



City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA TUESDAY, AUGUST 6, 2024 6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER (5 Minutes)

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (30 Minutes)

CONSENT AGENDA (10 Minutes)

1. Attorney's Fees:
 - a. Johnson Jackson PLLC Invoices 13168, 13267
 - b. Dickman Law Firm Invoices 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3832, 3834
2. Award File No. 240140-N-JL, Single Source Purchase of Food and Miscellaneous Supplies
3. Award File No. 250004-C-AS, CAD/ARMS Services, and Crime Scene and Fingerprint Agreement
4. Award File No. 240157-C-PH, Sod, Pick-up, Deliver and Install, Utilizing the School Board of Pinellas County Invitation to Bid No. 23-790-211
5. Amend File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, Utilizing National Cooperative Purchasing Alliance (now Omnia Partners) Contract No. 02-123

SPECIAL CONSENT AGENDA

6. Approval of City Manager Employment Agreement for Charles Rudd **(20 Minutes)**
7. Discussion and Direction - Rules of Procedure (Annual Review) **(30 Minutes)**

ORDINANCES AND RESOLUTIONS (Public Hearings Begin At 7:30 PM)

8. Ordinance 2024-04 Application 24-33 Habitat for Humanity Property Rezoning from RM to R-60 for property located at 433 E. Harrison Street **(1st Reading) (Quasi-Judicial) (10 Minutes)**
9. Application 24-49 Vavlas - Appeal of HPB Decision (Application 24-22) for property located at 20-26 Hibiscus Street **(DEFERRED to September 17, 2024)**

BOARD AND STAFF COMMENTS (5 Minutes)

ADJOURNMENT (Estimate 8:20 pm)

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 13168
Date: 07-10-2024
Due On: 08-10-2024

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0019 City of Tarpon Springs, Rankine, Kimberly

mlf
07-12-2024

Services

Date	TK	Description	Hours	Rate	Total
06-04-24	EGJ	Review correspondence from Jane Kniffen and analyze Charge of Discrimination	0.30	225.00	\$67.50
06-07-24	OD	Analyze charge of discrimination filed by Kimbrelly Rankine and related correspondence.	0.50	225.00	\$112.50
06-07-24	OD	Draft letter to charging party in response to charge of discrimination.	0.80	225.00	\$180.00
06-07-24	EGJ	Review correspondence from the Pinellas County Office of Human Relations; prepare response to PCHR; exchange correspondence with Mark LeCouris regarding status	0.30	225.00	\$67.50
06-18-24	EGJ	Review correspondence from PCOHR; exchange correspondence with Jane Kniffen to prepare for mediation	0.30	225.00	\$67.50
06-21-24	EGJ	Research issues related to Charge of Discrimination to prepare for mediation	2.60	225.00	\$585.00
06-21-24	KSH	Review dockets on other cases brought by Plaintiff.	0.40	90.00	\$36.00
06-24-24	EGJ	Review applicable regulations and revise correspondence to charging party related to claims of discrimination and failure to accommodate	2.20	225.00	\$495.00

Services Subtotal: \$1,611.00

Subtotal:	\$1,611.00
Total Invoice Due:	\$1,611.00
Payment	\$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 13267
Date: 07-10-2024
Due On: 08-10-2024

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0001 City of Tarpon Springs/General

msl
07-22-2024

Services

Date	TK	Description	Hours	Rate	Total
06-03-24	EGJ	Review correspondence from Jane Kniffen; phone conference with Jane Kniffen	0.40	225.00	\$90.00
06-03-24	MKM	Research regarding potential ADA issue.	1.10	225.00	\$247.50
06-03-24	EGJ	Prepare email to Jane Kniffen regarding accommodation request	0.30	225.00	\$67.50
06-03-24	EGJ	Analyze issue related to request for public accommodation on golf course; review applicable case law and regulations	1.60	225.00	\$360.00
06-06-24	MVB	Analyze caselaw and relevant statutes on compensable time.	1.50	225.00	\$337.50
06-06-24	EGJ	Attend meeting with Mark LeCouris, Jane Kniffen, David Glisson, and Tom Funcheon regarding ADA matter	1.40	225.00	\$315.00
06-07-24	MVB	Continue to review and analyze relevant statutes and scenarios on FLSA compensable versus non-compensable travel time.	0.40	225.00	\$90.00
06-07-24	EGJ	Review correspondence and Charge of Discrimination	0.40	225.00	\$90.00
06-10-24	EGJ	Review correspondence from Mark LeCouris and review docket entries	0.10	225.00	\$22.50
06-10-24	EGJ	Phone conference with Chief Scott Young regarding labor matter	0.30	225.00	\$67.50
06-10-24	EGJ	Phone conference with Chief Young; review CBA	0.30	225.00	\$67.50
06-11-24	EGJ	Attend meeting with Jane Kniffen and supervisor; analyze employment matter under the Americans with Disabilities Act; review applicable policies in Personnel Manual	1.20	225.00	\$270.00

06-12-24	EGJ	Review correspondence from Jane Kniffen regarding employment matter	0.30	225.00	\$67.50
06-12-24	EGJ	Review proposed email from supervisor regarding employment matter	0.20	225.00	\$45.00
06-13-24	MVB	Review and analyze administrative filing regarding employment matter.	0.90	225.00	\$202.50
06-13-24	MVB	Prepare draft memo regarding compensable travel time outside of regularly scheduled hours	1.00	225.00	\$225.00
06-14-24	MVB	Draft memo discussing compensable travel time, focusing on FLSA guidelines regarding travel away from home community and use of private automobile.	1.00	225.00	\$225.00
06-14-24	MVB	Strategize plan to timely prepare and file position statement	0.20	200.00	\$40.00
06-14-24	EGJ	Analyze; review notes regarding separation of employee; prepare strategy for presentation.	2.20	225.00	\$495.00
06-17-24	MVB	Revise memo regarding compensable travel time outside of regular working hours.	1.20	225.00	\$270.00
06-18-24	EGJ	Review correspondence from Jane Kniffen and analyze legal matters related to civil service and due process	0.70	225.00	\$157.50
06-19-24	EGJ	Exchange correspondence with Jane Kniffen regarding employment matter	0.10	225.00	\$22.50
06-19-24	EGJ	Exchange correspondence with Michele Manousos regarding employment matter and training	0.10	225.00	\$22.50
06-19-24	MH M	Research Florida Statute language regarding Civil Service Boards	1.50	225.00	\$337.50
06-19-24	MH M	Review case law pertaining to Florida Statutes implicating municipality employee rights and system of local government as it relates to Civil Service Boards	1.00	225.00	\$225.00
06-19-24	EGJ	Exchange correspondence with Jane Kniffen; analyze due process issue	0.40	225.00	\$90.00
06-21-24	EGJ	Review correspondence chain from Mark LeCouris regarding employment matters	0.20	225.00	\$45.00
06-24-24	EGJ	View Charter Review Commission Meeting to determine next steps and analyze due process concerns	1.20	225.00	\$270.00
06-25-24	MVB	Review and analyze, specifically noting significant dates and events, potential witnesses, and relevant documentation mentioned.	0.40	225.00	\$90.00
06-25-24	MVB	Review Exhibit A and documentation.	0.60	225.00	\$135.00
06-25-24	MVB	Review Exhibit B and documentation.	0.80	225.00	\$180.00
06-25-24	MVB	Prepare summary of charge, timeline of events, and potential witnesses.	2.30	225.00	\$517.50

06-26-24	EGJ	Prepare correspondence to Jane Kniffen.	0.30	225.00	\$67.50
06-26-24	MVB	Draft email requesting documents.	0.40	225.00	\$90.00
06-26-24	EGJ	Review EEOC correspondence; prepare correspondence to Jane Kniffen	0.60	225.00	\$135.00
06-26-24	MVB	Determine documents needed for investigation of facts.	0.60	225.00	\$135.00
06-27-24	EGJ	Analyze allegations and develop strategy for defense	2.40	225.00	\$540.00
06-28-24	EGJ	Phone conference with Jane Kniffen; analyze due process issue	0.60	225.00	\$135.00
06-28-24	EGJ	Develop strategy for defense; phone conference with Jane Kniffen; analyze documents.	1.50	225.00	\$337.50
06-28-24	MVB	Strategize next steps in investigation.	0.20	225.00	\$45.00
Services Subtotal: \$7,172.50					

Expenses

06-30-24	6/30 - Westlaw Research	1.00	74.76	\$74.76
06-30-24	6/30 - Westlaw Research	1.00	191.70	\$191.70
Expenses Subtotal: \$266.46				

Subtotal:	\$7,438.96
Total Invoice Due:	\$7,438.96
Payment	\$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

City of Tarpon Springs

Received
08-01-2024

August 1, 2024

Dear City of Tarpon Springs,

Enclosed are all the new invoices for all matters in progress. The total amount due is \$13,007.10, including any interest charges.

Total Fees for professional services rendered	\$12,961.50
Total Expenses	\$45.60
Total Interest	\$0.00
Total Paid	-\$0.00
Total Balance Due	\$13,007.10

If you have any questions, please contact our office.

Sincerely,
Haley DeSanto

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3817
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$182.85

City of Tarpon Springs vs. Tina Hinton

Fees

Date	Subject	Staff	Rate	Hours	Total
07/18/2024	Receive and review new case file, pleadings, and correspondence.	RG	\$75.00	0.50	\$37.50
07/18/2024	Multiple communications with former counsel for City regarding stipulation for substitution of counsel.	RG	\$75.00	0.20	\$15.00
07/18/2024	Prepare Renewed Summons for Issuance by Clerk.	RG	\$75.00	0.20	\$15.00
07/18/2024	Communication with Clerk of Court regarding Stipulation for Substitution of Counsel.	RG	\$75.00	0.10	\$7.50
07/18/2024	Prepare Stipulation for Substitution of Counsel.	RG	\$75.00	0.20	\$15.00
07/18/2024	Prepare proposed order granting stipulation for substitution of counsel.	RG	\$75.00	0.10	\$7.50
07/18/2024	Communication with Clerk of Court regarding Renewed Summons.	RG	\$75.00	0.10	\$7.50
07/18/2024	Research Plaintiff's addresses within multiple counties for service of process.	RG	\$75.00	0.50	\$37.50
07/18/2024	Submission of proposed order to Judicial Automated Workflow System.	RG	\$75.00	0.10	\$7.50
07/19/2024	Review correspondence from D.Lewis, Esq.	KL	\$75.00	0.10	\$7.50
07/29/2024	Receive and review renewed summons with multiple locative information for Defendant.	RG	\$75.00	0.10	\$7.50

07/29/2024	Communication with process server regarding service of initial pleadings upon Defendant.	RG	\$75.00	0.10	\$7.50
					\$172.50

Expenses

Date	Subject	Cost	Qty	Total
07/18/2024	Renewed Summons Fees	\$10.35	1.00	\$10.35
				\$10.35
Subtotal				\$182.85
Total				\$182.85
Total Balance Due				\$182.85

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3818
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$2,635.00

Admin- Planning & Zoning

Fees

Date	Subject	Staff	Rate	Hours	Total
07/01/2024	Communications with P.McNeese.	KL	\$75.00	0.20	\$15.00
07/01/2024	Communication with K.Creighton.	KL	\$75.00	0.10	\$7.50
07/02/2024	18 emails sent/reviewed regarding Site Plan Extension/FS 252.363	AD	\$225.00	1.20	\$270.00
07/02/2024	EO-23-171 created	AD	\$225.00	0.20	\$45.00
07/03/2024	Multiple communications with R.Vincent regarding business impact estimate.	MM	\$225.00	0.20	\$45.00
07/03/2024	Prepare and finalize business impact estimate template.	MM	\$225.00	0.20	\$45.00
07/09/2024	Receive and review request for legal services regarding live local act opt out.	KL	\$75.00	0.40	\$30.00
07/09/2024	Communication with P.McNeese.	KL	\$75.00	0.10	\$7.50
07/09/2024	Receive and analyze files regarding live local act.	KL	\$75.00	0.10	\$7.50
07/12/2024	Review of request for legal services regarding whitcomb bayou docks.	KL	\$75.00	0.20	\$15.00
07/12/2024	Communication with K.Creighton.	KL	\$75.00	0.10	\$7.50
07/12/2024	Review Whitcomb Bayou documents.	SL	\$225.00	0.50	\$112.50
07/14/2024	7 emails sent/reviewed regarding Comprehensive Plan review	AD	\$225.00	0.40	\$90.00

07/15/2024	Review correspondence from R.Vincent regarding comprehensive plan.	KL	\$75.00	0.20	\$15.00
07/15/2024	Communication with K.Creighton.	KL	\$75.00	0.10	\$7.50
07/15/2024	Communication with P. McNeese regarding Application #24-1154 and Application #24-954.	SL	\$225.00	0.20	\$45.00
07/15/2024	Meeting with planning department.	AD	\$225.00	1.00	\$225.00
07/15/2024	Review correspondence from P.McNeese.	KL	\$75.00	0.10	\$7.50
07/16/2024	Review correspondence from R.Vincent.	KL	\$75.00	0.10	\$7.50
07/18/2024	Review correspondence from P.McNeese.	KL	\$75.00	0.10	\$7.50
07/18/2024	Continue reviewing documents and applications related to Whitcomb Bayou.	SL	\$225.00	0.80	\$180.00
07/19/2024	Research regarding Whitcomb Bayou.	SL	\$160.00	0.90	\$144.00
07/19/2024	Multiple communications with P. McNeese.	SL	\$225.00	0.30	\$67.50
07/19/2024	Receive and review request for legal services regarding moses tucker development agreement.	KL	\$75.00	0.30	\$22.50
07/22/2024	Receive and review technical review committee compliance memo.	KL	\$75.00	0.10	\$7.50
07/22/2024	Receive and review memo regarding moses tucker partners.	KL	\$75.00	0.20	\$15.00
07/22/2024	Prepare for and attend P.McNeese.	MM	\$225.00	0.30	\$67.50
07/22/2024	Communication with P. McNeese regarding permit applications.	SL	\$225.00	0.30	\$67.50
07/22/2024	Multiple communications with B. Mackesey.	SL	\$225.00	0.20	\$45.00
07/24/2024	Communication with C.Lanford.	KL	\$75.00	0.10	\$7.50
07/24/2024	1 email sent/reviewed regarding discuss the Moses Tucker development agreement	AD	\$225.00	0.10	\$22.50
07/24/2024	Initial review of appeal of historic preservation board decision.	KL	\$75.00	0.30	\$22.50
07/25/2024	Review correspondence from R.Vincent.	KL	\$75.00	0.20	\$15.00
07/25/2024	Communication with P.McNeese.	KL	\$75.00	0.10	\$7.50
07/26/2024	Telephone conference with county attorney.	MM	\$225.00	0.40	\$90.00
07/26/2024	Receive and review request for legal services regarding public records consultant.	KL	\$75.00	0.20	\$15.00
07/26/2024	Multiple communications with P.McNeese.	MM	\$225.00	0.20	\$45.00
07/29/2024	Review correspondence from R.Vincent.	KL	\$75.00	0.10	\$7.50
07/29/2024	Initial review of technical review committee compliance memo regarding Moses Tucker Development Agreement.	KL	\$75.00	0.20	\$15.00
07/29/2024	Communication with R.Vincent.	KL	\$75.00	0.10	\$7.50
07/29/2024	Initial review of ord 2024-02.	KL	\$75.00	0.20	\$15.00

07/29/2024	Communication with C.Lanford.	KL	\$75.00	0.10	\$7.50
07/29/2024	Research regarding chapter 20 article vi development agreements.	KL	\$75.00	0.30	\$22.50
07/29/2024	Communication with C.Lanford.	KL	\$75.00	0.10	\$7.50
07/29/2024	Communication with C.Lanford.	KL	\$75.00	0.10	\$7.50
07/29/2024	Prepare for and attend Zoom meeting with planning department.	AD	\$225.00	0.50	\$112.50
07/29/2024	Communication with B. Mackesey regarding dock.	SL	\$225.00	0.10	\$22.50
07/29/2024	Meeting with Planning staff regarding development agreement and appeal.	SL	\$225.00	0.50	\$112.50
07/29/2024	Research documentation received regarding development agreement and appeal in preparation of meeting with staff.	SL	\$225.00	1.10	\$247.50
07/29/2024	1 email sent/reviewed regarding Recent ordinance amending development agreement duration...	AD	\$225.00	0.10	\$22.50
07/30/2024	Communication with B.Mackesey.	KL	\$75.00	0.10	\$7.50
07/30/2024	Communication with A.Keen.	KL	\$75.00	0.10	\$7.50
07/30/2024	Receive and review draft resolution regarding building permit 22-2747.	KL	\$75.00	0.20	\$15.00
07/30/2024	Receive and review casa mia 1960 plat.	KL	\$75.00	0.10	\$7.50
07/30/2024	Review March 5, 2024, Agenda Memo and Application 24-49.	SL	\$225.00	0.50	\$112.50
					\$2,611.50

Expenses

Date	Subject	Cost	Qty	Total
07/30/2024	Copy/Printing 70 @ 0.25	\$0.25	70.00	\$17.50
07/30/2024	Color Copy/Printing 15 @ 0.40	\$0.40	15.00	\$6.00
				\$23.50

Subtotal	\$2,635.00
Total	\$2,635.00
Total Balance Due	\$2,635.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3819
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$1,012.50

Admin- Public Services

Fees

Date	Subject	Staff	Rate	Hours	Total
07/25/2024	Communication with R.Page.	KL	\$75.00	0.10	\$7.50
07/25/2024	Initial review of utility easement regarding 970 Bayshore.	KL	\$75.00	0.40	\$30.00
07/25/2024	Research regarding vacation of easement.	SL	\$225.00	0.40	\$90.00
07/25/2024	Review Ordinance 85-25.	SL	\$225.00	0.20	\$45.00
07/26/2024	Communication with R.Page.	KL	\$75.00	0.10	\$7.50
07/26/2024	Receive and review 138.00 utility easements.	KL	\$75.00	0.20	\$15.00
07/26/2024	Communication with R.Page.	KL	\$75.00	0.10	\$7.50
07/30/2024	Prepare for and attend zoom meeting.	AD	\$225.00	1.00	\$225.00
07/30/2024	Multiple communications with P. McNeese regarding easement.	SL	\$225.00	0.20	\$45.00
07/30/2024	Meeting with staff regarding easements and lift stations.	SL	\$225.00	0.70	\$157.50
07/30/2024	Review 1985 BOC Minutes regarding vacating easement.	SL	\$225.00	0.30	\$67.50
07/30/2024	Multiple communications with K. Creighton regarding easement.	SL	\$225.00	0.20	\$45.00
07/30/2024	Research in preparation of meeting with staff regarding vacation of easements and lift stations.	SL	\$225.00	1.10	\$247.50

07/30/2024	1 email sent/reviewed regarding 970 Bayshore plat (Tarpon Springs)	AD	\$225.00	0.10	\$22.50
					\$1,012.50

Subtotal	\$1,012.50
Total	\$1,012.50
Total Balance Due	\$1,012.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number 3820
Invoice Date 08/01/2024
Payment Due On 08/08/2024
Amount Due \$7.50

Admin- Public Works

Fees

Date	Subject	Staff	Rate	Hours	Total
07/08/2024	Communication with R.Page.	KL	\$75.00	0.10	\$7.50
					\$7.50

Subtotal	\$7.50
Total	\$7.50
Total Balance Due	\$7.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3821
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$225.00

Admin- Risk Management

Fees

Date	Subject	Staff	Rate	Hours	Total
07/24/2024	Detailed review of active litigation case list in preparation for litigation report.	RG	\$75.00	1.00	\$75.00
07/24/2024	Prepare litigation report regarding active cases involving city.	RG	\$75.00	1.00	\$75.00
07/29/2024	Review and update status for multiple cases on litigation report to City Attorney.	RG	\$75.00	1.00	\$75.00
					\$225.00

Subtotal	\$225.00
Total	\$225.00
Total Balance Due	\$225.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3822
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$825.00

Admin- City Attorney

Fees

Date	Subject	Staff	Rate	Hours	Total
07/08/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/10/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/12/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/12/2024	Draft request for legal services case management report.	KL	\$75.00	0.50	\$37.50
07/15/2024	1 email sent/reviewed regarding Anclothe Residential Project	AD	\$225.00	0.10	\$22.50
07/15/2024	1 email sent/reviewed regarding Stipulation to Substitute as Counsel for Tarpon Springs.	AD	\$225.00	0.10	\$22.50
07/16/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/17/2024	4 emails sent/reviewed regarding Stipulation to Substitute as Counsel for Tarpon Springs.	AD	\$225.00	0.10	\$22.50
07/17/2024	Final Judgment (entered 7.10.24) created	AD	\$225.00	0.10	\$22.50
07/17/2024	1 email sent/reviewed regarding Trask v. TS	AD	\$225.00	0.10	\$22.50
07/17/2024	2 emails sent/reviewed regarding URGENT Re: Stipulation to Substitute as Counsel for Tarpon Springs.	AD	\$225.00	0.10	\$22.50
07/17/2024	Final Judgment (entered 7.10.24) Trask Suit reviewed	AD	\$225.00	0.20	\$45.00
07/19/2024	Prepare City Staff Directory for City Attorney.	RG	\$75.00	0.50	\$37.50

07/22/2024	Draft city case management tracking report regarding litigation.	KL	\$75.00	0.50	\$37.50
07/24/2024	Research regarding City's Board Members.	RG	\$75.00	0.50	\$37.50
07/24/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/24/2024	CCTS Appeal to 2nd DCA created	AD	\$225.00	0.10	\$22.50
07/24/2024	1 email sent/reviewed regarding	AD	\$225.00	0.10	\$22.50
07/24/2024	CCTS Motion For Rehearing created	AD	\$225.00	0.10	\$22.50
07/24/2024	CCTS Final Resonse to 2ndDCA created	AD	\$225.00	0.10	\$22.50
07/25/2024	Communication with A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/25/2024	Review of requests for legal services tracking report.	KL	\$75.00	0.50	\$37.50
07/26/2024	TARPON SPRINGS RLS & LITIGATION TRACKING edited	AD	\$225.00	0.50	\$112.50
07/28/2024	TARPON SPRINGS RLS & LITIGATION TRACKING edited	AD	\$225.00	0.80	\$180.00
07/29/2024	2024 City Hall Director and Department List reviewed	AD	\$225.00	0.10	\$22.50
07/30/2024	Review correspondence from A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
					\$825.00

Subtotal	\$825.00
Total	\$825.00
Total Balance Due	\$825.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3823
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$7.50

Admin- Economic Development

Fees

Date	Subject	Staff	Rate	Hours	Total
07/17/2024	Communication with K.Lemmons.	KL	\$75.00	0.10	\$7.50
					\$7.50

Subtotal	\$7.50
Total	\$7.50
Total Balance Due	\$7.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number 3824
Invoice Date 08/01/2024
Payment Due On 08/08/2024
Amount Due \$407.25

Admin- Finance

Fees

Date	Subject	Staff	Rate	Hours	Total
07/01/2024	1 email sent/reviewed regarding Tarpon Springs; Dickman Law Firm	AD	\$225.00	0.10	\$22.50
07/01/2024	Review correspondence from D.Draper.	KL	\$75.00	0.10	\$7.50
07/01/2024	Communications with R.Harring.	KL	\$75.00	0.10	\$7.50
07/02/2024	Review charter restrictions regarding section 3 limitation of powers.	KL	\$75.00	0.20	\$15.00
07/10/2024	Multiple communications with D.Draper, Esq.	MM	\$225.00	0.20	\$45.00
07/11/2024	Review correspondence from D.Draper.	KL	\$75.00	0.10	\$7.50
07/11/2024	Communicate with Pinellas County Supervisor of Elections.	MM	\$225.00	0.20	\$45.00
07/11/2024	Multiple communications with D.Draper, Esq.	MM	\$225.00	0.20	\$45.00
07/12/2024	Review correspondence from R.Harring.	KL	\$75.00	0.10	\$7.50
07/12/2024	State v. City of Daytona Beach (02727705) created	AD	\$225.00	0.10	\$22.50
07/12/2024	State v. Volusia County Industrial Redevelopment Authority (02729162) created	AD	\$225.00	0.10	\$22.50
07/12/2024	State v. City of St. Augustine (02727704) created	AD	\$225.00	0.10	\$22.50
07/12/2024	Winterfield v. Town of Palm Beach (02728165) created	AD	\$225.00	0.20	\$45.00

07/12/2024	2 emails sent/reviewed regarding Tarpon Springs Research - Single Purpose Rule	AD	\$225.00	0.20	\$45.00
07/12/2024	Grapeland Heights Civic Ass'n v. City of Miami (02727706) created	AD	\$225.00	0.10	\$22.50
07/19/2024	Review correspondence from D.Draper.	KL	\$75.00	0.10	\$7.50
07/22/2024	Review of request for legal services regarding charter restrictions and referendum.	KL	\$75.00	0.10	\$7.50
07/22/2024	Review correspondence from D.Draper, Esq. regarding single purpose rule.	KL	\$75.00	0.10	\$7.50
					\$405.00

Expenses

Date	Subject	Cost	Qty	Total
07/30/2024	Copy/Printing 9 @ 0.25	\$0.25	9.00	\$2.25
				\$2.25

Subtotal	\$407.25
Total	\$407.25
Total Balance Due	\$407.25

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3825
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$37.50

Admin- Fire Rescue

Fees

Date	Subject	Staff	Rate	Hours	Total
07/02/2024	Research State v. Repple, 2024 WL 2983786 (Fla.App. 6 Dist., 2024) and provide summary to counsel.	RG	\$75.00	0.50	\$37.50
					\$37.50

Subtotal	\$37.50
Total	\$37.50
Total Balance Due	\$37.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3826
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$67.50

Admin- Human Resources

Fees

Date	Subject	Staff	Rate	Hours	Total
07/29/2024	Communication with E.Andrews, Esq.	AD	\$225.00	0.20	\$45.00
07/29/2024	1 email sent/reviewed regarding CM Employment Contract/Tarpon Springs	AD	\$225.00	0.10	\$22.50
					\$67.50

Subtotal	\$67.50
Total	\$67.50
Total Balance Due	\$67.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3827
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$37.50

Admin- Information Technology

Fees

Date	Subject	Staff	Rate	Hours	Total
07/24/2024	Review correspondence from M.Smith.	KL	\$75.00	0.10	\$7.50
07/24/2024	Review correspondence from S.Linton.	KL	\$75.00	0.10	\$7.50
07/24/2024	Communication with S. Linton.	SL	\$225.00	0.10	\$22.50
					\$37.50

Subtotal	\$37.50
Total	\$37.50
Total Balance Due	\$37.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3828
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$3,903.00

Public Meetings and Officials

Fees

Date	Subject	Staff	Rate	Hours	Total
07/02/2024	Email from T.Hickey.	KL	\$75.00	0.10	\$7.50
07/02/2024	Receive and review quasi-judicial procedures.	KL	\$75.00	0.30	\$22.50
07/02/2024	Communication with C.Kobielnik.	KL	\$75.00	0.10	\$7.50
07/02/2024	Site visit at various locations in the City.	AD	\$225.00	1.00	\$225.00
07/02/2024	Prepare at City Hall for 7/2 BOC meeting.	AD	\$225.00	0.50	\$112.50
07/02/2024	Attendance at 7/2 BOC meeting.	AD	\$225.00	3.00	\$675.00
07/02/2024	1 email sent/reviewed regarding Tarpon Springs; Quasi-Judicial Procedures	AD	\$225.00	0.40	\$90.00
07/02/2024	1 email sent/reviewed regarding QJ (Tarpon Springs)	AD	\$225.00	0.10	\$22.50
07/02/2024	7-2-2024 Board of Commissioners Regular Session Agenda Packet reviewed	AD	\$225.00	1.20	\$270.00
07/02/2024	Board of Commissioners Rules and Procedures - Tarpon Springs Resolution 2023-25 reviewed	AD	\$225.00	0.40	\$90.00
07/08/2024	Receive and review agenda regarding 7/9 special session.	KL	\$75.00	0.10	\$7.50
07/08/2024	Receive and review agenda regarding 7/9 budget work session.	KL	\$75.00	0.10	\$7.50
07/08/2024	Communication with H.Lee.	KL	\$75.00	0.10	\$7.50

07/08/2024	Review correspondence from A.Salzman, Esq.	KL	\$75.00	0.10	\$7.50
07/08/2024	Email from K.Lemmons.	KL	\$75.00	0.10	\$7.50
07/08/2024	Prepare litigation and request for litigation services system.	AD	\$225.00	1.00	\$225.00
07/12/2024	Receive and review agenda regarding 7/16 board of commissioners.	KL	\$75.00	0.20	\$15.00
07/12/2024	Receive and review agenda regarding 7/15 planning and zoning board.	KL	\$75.00	0.20	\$15.00
07/15/2024	Prepare quasi-judicial procedures script.	KL	\$75.00	0.60	\$45.00
07/15/2024	Prepare for 7/15 Planning and Zoning Board meeting.	AD	\$225.00	1.00	\$225.00
07/15/2024	Attendance at 7/15 Planning and Zoning Board meeting.	AD	\$225.00	2.00	\$450.00
07/16/2024	Review correspondence from city manager regarding agenda item regarding comprehensive plan.	KL	\$75.00	0.10	\$7.50
07/16/2024	Receive and review absence memo regarding 7/16 board of commissioners from Vice Mayor Koulias.	KL	\$75.00	0.10	\$7.50
07/16/2024	Receive and review absence memo regarding 7/16 board of commissioners from Commissioner Koulianos.	KL	\$75.00	0.10	\$7.50
07/16/2024	Prepare for 7/16 BOC meeting.	AD	\$225.00	1.00	\$225.00
07/16/2024	7.16.2024 Board of Commissioners Regular Session Agenda Packet reviewed	AD	\$225.00	0.40	\$90.00
07/16/2024	Board of Commissioners Rules and Procedures - Tarpon Springs Resolution 2023-25 reviewed	AD	\$225.00	0.20	\$45.00
07/16/2024	1 email sent/reviewed regarding Artists rights (Tarpon Springs)	AD	\$225.00	0.20	\$45.00
07/16/2024	Email attachment reviewed - USCODE-2010-title17-chap1-sec106A (1)	AD	\$225.00	0.10	\$22.50
07/16/2024	1 email sent/reviewed regarding P&Z	AD	\$225.00	0.10	\$22.50
07/17/2024	Communication with commissioner DiDonato.	KL	\$75.00	0.10	\$7.50
07/17/2024	Communication with commissioner Koulianos.	KL	\$75.00	0.10	\$7.50
07/17/2024	Communication with Mayor Vatikiotis.	KL	\$75.00	0.10	\$7.50
07/17/2024	Communication with Commissioner Eisner.	AD	\$225.00	0.30	\$67.50
07/18/2024	Communication with Commissioner Eisner.	AD	\$225.00	0.40	\$90.00
07/18/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/18/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/18/2024	Receive and review agenda regarding 7/27 board of commissioners special session.	KL	\$75.00	0.20	\$15.00
07/18/2024	Email from K.Creighton.	KL	\$75.00	0.10	\$7.50

07/24/2024	Communication with Boardmember Frantzis.	AD	\$225.00	0.70	\$157.50
07/24/2024	1 email sent/reviewed regarding public records	AD	\$225.00	0.30	\$67.50
07/25/2024	Review correspondence from G.Frantzis, Esq.	KL	\$75.00	0.10	\$7.50
07/25/2024	Review of city calendar regarding public meetings.	KL	\$75.00	0.50	\$37.50
07/25/2024	Communication with Mayor Vatikiotis.	AD	\$225.00	0.30	\$67.50
07/26/2024	Communication with Mayor Vatikiotis.	AD	\$225.00	0.10	\$22.50
07/26/2024	Research regarding city manager candidates.	KL	\$75.00	0.30	\$22.50
07/29/2024	Review correspondence from mayor.	KL	\$75.00	0.30	\$22.50
07/29/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/29/2024	Communication with vice mayor.	KL	\$75.00	0.10	\$7.50
07/29/2024	Communication with Commissioner Eisner.	AD	\$225.00	0.40	\$90.00
07/29/2024	Communication with Mayor Vatikiotis.	AD	\$225.00	0.30	\$67.50
07/29/2024	2 emails sent/reviewed regarding Blocking phone numbers	AD	\$225.00	0.10	\$22.50
07/29/2024	3 emails sent/reviewed regarding Blocking phone numbers (Tarpon Springs)	AD	\$225.00	0.10	\$22.50
07/30/2024	Review correspondence from H.Lee.	KL	\$75.00	0.10	\$7.50
07/30/2024	Communication with Vice Mayor Koulias.	AD	\$225.00	0.20	\$45.00
					\$3,900.00

Expenses

Date	Subject	Cost	Qty	Total
07/30/2024	Copy/Printing 12 @ 0.25	\$0.25	12.00	\$3.00
				\$3.00

Subtotal	\$3,903.00
Total	\$3,903.00
Total Balance Due	\$3,903.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3829
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$510.00

Admin – City Manager

Fees

Date	Subject	Staff	Rate	Hours	Total
07/01/2024	6 emails sent/reviewed regarding (Tarpon Springs); Dickman Law Firm	AD	\$225.00	0.40	\$90.00
07/01/2024	Communications with T.Hickey.	KL	\$75.00	0.50	\$37.50
07/02/2024	1 email sent/reviewed regarding Special BOC meeting 7/30	AD	\$225.00	0.10	\$22.50
07/02/2024	2 emails sent/reviewed regarding Affected Parties	AD	\$225.00	0.10	\$22.50
07/02/2024	2024 City Hall Director and Department List – Tarpon Springs reviewed	AD	\$225.00	0.10	\$22.50
07/02/2024	6 emails sent/reviewed regarding "City Attorney"/ Tarpon Springs	AD	\$225.00	0.50	\$112.50
07/09/2024	Draft request for legal services case management tracking report.	KL	\$75.00	0.50	\$37.50
07/10/2024	Review correspondence from T.Hickey.	KL	\$75.00	0.10	\$7.50
07/12/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/12/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/12/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/17/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/18/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/22/2024	Review correspondence from city manager.	KL	\$75.00	0.10	\$7.50

07/22/2024	1 email sent/reviewed regarding Open House signs	AD	\$225.00	0.10	\$22.50
07/23/2024	Review correspondence from city manager.	KL	\$75.00	0.10	\$7.50
07/23/2024	Review correspondence from C.Rupkalvis.	KL	\$75.00	0.10	\$7.50
07/24/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/26/2024	Review correspondence from K.Creighton.	KL	\$75.00	0.10	\$7.50
07/26/2024	Receive and review flyer for city manager candidates.	KL	\$75.00	0.10	\$7.50
07/29/2024	Communication with T.Hickey.	KL	\$75.00	0.10	\$7.50
07/29/2024	1 email sent/reviewed regarding Epiphany Project	AD	\$225.00	0.20	\$45.00
					\$510.00

Subtotal	\$510.00
Total	\$510.00
Total Balance Due	\$510.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number 3830
Invoice Date 08/01/2024
Payment Due On 08/08/2024
Amount Due \$1,806.50

Admin- City Clerk

Fees

Date	Subject	Staff	Rate	Hours	Total
07/01/2024	1 email sent/reviewed regarding Public Meetings Schedule	AD	\$225.00	0.20	\$45.00
07/02/2024	Board of Commissioners Rules and Procedures – Tarpon Springs Resolution 2023-25 reviewed	AD	\$225.00	0.10	\$22.50
07/02/2024	Client Info Sheet- 2024-004 reviewed	AD	\$225.00	0.10	\$22.50
07/03/2024	Communication with City Manager regarding Combined Mutual Aid Agreement.	RG	\$75.00	0.20	\$15.00
07/11/2024	Multiple communications with city clerk.	MM	\$225.00	0.20	\$45.00
07/12/2024	Receive and review civicclerk agenda item regarding comprehensive plan.	KL	\$75.00	0.30	\$22.50
07/12/2024	Review two Public Records Requests.	SL	\$225.00	0.20	\$45.00
07/12/2024	Research regarding public records exemptions.	SL	\$225.00	0.30	\$67.50
07/14/2024	1 email sent/reviewed regarding QJ script	AD	\$225.00	0.10	\$22.50
07/14/2024	BOC Summary Memo reviewed	AD	\$225.00	0.10	\$22.50
07/14/2024	Slide Presentation reviewed	AD	\$225.00	0.10	\$22.50
07/14/2024	2 emails sent/reviewed regarding Quasi Judicial Script	AD	\$225.00	0.10	\$22.50
07/14/2024	(4) Future Land Use Categories & Rules (Draft 07.01.2024) reviewed	AD	\$225.00	0.10	\$22.50

07/14/2024	Recommended Edits May-June 2024 (Adoption Phase) reviewed	AD	\$225.00	0.20	\$45.00
07/14/2024	(1) Draft Ordinance 2024-03 reviewed	AD	\$225.00	0.20	\$45.00
07/14/2024	(3) Future Land Use Map and Map Series (Draft 07.01.2024) reviewed	AD	\$225.00	0.30	\$67.50
07/14/2024	(2) Comprehensive Plan 2040 (Draft 07.01.2024) reviewed	AD	\$225.00	0.40	\$90.00
07/15/2024	Communication with city clerk.	KL	\$75.00	0.10	\$7.50
07/15/2024	Communication with M. Manousos regarding public records.	SL	\$225.00	0.20	\$45.00
07/15/2024	Communication with city clerk.	KL	\$75.00	0.10	\$7.50
07/15/2024	1 email sent/reviewed regarding Quasi-Judicial Procedures	AD	\$225.00	0.10	\$22.50
07/15/2024	Communication with city clerk.	KL	\$75.00	0.10	\$7.50
07/16/2024	Communication with M. Manousos regarding public records request.	SL	\$225.00	0.20	\$45.00
07/17/2024	Communication with city clerk regarding elections.	KL	\$75.00	0.20	\$15.00
07/18/2024	Communication with G.Bodkin.	KL	\$75.00	0.10	\$7.50
07/23/2024	Research regarding public records.	SL	\$225.00	1.60	\$360.00
07/23/2024	Receive and review request for legal services regarding election contract.	KL	\$75.00	0.30	\$22.50
07/23/2024	Multiple communications with M. Manousos.	SL	\$225.00	0.20	\$45.00
07/23/2024	Multiple communications with M. Smith.	SL	\$225.00	0.60	\$135.00
07/23/2024	Review Referendum Election Agreement.	SL	\$225.00	0.60	\$135.00
07/23/2024	Research City's Charter.	SL	\$225.00	0.20	\$45.00
07/24/2024	Research regarding public records.	SL	\$225.00	0.80	\$180.00
07/24/2024	Communication with M. Smith.	SL	\$225.00	0.10	\$22.50
07/26/2024	Communication with I. Jacobs.	SL	\$225.00	0.10	\$22.50
07/26/2024	Receive and review correspondence regarding Election Contract.	SL	\$225.00	0.10	\$22.50
07/29/2024	Review correspondence from city clerk.	KL	\$75.00	0.10	\$7.50
					\$1,800.00

Expenses

Date	Subject	Cost	Qty	Total
07/30/2024	Copy/Printing 26 @ 0.25	\$0.25	26.00	\$6.50
				\$6.50

Subtotal	\$1,806.50
Total	\$1,806.50
Total Balance Due	\$1,806.50

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3832
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$450.00

Admin- Cultural & Civic Services

Fees

Date	Subject	Staff	Rate	Hours	Total
07/09/2024	Review correspondence from mayor regarding city public artwork services agreement.	KL	\$75.00	0.10	\$7.50
07/10/2024	Receive and review request for legal services regarding Stephen Oliver artist agreement.	KL	\$75.00	0.30	\$22.50
07/10/2024	Communication with D.Wood.	KL	\$75.00	0.10	\$7.50
07/16/2024	Review U.S.C 17 and sample artists agreement.	MM	\$225.00	0.80	\$180.00
07/16/2024	Research regarding artist rights under federal laws.	SL	\$225.00	0.50	\$112.50
07/16/2024	Review Agreement with S. Oliver.	SL	\$225.00	0.40	\$90.00
07/17/2024	Review of request for legal services regarding artist agreement.	KL	\$75.00	0.20	\$15.00
07/22/2024	Initial review of request for legal services regarding template for city's standard artist contract.	KL	\$75.00	0.20	\$15.00
					\$450.00

Subtotal	\$450.00
Total	\$450.00
Total Balance Due	\$450.00

DICKMAN LAW FIRM

809 Walkerbilt Road
Suite 6
Naples, FL 34110

Invoice

Invoice Number	3834
Invoice Date	08/01/2024
Payment Due On	08/08/2024
Amount Due	\$892.50

Admin- Building Development

Fees

Date	Subject	Staff	Rate	Hours	Total
07/22/2024	Communication with D.Gilson.	KL	\$75.00	0.10	\$7.50
07/22/2024	Receive and review request for legal services regarding fdacs contract.	KL	\$75.00	0.20	\$15.00
07/22/2024	Multiple communications with building official.	MM	\$225.00	0.20	\$45.00
07/22/2024	Prepare Milestone Inspection Letter.	SL	\$225.00	0.30	\$67.50
07/22/2024	Research regarding milestone inspections.	SL	\$225.00	0.90	\$202.50
07/22/2024	Multiple communications with D. Gilson regarding milestone inspection.	SL	\$225.00	0.50	\$112.50
07/22/2024	Initial review of FDACS contract regarding Federal Financial Assistance Subrecipient Agreement.	KL	\$75.00	0.20	\$15.00
07/24/2024	Initial review of fdacs agreement.	KL	\$75.00	0.30	\$22.50
07/25/2024	FDACS Contract regarding Urban Forest Master Plan.	SL	\$300.00	1.20	\$360.00
07/29/2024	Initial review of milestone inspection letter regarding tarpon cove.	KL	\$75.00	0.20	\$15.00
07/29/2024	Communication with D.Gilson.	KL	\$75.00	0.10	\$7.50
07/29/2024	1 email sent/reviewed regarding Tarpon Springs - Request for Legal Services: FDACS Contract	AD	\$225.00	0.10	\$22.50
					\$892.50

Subtotal	\$892.50
Total	\$892.50
Total Balance Due	\$892.50



Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Award File No. 240140-N-JL, Single Source Purchase of Food and Miscellaneous Supplies

Recommendation

Award File No. 240140-N-JL, Single Source Purchase of Food and Miscellaneous Supplies to SAM's Club of Florida in an amount not to exceed \$40,000, for the period of September 1, 2024, through August 31, 2026, for City wide usage.

Background

The purpose of this contract is to provide for the purchase of food and miscellaneous items. Spot comparisons were made on select items at Sam's Club to the pricing offered on similar items available at local area supermarkets and the discount warehouse items were found to be the better value for these consumables. Items purchased for resale are provided at City sponsored events. Supplies are also purchased for use at the Cops and Kids Center, the Recreation Division's summer children's program and miscellaneous items for various other City departments.

The current price of the Sam's Club Plus membership is \$110.00, with an additional \$135.00 for add on cards. The City currently pays a total of \$245.00 annually for the membership as this includes the City card, Cops and Kids Center, Recreation Division, and the City Clerks. At Sam's Club, cash rewards are earned at 2% in Sam's Cash on qualifying pre-tax purchases with a maximum reward of \$500 per 12-month membership period. The City has accumulated over \$400 in cash rewards over the past 12 months. This cash reward is usually reimbursed to the City for annual functions supported by the staff such as the Craig Park Fourth of July Picnic. A price comparison was performed against other local warehouses of the same type, and Sam's currently provides the best value.

1) BJ's Wholesale Club membership is \$110 for Business rate plus users receive 1 membership card, additional fee of \$30 for up to 3 other users, total cost is \$140, but limits the City to only 4 cardholders, 2% back in rewards on most BJ's purchases; and

2) Costco – The Executive Membership starts at \$120, includes 2 cards, additional fees for extra card holders (\$60 each) and cash rewards or rebates for \$1,000 spent was listed at 2% rewards on the Executive Membership for the primary cardholder. Total membership cost for 5 cards at Costco is estimated at \$290 annually (see attached information).

The Sam's Club location is geographically located within 6.3 miles of the City, whereas the other warehouses; BJ's is 10 miles, and Costco is 15 miles away. Proximity to ease of use and location makes Sam's Club the most advantageous selection for the City. Total spend over the previous twelve (12) months was \$40,000.

Funding

Funding will be identified as orders are placed.

Strategic Plan Objective

N/A

Love perks? Join the club.

Get all the best perks, exclusive savings & so much more.



Club

\$50/year

Select Club

Best Value

Plus

\$110/year

Select Plus

Sam's Cash™ for Plus

Free Shipping

Free Curbside Pickup

Early shopping

Pharmacy savings

Optical savings

Bonus Offers

Same-Day Delivery

Instant Savings

Sam's Club Mastercard®

Members-only fuel savings

Tire and battery center

Complimentary membership

Add-on memberships

[See perk details](#) 

Select Club

Select *Plus*

Go *Plus* for the most perks.



Free shipping.

On most items online & in the Sam's Club app.



Sam's Cash™.

Earn 2% on qualifying in-club purchases, up to \$500/year.



Early shopping.

Get in before the crowds. Available at select locations.

***Plus* - \$110/year**

[Join Now](#)

[See terms.](#)

Only the very best.

Premium **Member's Mark™** products inspired by you.



Easier shopping. Way easier.

Same-Day Delivery.

Order by 1pm for same-day service.

Scan & Go™ shopping.

Scan, pay & skip the checkout line.



Curbside Pickup.

Order online & park. We'll even load your car.

Enjoy a 100% satisfaction guarantee.

On the off chance you don't love membership, we'll refund your money. [See terms](#)



Can't-miss exclusive savings.



Pharmacy



Instant Savings



Optical



Travel &
Entertainment



Fuel

Become a ***Plus*** member for just \$110.

[Join Now](#)

[See terms.](#)

Other membership options.

Become a **Club** member for \$50.

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Frequently Asked Questions

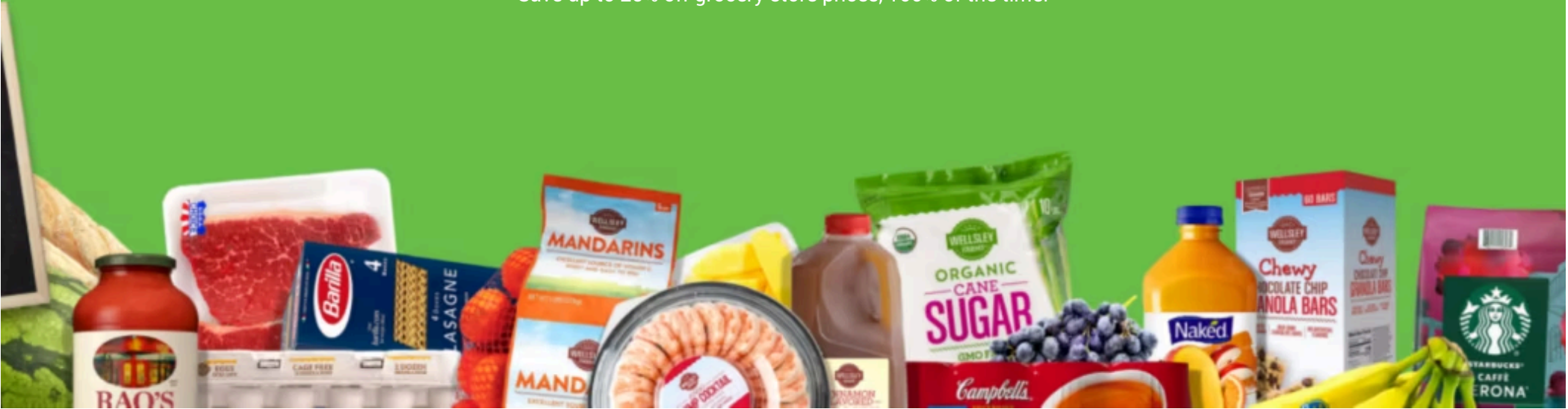
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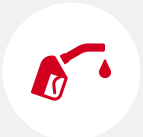
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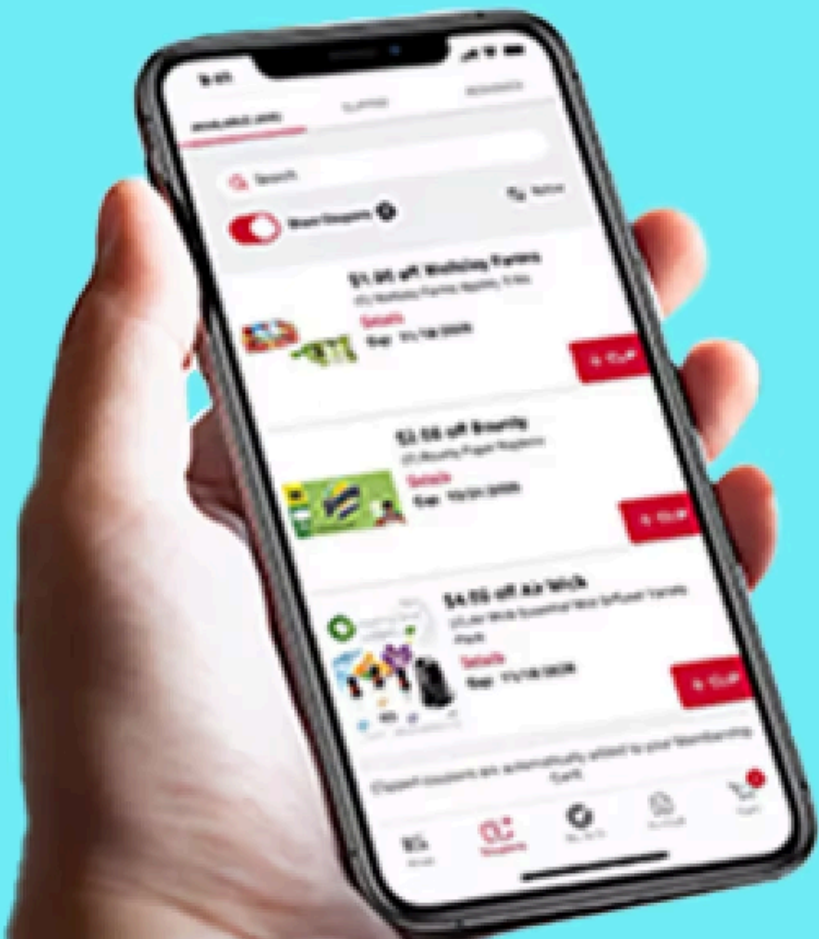
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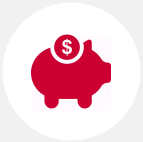


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Eligible purchases exclude eye exams, shipping, sales tax, bottle deposits, alcoholic beverages, cigarettes and tobacco-related products, lottery tickets, gift cards, propane, BJ's Gas®, online optical purchases, membership fees and add-ons, warranties and protection plans, BJ's services provided by third parties (e.g., BJ's Travel®), and BJ's B2B and BJ's Global Sales transactions. See [BJs.com/bjsoneterms](#) and [BJs.com/terms](#) for information on excluded services under the BJ's One® Mastercard® rewards program and The Club+ Card Membership rewards program respectively. Eye exams and online optical purchases are not eligible for reward redemption.

†The Club+ Card members receive an instant discount of 5¢ off each gallon of fuel purchased at BJ's Gas® when they scan their membership card for these purchases, unless the primary member or the member making the purchase is a cardholder in the BJ's One® Mastercard® program, in which case the member will only receive an instant discount at BJ's Gas® in accordance with the BJ's One® Mastercard® program rewards terms (see [BJs.com/bjsoneterms](#)). BJ's Gas® purchases are not eligible purchases and do not earn rewards. For MD and NJ transactions, discount will be applied after sale, before payment. Subject to applicable state law restrictions.

‡There is no cap to the amount you can earn on eligible purchases with your BJ's One® Credit Card or BJ's One+® Credit Card, as applicable, and rewards are yours for the life of the account — they will not expire. Rewards are yours for the life of your The Club+ Card Membership — they will not expire while your membership remains active and in good standing. Rewards earned may not exceed \$500 in any 12-month period. Must have a minimum balance of \$10 in rewards to redeem. Minimum eligible purchase amount is \$10 at BJ's checkout.

Credit card offers are subject to credit approval.

The rewards program is provided by BJ's Wholesale Club, Inc. and its terms may change at any time. For full rewards terms and conditions, please see [BJs.com/bjsoneterms](#) and [BJs.com/terms](#).

§For each eligible fuel saver item purchased at BJ's, save 10¢/gal. on your next BJ's Gas® fuel purchase (\$99 or 40-gal. maximum, whichever comes first) made within 30 days. Fuel saver discounts may not appear at pump for 15 minutes from checkout. Membership and payment card must be scanned/swiped at pump for fuel saver discount to be applied. Earned fuel saver discounts reset to zero, and any unused discounts are forfeited, after each fuel purchase or, if earlier, after 30 days. Fuel saver discounts are non-transferable, have no cash value, and are not earned on BJ's purchases made through third parties (e.g., DoorDash, Instacart). No rain checks on fuel saver items.

All fuel purchases are subject to a minimum price of 1¢/gal., regardless of available fuel saver or other discounts, and all unused discounts are forfeited. For example, if fuel is \$2.00/gal. and your available discounts total \$2.10/gal., your discounts will be capped at \$1.99/gal., and you will forfeit the remaining \$0.11 in discounts. Fuel saver discounts can be used on regular, premium, and diesel (where available) fuel at BJ's Gas. Approved fuel containers only. BJ's Gas locations may occasionally close for site maintenance, during which time the promotional discounts will not be available. For MD and NJ transactions, discount will be applied after sale, before payment. Subject to applicable state law restrictions.

BJ's reserves the right to reject the return of fuel saver items that contributed to a redeemed fuel discount. If BJ's suspects fuel saver program abuse, BJ's reserves the right to suspend or terminate your participation in the program and to terminate your membership without refund. In the case of any discrepancy, the physical BJ's Gas station pricing will prevail.

§§20 item per transaction limit. Only available for purchases up to \$750. Paper coupons not available. Cannot be used to purchase gift cards, alcohol, cigarettes, propane, appliances, fireworks, security-protected items or tires.

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Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Award File No. 250004-C-AS, CAD/ARMS Services, and Crime Scene and Fingerprint Agreement

Recommendation

Award File No. 250004-C-AS, Computer Aided Dispatch (CAD) System/Automated Report Management System (ARMS) services, and crime scene and fingerprint agreement to Pinellas County Sheriff's Office (PCSO), effective October 1, 2024 through September 30, 2025, in a total estimated amount not to exceed \$153,000, for the Police Department (PD). Purchase Orders will only be issued against approved budgets.

Background

The purpose of this contract is to provide PD with ongoing and as needed CAD/ARMS services, and crime scene and fingerprint agreement, which are essential to PD's daily operations. Staff deemed the offered pricing from PCSO to be fair and reasonable based on historic pricing paid by the City (see attached memo).

Pursuant to Florida State Statutes, chapter 287.057; paragraph (e) 12., Contractual services and commodities are not subject to the competitive-solicitation requirements for services or commodities provided by governmental entities.

Funding

FY 2025 - Police Department; general fund account

Strategic Plan Objective

N/A



TARPON SPRINGS POLICE DEPARTMENT MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Honorable Mayor and Board of Commissioners

From: Jeffrey P Young, Chief of Police 

Date: July 17, 2024

Ref: Approve combined CAD/RMS, Crime Scene and Fingerprint agreement with the Pinellas County Sheriff's Office (10/1/24 through 09/30/25) and approved additional expenditures with Pinellas County Sheriff's Office.

Copies: City Manager, City Attorney, City Clerk, File

The Police Department has funding for the following essential services from the Pinellas County Sheriff's Office in the fiscal year 2025 Police budget:

- Computer Aided Dispatch (CAD) maintenance:
This is the main computer system/software that our communications division utilizes for police operations.
- ISP Connection Costs:
This provides 50MB service of internet and secondary internet to link our department to Pinellas County Sheriff's Office. This provides connectivity for the records management system.
- Augmented Criminal Investigative Support System (ACISS):
This is the main computer system/software that our department uses for police records, intelligence led policing (ILP), and other databases. Also, a component of ACISS is the police report "call in system" known as (ARMS).
- Traffic Crash Reporting System (TraCS):** no charge for this system **



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TARPON SPRINGS POLICE DEPARTMENT MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

TraCS is an automated traffic accident program that we utilize for reporting all traffic accidents within the city to the Florida Department of Highway Safety and Motor Vehicles.

- Latent Print Services:

The Police Department utilizes these essential services for developing and analyzing fingerprints submitted from crime scenes.

- Automated Report Management System (A.R.M.S.) :

- A.R.M.S. is the report writing call in system that is a part of our CAD/RMS system with the Sheriff's Department. This system is a part of the Sheriff's CAD/RMS contract that the City Commission approved.

- Pinellas Juvenile Assessment Center Fees:

These fees (paid by other municipalities also) help support the P.J.A.C. center, which is where police agencies bring in custody juveniles.

- Forensic Services:

The Police Department utilizes these essential services for major crime scenes.

- Intoxilizer Testing Services:

The Sheriff's Office provides intoxilizer services for our department when our intoxilizer instrument is unavailable or an officer uses the Sheriff's Office Central Breath test location.

- Range Fees:

The Sheriff's Office allows us to use/rent the range for training.



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TARPON SPRINGS POLICE DEPARTMENT MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

The above services are essential to the Police Department and are provided to us at a reasonable cost with full support from the Sheriff's Office. The FY 2025 Police budget has funds appropriated to cover the costs of the services covered in the agreement before you.

The approximate cost for all the services provided is \$153,000. Attached to the agreement is a spreadsheet that has a detailed breakdown of the costs associated with this agreement. Please note that charges for Forensic services, Automated Report Management System (ARMS), Pinellas Juvenile Assessment Center Fees, Range Fees and Intoxilizer service are billed when the services are rendered, and charges are reflected on the spreadsheet as TBD. The estimated annual cost for Forensic services is \$19,000, Automated Report Management System (ARMS) are \$36,000 and Pinellas Juvenile Assessment Center Fees, Range Fees and Intoxilizer service are \$11,500.

I am respectfully asking that the City Commission approve this agreement so we can continue these essential services beginning on October 1, 2024.

***Contingent on the approval of the contract before you and the approval of the FY25 budget, I am requesting that the Board also approve the expenditure of the funds to pay for all services related to the Pinellas County Sheriff's Office.

Note:

The City Attorney has reviewed this agreement and is fine with its content.

The total FY 2025 contract charges are 9.4% more than the total FY 2024 contract charges.

Source of Funding for the above services:

FY 2025 Police Department general fund budget.



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AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF TARPON SPRINGS, FLORIDA, a municipal corporation (hereinafter "CITY"), and BOB GUALTIERI, as Sheriff, Pinellas County, Florida (hereinafter "SHERIFF")

WHEREAS, the SHERIFF currently maintains a computer-aided dispatch (CAD) system; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit the CITY to have full access to all the features available in the SHERIFF'S CAD system; and

WHEREAS, the CAD system is capable of handling the volume of calls that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the SHERIFF currently has available and utilizes a computer-based system for taking, recording, and collating police reports known as the Augmented Criminal Investigative Support System (ACISS); and

WHEREAS, this computer-based system allows for the preparation of police reports using the system, making retrieval of and statistical information related to such reports readily available to law enforcement personnel; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit CITY officers to utilize the computer based ACISS program; and

WHEREAS, the ACISS system is capable of handling the volume of reports that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the CITY desires to contract with the SHERIFF for crime scene services; and

WHEREAS, the CITY desires to contract with the SHERIFF for assistance in examining latent fingerprints derived from crime scenes within the CITY and from suspects and victims of crimes occurring within the municipal limits of the CITY; and

WHEREAS, both the CITY and the SHERIFF believe the provision of such services as hereinafter described is in the best interest of the safety and welfare of the citizens of the CITY and of Pinellas County;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth below, the parties hereto agree as follows:

A. COMPUTER AIDED DISPATCH (CAD)

1. The SHERIFF maintains a computer aided dispatch (CAD) system whose main purpose is to input, and dispatch calls for service relating to law enforcement matters, as well as provide data communication with police laptop computers; said system is staffed twenty-four (24) hours per day, seven (7) days per week. This system is operated and maintained by the SHERIFF and is housed at a location designated by the SHERIFF. The SHERIFF agrees to allow the CITY to utilize the SHERIFF'S CAD system to input and dispatch calls and generate records for the CITY police department. The CITY agrees that it will provide resilient and redundant internet service provider connections with a 50MB Bright House/Spectrum connection as the primary provider and a 50MB CenturyLink connection as the secondary, back-up provider. The CITY further agrees that it shall permit authorized personnel timely and reasonable access to install, deliver, operate, maintain, and remove the service and equipment to include Brighthouse/Spectrum Networks, CenturyLink, and Pinellas County Sheriff's Office network equipment. In addition, the CITY agrees to provide the aforementioned entities with floor space, rack space, other space as required, and clean power as is reasonably necessary for the installation and operation of equipment located at the CITY police department.
2. The SHERIFF shall be responsible for the maintenance, upgrades, and repairs to the SHERIFF'S CAD system.
3. The SHERIFF shall notify the CITY of any changes or upgrades necessary in the communication equipment owned by the CITY, to ensure that the CITY continues to have full access to the CAD system. The cost of such changes or upgrades shall be the responsibility of the CITY.
4. The SHERIFF agrees that such notice to the CITY shall be made as soon as possible after the SHERIFF becomes aware of the need for the change or upgrade.

5. The CITY agrees to make the necessary changes or upgrades in a timely manner. Failure to do so may result in termination of the Agreement.
6. All communication equipment needed, such as but not limited to, laptop computers, to provide communication between the CAD system and the on-duty officers of the CITY shall be purchased by the CITY. However, the equipment shall meet the technical requirements for the SHERIFF'S CAD system.
7. Equipment purchased by the CITY for use by its police personnel, such as laptop computers shall remain the property of and be maintained by the CITY. The parties agree that the hardware, software and licenses which provide for access and use of the SHERIFF'S CAD system by the CITY, and for which hardware and licenses the CITY pays the SHERIFF, as specified in Attachment 1 and herein incorporated, will belong to the SHERIFF and as such remain the SHERIFF'S property in the event this Agreement is cancelled for any reason or not renewed.
8. The SHERIFF agrees to provide the technical and troubleshooting support to ensure that all equipment, hardware, and software for which the SHERIFF is responsible is properly configured and in working order. Any problems relating to the CITY's hardware and software will be the responsibility of the CITY to address.
9. The CITY shall pay to the SHERIFF the sum of SEVENTY-THREE THOUSAND ONE HUNDRED ELEVEN DOLLARS AND FIFTY-THREE CENTS (\$73,111.53), which provides payment for the annual maintenance fees for fifty-five (55) mobile licenses, three (3) CAD workstation licenses, the annual maintenance fee for the Citrix software, and the ongoing monthly ISP connection fees for Bright House/Spectrum and CenturyLink (See Attachment 1).
10. Should the CITY determine a need to add additional units to its fleet which are CAD accessible, the CITY shall be responsible for all associated costs at that time.

B. AUGMENTED CRIMINAL INVESTIGATIVE SUPPORT SYSTEM (ACISS)

1. The SHERIFF shall provide a law enforcement records management system, Augmented Criminal Investigative Support System (ACISS) to the CITY for its police department for sharing records management software in order to

maximize data resource sharing, increase efficiency, eliminate redundant records systems and the associated fiscal impact. In addition, the CITY'S police department will have access to and may utilize the SHERIFF'S Automated Records Management System (ARMS) Unit staff for completion of police reports. In making the Automated Records Management System available to the CITY'S police department, the SHERIFF will enable and permit police department officers to call in to the SHERIFF'S OFFICE all police reports as the police department may deem necessary and appropriate. ARMS Unit staff who generate these reports shall be continuously available to the CITY'S police department except at such times as the SHERIFF'S computer system is unavailable due to routine maintenance, upgrading, data back-up operations, or malfunction.

2. The CITY police department may elect for its officers to enter and generate all or a portion of their own police reports, in which case the CITY agrees to establish and maintain a quality control system in order to maintain the integrity of the data being entered into ACISS. Failure to do so may result in payment by the CITY to ACISS to restore the integrity of the data and/or the requirement that all future reports be done utilizing ARMS Unit staff.
3. The SHERIFF shall host the ACISS system and provide a point of network connectivity for the CITY police department. The SHERIFF is responsible for maintaining the records management computer system, including all required software licenses, upgrades, updates and system administration. The SHERIFF is also responsible for maintaining the records management software (ACISS), including all necessary software licenses, upgrades, updates and system administration. The CITY agrees it shall be responsible for providing and running the necessary anti-virus software on all computers connected to ACISS and shall be responsible for performing Windows updates on a regular and ongoing basis.
4. The City's police department is able to link to the Sheriff's Office network through the connection established through Bright House and CenturyLink as referenced in the above section, which provides a communication link to the Sheriff's Office public safety campus at 10750 Ulmerton Road, Largo, Florida. As network technology continues to evolve, typically with improved "throughput" and reduced cost, the system for network connectivity may be changed upon agreement by both parties. The network described herein shall provide connectivity for the records management system; any cost in

connection with this communication link shall be the responsibility of the CITY. In order to provide the CITY'S police department mobile units, the most efficient access to ACISS, the CITY agrees to utilize the NetMotion VPN product on the police department's mobile (laptop) units when said units are connected outside of the police department network.

5. The SHERIFF originally provided CITY police officers and other police personnel with training in the use of the ACISS system, including utilization of the ARMS Unit staff for the creation of police reports by the officers. The parties agreed that the goal in training CITY officers in the use of ACISS was to develop expertise on the part of one or more officers to the extent they would become more responsible for training new officers who are employed by the CITY in the future, and as such, the CITY is now responsible for said training. At such time as the parties agree that the CITY's police officers may begin completing their own police reports using ACISS, additional training at no cost shall be provided by the SHERIFF. All training shall take place at times mutually agreed upon by the parties. As with the use of ACISS, the goal of said training for officers to produce their own reports will be to develop expertise so that the training of new officers who are employed by the CITY in the future will be the responsibility of the CITY.
6. The SHERIFF will provide to the Florida Crime Information Center (FCIC) and National Crime Information Center (NCIC) information pertaining to articles with serial numbers from all police reports it completes, in order that these articles may be documented in these database systems. Said documentation, once accomplished, will be so noted by the SHERIFF in the applicable police reports. At such time as the CITY police department elects to prepare and enter its own police reports, it shall be responsible for notifying the SHERIFF of articles and serial numbers for entry into these database systems.
7. The SHERIFF, through appropriate staff, will review each report it prepares for completeness in compliance with UCR requirements. However, it shall be the responsibility of the CITY'S police department to review and approve all reports for the accuracy and completeness of information contained therein. The CITY police department will also be responsible for ensuring that all police reports supporting documents are entered into ACISS.¹ Further, the CITY'S police department shall determine which reports require follow-up by the State Attorney and shall provide copies of those reports to the Office of the State Attorney and to such other parties as it deems appropriate or may be required

by law.

8. The SHERIFF will provide to the Florida Department of Law Enforcement (FDLE), reports reflecting crime statistics for all UCR reportable crimes occurring in the CITY which are reported to the SHERIFF through the ACISS system pursuant to this Agreement. The SHERIFF will provide the data to the CITY on a monthly basis to review and make recommended updates to reports based on the Florida Incident-Based Reporting System (FIBRS) reporting requirements. The FIBRS-related updates need to be made by the CITY no later than the 12th of each month. If the updates are not made by the 12th of the month, the data will be submitted to FDLE by the 15th of the month “as is.” The CITY has elected to be designated as a Full Contract CITY in FDLE’s FIBRS records, which allows the SHERIFF to submit and verify the CITY’S UCR data to FDLE.
9. The SHERIFF also agrees that the CITY'S police department may utilize the property and evidence tracking component of ACISS in order to document items it collects and receives, as well as document chain of custody of said items. While the SHERIFF has provided assistance in configuring ACISS in order that the police department's items can be tracked separate and apart from that of the Sheriff’s Office, the parties agree that the SHERIFF is in no way responsible or liable for the CITY police department's usage of ACISS for this purpose, and the CITY alone is solely responsible for the accuracy of all entries and any errors that may occur. The CITY will likewise be solely responsible for all items of property and evidence it receives and processes, stores and as appropriate, disposes of in accordance with state law and any applicable court orders.
10. The CITY shall pay to the SHERIFF the sum of FIVE THOUSAND FOUR HUNDRED NINE DOLLARS AND SEVENTY CENTS (\$5,409.70) which provides payment for the annual maintenance fees for ten (10) ACISS licenses (See Attachment 1).

¹There are several options for accomplishing supporting document entry into ACISS; these have been defined by the SHERIFF and included in the ACISS training.

C. TRAFFIC CRASH REPORTING SYSTEM

1. In addition to ACISS, the SHERIFF will also make a vehicle crash reporting system available to the CITY police department. The system currently in use is the Traffic and Criminal Reporting System (TraCS) although the parties agree the SHERIFF reserves the right to discontinue use of TraCS should the State of Florida no longer offer its use free of charge or for other reasons as determined by the SHERIFF. Should the SHERIFF discontinue use of TraCS, it agrees to make available at cost, if any, whatever replacement system it elects to use.
2. It will be the responsibility of the CITY police department to ensure that crash reports are entered and approved/closed in a timely manner in compliance with the standards set by Florida Statute and the Florida Department of Highway Safety and Motor Vehicles (DHSMV) guidelines. The SHERIFF will be responsible for the uploading of crash reports on its website for citizen access.
3. The SHERIFF originally provided the CITY'S police department training in the utilization of TraCS in conjunction with the initial ACISS training. The parties agreed that the goal in training CITY officers in the use of TraCS was to develop expertise on the part of one or more officers to the extent they would become responsible for training new officers who are employed by the CITY in the future, as such the CITY is now responsible for said training.

D. FORENSIC SCIENCE SERVICES

1. The SHERIFF will provide the CITY crime scene services for high priority calls to be determined by the CITY and SHERIFF. Said services shall include the documenting, photographing, and processing of said crime scene as such may be appropriate, within the scope and capabilities of the SHERIFF. Any processing or testing outside the SHERIFF'S capabilities shall be at the expense of the CITY but will be facilitated by the SHERIFF.
2. The parties agree that the term "high priority call" as used herein shall be defined as an incident, event or offense that requires a report or offense number be made, recorded or taken by a member of the CITY'S police department for documentation purposes and which requires some action by the SHERIFF'S

Forensic Science Specialists.

3. The SHERIFF shall document the time spent by Sheriff's Office personnel performing duties associated with each crime scene processed for the CITY and calculate the costs of crime scene processing based upon these personnel costs, other additional costs incurred for support personnel, and related operating costs. The CITY shall be billed on a monthly basis with payment due within thirty (30) calendar days of receipt of the invoice. See Attachment 1.

E. LATENT PRINT SERVICES

1. The SHERIFF shall provide to the CITY latent print examination and analysis services for those prints the CITY elects to submit to the SHERIFF.
2. Latent Print Examiners who perform these services shall be appropriately trained and qualified to examine latent fingerprints and to identify same.
3. Said Examiners shall be members of the Pinellas County Sheriff's Office and shall be subject to the direction and all rules and regulations of the SHERIFF.
4. Said Examiners shall be on duty to perform fingerprint examinations for the CITY eight (8) hours per day, five (5) days per week and shall as a part of their duties:
 - a. Examine fingerprints provided by the CITY to eliminate fingerprints of persons who have a legitimate reason to have their fingerprints in a premise or on an object.
 - b. Evaluate the quality of latent fingerprints provided by the CITY.
 - c. Compare the latent fingerprints of suspects provided by the CITY.
 - d. Appropriately document those latent fingerprints provided by the CITY that cannot be positively identified.
 - e. Prepare and provide to the CITY reports on all latent fingerprint identifications performed.
 - f. Attend depositions, hearings and trials and render expert testimony in the area of fingerprint identification.
5. In those instances where the CITY submits a complex or lengthy latent identification request, the SHERIFF shall devote the necessary available personnel to perform the work.
6. The CITY shall provide one individual, to be designated by the CITY, who shall act as a liaison with the Examiners provided for herein. Said liaison shall:

- a. Be a member of the CITY'S police department.
 - b. Be responsible for the timely and appropriate delivery of latent fingerprints and certain items of evidence to the SHERIFF.
 - c. Be responsible for the proper execution and delivery to the SHERIFF of correctly executed latent fingerprint request forms.
 - d. Be responsible for the return to the CITY of completed latent fingerprint request forms showing the results of such examination or comparison.
 - e. Serve as the SHERIFF'S contact with the CITY in all day-to-day matters relating to the examination of latent fingerprints pursuant to this Agreement.
7. The CITY shall pay to the SHERIFF the sum of SEVEN THOUSAND EIGHT HUNDRED THREE DOLLARS AND SIXTY CENTS (\$7,803.60) for the latent fingerprint services to be rendered pursuant to this Agreement, which reflects payment for seventy (70) latent print cases at a cost of ONE HUNDRED ELEVEN DOLLARS AND FORTY-EIGHT CENTS (\$111.48) per case. Should the CITY'S number of cases exceed the seventy (70) cases covered by this Agreement, it agrees to pay the ONE HUNDRED ELEVEN DOLLARS AND FORTY-EIGHT CENTS (\$111.48) per each additional case. If the CITY uses less than the seventy (70) cases anticipated, the funds for the number of cases paid for above the number of actual cases processed during the term of this Agreement shall be refunded to the CITY as soon as is practical after the final month of this contract term has been completed and the total number of cases for the year has been determined.

F. PUBLIC RECORDS REQUESTS.

The Pinellas County Sheriff's Office is a public agency subject to Chapter 119, Florida Statutes. Section 119.0701, Florida Statutes (2017) requires that all contractors comply with Florida's public records laws with respect to services performed on behalf of the Sheriff. To the extent this statute is applicable to this contract, the requirements are:

- a. Keep and maintain public records required by the CITY in order to perform the service;
- b. Upon request from the CITY'S custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law;
- c. Ensure that public records that are exempt or confidential and exempt from

public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the SHERIFF does not transfer the records to the public agency;

- d. Upon completion of the contract, transfer at no cost to the CITY all public records required by the CITY to perform the service. If the SHERIFF transfers all public records to the CITY upon completion of the contract, the SHERIFF shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the SHERIFF keeps and maintains public records, upon completion of the contract, the SHERIFF shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY upon request from the CITY'S custodian of public records, in a format that is compatible with the information technology systems of the CITY.

If the SHERIFF has questions regarding the application of Chapter 119, Florida Statutes, to the SHERIFF'S duty to provide public records relating to this contract, contact the custodian of public records at:

CITY OF TARPON SPRINGS
ATTENTION: CITY CLERK
410 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
ijacobs@ctsfl.us

The failure of the SHERIFF to comply with the provisions set forth in this Section shall constitute a Default and Breach of this Agreement.

G. TERM OF THE AGREEMENT

This Agreement shall take effect on October 1, 2024, and remain in effect through September 30, 2025, unless either party terminates this Agreement as provided below.

H. TERMINATION

Either party may terminate this Agreement without cause or further liability to the other upon written notice to the other given thirty (30) days prior to the requested termination date. Upon such termination, the SHERIFF shall send an invoice to the CITY for any police reports prepared by the SHERIFF for which billing has not yet been made.

I. TOTAL COMPENSATION

The CITY agrees to pay the SHERIFF the sum of EIGHTY-SIX THOUSAND THREE HUNDRED TWENTY-FOUR DOLLARS AND EIGHTY-THREE CENTS (\$86,324.83). This sum is due and payable on October 1, 2024, and provides payment for access to the SHERIFF'S computer-aided dispatch, ACISS, and latent print services (See Attachment 1).

In addition to the above sum, the cost for police reports, including incident reports, offense reports, supplemental reports, and the like, is Five Dollars and Fifty Cents (\$5.50) per report generated by ARMS Unit staff. Said reports shall be tracked and invoiced by the SHERIFF to the CITY on a monthly basis, payable upon receipt. A charge will not be incurred for any report created solely for the purpose of adding supporting documents to an existing report file. For billing purposes, the "PSCO Supporting Documents" template must be used in order to result in no charge.

As indicated in Section D. above, the CITY will be billed for forensics services when and if the services are utilized, on a monthly basis, payable upon receipt.

J. CONTACT PERSONS

The SHERIFF agrees to use best efforts and necessary resources available to the SHERIFF to carry out the terms and conditions of this Agreement. Both parties agree that they will cooperate and work together to carry out the terms and conditions of the Agreement. To that end, the parties agree that the following individuals shall be the contact persons for the CITY and SHERIFF respectively:

FOR THE CITY :

Jeffrey Young, Chief
444 South Huey Avenue
Tarpon Springs, FL 34689-1575

FOR THE SHERIFF:

Jennifer Love, Major
P. O. Drawer 2500
Largo, FL 33779-2500

K. COMPLETE AGREEMENT

This Agreement constitutes the full and complete understanding of the parties.

L. MODIFICATION

This Agreement may be modified or amended only by a document in writing and signed by the parties hereto.

M. INDEMNIFICATION

Each party shall be liable for the negligent acts or omissions of its own employees in the performance of this Agreement. Nothing contained herein shall be construed to limit or modify the provisions of Florida Statute 768.28. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the CITY and the SHERIFF pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF the parties to this Agreement have caused the same to be signed by their duly authorized representatives this _____ day of _____ 2024.

CITY OF TARPON SPRINGS, FLORIDA

Mayor

City Manager

Reviewed and Approved:

Attest:

City Attorney

City Clerk

SHERIFF, PINELLAS COUNTY, FLORIDA

Bob Gualtieri, Sheriff

Attachment 1

PINELLAS COUNTY SHERIFF'S OFFICE
Ancillary Contract Costs
City of Tarpon Springs
FY25

Computer Aided Dispatch (CAD):**Notes:**

55	Inform Mobile/ESRI Mapping Mobile Licenses	\$	264.00	per license	=	\$	14,520.00	Ongoing Annual Maintenance
3	Inform CAD Workstations	\$	3,420.00	per station	=	\$	10,260.00	Ongoing Annual Maintenance
1	Inform CAD Citrix Server	\$	551.25	per license	=	\$	551.25	Ongoing Annual Maintenance for Software required to remote access to CAD

ISP Connection Costs:

2	Bright House 50MB Service *	\$	10,200.00	annual fee	=	\$	20,400.00	Back-up connection/ongoing annual cost \$1700 per month, for (2) locations (SAB & TSPD) three year contract
2	CenturyLink 50 MB Service *	\$	13,690.14	annual fee	=	\$	27,380.28	Secondary internet provider/ongoing annual cost \$2281.69 per month, for (2) locations (SAB & TSPD) three year contract
							<u>\$ 73,111.53</u>	Sub-Total

ACISS/Records Management System:

10	ACISS Licenses	\$	540.97	per license	=	\$	5,409.70	Ongoing Annual Maintenance
TBD	ARMS Reports (billed monthly)	\$	5.50	per report	=		TBD	No charge if Officers complete their own reports

Forensic Science Services: (as requested, billed monthly)

TBD	Forensic Specialist per Hour	\$	54.89	per hour	=		TBD	Charged by the hour for Forensic Specialist(s)
TBD	Forensic Supervisor per Hour	\$	71.51	per hour	=		TBD	Charged by the hour for Forensic Supervisor(s)
TBD	Forensic Overhead Cost per Hour	\$	9.33	per hour	=		TBD	For Forensics Imaging Tech Support & Supplies

Latent Print Services:

70	Latent Print Cases	\$	111.48	per case	=	<u>\$ 7,803.60</u>	70 cases in the FY24 Contract FY23 Actual Workload = 16 Cases
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TOTAL COST:

\$ 86,324.83 Total Due October 1st
ARMS and Forensics billed monthly

\$ 78,933.57 FY24 Contract Total
9.4% Percent increase (decrease)

* These costs are determined by the carrier. PCSO will notify you if there is an unanticipated increase.



Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 240157-C-PH, Sod, Pick-up, Deliver and Install, Utilizing the School Board of Pinellas County Invitation to Bid No. 23-790-211

Recommendation

Award File No. 240157-C-PH, Sod, Pick-Up, Deliver and Install, utilizing the School Board of Pinellas County Invitation to Bid No. 23-790-211 with Sunbelt Sod and Grading Company in an estimated annual amount not to exceed \$50,000.00, for the period of August 6, 2024, through July 31, 2025, for the Public Works Department – Parks and Parkways.

Background

On August 1, 2023, the School Board of Pinellas County awarded a contract for Sod, Pick-Up, Deliver and Install, to Sunbelt Sod and Grading Company. On July 16, 2024, the School Board renewed this contract for an additional year. The purpose of this contract is to provide various types of sod to be used City-wide. Approximately \$37,000.00 has been expended this year to date. The term of this contract is for a one (1)-year period with one (1) additional annual renewal.

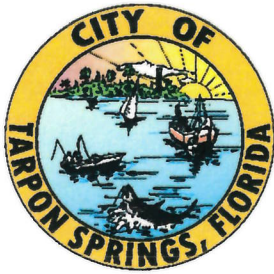
The School Board of Pinellas County contract is a competitively bid cooperative contract which includes a provision for other governmental agencies to utilize this contract.

Funding

Funding will be identified at the time orders are placed.

Strategic Plan Objective

N/A



City of Tarpon Springs

PUBLIC WORKS DEPARTMENT
324 EAST PINE STREET
POST OFFICE BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711

MEMORANDUM:

TO: Janina Lewis, Procurement Services Department
THROUGH: Tom Funcheon, Public Works Director
FROM: James Burke, Parks Supervisor 
DATE: August 6, 2024
SUBJECT: Award File No. 240157-C-PH, Sod, Pick-up, Deliver and Install, Utilizing the
School Board of Pinellas County Invitation to Bid No. 23-790-211

RECOMMENDATION:

Award File No. 240157-C-PH to Sunbelt Sod & Grading Co. Utilizing Pinellas County Schools Bid No. 23-790-211 for Sod, Pick-Up, Deliver and Install in an estimated annual amount of \$50,000 for the period of August 1, 2024, through July 31, 2025.

BACKGROUND:

The purpose of this contract is to provide various types of sod to be used City-wide. The pricing is from the School Board of Pinellas County Bid No. 23-790-211 for Sod, Deliver and Install. Sunbelt Sod & Grading, Inc. has done multiple projects for the City of Tarpon Springs.

The funding source will be identified and paid by the Parks and Parkways Division.

PURCHASING AGENDA SUMMARY

August 1, 2023

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDERS:

Smith Industries, Inc. dba Smith Fence Company

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-968-208	Fencing, Gate Operators and Handrails Installed	LRB	1 Yr.	Maintenance Department Michael Hewett	Various	Various	1,200,000.00 (Estimated)
COMMENTS:	This contract will secure firm pricing for labor, materials and equipment for fencing, gate operators and handrails throughout the district.						

RECOMMENDED BIDDERS:

Sunbelt Sod and Grading Company

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-790-211	Sod, Pick-Up, Deliver and Install	LRB	1 Yr.	Maintenance Department Michael Hewett	Various	Various	300,000.00 (Estimated)
COMMENTS:	This contract will provide delivery and installation of various sod varieties throughout the district.						

RECOMMENDED BIDDERS:

Carrier Florida

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
24-936-006	HVAC OEM Service Agreements	SS	1 Yr.	Countywide Michael Hewett	0100/5370	2901/6003	602,699.26 (Estimated)
COMMENTS:	This vendor is the only factory authorized service center for Carrier products. Carrier Florida is to provide OEM maintenance services including labor, parts, coil and cooling tower cleaning, emergency services and quarterly inspections on ninety-seven (97) chillers throughout the district.						

PURCHASING AGENDA ITEM

School Board of Pinellas County, Florida

School Board Meeting of: **August 1, 2023**

Contract No: 23-790-211

Title: Sod, Pick-Up, Deliver and Install

Recommend approval of this agenda item under the specific category checked below.

Agenda Item Categories:

- ☒ Lowest Responsive Bid ☐ Request for Proposal ☐ Reject Bids ☐ Piggy-Back Bid per 6A-1.012 (6) ☐ Sale of Property
☐ Revised Award * ☐ Highest Point Score ☐ Re-Award (partial/whole) * ☐ State Contract per 6A-1.012 (5)
☐ Renewal of Contract ☐ Contract/Bid Termination * ☐ Contract Extension ☐ Sole Source ☐ Co-Op Bid
☐ Professional Services/Copyrighted Materials per 6A1.012 (11)* ☐ Direct Negotiation per 6A-1.012 (14) ☐ Emergency Ratification *

Contract Period: 08/01/23 thru 07/31/24 ☐ N/A - One Time Purchase

Contract Value: \$ 300,000.00

Contract Type: ☒ Estimated Dollar Amount ☐ Firm, Fixed Dollar Amount ☒ Firm, Fixed Unit Prices ☐ Firm, Fixed Fees or Discounts

Renewal Options:	No. of Terms Remaining	☐ Length of Each Term	☒ Length of Each Term	☐ None
	2	6-months	1 - year	

Rationale/Reason

This contract will provide delivery and installation of various sod varieties throughout the district.

Bidders Solicited: 220 Bids Received: 1 Late Bids: 0 Rejected Bids: 0 ☐ N/A - Bids Not Required

Submitted By: Joe Benjamin, NIGP-CPP, CPPO, CPPB **For:** Maintenance Department
Title: Director, Purchasing Department

Requested By: Michael Hewett **Buyer:** Christine Roney
Title: Director, Maintenance Department

SUNBLET SOD AND GRADING COMPANY

This bid will provide firm unit pricing as requested below and include all supervision, personnel, supplies, equipment, vehicles etc., in order to provide services as requested to facilities county wide. All fees, charges and expenses of any kind shall be included in pricing.

	Delivery 2 Days	UOM	Total Sq. Ft./Pallet	Price per Sq. Ft.	Price per Pallet
	Group 2: Delivery Only				
1	Argentine Bahia	Sq. Ft.	400	\$.30	\$120.00
2	Paspalum Bahia	Sq. Ft.	400	\$.30	\$120.00
3	Bermuda 419 Tifway	Sq. Ft.	500	no bid	\$
4	Bermuda Tifdwarf	Sq. Ft.	500	no bid	\$
5	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$.60	\$300.00
6	St. Augustine, Floratam, sand grown	Sq. Ft.	500	\$.60	\$300.00
7	Zoysa	Sq. Ft.	500	\$.70	\$350.00
	Group 3: Delivered, Installed and Rolled				
8	Argentine Bahia	Sq. Ft.	400	\$.45	\$180.00
9	Paspalum Bahia	Sq. Ft.	400	\$.45	\$180.00
10	Bermuda 419 Tifway Big Roll	Sq. Ft.	300	no bid	\$
11	Bermuda Celebration Big Roll	Sq. Ft.	300	\$1.10	\$330.00
12	Bermuda Tiff Tuff Big Roll	Sq. Ft.	300	\$1.05	\$315.00
13	St. Augustine "Seville"	Sq. Ft.	300	\$.80	\$240.00
14	St. Augustine, Bitter Blue	Sq. Ft.	500	\$.80	\$240.00
15	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$.75	\$375.00
16	St. Augustine, Floratam, sand grown	Sq. Ft.	400	\$.75	\$375.00
17	Zoysa	Sq. Ft.	500	\$.85	\$425.00

Additional Pricing:		
Price per Unreturned Pallet:	\$10.00	Per pallet
Price per Drop Location, not delivery:	\$75.00	Per drop
Price/sq. ft. for staking of sod, inclusive:	\$.10	Per SF
Minimum # of Pallets/Delivery (if any):	#4	Pallets

PURCHASING AGENDA SUMMARY

July 16, 2024

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RFQ = Request for Qualifications, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDER:

M & B Products, Inc.

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>NEW TOTAL CONTRACT AMOUNT</i>
21-380-238	Milk, Dairy & Juice Products	RA	1 Yr.	Food & Nutrition Department Karen Oruwariye	0410/5470	9502	4,725,900.00 (Estimated)
COMMENTS:	The original bid was board-approved on July 11, 2023, for \$4,500,000. This request to increase is due to the rising cost of milk, dairy and juice products by an additional \$225,900 will enable the district to supply these products to schools and adult cafes for the seven food programs (breakfast, lunch, snack, dinner and summer breakfast, lunch and snack) through the end of the contract term July 31, 2024.						

RECOMMENDED BIDDERS:

Heritage Landscape Supply Group, Inc., Howard Fertilizer and Chemical, LLC, SiteOne Landscape Supply, LLC

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-675-214	Pesticides	RN	1 Yr.	Maintenance Department Michael Hewett	Various	Various	150,000.00 (Estimated)
COMMENTS:	This contract secures firm, fixed pricing and delivery for pesticides throughout the district.						

RECOMMENDED BIDDER:

SP Designs & MFG, Inc.

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
24-200-158	Uniforms: Transportation Department	LRB	1 Yr.	Transportation Department T. Mark Hagewood	0100/5590	9902	55,000.00 (Estimated)
COMMENTS:	This contract will provide uniforms for all school bus drivers and the transportation bus assistants.						

PURCHASING AGENDA SUMMARY

July 16, 2024

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RFQ = Request for Qualifications, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDER:

Carl Hankins, Inc.

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-968-193	Directional Boring and Hand Trenching	RN	1 Yr.	Maintenance Department Michael Hewett	Various	Various	350,000.00 (Estimated)
COMMENTS:	This contract secures firm pricing for labor, material and all equipment necessary to perform underground utility and excavation for electrical, fire alarm, intercom and security installations throughout the district.						

RECOMMENDED BIDDER:

Smith Fence Company

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-968-208	Fencing, Gate Operators and Handrails Installed	RN	1 Yr.	Maintenance Department Michael Hewett	Various	Various	1,600,000.00 (Estimated)
COMMENTS:	This contract secures firm pricing for labor, material and equipment for fencing, gate operators and handrails throughout the district.						

RECOMMENDED BIDDER:

Sunbelt Sod and Grading Company

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-790-211	Sod, Pick-Up, Deliver and Install	RN	1 Yr.	Maintenance Department Michael Hewett	Various	Various	300,000.00 (Estimated)
COMMENTS:	This contract secures pricing for the delivery and installation of various sod varieties throughout the district.						

PURCHASING AGENDA SUMMARY

July 16, 2024

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RFQ = Request for Qualifications, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDER:

ADT Commercial, LLC dba Everon, LLC

BID NUMBER	BID TITLE	BID CATEGORY	BID TERM	DESTINATION / REQUESTER	*FUND/CC	**PROJECT/ SUB-PROJECT	TOTAL CONTRACT AMOUNT
24-968-160	Fire Alarm Replacement	LRB	N/A	Elisa Nelson E/S Brian Long	0374/3181	3500/3038	188,368.66

COMMENTS: The existing fire alarm system is nearing the end of its useful life and requires replacement.

RECOMMENDED BIDDER:

Step One Automotive Group

BID NUMBER	BID TITLE	BID CATEGORY	BID TERM	DESTINATION / REQUESTER	*FUND/CC	**PROJECT/ SUB-PROJECT	TOTAL CONTRACT AMOUNT
24-071-188	Motor Vehicles: Ford Escape SE	SC	N/A	Food and Nutrition Department Karen Oruwariye	0410/5470	9502	174,646.92

COMMENTS: Utilizing state of Florida Contract #25100000-23-STC to purchase six (6) 2024 Ford Escape vehicles to replace end of life vehicles for Food and Nutrition.

RECOMMENDED BIDDERS:

Grainger

BID NUMBER	BID TITLE	BID CATEGORY	BID TERM	DESTINATION / REQUESTER	*FUND/CC	**PROJECT/ SUB-PROJECT	TOTAL CONTRACT AMOUNT
24-785-196	Welding Equipment	SC	N/A	East Lake, Lakewood and Boca Ciega HS Mark Hunt	0100/6181, 2031 and 0431	1613	102,298.23

COMMENTS: Utilizing state of Florida Facilities Maintenance, Repair and Operations (MRO) and Industrial Supplies contract #31160000-20-NASPO-ACS to purchase equipment outfitting three emerging technology programs at East Lake, Lakewood and Boca Ciega high schools. These programs are being funded by a capitalization grant from the state of Florida.

PURCHASING AGENDA SUMMARY

July 16, 2024

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RFQ = Request for Qualifications, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDER:

Tools for Schools, Inc.

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
24-208-195	Book Creator Premium License Subscription	PS/CM	1 Yr.	Districtwide Kimberly Hill	0100/5280	2330/6323	126,750.00
COMMENTS:	The renewal of this digital tool provides continued support for teachers and students across grades K-12 to use Book Creator to develop books that demonstrate a deep understanding of material and standards in innovative ways. With over 338,000 books created during the 2023-2024 school year, the utilization of Book Creator provides the ability to convert written stories to books, the creation of math journals as study tools and artifacts, and fun opportunities for students to collaborate on topics of study. This digital tool is provided through referendum funds.						

RECOMMENDED BIDDER:

Centegix

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
19-205-108	Visitor Management Software Annual & Full- Term Platform	RN	3 Yr.	Districtwide Sean Jowell	0100/6080	9918	396,300.00
COMMENTS:	This renewal will allow the continued use of the existing visitor management software as part of the district's school safety and security plan.						

RECOMMENDED BIDDER:

Family First Home Care, LLC

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
23-948-018	Professional Nursing Services	PS/CM	1 Yr.	School Health Services Sara O'Toole	0100/5530	9902	104,000.00 (Estimated)
COMMENTS:	This contract provides for professional nursing services for a medically needy student attending school in-person, who is not eligible to receive these services at no cost under Medicaid guidelines.						

PURCHASING AGENDA SUMMARY

July 16, 2024

Key to Bid Categories: CAN = Bid Cancellation, CB = Co-op Bid, CT = Contract Termination, DN = Direct Negotiation, ER = Emergency Ratification, EX = Bid Extension, HPS = Highest Point Score, LRB = Lowest Responsive Bid, PB = Piggy-Back Bid, PS/CM = Professional Services/Copyrighted Materials, RA = Revised Award, RB = Re-Award Bid, REJ = Bid Rejection, RFP = Request for Proposal, RFQ = Request for Qualifications, RN = Bid Renewal, SC = State Contract, SP = Sale of Property, SS = Sole Source

RECOMMENDED BIDDER:

College Board

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
24-785-192	AP Exam Fees	PS/CM	N/A	Countywide Cassandra Bogatz	0100/6030	2644/4446	1,393,948.00
COMMENTS:	Advanced Placement courses offer a rigorous and nationally recognized curriculum. Purchasing these exams aligns with Strategic Priority 1 and Priority 3 of the District Strategic Plan. AP courses on a student's transcript demonstrates that they have academically challenged themselves and are ready for college-level coursework. Students who achieve a qualifying score on the end of the year AP exam earn college credit and their score can be used for placement in college courses at postsecondary institutions.						

RECOMMENDED BIDDERS:

Certiport Inc

<i>BID NUMBER</i>	<i>BID TITLE</i>	<i>BID CATEGORY</i>	<i>BID TERM</i>	<i>DESTINATION / REQUESTER</i>	<i>*FUND/CC</i>	<i>**PROJECT/ SUB-PROJECT</i>	<i>TOTAL CONTRACT AMOUNT</i>
24-208-197	LearnKey Universal License	PS/CM	1 Yr.	Districtwide Mark Hunt	0100/5700	5058/7020	61,600.00
COMMENTS:	LearnKey is a robust Learning Management System that allows career and technical education teachers to use the resources provided to assist students in the mastery of various areas of information technology and prepare for industry certifications. These areas of focus include Microsoft, Adobe, INTUIT QuickBooks, Entrepreneurship and Small Business, Personal Financial Literacy, IT Specialist, Cybersecurity, Game and Simulation, Communications Skills, IC3 Digital Literacy and various programming languages such as Python, Java, JavaScript, Unity and HTML. This product has been used in the district for many years and this renewal will provide continued support to students.						

***Key to Fund Sources:**

0100: General Operating 0150: Workforce Development 03XX: Capital 0410: Food Service 0420: Contracted Programs 044X: ESSER Funds

****Key to Categorical Sources:**

23XX: Referendum Funds

PURCHASING AGENDA ITEM

School Board of Pinellas County, Florida

School Board Meeting of: **July 16, 2024**

Contract No: 23-790-211

Title: Sod, Pick-Up, Deliver and Install

Recommend approval of this agenda item under the specific category checked below.

Agenda Item Categories:

- ☐ Lowest Responsive Bid ☐ Request for Proposal ☐ Reject Bids ☐ Piggy-Back Bid per 6A-1.012 (6) ☐ Sale of Property
☐ Revised Award * ☐ Highest Point Score ☐ Re-Award (partial/whole) * ☐ State Contract per 6A-1.012 (5)
☒ Renewal of Contract ☐ Contract/Bid Termination * ☐ Contract Extension ☐ Sole Source ☐ Co-Op Bid
☐ Professional Services/Copyrighted Materials per 6A1.012 (11)* ☐ Direct Negotiation per 6A-1.012 (14) ☐ Emergency Ratification *

Contract Period: 08/01/24 thru 07/31/25 ☐ N/A - One Time Purchase

Contract Value: \$ 300,000.00

Contract Type: ☒ Estimated ☐ Firm, Fixed ☒ Firm, Fixed ☐ Firm, Fixed
Dollar Amount Dollar Amount Unit Prices Fees or Discounts

Renewal Options:	No. of Terms Remaining	☐ Length of Each Term	☒ Length of Each Term	☐ None
	2	6-months	1 - year	

Rationale/Reason

This contract secures pricing for the delivery and installation of various sod varieties throughout the district.

Bidders Solicited: 0 Bids Received: 0 Late Bids: 0 Rejected Bids: 0 ☐ N/A - Bids Not Required

Submitted By: Joe Benjamin, NIGP-CPP, CPPO, CPPB **For:** Maintenance Department
Title: Director, Purchasing Department

Requested By: Michael Hewett **Buyer:** Christine Roney
Title: Director, Maintenance Department

SUNBLET SOD AND GRADING COMPANY

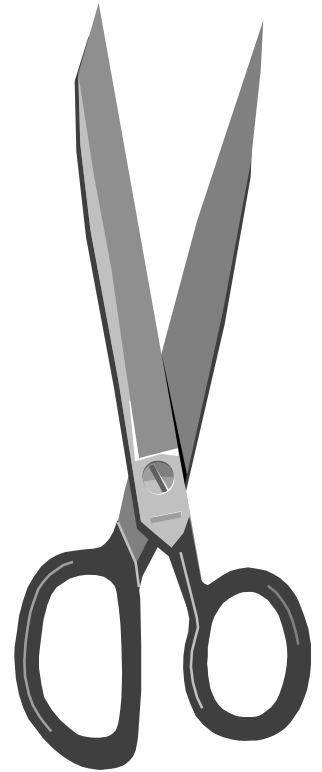
This bid will provide firm unit pricing as requested below and include all supervision, personnel, supplies, equipment, vehicles etc., in order to provide services as requested to facilities county wide. All fees, charges and expenses of any kind shall be included in pricing.

	Delivery 2 Days	UOM	Total Sq. Ft./Pallet	Price per Sq. Ft.	Price per Pallet
	Group 2: Delivery Only				
1	Argentine Bahia	Sq. Ft.	400	\$.30	\$120.00
2	Paspalum Bahia	Sq. Ft.	400	\$.30	\$120.00
3	Bermuda 419 Tifway	Sq. Ft.	500	no bid	\$
4	Bermuda Tifdwarf	Sq. Ft.	500	no bid	\$
5	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$.60	\$300.00
6	St. Augustine, Floratam, sand grown	Sq. Ft.	500	\$.60	\$300.00
7	Zoysa	Sq. Ft.	500	\$.70	\$350.00
	Group 3: Delivered, Installed and Rolled				
8	Argentine Bahia	Sq. Ft.	400	\$.45	\$180.00
9	Paspalum Bahia	Sq. Ft.	400	\$.45	\$180.00
10	Bermuda 419 Tifway Big Roll	Sq. Ft.	300	no bid	\$
11	Bermuda Celebration Big Roll	Sq. Ft.	300	\$1.10	\$330.00
12	Bermuda Tiff Tuff Big Roll	Sq. Ft.	300	\$1.05	\$315.00
13	St. Augustine "Seville"	Sq. Ft.	300	\$.80	\$240.00
14	St. Augustine, Bitter Blue	Sq. Ft.	500	\$.80	\$240.00
15	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$.75	\$375.00
16	St. Augustine, Floratam, sand grown	Sq. Ft.	400	\$.75	\$375.00
17	Zoysa	Sq. Ft.	500	\$.85	\$425.00

Additional Pricing:		
Price per Unreturned Pallet:	\$10.00	Per pallet
Price per Drop Location, not delivery:	\$75.00	Per drop
Price/sq. ft. for staking of sod, inclusive:	\$.10	Per SF
Minimum # of Pallets/Delivery (if any):	#4	Pallets

Cut along the outer border and affix this label to your sealed bid envelope to identify it as a “Sealed Bid”. Be sure to include the name of the company submitting the bid where requested.

SEALED BID • DO NOT OPEN	
SEALED BID NO.:	23-790-211
BID TITLE:	Sod, Pick-Up, Deliver and Install
DUE DATE/TIME:	June 28, 2023 @ 3:00 p.m. ET
SUBMITTED BY:	_____
	(Name of Company)
DELIVER TO:	PURCHASING DEPARTMENT School Board of Pinellas County 301 Fourth Street S.W. Largo, FL 33770-3536



Please Note:

Pinellas County Schools has partnered with Public Purchase which provides government agencies and their suppliers with a comprehensive and easy to use web-based eProcurement system. Registered suppliers receive automatic notification and transmittal of bid solicitations. Please visit www.publicpurchase.com to login and obtain any and all bidding documents

Once you have opened and viewed the bid document from the Public Purchase website you will automatically receive an e-mail notifying you when an addendum has been issued. However, if you obtain our bidding documents from any other source, we cannot guarantee that you will automatically receive subsequent notifications of addendums by email. In order to assure that you are automatically notified, you must visit the above website and open and view the bid document. The District will not be responsible if you fail to receive any and all addendums if you obtain the original bid document from another source.

SUBMIT BID TO: PURCHASING DEPARTMENT School Board of Pinellas County, Florida 301 – Fourth Street S.W. Largo, Florida 33770-3536		INVITATION TO BID	
BID TITLE: Sod Pick-Up, Deliver and Install		BID NO. 23-790-211	
F.O.B. Countywide		BUYER: Christine Roney	
DESTINATION POINT:		(727) 588-6149	
		ISSUE June 6, 2023	
		DATE:	
BID DUE DATE AND TIME: <u>June 28, 2023 @ 3:00 p.m. ET</u>		BID OPENING ROOM: A318	

SUBMITTALS:

Certain Submittals are required with this bid. See the **SUBMITTALS CHECKLIST** found later in the bid document for details. **Submit Three (3) complete copies of your bid, 1 original marked as the original, 1 copy, 1 copy of the original on a flash drive.** Bids should include all information and submittals requested herein. Incomplete bids may be declared non-responsive.

PURCHASING CARDS:

Bidders that accept Visa/Mastercard payments can be enrolled in the District's ePayments program for faster payment turnaround. Interested parties can contact the Districts purchasing card provider, JP Morgan, for enrollment in the program at sua.supplier.support@jpmchase.com, or by phone at 877-263-5184. Unless exception to this condition is checked below, the Bidders, by submitting a bid, agrees to accept the purchasing card as an acceptable form of payment and may not add additional service fees or handling charges to purchases made with the purchasing card.

☐ **We are not able to accept credit card payments at this time.**

PURCHASES BY OTHER PUBLIC AGENCIES (D.O.E. Regulation #6A1.012 (5)): - With the consent and agreement of the successful Bidders(s), purchases may be made under this bid by other governmental agencies. Such purchases shall be governed by the same terms and conditions as stated herein.

Note to Bidders:

- A. A signed bid submitted to the School Board obligates the Bidders to all terms, conditions and specifications stated in this bid document, unless exceptions are taken and clearly stated in the Bidder's bid documents.
- B. Bids received after the date & time specified will not be accepted.

Delivery days after receipt of order: _____ Date Submitted: _____

BIDDERS MUST FILL IN THE INFORMATION LISTED BELOW AND SIGN WHERE INDICATED FOR BID TO BE CONSIDERED

Company Name: _____	FEIN: _____
Address: _____	Telephone: () - Ext. _____
City, State: _____ Zip: _____	FAX: () - _____

NON COLLUSION: - The Bidders, by affixing its signature to this bid, certifies that its bid is made without previous understanding, agreement, or connection with any person, firm or corporation making a bid for the same item(s), and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action.

Signature of Owner or Authorized Officer/Agent

_____	E-mail: _____
Typed Name of Above: _____	Title: _____

NO BID: I hereby submit a "no bid" for the reasons checked below:

- | | |
|---|--|
| ☐ Insufficient time to respond | ☐ Could not meet Insurance requirements |
| ☐ Addenda were received too late to respond | ☐ Could not meet bonding requirements |
| ☐ Could not meet specifications | ☐ We do not offer the product or service requested |
| ☐ Specifications were unclear or restrictive | ☐ Our schedule will not permit us to respond |
| ☐ Terms & Conditions were unclear or restrictive | ☐ We do not bid directly |
| ☐ Keep our company on this bid list for future bids | ☐ Remove our company name from this bid list for future bids |

(23-790-211)

SPECIAL CONDITIONS

GENERAL TERMS AND CONDITIONS

The Pinellas County School District (District) “General Terms and Conditions” School Board Adopted 12/08/09 Revised 3/20/12, 7/24/12 can be found at the following link:

<https://www.pcsb.org/cms/lib/FL01903687/Centricity/Domain/187/General%20Terms%20and%20Conditions.pdf>

By submitting a proposal, Proposer agrees to abide by all District Terms and Conditions.

SCOPE OF WORK

The Scope of Work to be performed under this contract consists of furnishing of all labor/ materials and performing all work necessary to the completion of delivering, sod as needed and install upon request. The School Board shall contact the awarded supplier to schedule sod for pick-up as needed. **The Contractor shall have a Florida Business license to sell, deliver and install sod district wide.**

CONTRACT PERIOD

The Contract Period shall commence on **August 1, 2023**, and end **July 31, 2024**. Prices and discounts shall remain firm for this period and shall include **ALL** freight and handling charges.

RENEWAL OPTION

By mutual consent of the School Board of Pinellas County, Florida, and the successful Bidders, this contract may be renewed for **two (2) optional one (1) year renewal periods**.

SUPPLEMENTAL UNILATERAL RENEWAL PERIODS. The District, through its Director of Purchasing, has the option and reserves the right to unilaterally extend the original contract term or any renewal term for up to three (3) additional thirty (30) day periods, at the same terms and conditions. Notice of the District’s intent to renew shall be provided by the District in writing to the Contractor Supplier prior to the expiration of the contract, or the renewal period if the contract has been previously renewed.

PRICE ESCALATION/DE-ESCALATION. The District will allow a price escalation/de-escalation provision within this award. The original bid prices shall remain firm for the first term of the agreement. A price escalation/de-escalation will be allowed at each renewal period, provided the Awardee notifies the District, in writing, of the pending price escalation/de-escalation a minimum of 60 days prior to the final day of the current term. The price escalation percentage change shall not exceed the previous 1-year’s percentage change of the Consumer Price Index for All Urban Consumers (CPI-U) published by the U.S. Department of Labor’s Bureau of Labor Statistics. If bidding discounts from list price, discounts offered may not change. **Failure to comply with these instructions shall be grounds for disallowance of a price escalation as allowed herein.**

If, at the point of exercising the price escalation provision, market media indicators show that the Consumer Price Index for All Urban Consumers (CPI-U) has decreased, and that the Awardee has not passed the decrease on to the District, the District reserves the right to place the Awardee in default, cancel the award, and remove the Awardee from the District’s Bidders List for a period of time deemed suitable by the District. In the event of this occurrence, the District further reserves the right to utilize any and/or all options as stated herein.

SPECIAL CONDITIONS

ADJUSTMENTS TO CONTRACT TERMS & CONDITIONS NECESSITATED BY VOLATILITY OF THE MARKETPLACE

The District may, in its sole discretion, make an equitable adjustment in the contract terms and/or pricing if pricing or availability of supply are affected by extreme and unforeseen volatility in the marketplace, that is, by circumstances that satisfy all of the following criteria:

1. The volatility is due to causes wholly beyond the Supplier's control
2. The volatility affects the marketplace or industry, not just the particular Supplier's source of supply
3. The effect on pricing or availability of supply is substantial
4. The volatility so affects the Supplier that continued performance of the contract would result in substantial loss or financial hardship

The determination as to whether a situation represents "extreme" volatility of the marketplace and/or whether the effect on pricing or availability is "substantial" shall be solely at the discretion of the District. Requests for adjustments will not be considered more than once in a one-year period. Adjustments and renewal escalation may not be exercised in the same term.

PRE-BID CONFERENCE

A pre-bid conference will NOT be held for this bid. All questions pertaining to this bid shall be e-mailed to:

Christine Roney, Purchasing Analyst, roneyc@pcsb.org

BID CONTENT & SUBMITTAL

Submit Three (3) complete copies of your bid, 1 original marked as the original, 1 copy, and 1 copy of the original on a flash drive. Each bid proposal shall include all information and submittals required or requested in this bid.

Incomplete bid proposals may be declared non-responsive. Please refer to the Submittal Checklist on page 22 for a list of required or requested submittals.

REQUIRED SUBCONTRACTOR SUBMITTALS

The successful bidder shall provide a list of all sub-contractors that will be providing services for this project with their bidproposal. All subcontractors shall have the required licensing within their respective trade and be pre-approved by PCSB, as well as meet all background screening requirements. Please refer to the Proposed Subcontractor form on page 11.

LEGAL ENTITY & BUSINESS OFFICE

Bidders shall provide documented evidence that they have a business license under the same legal entity for a period of **five (5) continuous years** prior to this bid.

Bidders shall also provide documented evidence that any proposed subcontractors have a business license under the same legal entity for a period of **five (5) continuous years** prior to this bid.

"Legal entity" is defined as the same company, corporation, partnership, or sole proprietorship, or a separate company, corporation, partnership, or sole proprietorship that is a successor-in-interest to the previous entity. In the case of a

SPECIAL CONDITIONS

separate, successor-in-interest entity, that entity must have maintained a business license for a period of five (5) continuous years prior to this bid.”

EVIDENCE OF EXPERIENCE

Bidders shall provide documented evidence of experience doing sod pick-up, delivery and installation, including five (5) projects within five (5) years. Projects provided as evidence with the Bidding Entity’s proposal shall be of comparable size and scope of work.

Bidders shall also provide documented evidence, that proposed subcontractor’s experience doing sod pick-up, delivery and installation, including five (5) projects within five (5) years. Projects provided as evidence with the Bidder’s proposal shall be of comparable size and scope of work.

AWARD

This bid will be awarded to a minimum of two of the lowest responsive and responsible bidders meeting specifications.

SERVICE REQUIREMENTS

1. Replacement parts shall be made available in sufficient supply to keep equipment purchased from this bid in operational condition for a minimum of five (5) years after equipment delivery and acceptance. After expiration of any warranties and during this five (5) year period, all required parts shall be shipped within sixty (60) days after receipt of the District’s purchase order.
2. If requested by the District, the Bidders must be prepared to provide a free demonstration of the equipment sold under this bid to acquaint the District staff with its operation.
3. Bidders shall include the cost of installation when requested in the specifications. If the specification calls for assembly by the Successful Bidders, equipment shall be assembled either before or upon delivery. If equipment is assembled prior to delivery, the Successful Bidders must package merchandise appropriately and take all necessary precautions to avoid damage in transit. The recipient shall make every attempt to inspect merchandise upon delivery, if possible, and make note of any damage on the bill of lading. Damaged goods discovered after delivery personnel have left, shall be reported to the Successful Bidders within ten (10) calendar days of receipt for replacement or repair. When installation is complete, the Successful Bidders will be responsible to dispose of all packing materials, and to leave the site in a clean and orderly state.
4. The Successful Bidders will be expected to make simple electrical or plumbing connections to existing utilities to confirm that equipment is functioning properly. Under no circumstances will the Successful Bidders be required to run new electrical or plumbing service to the equipment, unless specifications call for this. In these cases, only **licensed** contractors shall perform the work and the Supplier must provide an acceptable insurance certificate to the District before work commences.

BACKGROUND SCREENING

As required by The Jessica Lunsford Act [s.21 of Ch.2005-28, L.O.F.], if anyone representing a Supplier under contract with the school District **will have access to school grounds when students are present, have direct contact with students or have access to or control of school funds**, such personnel are required to be screened at Level 2, to include fingerprinting, statewide criminal and juvenile justice records checks through the Florida Department of Law Enforcement and federal criminal records checks through the Federal Bureau of Investigation. [s. 1012.465, Florida Statutes]

The requirements of this law must be met in order for the School Board to contract with your company. To make an appointment to be screened by Pinellas County Schools, go to: <http://fieldprintflorida.com/>

SPECIAL CONDITIONS

For a full submission (fingerprinting and badge) use code FPPCSVendors. For a badge only (badge replacement) use code FPPCSBadge.

If Contractor/Supplier is awarded all or a portion of this bid, Contractor/Supplier hereby acknowledges and agrees to abide by the Florida Jessica Lunsford Act (1012.465, F.S.) and obtain, at its own cost, Level 2 clearance of all employees, agents, and subcontractors who (1) have access to school grounds when students are present, (2) have direct contact with students, on or off school grounds, or (3) have access to or control of school funds.

INSURANCE

Insurance is required of all Suppliers who perform work on School Board premises. If this bid requires that you work on our premises, an attachment titled: Insurance Specifications for Contractor/Suppliers will be included giving details.

NON-EXCLUSIVE AGREEMENT

This bid does NOT establish an exclusive arrangement between the District and Supplier. The District reserves, but is not limited to, the following rights:

- The unrestricted right to use others to perform work, provide services or deliver the same or similar products as described herein when it is to the economic benefit of the District.
- The unrestricted right to separately bid any work, products or services as described herein when it is to the economic benefit of the District.

WARRANTY

All materials and/or equipment purchased from this bid shall carry the manufacturers' standard warranty, unless otherwise specified. All work performed by the Prime Contractor and/or Sub-Contractors shall be warranted to be free from defects in materials and workmanship for a period of not less than one (1) year from the date of final completion of the project including of all punch list items.

SUPPORTING ARCHITECTURAL / ENGINEERING DRAWINGS & SPECIFICATIONS

Contractor/s will be furnished an appropriate number of copies of the plans and specifications as required for the particular bid. The plan drawings and specifications and all supplemental documents are integral parts of the contract and a requirement occurring in one is as binding as though occurring in all. The following supplemental supporting documents are posted with the bid documents as separate attachments for this specific bid.

ADDENDA

From time to time, addenda may be issued to this bid. Any such addenda will be posted on the Public Purchase website. If you have not already done so, you must first register at this website before you may begin downloading bid documents. If you are a registered vendor with the district, you will automatically receive notification of all addenda by e-mail

BUSINESS HOURS & DAYS OF OPERATION

Regular School Year

Days of operation are **Monday thru Friday** (excluding holidays) 8 a.m. to 4:30 p.m.
Warehouse receiving 6:30 a.m. to 2 p.m.

Summer

SPECIAL CONDITIONS

From approximately the 1st week of June thru the 1st week of August all schools are closed, with the exception of those that may be in summer session. Beginning the 2nd week of August, schools are once again in session. For more specific information call (727) 588-6143 to confirm if a school can accept deliveries.

Days of operation are **Monday thru Thursday** as follows:

- **Administrative Facilities and Schools:** 7:30 a.m. to 5:30 p.m.
- **Walter Pownall Service Center:** 6:30 a.m. to 5 p.m. (receiving 6:30 a.m. to 4:30 p.m.)

HOLIDAY BREAKS

Each year, schools and administrative offices are closed for Thanksgiving, winter and spring break periods. Shipments cannot be accepted during these periods. These dates will vary each year depending upon our negotiated personnel calendar and when the Holidays actually fall.

Thanksgiving, 2023	November 22 thru November 24, 2023
Winter Break, 2023:	December 25 thru January 5, 2023
Spring Break, 2024:	Schools: March 13 thru March 17, 2023 Administrative Offices: March 11 thru March 15, 2024

KEY EVENTS & DATES:

- June 6, 2023 Bid notice e-mailed to prospective Bidders & bidding documents posted on the www.publicpurchase.com
- June 21, 2023 Last Day to request additional information or clarification
- June 28, 2023 **Bids due in Purchasing @ 3 p.m. E.T.** Public bid opening to follow immediately thereafter in Room A308, Purchasing Department, School Administration Building, 301 4th Street S.W., Largo, Florida.
NOTE: The Largo Administration Building is a secured building. Inform the officer at the front desk that you have a bid to be delivered to the Purchasing Department. The officer will call Purchasing and someone from the department will come to the front desk to date and time stamp your bid and provide a receipt. **This process may take several minutes, so please allow sufficient time when hand delivering a bid submittal.**
- June 28-July 5, 2023 Evaluate bids and make selection of contractor(s)
- July 5, 2023 Recommendation For Award Submitted to Purchasing by the Maintenance Department
- *On or About July 25, 2023 Notice of Intent to Award posted in the purchasing department and on the department's Web site @ <http://pcsb.org/Page/746>
- August 1, 2023 Submit Recommendation for award to School Board for approval (estimated date of School Board approval)

*If the time allotted to evaluate bids and make the selection of contractors as stated above proves to be insufficient, the posting of the Notice of Intent To Award and the Board approval date could both slip two weeks or more. Continue to

SPECIAL CONDITIONS

monitor our website or contact the purchasing department for more specific information as to when the notice will be posted.

ADDITIONAL QUESTIONS/CLARIFICATIONS

During any solicitation period, including any protest and/or appeal, no contact with District officials or employees, other than with the individuals specifically identified in the solicitation, the Director of Purchasing or the Legal Department is permitted from any Bidder. Such communication may result in an automatic disqualification for selection in the pending solicitation and any subsequent District solicitations for a period of six (6) months, no matter the outcome of the solicitation or any protest and/or appeal.

Additional questions or clarifications regarding this solicitation shall be directed in writing to the buyer listed on page 1 of this document by 4:00 PM of the day listed on the Key Events & Dates table as the ***“Last Day to request additional information or clarification”***.

ALL requests for clarifications or questions shall be submitted in writing via email and directed to:

Christine Roney, Purchasing Analyst
roneyc@pcsb.org

REVIEW OF STATE CONTRACTS

Prior to the release of this Invitation to Bid, a review of the State of Florida purchasing agreements was conducted to determine if their use would be economically advantageous to the District.

BID OPENING PROCEDURES

Please be aware that any meeting at which (1) there is negotiation with a Supplier, (2) a Supplier makes an oral presentation, or (3) a Supplier answers questions, pursuant to a competitive solicitation, are closed to competitors and other members of the public. Team meetings at which negotiation strategies are discussed are likewise closed. Such meetings shall be recorded.

The School Board's practice of reviewing and disclosing pricing and other contents of bid proposals have changed in accordance with recent changes in the law. At bid openings, District personnel will only reveal the names of the Bidders, unless the bid or proposal is a competitive solicitation for construction or repairs on a building, then the name of each Bidders and price submitted shall be read at a public bid opening per F.S. 255.0518. The recordings and bid proposals shall be exempt from public records requests until such time as the notice of an intended decision is published or until 30 days after opening the bids, proposals, or final replies, whichever occurs earlier.

If the School Board rejects all bids, proposals, or replies and concurrently provides notice of its intent to reissue a competitive solicitation, the recordings and any records presented at the exempt meeting remain exempt from public records requests until such time as the School Board provides notice of an intended decision concerning the reissued competitive solicitation or until the School Board withdraws the reissued competitive solicitation. A recording and any records presented at an exempt meeting are not exempt for longer than 12 months after the publication of the initial notice rejecting all bids, proposals, or replies. Section 119.071(1)(b), F.S.; and Section 286.0113, F.S.

PUBLIC ENTITY CRIMES

As stated in paragraph 12 of the General Terms and Conditions, **PUBLIC ENTITY CRIME & CONVICTED VENDOR LIST**, please complete, sign and notarize the “SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, PUBLIC ENTITY CRIMES” form on page

SPECIAL CONDITIONS

This form MUST be included in your response in order for your bid/proposal to be responsive.

PUBLIC RECORD LAW

Public Records: Section 119.0701, Florida Statutes, requires that the Contractor comply with Florida's public records laws with respect to services performed on behalf of the School Board. Specifically, the statute requires that the Contractor:

- a. Keep and maintain public records required by the School Board to perform the service.
- b. Upon request from the School Board's custodian of public records, provide the School Board with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of the Agreement if the Contractor does not transfer the records to the School Board.
- d. Upon completion of the Agreement, transfer, at no cost, to the School Board all public records in the possession of the Contractor or keep and maintain public records required by the School Board to perform the service. If the Contractor transfers all public records to the School Board upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- e. A request to inspect or copy public records relating to this Agreement must be made directly to the School Board. If the School Board does not possess the requested records, the public agency shall immediately notify the Contractor of the request, and the Contractor must provide the records to the School Board or allow the records to be inspected or copied within a reasonable time.
- f. The failure of the Contractor to comply with these provisions, if applicable, shall constitute a default and material breach of this Agreement, which may result in immediate termination, with no penalty to the School Board and may also result in penalties under Section 119.10, Florida Statutes.

- g. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, ANGELA BROWN, SUPERVISOR OF RECORDS MANAGEMENT AT 727-793-2701 X 2393, 2929 COUNTY ROAD 193, CLEARWATER, FL 33759, brownangel@pcsb.org.**

INTEGRITY OF BID DOCUMENTS

Bidders shall use the original Bid Proposal Forms provided by the Purchasing Department and enter information only in the spaces where a response is requested. Bidders may use an attachment as an *addendum* to the Bid Proposal Form if sufficient space is not available on the original form for the Bidders to enter a complete response. Any modifications or alterations to the original bid documents by the Bidders, whether intentional or otherwise, will constitute grounds for

rejection of a bid. Any such modifications or alterations that a Bidders wishes to propose must be clearly stated in the Bidder's proposal response and presented in the form of an addendum to the original bid documents.

SPECIAL CONDITIONS

EXCEPTIONS TO GENERAL TERMS AND CONDITIONS

Bidders taking any exceptions to the General Terms and Conditions, linked herein, will be reviewed by staff prior to evaluation of bids. Exceptions to the General Terms and Conditions may be cause for rejection of your bid.

BID FORMS

For your convenience, some of the forms which must be completed and submitted along with your bid will be posted along with the bid document on the Public Purchase website in a protected Word file format which will enable you to type your responses on the forms. The file will be named **Sod Pick-Up, Deliver and Install, 23-790-211bidforms**. Please use these forms to avoid the need to hand write information. If sufficient room has not been provided on the form to enable you to enter a complete response, please include a supplemental attachment if necessary. **Please note that this file may not include all the forms that should be submitted with your bid proposal so please check the Submittals Checklist near the end of this document for a complete list of requested and required submittals.**

MULTIAGENCY PARTICIPATION

Pinellas County Schools reserves the right, within statutory limits, to extend the terms and conditions of this solicitation to any and all other agencies within the state of Florida as well as any other federal, state, municipal, county, or local governmental agency under the jurisdiction of the United States and its territories. This shall include but not limited to private schools, parochial schools, non-public schools such as charter schools, special districts, intermediate units, non-profit agencies providing services on behalf of government, and/or state, community and/or private colleges/universities that require these goods, commodities and/or services. This is conditioned upon mutual agreement of all parties pursuant to special requirements, which may be appended thereto. The supplier/contractor agrees to notify the issuing body of those entities that wish to use any contract resulting from this bid and will also provide usage information, which may be requested. A copy of the contract pricing and the bid requirements incorporated in this contract will be supplied to requesting agencies.

Each participating jurisdiction or agency shall enter into its own contract with the awarded Contractor and this contract shall be binding only upon the principals signing such an agreement. Invoices shall be submitted in duplicate "directly" to the ordering jurisdiction for each unit purchased. Disputes over the execution of any contract shall be the responsibility of the participating jurisdiction or agency that entered into that contract. Disputes must be resolved solely between the participating agency and the Contractor.

AWARD TERMINATION

When deemed to be in the best interest of the District, the District may cancel any award resulting from this specification by the following means:

- 10-day written notice with cause per item 52 of the District's General Terms and Conditions; or
- 90-day written notice without cause.

The District, reserves the following rights to:

- Conduct pre-award discussion and/or pre-award/contract negotiations with any or all responsive and responsible Bidders who submit bids determined to be reasonably acceptable of being selected for award; conduct personal interviews or require presentations of any or all Bidders prior to selection; and make investigations of the qualifications of Bidders as it deems appropriate, including, but not limited to, a background investigation conducted by the appropriate law enforcement agency.

SPECIAL CONDITIONS

- Request that Bidder(s) modify their bid to more fully meet the needs of the District or to furnish additional information as the District may reasonably require.
- Accord fair and equal treatment with respect to any opportunity for discussions and revisions of bids. Such revisions may be permitted after submission of proposals and prior to award.
- Waive minor irregularities in the procedures and reject any and all proposals.
- Waive any irregularity in any bid, or reject any and all bids, should it be deemed in its best interest to do so. The District shall be the sole judge of Bidder's qualifications and reserves the right to verify all information submitted by the Bidder. The bid selected will be that bid which is judged to be the most beneficial to the District.
- Request that Bidders submit their annual financial statements for the last three fiscal years, including company financial statement summaries, certified by a Certified Public Accountant. If the organization has been in business for a period of less than three years, Bidders may be required to submit a detailed business plan in addition to any pertinent information that would allow the District to evaluate the sufficiency of financial resources and the ability of the business to successfully perform the services enumerated in the contract. Unless otherwise stated, such requests would be made after the submission of the proposals and prior to award of a contract.

PROPOSED SUBCONTRACTOR FORM

BID NO: **23-790-211**

PROJECT: **Sod Pick-Up, Deliver and Install**

Please provide a list of subcontractors that you intend to sub any portion of this project to in accordance with Florida Statute F.S.255.0515 and SREF 4.2 (d) (3).

Type of Trade	Company Name	License Holder	License Number	Contact e-mail /phone

If subcontractors are not going to be utilized for this project please sign here_____.

BID PROPOSAL FORM

PROJECT: Sod, Pick-Up Deliver and Install

LOCATIONS: COUNTYWIDE

BID NO.: 23-790-211

BID OPENING: June 28, 2023 @ 3:00 P.M.

General Notes:

AWARD

This bid will be awarded to a minimum of two of the lowest responsive and responsible bidders meeting specifications.

Submit Three (3) complete copies of your bid, 1 original marked as the original, 1 copy, and 1 copy of the original on a flash drive. Each bid proposal shall include all information and submittals required or requested in this bid.

Bidder Due Diligence - The Bidder, having familiarized themselves with the local conditions, nature and extent of the work, Bidding Requirements, Contract Documents, Drawings and Specifications, including all insurance requirements, as prepared does submit the following bid to furnish all labor, materials, tools, both consumable or not, equipment, rentals, rolling stock, transportation, freight, Federal, State, County, City or local Municipal taxes of any kind, permits, licenses and fees for fuel surcharges, environmental disposal, waste management or any other fees necessary to complete the work indicated by the above referenced project and documents shall be included in your bid.

PRICING SCHEDULE

UNIT PRICING: Provide firm unit pricing as requested below and include all supervision, personnel, supplies, equipment, vehicles etc., in order to provide services as requested to facilities county wide. All fees, charges and expenses of any kind shall be included in pricing.

Item No.	Description Delivery, 1-2 days	UOM	Total Sq. Ft./Pallet	Price per Sq. Ft.	Price per Pallet
	Group 1: Pick-up at Vendor's Location				
1	Argentine Bahia	Sq. Ft.	400	\$	\$
2	Paspalum Bahia	Sq. Ft.	400	\$	\$
3	Bermuda 419 Tifway	Sq. Ft.	500	\$	\$
4	Bermuda Tifdwarf	Sq. Ft.	500	\$	\$
5	St. Augustine "Seville"	Sq. Ft.	400	\$	\$
6	St. Augustine, Bitter Blue	Sq. Ft.	500	\$	\$
7	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$	\$

BID PROPOSAL FORM

8	St. Augustine, Floratam, sand grown	Sq. Ft.	400	\$	\$
9	Zoysa	Sq. Ft.	500	\$	\$

	Delivery 2 Days	UOM	Total Sq. Ft./Pallet	Price per Sq. Ft.	Price per Pallet
	Group 2: Delivery Only				
10	Argentine Bahia	Sq. Ft.	400	\$	\$
11	Paspalum Bahia	Sq. Ft.	400	\$	\$
12	Bermuda 419 Tifway	Sq. Ft.	500	\$	\$
13	Bermuda Tifdwarf	Sq. Ft.	500	\$	\$
14	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$	\$
15	St. Augustine, Floratam, sand grown	Sq. Ft.	500	\$	\$
16	Zoysa	Sq. Ft.	500	\$	\$
	Group 3: Delivered, Installed and Rolled				
17	Argentine Bahia	Sq. Ft.	400	\$	\$
18	Paspalum Bahia	Sq. Ft.	400	\$	\$
19	Bermuda 419 Tifway Big Roll	Sq. Ft.	300	\$	\$
20	Bermuda Celebration Big Roll	Sq. Ft.	300	\$	\$
21	Bermuda Tiff Tuff Big Roll	Sq. Ft.	300	\$	\$
22	St. Augustine "Seville"	Sq. Ft.	300	\$	\$
23	St. Augustine, Bitter Blue	Sq. Ft.	500	\$	\$
24	St. Augustine, Floratam, muck grown	Sq. Ft.	500	\$	\$
25	St. Augustine, Floratam, sand grown	Sq. Ft.	400	\$	\$
26	Zoysa	Sq. Ft.	500	\$	\$

Additional Pricing:		
Price per Unreturned Pallet:	\$	
Price per Drop Location, not delivery:	\$	
Price/sq. ft. for staking of sod, inclusive:	\$	
Minimum # of Pallets/Delivery (if any):	#	Pallets

ADDENDUM ACKNOWLEDGEMENT FORM

ADDENDA ACKNOWLEDGMENT: The undersigned also acknowledges the receipt of the following Addenda:

<i>ADDENDUM NO.</i>	_____	DATED	_____	<i>ADDENDUM NO.</i>	_____	DATED	_____
<i>ADDENDUM NO.</i>	_____	DATED	_____	<i>ADDENDUM NO.</i>	_____	DATED	_____
<i>ADDENDUM NO.</i>	_____	DATED	_____	<i>ADDENDUM NO.</i>	_____	DATED	_____
<i>ADDENDUM NO.</i>	_____	DATED	_____	<i>ADDENDUM NO.</i>	_____	DATED	_____

**SWORN STATEMENT UNDER SECTION 287.133(3)(A),
FLORIDA STATUTES, PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER
AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract No. _____

2. This sworn statement is submitted by _____ (Name of entity
submitting sworn statement) whose business address is

3. and (if applicable) its Federal Employer Identification Number (FEIN) is _____. If the entity has no FEIN, include
the Social Security Number of the individual signing this sworn statement: _____.
4. My name is _____ and my relationship to the
_____ (please print name of individual signing) entity name above is
_____.
4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state
or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an
agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for
goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United
States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a violation of
guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record
relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry
of a plea of guilty or nolo contendere.
6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. as entity under the control of any natural person who is active in the management of the entity and who has been convicted
of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders,
employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares
constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair
market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A
person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida
during the preceding 36 months shall be considered an affiliate.
7. I understand that a “person” as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity
organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which

bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, not any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

(Signature)

Date: _____

STATE OF _____

COUNTY OF _____

_____ APPEARED IN PERSON BEFORE ME (the undersigned authority), who is

personally known to me or provided the following identification _____, and affixed his/her signature in

the space provided above on this _____ day of _____, 20_____.

NOTARY PUBLIC

My commission expires: _____

Form PUR 7068 (Rev. 11/89)

SUBMITTALS CHECKLIST

Proposing Firm: _____

Signature of Buyer: _____

Signature of Evaluator: _____

To help ensure that you include all the submittals necessary to complete a thorough evaluation of your bid proposal, we ask that you use this checklist to make sure you have enclosed all **Required** submittals before sealing and mailing your proposal.

The list below comprises the **Required Submittals**, and they **must be** submitted at the time you submit your bid or your bid will be declared non-responsive. **Submit Three (3) complete copies, 1 original marked as the original, 1 copy, and, 1 copy of the original on a flash drive.**

Verified by Bidders	Verified by Buyer	Verified by Evaluator	Description of Required Submittal	Page No.
☐	☐	☐	Completed and signed Invitation to Bid Form 852-A.	1
☐	☐	☐	Copy of your Florida business licensed to sell, deliver and install sod.	2
☐	☐	☐	Evidence of five (5) years as the same business, legal entity	3
☐	☐	☐	Evidence of experience doing sod delivery and installations, including five (5) projects within five (5) years. Projects should be of similar size and scope or work.	4
☐	☐	☐	Proposed Subcontractor Form	11
☐	☐	☐	Bid Proposal Form	12-13
☐	☐	☐	SWORN STATEMENT UNDER SECTION 287.133(3)(A), <u>FLORIDA STATUTES</u>, PUBLIC ENTITY CRIMES	15-16

Items listed as **Requested** should be submitted at the time you submit your bid to facilitate the bid evaluation process, but will not be cause for declaring your bid non-responsive.

Verified by Bidders	Verified by Buyer	Verified by Evaluator	Description of Requested Submittal	Page No.
☐	☐	☐	Completed and signed Drug Free Workplace Certification Form (optional)	18
☐	☐	☐	Completed and signed Certification Regarding Debarment Form AD-1048	19
☐	☐	☐	Certificate of Insurance including evidence of workers compensation coverage	22-23

DRUG FREE WORKPLACE CERTIFICATION FORM

In accordance with Florida Statute 287.087, preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program *shall be given preference* in the award process. Established procedures for processing tie bids will be followed if none of the tied Suppliers have a drug-free workplace program. In order to have a drug-free program, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

AUTHORIZED SIGNATURE

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION
INELIGIBILITY AND VOLUNTARY EXCLUSION - LOWER TIER COVERED
TRANSACTIONS**

This certification is required by the regulations implementing *Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants responsibilities*. The regulations were published as **Part IV of the January 30, 1989, Federal Register (pages 4722-4733)**.

******* BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE SIDE *******

- (1) The prospective lower tier participant certifies, by submission of this bid, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attached an explanation to this bid.

Organization Name

PR/Award Number or Project Name

Name(s) and Title(s) of Authorized Representative(s)

Authorized Signature(s)

Date

Form AD-1048 (1/92)

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this form, the prospective lower tier participant is providing the certification set out on the reverse side in accordance with these instructions.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this bid is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "bid," "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this bid is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Non-procurement List.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Form AD-1048 (1/92)

Executive Order 12549--Debarment and Suspension

Source: The provisions of Executive Order 12549 of Feb. 18, 1986, appear at 51 FR 6370, 3 CFR, 1986 Comp., p. 189, unless otherwise noted.

By the authority vested in me as President by the Constitution and laws of the United States of America, and in order to curb fraud, waste, and abuse in Federal programs, increase agency accountability, and ensure consistency among agency regulations concerning debarment and suspension of participants in Federal programs, it is hereby ordered that:

Section 1. (a) To the extent permitted by law and subject to the limitations in Section 1(c), Executive departments and agencies shall participate in a system for debarment and suspension from programs and activities involving Federal financial and nonfinancial assistance and benefits. Debarment or suspension of a participant in a program by one agency shall have government-wide effect.

(b) Activities covered by this Order include but are not limited to: grants, cooperative agreements, contracts of assistance, loans, and loan guarantees.

(c) This Order does not cover procurement programs and activities, direct Federal statutory entitlements or mandatory awards, direct awards to foreign governments or public international organizations, benefits to an individual as a personal entitlement, or Federal employment.

Sec. 2. To the extent permitted by law, Executive departments and agencies shall:

(a) Follow government-wide criteria and government-wide minimum due process procedures when they act to debar or suspend participants in affected programs.

(b) Send to the agency designated pursuant to Section 5 identifying information concerning debarred and suspended participants in affected programs, participants who have agreed to exclusion from participation, and participants declared ineligible under applicable law, including Executive Orders. This information shall be included in the list to be maintained pursuant to Section 5.

(c) Not allow a party to participate in any affected program if any Executive department or agency has debarred, suspended, or otherwise excluded (to the extent specified in the exclusion agreement) that party from participation in an affected program. An agency may grant an exception permitting a debarred, suspended, or excluded party to participate in a particular transaction upon a written determination by the agency head or authorized designee stating the reason(s) for deviating from this Presidential policy. However, I intend that exceptions to this policy should be granted only infrequently.

Sec. 3. Executive departments and agencies shall issue regulations governing their implementation of this Order that shall be consistent with the guidelines issued under Section 6. Proposed regulations shall be submitted to the Office of Management and Budget for review within four months of the date of the guidelines issued under Section 6. The Director of the Office of Management and Budget may return for reconsideration proposed regulations that the Director believes are inconsistent with the guidelines. Final regulations shall be published within twelve months of the date of the guidelines.

Sec. 4. There is hereby constituted the Interagency Committee on Debarment and Suspension, which shall monitor implementation of this Order. The Committee shall consist of representatives of agencies designated by the Director of the Office of Management and Budget.

Sec. 5. The Director of the Office of Management and Budget shall designate a Federal agency to perform the following functions: maintain a current list of all individuals and organizations excluded from program participation under this Order, periodically distribute the list to Federal agencies, and study the feasibility of automating the list; coordinate with the lead agency responsible for government-wide debarment and suspension of contractors; chair the Interagency Committee established by Section 4; and report periodically to the Director on implementation of this Order, with the first report due within two years of the date of the Order.

Sec. 6. The Director of the Office of Management and Budget is authorized to issue guidelines to Executive departments and agencies that govern which programs and activities are covered by this Order, prescribe government-wide criteria and government-wide minimum due process procedures, and set forth other related details for the effective administration of the guidelines.

Sec. 7. The Director of the Office of Management and Budget shall report to the President within three years of the date of this Order on Federal agency compliance with the Order, including the number of exceptions made under Section 2(c), and shall make recommendations as are appropriate further to curb fraud, waste, and abuse.

INSURANCE SPECIFICATIONS FOR CONTRACTORS

(present this information to your insurance agent)

The contractor shall obtain, within ten (10) working days of the award by the School Board, all of the insurance coverage's required in the project specifications. Certificates of Insurance shall be filed with and approved by the School Board **before** the contractor or any subcontractor is allowed to commence work on the project.

The School Board of Pinellas County shall be listed both as an **"Additional Insured"** and **"Certificate Holder"** on all insurance policies obtained by the contractor as the result of being awarded a contract; unless expressly prohibited by the insurance company. A written explanation of that insurance company's position will be attached to the Certificate of Insurance filed with the School Board of Pinellas County's Risk Management Department. Any requirement by the contractor's insurance company that an additional premium shall be required for the issuance of a Certificate of Insurance with the School Board of Pinellas County as an **"Additional Insured"** shall not excuse any failure to obtain the required insurance certificate. The School Board of Pinellas County requires a 10 notice of cancellation and a 30 notice for non-renewal.

The name of the insurance company(ies) listed on the Certificate of Insurance on file in the Risk Management Department shall be the same as it appears in **Best's Financial Strength Rating**. The insurance company named on the Certificate of Insurance shall have a rating of "A-V" or better as stated in **Best's Financial Strength Rating**.

1. GENERAL LIABILITY INSURANCE

The contractor shall provide the ISO Commercial General Liability Policy. The Owner shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the responsibility solely of the contractor or subcontractor providing such insurance.

The **Commercial General Liability Policy (CGL)** is a method of automatically providing a broad range of common coverage extensions to the CGL policy that firms often need and overlook. By having a CGL policy, it will reduce the overall cost of providing those other coverage's at a future date and allows for a wide distribution of those packaged coverage's.

The **CGL** policy shall provide coverage of at least the following items:

a) General Aggregate:

- i) **Premises Operation** which will include XCU coverage except when work does not include foundation, structural work, pressure fired vessels or materials or construction techniques which could explode.
- ii) **Independent Contractor's Protective** which provides coverage for injury to others arising out of the independent contractors work. General Contractors may opt to provide this coverage in lieu of naming the School Board of Pinellas County as "Additional Insured".
- iii) **Broad Contractual Liability** which is liability assumed by the insured under any contract agreement. This includes any oral or written contract or agreement relating to the conduct of the named insured's business. If excluded, exception for liability is assumed in an insured contract.

INSURANCE SPECIFICATIONS FOR CONTRACTORS

(present this information to your insurance agent)

b) **Products and Completed Operations**

c) **Personal & Advertising Injury Liability**

The contractor shall obtain insurance which shall at least meet the following minimum limits:

For projects/contracts under \$500,000.00:

- \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate.

For projects/contracts \$500,000.00 and over:

- \$5,000,000.00 per occurrence, \$5,000,000.00 general aggregate.

2. ***AUTOMOTIVE LIABILITY INSURANCE***

The contractor shall obtain Business Coverage Automobile Insurance which shall protect the contractor from claims for damage for personal injury, bodily injury including accidental death, as well as claims for property damages which may arise from operations under this contract whether such operations are by himself or by anyone directly or indirectly employed by him. Coverage shall include owned, non-owned, hired and rented vehicles.

The contractor shall obtain insurance which shall at least meet the following minimum limits:

- \$300,000.00 Combined Single Limit
- \$100,000.00 Bodily Injury (per person), \$300,000.00 Bodily Injury (per accident)
- \$100,000.00 Property Damage

3. ***WORKERS' COMPENSATION INSURANCE***

The contractor shall take out and maintain during the life of this Contract, Workers' Compensation Insurance for all of his employees connected with the work of this Project and, in case any work is sublet, the contractor shall require the subcontractors similarly to provide Workers' Compensation Insurance as required by FS 440 for all the latter's employees unless such employees are covered by the protection of the contractor. The following limits shall be obtained:

The contractor shall obtain insurance which shall at least meet the following minimum limits:

- State Worker's Compensation: Statutory
- Employer's Liability: \$100,000.00 Each Accident
\$500,000.00 Disease, Policy Limit
\$100,000.00 Disease, Each Employee

(insuranc.dot) mar 1/1/1/1 (Rev 04/11)

Pinellas County District Schools

Bid Protest Procedure

Bidders who wishes to file a protest pertaining to a bid must file such notice in accordance with procedures prescribed by 120.57(3) FS enumerated below. For bids solicited by the purchasing department, the notice must be filed with the director of purchasing. For bids solicited by the facilities department, the notice must be filed with the director of facilities.

1. Any person who is adversely affected by the District decision or intended decision shall file with the Director of Purchasing a notice of protest in writing within 72 hours after the posting of the bid tabulation or after receipt of the notice of the District decision or intended decision and shall file a formal written protest within 10 days after filing the notice of protest. With respect to a protest of the specifications contained in an invitation to bid or in a request for proposals, the notice of protest shall be filed in writing within 72 hours after the receipt of notice of the project plans and specifications or intended project plans and specifications in an invitation to bid or request for proposals, and the formal written protest shall be filed within 10 days after the date the notice of protest is filed. Failure to file a notice of protest or failure to file a formal written protest shall constitute a waiver of proceedings under this chapter. The formal written protest shall state with particularity the facts and law upon which the protest is based. Saturdays, Sundays, and legal holidays shall be excluded in the computation of the 72-hour time periods provided by this paragraph.
2. Any person who files an action protesting a decision or intended decision pertaining to a bid pursuant to FS 120.57(3)(b), shall post at the time of filing the formal written protest, a bond payable to the Pinellas County School District in an amount equal to 1 percent (1%) of the total estimated contract value, but not less than \$500 nor more than \$5,000, which bond shall be conditioned upon the payment of all costs which may be adjudged against the protester in the administrative hearing in which the action is brought and in any subsequent appellate court proceeding. In lieu of a bond, a cashier's check, certified bank check, bank certified company check, money order or U.S. currency will be acceptable form of security. If, after completion of the administrative hearing process and any appellate court proceedings, the District prevails, it shall recover all costs and charges which shall be included in the final order or judgment, including charges made by the Division of Administrative Hearings, but excluding attorney's fees. Upon payment of such costs and charges by the protester, the protest security shall be returned. If the protester prevails, he or she shall recover from the District all costs and charges which shall be included in the final order of judgment, excluding attorney's fees.
3. Upon receipt of the formal written protest and protest bond which has been timely filed, the District shall stop the bid solicitation process or the contract award process until the subject of the protest is resolved by final District action, unless the Superintendent sets forth in writing particular facts and circumstances which require the continuance of the bid solicitation process or the contract award process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare.
4.
 - a) The District shall provide an opportunity to resolve the protest by mutual agreement between the parties within 7 days, excluding Saturdays, Sundays, and legal holidays, after receipt of a formal written protest.
 - b) If the subject of a protest is not resolved by mutual agreement within 7 days, excluding Saturdays, Sundays, and legal holidays, after receipt of the formal written protest, and if there is no disputed issue of material fact, an informal proceeding shall be conducted pursuant to 120.57(2) FS and applicable District rules before a person whose qualifications have been prescribed by rules of the District.
 - c) If the subject of a protest is not resolved by mutual agreement within 7 days, excluding Saturdays, Sundays, and legal holidays, after receipt of the formal written protest, and if there is a disputed issue of material fact, the District shall refer the protest to the Division of Administrative Hearings for proceedings under 120.57(1) FS.
5. Upon receipt of a formal written protest referred pursuant to this subsection, the director of the Division of Administrative Hearings shall expedite the hearing and assign an administrative law judge who shall commence a hearing within 30 days after the receipt of the formal written protest by the division and enter a recommended order within 30 days after the hearing or within 30 days after receipt of the hearing transcript by the administrative law judge, whichever is later. Each party shall be allowed 10 days in which to submit written exceptions to the recommended order. A final order shall be entered by the District within 30 days of the entry of a recommended order. The provisions of this paragraph may be waived upon stipulation by all parties.
6. In a competitive-procurement protest, no submissions made after the bid or proposal opening amending or supplementing the bid or proposal shall be considered. Unless otherwise provided by statute, the burden of proof shall rest with the party protesting the proposed District action. In a competitive-procurement protest, other than a rejection of all bids, the administrative law judge shall conduct a de novo proceeding to determine whether the District's proposed action is contrary to the District's governing statutes, the District's rules or policies, or the bid or proposal specifications. The standard of proof for such proceedings shall be whether the proposed District action was clearly erroneous, contrary to competition, arbitrary, or capricious. In any bid-protest proceeding contesting an intended District action to reject all bids, the standard of review by an administrative law judge shall be whether the District's intended action is illegal, arbitrary, dishonest, or fraudulent.



Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Amend File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, Utilizing National Cooperative Purchasing Alliance (now Omnia Partners) Contract No. 02-123

Recommendation

Amend File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, utilizing National Cooperative Purchasing Alliance Contract No. 02-123, to Carrier Corporation, in an estimated annual total amount not to exceed \$150,000.00 (\$21,202.92 quarterly plus contingency) through December 31, 2024, for the Public Works Department – Facilities Maintenance.

Background

On June 13, 2023, the Board approved File No. 230155-C-PH for annual preventive maintenance to service the various HVAC systems throughout the City buildings in order to maintain the systems at factory standards. On May 7, 2024, the Board approved an increase to \$100,000.00 to include Fire Station 71 inspections as well as filter replacements on all HVAC systems city-wide.

This contract amendment will allow the addition of services for Fire Station 71 maintenance inspections as well as Variable Air Volume (VAV) box inspections on all HVAC systems city-wide covered by the maintenance agreement.

The National Cooperative Purchasing Alliance (now Omnia Partners) is a competitively bid contract that allows for the for the utilization by any and all units of local governments. This contract is in effect until December 31, 2024.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A



**Public Works Department
Office of the Director**

To: Janina Lewis, Procurement Services Director
From: Tom Funcheon, Public Works Director 
Date: August 6, 2024
Subject: Amendment to 230155-C-PH HVAC Equipment and Installation

RECOMMENDATION:

We recommend the approval of amending contract 230155-C-PH in reference to the City's HVAC Maintenance and Installation. Due to additional contingent services we are looking to increase the original amount of the agreement from \$100,000 to \$150,000. We would also like to add the following services to the contract.

- VAV inspections and maintenance for Station 71 and the Public Safety Building

BACKGROUND:

The purpose of the contract is for annual preventive maintenance to service the various HVAC systems throughout the City in order to maintain the systems at factory standards.

Current quarterly charge is \$18,918.75. These changes will increase costs to \$21,202.92 per quarter.



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *AL*
FROM: Patty Hall, CPPB, Senior Procurement Analyst *PH*
DATE: 05/07/2024
SUBJECT: Amend File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, Utilizing National Cooperative Purchasing Alliance (now Omnia Partners) Contract No. 02-123

RECOMMENDATION:

Amend File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, utilizing National Cooperative Purchasing Alliance Contract No. 02-123, to Carrier Corporation, in an estimated annual total amount not to exceed \$100,000.00 (\$18,918.75 quarterly plus contingency) through December 31, 2024, for the Public Works Department – Facilities Maintenance.

BACKGROUND:

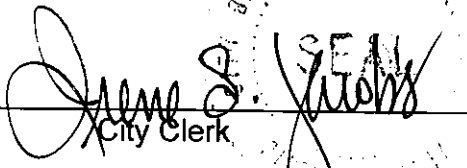
On June 13, 2023, the Board approved File No. 230155-C-PH for annual preventive maintenance to service the various HVAC systems throughout the City buildings in order to maintain the systems at factory standards.

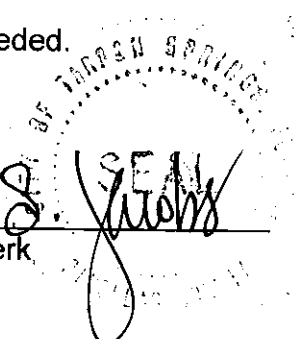
This contract amendment will allow the addition of services for Fire Station 71 inspections as well as filter replacements on all HVAC systems city-wide covered by the maintenance agreement.

The National Cooperative Purchasing Alliance (now Omnia Partners) is a competitively bid contract that allows for the utilization by any and all units of local governments. This contract is in effect until December 31, 2024.

FUNDING: Funding will be identified as parts and services are needed.

Accepted: 
City Manager

Attest: 
City Clerk





Public Works Department Office of the Director

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: April 10, 2024

Subject: Amendment to 230155-C-PH HVAC Equipment and Installation

RECOMMENDATION:

We recommend the approval of amending contract 230155-C-PH in reference to the City's HVAC Maintenance and Installation. We would like to add the following services to the contract.

- Station 71 inspections
- VAV filter replacements at the Public Safety Building on an annual basis
- Filter replacements on all units covered by the maintenance contract

BACKGROUND:

The purpose of the contract is for annual preventive maintenance to service the various HVAC systems throughout the City in order to maintain the systems at factory standards.

The current agreement is \$14,294.32 quarterly. These changes will increase costs to \$18,918.75.



Carrier® Commercial Service HVAC Maintenance Plan

Core



Prepared For:

City of Tarpon Springs

For Service At:

City of Tarpon Springs
444 S Huey Ave.
Tarpon Springs, FL 34689-4722

August 9, 2023



Over 100 years of innovation

carrier.com/service



Carrier® Commercial Service Proposed Maintenance Plan

Mr. Funcheon,

Thank you for considering Carrier for your mechanical HVAC service. As a leading expert in the industry, we have carefully considered your unique needs in putting together this proposal. The specific details of this plan will be outlined in the following pages of this packet, but here is a summary for your convenience.

Service Plan Level: Carrier Core

Agreement Term: September 01, 2023 through August 31, 2026

Location Address: 444 S Huey Ave. Tarpon Springs, FL 34689-4722

Equipment Summary:

See Detailed Equipment List on Page 4.

Impact

Research has shown regular maintenance can:



Source FEMP O&M Guide – July 2004

Benefits

Safeguarding your equipment by choosing Carrier brings the security of having forged a true partnership with the HVAC industry's foremost servicing and technology leader. We have access to the most advanced technical service tools and engineering resources. By partnering with us we are confident you can experience many benefits such as:

- *Prolonged equipment life*
- *Maximum energy savings*
- *Increased comfort*
- *Lower operating costs*

If you require any additional information about the scope of work and details contained in this proposal, please do not hesitate to contact me. Again, Carrier would like to thank you for the continuing opportunity to be of service.

Sincerely,

Chad Snyder





Your Carrier® Team

We are pleased to provide you with a first-class team dedicated to meeting your scheduled and unscheduled service needs. Here is an introduction to the Carrier® team that will be serving you.

Name		
Chad Snyder	Commercial Service Account Manager	chad.snyder@carrier.com
Michael Bach	Service Operations Lead	michael.bach@carrier.com

Our Commitment to You

Carrier Commercial Service commits to providing you the best service in the industry. Here are just a few of the ways we strive to earn the title of expert.

24/7 Support – We know your equipment has no predictable timetable. That is why we have teams of experts standing by to assist you at any hour of the day or night.

Certified Technicians – Our technicians are certified as Carrier Specialists or Masters – through our progressive Tech360 Certification Program – and thoroughly tested to our exacting standards.

Systems Expertise – At Carrier, we don't just change filters – we provide a complete spectrum of services to meet your diverse HVAC needs. Scheduled maintenance, emergency repairs, remote diagnostics and analytics, equipment replacement and modernization are just a few of the services we can provide. As the servicing entity of Carrier, we have access to the latest engineering advancements and the most advanced technical servicing tools.

Standard Work Procedures – Our Achieving Competitive Excellence (ACE) operating system brings you standardized solutions, no guesswork, and no variables. We focus on quality, efficiency and consistency at your jobsite and in all our day-to-day business practices.

Environmental Health and Safety (EH&S) – We support a multi-faceted EH&S management system which ensures a focused approach to safety every day. On all levels, we adhere to the most stringent safety standards, which translates to safety on your job site.

24/7 SUPPORT & SERVICE
1-800-379-6484
WWW.CARRIER.COM/COMMERCIAL



Equipment Summary

The following equipment is covered in the Carrier Core HVAC maintenance plan.

DESCRIPTION	MFR.	MODEL	SERIAL NUMBER	LOCATION
Carrier Water-Cooled Chiller 30MPW	Carrier	30MPW04060-01005	0214Q21577	
Carrier Water-Cooled Chiller 30MPW	Carrier	30MPW04060-01005	0214Q21581	
AHU - Central Station; 0-2hp	Other	AHU	N/A	
Split System; 0-10 tons	Other	split	NA	
Condenser; 10-25	Other	condenser	N/A	
Pump; 06-20hp	Other	pump	N/A	
Packaged Equipment; 7.5-15 Tons	Other	package unit	N/a	
Cooling Tower; Closed; <300 tons	Other	Cooling Tower	N/A	



General Services Included

Operating Inspection

An Operating Inspection shall include specific tasks and recommended frequencies for each equipment type. Each inspection will be used to ensure a consistent and thorough review of the covered equipment. Parts, oil, lubricants and materials (refrigerant is a separate item herein) are included as required items to perform the Operating Inspection tasks/actions as indicated in the Service Agreement.

Annual Preventive Maintenance (PM)

Annual Preventive Maintenance is defined as pre-scheduled recurring preventive maintenance actions, which is to be performed once a year or as recommended by the equipment manufacturer. This annual maintenance is designed to maintain the machine at factory standards and prepare the equipment for effective, reliable and efficient operation. Items such as gaskets, filters, o-rings, oil, lubricants and materials (refrigerant is a separate item herein) are included on an as required basis to perform the Annual Preventive Maintenance tasks/actions indicated in the Service Agreement.

Coil Cleaning

If applicable, the coils indicated on the Service Agreement herein are to be cleaned at the interval(s) indicated. Coil cleaning consists of cleaning the air-side surface of the coil to remove any airborne particles and dirt build-up using either brush cleaning, high-pressure air, chemicals with low-pressure wash or high-pressure chemical spray at Carrier's discretion based on coil accessibility or if specified under separate cover.

Filter Changes

If applicable, filters will be cleaned and/or replaced (as necessary) at the intervals indicated on the Service Agreement for each applicable piece of equipment. In the event the filter material or cleaning requires different frequencies than indicated, recommendations will be made to the Customer. Customer's approval is required to accept additional expenses per the recommendation.

Water Treatment

Includes open loop water treatment along with annual heat exchanger flushing.

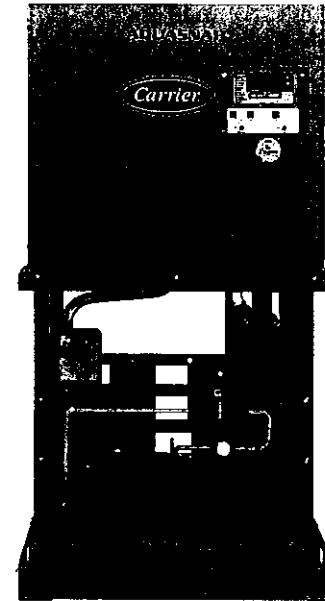


Detailed Description of Work

In this section, detailed action items for each piece of equipment are presented. All work is done according to manufacturers' recommendations and with the utmost attention to detail.

30MPW04060-01005

Quantity	1
S/N	0214Q21577
Location	
Description	Carrier Water-Cooled Chiller 30MPW



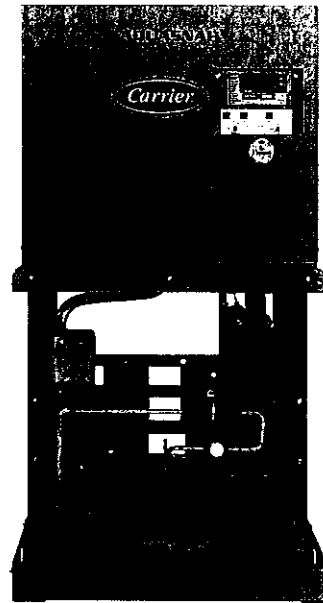
	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	3	3	3
Annual PM	1	1	1



Detailed Description of Work

30MPW04060-01005

Quantity	1
S/N	0214Q21581
Location	
Description	Carrier Water-Cooled Chiller 30MPW



	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	3	3	3
Annual PM	1	1	1



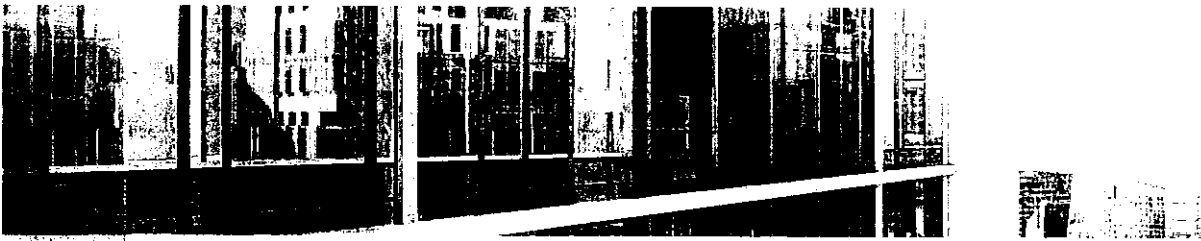
Detailed Description of Work

In this section, detailed action items for each piece of equipment are presented. All work is done according to manufacturers' recommendations and with the utmost attention to detail.

AHU

Quantity	15
S/N	N/A
Location	
Description	AHU - Central Station: 0-2hp

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	3	3	3
Annual PM	1	1	1
Change Fan Belt(s) each (need qty)	1	1	1
Disposable Media Filter Change	4	4	4



Detailed Description of Work

split

Quantity	31
S/N	NA
Location	
Description	Split System, 0-10 tons

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	4	4	4
Flush condensate traps, drains and tundish to ensure flow	1	1	1
Wash Condenser coil	1	1	1



Detailed Description of Work

condenser

Quantity	12
S/N	N/A
Location	
Description	Condenser, 10-25

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	4	4	4
Condenser Coil Cleaning 10-25T	1	1	1



Detailed Description of Work

pump

Quantity	3
S/N	N/A
Location	
Description	Pump: 06-20hp

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	2	2	2



Detailed Description of Work

package unit

Quantity	12
S/N	N/a
Location	
Description	Packaged Equipment: 7.5-15 Tons

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	3	3	3
Change Fan Belt(s) each	1	1	1
Change filters < 6 Tons	4	4	4
CLEAN CONDENSER COIL 7.5-15 tons	1	1	1



Detailed Description of Work

Cooling Tower

Quantity	2
S/N	N/A
Location	
Description	Cooling Tower: Closed. <300 tons

	Frequency of services		
	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>
Operating Inspection	1	1	1
Tower Cleaning <300T	1	1	1



Carrier® Service Agreement

Tom Funcheon
City of Tarpon Springs
444 S Huey Ave
Tarpon Springs, FL 34689-4722

Quote #: 00772618
Submitted By: Chad Snyder
Date: 08/09/2023

Service Plan

Carrier Core as defined in General Services section.

Agreement Term

This Agreement shall become effective upon **09/01/2023** and shall continue for a **Three (3) year** term. The Agreement shall automatically renew at each contract anniversary (see Agreement Renewal). Either party may terminate this agreement as outlined in the Terms and Conditions.

Agreement Price

Total agreement price is for Three (3) year(s), payable on quarterly schedule.

Agreement price per quarter: \$21,020.83	Omnia Partners Discounted Rate \$ 18,918.75
Agreement price in year one: \$84,083.33	Omnia Partners Discounted Rate \$ 75,675.00
Total agreement price: \$252,250.00	Omnia Partners Discounted Rate \$ 227,025.00

This proposal is valid for 30 days from the date of proposal. Carrier's terms and conditions will govern in lieu of any other terms and conditions contained in any resulting Purchase Order, Contract, Agreement, etc.

Acceptance and Approval

This contract will become binding upon signature by Customer and signature by a Carrier representative. The undersigned acknowledges and agrees by its signature that the Scope of Service, and any amendment or addenda prepared by Carrier with respect thereto, constitutes the entire Agreement.

Mark G. LeCovins
Customer Acceptance (typed/printed name)
City Manager
Title
Mark G. LeCovins
Customer Acceptance (signature)
05-08-2024
Date

Carrier Acceptance (typed/printed name)

Title

Carrier Acceptance (signature)

Date



Carrier® Service Agreement

Tom Funcheon
City of Tarpon Springs
444 S Huey Ave
Tarpon Springs, FL 34689-4722

Quote #: 00772618
Submitted By: Chad Snyder
Date: 08/09/2023

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Carrier Core as defined in General Services section

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<u>Mark G. LeCours</u>	<u>Juan C. Cantarero</u>
Customer Acceptance (typed/printed name)	Carrier Acceptance (typed/printed name)
<u>City Manager</u>	<u>Service Manager</u>
Title	Title
<u>[Signature]</u>	<u>[Signature]</u>
Customer Acceptance (signature)	Carrier Acceptance (signature)
<u>05-08-2024</u>	<u>5/30/24</u>
Date	Date



Agreement Renewal

The Agreement shall automatically renew at each contract anniversary for an additional like term (a renewal term). The Agreement Price for the first year of the initial renewal term will be adjusted to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the final year of the original term of the Agreement and the percent increase to Carrier straight-time hourly labor rates contained in the applicable Carrier collective bargaining agreement compared with the straight-time hourly labor rates for the same month of the final year of the original term of the Agreement. The Agreement Price will be adjusted annually thereafter to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the previous year, and the percent increase to Carrier straight-time hourly labor rates contained in the applicable Carrier collective bargaining agreement compared with the straight-time hourly labor rates for the same month of the previous year.

Early Release

In the event of early termination or other breach by the Customer, Carrier may, at its option, recover from Customer, and Customer agrees to pay any and all amounts which, under the terms of this Agreement, may be then due or which may have accrued to the date of such termination and also to pay the following termination charge which is agreed to be a reasonable sum fairly representing actual damages Carrier would suffer.

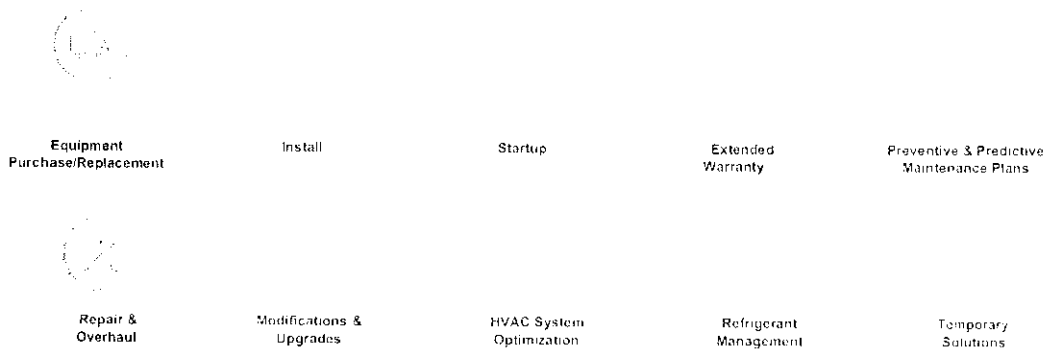
IF THIS AGREEMENT IS TERMINATED PRIOR TO: 09/01/2024

TERMINATION CHARGE:



Comprehensive Life-Cycle Support

In addition to the services outlined in this proposal, Carrier provides a complete lineup of other services to cover all your cooling and heating needs. Here are a few services that we feel would additionally benefit you.



For more information, please contact your Carrier® team or visit carrier.com/service.

24/7 SUPPORT & SERVICE
1-800-379-6484
WWW.CARRIER.COM/COMMERCIAL





Carrier® Terms and Conditions

1. PAYMENT AND TAXES - Payment shall be made net 30 days from date of invoice. Carrier reserves the right to require cash payment or other alternative method of payment prior to shipment or completion of work if Carrier determines, in its sole discretion, that Customer or Customer's assignee's financial condition at any time does not justify continuance of the net 30 days payment term. In addition to the price, Customer shall pay Carrier any taxes or government charges arising from this Agreement. If Customer claims that any such taxes or government charges do not apply to the transactions governed by this Agreement, Customer shall provide Carrier with acceptable tax exemption certificates or other applicable documents. All past due invoices will accrue interest at the lesser of 1% per month or the maximum amount allowable by law.

2. EXTRAS - Equipment, parts or labor in addition to those specified in this Agreement will be provided upon receipt of Customer's written authorization, paid for as an extra at Carrier's prevailing labor rates and equipment/parts charges, and subject to the terms of this Agreement.

3. RETURNS - No items will be accepted for return without prior written authorization. Returned goods may be subject to a restocking charge. Special order and non-stock items cannot be returned.

4. SHIPMENT - All shipments shall be F O B shipping point, freight prepaid and allowed to the job site. Shipment dates quoted are approximate. Carrier does not guarantee a particular date for shipment or delivery.

5. PARTIAL SHIPMENT - Carrier shall have the right to ship any portion of the equipment, goods or other materials included in this Agreement and invoice Customer for such partial shipment.

6. DELAYS - Carrier shall not be liable for delays in manufacturing, shipping or delivery by causes beyond the control and without the fault or negligence of Carrier, including but not restricted to acts of God, acts of a public enemy, acts of government, acts of terrorism, fires, floods, epidemics, quarantine restrictions, freight embargoes, supplier delays, strikes, or labor difficulties (collectively "Force Majeure Events"). Carrier agrees to notify Customer in writing as soon as practicable of the causes of such delay. In the event that any materials or equipment to be provided by Carrier under this Agreement become permanently unavailable as a result of a Force Majeure Event, Carrier shall be excused from furnishing such materials or equipment.

7. WARRANTY - Carrier warrants that all equipment manufactured by Carrier Corporation and all Carrier equipment, parts or components supplied hereunder will be free from defects in material and workmanship. Carrier shall at its option repair or replace, F O B point of sale, any equipment, part or component sold by Carrier and determined to be defective within one (1) year from the date of initial operation or eighteen (18) months from date of shipment, whichever is earlier. Carrier does not warrant products not manufactured by Carrier Corporation, but it does pass on to Customer any transferrable manufacturer warranties for those products. Carrier warrants that all

service provided by Carrier hereunder shall be performed in a workmanlike manner. In the event any such service is determined to be defective within ninety (90) days of completion of that service, Carrier shall at its option re-perform or issue a credit for such service. Carrier's obligation to repair or replace any defective equipment, parts or components during the warranty period shall be Customer's exclusive remedy. Carrier shall not be responsible for labor charges for removal or reinstallation of defective equipment, parts or components, for charges for transportation, handling and shipping or refrigerant loss, or for repairs or replacement of such equipment, parts or components, required as a consequence of faulty installation, misapplication, vandalism, abuse, exposure to chemicals, improper servicing, unauthorized alteration or improper operation by persons other than Carrier. THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE

8. WORKING HOURS - All services performed under this Agreement, including but not limited to, major repairs, are to be provided during Carrier's normal working hours unless otherwise agreed.

9. CUSTOMER RESPONSIBILITIES (Service Contracts only) - Customer shall

- Provide safe and reasonable equipment access and a safe work environment.
- Permit access to Customer's site, and use of building services including but not limited to water, elevators, receiving dock facilities, electrical service and local telephone service.
- Keep areas adjacent to equipment free of extraneous material, move any stock, fixtures, walls or partitions that may be necessary to perform the specified service.
- Promptly notify Carrier of any unusual operating conditions.
- Upon agreement of a timely mutual schedule, allow Carrier to stop and start equipment necessary to perform service.
- Provide adequate water treatment.
- Provide the daily routine equipment operation (if not part of this Agreement) including availability of routine equipment log readings.
- Where Carrier's remote monitoring service is provided, provide and maintain a telephone line with long distance direct dial and answer capability.
- Operate the equipment properly and in accordance with instructions.
- Promptly address any issues that arise related to mold, fungi, mildew or bacteria.
- Identify and label any asbestos containing material that may be present. The customer will provide, in writing, prior to the start of a job, a signed statement regarding the absence or presence of asbestos for any job where the building or the equipment to be serviced is older than 1981. Should this document state that no asbestos is present, the customer will also provide in writing the method used to determine the absence of asbestos.



10. EXCLUSIONS - Carrier is not responsible for items not normally subject to mechanical maintenance including but not limited to duct work, casings, cabinets, fixtures, structural supports, grillage, water piping, steam piping, drain piping, cooling tower fill, boiler tubes, boiler refractory, disconnect switches and circuit breakers. Carrier is not responsible for repairs, replacements, alterations, additions, adjustments, repairs by others, unscheduled calls or emergency calls, any of which may be necessitated by negligent operation, abuse, misuse, prior improper maintenance, vandalism, obsolescence, building system design, damage due to freezing weather, chemical/electrochemical attack, corrosion, erosion, deterioration due to unusual wear and tear, any damage related to the presence of mold, fungi, mildew, or bacteria, damage caused by power reductions or failures or any other cause beyond Carrier's control. Carrier shall not be required to perform tests, install any items of equipment or make modifications that may be recommended or directed by insurance companies, government, state, municipal or other authority. However, in the event any such recommendations occur, Carrier, at its option, may submit a proposal for Customer's consideration in addition to this Agreement. Carrier shall not be required to repair or replace equipment that has not been properly maintained.

11. EQUIPMENT CONDITION & RECOMMENDED SERVICE (Service Contracts only) - Upon the initial scheduled operating and/or initial annual stop inspection, should Carrier determine the need for repairs or replacement, Carrier will provide Customer in writing an 'equipment condition' report including recommendations for corrections and the price for repairs in addition to this Agreement. In the event Carrier recommends certain services (that are not included herein or upon initial inspection) and if Customer does not elect to have such services properly performed in a timely fashion, Carrier shall not be responsible for any equipment or control failures, operability or any long-term damage that may result. Carrier at its option will either continue to maintain equipment and/or controls to the best of its ability, without any responsibility, or remove such equipment from this Agreement, adjusting the price accordingly.

12. PROPRIETARY RIGHTS (Service Contracts only) - During the term of this Agreement and in combination with certain services, Carrier may elect to install, attach to Customer equipment, or provide portable devices (hardware and/or software) that shall remain the personal proprietary property of Carrier. No devices installed, attached to real property or portable device(s) shall become a fixture of the Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices that are used in connection with providing service on Customer equipment.

13. DATA RIGHTS (Service Contracts only) - Customer hereby grants and agrees to grant to Carrier a worldwide, non-exclusive, non-terminable, irrevocable, perpetual, paid-up, royalty free license to any Source Data, with the right to sub-license to its affiliates and suppliers for (i) Carrier's performance of services pursuant to this Agreement, (ii) the improvement of Carrier services, and Carrier's Analytics Platform, (iii) improving product performance, operation, reliability,

and maintainability, (iv) to create, compile, and/or use datasets and/or statistics for the purposes of benchmarking, development of best practices, product improvement, (v) the provision of services to third parties, (vi) research, statistical, and marketing purposes, and/or (vii) in support of Carrier agreements.

Source Data - shall mean data that is produced directly from a system, or device and received at a collection point or a central server (e.g. a Carrier database, data lake, or third party cloud service).

Analytics Platform - shall mean server algorithms or web interface systems used to (i) interpret, convert, manipulate, or calculate data, (ii) perform data processing, and/or (iii) the delivery of data to Carrier, affiliates or suppliers of Carrier, and/or Customer.

14. RETURN OF DATA (Service Contracts only) - Customer understands and acknowledges that the portable devices will collect Source Data that will be stored on and/or transmitted to Carrier's servers and to suppliers or affiliates that are contracted by Carrier and used to transmit, process, extract or store such Source Data for purposes of Carrier's performance of the service in accordance with this Agreement. Once such data and information has been stored and/or transmitted to Carrier's servers, Customer agrees that such data and information shall become part of Carrier's database and therefore subject to the license terms under section 13.

15. DATA DELIVERY - During the term of the Agreement Customer shall (i) make reasonable efforts to ensure that the hardware remains powered on, (ii) avoid intentional action to impede, block or throttle collection and transmission of Source Data by Carrier, and (iii) avoid intentional action to disable, turn off, or remove the hardware without Carrier's express written consent, which consent shall not be unreasonably withheld.

16. REVERSE ENGINEERING - Customer shall not extract, decompile or reverse engineer any software included with, incorporated in, or otherwise associated with the hardware and shall not reverse engineer any reports or analytics provided to or received by Customer from Carrier.

17. WAIVER OF DAMAGES - Under no circumstances shall Carrier be liable for any indirect, incidental, special or consequential damages, including loss of revenue or profit, loss of use of equipment or facilities, loss of data, or economic damages howsoever arising.

18. LIMITATION OF LIABILITY - Carrier's maximum liability for any reason (except for personal injuries) arising from this Agreement shall not exceed the value of the payments received by Carrier under this Agreement.

19. CANCELLATION - Customer may cancel this Agreement only with Carrier's prior written consent, and upon payment of reasonable cancellation charges. Such charges shall take into account costs and expenses incurred, and purchases or contract commitments made by Carrier and all other losses due to the cancellation including a reasonable profit.



20. CUSTOMER TERMINATION FOR CARRIER NON-PERFORMANCE - Customer shall have the right to terminate this Agreement for Carrier's non-performance provided Carrier fails to cure such non-performance within thirty (30) days after having been given prior written notice of the non-performance. Upon early termination or expiration of this Agreement, Carrier shall have free access to enter Customer locations to disconnect and remove any Carrier personal proprietary property or devices as well as remove any and all Carrier-owned parts, tools and personal property. Additionally, Customer agrees to pay Carrier for all incurred but unamortized service costs performed by Carrier including overheads and a reasonable profit.

21. CARRIER TERMINATION - Carrier reserves the right to discontinue its service any time payments have not been made as agreed or if alterations, additions or repairs are made to equipment during the term of this Agreement by others without prior agreement between Customer and Carrier.

22. CLAIMS - Any lawsuits arising from the performance or nonperformance of this Agreement, whether based upon contract, negligence, strict liability or otherwise, shall be brought within one (1) year from the date the claim arose.

23. GOVERNMENT PROCUREMENTS - The components, equipment and services provided by Carrier are "commercial items" as defined in Section 2.101 of the Federal Acquisition Regulations ("FAR"), and the prices of such components, equipment and services are based on Carrier's commercial pricing policies and practices (which do not consider any special requirements of U.S. Government cost principles, FAR Part 31, or any similar procurement regulations). As such, Carrier will not agree to provide or certify cost or pricing data, nor will Carrier agree to comply with the Cost Accounting Standards (CAS). In addition, no government procurement regulations, such as FARs or DFARS, shall apply to this Agreement except those regulations expressly accepted in writing by Carrier.

24. HAZARDOUS MATERIALS - Carrier is not responsible for the identification, detection, abatement, encapsulating or removal of asbestos, products or materials containing asbestos, similar hazardous substances, or mold, fungi, mildew, or bacteria. If Carrier encounters any asbestos or other hazardous material while performing this Agreement, Carrier may suspend its work and remove its employees from the project, until such material and any hazards associated with it are abated. The time for Carrier's performance shall be extended accordingly, and Carrier shall be compensated for the delay.

25. WASTE DISPOSAL - Customer is wholly responsible for the removal and proper disposal of waste oil, refrigerant and any other material generated during the term of this Agreement.

26. SUPERSEDITION, ASSIGNMENT and MODIFICATION - This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all previous or contemporaneous, oral or written, statements. Customer may assign this Agreement only with Carrier's prior written consent. No modification to this Agreement shall be binding unless in writing and signed by both parties. Orders shall be binding upon Carrier when

accepted in writing by an authorized representative of Carrier. CARRIER'S ACCEPTANCE OF CUSTOMER'S ORDER IS CONDITIONED UPON CUSTOMER'S ACCEPTANCE OF THE TERMS AND CONDITIONS SET FORTH HEREIN (THIS "AGREEMENT") AND CUSTOMER'S AGREEMENT TO BE BOUND BY AND COMPLY WITH THIS AGREEMENT. THIS AGREEMENT AND ALL REFERENCED ATTACHMENTS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN CARRIER AND CUSTOMER, AND NO AMENDMENT OR MODIFICATION SHALL BE BINDING ON CARRIER UNLESS SIGNED BY AN OFFICER OR AUTHORIZED EMPLOYEE OF CARRIER. THE FAILURE OF CARRIER TO OBJECT TO PROVISIONS CONTAINED IN ANY PURCHASE ORDER OR OTHER DOCUMENT OF CUSTOMER SHALL NOT BE CONSTRUED AS A WAIVER BY CARRIER OF THE TERMS IN THIS AGREEMENT OR AN ACCEPTANCE OF ANY OF CUSTOMER'S PROVISIONS. ANY CONFLICTING OR ADDITIONAL TERMS OR CONDITIONS SET FORTH BY CUSTOMER IN A PURCHASE ORDER OR OTHER DOCUMENT SHALL NOT BE BINDING UPON CARRIER, AND CARRIER HEREBY EXPRESSLY OBJECTS THERETO.

27. CUSTOMER CONSENT - Customer consents and agrees that Carrier may, from time to time, publicize Carrier related projects with Customer, including the value of such projects, in all forms and media for advertising, trade, and any other lawful purposes.

28. FOR WORK BEING PERFORMED IN CALIFORNIA - Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 25900, Sacramento, California 95826.

29. INTELLECTUAL PROPERTY - Notwithstanding anything to the contrary stated herein, Carrier retains ownership of its intellectual property and no license to Carrier's intellectual property is granted except as necessary for Customer to use any deliverables and/or services provided hereunder.

30. DATA PRIVACY - Carrier processes personal data in accordance with its privacy notice at Carrier.com or via the following link:

<https://www.carrier.com/carrier/en/worldwide/legal/privacy-notice>. Each party will comply with applicable data privacy laws governing personal information collected and processed under this Agreement, including the California Consumer Privacy Act and the European General Data Protection Regulation, and take all reasonable commercial and legal steps to protect personal data. If Customer provides Carrier with personal data, Customer will ensure that it has the legal right to do so, including notifying the individuals whose personal data it provides to Carrier. If a party collects or processes personal data from California residents under this Agreement, such



party is a "Service Provider" under the CCPA, and will not sell or exchange such personal data for anything of value

31. FACTORY ACCEPTANCE TESTS AND INSPECTIONS –

The nature and extent of factory acceptance tests or factory inspections, including without limitation, the number and identity of participants, locations visited, and activities undertaken, shall be limited to activities directly related to the performance of this Agreement. The tests or inspections will be subject to mutual agreement of the parties, Carrier policy and internal pre-approval requirements, and strictly comply with Customer's policies as well as all applicable laws and regulations including, without limitation, all applicable laws and regulations prohibiting corruption

32. CHANGE ORDER / ADDITIONAL WORK / PRICE

ADJUSTMENTS – Carrier will not perform additional work until such time as Carrier receives a change order, duly executed by each party, setting forth the scope and an agreed upon price for the additional work, as well as any appropriate adjustments to the delivery schedule. Additional work and/or materials supplied under any change order shall be subject to the terms of this Agreement. The price of services performed under this Agreement is subject to change due to increases in material costs related to tariffs, import duties, trade policy, epidemics, commodity or material costs, supplier costs, labor costs, or related impacts or market conditions. Such change shall

come into effect on thirty (30) days' prior written notice from Carrier to Customer

33. OCCUPATIONAL SAFETY AND HEALTH (Service Contracts Only) – Carrier and Customer agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health

Act ("OSHA") relating in any way to the performance of work under this Agreement, the project or the job site

34. ANTI-DISCRIMINATION POLICY – The Carrier Fostering a Respectful and Safe Work Environment policy is incorporated into these terms via this link

https://www.carrier.com/commercial/en/us/media/carrier-anti-discrimination-harassment-policy-02192021_tcm199-109848.pdf

35. EQUIPMENT RENTALS – If all or a portion of this Agreement is for equipment rental, the Carrier Rental Systems Master Terms and Conditions – Rental, available at

<https://www.carrier.com/rentals/en/us/rental-equipment/rental-forms>

shall apply to the rental equipment



Over 100 years of innovation

carrier.com/service



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *al*
FROM: Patty Hall, CPPB, Senior Procurement Analyst *PH*
DATE: 06/13/2023
SUBJECT: Award File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, Utilizing National Cooperative Purchasing Alliance (now Omnia Partners) Contract No. 02-123

RECOMMENDATION:

Award File No. 230155-C-PH, HVAC Equipment, Installation, Service, Building Control Systems & Related Products and Services, utilizing National Cooperative Purchasing Alliance Contract No. 02-123, to Carrier Corporation, in an estimated annual total amount not to exceed \$75,000.00 through December 31, 2024, for the Public Works Department – Facilities Maintenance.

BACKGROUND:

The purpose of this contract is for annual preventive maintenance to service the various HVAC systems throughout the City buildings in order to maintain the systems at factory standards.

The National Cooperative Purchasing Alliance (now Omnia Partners) is a competitively bid contract that allows for the utilization by any and all units of local governments. This contract is in effect until December 31, 2024.

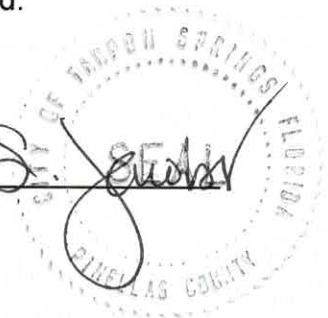
FUNDING: Funding will be identified as parts and services are needed.

Accepted: _____

City Manager

Attest: _____

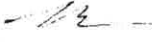
City Clerk





**Public Works Department
Office of the Director**

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director 

Date: April 20, 2023

Subject: Carrier Commercial Services

RECOMMENDATION:

We recommend the approval of utilizing Carrier Commercial Service for the City's HVAC service and maintenance.

BACKGROUND:

The purpose of the contract is for annual preventive maintenance to service the various HVAC systems throughout the City in order to maintain the systems at factory standards.

We have been in a contract with Trane for seven (7) years. We feel their performance has been affected since their recent internal changes.

Carrier has been in business for over 100 years. Some of Carrier's employees are familiar and have knowledge on the City's HVAC systems. They have mapped out a detailed maintenance plan on our 100 + units, plus the Public Safety Building Chiller System, that we feel will meet our needs.



Region XIV Education Service Center

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

Monday, December 13th, 2021

Carrier Corporation
ATTN: Joe Ison
5900 Northwoods Business Pkwy, Ste. H
Charlotte, NC 28269

Dear Joe:

Region XIV Education Service Center is happy to announce that Carrier Corporation has been awarded an annual contract HVAC Equipment, Installation, Services, Building Control Systems & Related Products and Services based on the proposal submitted to Region XIV ESC.

The contract is effective immediately and will expire on December 31st, 2024. The contract can then be renewed annually for an additional two years, if mutually agreed on by Region XIV ESC and Carrier Corporation.

We look forward to a long and successful partnership underneath this contract.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shane'.

Shane Fields
Region XIV, Executive Director



Carrier® Commercial Service HVAC Maintenance Plan Core



Prepared For:

City of Tarpon Springs

For Service At:

City of Tarpon Springs
201 Pine St.
Tarpon Springs, FL 34689

April 10, 2023



Over 100 years of innovation

carrier.com/service

Carrier® Commercial Service Proposed Maintenance Plan

Mr. Funcheon,

Thank you for considering Carrier for your mechanical HVAC service. As a leading expert in the industry, we have carefully considered your unique needs in putting together this proposal. The specific details of this plan will be outlined in the following pages of this packet, but here is a summary for your convenience.

Service Plan Level: Carrier Core
Agreement Term: June 01, 2023 through May 31, 2026
Location Address: 201 Pine St, Tarpon Springs, FL 34689
Equipment Summary:
See Detailed Equipment List on Page 4.

Impact

Research has shown regular maintenance can:

REDUCE
BREAKDOWNS BY
70-75%

REDUCE
DOWNTIME BY
35-40%

LOWER REPAIRS &
MAINTENANCE BY
5-20%

Source FEMP O&M Guide – July 2004

Benefits

Safeguarding your equipment by choosing Carrier brings the security of having forged a true partnership with the HVAC industry's foremost servicing and technology leader. We have access to the most advanced technical service tools and engineering resources. By partnering with us we are confident you can experience many benefits such as:

- *Prolonged equipment life*
- *Maximum energy savings*
- *Increased comfort*
- *Lower operating costs*

If you require any additional information about the scope of work and details contained in this proposal, please do not hesitate to contact me. Again, Carrier would like to thank you for the continuing opportunity to be of service.

Sincerely,

Chad Snyder



City of Tarpon Springs - Maintenance



Your Carrier® Team

We are pleased to provide you with a first-class team dedicated to meeting your scheduled and unscheduled service needs. Here is an introduction to the Carrier® team that will be serving you.

Name	Title	Contact Information
Chad Snyder	Service Sales Representative	chad.snyder@carrier.com
Michael Bach	Service Operations Lead	michael.bach@carrier.com

Our Commitment to You

Carrier Commercial Service commits to providing you the best service in the industry. Here are just a few of the ways we strive to earn the title of expert.

24/7 Support – We know your equipment has no predictable timetable. That is why we have teams of experts standing by to assist you at any hour of the day or night.

Certified Technicians – Our technicians are certified as Carrier Specialists or Masters – through our progressive Tech360 Certification Program – and thoroughly tested to our exacting standards.

Systems Expertise – At Carrier, we don't just change filters – we provide a complete spectrum of services to meet your diverse HVAC needs. Scheduled maintenance, emergency repairs, remote diagnostics and analytics, equipment replacement and modernization are just a few of the services we can provide. As the servicing entity of Carrier, we have access to the latest engineering advancements and the most advanced technical servicing tools.

Standard Work Procedures – Our Achieving Competitive Excellence (ACE) operating system brings you standardized solutions, no guesswork, and no variables. We focus on quality, efficiency and consistency at your jobsite and in all our day-to-day business practices.

Environmental Health and Safety (EH&S) – We support a multi-faceted EH&S management system which ensures a focused approach to safety every day. On all levels, we adhere to the most stringent safety standards, which translates to safety on your job site.



24/7 SUPPORT & SERVICE
1-800-379-6484
WWW.CARRIER.COM/COMMERCIAL

Equipment Summary

The following equipment is covered in the Carrier Core HVAC maintenance plan.

DESCRIPTION	MFR.	MODEL	SERIAL NUMBER	LOCATION
Carrier Water-Cooled Chiller 30MPW	Carrier	30MPW04060-01005	0214Q21577	Public Safety
Carrier Water-Cooled Chiller 30MPW	Carrier	30MPW04060-01005	0214Q21581	Public Safety
Split System: 0-10 tons	ALLEGIAN CE/C Hall	2A7C0060A3000AA	6252PES3F	City Hall
Split System: 0-10 tons	AMERICA N	4A6H4048G1000AG	N/A	Cultural Center
Split System: 0-10 tons	STANARD/ Cult	4A6H4048G1000AG	21433061M4F	Cultural Center
Split System: 0-10 tons	AMERICA N	4A6H4048G1000AG	N/A	Cultural Center
Split System: 0-10 tons	STANDAR D/Cult	4A6H4048G1000AG	N/A	Cultural Center
Condenser: 0-15 tons	AMERISTA R/ C hall	2A6M3036A1000AA	72317FY4F	City Hall
Split System: 0-10 tons	AMERISTA R/Com Center	2A6M3036A1000AA	8093PNR4F	Community Center
Pump: 0-5hp	AURA/publi c	PUMP	FIELD VERIFY	Public Safety
Pump: 0-5hp	BELL AND GOSSET/p ublic	PUMP AND MOTOR	FIELD VERIFY	Public Safety
Pump: 0-5hp	BELL AND GOSSET/p ublic	PUMP AND MOTOR	F/V	Public Safety
Condenser: 0-15 tons	CARRIER/ C Hall	38HE 500C12	0590F068	City Hall
Condenser: 0-15 tons	CARRIER/ C Hall	38HE 09550	055EA12014	City Hall
AHU - Packaged: 3-20hp	CARRIER/ Public	39THUQAA-61164--AB	3300F24695	Public Safety
Condenser: 0-15 tons	CARRIER/ C Hall	38ARZ012	3105G5010	City Hall
AHU - Central Station: 3-20hp	CARRIER/ C Hall	39LB1181CA1131	1190T08532	City Hall
AHU - Central Station: 3-20hp	CARRIER/ C Hall	39LB1808533	1190T08533	City Hall
Condenser: 0-15 tons	CARRIER/ LIB	38ARZ008	1908G50400	Library
AHU - Central Station: 3-20hp	CARRIER/ LIB	39NXV07-N-82743	2696T82743	Library
AHU - Central Station: 3-20hp	CARRIER/ Public	39THUQAA-61164--AB	3300F24700	Public Safety
AHU - Central Station: 3-20hp	CARRIER/ Public	39THUQAA-61164--AB	3300F24712	Public Safety
Condenser: 0-15 tons	Carrier/RO plant	38HDF036--601	3914X90640	RO Plant
Condenser: 0-15 tons	Carrier/RO plant	38HDF036--601	3714X93090	RO Plant

AHU - Central Station: 3-20hp	DAIKIN/LIB	CAH021GDAC	FB0U140300386	Library
AHU - Central Station: 3-20hp	DAIKIN/LIB	CAH021GDAC	FB0U140300387	Library
Packaged Equipment 0-10 tons	DAIKIN/C	DPS006AHHY2DW	225699	City Hall
Packaged Equipment 0-10 tons	DAIKIN/C	DPS010AHC82DV	022669900100	Library
Condenser, 16-75 tons	DAIKIN/LIB	RCSO25DYYY	FB0U140200815	Library
Packaged Equipment 0-10 tons	DAIKIN/LIB	RCSO25DYYY	FB0U140200843	Library
Split System 0-10 tons	GOODMA N/Com Center	GSZ140601KD	1702417258	Community Center
AHU - Central Station: 3-20hp	Greenheck/ RO plant	ERV-20-30L-A	13888955	RO Plant
Split System, 0-10 tons	LENNOX/C om Center	14ACX-060-230-14	1915C17471	Community Center
Cooling Tower; Closed, 0-500 tons	PROTECH/ Public	PRC	N/A	Public Safety
Cooling Tower; Closed, 0-500 tons	PROTECH/ Public	PRC	N/A	Public Safety
Split System, 0-10 tons	RHEEM/ C Hall	13AJA42A01	7656N300907149	City Hall
Packaged Equipment 0-10 tons	RHEEM/Co mm Center	13AJA24A01	7653N070900319	Community Center
Split System, 0-10 tons	RHEEM/Co mm Center	RAKA-060CAS	4991 M3502	Community Center
Split System, 0-10 tons	SAMSUNG SPLIT SYSTEM/P ublic	AQX36VFUAGM	FIELD VERIFY	Public Safety
Split System, 0-10 tons	SAMSUNG SPLIT SYSTEM/P ublic	AQX36VFUAGM	FIELD VERIFY	Public Safety
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDV/QX	N/A	Cultural Center
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDWQX	N/A	Cultural Center
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDWQX	N/A	Cultural Center
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDWQX	N/A	Cultural Center
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDV/QX	N/A	Cultural Center
Split System, 0-10 tons	SAMSUNG /Cult	AR18KSFPDWQX	N/A	Cultural Center
Split System, 0-10 tons	TRANE	TTA24	F/V	City Hall

Split System; 0-10 tons	TRANE/ C Hall	TTA120H300AA	162355	City Hall
Split System; 0-10 tons	TRANE/ C Hall	TTB024C100A2	R5224NOBF	City Hall
Split System; 0-10 tons	TRANE/ C Hall	TTA060D300A1	R4522A33F	City Hall
Split System; 0-10 tons	TRANE/C Hall	N/A	N/A	City Hall
AHU - Central Station; 3-20hp	TRANE/C Hall	TWE120E300AC	16511SAJBA	City Hall
AHU - Central Station; 3-20hp	TRANE/C Hall	TWE120E300AC	16324KU4BA	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	TCD048C300BD	R47100793D	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	4TCC4024A1000AB	193810579L	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	4TCC4040A100AB	203614394L	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	4TCC4024A1000AB	193810577L	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	TCC018F100BG	Z0521NW2H	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	4TTR4024L1000BA	20251JB94F	City Hall
Packaged Equipment 0-10 tons	TRANE/C Hall	N/A	N/A	City Hall
Split System; 0-10 tons	TRANE/C Hall	TTB012C100A2	Z064M74BF	City Hall
Split System; 0-10 tons	TRANE/C Hall	4TWR4024G1000AA	17171H4TBF	City Hall
Split System; 0-10 tons	TRANE/C Hall	TTA120H300AA	162355XFYA	City Hall
Split System; 0-10 tons	TRANE/C Hall	4TTR4060L1000AA	18036JNU5F	City Hall
Packaged Equipment; >50 tons	TRANE/Co mm Center	TTA09043AAB01Ae	22232107YA	Community Center
Split System; 0-10 tons	TRANE/Co mm Center	TEH600BEBY	C20A00051	Community Center
Split System; 0-10 tons	TRANE/Co mm Center	4TTR6030J1000AA	161755TG5F	Community Center
Split System; 0-10 tons	TRANE/Co mm Center	4TTR6061C1000AA	16032TPJ2F	Community Center
Split System; 0-10 tons	TRANE/Co mm Center	BTD736A100B0	B36200986	Community Center
Split System; 0-10 tons	TRANE/Cul t	4TTR4048L1000AA	20014NA63F	Cultural Center
AHU - Central Station; 3-20hp	Trane/RO plant	TWE180E300AA	14414YMGWA	RO Plant
AHU - Central Station; 3-20hp	Trane/RO plant	TWE180E300AA	14415L5FVJA	RO Plant
AHU - Central Station; 3-20hp	Trane/RO plant	TWE180E300AA	14414YA3WA	RO Plant
AHU - Central Station; 3-20hp	Trane/RO plant	TWE180E300AA	14415MLHWA	RO Plant
Condenser; 0-15 tons	TRANE/RO plant	TTA180F400AA	14232YD4TA	RO Plant



Condenser, 0-15 tons	TRANE/RO plant	TTA180F400AA	14295P3NTA	RO Plant
Condenser, 0-15 tons	TRANE/RO plant	TTA180F400AA	14233TP3TA	RO Plant
Condenser, 0-15 tons	TRANE/RO plant	TTA180F400AA	14295P3RTA	RO Plant

General Services Included

Operating Inspection

An Operating Inspection shall include specific tasks and recommended frequencies for each equipment type. Each inspection will be used to ensure a consistent and thorough review of the covered equipment. Parts, oil, lubricants and materials (refrigerant is a separate item herein) are included as required items to perform the Operating Inspection tasks/actions as indicated in the Service Agreement.

Annual Preventive Maintenance (PM)

Annual Preventive Maintenance is defined as pre-scheduled recurring preventive maintenance actions, which is to be performed once a year or as recommended by the equipment manufacturer. This annual maintenance is designed to maintain the machine at factory standards and prepare the equipment for effective, reliable and efficient operation. Items such as gaskets, filters, o-rings, oil, lubricants and materials (refrigerant is a separate item herein) are included on an as required basis to perform the Annual Preventive Maintenance tasks/actions indicated in the Service Agreement.

Coil Cleaning

If applicable, the coils indicated on the Service Agreement herein are to be cleaned at the interval(s) indicated. Coil cleaning consists of cleaning the air-side surface of the coil to remove any airborne particles and dirt build-up using either brush cleaning, high-pressure air, chemicals with low-pressure wash or high-pressure chemical spray at Carrier's discretion based on coil accessibility or if specified under separate cover.

Water Treatment & Cooling Tower

- Monthly Water treatment for Plant
- Quarterly Closed loop water treatment
- Annual Tower Cleaning
- Annual cleaning of Heat Exchanger on chillers

Scope of Service – Carrier® SMART Service

Carrier's SMART Service provides electronic interface to a chiller's product integrated controls. Carrier will collect data such as temperatures, pressures and electrical conditions for specific chillers as indicated in the Carrier proposal. Carrier agrees to provide and install necessary equipment to perform this service and retains sole discretion for determining what parameters and data will be monitored and collected.

Any panels, hardware, meters, tools, remote monitoring devices or communications devices which Carrier may use or install under this Contract to perform this service ("Carrier SMART Service Equipment") are and shall remain Carrier's sole property, solely for the use of Carrier employees. Such Carrier SMART Service Equipment is not considered part of the chiller unit(s).

Carrier agrees to:

1. Install Carrier SMART Service Equipment on site
2. Provide continuous remote data collection for the term of the Service Agreement.
3. In the event that a chiller alarm or alert indicator is detected by the Carrier SMART Service Equipment, Carrier will notify Customer.
4. Deliver reports to Customer summarizing the operating conditions of the applicable chiller(s)

Ownership of Carrier® SMART Service Equipment

Carrier retains ownership of the Carrier SMART Service Equipment installed or used at the Customer site. Upon expiration or termination of this Agreement, Carrier is responsible for removing the Carrier SMART Service Equipment from the Customer's site.

Ownership of Certain Proprietary Property Rights

Customer shall acquire no rights or interest in any software, formulas, patterns, devices, inventions, or processes, copyright, patent, and other intellectual and proprietary rights or similar items of property which are or may become used in connection with the Carrier SMART Service Equipment or system.

Actions by Customer

Customer shall not operate, maintain, move, remove, alter, or change in any way the Carrier SMART Service Equipment or any part thereof without Carrier's prior written consent. Customer grants Carrier the right to store and/or install such Carrier SMART Service Equipment and to electrically connect it to the units. Access to the Carrier SMART Service Equipment is restricted to authorized Carrier personnel. Customer will not and will not permit others to use, access, examine, copy, disclose or disassemble the Carrier SMART Service Equipment or the software resident in the Carrier SMART Service Equipment for any purpose whatsoever. If service expires or is terminated for any reason, Carrier will immediately be given access to the premises to remove the Carrier SMART Service Equipment at Carrier's expense. Customer shall provide safe and reasonable access to the Carrier SMART Service Equipment and permit access to Customer's site and use of building services.

Data Privacy

Carrier® SMART Service collects Personal Information (information and data exchanged in connection with this Agreement related to any identified or identifiable natural person or is subject to any applicable data privacy laws). The parties will comply with applicable data privacy laws governing Personal Information processed under this Agreement. The parties take all reasonable commercial and legal steps to protect Personal Information. Buyer will ensure that it has the legal right to provide Carrier with any Personal Information shared under this Agreement, and Buyer will notify those individuals before sharing their Personal Information with Carrier. Carrier processes Personal Information in accordance with its privacy notice at Carrier.com.



Carrier® Service Agreement

Tom Funcheon
City of Tarpon Springs
201 Pine St
Tarpon Springs, FL 34689

Quote #: 00734050
Submitted By: Chad Snyder
Date: 04/10/2023

Service Plan

Carrier Core as defined in General Services section.

Agreement Term

This Agreement shall become effective upon **06/01/2023** and shall continue for a **Three (3) year** term. The Agreement shall automatically renew at each contract anniversary (see Agreement Renewal). Either party may terminate this agreement as outlined in the Terms and Conditions.

Agreement Price

Total agreement price is for Three (3) year(s), payable on quarterly schedule.

Agreement price per quarter: \$15,882.58	Omnia Partners adjusted pricing \$ 14,294.32
Agreement price in year one: \$63,530.33	Omnia Partners adjusted pricing \$ 57,177.30
Total agreement price: \$190,591.00	Omnia Partners adjusted pricing \$ 171,531.90

Contract #02-123

This proposal is valid for 30 days from the date of proposal. Carrier's terms and conditions will govern in lieu of any other terms and conditions contained in any resulting Purchase, Order, Contract, Agreement, etc.

Acceptance and Approval

This contract will become binding upon signature by Customer and signature by a Carrier representative. The undersigned acknowledges and agrees by its signature that the Scope of Service, and any amendment or addenda prepared by Carrier with respect thereto, constitutes the entire Agreement.

Customer Acceptance (typed/printed name)

Carrier Acceptance (typed/printed name)

Title

Title

Customer Acceptance (signature)

Carrier Acceptance (signature)

Date

Date

Agreement Renewal

The Agreement shall automatically renew at each contract anniversary for an additional like term (a renewal term). The Agreement Price for the first year of the initial renewal term will be adjusted to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the final year of the original term of the Agreement and the percent increase to Carrier straight-time hourly labor rates contained in the applicable Carrier collective bargaining agreement compared with the straight-time hourly labor rates for the same month of the final year of the original term of the Agreement. The Agreement Price will be adjusted annually thereafter to reflect the percent increase shown by the index of the Producer Price Index for Metals and Metal products published by the U.S. Department of Labor, Bureau of Statistics for the adjustment month compared with the index for the same month of the previous year, and the percent increase to Carrier straight-time hourly labor rates contained in the applicable Carrier collective bargaining agreement compared with the straight-time hourly labor rates for the same month of the previous year.

Early Release

In the event of early termination or other breach by the Customer, Carrier may, at its option, recover from Customer, and Customer agrees to pay any and all amounts which, under the terms of this Agreement, may be then due or which may have accrued to the date of such termination and also to pay the following termination charge which is agreed to be a reasonable sum fairly representing actual damages Carrier would suffer.

IF THIS AGREEMENT IS TERMINATED PRIOR TO: 06/01/2024

TERMINATION CHARGE:



Comprehensive Life-Cycle Support

In addition to the services outlined in this proposal, Carrier provides a complete lineup of other services to cover all your cooling and heating needs. Here are a few services that we feel would additionally benefit you.



Equipment
Purchase/Replacement



Install



Startup



Extended
Warranty



Preventive & Predictive
Maintenance Plans



Repair &
Overhaul



Modifications &
Upgrades



HVAC System
Optimization



Refrigerant
Management



Temporary
Solutions

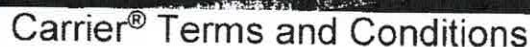
For more information, please contact your Carrier[®] team or visit carrier.com/service.



24/7 SUPPORT & SERVICE
1-800-379-6484
WWW.CARRIER.COM/COMMERCIAL



City of Tampa Springs - MAINTENANCE



7. WARRANTY - Carrier warrants that all equipment manufactured by Carrier Corporation and all Carrier equipment, parts or components supplied hereunder will be free from defects in material and workmanship. Carrier shall at its option repair or replace, F.O.B. point of sale, any equipment, part or component sold by Carrier and determined to be defective within one (1) year from the date of initial operation or eighteen (18) months from date of shipment, whichever is earlier. Carrier does not warrant products not manufactured by Carrier Corporation, but it does pass on to Customer any transferrable manufacturer warranties for those products. Carrier warrants that all

- Provide safe and reasonable equipment access and a safe work environment.
- Permit access to Customer's site, and use of building services including but not limited to water, elevators, receiving dock facilities, electrical service and local telephone service.
- Keep areas adjacent to equipment free of extraneous material, move any stock, fixtures, walls or partitions that may be necessary to perform the specified service.
- Promptly notify Carrier of any unusual operating conditions.
- Upon agreement of a timely mutual schedule, allow Carrier to stop and start equipment necessary to perform service.
- Provide adequate water treatment.
- Provide the daily routine equipment operation (if not part of this Agreement) including availability of routine equipment log readings.
- Where Carrier's remote monitoring service is provided, provide and maintain a telephone line with long distance direct dial and answer capability.
- Operate the equipment properly and in accordance with instructions.
- Promptly address any issues that arise related to mold, fungi, mildew, or bacteria.
- Identify and label any asbestos containing material that may be present. The customer will provide, in writing, prior to the start of a job, a signed statement regarding the absence or presence of asbestos for any job where the building or the equipment to be serviced is older than 1981. Should this document state that no asbestos is present, the customer will also provide in writing the method used to determine the absence of asbestos.

City of Tarpon Springs - MAINTENANCE PLANT

10. EXCLUSIONS - Carrier is not responsible for items not normally subject to mechanical maintenance including but not limited to: duct work, casings, cabinets, fixtures, structural supports, grillage, water piping, steam piping, drain piping, cooling tower fill, boiler tubes, boiler refractory, disconnect switches and circuit breakers. Carrier is not responsible for repairs, replacements, alterations, additions, adjustments, repairs by others, unscheduled calls or emergency calls, any of which may be necessitated by negligent operation, abuse, misuse, prior improper maintenance, vandalism, obsolescence, building system design, damage due to freezing weather, chemical/electrochemical attack, corrosion, erosion, deterioration due to unusual wear and tear, any damage related to the presence of mold, fungi, mildew, or bacteria, damage caused by power reductions or failures or any other cause beyond Carrier's control. Carrier shall not be required to perform tests, install any items of equipment or make modifications that may be recommended or directed by insurance companies, government, state, municipal or other authority. However, in the event any such recommendations occur, Carrier, at its option, may submit a proposal for Customer's consideration in addition to this Agreement. Carrier shall not be required to repair or replace equipment that has not been properly maintained.

11. EQUIPMENT CONDITION & RECOMMENDED SERVICE (Service Contracts only) - Upon the initial scheduled operating and/or initial annual stop inspection, should Carrier determine the need for repairs or replacement, Carrier will provide Customer in writing an 'equipment condition' report including recommendations for corrections and the price for repairs in addition to this Agreement. In the event Carrier recommends certain services (that are not included herein or upon initial inspection) and if Customer does not elect to have such services properly performed in a timely fashion, Carrier shall not be responsible for any equipment or control failures, operability or any long-term damage that may result. Carrier at its option will either continue to maintain equipment and/or controls to the best of its ability, without any responsibility, or remove such equipment from this Agreement, adjusting the price accordingly.

12. PROPRIETARY RIGHTS (Service Contracts only) - During the term of this Agreement and in combination with certain services, Carrier may elect to install, attach to Customer equipment, or provide portable devices (hardware and/or software) that shall remain the personal proprietary property of Carrier. No devices installed, attached to real property or portable device(s) shall become a fixture of the Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices that are used in connection with providing service on Customer equipment.

13. DATA RIGHTS (Service Contracts only) - Customer hereby grants and agrees to grant to Carrier a worldwide, non-exclusive, non-terminable, irrevocable, perpetual, paid-up, royalty free license to any Source Data, with the right to sub-license to its affiliates and suppliers for (i) Carrier's performance of services pursuant to this Agreement, (ii) the improvement of Carrier services, and Carrier's Analytics Platform; (iii) improving product performance, operation, reliability,

and maintainability; (iv) to create, compile, and/or use datasets and/or statistics for the purposes of benchmarking, development of best practices, product improvement; (v) the provision of services to third parties; (vi) research, statistical, and marketing purposes, and/or (vii) in support of Carrier agreements.

Source Data - shall mean data that is produced directly from a system, or device and received at a collection point or a central server (e.g. a Carrier database, data lake, or third party cloud service).

Analytics Platform - shall mean server algorithms or web interface systems used to (i) interpret, convert, manipulate, or calculate data, (ii) perform data processing, and/or (iii) the delivery of data to Carrier, affiliates or suppliers of Carrier, and/or Customer.

14. RETURN OF DATA (Service Contracts only) - Customer understands and acknowledges that the portable devices will collect Source Data that will be stored on and/or transmitted to Carrier's servers and to suppliers or affiliates that are contracted by Carrier and used to transmit, process, extract or store such Source Data for purposes of Carrier's performance of the service in accordance with this Agreement. Once such data and information has been stored and/or transmitted to Carrier's servers, Customer agrees that such data and information shall become part of Carrier's database and therefore subject to the license terms under section 13.

15. DATA DELIVERY - During the term of the Agreement Customer shall (i) make reasonable efforts to ensure that the hardware remains powered on, (ii) avoid intentional action to impede, block or throttle collection and transmission of Source Data by Carrier, and (iii) avoid intentional action to disable, turn off, or remove the hardware without Carrier's express written consent, which consent shall not be unreasonably withheld.

16. REVERSE ENGINEERING - Customer shall not extract, decompile or reverse engineer any software included with, incorporated in, or otherwise associated with the hardware and shall not reverse engineer any reports or analytics provided to or received by Customer from Carrier.

17. WAIVER OF DAMAGES - Under no circumstances shall Carrier be liable for any indirect, incidental, special or consequential damages, including loss of revenue or profit, loss of use of equipment or facilities, loss of data, or economic damages howsoever arising.

18. LIMITATION OF LIABILITY - Carrier's maximum liability, for any reason (except for personal injuries) arising from this Agreement shall not exceed the value of the payments received by Carrier under this Agreement.

19. CANCELLATION - Customer may cancel this Agreement only with Carrier's prior written consent, and upon payment of reasonable cancellation charges. Such charges shall take into account costs and expenses incurred, and purchases or contract commitments made by Carrier and all other losses due to the cancellation including a reasonable profit.

20. CUSTOMER TERMINATION FOR CARRIER NON-PERFORMANCE - Customer shall have the right to terminate this Agreement for Carrier's non-performance provided Carrier fails to cure such non-performance within thirty (30) days after having been given prior written notice of the non-performance. Upon early termination or expiration of this Agreement, Carrier shall have free access to enter Customer locations to disconnect and remove any Carrier personal proprietary property or devices as well as remove any and all Carrier-owned parts, tools and personal property. Additionally, Customer agrees to pay Carrier for all incurred but unamortized service costs performed by Carrier including overheads and a reasonable profit.

21. CARRIER TERMINATION - Carrier reserves the right to discontinue its service any time payments have not been made as agreed or if alterations, additions or repairs are made to equipment during the term of this Agreement by others without prior agreement between Customer and Carrier.

22. CLAIMS - Any lawsuits arising from the performance or nonperformance of this Agreement, whether based upon contract, negligence, strict liability or otherwise, shall be brought within one (1) year from the date the claim arose.

23. GOVERNMENT PROCUREMENTS - The components, equipment and services provided by Carrier are "commercial items" as defined in Section 2.101 of the Federal Acquisition Regulations ("FAR"), and the prices of such components, equipment and services are based on Carrier's commercial pricing policies and practices (which do not consider any special requirements of U.S. Government cost principles, FAR Part 31, or any similar procurement regulations). As such, Carrier will not agree to provide or certify cost or pricing data, nor will Carrier agree to comply with the Cost Accounting Standards (CAS). In addition, no government procurement regulations, such as FARs or DFARS, shall apply to this Agreement except those regulations expressly accepted in writing by Carrier.

24. HAZARDOUS MATERIALS - Carrier is not responsible for the identification, detection, abatement, encapsulating or removal of asbestos, products or materials containing asbestos, similar hazardous substances, or mold, fungi, mildew, or bacteria. If Carrier encounters any asbestos or other hazardous material while performing this Agreement, Carrier may suspend its work and remove its employees from the project, until such material and any hazards associated with it are abated. The time for Carrier's performance shall be extended accordingly, and Carrier shall be compensated for the delay.

25. WASTE DISPOSAL - Customer is wholly responsible for the removal and proper disposal of waste oil, refrigerant and any other material generated during the term of this Agreement.

26. SUPERSEDITION, ASSIGNMENT and MODIFICATION - This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all previous or contemporaneous, oral or written, statements. Customer may assign this Agreement only with Carrier's prior written consent. No modification to this Agreement shall be binding unless in writing and signed by both parties. Orders shall be binding upon Carrier when

accepted in writing by an authorized representative of Carrier. CARRIER'S ACCEPTANCE OF CUSTOMER'S ORDER IS CONDITIONED UPON CUSTOMER'S ACCEPTANCE OF THE TERMS AND CONDITIONS SET FORTH HEREIN (THIS "AGREEMENT") AND CUSTOMER'S AGREEMENT TO BE BOUND BY AND COMPLY WITH THIS AGREEMENT. THIS AGREEMENT AND ALL REFERENCED ATTACHMENTS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN CARRIER AND CUSTOMER, AND NO AMENDMENT OR MODIFICATION SHALL BE BINDING ON CARRIER UNLESS SIGNED BY AN OFFICER OR AUTHORIZED EMPLOYEE OF CARRIER. THE FAILURE OF CARRIER TO OBJECT TO PROVISIONS CONTAINED IN ANY PURCHASE ORDER OR OTHER DOCUMENT OF CUSTOMER SHALL NOT BE CONSTRUED AS A WAIVER BY CARRIER OF THE TERMS IN THIS AGREEMENT OR AN ACCEPTANCE OF ANY OF CUSTOMER'S PROVISIONS. ANY CONFLICTING OR ADDITIONAL TERMS OR CONDITIONS SET FORTH BY CUSTOMER IN A PURCHASE ORDER OR OTHER DOCUMENT SHALL NOT BE BINDING UPON CARRIER, AND CARRIER HEREBY EXPRESSLY OBJECTS THERETO.

27. CUSTOMER CONSENT - Customer consents and agrees that Carrier may, from time to time, publicize Carrier related projects with Customer, including the value of such projects, in all forms and media for advertising, trade, and any other lawful purposes.

28. FOR WORK BEING PERFORMED IN CALIFORNIA - Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

29. INTELLECTUAL PROPERTY - Notwithstanding anything to the contrary stated herein, Carrier retains ownership of its intellectual property and no license to Carrier's intellectual property is granted except as necessary for Customer to use any deliverables and/or services provided hereunder.

30. DATA PRIVACY - Carrier processes personal data in accordance with its privacy notice at Carrier.com or via the following link:

<https://www.carrier.com/carrier/en/worldwide/legal/privacy-notice>. Each party will comply with applicable data privacy laws governing personal information collected and processed under this Agreement, including the California Consumer Privacy Act and the European General Data Protection Regulation, and take all reasonable commercial and legal steps to protect personal data. If Customer provides Carrier with personal data, Customer will ensure that it has the legal right to do so, including notifying the individuals whose personal data it provides to Carrier. If a party collects or processes personal data from California residents under this Agreement, such

party is a "Service Provider" under the CCPA, and will not sell or exchange such personal data for anything of value.

31. FACTORY ACCEPTANCE TESTS AND INSPECTIONS –

The nature and extent of factory acceptance tests or factory inspections, including without limitation, the number and identity of participants, locations visited, and activities undertaken, shall be limited to activities directly related to the performance of this Agreement. The tests or inspections will be subject to mutual agreement of the parties, Carrier policy and internal pre-approval requirements, and strictly comply with Customer's policies as well as all applicable laws and regulations including, without limitation, all applicable laws and regulations prohibiting corruption.

32. CHANGE ORDER / ADDITIONAL WORK / PRICE ADJUSTMENTS –

Carrier will not perform additional work until such time as Carrier receives a change order, duly executed by each party, setting forth the scope and an agreed upon price for the additional work, as well as any appropriate adjustments to the delivery schedule. Additional work and/or materials supplied under any change order shall be subject to the terms of this Agreement. The price of services performed under this Agreement is subject to change due to increases in material costs related to tariffs, import duties, trade policy, epidemics, commodity or material costs, supplier costs, labor costs, or related impacts or market conditions. Such change shall

come into effect on thirty (30) days' prior written notice from Carrier to Customer.

33. OCCUPATIONAL SAFETY AND HEALTH (Service Contracts Only) –

Carrier and Customer agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health

Act ("OSHA") relating in any way to the performance of work under this Agreement, the project or the job site.

34. ANTI-DISCRIMINATION POLICY –

The Carrier Fostering a Respectful and Safe Work Environment policy is incorporated into these terms via this link:

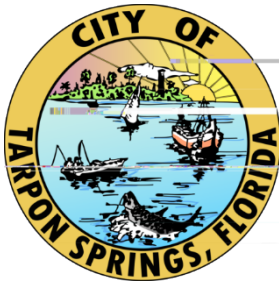
https://www.carrier.com/commercial/en/us/media/carrier-anti-discrimination-harassment-policy-02192021_tem199-109848.pdf

35. EQUIPMENT RENTALS –

If all or a portion of this Agreement is for equipment rental, the Carrier Rental Systems Master Terms and Conditions – Rental, available at

<https://www.carrier.com/rentals/en/us/rental-equipment/rental-forms>

shall apply to the rental equipment.



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners

From: Mark LeCouris, City Manager

Date: August 1, 2024

Subject: Approval of City Manager Employment Agreement for Charles Rudd

Attached is a copy of the contract negotiated by City Staff and City Labor Attorney Erin Jackson for new City Manager Charles Rudd. The highlights of the agreement are as follows:

1. \$150,000 salary.
2. 9% of base salary contribution to a Section 457 (b) deferred compensation plan.
3. Relocation expenses up to \$10,000 upon submission of receipts.
4. Monthly \$500 car allowance in lieu of City provided vehicle.
5. Reimbursement for Cobra payments for interim insurance coverage of 3 months before City insurance takes effect.
6. Employee will not be terminated without cause during the 90 days following any City election for membership on the City Board of Commission.

The remainder of the language is consistent with previous contracts. The anticipated starting date for Mr. Rudd is October 1, 2024.

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT is made and entered into this _____ day of _____, 2024, by and between THE CITY OF TARPON SPRINGS, FLORIDA, a municipal corporation organized under the laws of the State of Florida (hereinafter "City") and Charles Rudd, (hereinafter "Employee"), pursuant to the following terms and conditions:

WHEREAS, Article III, Section 16 of the Charter of the City of Tarpon Springs provides for the appointment of a City Manager by the Board of Commissioners ("Commission"); and

WHEREAS, the Commission has appointed the Employee at a public meeting to serve as City Manager of the City of Tarpon Springs in accordance with its Charter and Ordinances, and

WHEREAS, it is the desire of the Board of Commissioners to provide certain benefits, establish certain benefits of employment and to set the working conditions of the said Employee, and

WHEREAS, Employee wishes to accept the employment as City Manager of the City of Tarpon Springs under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. EMPLOYMENT. The City hereby employs the Employee as the City's City Manager and the Employee hereby accepts the employment upon the terms and conditions hereinafter set forth.
 - A. The Employee agrees to serve as City Manager of the City of Tarpon Springs and to fulfill the duties of that office as set forth in the City Code of Ordinances and the City Charter as they now exist or as they may be amended hereinafter and particularly under the terms and conditions of Section 16 of the City Charter. In the event of any conflict between the terms of this Employment Agreement and the Charter of the City, the Code of Ordinances of the City or state statute, the City Charter, City Code of Ordinances and state statutes will prevail to the extent of such conflict.
 - B. The Employee agrees to remain in the exclusive employ of the City and shall not seek or engage in any other employment or business activity without specific prior approval of the City Commission. The Employee agrees to devote the amount of time and energy necessary for the Employee to faithfully perform his duties under this Agreement.
 - C. The Employee agrees to continually provide his best efforts to efficiently and effectively perform his duties in a professional manner, uphold the City Code of Ordinances, the City's *Personnel Rules and Regulations* and City policies, and to fully

support the Commission/Manager form of government as expressed in the City Charter of the City of Tarpon Springs. The Employee agrees to do his utmost to advance the goals and interests of the City of Tarpon Springs and to abide by the ethical standards of conduct of state statute (specifically including Chapter 112, Fla. Stat.) and to abide by any other ethical standards as established by case law of the courts of Florida or the City Code.

- D. As a condition of employment, the City shall conduct a background investigation to confirm the Employee's representations as to employment experiences, educational accomplishments, and will conduct an appropriate criminal background check, drug screen, and physical.

2. COMPENSATION. City shall pay to Employee the following compensation for the term of this agreement:

- A. A starting base salary of \$ 150,000 per annum, to be paid in such portions and at such times as all other City employees are paid.
- B. In addition to the base salary provided in paragraph 2.A. above, the City shall contribute annually the sum equal to 9% of the base annual salary of the Employee to a Section 457(b) deferred compensation plan.
- C. The City agrees to review said base salary and/or benefits of Employee and make such adjustment in such amounts and to such extent as the Board of Commissioners may determine that it is desirable to do so on the basis of an annual salary review of said Employee.

3. TERM.

- A. This Agreement becomes effective after the City receives confirmation that the Employee has successfully passed a pre-employment background check, physical, and drug screen.
- B. The Employee's employment with the Board of Commissioners shall begin on the ____ day of _____, 2024, or ____ business days after the City receives confirmation of the Employee successfully passing a background check, pre-employment physical and drug screen, whichever occurs later. The Agreement shall continue unless terminated under the provisions provided herein. The Employee serves at the pleasure of the Board of Commissioners. The Employee is an employee at will and there does not exist any property right in the Employee's job or position with the City. The Employee works at the pleasure and will of the City Commission. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Commission to terminate the services of the Employee at any time, with or without cause, at the sole discretion of the Board of Commissioners. The Employee

shall have no additional rights of employment other than those provided for in this Agreement.

- C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time the position of City Manager.

4. TERMINATION AND SEVERANCE PAY.

- A. The Employee agrees that because his continued employment as City Manager is solely at the discretion of the Board of Commissioners, should employment be terminated by the Board of Commissioners for any reason, the Employee has no right to and, if he does have a right, hereby waives any right to appeal in any manner the decision of the City Commission except as herein provided.
- B. Termination without Cause. Termination of the Employee's contract by the City without cause as used in this Agreement means the Employee's discharge or dismissal from the position of City Manager, during the time that the Employee is physically and mentally capable and willing and able to perform his duties, by the Board of Commissioners. Such termination shall mean any formal or informal action of the Board of Commissioners requesting that he resign or dismissing him from employment with the City. In the event that the Employee is terminated by the Board of Commissioners during such time as the Employee is willing and able to perform the duties of City Manager and such termination is without cause as defined herein, then and in that event, the City agrees to pay the Employee:
 - 1. Up to three (3) months aggregate salary at the rate in effect at the time of termination paid monthly during the period that the Employee is not gainfully employed. (Aggregate salary shall include the base compensation of the Employee and any City contribution to a retirement plan). This will not preclude applying for unemployment compensation. If Employee obtains employment within the three (3) month period, Employee will only be entitled to the severance payments through the date that the employment with the new employer begins. Employee is required to notify the Commission in writing within three (3) days of obtaining alternative employment.
 - 2. All accumulated and unused vacation leave of the Employee computed as a multiple of the Employee's base hourly salary will be paid on the last day of employment with the City.
 - 3. Employee shall not be terminated without cause during the 90-day period following any City election for membership on the City Board of Commissioners.

- C. Death or Disability. The Employee's employment hereunder shall terminate automatically on the Employee's death during the Employment Term, and the City Commission may terminate the Employee's employment on account of the Employee's Disability. If the Employee's employment is terminated during the Employment Term on account of the Employee's death or Disability, the Employee (or the Employee's estate and/or beneficiaries, as the case may be) shall be entitled to receive the following:
1. Three (3) months aggregate salary at the rate in effect at the time of death or termination. (Aggregate salary shall include the base compensation of the Employee and any City contribution to a retirement plan).
 2. All accumulated and unused vacation leave of the Employee computed as a multiple of the Employee's base hourly salary will be paid on the last day of employment with the City.

Notwithstanding any other provision contained herein, all payments made in connection with the Employee's Disability shall be provided in a manner which is consistent with federal and state law.

For purposes of this Agreement, "Disability" shall mean the City Manager's inability, due to physical or mental incapacity, to perform the essential functions of the City Manager position, with or without reasonable accommodation. Any question as to the existence of the City Manager's Disability as to which the City Manager and the City cannot agree shall be determined in writing by a qualified independent physician mutually acceptable to the City Manager and the City. The City shall pay for this examination. In the event the City Manager is terminated by the Board of Commissioners or elects to resign his position because of his Disability, such termination or resignation will be deemed without cause.

- D. Termination for Cause. In the event that the Employee is terminated by the Board of Commissioners for Cause, the Employee shall receive no severance pay, but shall be paid only for any accrued or unused vacation leave and salary to the date of such termination. "Cause" shall be defined as including, but not limited to, an act of misfeasance, malfeasance, neglect of duty, the election or appointment to a public office that creates a prohibited dual office holding pursuant to Article II, Sec. 5(a), Florida Constitution, conduct as defined in Florida Statutes § 443.036(29), conviction of, adjudication of guilt for, or plea of nolo contendere to a felony; arrest on a felony charge; a conviction or adjudication of guilt for a serious misdemeanor involving moral turpitude by the Employee; or a violation of state or federal statutes which, in the reasonable opinion of the Board of Commissioners, makes the Employee unfit for continuance in the position of City Manager. Should the Board of Commissioners terminate the Employee for Cause, then the City agrees that upon written request of

the Employee received by the City within seven (7) calendar days of the date of such termination to appoint a hearing officer, mutually acceptable to the Board and to the Employee, to determine the sole issue of whether or not there existed just cause for the termination of the Employee. The hearing officer shall conduct a hearing and issue findings of fact within sixty (60) days of the date of termination. The City and the Employee will be bound by the findings of fact. The City will provide the Employee an opportunity to respond to the fact report at a public hearing. The sole remedy under this Agreement in the event the hearing officer determines that there was not just cause to discharge the Employee, is that the termination of the Employee will be treated as a termination without cause, thus entitling the Employee to the severance pay hereinabove and set forth.

- E. Resignation. Employee shall give the City at least 90 days' notice prior to the effective date of resignation from the position of City Manager. Should Employee resign employment, Employee shall receive payment for the time actually worked under the terms of this Agreement and shall receive pay for accumulated and unused vacation leave and other accrued benefits through the date of resignation. The Employee shall receive no severance pay or other benefits under this Agreement or the City's Personnel Rules and Regulations except as provided herein. The failure to give 90 days' notice shall forfeit the employee's right to payment for any accrued leaves or other accrued benefits, other than aggregate salary.
- 5. RESIDENCE. Pursuant to the Charter of the City of Tarpon Springs, the Employee shall establish permanent legal residency within the City within one year after appointment.
- 6. PROFESSIONAL DUES, TRAVEL AND JOB-RELATED EXPENSES.
 - A. The City shall reimburse Employee for reasonable relocation expenses associated with Employee's relocation to the City not to exceed \$10,000 upon timely submission of invoices and proof of payment by Employee to the City's Finance Department. This reimbursement shall be paid in a single lump sum payment.

Reimbursement owed pursuant to this subparagraph is conditioned upon Employee's relocation to the City within one year after appointment.

 - B. The City shall pay all reasonable professional dues and subscriptions of Employee which are a necessary and appropriate part of his participation in national, regional and state and local associations or organizations necessary and desirable for his continued professional participation and growth and advancement.
 - B. The City shall pay reasonable travel and expenses of Employee while on City business or while attending functions as a representative of or on behalf of the City in accordance with established policies of the City.

- C. The City shall pay travel and expenses of Employee for short courses, institutes, seminars that are necessary for Employee's professional development and for the benefit of the City subject to appropriation.
- D. All reasonable travel and expenses of Employee shall be paid in accordance with Florida Statutes § 112.061 and the City Code of Ordinances, as applicable.
- E. The City shall furnish Employee with all equipment and supplies usually and customarily provided to a City Manager to allow Employee to efficiently perform his duties and responsibilities as described hereunder except for Employee's personal automobile (see paragraph 8 below).

7. GOALS AND OBJECTIVES AND PERFORMANCE EVALUATION.

- A. On an annual basis, the Board of Commissioners and the Employee shall define the goals and performance objectives which they determine necessary for the proper operation of the City government and in the plan for attainment of the Board of Commissioners' policy objectives, they shall further establish a relative priority among those various goals and objectives. The goals shall generally be attainable within the time limitations as specified and agreed upon between the City Manager and the Board of Commissioners and shall be affordable in accordance with the annual operating and capital budgets and the appropriations provided therefore.
- B. The Board of Commissioners shall review and evaluate the performance of the Employee at least once annually, by September 1 of each year, and at such other times as the Board deems appropriate. This evaluation shall be in accordance with a written evaluation process approved by the Board of Commissioners.
- C. The Board of Commissioners shall provide the Employee with a written summary of the findings of the evaluation and shall provide an opportunity for the Employee to discuss the evaluation with the Board of Commissioners.
- D. The Employee may be required to successfully complete educational courses or maintain certain certifications at the request of the Board of Commissioners. The Employee shall provide proof of successful completion of said courses or certification at the request of the Board of Commissioners.
- E. The Board of Commissioners, at its sole discretion, may reward the Employee based upon the Employee's achievements of standards set by the Board of Commissioners.

8. AUTOMOBILE. The Employee's duties require that the Employee have the exclusive use of an automobile at all times during his employment with the City. Employee has elected to utilize his personal automobile instead of a City automobile for City business. The City shall pay Employee a monthly automobile allowance of \$500.00 per month (\$6,000 per

annum) to cover expenses and costs related to Employee's usage of his personal automobile for City business. Employee retains sole responsibility for ensuring that his personal automobile is properly insured. .

9. VACATION. The Employee shall accrue a maximum of 20 days of vacation during each fiscal year and may take accrued vacation at times to be determined in the manner most convenient to the City. Vacation will be accrued weekly pro rata. Unused days of vacation may be carried over to future years in accordance with the City of Tarpon Springs *Personnel Rules and Regulations* and the City's policies applicable to general employees. Pay out of accrued and unused vacation at the time of separation of employment will be paid in accordance with the terms set forth in paragraph 4 of this Agreement.
10. SICK LEAVE. The Employee shall accrue 12 days of sick leave during each City fiscal year. Sick leave will be accrued weekly pro rata with the maximum accrual in accordance with that for the City's general employees. Sick leave provisions shall be consistent with the procedures outlined in Rule 11, Section 2. Of the *City's Personnel Rules and Regulations* as they apply to general employees.
11. INSURANCE. The Employee shall be entitled to the same health, long-term disability and dental insurance as other general employees of the City. The City shall purchase life insurance for the Employee with a death benefit of \$50,000 basic life and \$100,000 A,D, & D.
12. INTERIM INSURANCE COVERAGE. Employee shall be solely responsible for the payment of any premiums related to continuing coverage under the Consolidated Omnibus Budget Reconciliation Act of 1985 ("COBRA") prior to his insurance benefits as a City employee taking effect.

However, the City shall reimburse Employee for any such COBRA payments upon timely submission of invoices and proof of payment by Employee to the City's Finance Department. This reimbursement shall be paid in a single lump sum payment.
13. NOTICE. Any notice required or permitted to be given under this Agreement shall be sufficient if in writing and if sent by certified or registered mail, return receipt requested, to the parties at the following addresses:

To Employer at:
Mayor of the City of Tarpon Springs, Florida
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004

To Employee at: Current residence mailing address.

14. WAIVER OF BREACH. The Waiver by the City of a breach of any condition of this Agreement by the Employee shall not be construed as a waiver of any subsequent breach by the City.
15. ASSIGNMENT. The rights and obligations of the parties of this Agreement shall ensure to the benefit of and be binding upon the successors, personal representatives and assigns of the parties.
16. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties. This Agreement cannot be changed orally, but only by an agreement in writing signed by the parties hereto.
17. PRIOR AGREEMENTS. This Agreement amends and supplements any and all prior Employment Agreements between the parties, whether oral or written, and any such oral or written communication is merged herein.
18. GOVERNING LAW. This Agreement shall be construed under the laws of the State of Florida. Venue for any litigation relative to this Agreement shall be brought exclusively in Pinellas County, Florida.
19. SEVERABILITY. If any provision or portion of this Agreement is held to be unconstitutional, or invalid or unenforceable, the remainder of this Agreement or portion thereof shall be deemed severable and shall not be affected thereby and shall remain in full force and effect.
20. CHARTER INCORPORATED. The language of the City Charter, as it may be amended from time to time with regard to the powers and duties of the City Manager, and any language of the City code or amendment thereto, as it may be amended from time to time, is incorporated herein by reference. The text herein, including the aforesaid provisions of the City Charter and the City Code, shall be part of the Agreement between the parties.
21. CHANGE OF CONDITIONS. The Board of Commissioners shall fix any other reasonable terms and conditions of employment as it may determine from time to time regarding the performance of the Employee, provided that such terms and conditions are not inconsistent with or conflict with the provisions of this Agreement, the City Charter, the City Code or any other law.

EMPLOYMENT AGREEMENT

EMPLOYER:

EMPLOYEE:

CITY OF TARPON SPRINGS, FLORIDA

By: _____
MAYOR

By: _____

ATTEST:

By: _____
IRENE S. JACOBS
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

By: _____
ERIN G. JACKSON, ESQ.
CITY LABOR ATTORNEY

RESOLUTION 2023-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, REVISING THE RULES OF PROCEDURE FOR THE BOARD OF COMMISSIONERS; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the City of Tarpon Springs, Florida, in accordance with Section 8 of the Charter of the City of Tarpon Springs shall determine its own rules of procedure in order to conduct business; and

WHEREAS, the Board of Commissioners desires to conduct City business effectively and efficiently in accordance with the law; and

WHEREAS, the Board of Commissioners deems that it is desirable to revise its certain rules of procedure adopted under Resolution 2023-18 pertaining to the conduct of its business and to repeal any previously existing resolutions establishing or addressing rules of procedure.

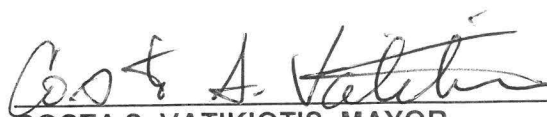
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

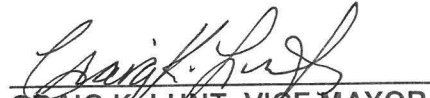
Section 1. That the following rules of procedure are hereby established and declared to be in effect immediately upon passage of this Resolution, said Resolution of procedure to remain in effect until rescinded, altered or modified by subsequent Resolution of the Board of Commissioners.

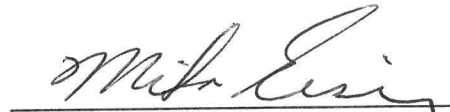
Section 2. That all other resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. That if any provision or part of this resolution is declared invalid or unenforceable as a matter of law, the offending portion shall be stricken, and all other provisions shall remain valid and enforceable.

PASSED and ADOPTED this 5th day of September, 2023.


COSTA S. VATIKIOTIS, MAYOR


CRAIG K. LUNT, VICE MAYOR


MIKE EISNER, COMMISSIONER


PANAGIOTIS KOULIAS, COMMISSIONER

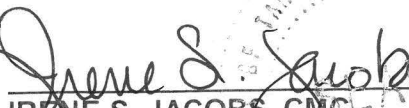

JOHN M. KOULIANOS, COMMISSIONER

MOTION BY: COMMISSIONER KOULIAS
SECOND BY: COMMISSIONER KOULIANOS

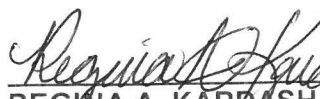
VOTE ON MOTION

COMMISSIONER KOULIANOS	<u>Yes</u>
COMMISSIONER KOULIAS	<u>Yes</u>
COMMISSIONER EISNER	<u>No</u>
VICE MAYOR LUNT	<u>No</u>
MAYOR VATIKIOTIS	<u>Yes</u>

ATTEST:


IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:


REGINA A. KARDASH
CITY ATTORNEY

**RULES OF PROCEDURE
OF THE BOARD OF COMMISSIONERS OF THE
CITY OF TARPON SPRINGS**

ARTICLE I. GENERALLY.

1. First Order of Business

- (a) Within ten (10) days of a newly elected official taking office, he or she shall:
 - i Schedule a time to watch the four (4) hour online Florida League of Cities Sunshine Law and Public Records course at City Hall and shall receive their certificate as evidence of such training.
 - ii Read and sign these Rules of Procedure adopted by the Board of Commissioners.
 - iii Read and sign the City's adopted policies and procedures relating to text messages, social media, City email, and public records.
- (b) It shall be the responsibility of each individual elected official to ask the appropriate City personnel, through the City Manager, any questions or otherwise inquire regarding such materials to ensure that he or she understand their respective duties and responsibilities to the City and to the public as it relates to these matters.

2. Appointment of Vice Mayor; Presiding Member in Case of Absences.

At the first meeting of the Board of Commissioners in April of each year, the City Commission, by resolution, shall appoint a Vice Mayor. If both the Mayor and Vice Mayor are absent for any meeting, the most senior member of the City Commission shall preside at such meeting.

The Commission shall select a Vice-Mayor at the first meeting in April. The following nomination and selection process shall be used for the annual selection of the Vice Mayor:

- (a) The nomination process shall be explained to the Commission and to the public by the Mayor or Parliamentarian.
- (b) The Chair opens the floor for nomination.
- (c) Each member of the Commission, upon recognition by the Chair, shall have a right to place a nomination for the honorary office of Vice Mayor the name of any other Commissioner or themselves before nominations are closed.
- (d) When all nominations have been made, the Chair will so announce and declare nominations closed.

- (e) If only one Commissioner is nominated, that person will be declared by the Chair to be elected and shall serve until a successor is elected.
- (f) If more than one nomination has been made, selection of Vice Mayor will be accomplished by motion.
- (g) If no nomination are made or if no nominee is elected by a majority vote, the most senior Commissioner shall be appointed as Vice Mayor.

3. Filling of Vacancies to City Commission.

In the event of a vacancy on the City Commission which may be filled by appointment by the Board of Commissioners, pursuant the City Charter, nominations to fill said vacancy shall be solicited at a regular session.

The following nomination and selection process shall be used for the selection of a Commissioner:

- (a) The nomination process shall be explained to the Commission and to the public by the Mayor or Parliamentarian.
- (b) The Chair opens the floor for nomination.
- (c) Each member of the Commission, upon recognition by the Chair, shall have a right to place a nomination for Commissioner before nominations are closed.
- (d) When all nominations have been made, the Chair will so announce and declare nominations closed.
- (e) If only one Commissioner is nominated, that person will be declared by the Chair to be appointed and shall serve until a successor is elected.
- (f) If more than one nomination has been made, selection of the Commissioner will be accomplished by motion.

4. Requests for Information.

All requests for information from city staff or of the City Manager shall be coordinated through the office of the City Manager. In no event shall any member of the City Commission issue direct orders to any member of the city staff under the City Manager, City Clerk, City Attorney, or Internal Auditor. The City Manager, City Clerk, City Attorney, and Internal Auditor shall respond to all reasonable requests for information and opinions made by any individual Commissioner as well as a majority of the Board of Commissioners. However, individual requests by City Commissioners not in the routine course of city affairs, or which require an unusual amount of time to answer, must first be approved by a majority vote of the Board of Commissioners. Information requested by any individual Commissioner of any charter officer shall be submitted to that Commissioner only, but such officer may, in his or her discretion, provide copies thereof to the remainder of the Board of Commissioners.

5. Individual Opinions.

- (a) Individual members of the City Commission must not represent their own views or recommendations as those of the City Commission unless the majority of the Board of Commissioners has officially voted to approve such action. City Commissioners making recommendations or expressing their views not then approved by a majority of the Board of Commissioners shall indicate that such is expressed as a private citizen. Public statements or opinions should contain no promises to the public that may be construed to be binding on the city.
- (b) Individual members of the City Commission shall refrain from expressing their position on a matter to be considered at an upcoming Commission meeting. Commission members are encouraged to consider the input/comments of the other Commission members and the public before expressing their position on matters to be considered at Commission meetings.
- (c) If any Mayor or Commissioner wishes to provide additional information or explanation, it is to be given to the City Manager to be added in the agenda backup, in order to be available to the public.

6. Mail.

All mail to the Mayor and the Commissioners arriving at City Hall received pursuant to law or in connection with the transaction of official business by the City of Tarpon Springs shall be copied immediately and provided to the other Commissioners and made available to the press, with the following exceptions:

- (a) Mail from governmental agencies, addressed to the Mayor, clearly intended for the chief administrative officer of the city which requires administrative action or staff action, will be delivered to the City Manager with informational copy to the Mayor.
- (b) Publications and lengthy agenda materials for other boards upon which the Mayor or Commissioners serve will not be copied. Only the agendas will be circulated. However, upon request of the Mayor or any Commissioner, the supporting documentation for any particular item on such agenda shall be provided to the Mayor or requesting Commissioner.
- (c) Mail with the words similar to "Personal," "Confidential" or "For the Addressee Only" will be delivered unopened to the addressee. All other mail will be opened by the Board of Commissioners Office secretary.
- (d) The Mayor receiving individually addressed mail will be responsible for replying, asking the Board of Commissioners Office secretary, City Clerk, City Manager or City Attorney to reply, or placing the matter on the agenda for formal Commission consideration.
- (e) The City Manager will be responsible for seeing that mail addressed to the Mayor or other City Commissioners is properly answered or placed on the agenda.
- (f) The City Manager will answer individual complaint letters.
- (g) The City Manager will discuss malicious mail with the Mayor and respond accordingly.

7. Use of Office; Expenditure of Funds.

- (a) The use of the office of the City Commission shall be allocated in such a way that all Commissioners have equal and free access to the use thereof, including the files and documents located therein. The Mayor shall have priority for the use of the Commission office. All long-distance telephone calls, postage, and use of the city supplies shall be logged appropriately. All documents which are provided by law to be public records shall be made available to any person for inspection and copying, subject to the provisions of F.S. Ch. 119, and other applicable provisions of law. Each Commissioner shall be entitled to reasonable assistance from the secretary for the City Commission. Each Commissioner shall also be entitled to business cards paid for at the expense of the city.
- (b) The expenditure of other funds budgeted for use by the City Commission, such as for flowers, donations, and the like, shall be authorized by the Mayor and City Manager.

8. Files and Public Records.

- (a) Files and records kept by individual members of the City Commission shall be delivered to the City Clerk upon the termination of such individual's term of office, if such files and records have been kept in City Hall or other buildings publicly owned or used. All such files and records kept outside of city owned or used property may be kept by the Mayor or such individual Commissioner at the termination of his or her term of office, so long as it is understood that the city owns such records.
- (b) The Mayor and City Commissioners shall utilize their official City email address to conduct all business inherent with their position. Each individual shall be responsible for transferring and preserving all communications relevant to their respective positions to a City searchable database. This shall include but not be limited to, all voicemail, text messages, instant messages, Facebook, Twitter, and Instagram posts, comments, and messages that used to communicate, transmit, or formalize knowledge regarding City business. The Mayor and each Commissioner shall be responsible for ensuring that such messages are appropriately archived with the City upon leaving office.

- (c) By the fifteenth (15) of each month, the Mayor and each Commissioner shall ensure that their respective files and archives are up to date. No public records shall be destroyed unless done so in accordance with the State of Florida's Record Retention Schedule, and accordingly approved, reported and documented by the City Clerk.

9. Social Media Policy

- (a) For the purposes of this policy, the following definitions shall apply:
 - 1) Social Media: this term shall include all ways of communication with others via the internet or through applications on mobile devices, including but not limited to, the use of Facebook, YouTube, Twitter, Nextdoor, or Instagram; communications on blogs, bulletin boards, neighborhood chats, wikis, chatrooms, and online journals; file sharing; and items posted in the comment sections to stories published on-line by traditional media outlets.
 - 2) Prohibited Applications: this term shall encompass all applications defined pursuant to Fla. Stat. § 112.22(1)(f), including all internet applications deemed by the State of Florida Department of Management Services to present a security risk in the form of unauthorized access to or temporary unavailability of the City's records, digital assets, systems, networks, servers, or information, and any internet application created, maintained, or owned by a foreign principle that participates in activities such as collecting keystrokes or sensitive personal, financial, proprietary or business data; ransomware deployment, cyber-espionage against a public employer; conducting surveillance and tracking users; or using algorithmic modification to conduct disinformation or misinformation campaigns.
- (b) No elected official may download, maintain, or install any prohibited application on a City-owned device; nor may an elected official remotely access any City-owned and maintained database on any device that has a prohibited application. The City shall refer to the Department of Management Services' official list, published quarterly, to identify the prohibited applications. The City shall update its devices within fifteen (15) days of the Department's quarterly publication.

10. Appointments to Ad Hoc Committees.

- (a) The Board of Commissioners may establish by resolution such ad hoc committees as it deems appropriate. Each Ad Hoc Committee shall consist of at least *five* members. The name, purpose, number of members and duration of an ad hoc committee shall be as established by the Board of Commissioners.
- (b) Each Commissioner may appoint one member to Ad Hoc Committees.

Any members not initially appointed, replacements, alternates, or ex-officio members shall be nominated and selected as follows: Each member of the City Commission may submit one nomination for each vacant seat of an Ad Hoc Committee. Each Commissioner shall be entitled to one vote for each vacant seat. In the event that no nominees obtain a majority vote, a runoff of the nominees for each vacant seat beginning with groups of those receiving the most votes will take place immediately.

11. Annual Review of Rules of Procedure.

The Board of Commissioners shall review these Rules of Procedure for any desired updates in June of each year.

ARTICLE II. AGENDA

1. Agenda Preparation.

The City Manager, City Clerk, City Attorney or the Mayor or any Commissioner may place an item on the regular agenda for action. Matters placed on the agenda by the Mayor or any Commissioner must be related to the adoption or implementation of matters of policy. The deadline for necessary information shall be 12:00 p.m. on the Wednesday preceding the Tuesday meeting. Agendas shall be distributed no later than 5:00 p.m. on the Thursday preceding the Tuesday meeting. The City Manager will advise the Board of Commissioners by telephone of any agenda materials added after the agenda package is made public_

2. Order of Items; Consent Agenda.

(a) The order of the agenda shall be as follows:

1. Call to order by Mayor.
2. Roll Call by City Clerk.
3. Reflection and Pledge of Allegiance.
4. Public Comment.
5. Proclamations.
6. Consent Agenda and Approval of Minutes of Last Meeting.
7. Special Consent Agenda
8. Public Hearings (Must Start at 7:30 p.m.). The Commission may complete the agenda item it is addressing before starting the public hearings at 7:30 p.m.
9. Resolutions.
10. Presentations.
11. Commissioners and Staff Comments. The Mayor may defer order regarding public comments.

(b) At the meeting, the Mayor may deviate from the agenda upon request of any affected citizen, or a public official for exigent circumstances.

(c) The City Manager is directed to prepare a consent agenda listing therein those items deemed by the City Manager to be noncontroversial (Minutes, Satisfactions, Attorney Invoices, and other items). Prior to the approval of the items on the consent agenda, any item therein may be withdrawn by a City Commissioner, the City Manager, the City Attorney, or City Clerk. Such withdrawal shall be nondebatable. After such items have been withdrawn from the consent agenda, the Board of Commissioners may consider a motion to adopt the items listed in the consent agenda in a single motion.

3. Quasi-judicial Hearings.

The following procedure and order of appearance will be followed to conduct quasi-judicial hearings and may be modified at the direction of the Commission in any specific proceeding.

1. Introduction of item; explanation of quasi-judicial procedures; inquiry as to ex-parte contacts and conflicts of interest; swearing of witnesses.
2. If appropriate, the Ordinance/item will be read by the City Attorney, by title only.
3. Motion/Second to place the item on the table. The Mayor has flexibility to call for a motion after the public hearing.
4. Staff presentation.
5. Commission questions of staff.
6. Cross examination of staff by applicant and affected parties.
7. Applicant's presentation.
8. Commission questions of applicant.
9. Cross examination by staff or affected parties.
10. Affected parties' presentation.
11. Commission questions of affected parties.
12. Cross examination by staff or applicant.
13. Open public hearing for comments by proponents and then opponents.
14. Applicant's rebuttal.
15. Staff response and summary.
16. Close the public hearing.
17. Commission discussion.
18. Roll call vote.

4. Staff Duties.

The City Manager shall prepare the order of items on the agenda. The City Manager shall take all necessary steps to avoid unnecessary duplication of supporting documentation for items on the agenda. Each item placed on the agenda shall have sufficient supporting documentation to enable the City Commissioners to prepare for discussion on that item.

5. Modifications.

No item placed on the agenda may be removed without the consent of the person placing such item on the agenda. The Mayor may declare that such item is deleted or deferred, and no vote shall be required in that event. An Addendum to the agenda may be prepared with the approval of the Mayor or City Manager prior to any session of the City Commission. At the time during the meeting when an item is called, and the affected person is not yet present, the Mayor may delay hearing on the matter until a reasonable time has elapsed, in order to afford such person an

opportunity to be present during such hearing.

6. Distribution of Agenda Packets.

The agenda packet is made available to the members of the City Commission at a predesignated location or electronically, as soon as possible. The City Manager shall be responsible for notifying affected individuals of a particular item on the agenda. Such notice need not be in writing but may be by telephone if conditions warrant.

ARTICLE III. MEETINGS

1. Time of Meetings; Duration.

- (a) The Board of Commissioners shall meet in regular session on the first and third Tuesdays of each month at 6:30 p.m., in the City Commission Chambers in City Hall. The Mayor or simple majority of the Board of Commissioners or the City Manager may call a special session, work session or open public hearing. The time for such meeting shall be set forth in the notice thereof. A minimum of 24 hours' notice shall be required before any special session, work session or open public hearing of the City Commission. Work sessions are primarily designed for information gathering and guidance, and no formal commission decision approving or disapproving an item may be made. Should the Board of Commissioners wish to provide guidance or direction on a work session agenda item to the City Manager, City Clerk or City Attorney it will be done by a vote of the majority of the Board of Commissioners. Only staff members shall be included in the work session discussion, unless prior arrangements are made through the City Manager, City Clerk or City Attorney. The exception to the *staff members only* requirements to allow city consultants, city engineers and similar type experts to make presentations and answer questions from the Board of Commissioners. The Board of Commissioners shall hear input on work session agenda items once they are placed on a regular or special meeting Board of Commissioners agenda. An open public hearing may be called on an item or items upon which the commission seeks public input or comment. Such hearings are intended mostly for the Commission to receive public input. Staff members and consultants hired by the city may be included in the open public hearings for purposes of making a presentation upon which the public may comment or provide input. Staff and consultants hired by the city may be called upon to answer questions of the public at an open public hearing.
- (b) Meetings shall begin promptly at 6:30 p.m., unless otherwise noticed. Meetings shall end no later than 11:00 p.m., unless a simple majority votes to continue past such time.
- (c) In the event a public hearing cannot be concluded at the meeting scheduled, the Mayor shall, at such meeting, continue said public hearing to a date and time certain if possible. If no time and date certain is possible at such public hearing, notices of such public hearing as required by law shall again be given. In the event that an applicant has elected to

defer an item prior to a meeting, the Mayor shall first announce at the beginning of the meeting that such item is deferred and the reason for such deferment. The Mayor shall also state the date at which such item shall be considered.

- (d) The Board of Commissioners may alter the schedule of regular session meetings due to holidays or other reason by a simple majority vote at a public meeting with a minimum of 24 hours' notice.

2. Notice of Special Meetings.

The City Manager shall cause the local press and social media to be notified in the event of a special meeting with reasonable notice to the press under the circumstances.

3. Seating Arrangement on the Dais.

The Mayor shall sit in the center of the dais with the City Manager being seated to the Mayor's left. The City Attorney shall be seated at the Mayor's right. The Vice Mayor shall sit at the left of the City Manager, and the most senior member of the remaining three Commissioners shall sit at the immediate right of the City Attorney. The next senior member of the City Commission shall sit at the far left of the Commission table. The newest Commissioner shall sit at the far right of the Commission table along with the Chief of Police.

4. Reflection.

The Mayor may invite any clergyman present or any member of the Board of Commissioners or City Attorney to give the reflection at a Regular Session.

5. Minutes.

The City Clerk shall prepare the minutes of the preceding meeting including work sessions, for approval at the following regular session, whenever possible. The minutes shall not be read in full, but shall only be approved in their entirety, subject to corrections made by the City Commission. Any Commissioner may desire a verbatim transcript of a portion of any meeting. In the preparation of the minutes of any meeting, the City Clerk may, in the Clerk's discretion, state the general topic of discussion, rather than a summary of the comments of each speaker and each Commissioner. The minutes shall fully and thoroughly set forth the precise action taken by the City Commission. Prior to the approval of the minutes, the City Clerk is authorized to correct such defects in grammar or clarify

the intent of any particular motion if such was reasonably contemplated.

6. Points of Order.

The Mayor shall determine all points of order, subject to the right of any Commissioner to appeal to the City Commission. If any appeal is taken, the question shall be "shall the decision of the Mayor be sustained?" The City Attorney shall be the parliamentarian of the City Commission, whose recommendation shall be considered on all such appeals. All meetings shall be subject to Robert's Rules of Order.

7. Waiver of Rules.

The vote of a simple majority of the City Commission may waive any provision of these rules at any meeting. Whether or not the Board of Commissioners formally waives the Rules of Procedure, failure to strictly adhere to the Rules of Procedure shall not be grounds to invalidate any action of the Commission.

8. Public Comments; Preservation of Order and Decorum.

- (a) Members of the public may participate in regular and special meetings of the Board of Commissioners by Zoom and telephone subject to the restrictions set forth below.
- (b) The City Manager shall note on the agenda, and the Mayor shall inform members of the public that no speaker shall have the right to address the Board of Commissioners for more than four minutes on any particular item. During agenda items other than Public Comment, members of the public present at the meeting may donate their time to extend the speaker's time but such donation shall forfeit the donator's right to speak. The speaker shall identify the person who donated his/her time. The donation shall extend the speaker's time an additional two (2) minutes. In no event shall the speaker's time be extended beyond six (6) minutes of total speaking time. Those speakers attending by Zoom or phone shall have the right to address the Board of Commissioners for no more than two (2) minutes at Public Comment and no more than two (2) minutes for each agenda item. No donated time will be permitted for speakers attending by Zoom or by phone. Any deviation from this rule must be approved by the consensus of a majority of the Board.
- (c) Each person addressing the City Commission shall approach the podium, shall give his or her name and address in an audible tone of voice. All remarks shall be

addressed to the City Commission as a body, and not to any member thereof. All speakers, including City Commission shall be recognized by the Mayor. No person, other than members of the City Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through members of the City Commission. No questions shall be asked to individual Commission members, except through the Mayor. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the City Commission may be requested to leave the meeting and may forthwith be barred from further attendance at that meeting.

- (d) Members of the public may email the Board of Commissioners their public comments through the City website at <https://www.ctsfl.us/comment/>. These public comments shall be limited to 1500 characters (approximately 2 minutes). The e-mailed public comments shall be read out loud during the appropriate /related agenda item. Alternatively, if you do not wish your email to be read at a public meeting, contact the Board of Commissioners at boc@ctsfl.us.
- (e) The Mayor shall preserve order and decorum and shall prevent attacks on personalities or the impugning of motives of Commission members or others and shall prevent digression from the question under discussion. The Mayor shall ensure that no boisterous conduct, such as cheering, clapping, or the like, shall be permitted during debate. The Chief of Police or his or her designate shall be the sergeant-at-arms of the City Commission.

9. Board and Staff Comments.

At the conclusion of the agenda, individual Commissioners, the City Manager, City Clerk, and City Attorney may announce to members present or make comments for the record about items not set forth on the agenda. However, no person shall be permitted to raise controversial issues involving substantial contemplation unless such items shall first be placed on the agenda for consideration. In the case of notice required to any particular individual, no person shall be permitted to discuss such item, without the opportunity for the affected person to be notified in advance.

Article IV. ORDINANCES AND RESOLUTIONS

1. Definitions; General Requirements for Adoption.

Each ordinance or resolution shall be introduced in writing and shall embrace but one subject and matters properly connected therewith. The subject shall be clearly stated in the title. A proposed ordinance or resolution shall be read by the City Attorney by title only unless the Mayor or any Commissioner desires that such ordinance or resolution be read in full. Resolutions may be adopted on first reading. The City Clerk shall also place in such notice that a verbatim transcript of such hearing may be required by any person appealing a decision made by the Board of Commissioners. After the adoption of any emergency ordinance, the City Clerk shall publish the title of such ordinance in a duly qualified newspaper, advising the public that such ordinance has been adopted as an emergency ordinance.

2. General Procedure for Adoption of Ordinances.

- (a) The procedure for approval of ordinances on first reading (except emergency ordinances and quasi-judicial matters) shall be as follows:
 - 1. Mayor directs City Attorney to read the ordinance by title only on first reading (unless a Commissioner desires that the ordinance be read in full);
 - 2. At the first public reading of an ordinance, the City Attorney will state the date of the second reading.
 - 3. Comments from the City Manager and staff.
 - 4. Comments from the public.
 - 5. Motion to approve.
 - 6. Second on the motion.
 - 7. Discussion and question by City Commission; and
 - 8. Roll call vote.

(b) The procedure at public hearing (second reading) shall be as follows:

1. Mayor directs City Attorney to state the date of publication of the pertinent notices of public hearing, and a reading of the ordinance by title only on the second reading (unless any Commissioner desires that the ordinance be read in full);
2. Comments from the City Manager and staff.
3. Comments from the citizens most directly affected.
4. Comments from other members of the public;
5. Questions from the City Commission
6. Close of public hearing.
7. Motion to approve.
8. Second on the motion.
9. City Commission discussion and debate.
10. Mayor states debate closed; and
11. Roll call vote.

In the event of a continuance of the public hearing, the Mayor shall state such for the minutes.

3. Procedure for Adoption of Resolutions.

The following procedure shall apply for the adoption of resolutions:

- (a) Mayor directs City Attorney to read resolution by title only (unless a Commissioner desires that such resolution be read in full).
- (b) Comments from the City Manager and staff.
- (c) Comments from the affected property owners, if any.
- (d) Comments from the public.
- (e) Motion to approve.
- (f) Second on the motion.
- (g) City Commission discussion and questions; and
- (h) Roll call vote.

4. Procedure for Adoption of Unique Resolutions or Ordinances.

The procedure for adoption of special types of ordinances and resolutions, such as annexation ordinances, resolutions or ordinances calling elections, ordinances considering the rezoning of land area greater than five percent of the total land area of the city, ordinances establishing revised business tax receipts, resolutions adopting the millage rate and the budget, resolutions considering special assessments, and any other special or unique ordinance or resolution, shall be as required by general law.

The failure to provide public notice required by these rules shall not invalidate the action taken, if such notice is not required by Florida Statute or city ordinance. The budget of the City may be adopted by ordinance or by resolution.

5. Motions; Procedure for Voting.

- (a) All motions shall be set forth in the affirmative. No motion shall be considered which states that the Commission "not take action." A motion to "table" an action is permitted. A motion to table an item, if passed, shall serve to defer the item indefinitely until the Commission decides to reconsider the item. All motions shall require a second. Motions and seconds may be withdrawn or amended with the approval of the proponents thereof.
- (b) A roll call vote will be held on every motion. The City Clerk shall call the roll in order of inverse seniority, with the Mayor voting last. The Mayor shall declare the results of any vote, noting the Commissioners voting against the motion.
- (c) The Mayor may make a motion or second any motion but, prior thereto, shall pass the gavel to the Vice Mayor or the most senior member of the Commission present at such time. In the event that the Mayor passes the gavel, the Mayor shall not chair the discussion of the particular item until the vote is announced. In no *event* shall the Commissioner making a motion or a second to a motion chair the discussion on that motion.
- (d) The City Attorney is the Parliamentarian.

6. Reconsideration.

Any member of the Commission who voted with the prevailing side may *move* to reconsider any action of the entire Commission, provided that the motion be made at the same meeting at which the action was taken. A motion to reconsider shall be in order at any time during the meeting at which the action was taken, except when a motion on some other subject is pending. No motion to reconsider shall be made more than once on any subject or matter at the same meeting. Motions to reconsider made after the meetings may only be approved upon a finding that new evidence or a mistake of fact exists. When a motion for reconsideration is adopted, the matter shall be placed on the next available agenda, and all public notice requirements shall be met. The reconsideration of land development code applications shall be made in accordance with the requirements of § 218.00 of the Land Development Code. Commission action may be rescinded by a majority vote.

7. Post-Adoption Procedures.

- (a) In the event an ordinance or resolution is passed, such ordinance or resolution shall be signed by the Mayor and Board of Commissioners, attested by the City Clerk, and approved as to form by the City Attorney. The City Clerk shall also state the vote of each individual Commissioner on such ordinance or resolution. However, memorial resolutions shall be signed in duplicate by all members of the City Commission and in black ink. The City Clerk is authorized to determine which member of the bereaved family shall be entitled to receive the duplicate original memorial resolution. Thereafter, the City Clerk shall secure the original of such ordinance or resolution in a vault or other secure location to ensure that injury or deterioration to such original document is minimized.
- (b) The City Clerk shall receive a copy of all documents presented or distributed at any meeting, and the original of any such document whenever possible. Copies of the pertinent ordinance or resolution shall be distributed by the City Clerk to all affected departments. The City Clerk shall number the ordinance or resolution in consecutive order of adoption, commencing with the first meeting in January of each year, and ending with the last meeting in December of each year, even though the action taken at the first meeting in January shall be by the Board of Commissioners of the previous year. The City Clerk shall also send a copy of such ordinance to the Company the city uses for codification into the code of ordinances of the city. The Code Book can be found electronically; however, hard copies are kept in the City Clerk's Office (City Clerk & Public Viewing), Auditorium, City Manager's Office, and the Library if the Code Book cannot be accessed electronically.



Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: Ordinance 2024-04 Application 24-33 Habitat for Humanity Property Rezoning from RM to R-60 for property located at 433 E. Harrison Street
(1st Reading) (Quasi-Judicial) (10 Minutes)

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.

Background

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.

Property Location



Planning and Zoning Board Recommendation

The Planning and Zoning Board reviewed this application at their regular meeting of July 15, 2024 with a full board present and unanimously recommended approval. Individual board members inquired whether the City or the Tarpon Springs Housing Authority ever expressed interest in building affordable housing on this property while it was under City ownership. One board member also expressed concern with the long-term policy of rezoning the property such that it cannot be built to its highest available density under the Future Land Use Map category of Residential Medium (RM).

Funding

not applicable

Strategic Plan Objective

not applicable

HABITAT FOR HUMANITY

#24-33

Planning and Zoning Board – July 15, 2024

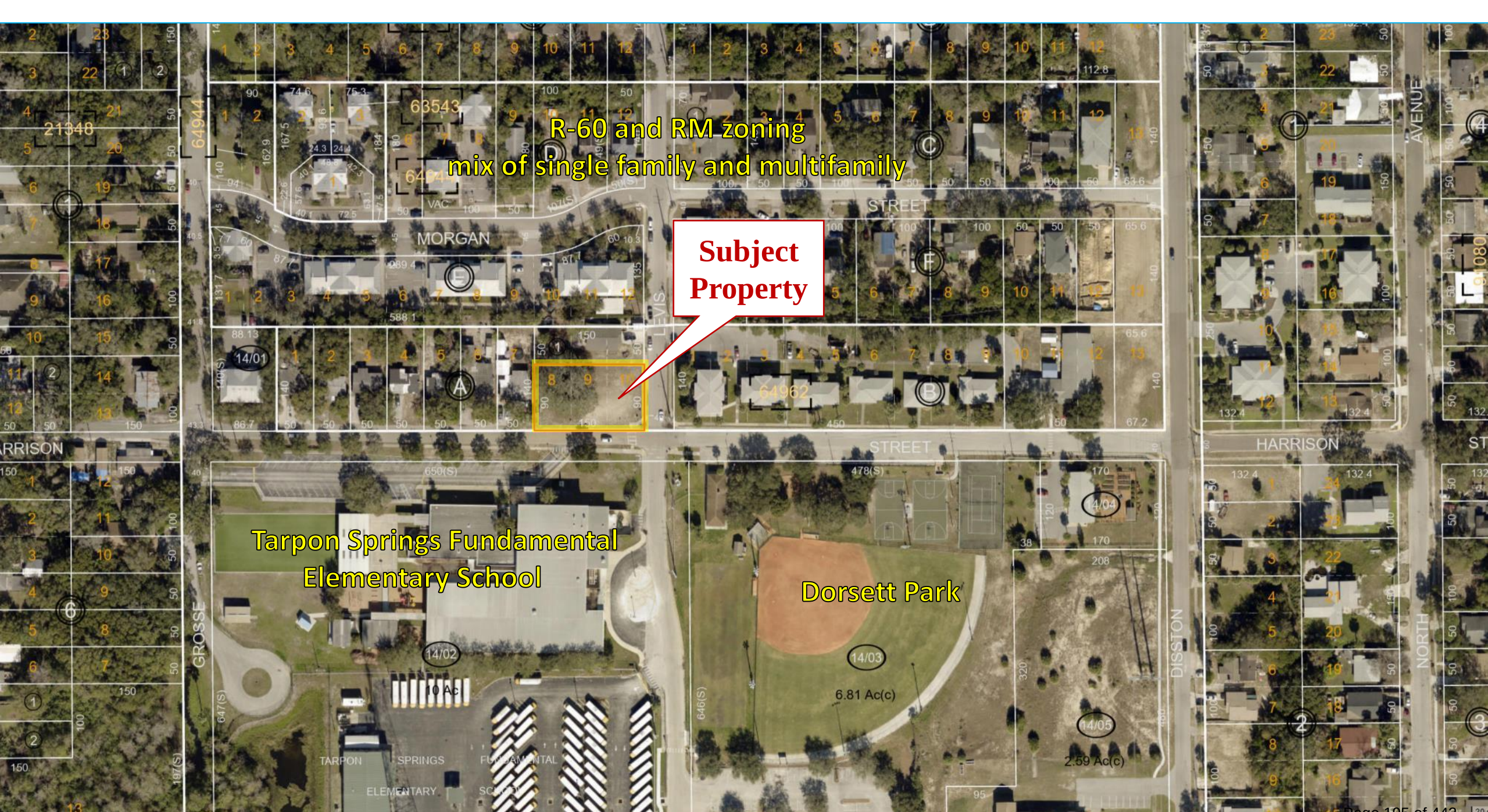
Board of Commissioners – August 6, 2024, August 20, 2024





SUMMARY OF REQUEST

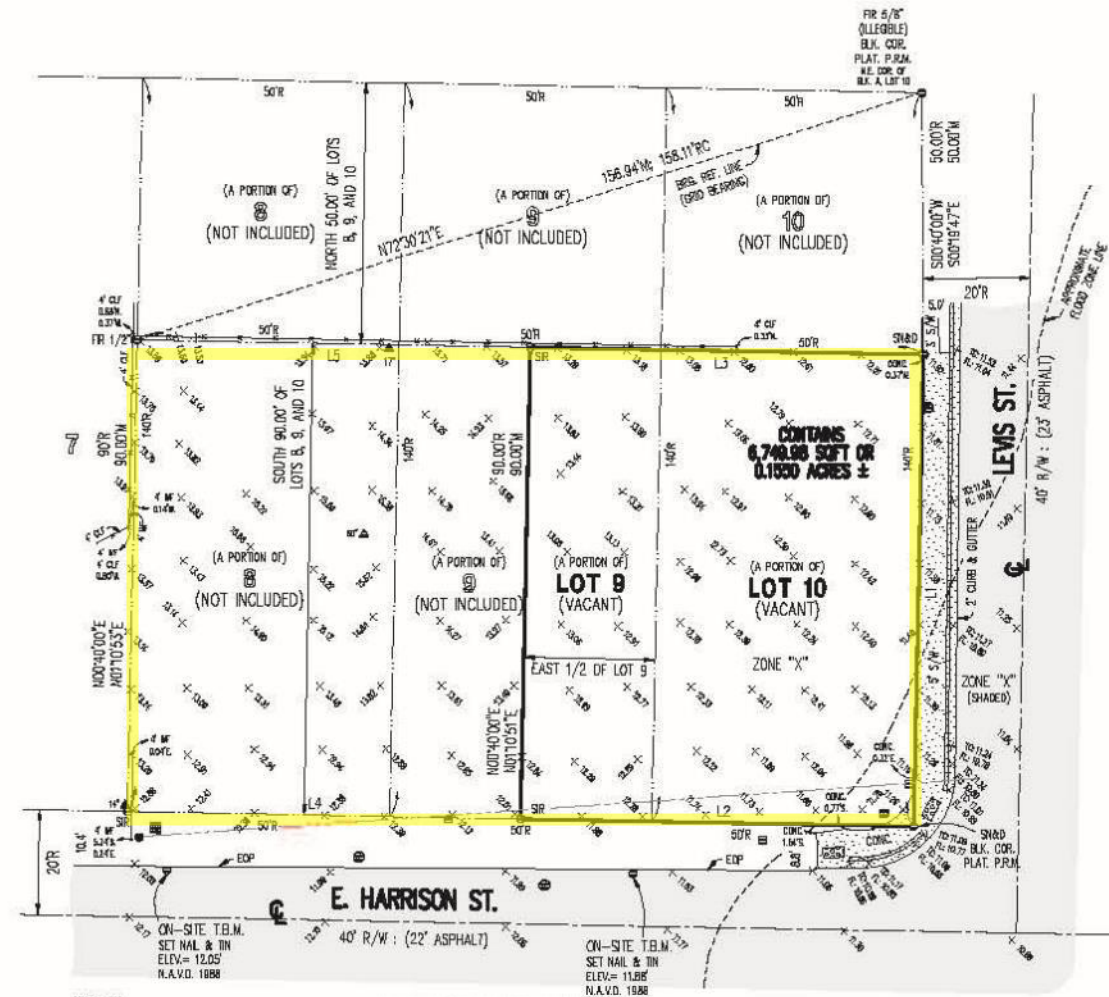
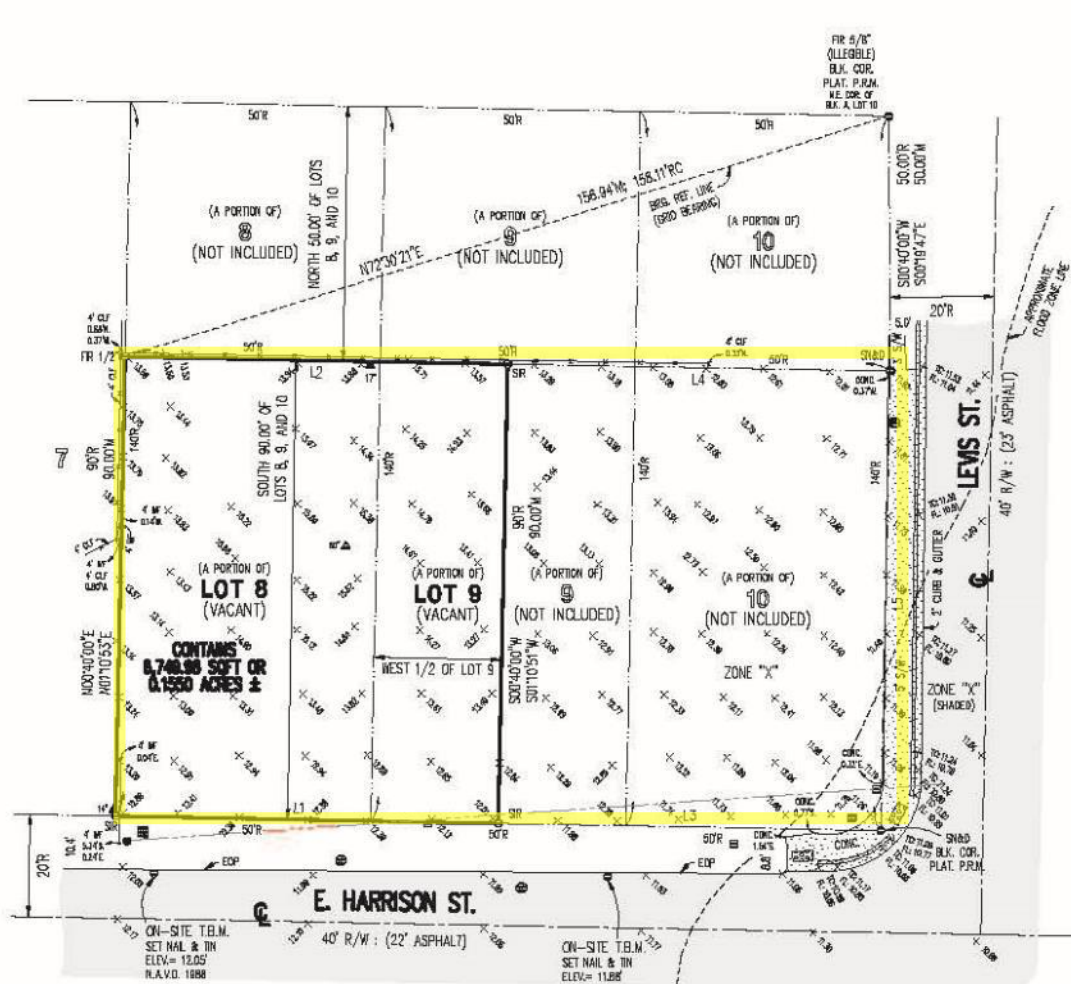
- **#23-33 – Ordinance 2024-04 Rezoning**
 - Location: 433 E. Harrison Street (Northwest corner of E. Harrison St. and S. Levis Ave.)
 - Future Land Use: Residential Medium (RM)
 - **ZONING:**
 - Current: Residential Multifamily (RM) District
 - Proposed: R-60 (One and Two Family Residential) District
 - 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.



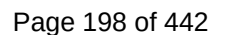




SURVEY – PROPOSED SPLIT TO CREATE TWO LOTS



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

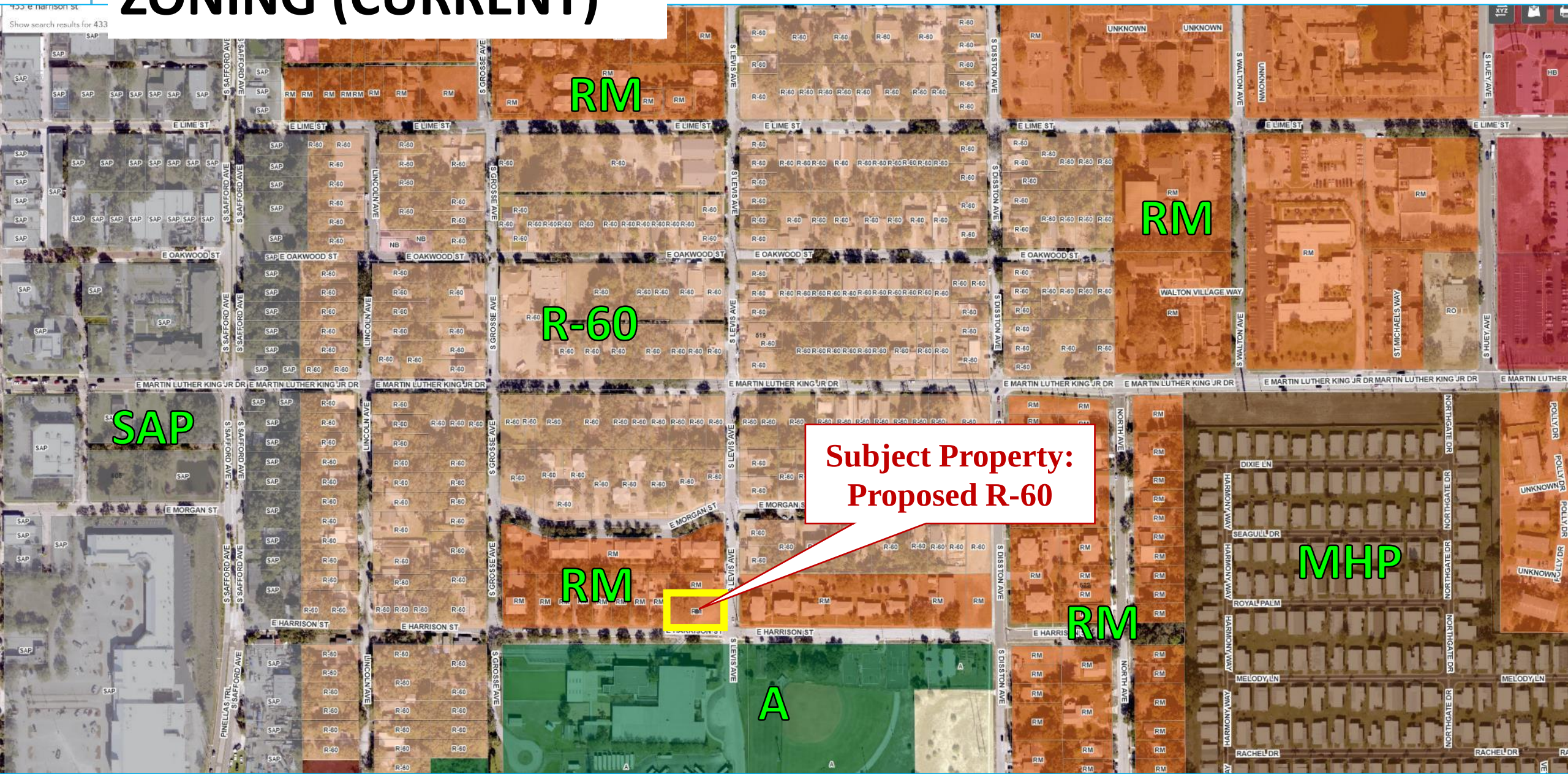


LOCATION AND CONTEXT



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 *was corrected* for advertising of ordinance second reading. That advertisement will be published on August 7, 2024.

PLANNING AND ZONING BOARD RECOMMENDATION

#24-33 - The Planning and Zoning Board heard this item at their regular meeting of July 15, 2024 with a full board present. They unanimously recommended ***Approval*** of **Ordinance 2024-04**, Rezoning from RM (Residential Multifamily) District to R-60 (One and Two Family Residential) District.

Individual Board members inquired whether the City or the Tarpon Springs Housing Authority ever expressed interest in building affordable housing on the property while under City ownership.

One Board member also expressed concern with the long-term policy of rezoning the property such that it cannot be built to its highest available density under Residential Medium (RM) Future Land Use Map category.



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

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 (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

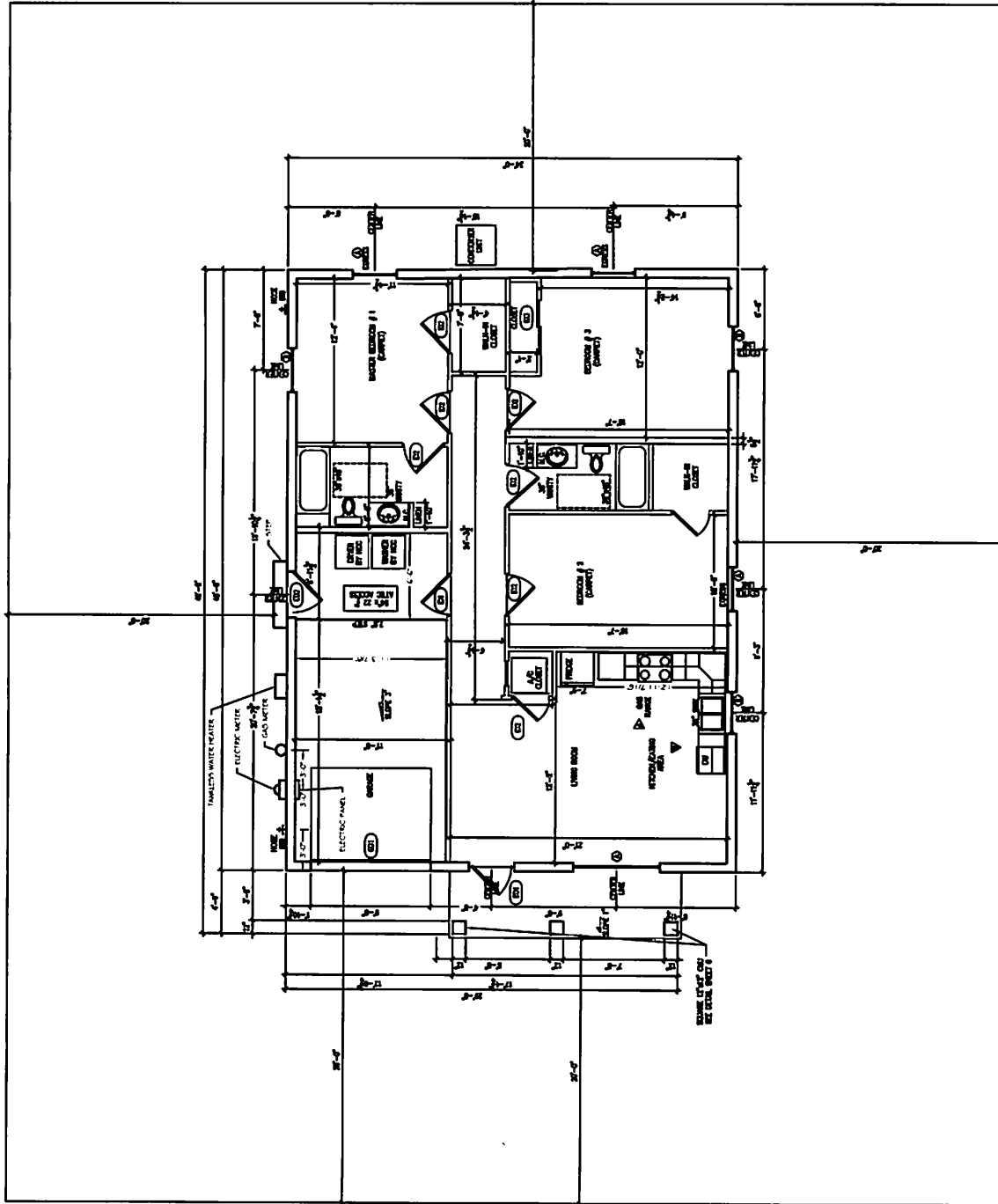
Land Acquisition & Maintenance Manager

Page 212 of 442

Page 213 of 442

90'

75'



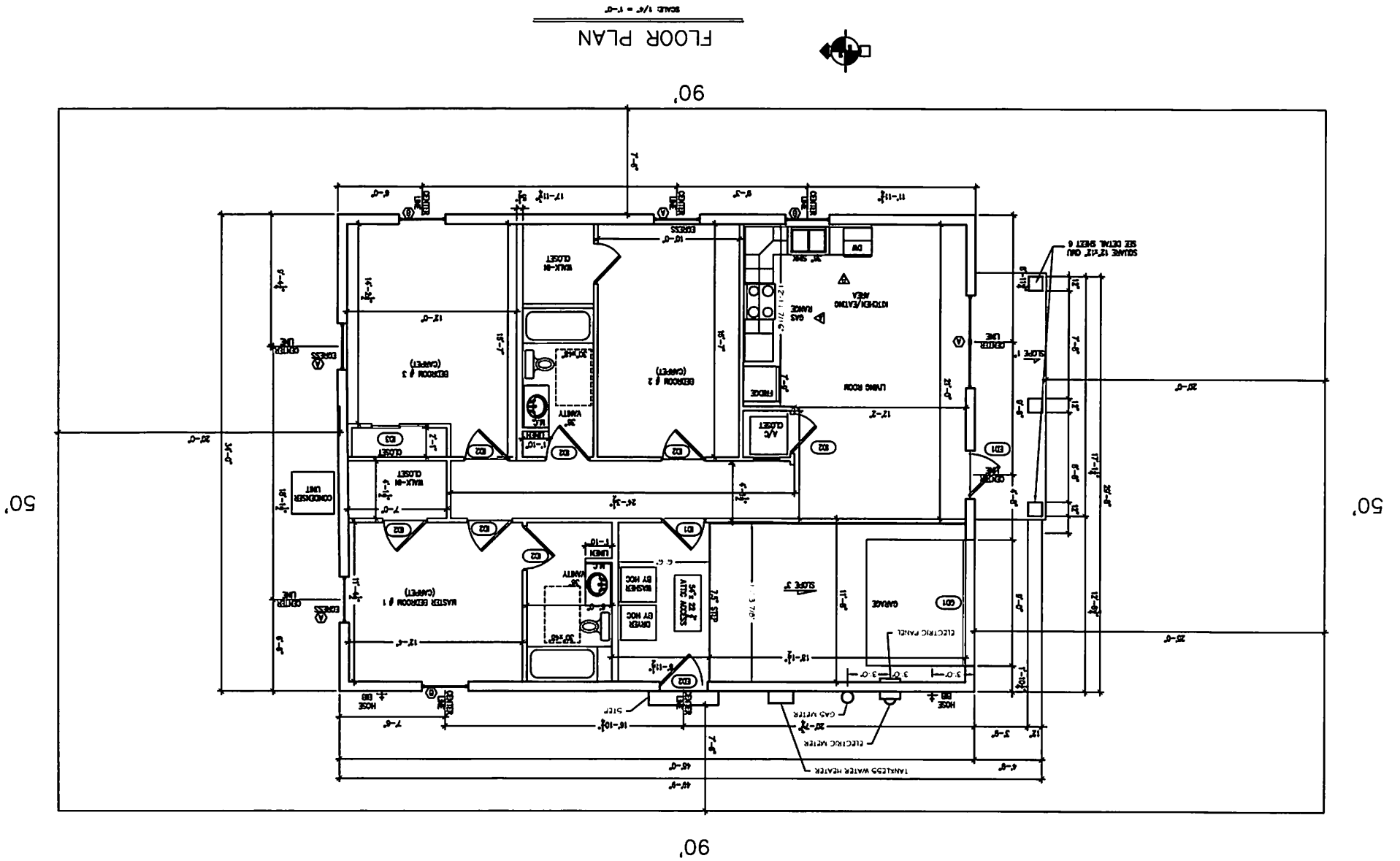
90'

75'



FLOOR PLAN

SCALE 1/8" = 1'-0"



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

Desiree 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

Desiree 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

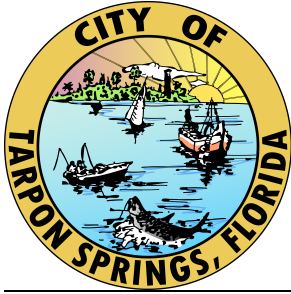
STATE OF FLORIDA
COUNTY OF PINELLAS

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,

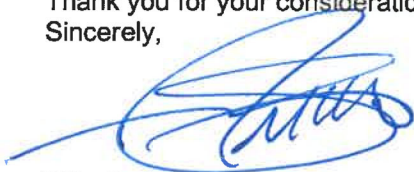
Habitat for Humanity of Pinellas County would like to present to the City of Tarpon Springs the intention to purchase surplus property located at 433 E Harrison St. The property, which is identified by Pinellas County Property Appraisers office as ID# 13-27-15-64962-001-0080, are currently vacant parcels 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
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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
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ADMINISTRATIVE FEE CE				\$ 350.00	50
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
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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

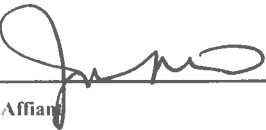
STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

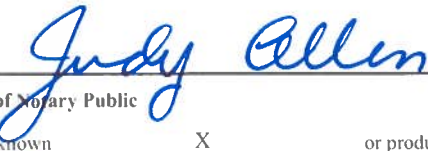
} ss

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.

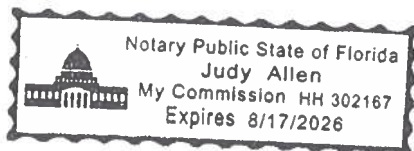

Signature Affiant

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


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

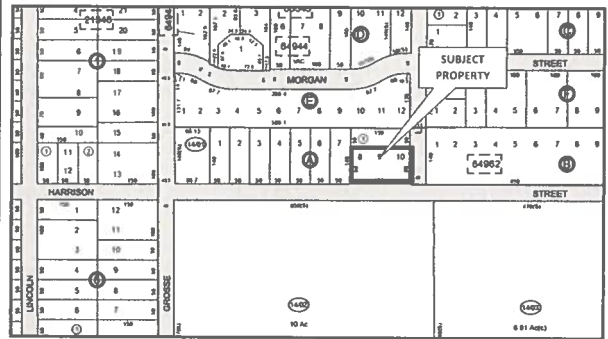


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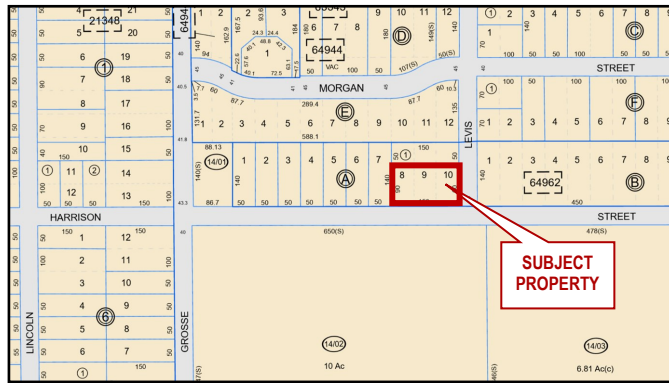
PLEASE REFERENCE APPLICATION #24-33

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.



Board of Commissioners

Memorandum

Date: August 6, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: Application 24-49 Vavlas - Appeal of HPB Decision (Application 24-22) for property located at 20-26 Hibiscus Street (**DEFERRED to September 17, 2024**)

Recommendation

Review a requested appeal of a decision by the Heritage Preservation Board for an "after the fact" Certificate of Approval for property located at 20-26 Hibiscus Street.

Background

The applicant is appealing a decision of the Heritage Preservation Board (App 24-22) denying an after-the-fact Certificate of Approval (CA) to replace the existing storefronts at 20-26 Hibiscus Street. All storefronts at the contributing structures at 20-26 Hibiscus Street have been replaced with new aluminum framed display windows, aluminum framed single-entry doors, and 12 new aluminum framed windows have been added. Work performed was not consistent with a previously issued Certificate of Appropriateness (App 22-139) on March 6, 2023 (which was also an after-the-fact permit). New elements were added that were not included in the original CA application and does not comply with applicable codes and design guidelines. See attached report to the Heritage Preservation Board for additional details.

Funding

N/A

Strategic Plan Objective

C.1.1: Market and promote the rich cultural heritage, resources, and diversity of the city.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA; APPROVING APPLICATION 24-49 APPEALING THE DECISION OF THE HERITAGE PRESERVATION BOARD TO DENY AN AFTER-THE-FACT CERTIFICATE OF APPROVAL FOR THE REPLACEMENT OF STOREFRONTS AT 20, 22, 24, AND 26 HIBISCUS STREET, A NATIONAL REGISTER HISTORIC DISTRICT AND LOCAL HISTORIC DISTRICT CONTRIBUTING STRUCTURE; PROVIDING FOR A CERTIFICATE OF APPROVAL; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, building permit 22-2747 was issued for the repair and replacement of stucco at the subject property; and,

WHEREAS, additional construction activities beyond repair and replacement of stucco were being conducted at the subject property and the owner was notified of the need for a Certificate of Approval from the Heritage Preservation Board; and,

WHEREAS, Nomiki Vavlas, owner, submitted application 22-139 for a Certificate of Approval to replace storefronts at the subject property; and,

WHEREAS, the Heritage Preservation Board held a public hearing on application 22-139 at their regular meeting of March 6, 2023 and, with a full board present, approved a Certificate of Approval subject to conditions; and,

WHEREAS, the construction activities completed do not comply with the plans approved in application 22-139, nor the conditions of the Certificate of Approval, nor the requirements of Chapter 4.3.b of the *Transect-Based Infill Code For The Sponge Docks And Community Redevelopment Area* ("Smart Code"); and,

WHEREAS, Nomiki Vavlas, owner, submitted application 24-22 for an after-the-fact Certificate of Approval to approve the construction completed at the subject property; and,

WHEREAS; the Heritage Preservation Board held a public hearing on application 24-22 at their regular meeting of June 3, 2024 and, with four members present, unanimously voted to deny an after-the-fact Certificate of Approval (CA) which action affirmed the earlier CA as remaining in effect; and,

WHEREAS, Nomiki Vavlas, owner, timely submitted application 24-49 appealing the June 3, 2024 decision of the Heritage Preservation Board, as provided in Section 111.0 (A) of the Land Development Code; and,

WHEREAS, pursuant to Section 111.0 (C) of the Land Development Code, the Board of Commissioners must conduct a public hearing to affirm, modify or reverse the decision of the Heritage Preservation Board.

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

SECTION 1. FINDINGS

That the construction activities conducted at the National Register Historic District and Local Historic District contributing structure are consistent with the Standards for Review of Section 109.01 of the Land Development Code and, with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

That a Certificate of Approval is hereby issued for the construction activities proposed in Application 24-22 and conducted at the National Register Historic District and Local Historic District contributing structure, with the condition that all other applicable building, fire and municipal codes shall be met.

SECTION 2.

This Resolution shall become effective upon final passage and adoption, in the manner provided by law.



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

June 6, 2024

Nomiki Vavlas
Tarpon Springs, FL 34689
nvavlas@vhpenterprises.com

RE: **Certificate of Approval – 20-26 Hibiscus Street
Application #22-32**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (Board), at their regular meeting of June 3, 2024, reviewed your request for an after-the-fact Certificate of Approval for your application to remove and replace the storefronts at the contributing building located at the referenced address. ***The Board voted to deny the request.***

The Board found that the subject construction does not comply with the conditions of the Certificate of Approval issued in March 2023, incorporates additional elements not included in the March 2023 application, and does not conform to applicable code as detailed in the staff report for this case. Therefore, the Board is referring the matter to the Code Enforcement Board.

Per Section 111.00 of the Land Development Code (LDC) you may appeal this decision to the City's Board of Commissioners by filing a written notice of appeal with the Planning and Zoning Department within 20 days of the date of this letter, or, ***by Wednesday, June 26, 2024.*** The notice of appeal shall state the grounds for the appeal and a summary of the relief which is sought per Section 111.00(A) of the LDC. An application form for appeal to the Board of Commissioners is being transmitted to you with this letter. If you have any questions, please contact me at 727-938-3711, ext. 2379, or clanford@ctsfl.us

Sincerely,

Caroline E. Lanford, AICP CTP
Principal Planner

cc: File #24-22



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 3, 2024

STAFF REPORT, April 29, 2024

Application No. / Project Title: 24-22 / Nomiki Vavlas
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Nomiki Vavlas
Property Size: 7,100 square feet (building)
Current Zoning: T5b (Tarpon Ave Main Street)
Future Land Use: Community Redevelopment District
Location / Parcel ID: 20-26 Hibiscus Street / 12-27-15-64998-000-0031
Architectural Type/District Status: Masonry Vernacular/Contributing

BACKGROUND SUMMARY

The applicant is seeking an after-the-fact Certificate of Approval (CA) to replace the existing storefronts at 20-26 Hibiscus Street. All storefronts at the contributing structures at 20-26 Hibiscus Street have been replaced with new aluminum framed display windows, aluminum framed single-entry doors, and 12 new aluminum framed windows have been added.

The masonry vernacular commercial structure with three storefronts at 26, 24, and 22 Hibiscus Street were constructed circa 1913. The masonry vernacular commercial structure at 20 Hibiscus Street was constructed circa 1919 with a matching storefront. The Florida Master Site File (FMSF) for this building (8PI11771) and Sanborn maps note past use of 20 Hibiscus Street as the *Tarpon Springs Leader* newspaper. The FMSF also notes that the storefront second from the south end (22 Hibiscus Street) was "intact" as of July 2009. The building was stuccoed in the 1980s and three of the four storefronts were altered.

The applicant was issued a Certificate of Approval (CA) for application 22-139 at the regular meeting of the Heritage Preservation Board (HPB) on March 6, 2023, after the applicant had commenced work on the contributing property without HPB approval or building permits. The HPB approved the request to replace windows and doors at the storefronts as presented in the application with the following conditions:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.



It was discovered through the inspection process that what has been constructed is substantially different from the plans presented at the March 2023 HPB meeting:

1. 12 new windows (3 above each storefront) were added.
2. Single entry doors were utilized for each storefront, rather than double entry doors as noted in the March 2023 plans.
3. Additional aluminum framing was added to all storefront windows that was not included in the March 2023 application.
4. The original storefront cornice has been stuccoed over, rather than restored as shown in the March 2023 application and included in the conditions of the March 2023 CA.
5. Signage has been erected that was not included in the March 2023 plans.
6. The depth of the alcove entryway at 22 Hibiscus Street has been reduced from its original configuration.
7. Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the *Transect-Based Infill Code For The Sponge Docks And Community Redevelopment Area* ("Smart Code") to use clear glass.

The construction does not comply with the conditions of the CA, has added elements that were not included in the original after-the-fact CA application, and does not comply with applicable codes.

A hold was placed on the building permit in October 2023, and the applicant was notified that they could either comply with the CA or present the modified project for HPB review. On October 26, 2023, the applicant's agent emailed Planning and Zoning staff (emails attached) and stated the following justifications for their inability to comply with the condition of the CA to restore the storefront cornice:

One of the chief reasons is that the steel beam is recessed back behind the facade by approximately 3". If it were exposed, it would allow water intrusion from the top of the beam and the bottom of the beam.

There is wood framing in front of the rosette beam that supports the brick above it. We had to apply Struatalath in order to keep the brick from falling off of the facade. So the Struatalath and the framing in front of the steel beam actually support the brick and the stucco and that makes up the entire facade. Essentially, we would have had to re-engineer the entire facade to expose the beam, and also manipulate everything above it, including the parapit wall and the roofing.

Even if it was possible to expose the steel beam to the public, we would be opening up another whole can of worms where the EPA is concerned. The beam would have to be cleaned by sandblasting under negative air pressure in a contained environment. Most likely, you would have to shut down the street because of the lead paint and the dust. After all this, the exposure of the I-beam would oxidize. Oxidisation produces rusting, flaking and scaring and can severely weaken metals left exposed to the elements. Please consider the attached letter where the exposure of the steel beam is concerned.



Staff responded that they could comply with the conditions of the CA or would need to present the modified project to the HPB for consideration.

Staff offers the following response to the emailed justification:

- The storefront cornice is behind the façade because the original brick façade has been stuccoed over. There are architecturally appropriate solutions to prevent water intrusion that could have been explored.
- Alternatives structural solutions to the wood framing over the storefront cornice should have been explored with City staff.
- The basis for the presence of lead is unsubstantiated. While the storefront cornice is likely to have been painted or coated with lead-based materials at some point in its lifespan, no factual evidence was produced to corroborate this conjecture.
- The assertion that the only option for restoration is dry sandblasting under negative air pressure in a contained environment is also unsubstantiated (see attached letter from the applicant's agent and Preservation Brief from the National Park Service). A similar storefront cornice at 151 East Tarpon was restored with sealing and painting in 2015. When the subject storefront cornice was partially exposed, it appeared in good condition and no oxidation was visible.
- Oxidation is a serious concern with cast iron architectural elements. Proper treatment and maintenance can combat this concern (see attached Preservation Brief).

Article VII § 114.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code ("Land Development Code") notes:

(B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.

(C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board of any violation of any type of approval under this Article shall be considered a violation of this Code.

Therefore, the subject construction activities are subject to referral to the Code Enforcement Board.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial** of the project as presented by the applicant, based on substantial inconsistency with the review criteria as detailed in this staff report. The subject construction activities have replaced historic storefronts with contemporary-styled storefronts, in direct and significant conflict with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, Article VII of the Land Development Code, the Smart Code, and the Historic Preservation Element of the Comprehensive Plan. Additionally, the subject construction activities exhibit repeated disregard for lawful procedure and the powers and duties of the HPB.

If the HPB grants the CA, the following conditions are recommended:

1. The project is ineligible for Community Redevelopment Area Façade Improvement Grant funds.



2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guidelines 1, 2, 3, 4, 5, 8, 9, 14, 75, 76, 77, 78, 80, 81, and 86. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>
2. The applicant has not submitted sufficient evidence supporting the infeasibility of constructing the project consistent with the March 2023 CA.
3. The project demolished the existing storefront and replaced it with storefronts inconsistent with the original building type and style.
4. At a minimum, the subject activities have resulted in the structure being a “contributing altered” resource in the local historic district. It is likely that the structure no longer contributes to the National Register Historic District, as architectural details have been destroyed and obscured to the extent that the structure no longer conveys its historical association.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The subject construction activities demolished the storefronts at this contributing property. The masonry vernacular commercial building type and style typically feature the recessed main entrance storefront with large dominant fixed glass windows (DRGM pages 19 and 36-37) as was previously exhibited at the 22 Hibiscus Street storefront at the subject property. There are six other examples of this early storefront design along this block of East Tarpon Avenue. The subject construction activities significantly alter the height and width of the existing facade features.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: The applicant replaced entries, windows, and doors with a contemporary storefront. The building no longer conveys its historical association. Replacements were not based on duplications of original architectural components.



Section 4.18 of the DRGM, "Additional Guidelines for Commercial Properties," especially Guidelines 75 through 81, should be consulted. Especially relevant are the following stated guidelines concerning storefront features:

- Guideline 75.e states, "Maintain the historic layout of commercial storefronts."
- Guideline 75.f states, "Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows."
- Guideline 76.a states, "Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details."
- Guideline 77.a states, "Preserve or restore the historic size and configuration of glass display windows where possible."
- Guideline 77.c states, "Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building."
- Guideline 77.f states, "Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme of that of other storefront elements."
- Guideline 80.a states, "Maintain recessed entries where they exist."

Based on the above guidance and the existing documentation available for this building, the proposed storefront replacement is found to be inconsistent with the character of the building's original architectural style.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The relationship of the structure with the character and active pedestrian experience along Hibiscus Street has been significantly adversely affected by the subject construction activities. Historically, recessed storefronts functioned as a transitional area that expanded the influence of the business into the public realm, allowing for greater pedestrian interaction with the business, providing temporary respite for patrons and passersby during inclement weather, and protecting the interior of the store from the elements while providing additional areas for merchandise display. While two storefronts retain a recessed configuration, the dark aluminum framing and reflective glass provide a monotonous aesthetic of an unoriginal, suburban quality that is out of character with the vibrant streetscapes that compose the National Register Historic District.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this application.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately



surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The building's massing has been adversely altered through the reduction of the alcove space at the recently original storefront at 22 Hibiscus Street. The current façade design is inconsistent with the original architectural style.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The subject construction activities have destroyed and obscured distinctive architectural features. The intact alcove storefront at 22 Hibiscus Street has been destroyed. The remaining altered storefronts that conveyed a connection with the historic character of the subject structure have been replaced with generic contemporary storefronts. The original storefront cornice has been obscured under wood framing and stucco. The unsympathetic destruction and concealment of these architectural features is not in compliance with this standard and is inconsistent with the DRGM. The subject construction activities did not attempt to replicate the property's original architectural style and character with appropriate materials.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: The previous alterations on the two northern storefronts retained wood doors and transoms, preserving some of the architectural details of the original structure. The altered storefront at 20 Hibiscus Street replaced the bulkhead, mullions, entrance doors, and transoms but retained the alcove entrance configuration with display windows. While these alterations may or may not have achieved significance in their own right, they retained some of the original architectural features and conveyed a connection to the historic character of the structure.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The project does not meet the Secretary's standards, in particular:



2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The subject construction activities do not conform with the requirements of the Land Development Code, the Smart Code, or the Historic Preservation Element of the Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites were impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

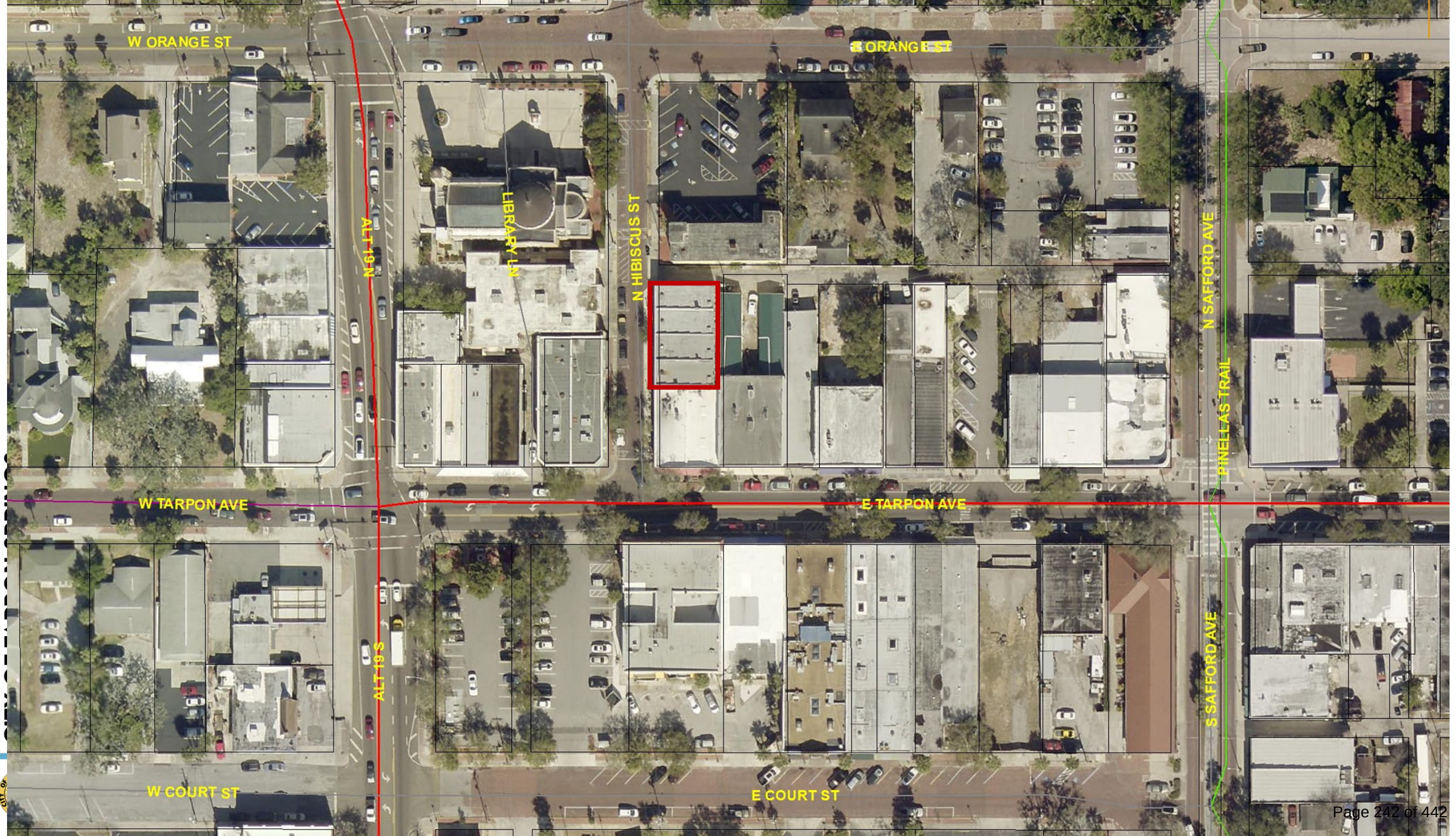
ATTACHMENTS:

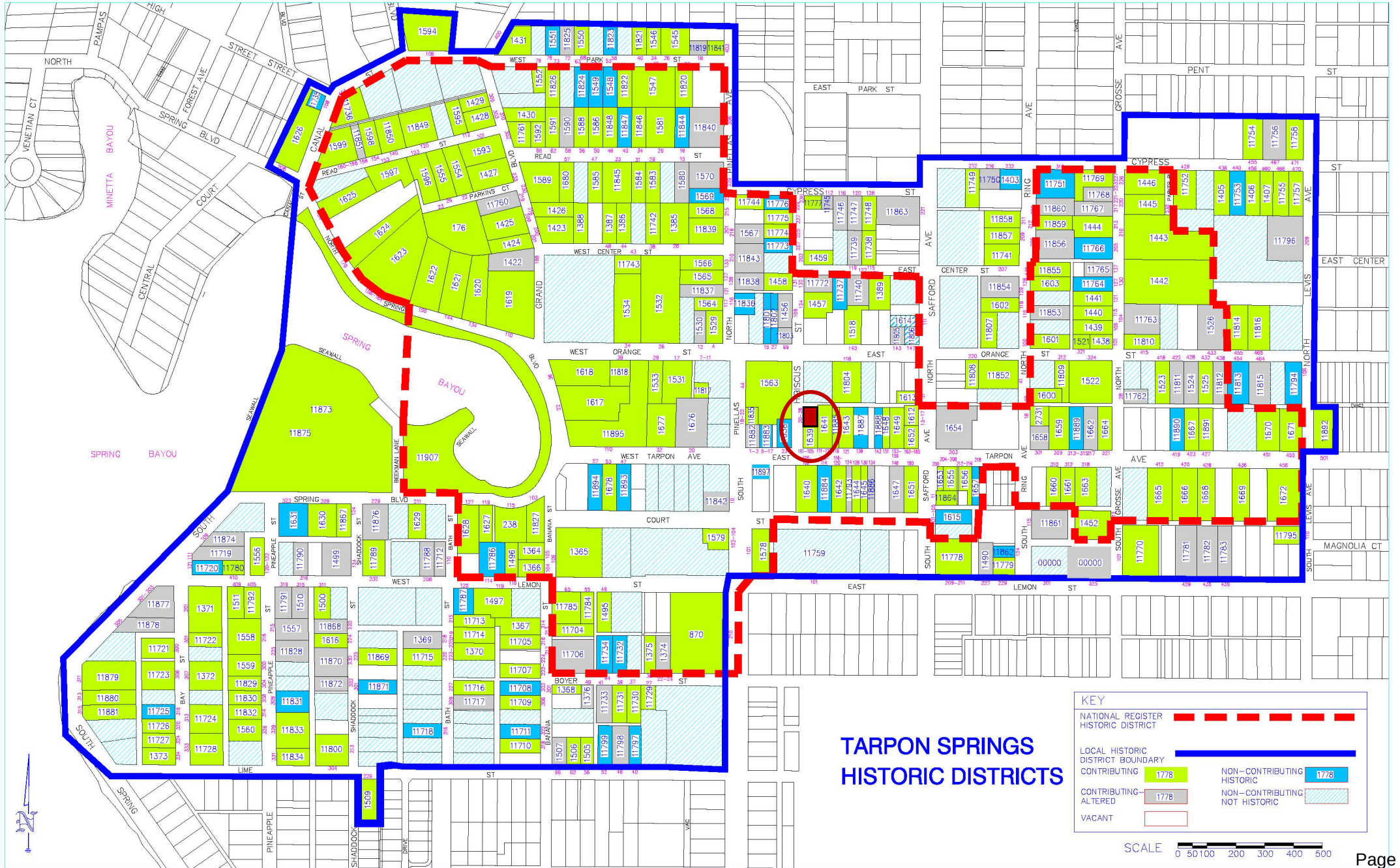
1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. Preservation Briefs 27, *The Maintenance and Repair of Architectural Cast Iron*
4. Email correspondence with the applicant and the applicant's agent
5. Application and supporting materials

VAVLAS APPLICATION #24-22

Heritage Preservation Board, May 6, 2024







REQUEST

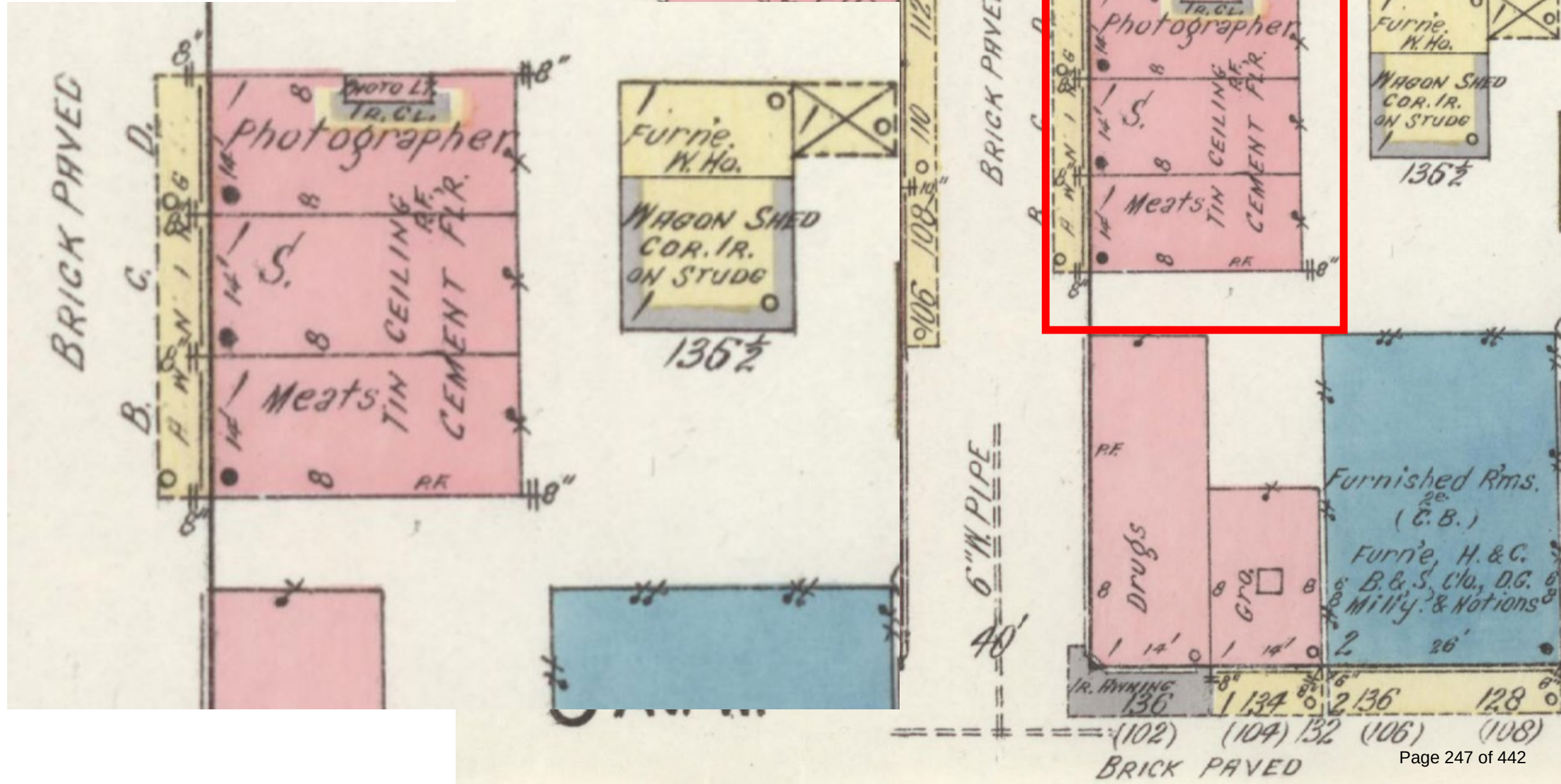
- After-the-fact Certificate of Approval for replacement of the storefront facade at 20-26 Hibiscus Street.
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: one-part masonry vernacular storefront
- District Status: Contributing
- Florida Master Site File No. 8PI1639
- Applicant / Owner: Nomiki Vavlas



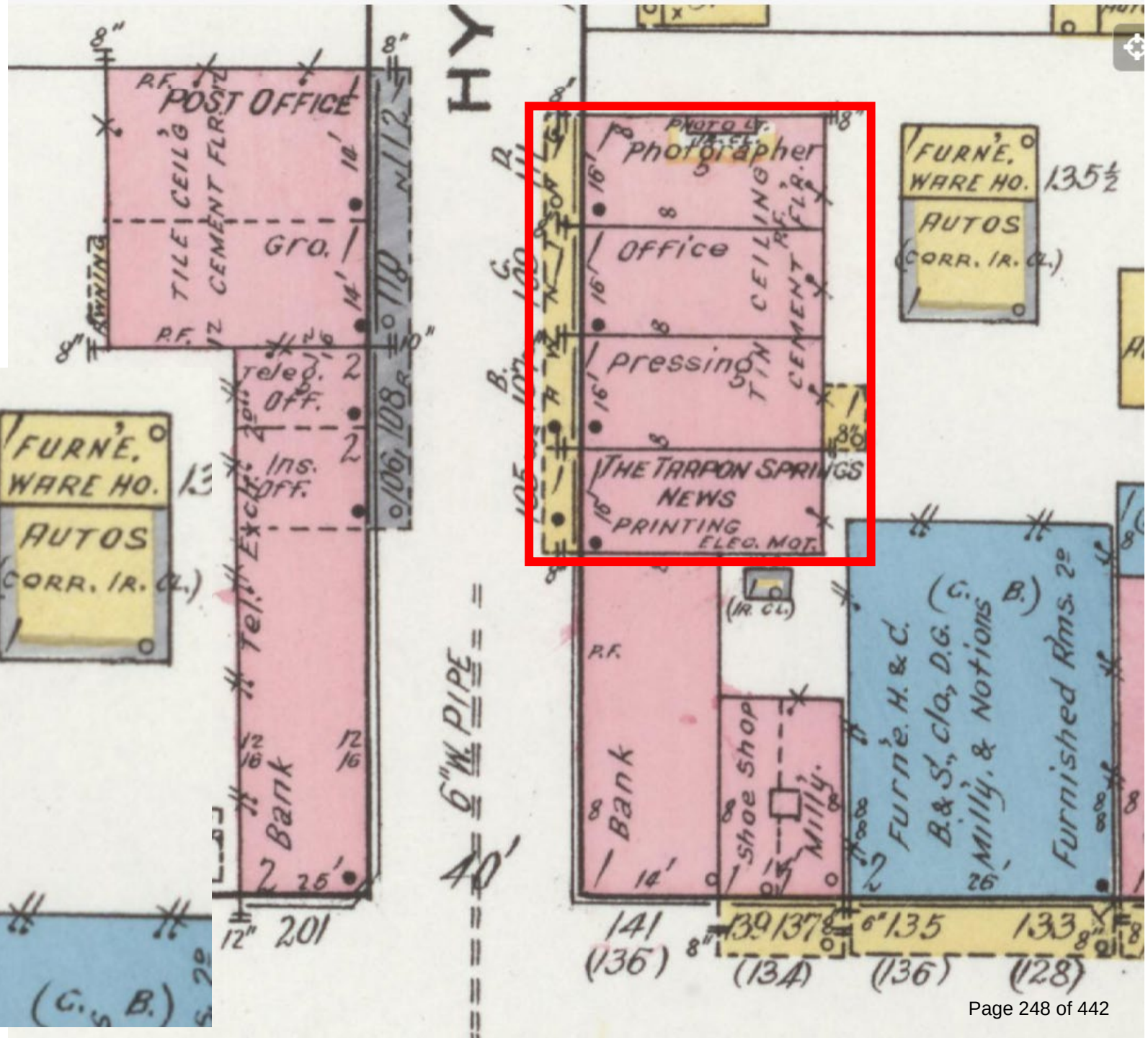
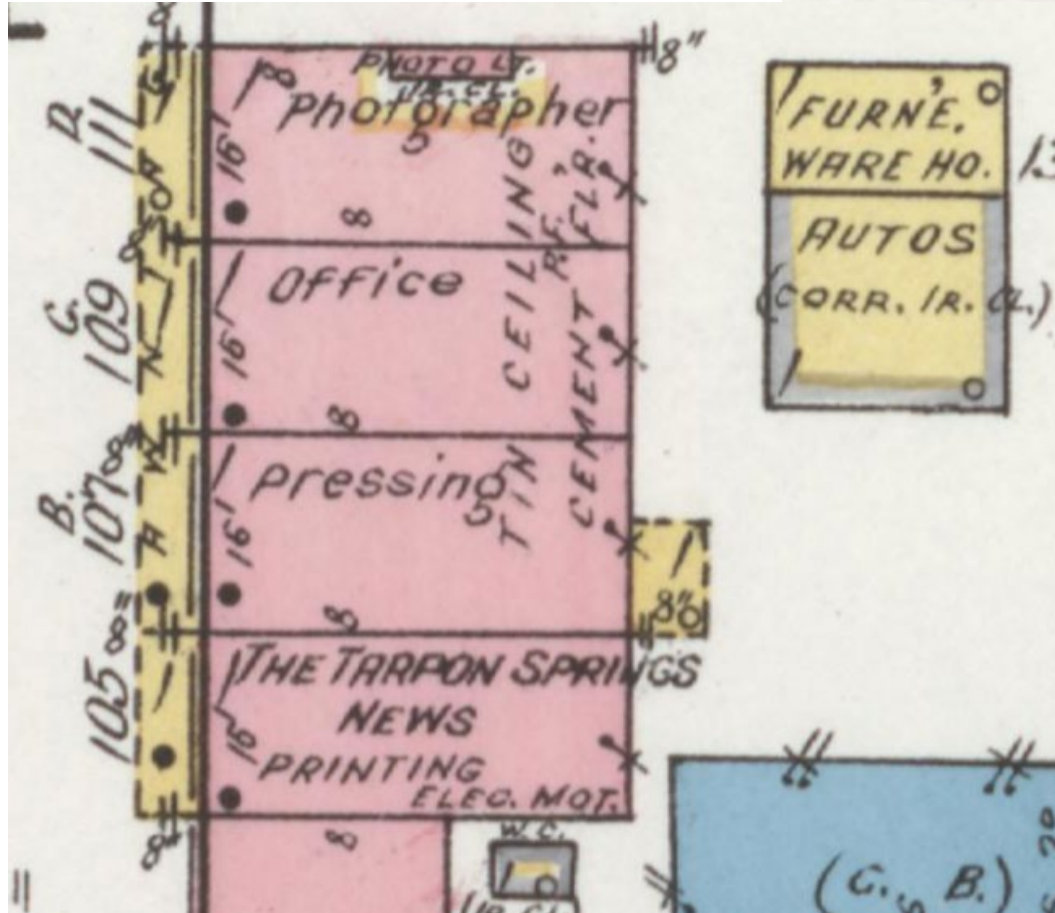
FLORIDA MASTER SITE FILE

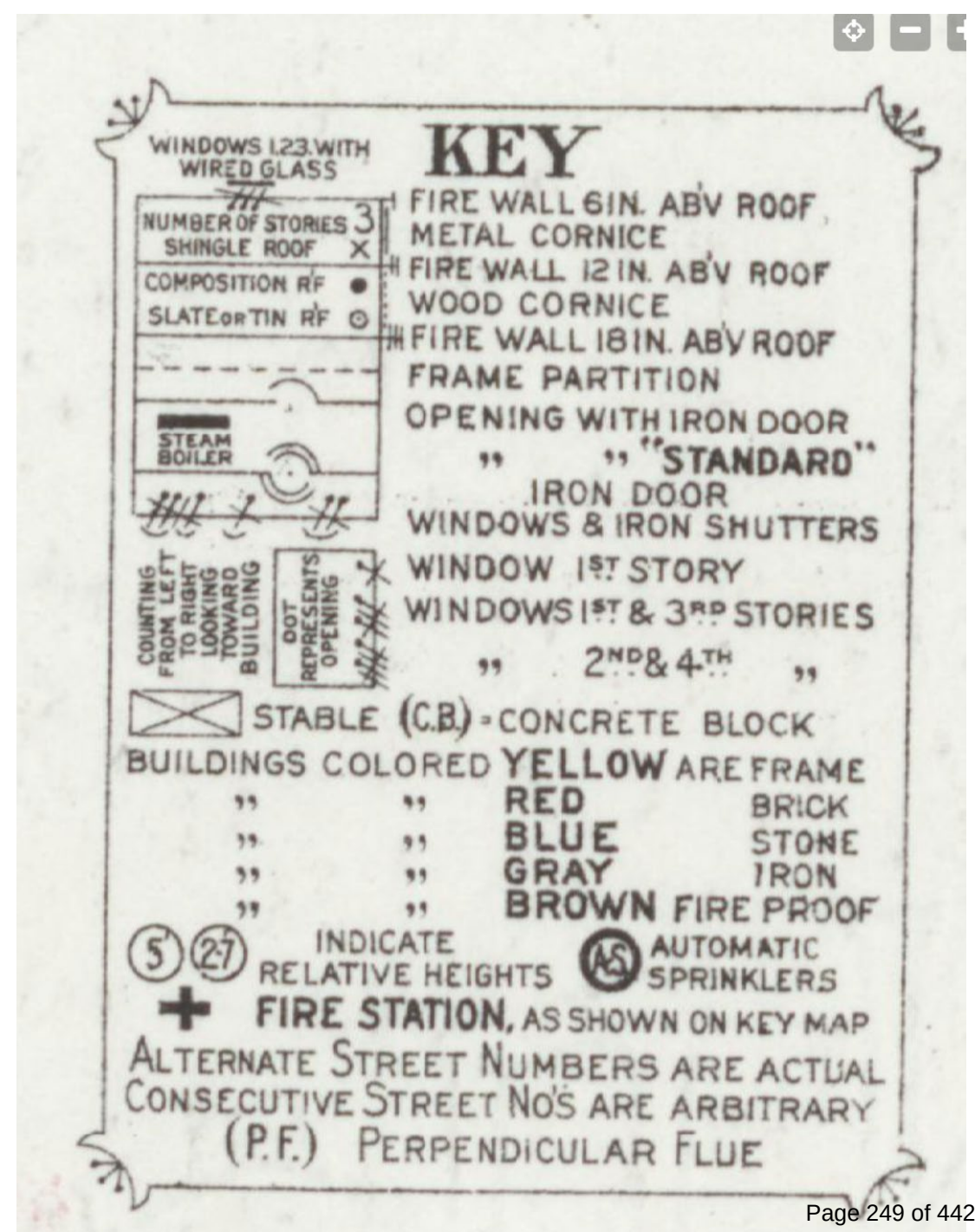


1913 SANBORN



1919 SANBORN





ELEVATION PRESENTED WITH MARCH 2023 APPLICATION FOR CA





BACKGROUND 20-26 HIBISCUS STREET

- 11/21/2022 Renovation/Remodel Permit Application Submitted
- 11/22/2022 P&Z Approves
- 12/05/2022 Building Approves Remove/Replace Stucco
- 11/29/2022 HPB Application for a Certificate of Approval received to remove storefront door and fixed glass, reframe at 90-degree angle for additional interior space (the same as the work done at 101 E Tarpon Avenue that staff previously recommended for denial, but was approved by HPB)
- 12/13/2022 P&Z Conducts site review, notices work has begun, but storefront/glass is covered and does not appear altered
- 12/14/2022 Property owner calls P&Z to inform of revealed original façade under the stucco, wants to revise project to preserve
- 1/9/2023 Property owner notifies P&Z that they would like to revise the project to replace the storefronts rather than restore
- 3/6/2023 HPB issues conditional approval for storefront replacement
- 7/6/2023 Technical Review Committee approves the project as presented
- 10/13/2023 It is discovered that work is not within the parameters of the HPB CA
- 10/25/2023 The applicant is notified that they can either alter construction to conform with the CA or present the modified project to the HPB









STOREFRONT CORNICE

TRANSOM

DISPLAY WINDOW

ENTRANCE DOORS

**MULLION /
STRUCTURAL SUPPORT**

APRON / BULKHEAD



Window

Sign

Single Entry Door

Recessed Entry

Reduced

New/Widened
Mullions





151 E Tarpon Avenue was rehabilitated in 2015 with a similar storefront cornice. Restoration was achieved through sealing and painting.



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.



(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

The subject construction activities demolished the storefronts at this contributing property and significantly altered the height and width of the existing facade features.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The applicant replaced entries, windows, and doors with a contemporary storefront. The building no longer conveys its historical association. Replacements were not based on duplications of original architectural components.



(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The relationship of the structure with the character and active pedestrian experience along Hibiscus Street has been significantly adversely affected by the subject construction activities.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The building's massing has been adversely altered through the reduction of the alcove space at the recently original storefront at 22 Hibiscus Street. The current façade design is inconsistent with the original architectural style.



(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

The subject construction activities have destroyed and obscured distinctive architectural features.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

The previously altered storefronts may or may not have achieved significance in their own right. However, they retained some of the original architectural features and conveyed a connection to the historic character of the structure.

ADHERENCE TO THE SECRETARY'S GUIDELINES

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

CONFORMANCE WITH CITY CODE REQUIREMENTS

- Article VII § 114.00 of the Land Development Code notes:
 - (B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.
 - (C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board or any violation of any type of approval under this Article shall be considered a violation of this Code.
- Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the Smart Code to use clear glass.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of Application #24-22 based on substantial inconsistency with the review criteria. If the HPB grants the CA, the following conditions are recommended:

1. The project is ineligible for Community Redevelopment Area Façade Improvement Grant funds.
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11771

Recorder # 161

Recorder Date 2/16/09

Original ☒Update ☐

Site Name 20-26 N Hibiscus Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 20-26 N Hibiscus Street

Vicinity of E side of Hibiscus between Tarpon and Orange

City Tarpon Springs County Pinellas

Ownership Private-corporate Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327574 Northing 3114707 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1913 Circa ☒Alterations ☒ Date c.1980+ Type/Location south storefront replaced, stucco applied, storefronts altered at north endAdditions ☒ Date c.1920 Type/Location south end store constructed to match existingMoved ☐ Original Location

Use Original Commercial Use Present Vacant

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Concrete block Exterior Fabric Stucco

Foundation Slab Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): four storefront entries, second from south end intact

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Shed Roofing Materials Built-up roof

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type Fixed Light # Storefront

Exterior Ornament fabric awnings

Condition Fair Surroundings Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This building consists of four stores with continuous fabric awning and stucco bands at the parapet. Tarpon Springs News was located in the south store originally.

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of commercial architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #55, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1771

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

27 PRESERVATION BRIEFS

The Maintenance and Repair of Architectural Cast Iron

John G. Waite, AIA

Historical Overview by Margot Gayle



U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

The preservation of cast-iron architectural elements, including entire facades, has gained increasing attention in recent years as commercial districts are recognized for their historic significance and revitalized. This Brief provides general guidance on approaches to the preservation and restoration of historic cast iron.

Cast iron played a preeminent role in the industrial development of our country during the 19th century. Cast-iron machinery filled America's factories and made possible the growth of railroad transportation. Cast iron was used extensively in our cities for water systems and street lighting. As an architectural metal, it made possible bold new advances in architectural designs and building technology, while providing a richness in ornamentation (Fig. 1).

This age-old metal, an iron alloy with a high carbon content, had been too costly to make in large quantities until the mid-18th century, when new furnace technology in England made it more economical for use in construction. Known for its great strength in compression, cast iron in the form of slender, non-flammable pillars, was introduced in the 1790s in English cotton mills, where fires were endemic. In the United States, similar thin columns were first employed in the 1820s in theaters and churches to support balconies.

By the mid-1820s, one-story iron storefronts were being advertised in New York City. Daniel Badger, the Boston foundryman who later moved to New York, asserted that in 1842 he fabricated and installed the first rolling iron shutters for iron storefronts, which provided protection against theft and external fire. In the years ahead, and into the 1920s, the practical cast-iron storefront would become a favorite in towns and cities from coast to coast. Not only did it help support the load of the upper floors, but it provided large show windows for the display of wares and allowed natural light to flood the interiors of the shops. Most importantly, cast-iron storefronts were inexpensive to assemble, requiring little on-site labor.

A tireless advocate for the use of cast iron in buildings was an inventive New Yorker, the self-taught architect/engineer



In Cooperation with the
New York Landmarks Conservancy

James Bogardus. From 1840 on, Bogardus extolled its virtues of strength, structural stability, durability, relative lightness, ability to be cast in almost any shape and, above all, the fire-resistant qualities so sought after in an age of serious urban conflagrations. He also stressed that the foundry casting processes, by which cast iron was made into building elements, were thoroughly compatible with the new concepts of prefabrication, mass production, and use of identical interchangeable parts.



Fig. 1. The Haughwout Building in New York City is an excellent example of the quality and character of mass-produced cast-iron architecture. Once wood patterns were made, any number of elements could be cast, as was done with each of these repetitive bays. Photo: New York City Landmarks Preservation Commission.

In 1849 Bogardus created something uniquely American when he erected the first structure with self-supporting, multi-storied exterior walls of iron. Known as the Edgar Laing Stores, this corner row of small four-story warehouses that looked like one building was constructed in lower Manhattan in only two months. Its rear, side, and interior bearing walls were of brick; the floor framing consisted of timber joists and girders. One of the cast-iron walls was load-bearing, supporting the wood floor joists. The innovation was its two street facades of self-supporting cast iron, consisting of multiples of only a few pieces—Doric-style engaged columns, panels, sills, and plates, along with some applied ornaments (cover photo and Fig. 2). Each component of the facades had been cast individually in a sand mold in a foundry, machined smooth, tested for fit, and finally trundled on horse-drawn drays to the building site. There they were hoisted into position, then bolted together and fastened to the conventional structure of timber and brick with iron spikes and straps (Fig. 3).

The second iron-front building erected was a quantum leap beyond the Laing Stores in size and complexity. Begun in April 1850 by Bogardus, with architect Robert Hatfield, the five-story Sun newspaper building in Baltimore was both cast-iron-fronted and cast-iron-framed. In Philadelphia,



Fig. 2. The Edgar Laing Stores Block in New York City was designed by James Bogardus. It was the first building constructed with facades of self-supporting cast iron. This corner view shows the Doric-style engaged columns, panels, and spandrel beams; the loss of most of the original ornamental castings give it an austere look. As part of an urban renewal project, the facades were carefully disassembled in 1971 for later re-erection in another location—only to have its iron parts stolen for scrap. Photo: Jack E. Boucher, HABS Collection.

several ironfronts were begun in 1850: The Inquirer Building, the Brock Stores, and the Penn Mutual Building (all three have been demolished). The St. Charles Hotel of 1851 at 60 N. Third Street is the oldest ironfront in America. Framing with cast-iron columns and wrought-iron beams and trusses was visible on a vast scale in the New York Crystal Palace of 1853.

In the second half of the 19th century, the United States was in an era of tremendous economic and territorial growth. The use of iron in commercial and public buildings spread rapidly, and hundreds of iron-fronted buildings were erected in cities across the country from 1849 to beyond the turn of the century. Outstanding examples of ironfronts exist in Baltimore, Galveston, Louisville, Milwaukee, New Orleans, Philadelphia, Richmond, Rochester (N.Y.), and especially New York City where the SoHo Cast Iron Historic District alone has 139 iron-fronted buildings (Fig. 1). Regrettably, a large proportion of ironfronts nationwide have been demolished in downtown redevelopment projects, especially since World War II.

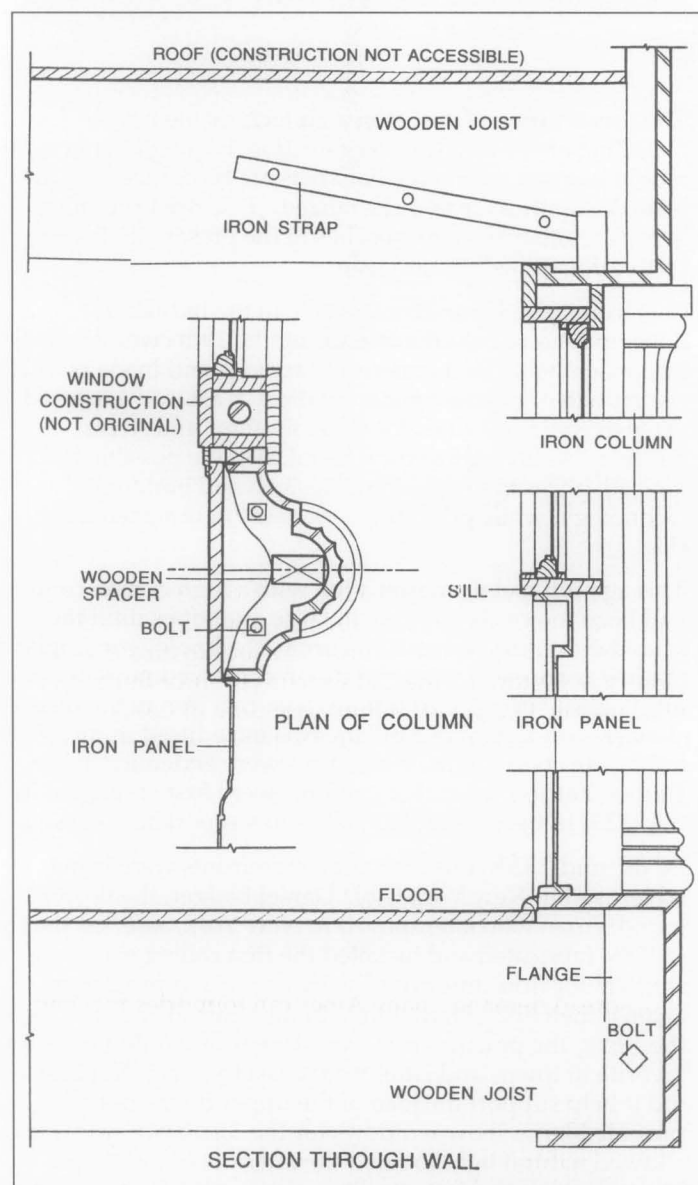


Fig. 3. Section drawing through the wall of Edgar Laing Stores showing how the cast-iron facade components were anchored to the wood floor and roof framing members. Drawing: John G. Waite, HABS Collection.

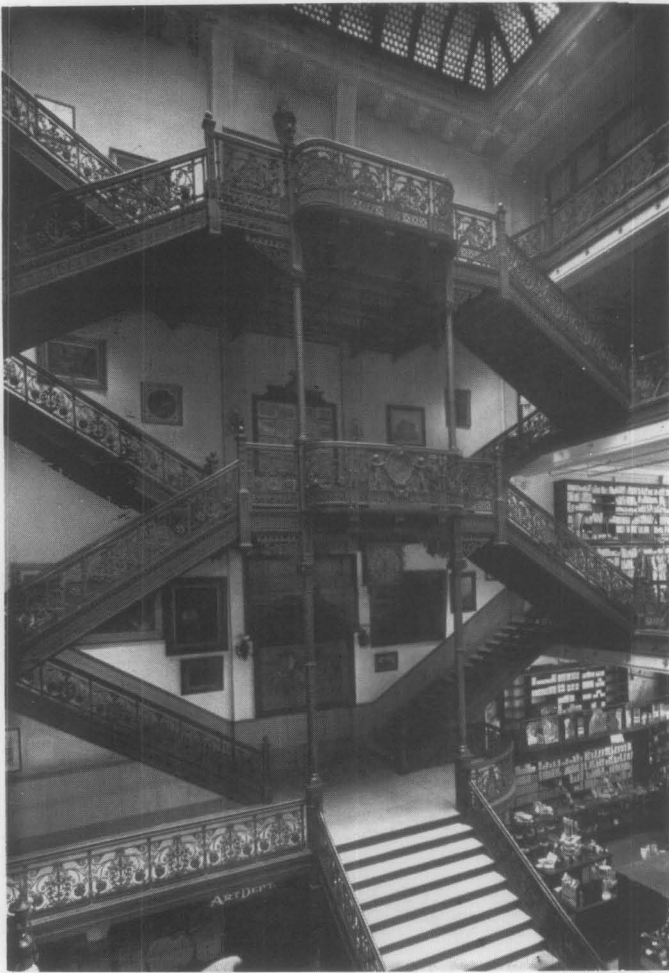


Fig. 4. The 1904 grand stairway of the former Frear's department store in Troy, N.Y. was constructed of cast iron, as was the frame of the skylight above. Some ornamental wrought iron was also employed. This use of iron was typical in major commercial buildings constructed throughout the United States. Courtesy: Rensselaer County Historical Society.

In addition to these exterior uses, many public buildings display magnificent exposed interior ironwork, at once ornamental and structural (Fig. 4). Remarkable examples have survived across the country, including the Peabody Library in Baltimore; the Old Executive Office Building in Washington, D.C.; the Bradbury Building in Los Angeles; the former Louisiana State Capitol; the former City Hall in Richmond; Tweed Courthouse in New York; and the state capitols of California, Georgia, Michigan, Tennessee, and Texas. And it is iron, of course, that forms the great dome of the United States Capitol, completed during the Civil War. Ornamental cast iron was a popular material in the landscape as well, appearing as fences, fountains with statuary, lampposts, furniture, urns, gazebos, gates, and enclosures for cemetery plots (Fig. 5). With such widespread demand, many American foundries that had been casting machine parts, bank safes, iron pipe, or cookstoves added architectural iron departments (Fig. 6). These called for patternmakers with sophisticated design capabilities, as well as knowledge of metal shrinkage and other technical aspects of casting. Major companies included the Hayward Bartlett Co. in Baltimore; James L. Jackson, Cornell Brothers, J. L. Mott, and Daniel D. Badger's Architectural Iron Works in Manhattan; Hecla Ironworks in Brooklyn; Wood & Perot of Philadelphia; Leeds & Co., the

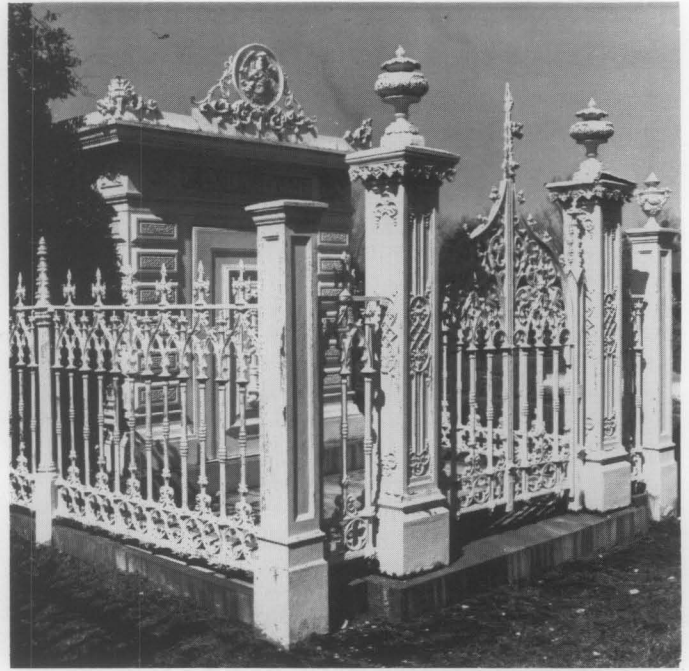


Fig. 5. The Slatter Family Tomb in Mobile, Alabama, consisting of a cast-iron mausoleum and fence, exhibits the wide range of uses of the material in the 19th century. Photo: Jack E. Boucher, HABS Collection.

Shakspeare (sic) Foundry, and Miltenberger in New Orleans; Winslow Brothers in Chicago; and James McKinney in Albany, N.Y.

Cast iron was the metal of choice throughout the second half of the 19th century. Not only was it a fire-resistant material in a period of major urban fires, but also large facades could be produced with cast iron at less cost than comparable stone fronts, and iron buildings could be erected with speed and efficiency. The largest standing example of framing with cast-iron columns and wrought-iron beams is Chicago's sixteen-story Manhattan Building, the world's tallest skyscraper when built in 1890 by William LeBaron Jenney. By this time, however, steel was becoming available nationally, and was structurally more versatile and cost-competitive. Its increased use is one reason why building with cast iron diminished around the turn of the century after having been so eagerly adopted only fifty years before. Nonetheless, cast iron continued to be used in substantial quantities for many other structural and ornamental purposes well into the 20th century: storefronts; marquees; bays and large window frames for steel-framed, masonry-clad buildings; and street and landscape furnishings, including subway kiosks.

The 19th century left us with a rich heritage of new building methods, especially construction on an altogether new scale that was made possible by the use of metals. Of these, cast iron was the pioneer, although its period of intensive use lasted but a half century. Now the surviving legacy of cast-iron architecture, much of which continues to be threatened, merits renewed appreciation and appropriate preservation and restoration treatments.

What is Cast Iron?

Cast iron is an alloy with a high carbon content (at least 1.7% and usually 3.0 to 3.7%) that makes it more resistant to corrosion than either wrought iron or steel. In addition to carbon, cast iron contains varying amounts of silicon, sulfur, manganese, and phosphorus.

While molten, cast iron is easily poured into molds, making it possible to create nearly unlimited decorative and structural forms. Unlike wrought iron and steel, cast iron is too hard and brittle to be shaped by hammering, rolling, or pressing. However, because it is more rigid and more resistant to buckling than other forms of iron, it can withstand great compression loads. Cast iron is relatively weak in tension, however, and fails under tensile loading with little prior warning.

The characteristics of various types of cast iron are determined by their composition and the techniques used in melting, casting, and heat treatment. Metallurgical constituents of cast iron that affect its brittleness, toughness, and strength include ferrite, cementite, pearlite, and graphite carbon. Cast iron with flakes of carbon is called gray cast iron. The "gray fracture" associated with cast iron was probably named for the gray, grainy appearance of its broken edge caused by the presence of flakes of free graphite, which account for the brittleness of cast iron. This brittleness is the important distinguishing characteristic between cast iron and mild steel.

Compared with cast iron, wrought iron is relatively soft, malleable, tough, fatigue-resistant, and readily worked by forging, bending, and drawing. It is almost pure iron, with less than 1% (usually 0.02 to 0.03%) carbon. Slag varies between 1% and 4% of its content and exists in a purely physical association, that is, it is not alloyed. This gives wrought iron its characteristic laminated (layered) or fibrous structure.

Wrought iron can be distinguished from cast iron in several ways. Wrought-iron elements generally are simpler in form and less uniform in appearance than cast-iron elements, and contain evidence of rolling or hand working. Cast iron often contains mold lines, flashing, casting flaws, and air holes. Cast-iron elements are very uniform in appearance and are frequently used repetitively. Cast-iron elements are often bolted or screwed together, whereas wrought-iron pieces are either riveted or forge-molded (heat welded) together.

Mild steel is now used to fabricate new hand-worked metal work and to repair old wrought-iron elements. Mild steel is an alloy of iron and is not more than 2% carbon, which is strong but easily worked in block or ingot form. Mild steel is not as resistant to corrosion as either wrought iron or cast iron.

Maintenance and Repair

Many of the maintenance and repair techniques described in the Brief, particularly those relating to cleaning and painting, are potentially dangerous and should be carried out only by experienced and qualified workmen using protective equipment suitable to the task. In all but the most simple repairs, it is best to involve a preservation architect or building conservator to assess the condition of the iron and prepare contract documents for its treatment.

As with any preservation project, the work must be preceded by a review of local building codes and environmental protection regulations to determine whether any conflicts exist with the proposed treatments. If there are conflicts, particularly with cleaning techniques or painting materials, then waivers or variances need to be negotiated, or alternative treatments or materials adopted.

Deterioration

Common problems encountered today with cast-iron construction include badly rusted or missing elements, impact damage, structural failures, broken joints, damage to connections, and loss of anchorage in masonry (Figs. 7, 8).

Oxidation, or rusting, occurs rapidly when cast iron is exposed to moisture and air. The minimum relative humidity necessary to promote rusting is 65%, but this

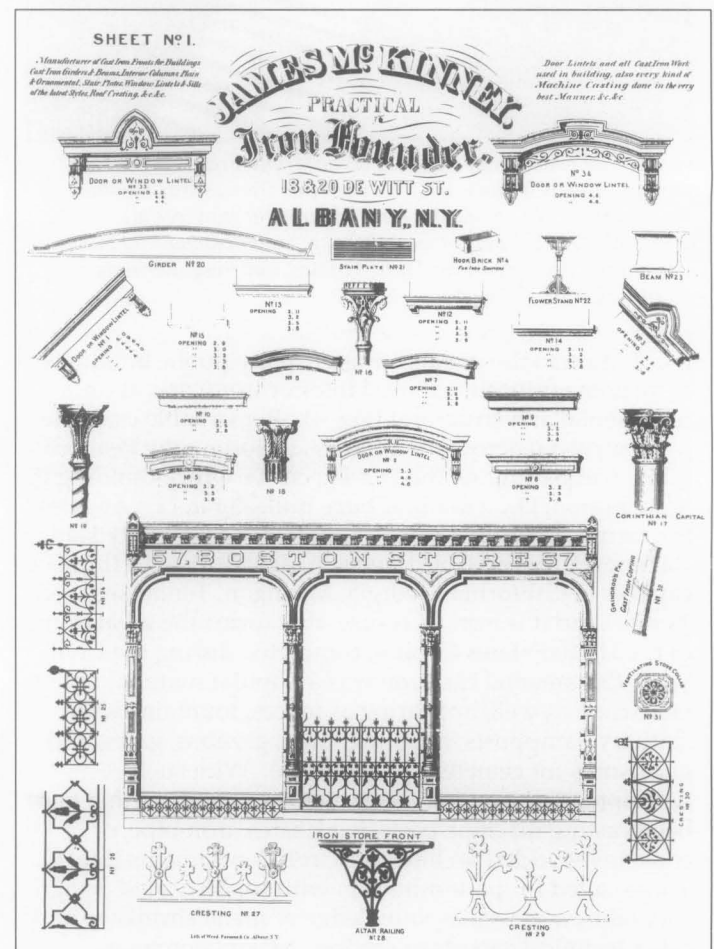


Fig. 6. Sheet from a late 19th century manufacturer's trade catalog illustrates some of the products available from foundries, such as storefronts, girders and beams, columns, stairs, window lintels and sills, and roof crestings. Courtesy: Albany Institute of History and Art.



Fig. 7. Despite an impact that shattered the main castings, this fence post remains upright, demonstrating the great strength of cast iron. Originally, the post was held together by a long bolt that extended from the finial to the base. Photo: John G. Waite.

figure can be lower in the presence of corrosive agents, such as sea water, salt air, acids, acid precipitation, soils, and some sulfur compounds present in the atmosphere, which act as catalysts in the oxidation process. Rusting is accelerated in situations where architectural details provide pockets or crevices to trap and hold liquid corrosive agents. Furthermore, once a rust film forms, its porous surface acts as a reservoir for liquids, which in turn causes further corrosion. If this process is not arrested, it will continue until the iron is entirely consumed by corrosion, leaving nothing but rust.

Galvanic corrosion is an electrochemical action that results when two dissimilar metals react together in the presence of an electrolyte, such as water containing salts or hydrogen ions (Fig. 9). The severity of the galvanic corrosion is based

on the difference in potential between the two metals, their relative surface areas, and time. If the more noble metal (higher position in electrochemical series) is much larger in area than the baser, or less noble, metal, the deterioration of the baser metal will be more rapid and severe. If the more noble metal is much smaller in area than the baser metal, the deterioration of the baser metal will be much less significant. Cast iron will be attacked and corroded when it is adjacent to more noble metals such as lead or copper.



Fig. 9. Galvanic corrosion occurred where a patch of copper was installed alongside the cast-iron cap at the base of a fountain. The use of terne-coated stainless flashings with appropriate caulking would have been a more suitable repair. Photo: John G. Waite.

Graphitization of cast iron, a less common problem, occurs in the presence of acid precipitation or seawater. As the iron corrodes, the porous graphite (soft carbon) corrosion residue is impregnated with insoluble corrosion products. As a result, the cast-iron element retains its appearance and shape but is weaker structurally. Graphitization occurs where cast iron is left unpainted for long periods or where caulked joints have failed and acidic rainwater has corroded pieces from the backside. Testing and identification of graphitization is accomplished by scraping through the surface with a knife to reveal the crumbling of the iron beneath. Where extensive graphitization occurs, usually the only solution is replacement of the damaged element.

Castings may also be fractured or flawed as a result of imperfections in the original manufacturing process, such as air holes, cracks, and cinders, or cold shuts (caused by the "freezing" of the surface of the molten iron during casting because of improper or interrupted pouring). Brittleness is another problem occasionally found in old cast-iron elements. It may be a result of excessive phosphorus in the iron, or of chilling during the casting process.

Condition Assessment

Before establishing the appropriate treatment for cast-iron elements in a building or structure, an evaluation should be made of the property's historical and architectural significance and alterations, along with its present condition. If the work involves more than routine maintenance, a qualified professional should be engaged to develop a historic structure report which sets forth the historical development of the property, documents its existing condition, identifies problems of repair, and provides a detailed listing of recommended work items



Fig. 8. Structural cracks, gaps at joints between components, and a large opening where part of the console bracket is missing are the problems evident in this cast-iron assembly. Photo: Ford, Powell & Carson.

with priorities. Through this process the significance and condition of the cast iron can be evaluated and appropriate treatments proposed. For fences, or for single components of a building such as a facade, a similar but less extensive analytical procedure should be followed.

The nature and extent of the problems with the cast-iron elements must be well understood before proceeding with work. If the problems are minor, such as surface corrosion, flaking paint, and failed caulking, the property owner may be able to undertake the repairs by working directly with a knowledgeable contractor. If there are major problems or extensive damage to the cast iron, it is best to secure the services of an architect or conservator who specializes in the conservation of historic buildings. Depending on the scope of work, contract documents can range from outline specifications to complete working drawings with annotated photographs and specifications

To thoroughly assess the condition of the ironwork, a close physical inspection must be undertaken of every section of the iron construction including bolts, fasteners, and brackets (Fig. 10). Typically, scaffolding or a mechanical lift is employed for close inspection of a cast-iron facade or other large structures. Removal of select areas of paint may be the only means to determine the exact condition of connections, metal fasteners, and intersections or crevices that might trap water.



Fig. 11. Major cracks in the piers of this cast-iron storefront in Galveston, Texas resulted from the transfer of load onto the iron from internal brick piers eroded by rising damp. This crack was inappropriately filled with concrete, which trapped moisture and accelerated internal corrosion, pushing the iron further apart. Photo: Ford, Powell & Carson.

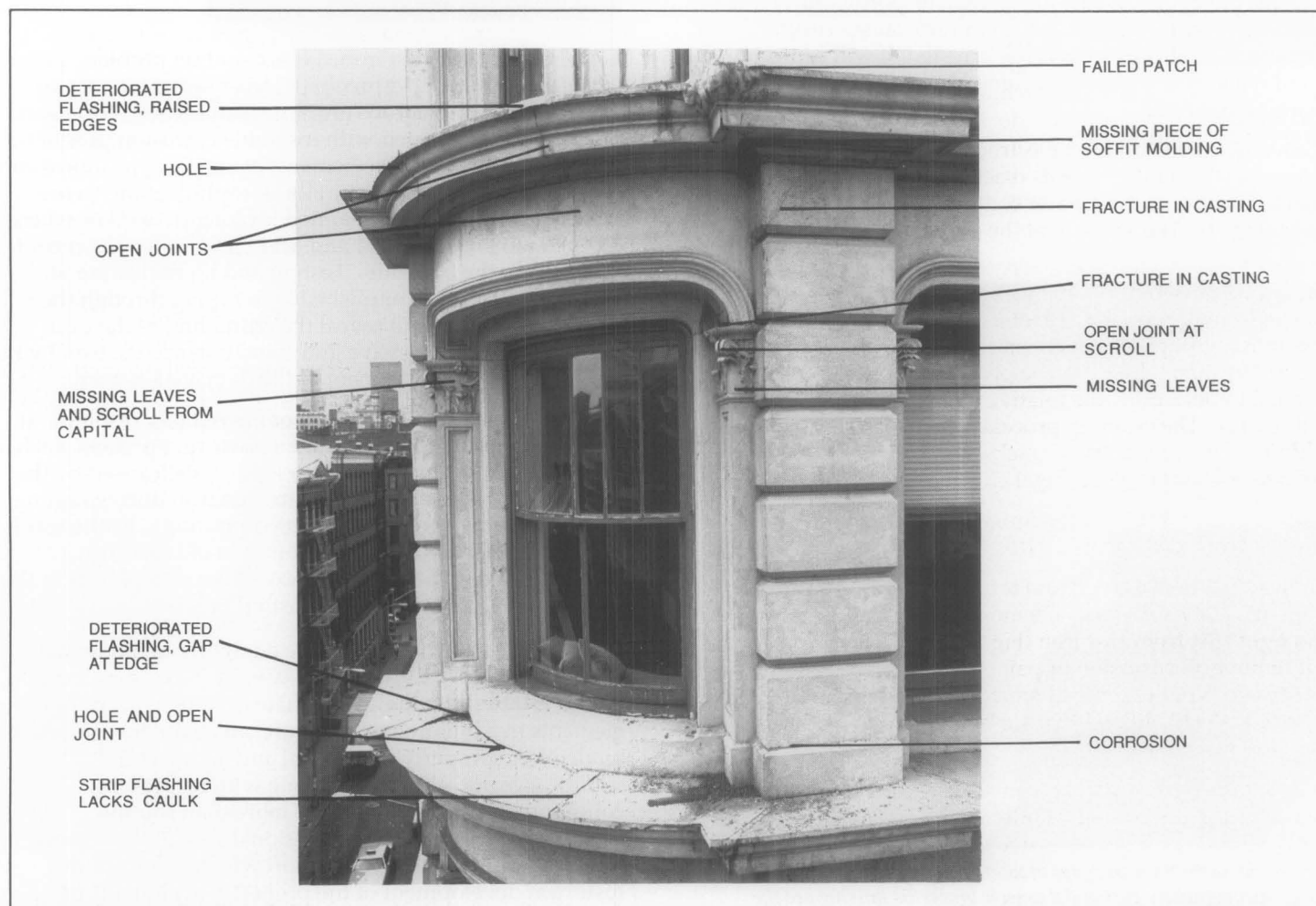


Fig. 10. During close-up inspection of the Gunther Building in New York City, photographs of each bay were taken to use in a survey of existing conditions. Photo: Willcox Dunn.

An investigation of load-bearing elements, such as columns and beams, will establish whether these components are performing as they were originally designed, or the stress patterns have been redistributed. Areas that are abnormally stressed must be examined to ascertain whether they have suffered damage or have been displaced (Fig. 11). Damage to a primary structural member is obviously critical to identify and evaluate; attention should not be given only to decorative features.

The condition of the building, structure, or object; diagnosis of its problems; and recommendations for its repair should be recorded by drawings, photographs, and written descriptions, to aid those who will be responsible for its conservation in the future.

Whether minor or major work is required, the retention and repair of historic ironwork is the recommended preservation approach over replacement. All repairs and restoration work should be reversible, when possible, so that modifications or treatments that may turn out to be harmful to the long-term preservation of the iron can be corrected with the least amount of damage to the historic ironwork.

Cleaning and Paint Removal

When there is extensive failure of the protective coating and/or when heavy corrosion exists, the rust and most or all of the paint must be removed to prepare the surfaces for new protective coatings. The techniques available range from physical processes, such as wire brushing and grit blasting, to flame cleaning and chemical methods. The selection of an appropriate technique depends upon how much paint failure and corrosion has occurred, the fineness of the surface detailing, and the type of new protective coating to be applied. Local environmental regulations may restrict the options for cleaning and paint removal methods, as well as the disposal of materials.

Many of these techniques are *potentially dangerous* and should be carried out only by experienced and qualified workers using proper eye protection, protective clothing, and other workplace safety conditions. Before selecting a process, test panels should be prepared on the iron to be cleaned to determine the relative effectiveness of various techniques. The cleaning process will most likely expose additional coating defects, cracks, and corrosion that have not been obvious before (Fig. 12).

There are a number of techniques that can be used to remove paint and corrosion from cast iron:

Hand scraping, chipping, and wire brushing are the most common and least expensive methods of removing paint and light rust from cast iron (Fig. 13a, b). However, they do not remove all corrosion or paint as effectively as other methods. Experienced craftsmen should carry out the work to reduce the likelihood that surfaces may be scored or fragile detail damaged.

Low-pressure grit blasting (commonly called abrasive cleaning or sandblasting) is often the most effective approach to removing excessive paint build-up or substantial corrosion. Grit blasting is fast, thorough, and economical, and it allows the iron to be cleaned in place. The aggregate can be iron slag or sand; copper slag should not be used on iron because of the potential for electrolytic



Fig. 12. Paint stripping exposed a large defect under a faulty patch at a joint of this wide cast-iron watertable. The damage can be repaired mechanically by splicing in a cast-iron replacement piece. Photo: Peter Jensen, Kapell and Kostow Architects.

reactions. Some sharpness in the aggregate is beneficial in that it gives the metal surface a "tooth" that will result in better paint adhesion. The use of a very sharp or hard aggregate and/or excessively high pressure (over 100 pounds per square inch) is unnecessary and should be avoided. Adjacent materials, such as brick, stone, wood, and glass, must be protected to prevent damage. Some local building codes and environmental authorities prohibit or limit dry sandblasting because of the problem of airborne dust.

Wet sandblasting is more problematic than dry sandblasting for cleaning cast iron because the water will cause instantaneous surface rusting and will penetrate deep into open joints. Therefore, it is generally not considered an effective technique. Wet sandblasting reduces the amount of airborne dust when removing a heavy paint build-up, but disposal of effluent containing lead or other toxic substances is restricted by environmental regulations in most areas.

Flame cleaning of rust from metal with a special multi-flame head oxyacetylene torch requires specially skilled operators, and is expensive and potentially dangerous. However, it can be very effective on lightly to moderately corroded iron. Wire brushing is usually necessary to finish the surface after flame cleaning.

Chemical rust removal, by acid pickling, is an effective method of removing rust from iron elements that can be easily removed and taken to a shop for submerging in vats of dilute phosphoric or sulfuric acid. This method does not damage the surface of iron, providing that the iron is neutralized to pH level 7 after cleaning. Other chemical rust removal agents include ammonium citrate, oxalic acid, or hydrochloric acid-based products.



Fig. 13. Surface preparation may involve several different techniques. Where chemical paint stripping is involved, careful planning of the sequence of work and inspection by an architect or conservator to ensure strict compliance with the contract documents is important to minimize the risk of problems. After the chemical paste and paint was scraped off, the remaining paint and chemical residue were removed with a wire brush (a) and scrapers selected or cut to fit the shape of the iron surfaces (b). The surface was then wiped with solvent to create a completely clean surface prior to repainting (c). Photos: Raymond M. Pepi, Building Conservation Associates.

Chemical paint removal using alkaline compounds, such as methylene chloride or potassium hydroxide, can be an effective alternative to abrasive blasting for removal of heavy paint build-up (Fig. 13). These agents are often available as slow-acting gels or pastes. Because they can cause burns, protective clothing and eye protection must be worn. Chemicals applied to a non-watertight facade can seep through crevices and holes, resulting in damage to the building's interior finishes and corrosion to the backside of the iron components. If not thoroughly neutralized, residual traces of cleaning compounds on the surface of the iron can cause paint failures in the future (Fig. 14). For these reasons, field application of alkaline paint removers and acidic cleaners is not generally recommended.

Following any of these methods of cleaning and paint removal, the newly cleaned iron should be painted immediately with a corrosion-inhibiting primer before new rust begins to form. This time period may vary from minutes to hours depending on environmental conditions. If priming is delayed, any surface rust that has developed should be removed with a clean wire brush just before priming, because the rust prevents good bonding between the primer and the cast iron surface and prevents the primer from completely filling the pores of the metal.

Painting and Coating Systems

The most common and effective way to preserve architectural cast iron is to maintain a protective coating of paint on the metal. Paint can also be decorative, where historically appropriate.

Before removing paint from historic architectural cast iron, a microscopic analysis of samples of the historic paint sequencing is recommended. Called paint seriation analysis, this process must be carried out by an experienced architectural conservator. The analysis will identify the historic paint colors, and other conditions, such as whether the paint was matte or gloss, whether sand was added to the paint for texture, and whether the building was polychromed or marbled. Traditionally many cast-iron elements were painted to resemble other materials, such as limestone or sandstone. Occasionally, features were faux-painted so that the iron appeared to be veined marble.

Thorough surface preparation is necessary for the adhesion of new protective coatings. All loose, flaking, and deteriorated paint must be removed from the iron, as well as dirt and mud, water-soluble salts, oil, and grease. Old paint that is tightly adhered may be left on the surface of the iron if it is compatible with the proposed coatings. The retention of old paint also preserves the historic paint sequence of the building and avoids the hazards of removal and disposal of old lead paint.

It is advisable to consult manufacturer's specifications or technical representatives to ensure compatibility between the surface conditions, primer and finish coats, and application methods.

For the paint to adhere properly, the metal surfaces must be absolutely dry before painting. Unless the paint selected is

specifically designed for exceptional conditions, painting should not take place when the temperature is expected to fall below 50 degrees Fahrenheit within 24 hours or when the relative humidity is above 80 per cent; paint should not be applied when there is fog, mist, or rain in the air. Poorly prepared surfaces will cause the failure of even the best paints, while even moderately priced paints can be effective if applied over well-prepared surfaces.

Selection of Paints and Coatings

The types of paints available for protecting iron have changed dramatically in recent years due to federal, state, and local regulations that prohibit or restrict the manufacture and use of products containing toxic substances such as lead and zinc chromate, as well as volatile organic compounds and substances (VOC or VOS). Availability of paint types varies from state to state, and manufacturers continue to change product formulations to comply with new regulations.



Fig. 14. Major problems can result if work is undertaken without proper sequencing and precautions. On this building, a strong alkaline paint remover was used, and apparently was not adequately rinsed or neutralized. Over a period of months, the newly applied paint began to peel and streaks of rust appeared on the iron. Photo: Kim Lovejoy.

Traditionally, red lead has been used as an anti-corrosive pigment for priming iron. Red lead has a strong affinity for linseed oil and forms lead soaps, which become a tough and elastic film impervious to water that is highly effective as a protective coating for iron. At least two slow-drying linseed oil-based finish coats have traditionally been used over a red lead primer, and this combination is effective on old or partially-deteriorated surfaces. Today, in most areas, the use of paints containing lead is prohibited, except for some commercial and industrial purposes.

Today, alkyd paints are very widely used and have largely replaced lead-containing linseed-oil paints. They dry faster than oil paint, with a thinner film, but they do not protect the metal as long. Alkyd rust-inhibitive primers contain

pigments such as iron oxide, zinc oxide, and zinc phosphate. These primers are suitable for previously painted surfaces cleaned by hand tools. At least two coats of primer should be applied, followed by alkyd enamel finish coats.

Latex and other water-based paints are not recommended for use as primers on cast iron because they cause immediate oxidation if applied on bare metal. Vinyl acrylic latex or acrylic latex paints may be used as finish coats over alkyd rust-inhibitive primers, but if the primer coats are imperfectly applied or are damaged, the latex paint will cause oxidation of the iron. Therefore, alkyd finish coats are recommended.

High-performance coatings, such as zinc-rich primers containing zinc dust, and modern epoxy coatings, can be used on cast iron to provide longer-lasting protection. These coatings typically require highly clean surfaces and special application conditions which can be difficult to achieve in the field on large buildings (Fig. 13c). These coatings are used most effectively on elements which have been removed to a shop, or newly cast iron.

One particularly effective system has been first to coat commercially blast-cleaned iron with a zinc-rich primer, followed by an epoxy base coat, and two urethane finish coats. Some epoxy coatings can be used as primers on clean metal or applied to previously-painted surfaces in sound condition. Epoxies are particularly susceptible to degradation under ultraviolet radiation and must be protected by finish coats which are more resistant. There have been problems with epoxy paints which have been shop-applied to iron where the coatings have been nicked prior to installation. Field touching-up of epoxy paints is very difficult, if not impossible. This is a concern since iron exposed by imperfections in the base coat will be more likely to rust and more frequent maintenance will be required.

A key factor to take into account in selection of coatings is the variety of conditions on existing and new materials on a particular building or structure. One primer may be needed for surfaces with existing paint; another for newly cast, chemically stripped, or blast-cleaned cast iron; and a third for flashings or substitute materials; all three followed by compatible finish coats.

Application Methods

Brushing is the traditional and most effective technique for applying paint to cast iron. It provides good contact between the paint and the iron, as well as the effective filling of pits, cracks, and other blemishes in the metal. The use of spray guns to apply paint is economical, but does not always produce adequate and uniform coverage. For best results, airless sprayers should be used by skilled operators. To fully cover fine detailing and reach recesses, spraying of the primer coat, used in conjunction with brushing, may be effective.

Rollers should never be used for primer coat applications on metal, and are effective for subsequent coats only on large, flat areas. The appearance of spray-applied and roller-applied finish coats is not historically appropriate and should be avoided on areas such as storefronts which are viewed close at hand.

Caulking, Patching, and Mechanical Repairs

Most architectural cast iron is made of many small castings assembled by bolts or screws (Fig. 16a). Joints between pieces were caulked to prevent water from seeping in and causing rusting from the inside out. Historically, the seams were often caulked with white lead paste and sometimes backed with cotton or hemp rope; even the bolt and screw heads were caulked to protect them from the elements and to hide them from view. Although old caulking is sometimes found in good condition, it is typically crumbled from weathering, cracked from the structural settlement, or destroyed by mechanical cleaning. It is essential to replace deteriorated caulking to prevent water penetration. For good adhesion and performance, an architectural-grade polyurethane sealant or traditional white lead paste is preferred.

Water that penetrates the hollow parts of a cast-iron architectural element causes rust that may streak down over other architectural elements. The water may freeze, causing the ice to crack the cast iron. Cracks reduce the strength of the total cast-iron assembly and provide another point of entry for water. Thus, it is important that cracks be made weathertight by using caulks or fillers, depending on the width of the crack.

Filler compounds containing iron particles in an epoxy resin binder can be used to patch superficial, non-structural cracks and small defects in cast iron. The thermal expansion rate of epoxy resin alone is different from that of iron, requiring the addition of iron particles to ensure compatibility and to control shrinkage. Although the repaired piece of metal does not have the same strength as a homogeneous piece of iron, epoxy-repaired members do have some strength. Polyester-based putties, such as those used on auto bodies, are also acceptable fillers for small holes.

In rare instances, major cracks can be repaired by brazing or welding with special nickel-alloy welding rods. Brazing or welding of cast iron is very difficult to carry out in the field and should be undertaken only by very experienced welders.

In some cases, mechanical repairs can be made to cast iron using iron bars and screws or bolts. In extreme cases,



Fig. 15. In an effort to repair this stair railing, concrete was poured around the wood spacer inside the railing casting. Water penetrated the railing and reacted with the concrete to accelerate the corrosion of the iron. Photo: John G. Waite.

deteriorated cast iron can be cut out and new cast iron spliced in place by welding or brazing. However, it is frequently less expensive to replace a deteriorated cast-iron section with a new casting rather than to splice or reinforce it. Cast-iron structural elements that have failed must either be reinforced with iron and steel or replaced entirely.

A wobbly cast-iron balustrade or railing can often be fixed by tightening all bolts and screws. Screws with stripped threads and seriously rusted bolts must be replaced. To compensate for corroded metal around the bolt or screw holes, new stainless steel bolts or screws with a larger diameter need to be used. In extreme cases, new holes may need to be tapped.

The internal voids of balusters, newel posts, statuary, and other elements should not be filled with concrete; it is an inappropriate treatment that causes further problems (Fig. 15). As the concrete cures, it shrinks, leaving a space between the concrete and cast iron. Water penetrating this space does not evaporate quickly, thus promoting further rusting. The corrosion of the iron is further accelerated by the alkaline nature of concrete. Where cast-iron elements have been previously filled with concrete, they need to be taken apart, the concrete and rust removed, and the interior surfaces primed and painted before the elements are reassembled.

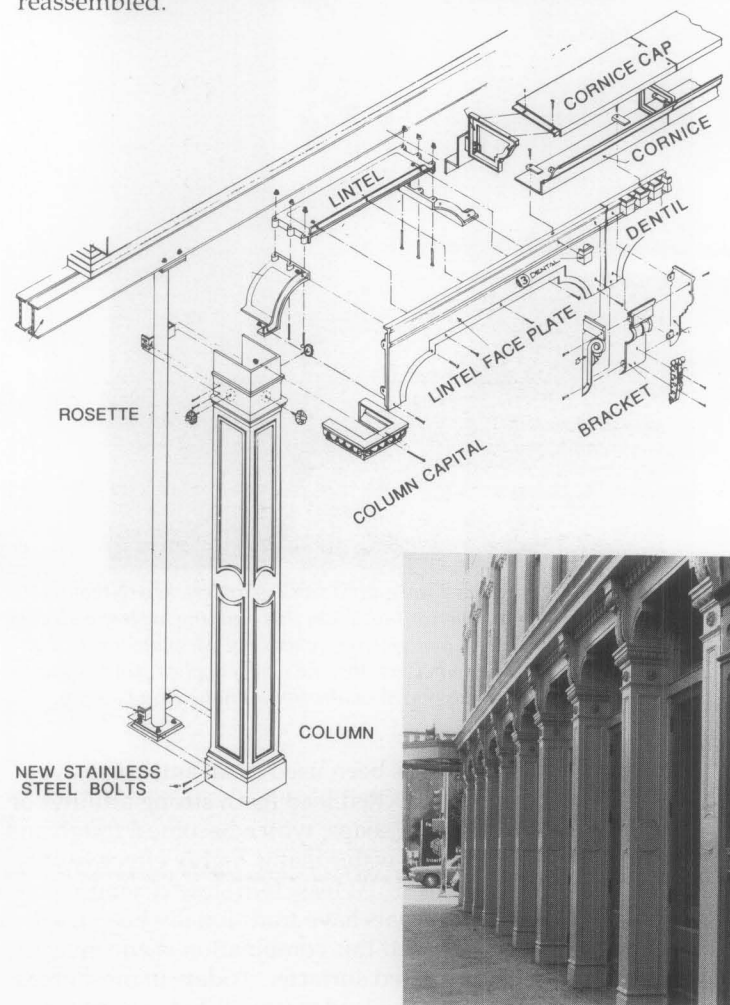


Fig. 16. Architectural cast iron is made of many small components bolted and screwed together. (a) This exploded view of a storefront illustrates the variety of elements, including brackets, fasteners, and holes for bolts. (b) The storefront was replicated in cast iron because of the extensive damage and structural failure, a detail of which is shown in Fig. 11. Drawing and photo: Historical Arts & Casting, Inc.

Duplication and Replacement

The replacement of cast-iron components is often the only practical solution when such features are missing, severely corroded, or damaged beyond repair, or where repairs would be only marginally useful in extending the functional life of an iron element (Fig. 16).

Sometimes it is possible to replace small, decorative, non-structural elements using intact sections of the original as a casting pattern. For large sections, new patterns of wood or plastic made slightly larger in size than the original will

need to be made in order to compensate for the shrinkage of the iron during casting (cast iron shrinks approximately 1/8 inch per foot as it cools from a liquid into a solid).

Occasionally, a matching replacement can be obtained from the existing catalogs of iron foundries. Small elements can be custom cast in iron at small local foundries, often at a cost comparable to substitute materials. Large elements and complex patterns will usually require the skills and facilities of a larger firm that specializes in replication.

The Casting Process

Architectural elements were traditionally cast in sand molds. The quality of the special sands used by foundries is extremely important; unlike most sands they must be moist. Foundries have their own formulas for sand and its admixtures, such as clay, which makes the sand cohesive even when the mold is turned upside down.

A two-part mold (with a top and a bottom, or cope and drag) is used for making a casting with relief on both sides, whereas an open-top mold produces a flat surface on one side (Fig. 17a). For hollow elements, a third pattern and mold are required for the void. Many hollow castings are made of two or more parts that are later bolted, screwed, or welded together, because of the difficulty of supporting an interior core between the top and bottom sand molds during the casting process.

The molding sand is compacted into flasks, or forms, around the pattern. The cope is then lifted off and the pattern is removed, leaving the imprint of the pattern in the small mold. Molten iron, heated to a temperature of approximately 2700 degrees Fahrenheit, is poured into the mold and then allowed to cool (Fig. 17b). The molds are then stripped from the casting; the tunnels to the mold (sprues) and risers that allowed release of air are cut off; and ragged edges (called "burrs") on the casting are ground smooth.

The castings are shop-primed to prevent rust, and laid out and preassembled at the foundry to ensure proper alignment and fit. When parts do not fit, the pieces are machined to remove irregularities caused by burrs, or are rejected and recast until all of the cast elements fit together properly. Most larger pieces then are taken apart before shipping to the job site, while some small ornamental parts may be left assembled.

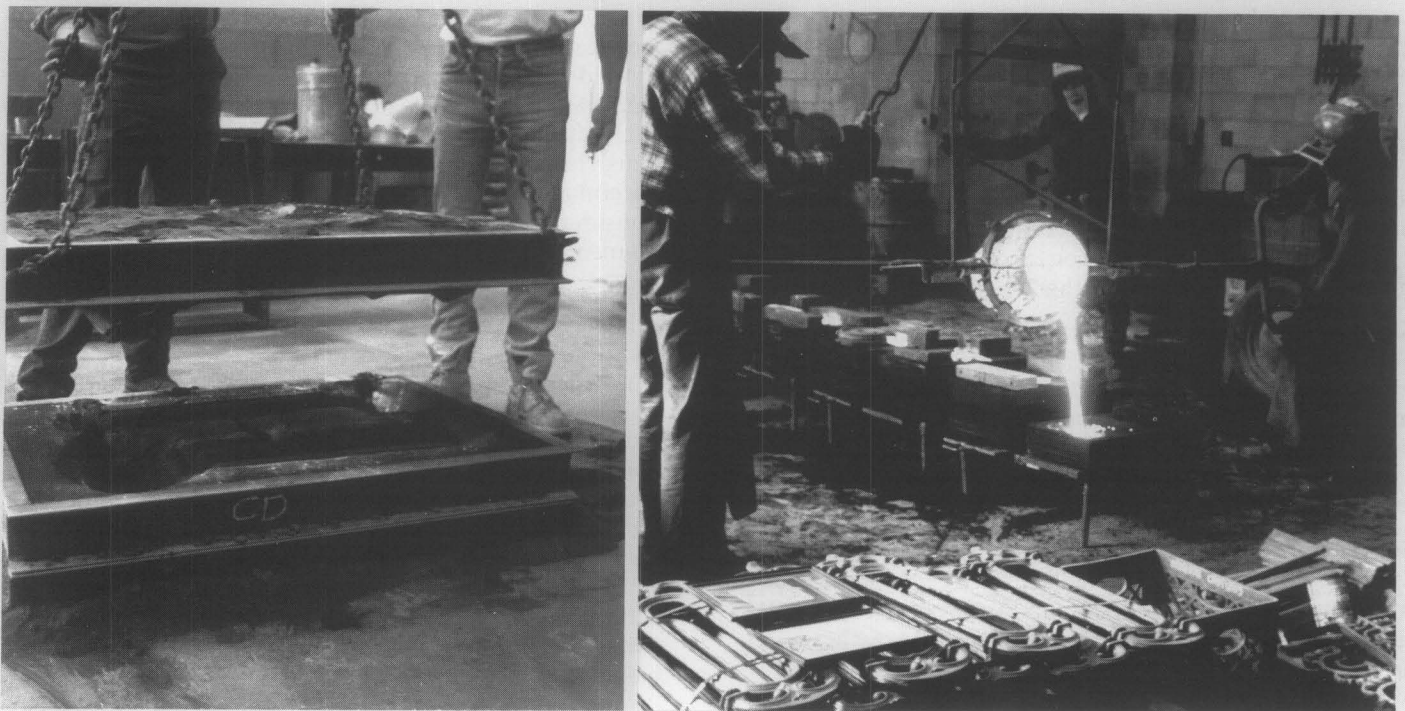


Fig. 17. (a) A two-part mold, consisting of a cope (top) and drag (bottom) for a newel post. Photo: Architectural Iron Company, Inc.
(b) Molten iron being poured into a mold containing sand at a foundry. The iron casting process has changed little in the past two centuries.
Photo: Karen Huebner.



Fig. 18. This cast-iron storefront cornice was corroded beyond the point of repair, and could not be removed easily for replacement. Terne-coated stainless steel, the most durable metal for flashing cast iron, was applied to the cornice and fitted as closely as possible to the historic profile. Although painting is not necessary to protect terne-coated stainless steel, the cornice should be painted to be consistent with the historic character of the building. A primer which is compatible with the terne coating should be used. Photo: Dean Koga, Robert E. Meadows, P.C., Architects.

Dismantling and Assembly of Architectural Components

It is sometimes necessary to dismantle all or part of a cast-iron structure during restoration, if repairs cannot be successfully carried out in place. Dismantling should be done only under the direction of a preservation architect or architectural conservator who is experienced with historic cast iron. Extreme care must be taken since cast iron is very brittle, especially in cold weather.

Dismantling should follow the reverse order of construction and re-erection should occur, as much as possible, in the exact order of original assembly. Each piece should be numbered and keyed to record drawings. When work must be carried out in cold weather, care needs to be taken to avoid fracturing the iron elements by uneven heating of the members.

Both new castings and reused pieces should be painted with a shop-applied prime coat on all surfaces. All of the components should be laid out and preassembled to make sure that the alignment and fit are proper. Many of the original bolts, nuts, and screws may have to be replaced with similar fasteners of stainless steel.

After assembly at the site, joints that were historically caulked should be filled with an architectural-grade polyurethane sealant or the traditional white lead paste. White lead has the advantage of longevity, although its use is restricted in many areas.

Flashings

In some instances, it may be necessary to design and install flashings to protect areas vulnerable to water penetration. Flashings need to be designed and fabricated carefully so that they are effective, as well as unobtrusive in appearance. The most durable material for flashing iron is terne-coated stainless steel (Fig. 18). Other compatible materials are terne-coated steel and galvanized steel; however, these require more frequent maintenance and are less durable. Copper and lead-coated copper are not recommended for use as flashings in contact with cast iron because of galvanic corrosion problems. Galvanic problems can also occur with the use of aluminum if certain types of electrolytes are present.

Substitute Materials

In recent years, a number of metallic and non-metallic materials have been used as substitutes for cast iron, although they were not used historically with cast iron. The most common have been cast aluminum, epoxies, reinforced polyester (fiberglass), and glass fiber-reinforced concrete (GFRC). Factors to consider in using substitute materials are addressed in **Preservation Briefs 16**, which emphasizes that "every means of repairing deteriorating historic materials or replacing them with identical materials should be examined before turning to substitute materials."

Cast aluminum has been used recently as a substitute for cast iron, particularly for ornately-detailed decorative elements. Aluminum is lighter in weight, more resistant to corrosion, and less brittle than cast iron. However, because it is dissimilar from iron, its placement in contact with or near cast iron may result in galvanic corrosion, and thus should be avoided. Special care must be taken in the application of paint coatings, particularly in the field. It is often difficult to achieve a durable coating after the original finish has failed. Because aluminum is weaker than iron, careful analysis is required whenever aluminum is being considered as a replacement material for structural cast-iron elements.

Epoxies are two-part, thermo-setting, resinous materials which can be molded into virtually any form. When molded, the epoxy is usually mixed with fillers such as sand, glass balloons, or stone chips. Since it is not a metal, galvanic corrosion does not occur. When mixed with sand or stone, it is often termed epoxy concrete or polymer concrete, a misnomer because no cementitious materials are included. Epoxies are particularly effective for replicating small, ornamental sections of cast iron. Since it is not a metal, galvanic corrosion does not occur. Epoxy elements must have a protective coating to shield them from ultraviolet degradation. They are also flammable and cannot be used as substitutes for structural cast-iron elements.

Reinforced polyester, commonly known as *fiberglass*, is often used as a lightweight substitute for historic materials, including cast iron, wood, and stone. In its most common form, fiberglass is a thin, rigid, laminate shell formed by pouring a polyester resin into a mold and then adding fiberglass for reinforcement. Like epoxies, fiberglass is non-

A



B



Fig. 19. (a) Fiberglass columns and aluminum capitals were installed to replicate the ornamental features on the east facade of the New Market Theater in Portland, Oregon, that had been destroyed by previous occupants. Like cast iron, crisp ornamental details can be achieved with cast aluminum. Although aluminum may be in contact with fiberglass, galvanic corrosion may result when aluminum is in direct contact with cast iron. Photo: William J. Hawkins, III. (b) The west facade of the theatre retains its original cast iron features. Photo: George McMath.

corrosive, but is susceptible to ultraviolet degradation. Because of its rather flimsy nature, it cannot be used as a substitute for structural elements, cannot be assembled like cast iron and usually requires a separate anchorage system. It is unsuitable for locations where it is susceptible to damage by impact (Fig. 20), and is also flammable.

Glass fiber-reinforced concrete, known as *GFRC*, is similar to fiberglass except that a lightweight concrete is substituted for the resin. GFRC elements are generally fabricated as thin shell panels by spraying concrete into forms. Usually a separate framing and anchorage system is required. GFRC elements are lightweight, inexpensive, and weather resistant. Because GFRC has a low shrinkage coefficient, molds can be made directly from historic elements.



Fig. 20. The location of the feature must be taken into account if a substitute replacement material is being considered. This lightweight fiberglass column at street level sustained damage from impact within a few years of installation. The great strength of cast iron makes it ideal for storefronts and elements that must withstand heavy use. Photo: Building Conservation Associates.

However, GFRC is very different physically and chemically from iron. If used adjacent to iron, it causes corrosion of the iron and will have a different moisture absorption rate. Also, it is not possible to achieve the crisp detail that is characteristic of cast iron.

Maintenance

A successful maintenance program is the key to the long-term preservation of architectural cast iron. Regular inspections and accurate record-keeping are essential. Biannual inspections, occurring ideally in the spring and fall, include the identification of major problems, such as missing elements and fractures, as well as minor items such as failed caulking, damaged paint, and surface dirt.

Records should be kept in the form of a permanent maintenance log which describes routine maintenance tasks and records the date a problem is first noted, when it was corrected, and the treatment method. Painting records are important for selecting compatible paints for touch-up and subsequent repainting. The location of the work and the type, manufacturer, and color of the paint should be noted in the log. The same information also should be assembled and recorded for caulking.

Superficial dirt can be washed off well-painted and caulked cast iron with low-pressure water. Non-ionic detergents may be used for the removal of heavy or tenacious dirt or stains, after testing to determine that they have no adverse effects on the painted surfaces. Thick grease deposits and residue can be removed by hand scraping. Water and detergents or non-caustic degreasing agents can be used to clean off the residue. Before repainting, oil and grease must be removed so that new coatings will adhere properly.

The primary purpose of the maintenance program is to control corrosion. As soon as rusting is noted, it should be carefully removed and the protective coating of the iron renewed in the affected area. Replacement of deteriorated caulking, and repair or replacement of failed flashings are also important preventive maintenance measures.

Summary

The successful conservation of cast-iron architectural elements and objects is dependent upon an accurate diagnosis of their condition and the problems affecting them, as well as the selection of appropriate repair, cleaning, and painting procedures. Frequently, it is necessary to undertake major repairs to individual elements and assemblies; in some cases badly damaged or missing components must be replicated. The long-term preservation of architectural cast iron is dependent upon both the undertaking of timely, appropriate repairs and the commitment to a regular schedule of maintenance.



Detail of polychromed cast-iron facade at 23 Petaluma Boulevard, Petaluma, Calif. (1886; O'Connell and Lewis, *Architectural Iron Work*, San Francisco). Photo: Don Meacham.

Acknowledgements

This Preservation Brief was developed by the New York Landmarks Conservancy's Technical Preservation Services Center under a cooperative agreement with the National Park Service's Preservation Assistance Division, and with partial funding from the New York State Council on the Arts. The following individuals are to be thanked for their technical assistance: Robert Baird, Historical Arts & Casting; Willcox Dunn, Architect and Cast Iron Consultant; William Foulks, Mesick Cohen Waite Architects; Elizabeth Frosch, New York City Landmarks Preservation Commission; William Hawkins, III, FAIA, McMath Hawkins Dortignacq; J. Scott Howell, Robinson Iron Company; David Look, AIA, National Park Service; Donald Quick, Architectural Iron Company; Maurice Schickler, Facade Consultants International; Joel Schwartz, Schwartz and Schwartz Metalworks; and Diana Waite, Mount Ida Press. Kim Lovejoy was project coordinator and editor for the Conservancy; Charles Fisher was project coordinator and editor for the National Park Service.

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This publication has been prepared pursuant to the National Historic Preservation Act amendments of 1980, which direct the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this information and information on how to obtain copies may be directed either to the Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, D.C. 20013-7127, or to the Director, Technical Preservation Services Center, New York Landmarks Conservancy, 141 Fifth Avenue, New York, NY 10010.

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ISSN: 0885-7016

October 1991

International Rigging Group, LLC.

20 Hibiscus Street

Tarpon Springs, FL 34689

Phone: (727) 938-6557

Fax: (727) 942-1450

E-Mail: Info@intrigging.com



10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abatement such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

Patricia McNeese

From: Niki Vavlas <nvavlas@vhpenterprises.com>
Sent: Thursday, January 26, 2023 11:18 AM
To: Patricia McNeese
Subject: RE: Heritage Preservation Board hearing

External Email- Use caution with links and attachments

Pat
No problem I will make a note of that, thank you 😊
Please see attached photo this is how I want the store front to look like and proceed with approval of the board.
Disregard all other drawings.

Thank again

Niki Vavlas
20 Hibiscus Street
Tarpon Springs, FL 34689
(727) 938-6557

From: Patricia McNeese <pmcneese@ctsfl.us>
Sent: Thursday, January 26, 2023 10:25 AM
To: Niki Vavlas <nvavlas@vhpenterprises.com>
Cc: Caroline Lanford <clanford@ctsfl.us>; Karen Lemmons <klemmons@ctsfl.us>; Kim Yothers <kyothers@ctsfl.us>; Renea Vincent <rvincent@ctsfl.us>; Allie Keen <AKeen@ctsfl.us>
Subject: Heritage Preservation Board hearing

Niki,

Your project must be delayed to the March 6, 2023 meeting of the Heritage Preservation Board. We will send you the staff report and packet materials about a week ahead of that meeting.

Let me know if you have any questions on this.

Thanks! -Pat

Patricia L. McNeese, AICP
Principal Planner
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20, 22, 24, 26 Hibiscus Street					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s) 12/27/15/64998/000/0031	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				
Current Use of Property office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO				

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s)	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style Masonry Vernacular	Porches? ☐ YES ☒ NO
Original Use George McArpy Building	Present Use Office, Bakery, Restaurant	Proposed Use Commercial
Roof Type & Material Flat	Exterior Siding Material Stucco / Venier Brick	

Previous Additions or Modifications: [please describe and include dates]

Application #22-139, approved by HPB to replace windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street

After removal of existing stucco, the original brick, upper windows and steel beam were revealed however, due to the age of the building original material was not suitable to support the structure see attached

Description of Proposed Work:

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

the building has received new store front doors and window with the existing recessed remaining alcove entryways, over door windows and brick veneir columns

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

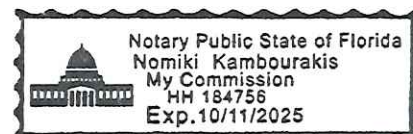
Date: <u>02/12/2024</u>	Title Holder/Property Owner: <u>owner</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of February, A.D., 20____
by Nomiki Vavlas, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Nomiki Kambourakis
Signature: *Nomiki Kambourakis*
Stamp: _____





Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

**RE: Certificate of Approval – Vavlas
Application #22-139**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

International Rigging Group, LLC.

20 Hibiscus Street

Tarpon Springs, FL 34689

Phone: (727) 938-6557

Fax: (727) 942-1450

E-Mail: Info@intrigging.com



10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

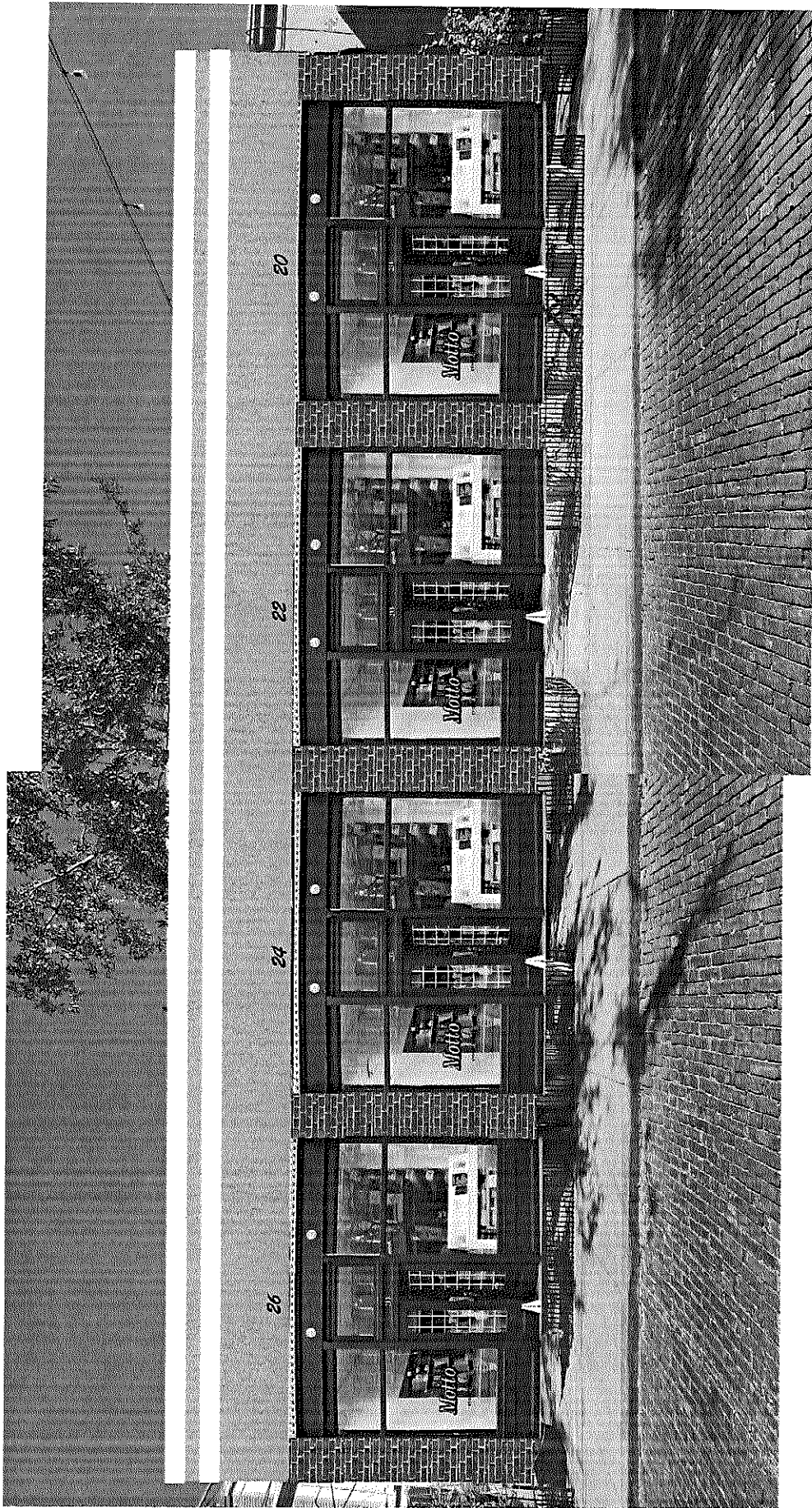
Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abatement such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal

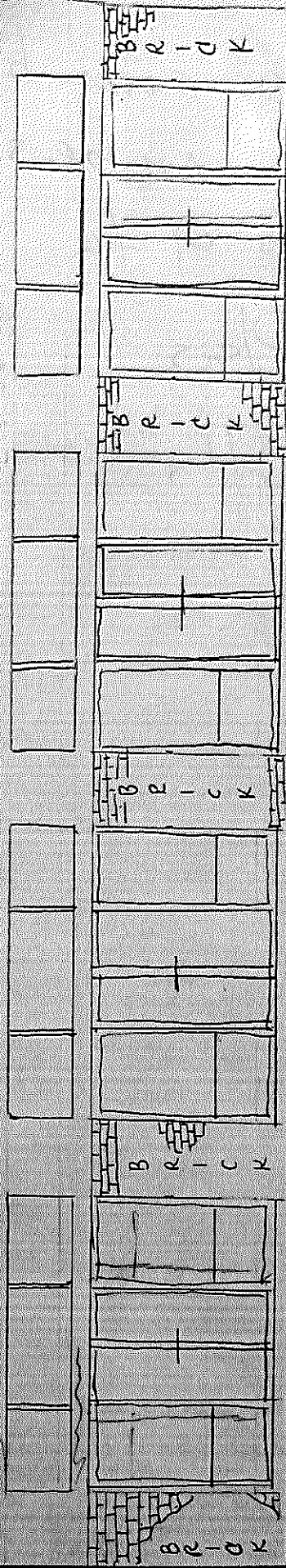
SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings



2

Stucco

Stucco



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20, 22, 24, 26 Hibiscus Street					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s) 12/27/15/64998/000/0031	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				
Current Use of Property office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO				

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s)	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style masonry vernacular	Porches? ☐ YES ☒ NO
Original Use George McAroy	Present Use Office Commercial	Proposed Use Office
Roof Type & Material Flat	Exterior Siding Material Stucco	

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

20, 22, 24, 26 Hibiscus St.

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughts and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☒ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

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Date: <u>01/09/2023</u>	Title Holder/Property Owner: <u>Nomiki Vavlas</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 09 day of January, A.D., 20 ____
by Nomiki Vavlas, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

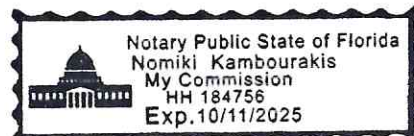
NOTARY PUBLIC

Name: _____

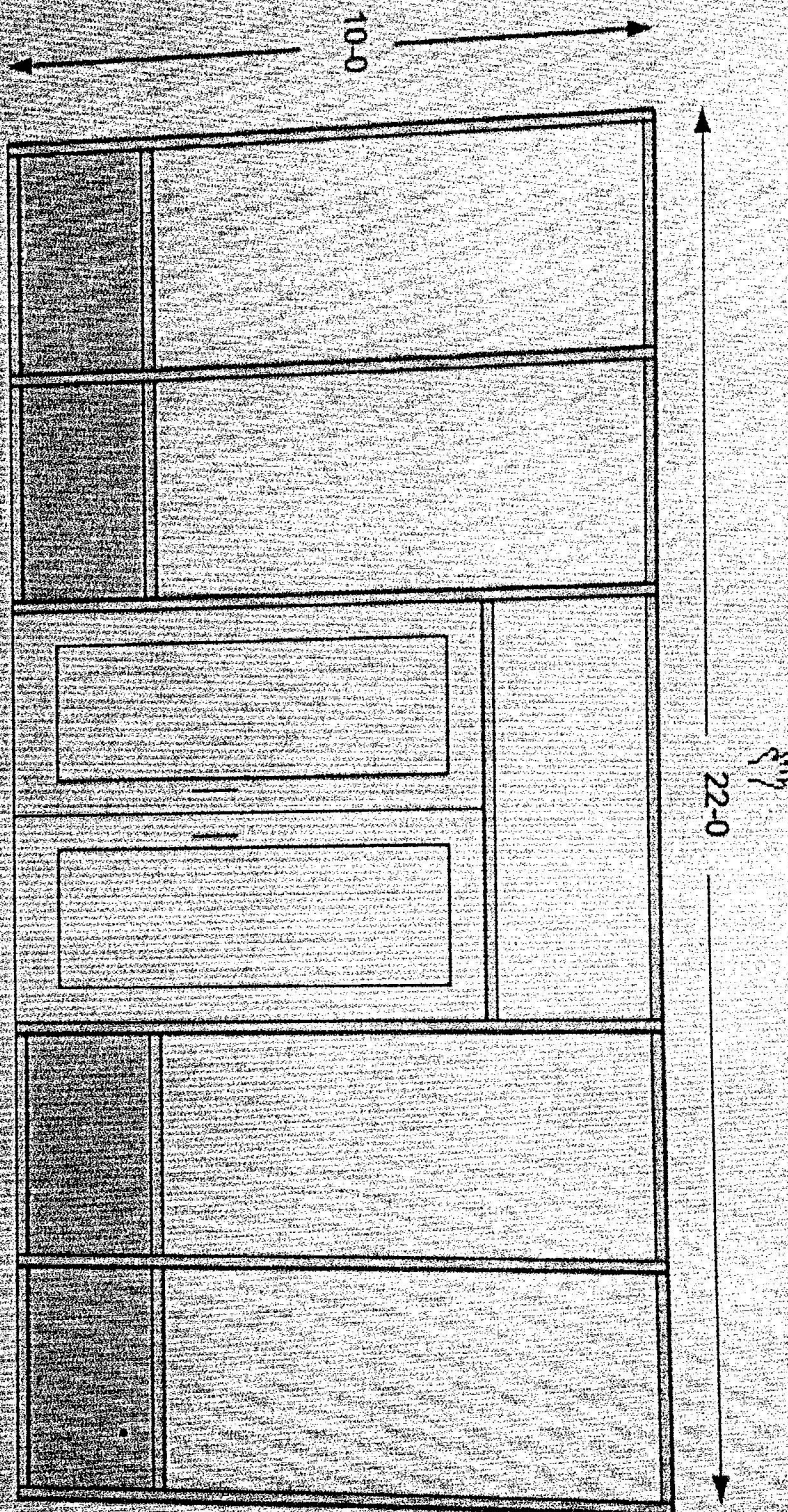
Signature: _____

Stamp: _____

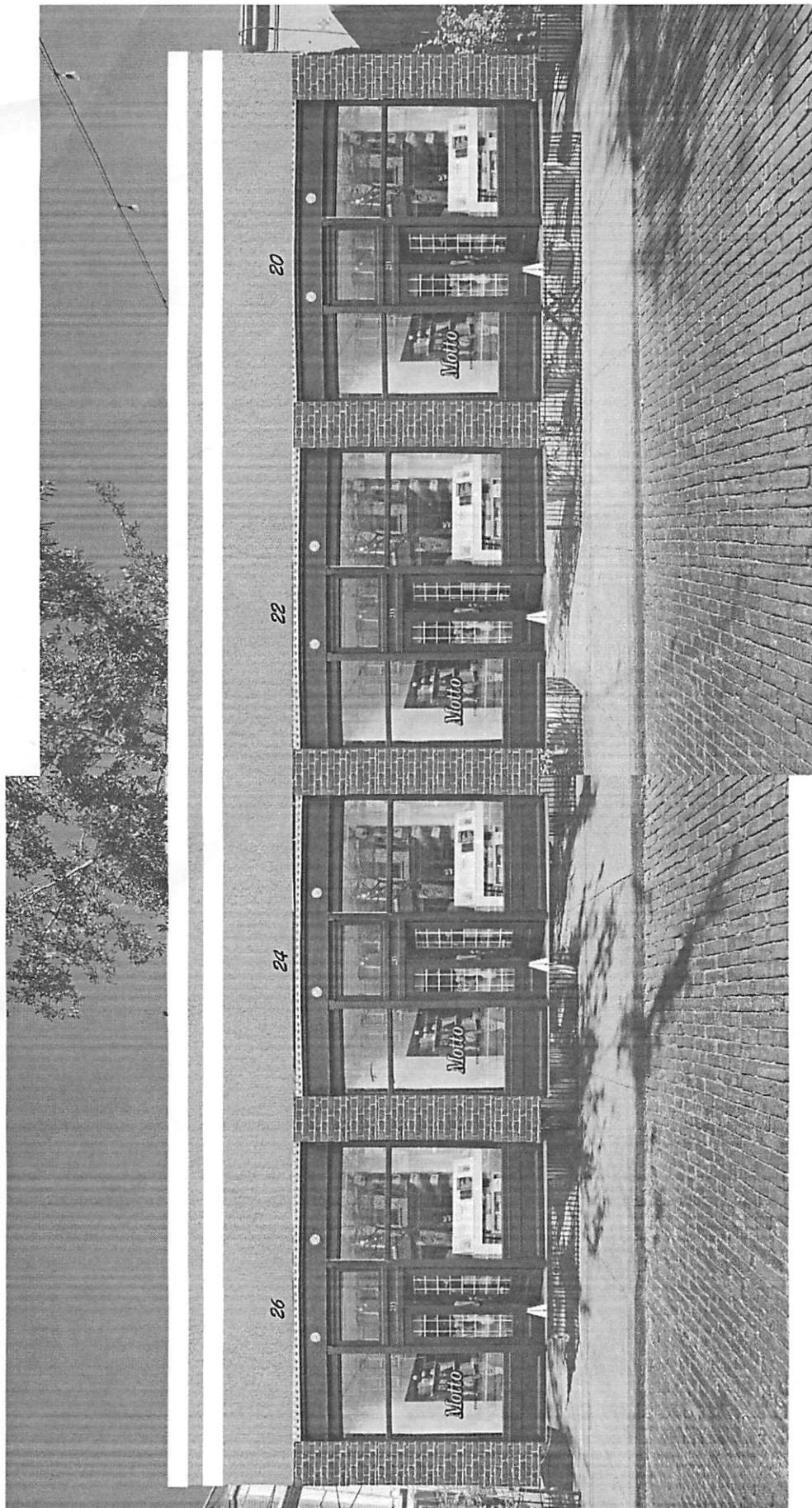
Nomiki Kambourakis
Kambourakis



105 Tarpon Avenue
Tarpon Springs, Florida 34689



New dark bronze aluminum hurricane impact store front
Window and door system glazed with clear 9/16 impact laminated glass.
There is one pair of 3-0 x 7-0 doors with a transom and comes with Mtg. standard
Door hardware package. Approx. size from 20-0 x 10-0.



FLORIDA DEPARTMENT OF Business & Professional Regulation

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Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > **Application List**

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SECRETARY

Search Criteria

Code Version	2017	FL#
Application Type	ALL	Product Manufacturer
Category	ALL	Subcategory
Application Status	ALL	Compliance Method
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired
Product Model, Number or Name	ALL	Product Description
Approved for use in HVHZ	ALL	Approved for use outside HVHZ
Impact Resistant	ALL	Design Pressure
Other	ALL	

Search Results - Applications

FL#	Type	Manufacturer
FL17693-R1 History	Revision	OLDCASTLE BUILDING ENVELOPE DOORS FL#: FL17693.1 Model: SERIES MSD-375 AND WSD-500 ALUMINUM ENTRANCE DOOR Description: MSD-375 MEDIUM STILE AND WSD-WIDE STILE IMPACT ALUMINUM ENTRANCE DOORS (WET GLAZED) Category: Exterior Doors Subcategory: Swinging Exterior Door Assemblies

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1831

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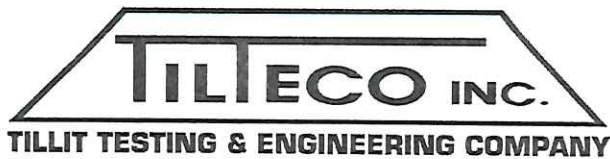
Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public request, please contact the office by phone or by traditional mail. If you have any questions, please contact 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address which can be made available to the public. To determine if your email address is a public record, please click [here](#).

Product Approval Accepts:



Credit Card
Safe

securityMETRICS



WALTER A. TILLIT, JR., P.E.

PRODUCT EVALUATION REPORT

tilteco@aol.com
FL P.E. License No. 44167
FL E.B. License No. 0006719

REPORT No.: 18-0410.01

DATE: April 10, 2018

PRODUCT CATEGORY: Exterior Doors

PRODUCT SUB-CATEGORY: Swinging Exterior Door Assemblies

PRODUCT NAME: Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact

MANUFACTURER: Oldcastle BuildingEnvelope™
803 Airport RD. Terrell, TX 75160

1. PURPOSE OF EVALUATION:

This is a Product Evaluation Report issued by **Walter A. Tillit, Jr., P.E.** (System ID # 1906) to **OLDCASTLE BUILDING ENVELOPE** based on **Rule Chapter No. 61G20-3, Method 1D of the Florida Department of Business and Professional Regulation.**

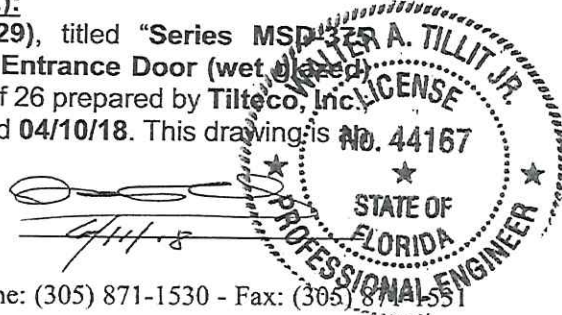
This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 Sixth Edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

This Product Evaluation Report shall be subject to review and revision in case of a Building Code Change that may affect its limitations and conditions.

2. EVIDENCE SUBMITTED:

2.1. PRODUCT EVALUATION DOCUMENT (P.E.D.):

Drawing No. **18-019 (Revises Drawing # 15-029)**, titled "**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**" sheets 1 thru 26 of 26 prepared by **Tilteco, Inc.**, signed and sealed by **Walter A. Tillit, Jr., P.E.**; dated **04/10/18**. This drawing is an integral part of this Evaluation Report.



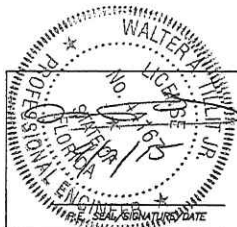
6355 N.W. 36th Street, Suite 305, Miami, Florida 33166 - Phone: (305) 871-1530 - Fax: (305) 871-1551

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE OUT SWING ALUMINUM ENTRANCE DOORS W/ LARGE & SMALL MISSILE IMPACT RESISTANT GLASS

GENERAL NOTES:

- ALUMINUM ENTRANCE DOOR SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE 2014 (5th EDITION) OF THE FLORIDA BUILDING CODE. PRODUCT MAY BE INSTALLED WITHIN HIGH VELOCITY HURRICANE ZONES (HVHZ) AND OUT OF THEM (NHVHZ).
- DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 (HVHZ) & 1609 (NHVHZ) OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED AS REQUIRED BY THE JURISDICTION WHERE THIS PRODUCT TO BE INSTALLED FOR A DIRECTIONALITY FACTOR $K_d=0.85$, USING ASCE 7-10 & SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATING INDICATED ON NOTE 2.
- IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER ASCE 7-10 SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D.) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.
- IN ORDER TO VERIFY THAT ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVERSTRESSED, A 33% INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS NOT USED IN THEIR ANALYSIS. FASTENERS SPACING TO WOOD HAS BEEN DETERMINED IN ACCORDANCE WITH N.D.S. 2012.
- THIS PRODUCT'S ADEQUACY FOR IMPACT AND WIND RESISTANCE HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION 1626 & 1609.1.2 OF THE ABOVE MENTIONED CODE AS PER PROTOCOLS TAS-201, TAS-202, TAS-203, PER HURRICANE TESTING LABORATORY REPORTS # HTL-0105-1020-02, HTL-0105-0712-03, HTL-0105-0205-03, HTL-0105-0810-03, HTL-0105-0210-04 AND HTL-0105-0407-04; PER CERTIFIED TESTING LABORATORIES REPORT # CTLA-1177W (FOR DOOR CERTIFICATION INSTALLATION WITH FG-5000 AND FG-5100 WINDOW WALL SYSTEM); PER ARCHITECTURAL TESTING LAB REPORTS # C0344.01-450-18, 95631.01-401-18 (NEW PANIC HARDWARE) PER CONSTRUCTION CONSULTING LABORATORY REPORTS #CC1-14-128, AND AS PER SUBMITTED STRUCTURAL CALCULATIONS, PERFORMED AS PER SECTIONS 1616 & 1604 OF THE FLORIDA BUILDING CODE.
- MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS SHALL BE ± 70 psf. WHEN USED WITH LAMINATED GLASS, AND MAX. ± 70 psf. WHEN USED WITH INSULATED GLASS. MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS SHALL BE ± 80 psf. WHEN SARGENT OR COBBIN RUSSWIN EXIT DEVICES ARE USED (SEE SHEETS 6 & 7).
- USE SEALANT #37 FOR UP TO ± 70 psf. -80 psf. A.S.D. DESIGN PRESSURE RATING. USE SEALANT # 37A FOR UP TO ± 70 psf. -70 psf. A.S.D. DESIGN PRESSURE RATING.
- MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 4'-0"x8'-0" SINGLE OR 8'-0"x8'-0" PAIR OF DOORS SHALL BE ± 70 psf. -70 psf. AND SHALL ONLY BE USED WITH EITHER LAMINATED OR INSULATED GLASS. USE SEALANTS #37 AND #37A FOR THESE DOORS.
- THIS PRODUCT WILL NOT REQUIRE A HURRICANE PROTECTION DEVICE.
- THIS PRODUCT IS NOT APPROVED FOR WATER INFILTRATION.
- PROVIDE 1/4" MAX. LOAD BEARING SHIM (TYP.) WHEN ALLOWED BY THIS DRAWING.
- ALL SCREWS USED FOR ASSEMBLY CONNECTIONS (METAL TO METAL) TO BE STAINLESS STEEL 304 OR 316 ANSI SERIES OR CORROSION RESISTANT COATED CARBON STEEL AS PER DIN 50018 AND SECTION 2411.3.3.4 OF THE FLORIDA BUILDING CODE WITH 50 ksi YIELD STRENGTH AND 90 ksi TENSILE STRENGTH.
- WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE BUILDING STRUCTURE. WOOD BUCKS MUST BE SOUTHERN PINE, G = 0.55, AND SHALL COMPLY WITH SECTIONS 2411.3.3.3 & 2328 OF THE FLORIDA BUILDING CODE.
- REINFORCING COMPONENTS FOR THIS PRODUCT SHALL BE AS INDICATED ON BILL OF MATERIALS, SHEETS 4 & 5 OF THIS DRAWING AND AT HARDWARE SCHEDULES ON SHEETS 6 & 7 OF THE DRAWING.
- ALL ALUMINUM EXTRUSIONS IN CONTACT WITH STEEL, CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD SHALL COMPLY WITH SECTIONS 2003.8.4.2, 2003.8.4.4, 2003.8.4.5 AND 2003.8.4.6 OF THE FLORIDA BUILDING CODE, RESPECTIVELY.
- SHOP DRAWINGS PREPARED BASED ON THIS APPROVAL, AND TAKING INTO ACCOUNT THE SPECIFIC JOB CONDITIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS PART OF THE PERMIT DOCUMENTS.
- SUBSTRATE MATERIAL, NOTED ON THIS DRAWING AS EXISTING BY OTHERS, POURED CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD MUST WITHSTAND THE LOADS IMPOSED BY THIS PRODUCT.
- THIS PRODUCT'S INSTALLATION SHALL COMPLY WITH ALL SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.
- (a) THIS P.E.D. PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, I.E. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.
- (b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS P.E.D., PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT. CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.
- (c) THIS P.E.D. WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
- (d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD ACTING AS DELEGATED ENGINEER TO THE P.E.D. ENGINEER, SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
- (e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.
- PRODUCT MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT PRODUCT IN ACCORDANCE WITH SECTION 1710.5 OF THE FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING.

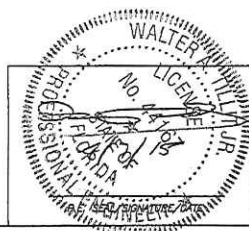
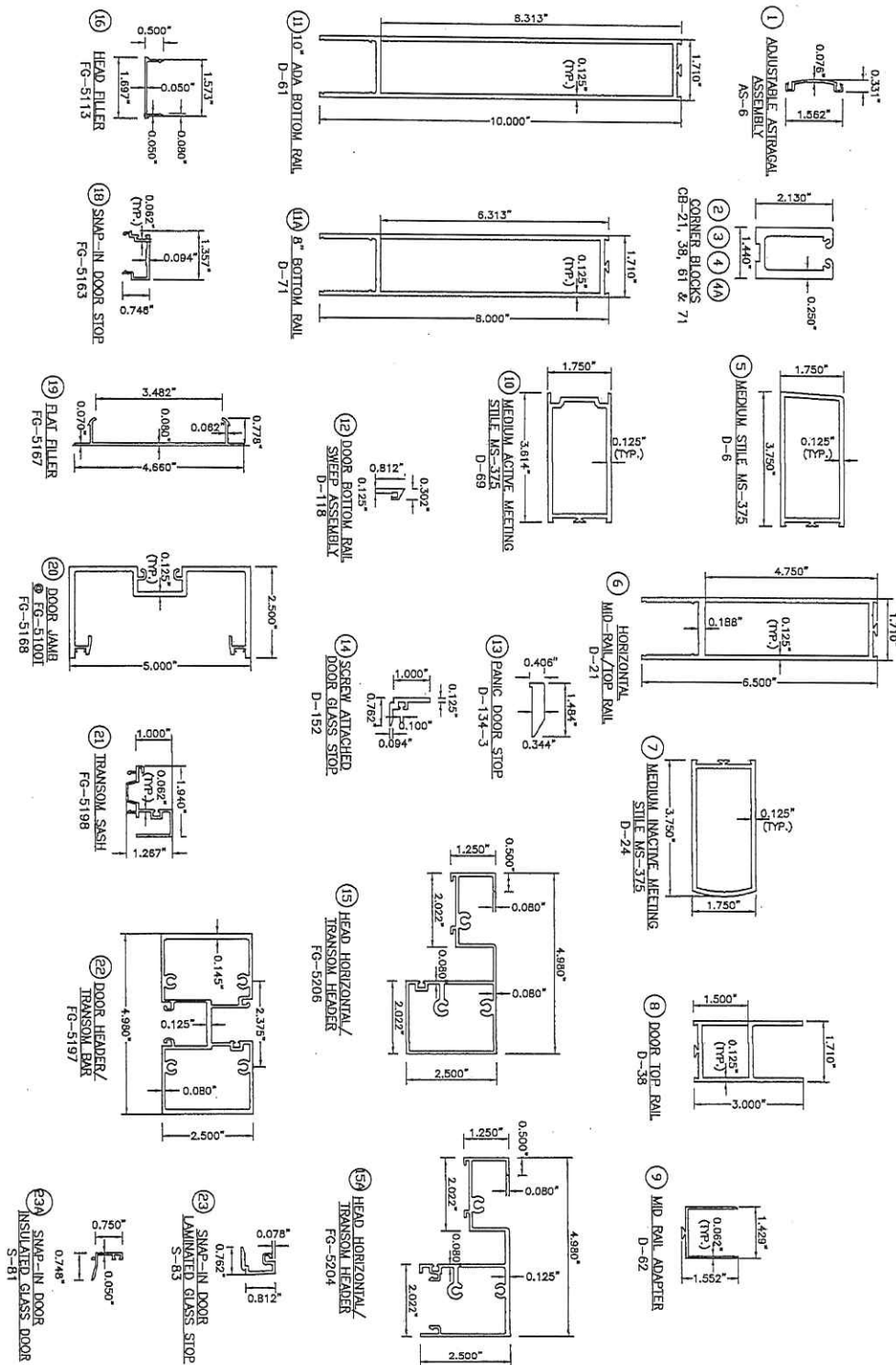
THIS DRAWING SHALL ONLY BE USED TO
OBTAIN PERMITS IN THE STATE OF FLORIDA



FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)			
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)		DRAWN BY:	
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)		F.R.L.	
LARGE & SMALL MISSILE IMPACT		03/18/15	
		DATE:	
		15-029	
		DRAWING No	
		SHEET 1 OF 26	
REV. NO.	DESCRIPTION	DATE	BY
01	01-04-03	03/18/15	

SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS
(WET GLAZED) COMPONENTS

SCALE: 1" = 1'



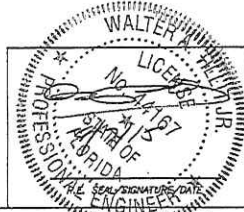
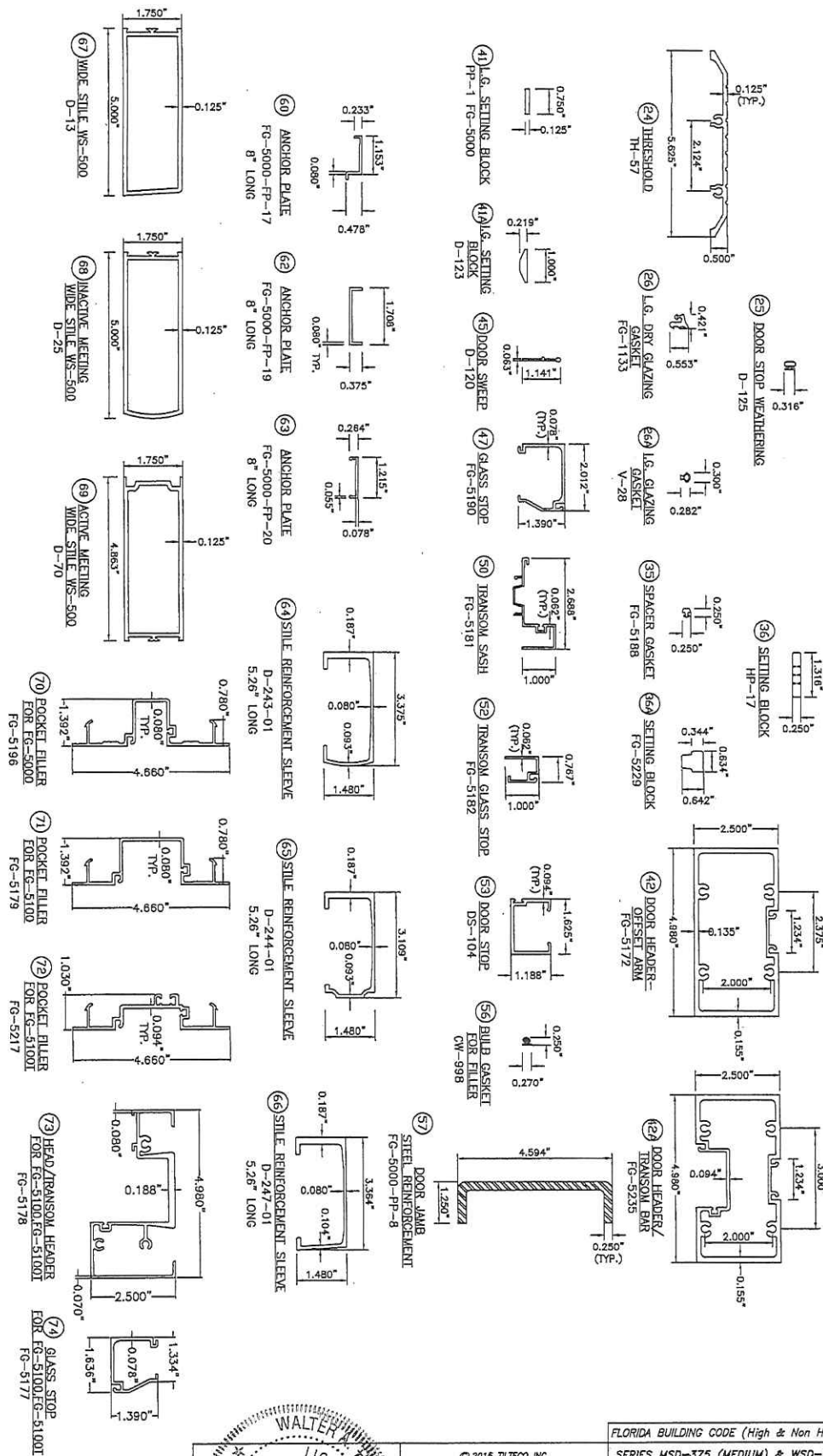
TILECO INC.
 TILT TESTING & ENGINEERING COMPANY
 6305 N.W. 36th St., Ste. 200, Miramar, Florida 33181
 Phone: 1 (202) 471-1500 Fax: 1 (202) 471-1501
 e-mail: tileco@tileco.com
 CB-0006719
 WALTER A. TILT, P.E.
 FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.A. 05/16/15	
				DATE	
				15-029	
				DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
OLD 14-043		05/16/15			
SHEET 2 OF 26					

Oldcastle BuildingEnvelope
 813 AIRPORT RD. TERRELL, TX 75760
www.OldcastleBE.com Phone 800-869-4507

(WET GLAZED) COMPONENTS

(WET GLAZED) COMPONENTS



© 2015 TILTECO INC.



TILLIT TESTING & ENGINEERING COMPANY
6353 N.W. 30th St., Ste. 300, WIRGINIA GARDENS, FL 33190

EB-0005719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT



Oldcastle BuildingEnvelope

DRAWN BY:
F.R.L
03/18/15

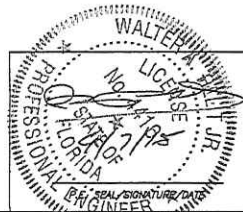
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REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

SHEET 3 OF 2

BILL OF MATERIALS MSD-375 & WSD-500 DOORS

ITEM NO.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
1.	AS-6	ADJUSTABLE ASTRAGAL ASSEMBLY	.331" X 1.562" X .076"	6063-T6 ALUMINUM	DBE	
2.	CB-21	CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	4.437' LONG
3.	CB-38	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	123' LONG
4.	CB-61	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	8' LONG
4A.	CB-71	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	6' LONG
5.	D-6	MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
6.	D-21	HORIZONTAL MID-RAIL/TOP RAIL	6.50" X 1.71" X .125"	6063-T5 ALUMINUM	DBE	
7.	D-24	INACTIVE MEETING MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
8.	D-38	DOOR TOP RAIL	3.00" X 1.71" X .125"	6063-T5 ALUMINUM	DBE	
9.	D-62	MID-RAIL ADAPTER	1.429" X 1.532" X .062"	6063-T5 ALUMINUM	DBE	
10.	D-69	ACTIVE MEETING MEDIUM STILE MS-375	3.614" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
11.	D-61	10" ADA BOTTOM RAIL	10.00" X 1.71" X .125"	6063-T6 ALUMINUM	DBE	
11A.	D-71	8" BOTTOM RAIL	8.00" X 1.71" X .125"	6063-T6 ALUMINUM	DBE	
12.	D-118	DOOR BOTTOM RAIL SWEEP ASSEMBLY	.812" X .302" X .125"	6063-T5 ALUMINUM	DBE	CUT TO DOOR WIDTH MINUS 5/8"
13.	D-134-3	PANIC DOOR STOP	.344" X 1.484" X 3.00"	6063-T5 ALUMINUM	DBE	
14.	D-152	SCREW ATTACHED DOOR GLASS STOP	1.00" X .762" X .125"	6063-T6 ALUMINUM	DBE	ATTACH W/ 3/16" IN CENTER
15.	FG-5206	HEAD HORIZONTAL/TRANSMOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
15A.	FG-5204	HEAD HORIZONTAL/TRANSMOM HEADER	2.50" X 4.98" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
16.	FG-5113	HEAD FILLER	.50" X 1.63" X .050"	6063-T5 ALUMINUM	DBE	
18.	FG-5163	SNAP-IN DOOR STOP	.746" X 1.357" X .062"	6063-T6 ALUMINUM	DBE	
19.	FG-5167	FLAT FILLER	.778" X 4.664" X .080"	6063-T6 ALUMINUM	DBE	RUNS FULL LENGTH
20.	FG-5168	DOOR JAMB & FG-5000, FG-5100 & FG-5100T	2.50" X 5.00" X .125"	6063-T6 ALUMINUM	DBE	
21.	FG-5198	TRANSMOM SASH	1.00" X 1.940" X .062"	6063-T6 ALUMINUM	DBE	
22.	FG-5197	DOOR HEADER/TRANSMOM BAR	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	DBE	
23.	S-83	SNAP-IN DOOR LAMINATED GLASS STOP	.812" X .762" X .078"	6063-T6 ALUMINUM	DBE	
23A.	S-81	SNAP-IN DOOR INSULATED GLASS STOP	.748" X .75" X .050"	6063-T5 ALUMINUM	DBE	
24.	TH-57	THRESHOLD	.50" X 5.625" X .125"	6063-T5 ALUMINUM	DBE	
25.	D-125	DOOR STOP WEATHERING	.125" SPACE	SANTOPRENE	UNIVERSAL RUBBER	
26.	FG-1133	GLAZING GASKET	.197" SPACE	EPDM	VARIES	70 DIAMETER, USE AT LAMINATED GLASS
26A.	V-28	GLAZING GASKET	.30" X .282"	VINYL	DBE	USE AT INSULATED GLASS
27.	FS-2	ATTACH D-118 SWEEP TO DOOR BOTTOM	#8 X 3/4" PPHSMS	STEEL	VARIES	
28.	FS-7	ATTACH RAILS TO CORNER BLOCKS	#10 X 3/4" PFH	STEEL	VARIES	
29.	FS-8	SPLINE ASSEMBLY SCREW	#14 X 1" HHSTS	STEEL	VARIES	
30.	FS-114	ATTACH D-152 TO DOOR	#8 X 3/4" PPHSMS	STEEL	VARIES	SPACED @ 12" O.C.
31.	SM-5601	JOINT SEALANT TAPE	.125" X .50" VARIES	BUTYL	SCHNEE-MOREHEAD	
32.	WP-085	ADJUSTABLE ASTRAGAL WEATHERING	VARIABLE SPACE	WOOD PILE	SCHL EDEL	
33.	FS-56	ATTACH D-134-2 PANIC STOP	#12 X 3/4" PPHSMS	STEEL	VARIES	
34.	FS-49	ADJUSTABLE ASTRAGAL SCREW	#8 X 1 1/2" PPHSMS	STEEL	VARIES	
35.	FG-5188	SPACER GASKET	.25" X .25"	EPDM	VARIES	85 DIAMETER
36.	HP-17	SETTING BLOCK	1.316" X .25" X 4" LONG	EPDM	VARIES	90 DIAMETER
36A.	FG-5629	SETTING BLOCK	.634" X .642" X 4" LONG	EPDM	VARIES	85 DIAMETER



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ED-0008719
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)				DRAWN BY: FRL	
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)				03/16/15	
LARGE & SMALL MISSILE IMPACT				DATE	
Okcast BuildingEnvelope®				15-029	
503 AIRPORT RD. TERRELL, TX 75160				DRAWING No	
www.OkcastBuildingEnvelope.com Phone 800-859-4567					
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
	D.D. 14-063	03/16/15			
SHEET 4 OF 28					

BILL OF MATERIALS MSD-375 & WSD-500 DOORS (CONTINUED)

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
37.	995 SEALANT	STRUCTURAL SILICONE	FILL SPACE	SILICONE	DDV CORNING 995	USE FOR UP TO +70, -80 psf. ASD PRESSURE RATING
37A.	SEALANT	STRUCTURAL SILICONE PROGLAZE II	FILL SPACE	SILICONE	TREMCO	USE FOR UP TO +70, -70 psf. ASD PRESSURE RATING
38.	921	USED AS PERIMETER SEALANT	FILL SPACE	POLYURETHANE	VULKEN	
40.	FS-39	ATTACH CORNER BLOCK TO STILES	3/4" X 20" X 3/4" HHMS	STEEL	VARIES	USE FOR LAMINATED GLASS
41.	FG-5000-PP1	SETTING BLOCK	3/4" X 3/4" X 4"	EPDM	VARIES	USE FOR INSULATED GLASS
41A.	D-123	SETTING BLOCK	1.00" X 0.219"	RIGID PVC	VARIES	
42.	FG-5172	DDOR HEADER-OFFSET ARM	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	DBE	
42A.	FG-5235	DDOR HEADER/TRANSOM BAR	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	DBE	
43.	DS-104	OFFSET ARM COVER	1.188" X 1.625" X .094"	6063-T6 ALUMINUM	DBE	
44.	FASTENER	ATTACH DS-104 TO FG-5172	#10 X 2" FHPSMS	STEEL	VARIES	SINGLE DDOR: 1 EA. 6" FROM LOCK STILE PAIR OF DRS: 1 EA. 6" EACH SIDE OF DR C/L
45.	D-120	DDOR WEATHERING STRIP	VARIABLE SPACE	VINYL	DBE	DDOR WIDTH MINUS 5/8"
46.	FG-5185	SPACER GASKET	.25" X .25"	SILICONE	VARIES	
47.	FG-5190	GLASS STOP	2.01" X 1.39" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
50.	FG-5181	TRANSOM SASH	1.00" X 2.69" X .062"	6063-T5 ALUMINUM	DBE	
51.	FS-55	ATTACH SC-1 CLIP	#10 X 1/2" PH ROUND	STEEL	VARIES	9" D.C.
52.	FG-5182	TRANSOM GLASS STOP	1.00" X .767" X .062"	6063-T5 ALUMINUM	DBE	
53.	DS-104	DDOR STOP	1.625" X 1.188" X .094"	6063-T5 ALUMINUM	DBE	USES SC-1 CLIP
56.	CV-998	BULB GASKET FOR FILLER	VARIES	FOAM-TITE	AMESBURY	
57.	FG-5000-PP-8	DDOR JAMB MULLION STL REINFORCING	1 1/4" X 4 9/16" X 1/4"	A-36 STEEL/ZINC PLATED	VARIES	FULL LENGTH OF MULLION COAT RICH PRIMER
58.	FS-38	ATTACH STL REINFORCEMENT	1/4"-20 X 1/2" HH TYPE "F"	STEEL	VARIES	
59.	SC-1	STAINLESS STEEL CLIP	.281" X .968" X .032"	STAINLESS STEEL	DBE	9" D.C.
60.	FG-5000-PP-17	ANCHOR PLATE	1.153" X .478" X .080" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 22
62.	FG-5000-PP-19	ANCHOR PLATE	1.708" X .375" X .080" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 24
63.	FG-5000-PP-20	ANCHOR PLATE	1.215" X .264" X .078" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 42
64.	D-243-01	STILE REINFORCEMENT SLEEVE	3.375" X 1.480" X .093" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
65.	D-244-01	STILE REINFORCEMENT SLEEVE	3.109" X 1.480" X .093" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
66.	D-247-01	STILE REINFORCEMENT SLEEVE	3.364" X 1.480" X .104" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
67.	D-13	WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	DBE	
68.	D-25	INACTIVE MEETING WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	DBE	
69.	D-70	ACTIVE MEETING WIDE STILE WS-500	4.863" X 1.75" X .125"	6063-T5	DBE	
70.	FG-5196	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	DBE	
71.	FG-5179	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	DBE	
72.	FG-5217	POCKET FILLER FOR FG-5100T	4.660" X 1.030" X .094"	6063-T5	DBE	
73.	FG-5178	HEAD/TRANSOM HEADER	2.500" X 4.980" X VARIES	6063-T6 ALUMINUM	DBE	FOR FG-5100/FG-5100T SYSTEMS
74.	FG-5177	GLASS STOP	1.390" X 1.636" X .078"	6063-T6 ALUMINUM	DBE	FOR FG-5100/FG-5100T SYSTEMS

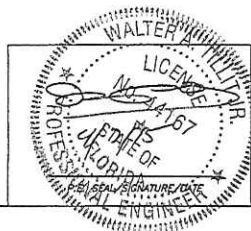


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 WALTER A. TILLIT, JR., P.E.
 FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: P.R.L. 03/18/15 DATE	
Okcast BuildingEnvelope 803 AIRPORT RD. TERRELL, TX 75160 www.OkcastBuildingEnvelope.com Phone 800-869-4567				15-029 DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
01	OLD 14-043	05/18/15			

HARDWARE SCHEDULE 3'-6" X 8'-0" OR 4'-0" X 8'-0" (Max.) SINGLE MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	3'-6" X 8'-0"	
3-POINT LOCK	MS 1850S + 401S + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	4'-0" X 8'-0"	
RIM PANIC	ED4200S RIM PANIC	CORBIS RUSSEWIN	+60 / -60 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	1265 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	3'-6" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES ⑤, ⑦ & ⑩
RIM PANIC	AD5900 RIM PANIC	SARGENT	+60 / -60 PSF	3'-6" X 8'-0"	
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
SURFACE CLUSTER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLUSTER	21-211 HVT DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4' X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	③ PER DOOR LEAF
BUTT HINGES 4' X 4 1/2"	DB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	4'-0" X 8'-0"	④ PER DOOR LEAF
BUTT HINGES 4' X 4 1/2"	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	③ PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	DBE	N/A	N/A	
PULL BARS	PH-21 FORMED ALUMINUM	DBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	DBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	TY-3	DBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	DBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	DBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT ②	DBE	N/A	N/A	
DOOR BOTTOM SWEEP	D-118 / D120	DBE	+70 / -80 PSF	3'-6" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
TOP PIVOTS	DP-6 / DP-7	DBE	N/A	N/A	
INTERMEDIATE PIVOTS	H-19	RIXON	+70 / -80 PSF	3'-6" X 8'-0"	
BOTTOM PIVOTS	DP-9 / DP-10	DBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	3'-6" X 8'-0"	
THRESHOLD	TH-43	DBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HDL CONTINUOUS GEAR HINGES	PERKO	+70 / -70 PSF	4'-0" X 8'-0"	

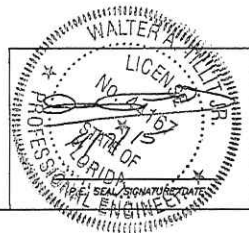


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 ED-0000719
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FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)			
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)		DRAWN BY: F.R.L.	
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)		DATE 03/16/15	
LARGE & SMALL MISSILE IMPACT		DATE 15-029	
Oldcastle BuildingEnvelope®		DRAWING No	
803 AIRPORT RD. TERRELL, TX 75160 www.Oldcastle360.com Phone 803-869-4357		SHEET 6 OF 26	
REV. NO.	DESCRIPTION	DATE	REV. NO.
1	OLD 14-029	03/16/15	

HARDWARE SCHEDULE 7'-0" X 8'-0" OR 8'-0" X 8'-0" (Max.) PAIRS MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	7'-0" X 8'-0"	ACTIVE DOOR
FLUSH BOLTS	FB-1201-VHM TOP & BOTTOM-STEEL TIPS	DBE	+70 / -80 PSF	7'-0" X 8'-0"	INACTIVE DOOR
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	ACTIVE DOOR
2-POINT LOCK	MS 2180 AUTO RELEASE FLUSH BOLT	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	INACTIVE DOOR
RIM PANIC	ED4200S RIM PANIC	COBBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
REMOVABLE MULLION	W570BAMH REMOVABLE MULLION	COBBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	RECENT	+70 / -80 PSF	7'-0" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES (9) & (10)
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 8' X 8' ALLOWED UP TO +70 / -70 psf
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH AD8500 RIM DEVICE EXCLUSIVELY
REMOVABLE MULLION	HC L980 REMOVABLE MULLION	COBBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HVT DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4' X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	7'-0" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4' X 4 1/2"	BH1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	8' X 8'	(4) PER DOOR LEAF
BUTT HINGES 4' X 4 1/2"	RECTA234 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORGED ALUMINUM	DBE	N/A	N/A	
PUSH BARS	PB-2L FORGED ALUMINUM	DBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	DBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	DBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	DBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	DBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT (2)	DBE	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	DBE	N/A	N/A	
TIP PIVOTS	DP-6 / DP-7	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	7'-0" X 8'-0"	
BOTTOM PIVOTS	DP-9 / DP-10	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
CENT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	7'-0" X 8'-0"	
THRESHOLD	TH-43	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
CENT. GEAR HINGE	KCFM-95HDI CONTINUOUS GEAR HINGES	PEMKO	+70 / -70 PSF	8'-0" X 8'-0"	

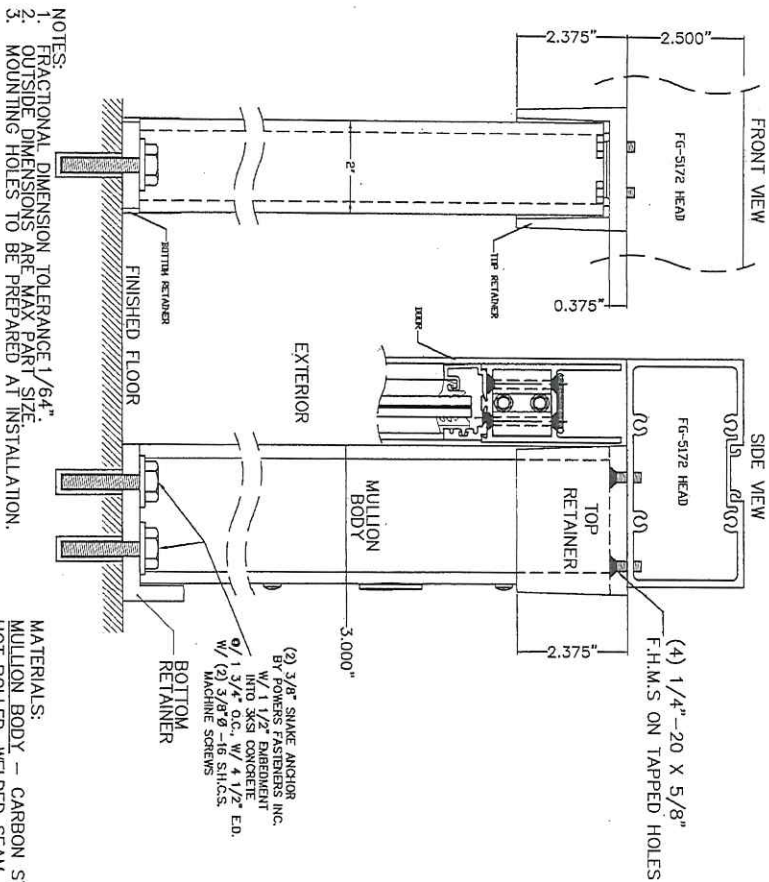


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 88-0000719
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 FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.L. 03/18/15	
Oldcastle BuildingEnvelope 803 AIRPORT RD. TERRELL, TX 75160 www.OldcastleBE.com Phone 800-869-4567				DATE	
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				SHEET 7 OF 26	

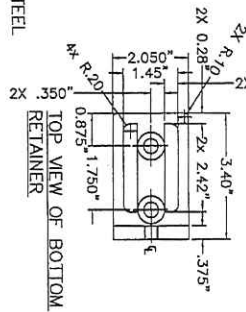
REMOVABLE MULLION ASSEMBLY DETAILS FOR SARGENT & CORBIN RUSSWIN EXIT DEVICES:
 MAX. A.S.D DESIGN PRESSURE RATING IS +60, -60 psf. FOR THESE EXIT DEVICES
 TO BE USED ONLY AT 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS

SARGENT HC L980
 REMOVABLE MULLION
 OR CORBIN RUSSWIN
 KRM 200 FWS
 REMOVABLE MULLION

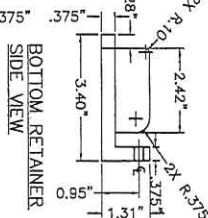


NOTES:
 1. FRACTIONAL DIMENSION TO RANGE 1/64"
 2. OUTSIDE DIMENSIONS ARE MAX PER SIZE
 3. MOUNTING HOLES TO BE PREPARED AT INSTALLATION.

MATERIALS:
 MULLION BODY - CARBON STEEL
 HOT ROLLED, WELDED SEAM
 PER ASTM A500 GRADE B
 FINISH: PRIME COAT RED PAINT
 TOP & BOTTOM RETAINER - CAST IRON, PRIMED.



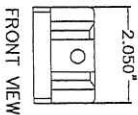
BOTTOM VIEW OF TOP RETAINER



BOTTOM VIEW OF BOTTOM RETAINER



SARGENT 8500
 NARROW RIM EXIT
 FBC APPROVED



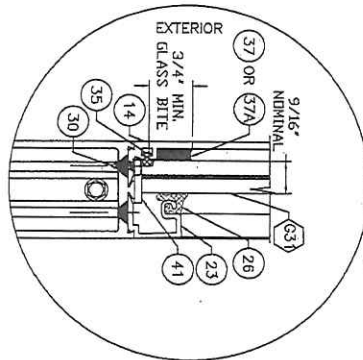
FRONT VIEW



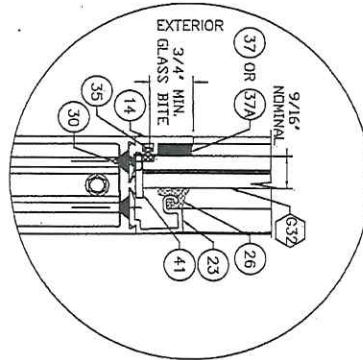
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 Phone: (305) 871-1800 Fax: (305) 871-1801
 e-mail: tiltco@aol.com
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				SHEET 8 OF 28	

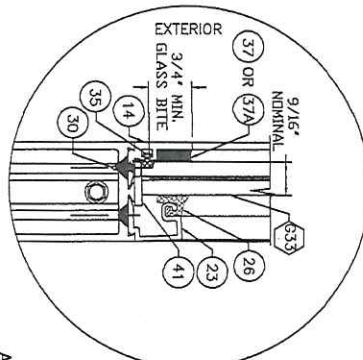
TYPICAL GLAZING DETAILS AT DOORS



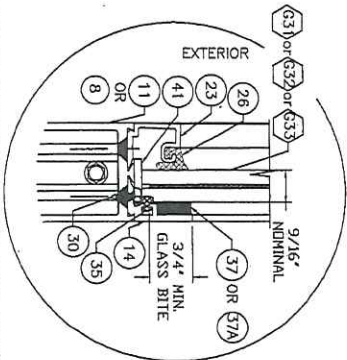
GLASS TYPE **G33**
SCALE: 6" = 1"



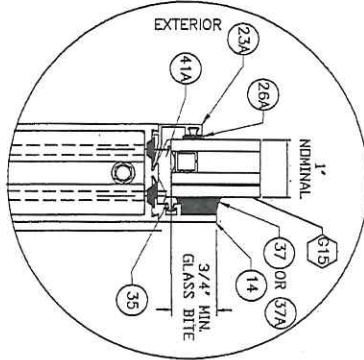
GLASS TYPE **G32**



GLASS TYPE **G33**



APPLICABLE ALTERNATE DETAIL WITH DOOR GLASS
STOPS REVERSED FOR ALL GLASS TYPES
VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x7'-0"
SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE **G13**

GLASS SCHEDULE FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS *					
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ (B) SILICONE	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ (B) SILICONE
G31	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.007" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80	+70, -70
G32	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.007" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80	+70, -70
G33	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.007" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80	+70, -70
G13	1" NOMINAL THICKNESS TEMPERED GLASS OVER 5/16" SPACER & 3/16" H.S. GLASS OVER 0.007" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70	+70, -70

TYPICAL DOOR GLASS SIZE= DLO +1 1/2"

* SEE SHEET 1, GENERAL NOTE #3, FOR MAX. ASD PRESSURE RATING WHEN SPECIFIC HARDWARE IS USED.

GLASS SCHEDULE FOR 4'-0"x8'-0" OR 8'-0"x8'-0" DOORS					
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ (B) SILICONE	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ (B) SILICONE
G33	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.007" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	38 3/4" x 82 9/16"	+70, -70	+70, -70
G13	1" NOMINAL THICKNESS TEMPERED GLASS OVER 5/16" SPACER & 3/16" H.S. GLASS OVER 0.007" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70	+70, -70



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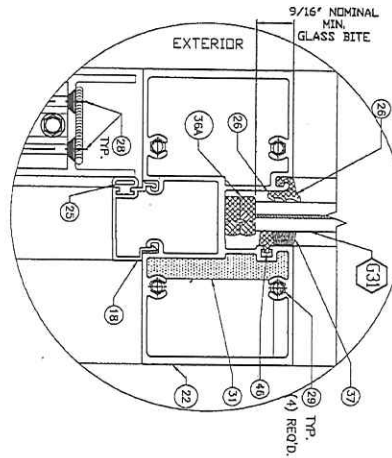
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REG-0008719
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FLORIDA Lic. # 44167

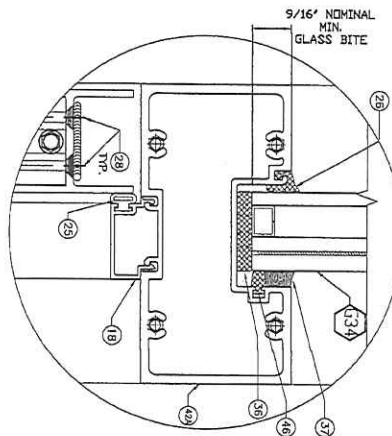
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SHEET 9 OF 26				DRAWING No	

VALID ONLY FOR 3'-6"x8'-0" & 7'-0"x8'-0" SINGLE/PAIR OF DOORS RESPECTIVELY

TYPICAL GLAZING DETAILS FOR TRANSOMS



GLASS TYPE 631
SCALE: 6" = 1"



GLASS TYPE 634
SCALE: 6" = 1"

GLASS SCHEDULE FOR 3'-6"x8'-0" (MAX.) OR 7'-0"x8'-0" (MAX.) DOORS TRANSOMS			
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F.) W/ (57)
631	9/16" NOMINAL THICKNESS LAMINATED GLASS, CONSISTING OF TWO 1/4" H.S. INTERLAYER	EASTMAN CHEMICAL COMPANY	+70, -80
634	1 5/16" NOMINAL THICKNESS INSULATED LAMINATED GLASS, CONSISTING OF TWO 1/4" H.S. + 1/2" AIR SPACE + 1/4" H.S. + 0.090" SAFLEX PVB INTERLAYER + 1/4" H.S.	EASTMAN CHEMICAL COMPANY	+70, -80



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FLORIDA Lic. # 44187

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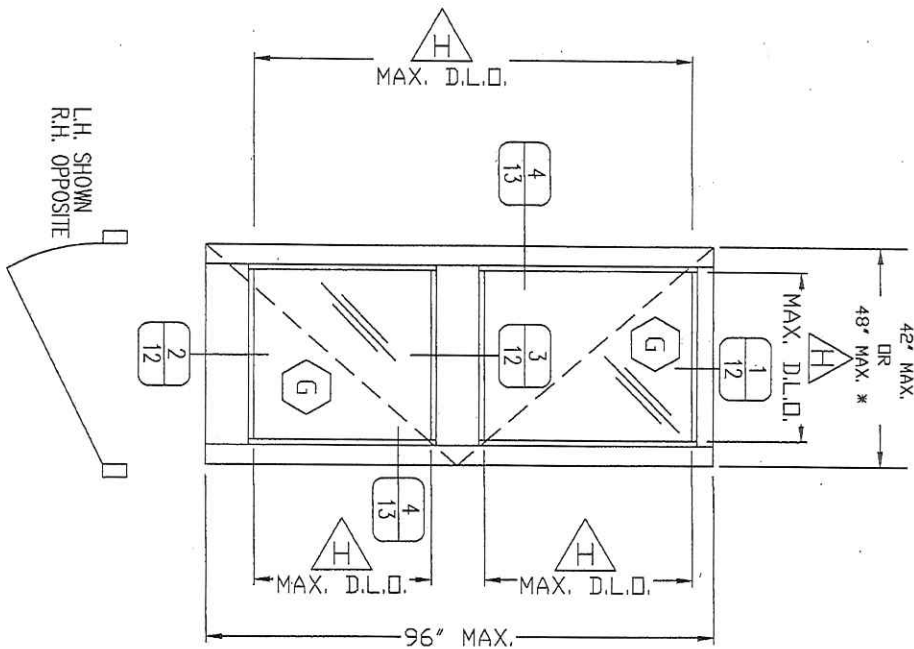
OLD 14-003 02/18/15

DRAWN BY: F.R.L. 03/18/15

DATE: 15-029

DRAWING No: SHEET 10 OF 26

TYPICAL PANEL ELEVATIONS FOR MSD-375 & WSD-500 IMPACT SINGLE/PAIR OF DOORS
(WET GLAZED)



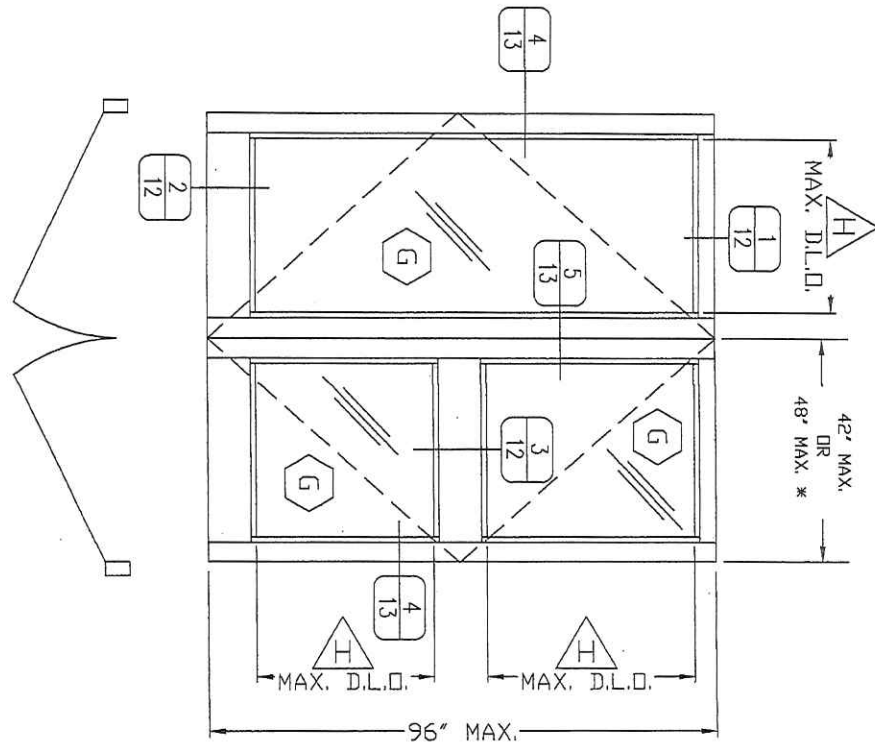
FOOT NOTES:

SINGLE PANEL

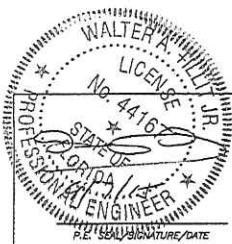
Ⓜ FOR GLAZING DETAILS AND GLASS SCHEDULE SEE SHEET 9.

Ⓜ FOR MAXIMUM DAYLIGHT OPENING (D.L.O.) SEE SCHEDULE ON SHEET 9.

* SEE GENERAL NOTES #2 & 3 ON SHEET 1 FOR LIMITATIONS ON MAX. A.S.D PRESSURE RATINGS, USABLE GLASS & HARDWARE.



DOUBLE PANEL



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FLORIDA Lic. # 44167

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STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
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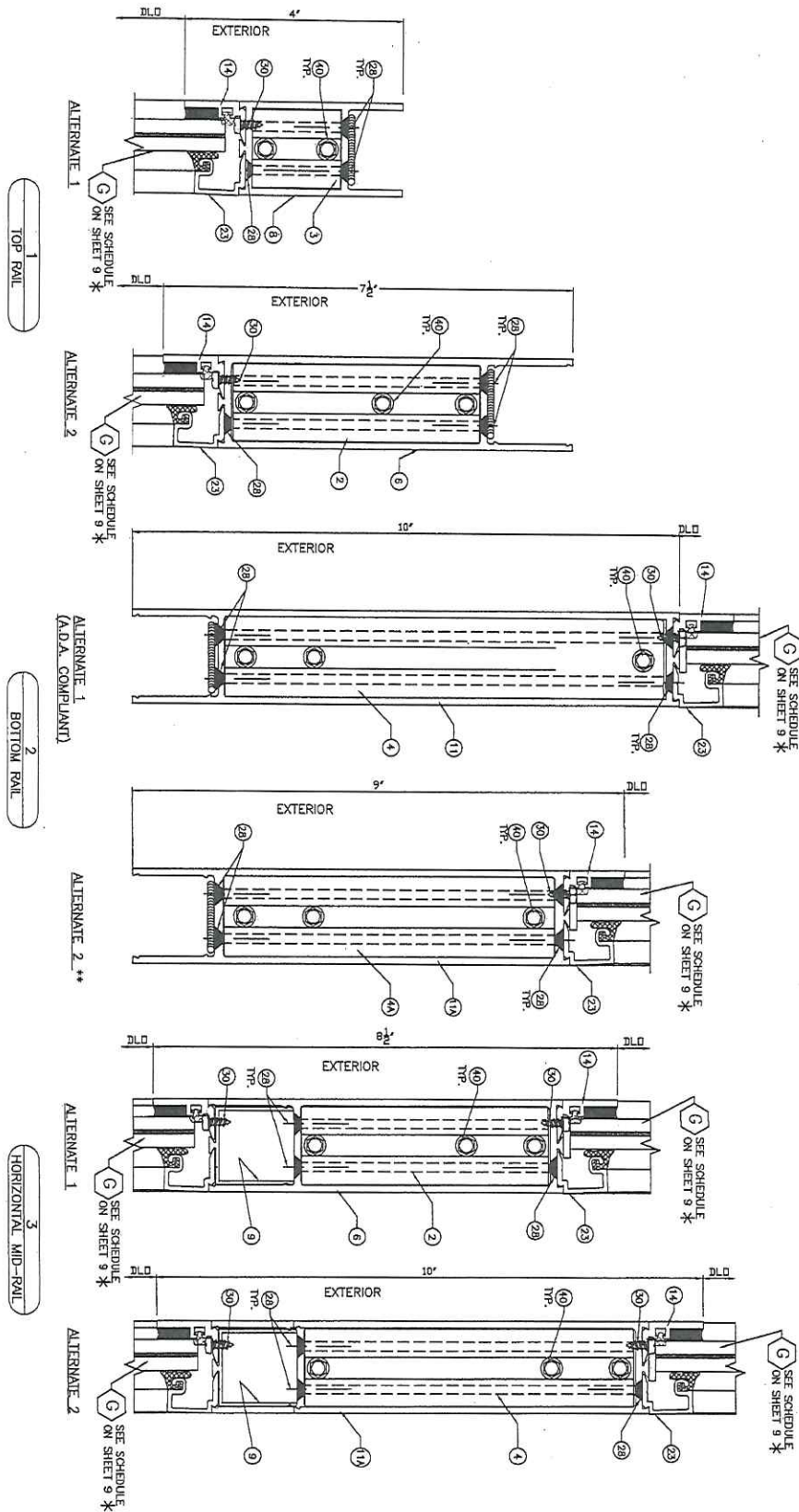
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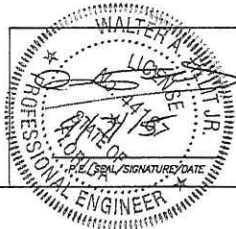
SHEET 11 OF 28

DOORS TOP AND BOTTOM RAILS AND HORIZONTAL MID-RAIL DETAILS (SIDE VIEWS)

SCALE: 6" = 1"



* LAMINATED GLASS SHOWN. SEE GLAZING DETAIL FOR (G15) INSULATED GLASS ON SHEET 9.
 ** BOTTOM RAIL (11A) ONLY ALLOWED AT 3'-6" WIDE DOOR PANELS (SINGLE OR PAIR OF DOORS).

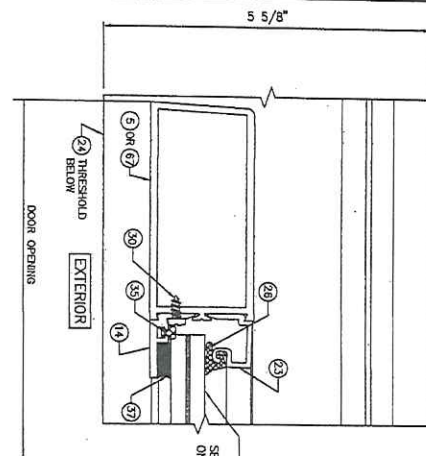


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 EG-000719
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 FLORIDA LIC. # 44167

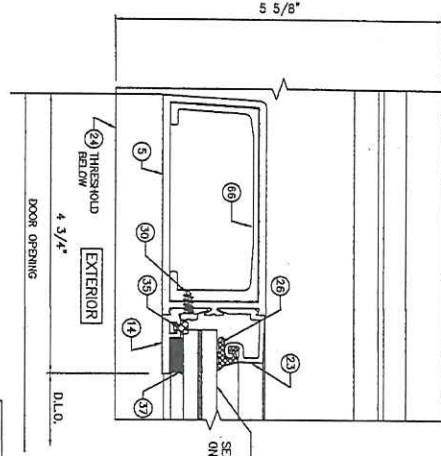
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				DATE:	03/18/15
				DATE:	15-029
				DRAWING No	
SHEET 12 OF 28					

DOORS HINGE/LOCK/MEETING STILES AND THRESHOLD CONNECTION DETAILS (PLAN VIEWS)

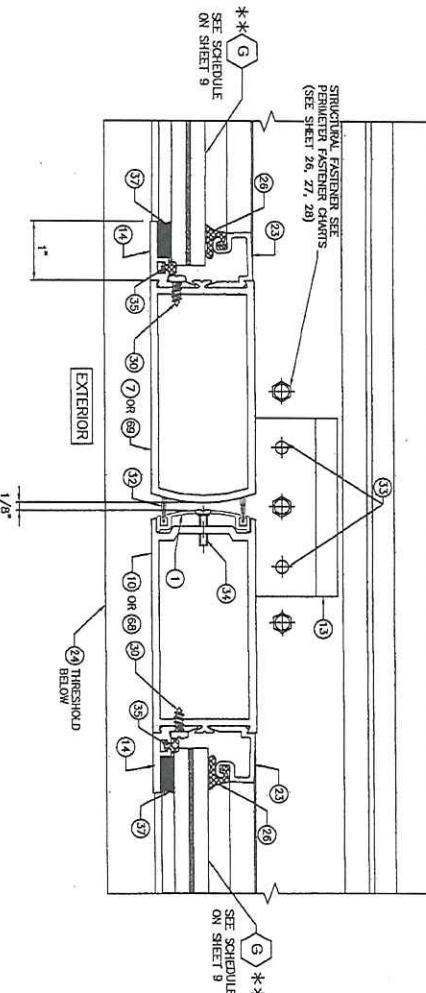
SCALE: 6" = 1"



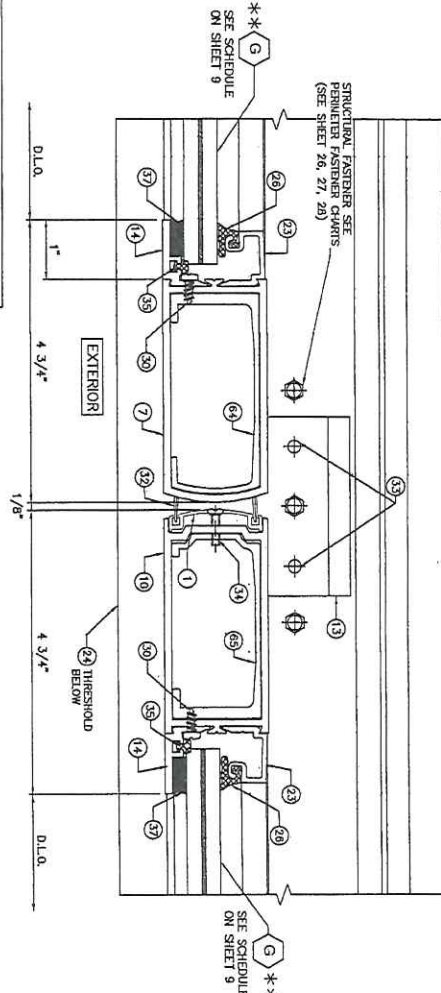
4
JAMB



4A*
LOCK STILE AT
SINGLE DOOR ONLY

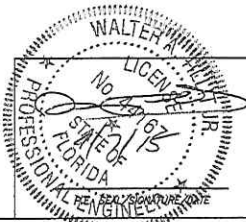


5
MEETING STILES &
THRESHOLD CONNECTION



5A*
MEETING STILES &
THRESHOLD CONNECTION

* DETAILS 4A AND 5A ARE ONLY REQUIRED AND APPLICABLE WHEN A
RECENT 5770 CONCEALED PANIC DEVICE IS USED
** LAMINATED GLASS SHOWN, SEE GLAZING DETAIL FOR (G15) INSULATING
GLASS ON SHEET 9.



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TYPICAL DOOR CORNER ASSEMBLY
DETAIL (ISOMETRIC)

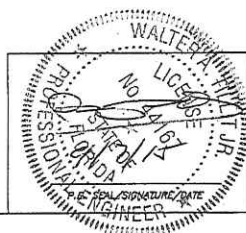
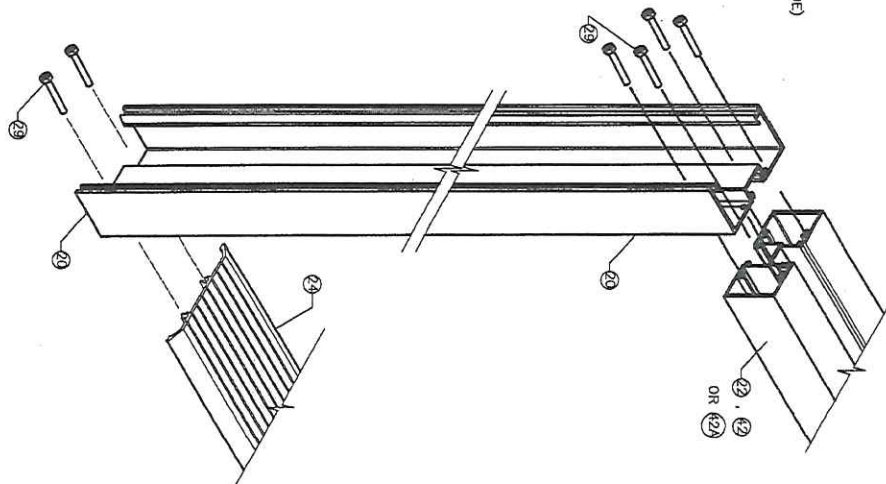
- AFTER DOOR IS ASSEMBLED,
DOORS WILL BE
WELDED ON THE OUTSIDE
INTERSECTION BETWEEN
THE RAIL AND STILE AT
TOP AND BOT/TOM RAILS
W/ 1/8" x 1/2"
ER 5356 FILLET WELD

Diagram illustrating the assembly of a door frame and door components. The components and their installation steps are labeled as follows:

- DOOR RAIL**: The top horizontal component of the door frame.
- CORNER BLOCK**: A block used to secure the corner of the door frame.
- (2) (29) THRU RAIL**: Two screws used to secure the corner block.
- DOOR STILE (ONLY ⑤, ⑦ & ⑩)**: The vertical component of the door frame, with a note specifying "MEDIUM STILES & ALLOWED".
- DOOR REINFORCEMENT SLEEVE (0-243-01, D-244-01 OR D-247-01)**: A sleeve used to reinforce the door stile.
- (2) (29) THRU RAIL**: Two screws used to secure the door reinforcement sleeve.
- (14) ATTACH THRU DOOR STILE INTO 3/16" STEEL BACK-UP PLATE**: A screw used to attach the door stile to the steel back-up plate.

DOOR CORNER ASSEMBLY DETAIL (ISOMETRIC), ONLY FOR
REGENT 5770 CYR PANIC DEVICE HARDWARE

HEAD AND THRESHOLD ASSEMBLY



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STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

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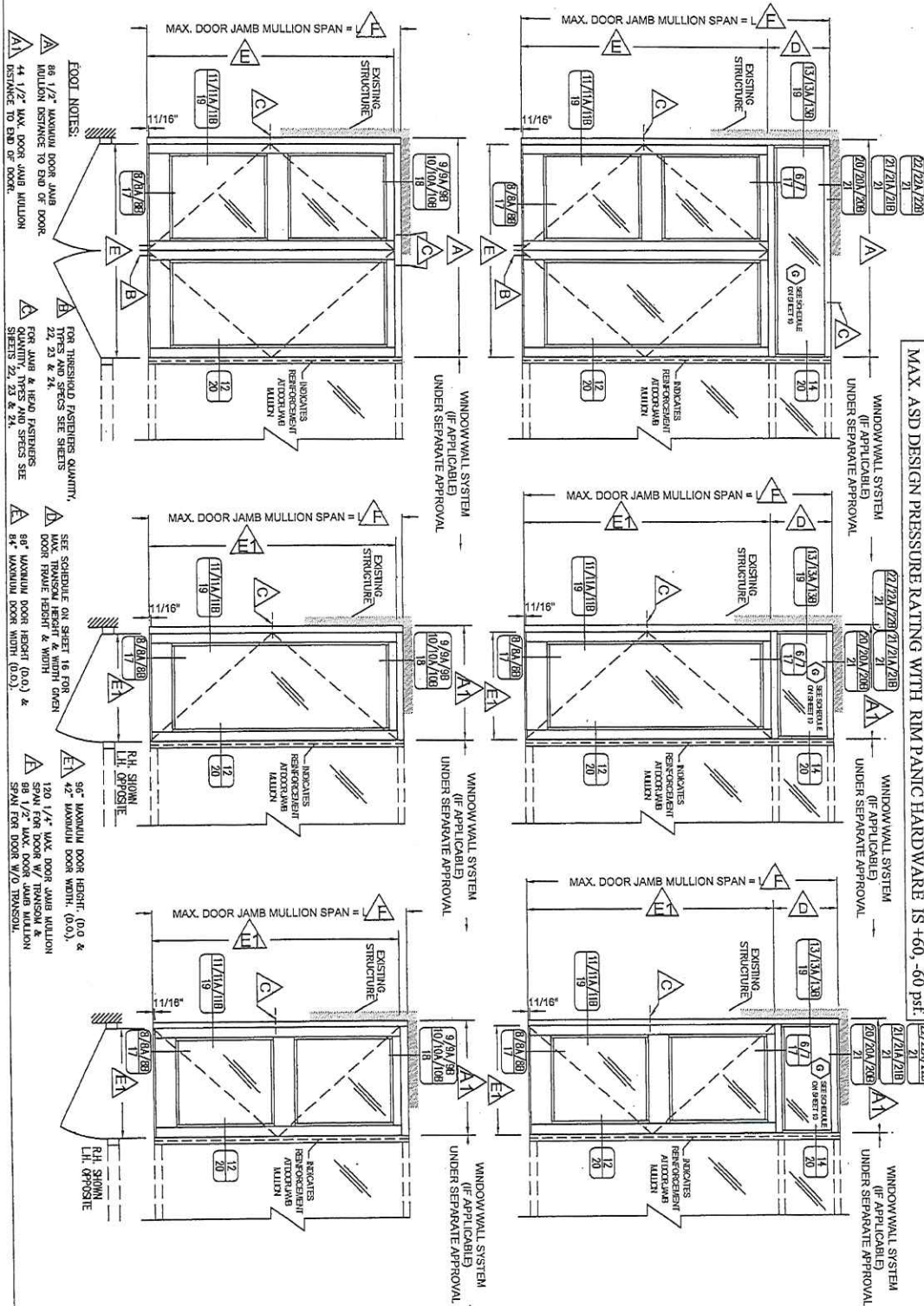
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	OLD 14-043	03/16/75			

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SHEET 14 OF 26

TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 3'-6"x8'-0" (SINGLE) & 7'-0"x8'-0" (PAIR)
 CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD DESIGN PRESSURE RATING WITH LAMINATED GLASS IS +70, -80 psf.
 MAX. ASD DESIGN PRESSURE RATING WITH INSULATED GLASS IS +70, -70 psf.
 MAX. ASD DESIGN PRESSURE RATING WITH RIM PANIC HARDWARE IS +60, -60 psf.



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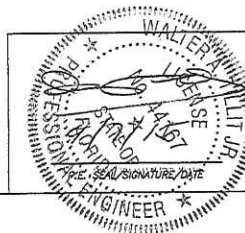


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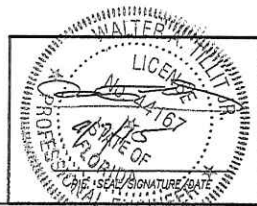
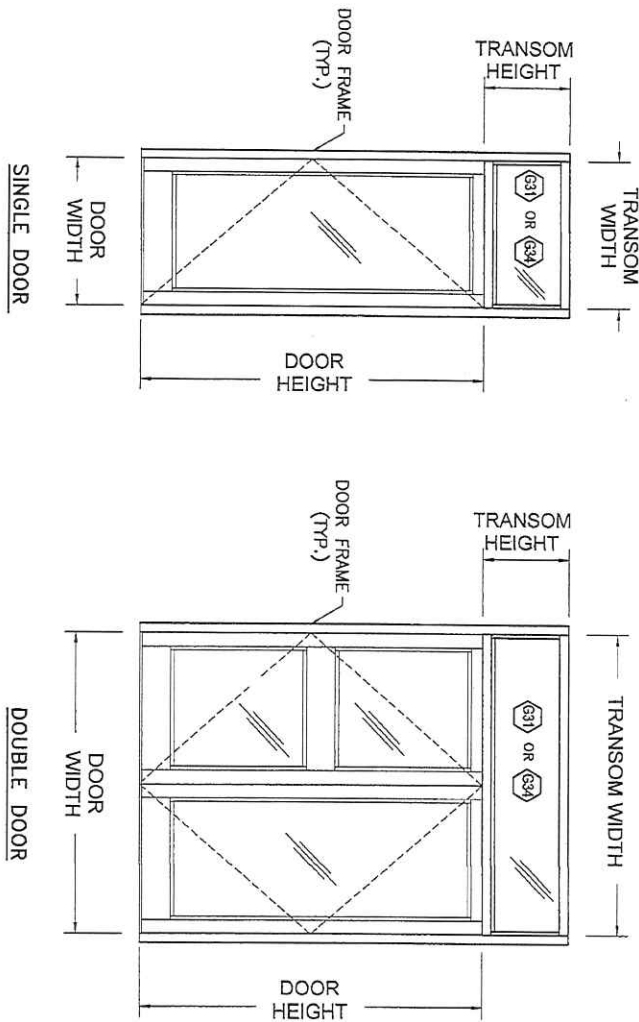
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 89-0006719
 WALTER A. TILL, JR., P.E.
 FLORIDA Lic. # 44167

MAXIMUM TRANSOM WIDTH & HEIGHT SCHEDULE GIVEN MAX. WIDTH & HEIGHT FOR DOOR
(VALID ONLY FOR 3'-6"x8'-0" (MAX) OR 7'-0"x8'-0" (MAX) SINGLE & PAIR OF DOORS RESPECTIVELY)

DOOR WIDTH (IN)	DOOR HEIGHT (IN)	TRANSOM WIDTH (IN)		TRANSOM HEIGHT (IN)
		SINGLE	DOUBLE	
30"	60"	30"	60"	36"
30"	60"	30"	60"	24"
36"	72"	36"	72"	36"
36"	72"	36"	72"	24"
42"	84"	42"	84"	30"
42"	84"	42"	84"	24"

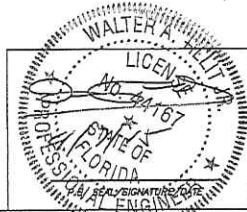
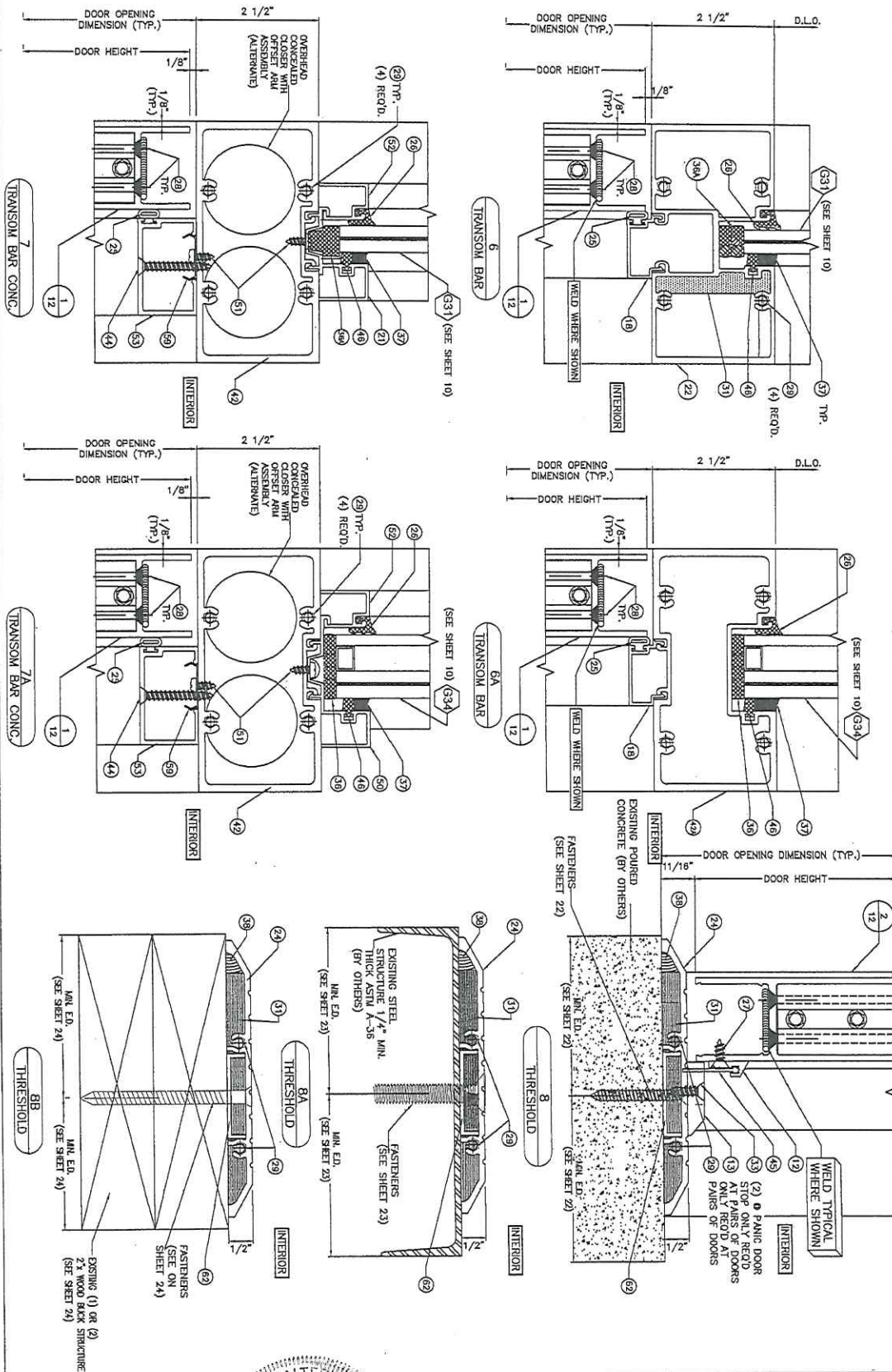


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0.0	14-063	03/18/15			
				SHEET 16 OF 26	

TRANSOM BAR CONNECTION DETAILS TO FG-5000, FG-5100 AND FG-5100T *
 * VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x8'-0" DOORS AT FG-500, FG-5100 & FG-5100T

THRESHOLD CONNECTION DETAILS
 TO FG-5000, FG-5100 & FG-5100T

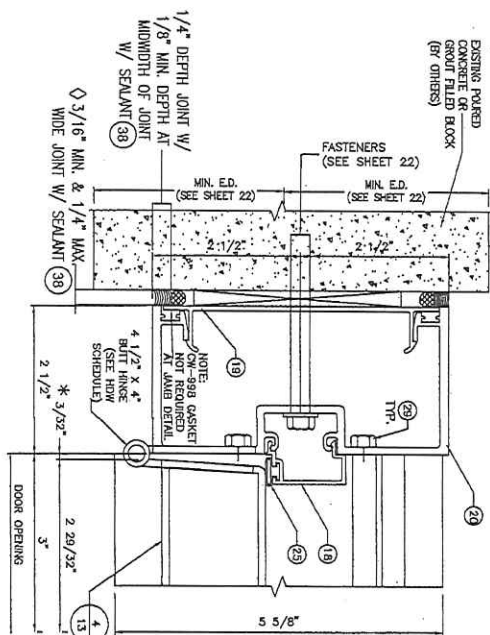


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 e-mail: tilteco@aol.com
 954-971-1611
 WALTER A. TILLIT Jr. P.E.
 FLORIDA Lic. # 44167

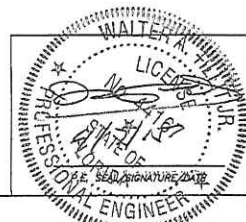
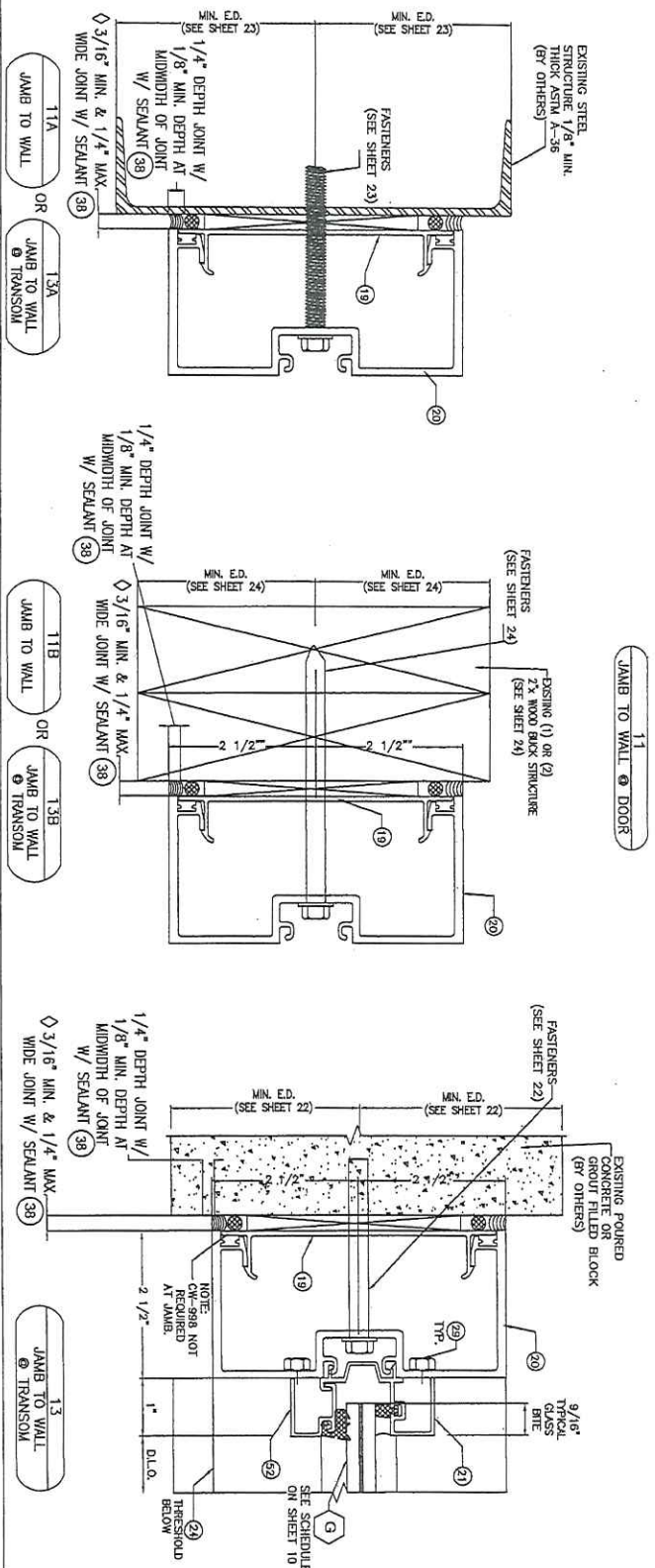
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.L. 03/18/15	
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OLD 14-083		03/18/15			

SHEET 17 OF 26

NOTE:
 LISTED MAXIMUM AND MINIMUM
 VALUES FOR SPECIFIED SEALANT
 VERTICAL JOINT WIDTH AT JAMBS
 CONNECTED TO WALL HAVE BEEN
 DETERMINED ONLY TAKING INTO
 CONSIDERATION THE ACTUAL
 JOINT DEPTH. JOINT DEPTH AT JAMBS
 DUE TO THERMAL AND ITS OWN
 CONSTRUCTION TOLERANCE, AND
 NOT PERFORMANCE FACTORS FROM
 THE SURROUNDING STRUCTURE.



* NOTE:
 SEE SCHEDULE FOR
 JOINT DEPTH DIMENSIONS
 AT JAMBS. JOINT DEPTH
 DIMENSIONS ARE TYPICAL FOR
 BUT HINGES OR OFFSET PIVOTS.
 CLEARANCE AT JAMBS.
 DIMENSIONS ARE 5/16"

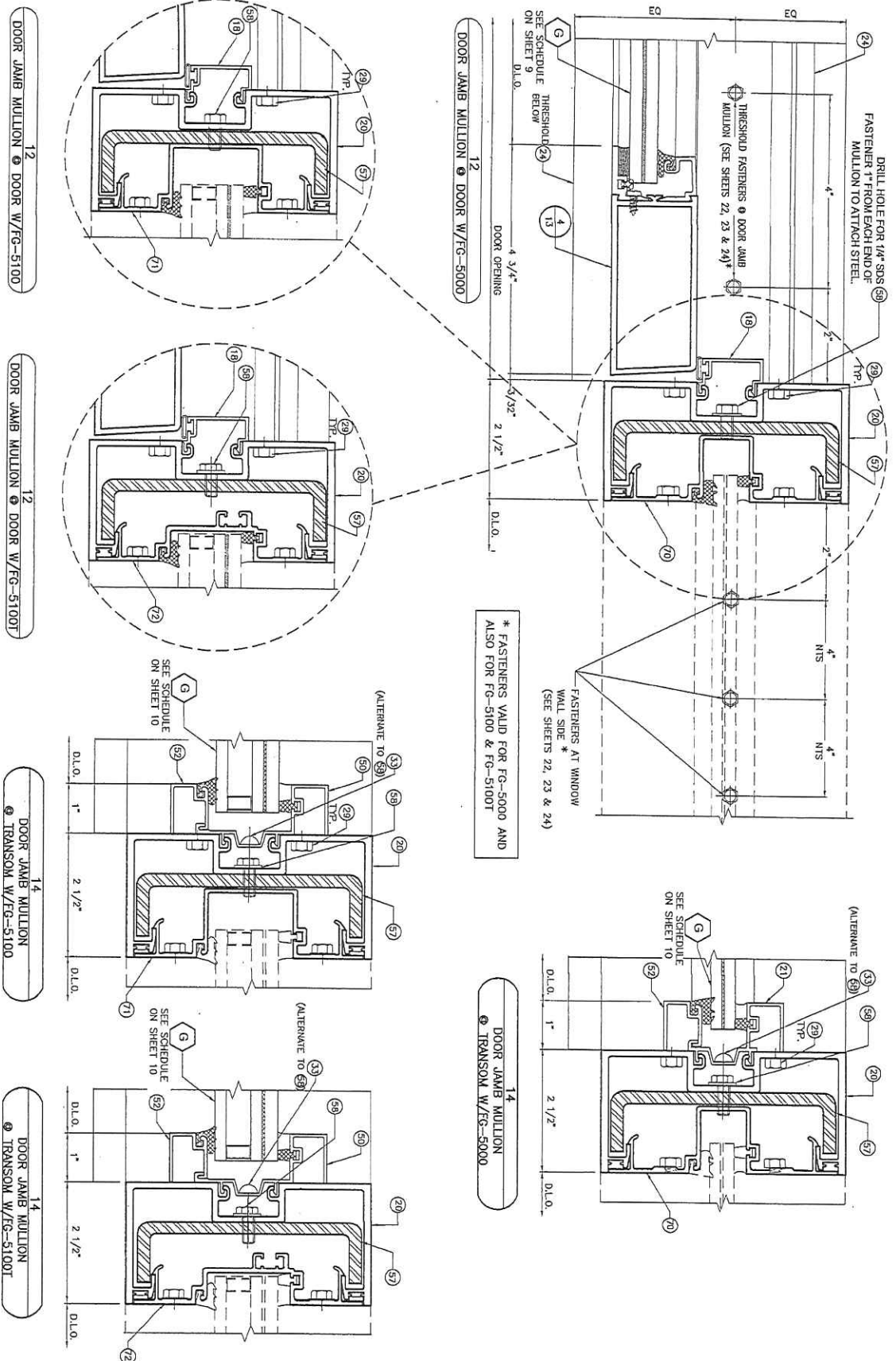


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 59-0008719
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 FLORIDA Lic. # 44167

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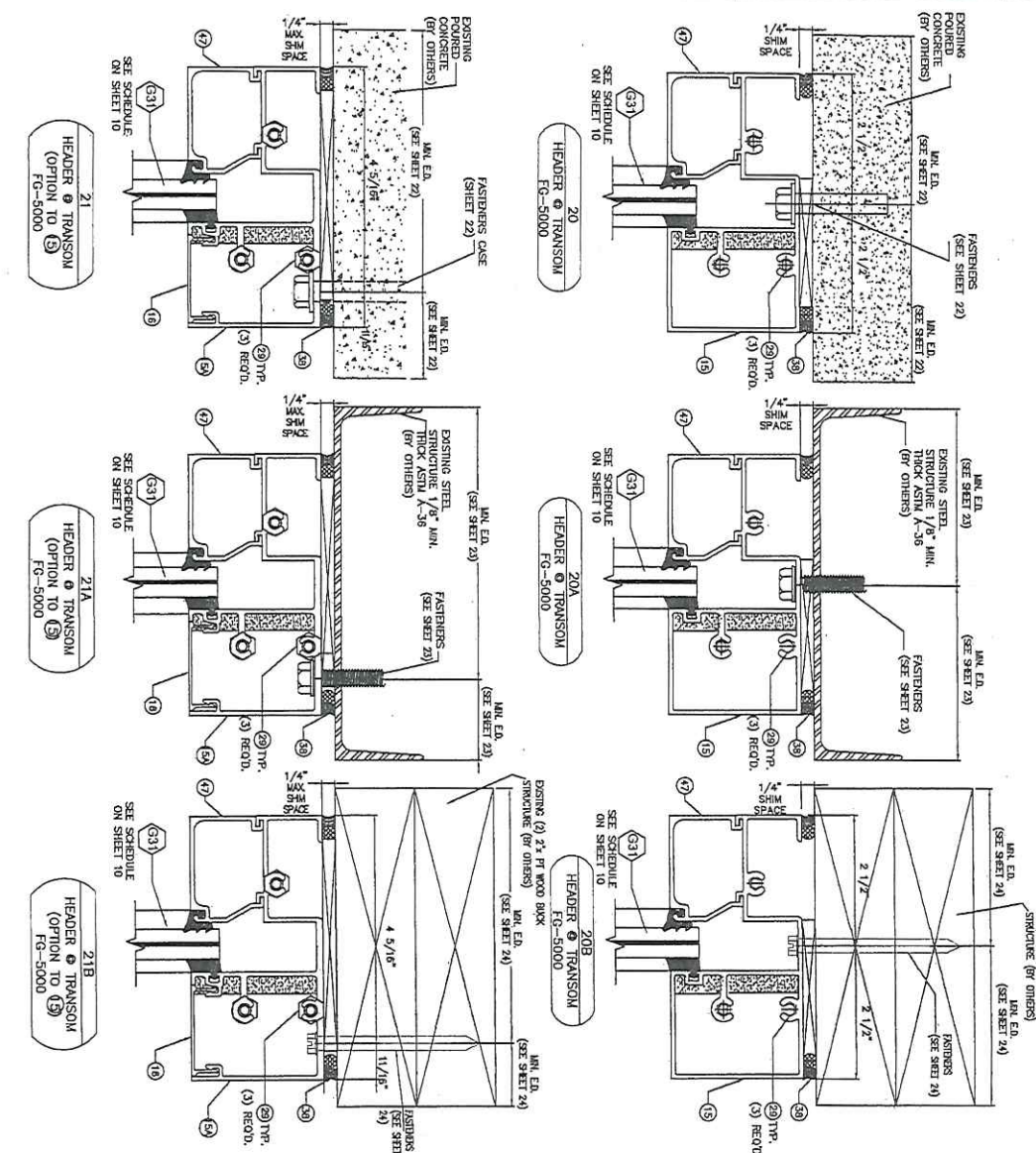


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P.E. SEAL/SIGNATURE/DATE

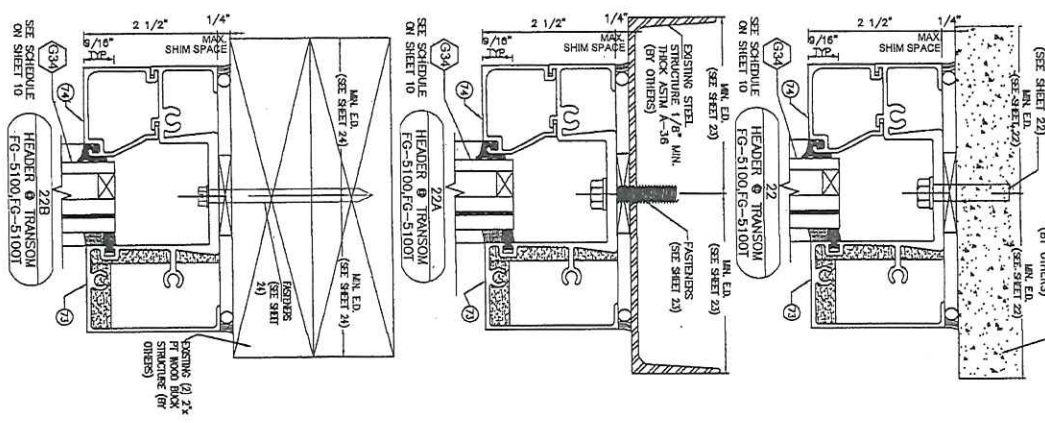
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				SHEET 20 OF 26	

HEADER @ TRANSOM CONNECTION DETAILS AT FG 5000 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



HEADER @ TRANSOM CONN. DETAILS AT FG 5100 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



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e-mail: tilt@tileco.com
ED-000719
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FLORIDA Lic. # 44167

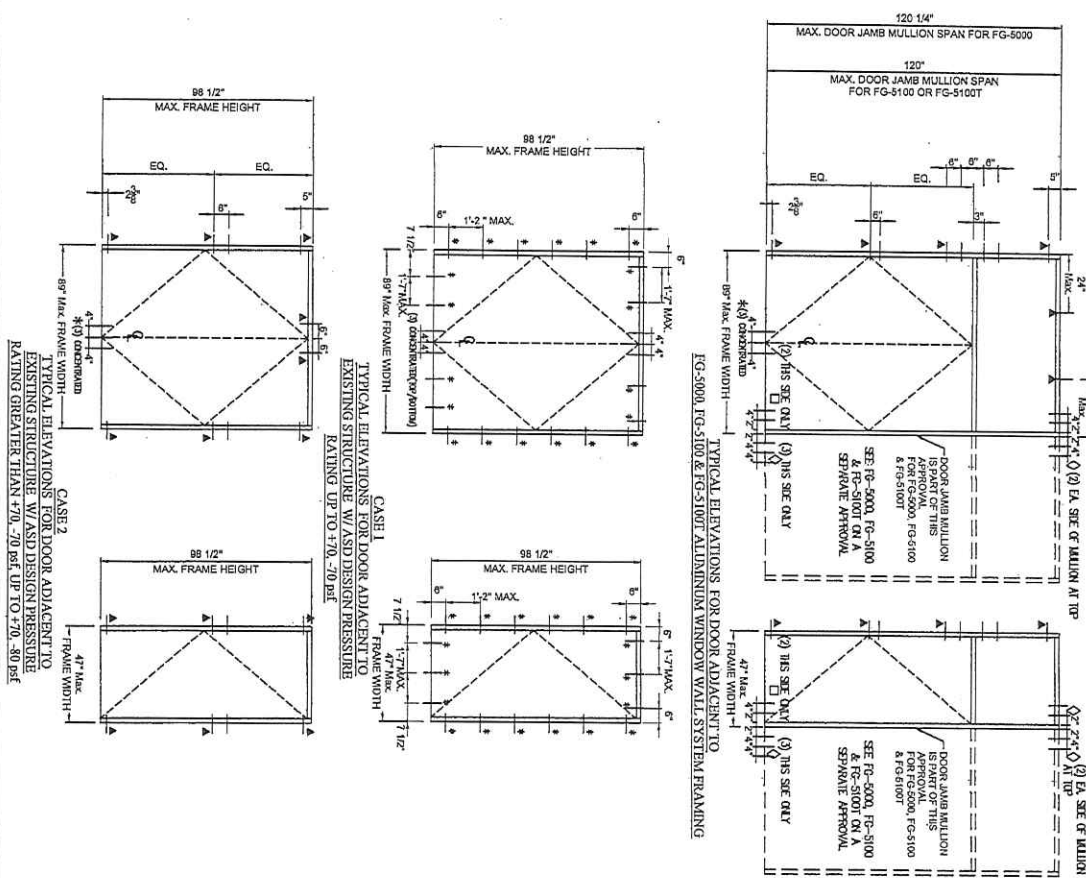
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SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: P.R.L.	
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OLD	14-063		02/16/15				

DOOR & DOOR JAMB MULLION ANCHORAGE TO CONCRETE (MIN $f'_c=3\text{ksi}$) & GROUT FILLED CONCRETE BLOCK
(VALID FOR 3'-6" x 8'-0" & 7'-0" x 8'-0" DOORS)



- FASTENERS LEGEND**
- ▲ : AT JAMB AT HEADER
 - * : AT THRESHOLD JAMB & HEAD (CASE 1)
 - ◇ : AT MULLION AT TOP OR AT MULLION AT BOTTOM WINDOW WALL SEE AT BOTTOM WINDOW WALL SEE AT MULLION THRESHOLD SIDE

FASTENERS TYPES AT ▲
(VALID FOR CONCRETE & GROUTED BLOCK)

- B - 3/8" F.H. POWER FASTENERS TAPER ANCHOR W/ 1 3/4" MIN. EMBEDMENT, W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**
- C - 3/8" LID RW/RED HEAD SCREW ANCHOR W/ 1 1/2" MIN. EMBEDMENT, W/ 3" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

FASTENERS TYPE AT *
(VALID FOR CONCRETE & GROUTED BLOCK)

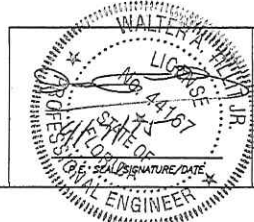
- F - 1/4" F.H. E.C.O. ULTRACON ANCHOR W/ 1 3/4" MIN. EMBEDMENT, W/ 2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

FASTENERS TYPE AT ◇
(VALID FOR CONCRETE)

- A - 3/8" F.H. POWER FASTENERS TAPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_c = 3 \text{ ksi}$) W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**
- C - 3/8" LID RW/RED HEAD SCREW ANCHOR W/ 2" MIN. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

FASTENERS TYPE AT □
(VALID FOR CONCRETE)

- I - 3/8" F.H. POWER FASTENERS TAPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_c = 3 \text{ ksi}$) W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**



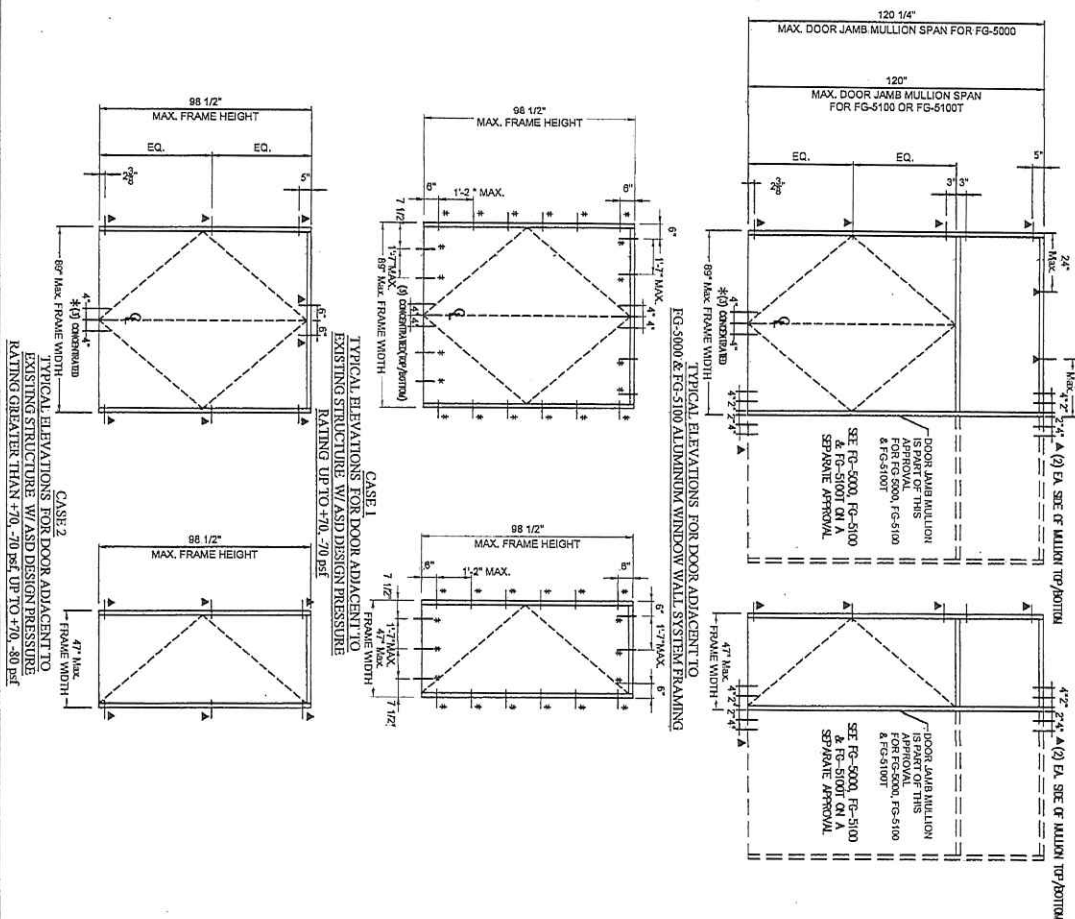
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 e-mail: info@tilteco.com
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 FLORIDA LIC. # 44167

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DOOR & DOOR JAMB MULLION ANCHORAGE TO MIN 1/8" THICK ASTM A-36 STEEL OR 12 GAGE ASTM-653, GRADE 33 STEEL
(VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



- FASTENERS LEGEND**
- ▲ AT JAMB & HEADER
 - * AT THRESHOLD (CASE 2)

FASTENERS TYPES AT ▲

D - 3/8" H.H. TYPE "F" BOLT W/
3/4" MIN. EDGE DISTANCE, BEYOND
MIN. FINISH MATERIAL BOLT TO BE
THICKNESS FULLY ENGAGED INTO PROFILE
THICKNESS

FASTENERS TYPE AT *

G - 1/4"-20 ELCO DRILL FLEX SELF
DRILLING SCREWS W/ 1/2" MIN.
EDGE DISTANCE, BEYOND ANY FINISH
MATERIAL, FULLY ENGAGED INTO
PROFILE THICKNESS

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT		DRAWN BY: F.R.L.
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		DRAWING No
		SHEET 23 OF 26



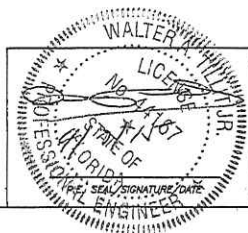
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Phone: 1 (800) 671-1237 Fax: 1 (800) 671-1231
E-mail: tiliteco@aol.com
800-600-7719
WALTER A. TILIT JR. P.E.
FLORIDA Lic. # 44107



DOOR & DOOR JAMB MULLION ANCHORAGE TO WOOD (VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)

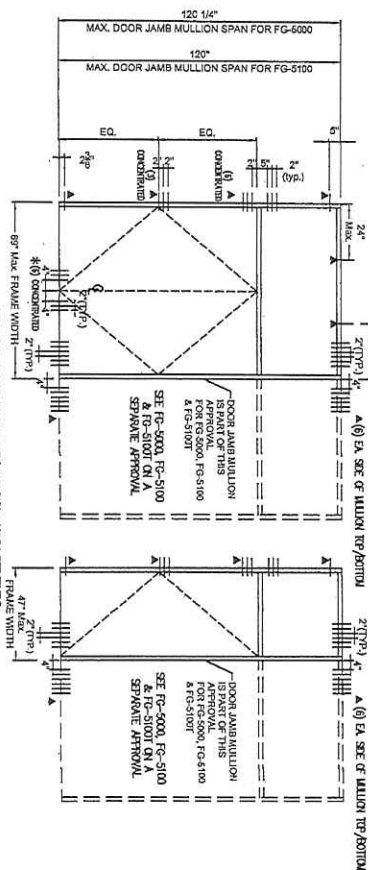


FIG. 5000 & FIG. 5100 ALUMINUM WINDOW WALL SYSTEMS

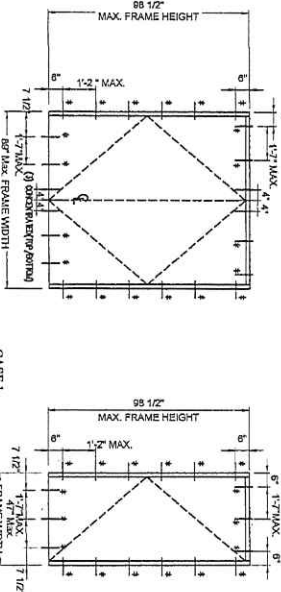


FIG. 5000 & FIG. 5100 ALUMINUM WINDOW WALL SYSTEMS

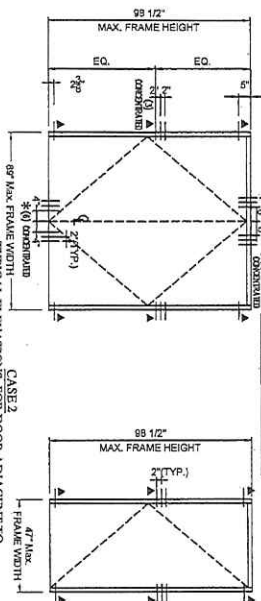


FIG. 5000 & FIG. 5100 ALUMINUM WINDOW WALL SYSTEMS

FASTENERS LEGEND	
▲	AT JAMB, HEADER AND AT DOOR JAMB MULLION (TOP/BOTTOM)
*	AT THRESHOLD, JAMB & HEAD (CASE 1), INTO SINGLE 2x BUCK (CASE 2), AT THRESHOLD 2x BUCK INTO DOUBLE 2x BUCK

FASTENERS TYPE

▲

E-5/16" LAG SCREWS TO DOUBLE 2x BUCK (G-0-59) W/ 3" MIN. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16" ELCO ULTRACONS W/ 3" MIN. PENETRATION INTO DOUBLE 2x BUCK (G-0-59) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FASTENERS TYPE

*

H-1/4" ELCO ULTRACONS W/ 1 1/2" MIN. PENETRATION INTO SINGLE 2x BUCK W/ 3" MIN. PENETRATION INTO DOUBLE 2x BUCK W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT



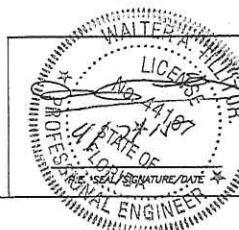
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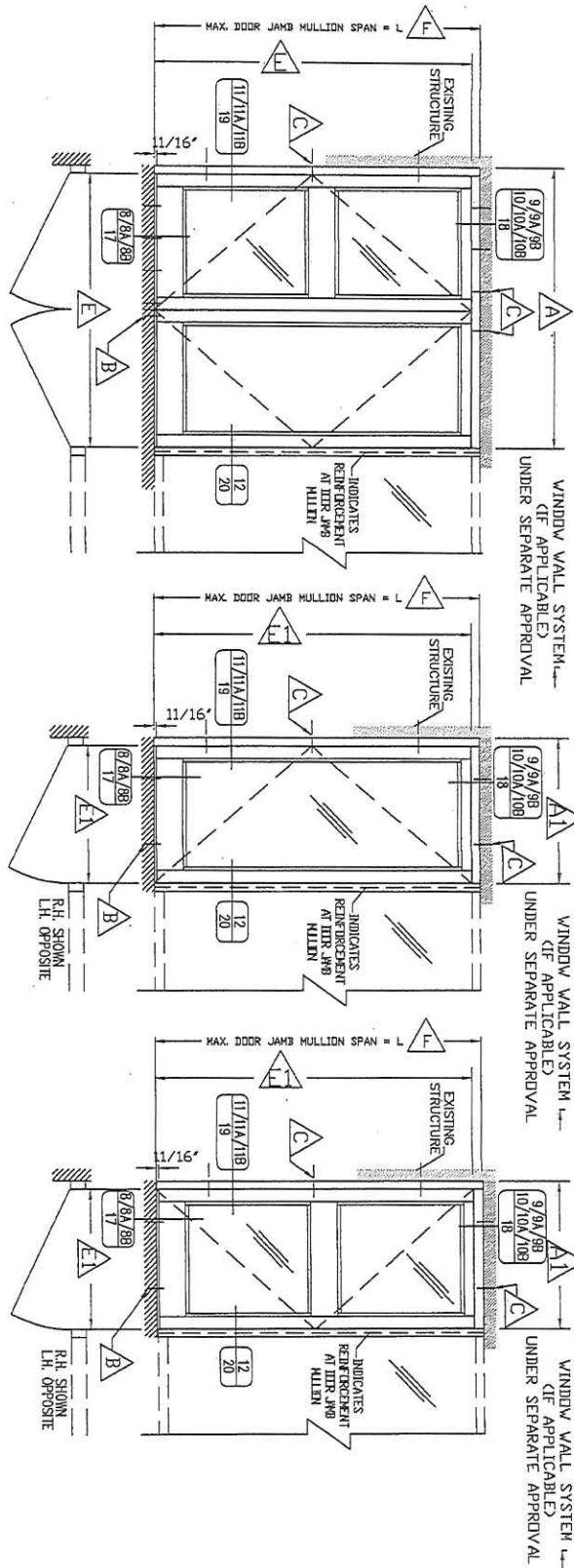
SHEET 24 OF 25



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e-mail: tiltco@tilteco.com
www.tiltco.com
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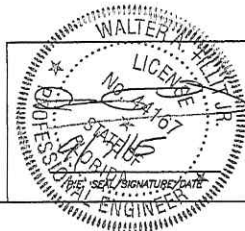
TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 4'-0"x8'-0" (SINGLE) & 8'-0"x8'-0" (PAIR OF DOORS) CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD PRESSURE RATING W/ LAMINATED & INSULATED GLASS IS +70, -70 psf



FOOT NOTES:

- A 101\" MAX. DOOR FRAME WIDTH.
- A1 53\" MAX. DOOR FRAME WIDTH.
- E 96\" MAXIMUM DOOR HEIGHT (O.O.) & 96\" MAXIMUM DOOR WIDTH (O.O.).
- B FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 26.
- E1 96\" MAXIMUM DOOR HEIGHT (O.O.) & 48\" MAXIMUM DOOR WIDTH (O.O.).
- C FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEET 26.
- F 96\" MAXIMUM DOOR FRAME HEIGHT.

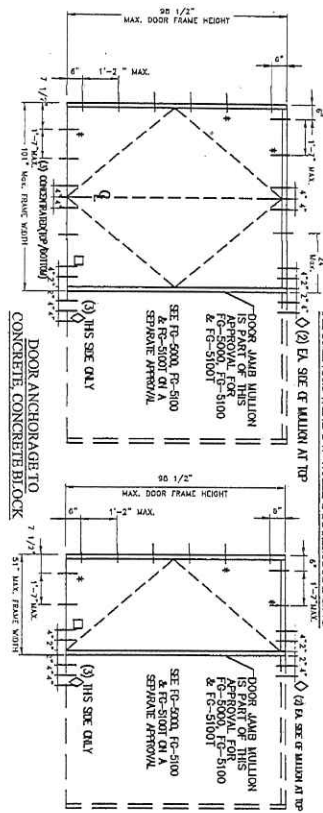


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 e-mail: tilteco@tilteco.com
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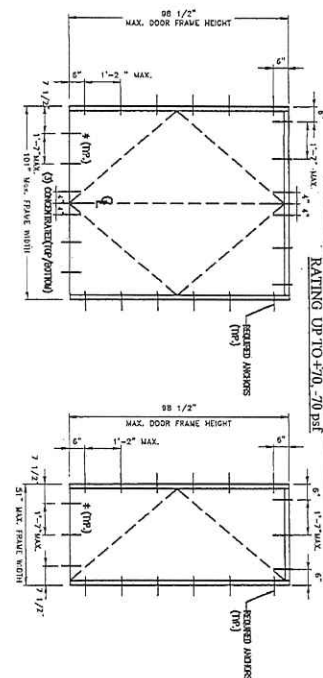
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
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				03/18/15	
				DATE:	
				15-029	
				DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
001	14-063	03/16/15			

DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK, STEEL AND WOOD SUBSTRATES
(VALID FOR 8'-0"X8'-0" & 4'-0"X8'-0" DOORS)

TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000, FG-5100 & FG-5100T
ALUMINUM WINDOW WALL SYSTEM FRAMING



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ AID DESIGN PRESSURE
RATING UP TO +70, -70 PSF



ANCHORAGE TO (MIN. $f'_{c}=3ksi$) CONCRETE OR
ASTM C-90 GROUTED FILLED CONCRETE BLOCK

REQUIRED ANCHOR:

* 1/4" Ø F.H. E.LCO ULTRACON ANCHOR W/ 1 3/4" MIN. EMBEDMENT W/ 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	LOCATION: AT HEAD, SILL & JAMBS OF DOOR
◇ 3/8" F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_{c} = 3 ksi$), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
◇ 3/8" LID TW/RED HEAD SCREW ANCHOR W/ 2" MIN. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
□ 3/8" F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_{c} = 3 ksi$), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT DOOR SIDE

ANCHORAGE TO 1/8" THICK ASTM A-36 STEEL OR
12 GAGE, ASTM A-653, GRADE 33 STEEL

REQUIRED ANCHOR:

* 1/4" Ø-20 F.H. E.LCO DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE BEYOND ANY FINISH MATERIAL. SCREWS TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	LOCATION: AT HEAD, SILL & JAMBS OF DOOR
△ 3/8" H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

ANCHORAGE INTO G=0.55 MIN. WOOD

REQUIRED ANCHOR:

* #14 F.H. WOOD SCREWS OR 1/4" Ø E.LCO ULTRACON TO SINGLE 2x BUCK W/ 1 1/2" MIN. PENETRATION W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	LOCATION: AT HEAD, SILL & JAMBS OF DOOR
△ 5/16" LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" MIN. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. OR 5/16" Ø E.LCO SCREWS W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)			DRAWN BY:		
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)			F.R.L.		
LARGE & SMALL MISSILE IMPACT			03/18/15		
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			15-029		
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01	OLD 14-063	02/16/15			

SHEET 28 OF 28

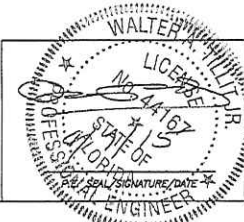


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EP-0006719
WALTER A. TILIT Jr. P.E.
FLORIDA Lic. # 44167



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20, 22, 24, 26 Hibiscus Street			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12/27/15/64998/000/0031	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		
Current Use of Property office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO		

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style Masonry Vernacular	Porches? ☐ YES ☒ NO
Original Use George McArpy Building	Present Use Office, Bakery, Restaurant	Proposed Use Commercial
Roof Type & Material Flat	Exterior Siding Material Stucco / Venier Brick	

Previous Additions or Modifications: [please describe and include dates]

Application #22-139, approved by HPB to replace windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street

After removal of existing stucco, the original brick, upper windows and steel beam were revealed however, due to the age of the building original material was not suitable to support the structure see attached

Description of Proposed Work:

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

the building has received new store front doors and window with the existing recessed remaining alcove entryways, over door windows and brick veneir columns

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

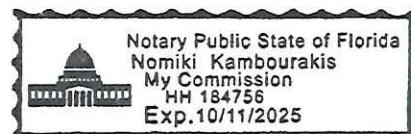
Date: <u>02/12/2024</u>	Title Holder/Property Owner: <u>owner</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of February, A.D., 20____
by Nomiki Vavlas, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Nomiki Kambourakis
Signature: *Nomiki Kambourakis*
Stamp: _____





Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

**RE: Certificate of Approval – Vavlas
Application #22-139**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

International Rigging Group, LLC.

20 Hibiscus Street

Tarpon Springs, FL 34689

Phone: (727) 938-6557

Fax: (727) 942-1450

E-Mail: Info@intrigging.com



10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abatement such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

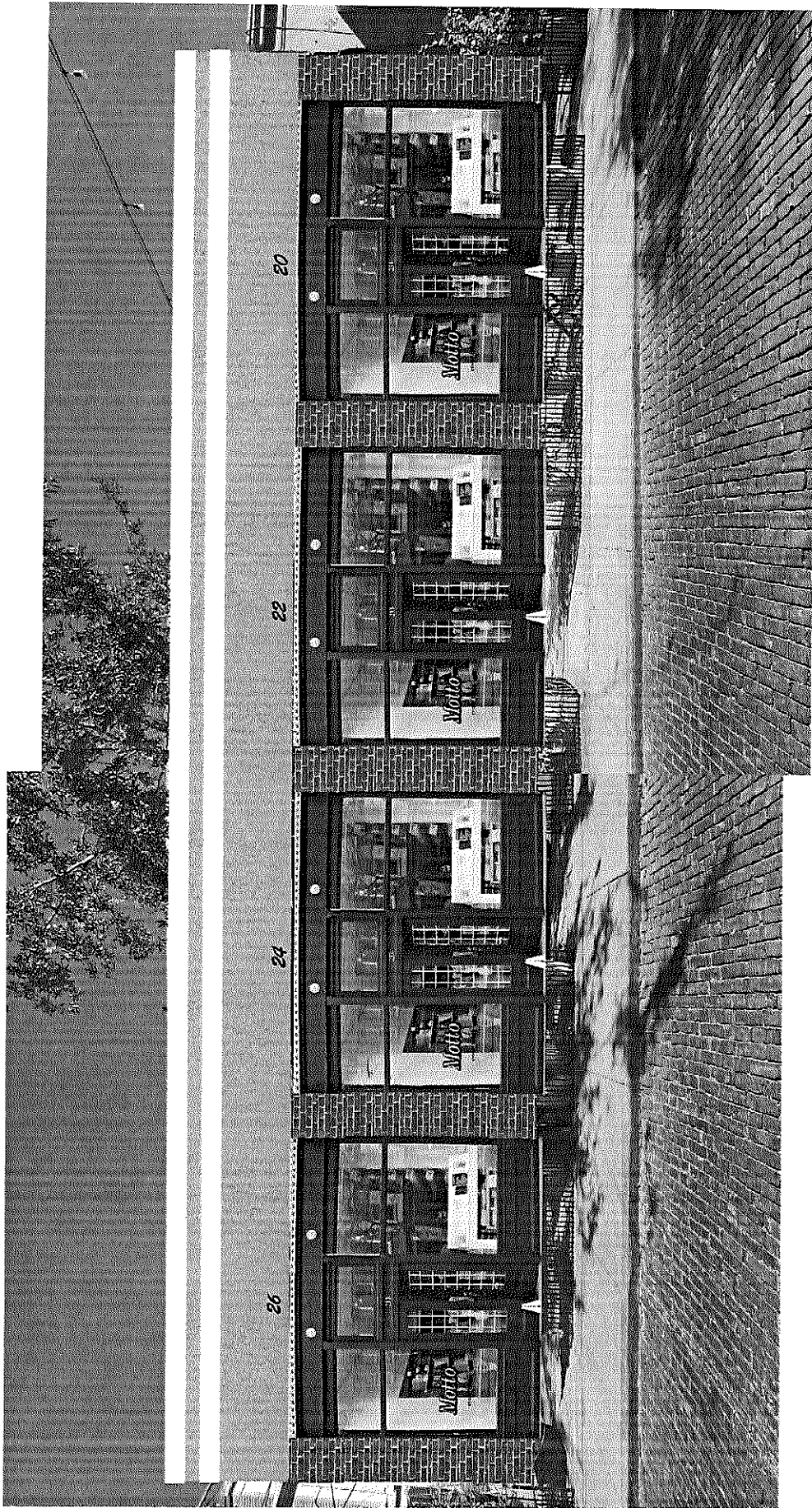
The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal

SSPC C-1, C-2, C-3, C-5, BCI, QCS

NACE CIP 1 & 2

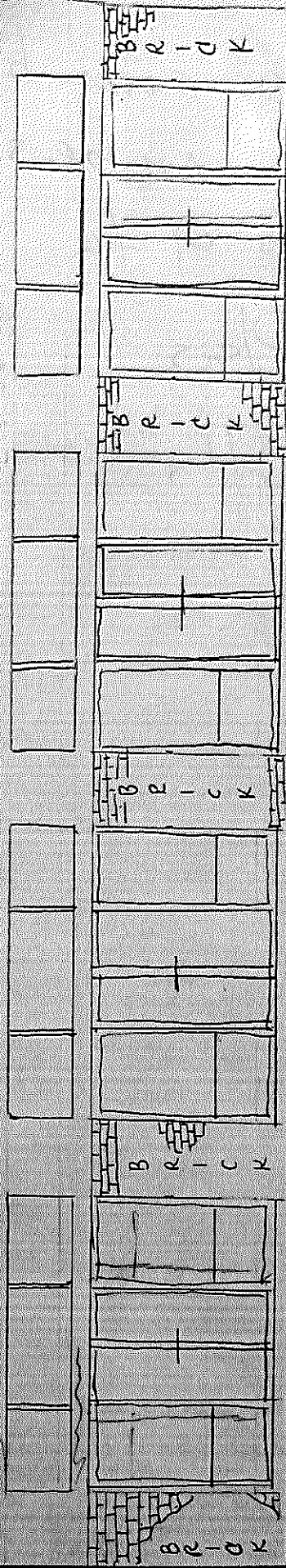
Industrial De-leading and Coatings

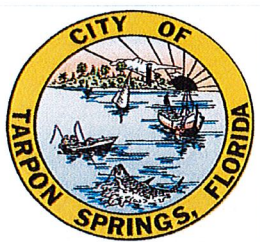


2

Stucco

Stucco





Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas
Application #22-139**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

Revise plans and product sheets
to reflect the existing alcove
Configurations at 20 and 22
when applying for building permit





CITY OF TARPON SPRINGS
HERITAGE Preservation board
March 6, 2023

STAFF REPORT, February 26, 2023

Application No. / Project Title: 22-139 / Nomiki Vavlas
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Nomiki Vavlas
Property Size: 7,100 square feet (building)
Current Zoning: T5b (Tarpon Ave Main Street)
Current Land Use: Community Redevelopment District
Location / Parcel ID: 20-26 Hibiscus Street / 12-27-15-64998-000-0031
Architectural Type/District Status: Masonry Vernacular/Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval (CA) to completely replace the existing storefronts at 20-24 Hibiscus Street with a storefront that matches the altered storefronts at 101 and 105 East Tarpon Avenue. The storefront replacement will include removing two alcove entries at 20-24 Hibiscus Street and reframing the windows to a 90-degree angle. All doors and glass at the contributing structures at 20-24 Hibiscus Street would be replaced with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.

The masonry vernacular commercial structure with three storefronts at 24 Hibiscus Street was constructed circa 1913. The masonry vernacular commercial structure at 20 Hibiscus Street was constructed circa 1919 with a matching storefront. The Florida Master Site File (FMSF) form for this structure (8PI11771) and Sanborn maps note past use of 20 Hibiscus Street as the Tarpon Springs Leader Newspaper. The building was stuccoed circa 1980 and three of the four storefronts have been altered.

Additional distinctive architectural features were revealed (brick façade with decorative cornice) when work commenced without a Certificate of Approval. Initially the property owner expressed interest in restoring the historic façade. However, the application before the Heritage Preservation Board essentially proposes to replace the historic storefronts with a modern storefront.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial** of the project as presented by the applicant, based on inconsistency with the review criteria as detailed in this staff report. This project proposes to replace historic storefronts with modern storefronts, in substantial conflict with the Secretary of the Interior's *Standards for*



Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code, and the Historic Preservation Element of the Comprehensive Plan.

If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be stated with the following conditions:

EITHER

1. Only the stucco portion of the project be approved.

OR

1. The intact historic storefront at 24 Hibiscus Street be retained.
2. Wood doors and transoms be retained.

AND

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guidelines 1, 2, 3, 4, 5, 8, 9, 14, 75, 76, 77, 78, 80, and 81. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>
2. The applicant has not submitted any historical documentation of the building.
3. The project proposes to completely demolish the existing storefront and replace it with a storefront inconsistent with the original building type and style.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The applicant proposes to demolish the storefronts on this contributing property. The masonry vernacular commercial building type and style typically feature the recessed main entrance storefront with large dominant fixed glass windows (DRGM pages 19 and 36-37) as is seen on this property. There are a few other examples of this early storefront design along this block of East Tarpon Avenue. The existing storefronts appear to be in good condition. The proposed project would significantly alter the height and width of the existing front facade features.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such



as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: The applicant is proposing replacement of the existing recessed entries, windows, and door with a single plane storefront entry matching the adjacent stores on Tarpon Avenue, thereby enclosing the recessed storefronts. The applicant has not presented any historical documentation for this building. The FMSF form notes the following alterations on the building, circa 1980: south store front replaced, stuccoed applied, storefronts altered at the north end. The form also notes the second storefront from the south end is intact and a notable architectural feature. This feature is considered to be original in form and important to the architecture and historical context of this building.

Section 4.18 of the DRGM, "Additional Guidelines for Commercial Properties," especially Guidelines 75 through 81, should be consulted. Especially relevant are the following stated guidelines concerning storefront features:

- Guideline 75.e states, "Maintain the historic layout of commercial storefronts."
- Guideline 75.f states, "Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows."
- Guideline 76.a states, "Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details."
- Guideline 77.a states, "Preserve or restore the historic size and configuration of glass display windows where possible."
- Guideline 77.c states, "Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building."
- Guideline 77.f states, "Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme of that of other storefront elements."
- Guideline 80.a states, "Maintain recessed entries where they exist."

This property features an intact historic storefront, an altered recessed storefront, and two storefronts that have been altered but retain transoms and wood double entry doors. All of these features are proposed for removal. Based on the above guidance and the existing documentation available for this building, the proposed storefront replacement is found to be inconsistent with the character of the building's original architectural style.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The relationship of the structure with the scenic character and active pedestrian experience along Hibiscus Street would be significantly affected by the replacement of these storefronts. This recessed entry storefront design is one of seven remaining in the heart of the downtown district. Loss of the storefronts would significantly alter the streetscape and the pedestrian experience.



(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this project. The roof is not being altered.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: Not applicable to this project. The building's size and mass are not being altered. The interior floor area is being altered to enclose the recessed entries.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The proposed project includes:

- Replacement of the intact storefront existing recessed entry at 24 Hibiscus Street: existing display windows, supporting panels, transom windows, wood door replaced with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry door.
- Replacement of the two altered storefronts at 24 Hibiscus Street: replacement of appropriate wood doors and transoms with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.
- Replacement of the existing altered recessed entry at 20 Hibiscus Street with new full length continuous display windows with aluminum faux support panels and aluminum framed double entry doors.

The replacement of these architectural features is not in compliance with this standard and is inconsistent with the DRGM as it would alter the architectural details, materials, texture and site lighting. The proposed project is a modern storefront that does not attempt to replicate the property's original architectural style and character with appropriate materials.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction.



Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Staff could not locate any historical photographic documentation of the subject storefronts. Although historical documentation is lacking, replacement with something documented to be closer to the original 1890s condition could be considered but is not being proposed. The alterations on the two northern storefronts retained wood doors and transoms, preserving some of the architectural details of the original structure. The altered storefront at 20 Hibiscus Street replaced the bulkhead, mullions, entrance doors, and transoms but retained the alcove entrance configuration with display windows. While these alterations may not have achieved significance in their own right, they at least retain some of the original architectural features.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The project does not meet the Secretary's standards, in particular:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

9. New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The project does not comply with Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code or the Historic Preservation Element of the Comprehensive Plan. The project complies with other articles of the Comprehensive Zoning and Land Development Code.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites will be impacted.



PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. Application and supporting materials

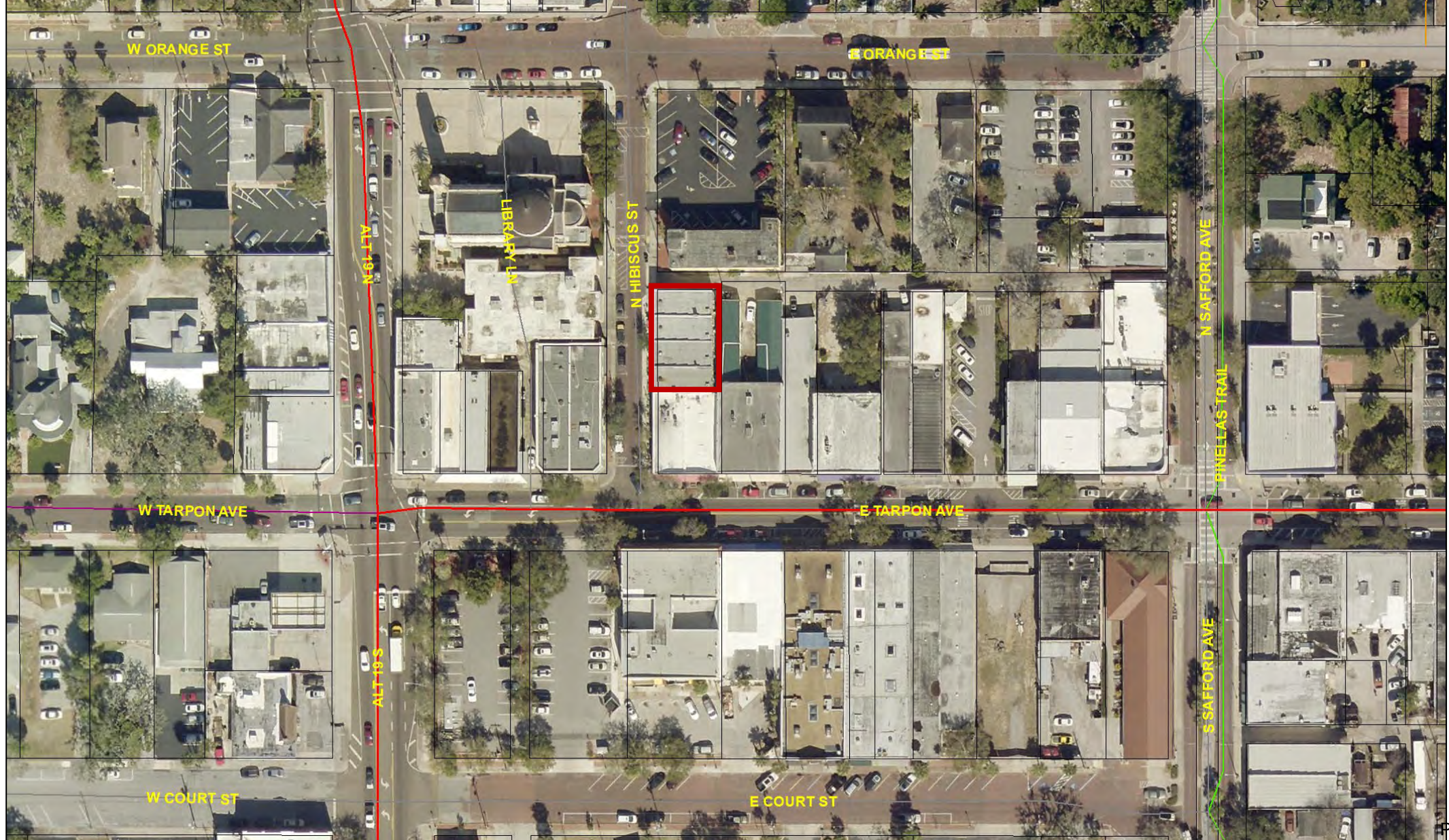
NOMIKI VAVLAS APPLICATION #22-139

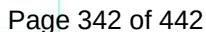
Heritage Preservation Board, March 6, 2023





LOCATION & CONTEXT





REQUEST

- Certificate of Approval for replacement of the storefront façade at 20-26 Hibiscus Street to match the existing facade at 101 and 105 East Tarpon Avenue
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: masonry vernacular storefront
- District Status: contributing
- Florida Master Site File No. 8PI11771
- Applicant / Owner: Nomiki Vavlas

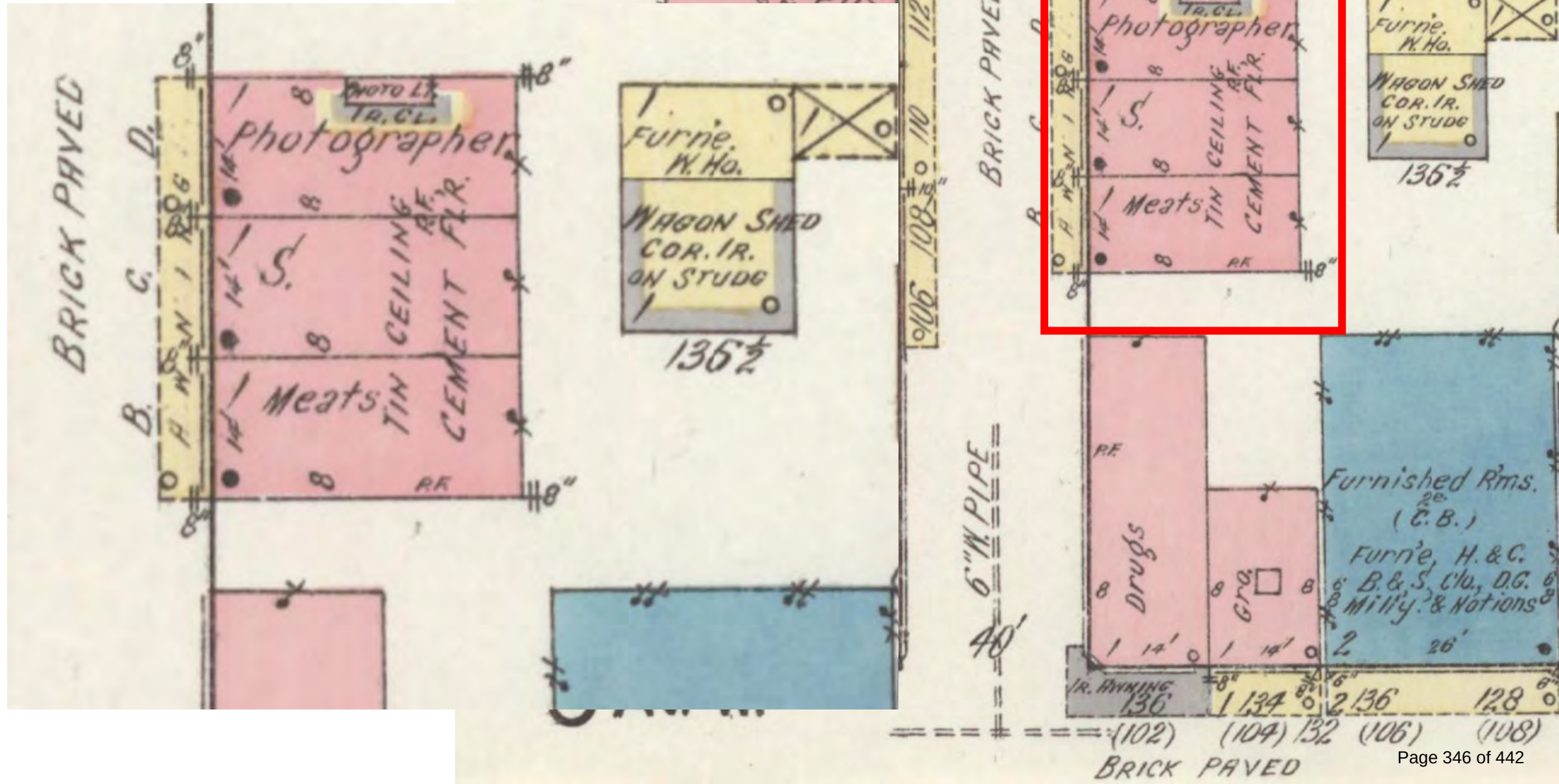




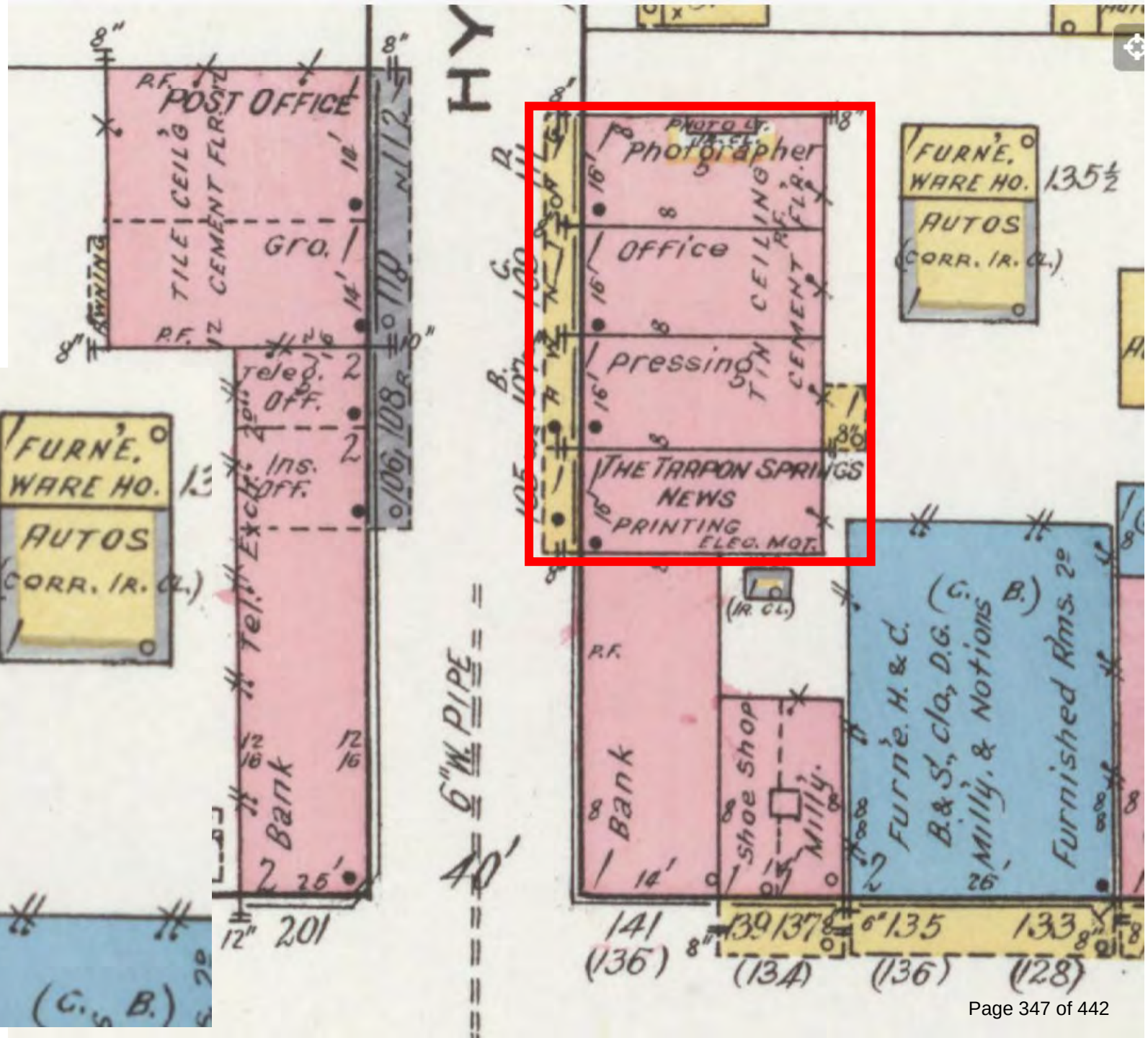
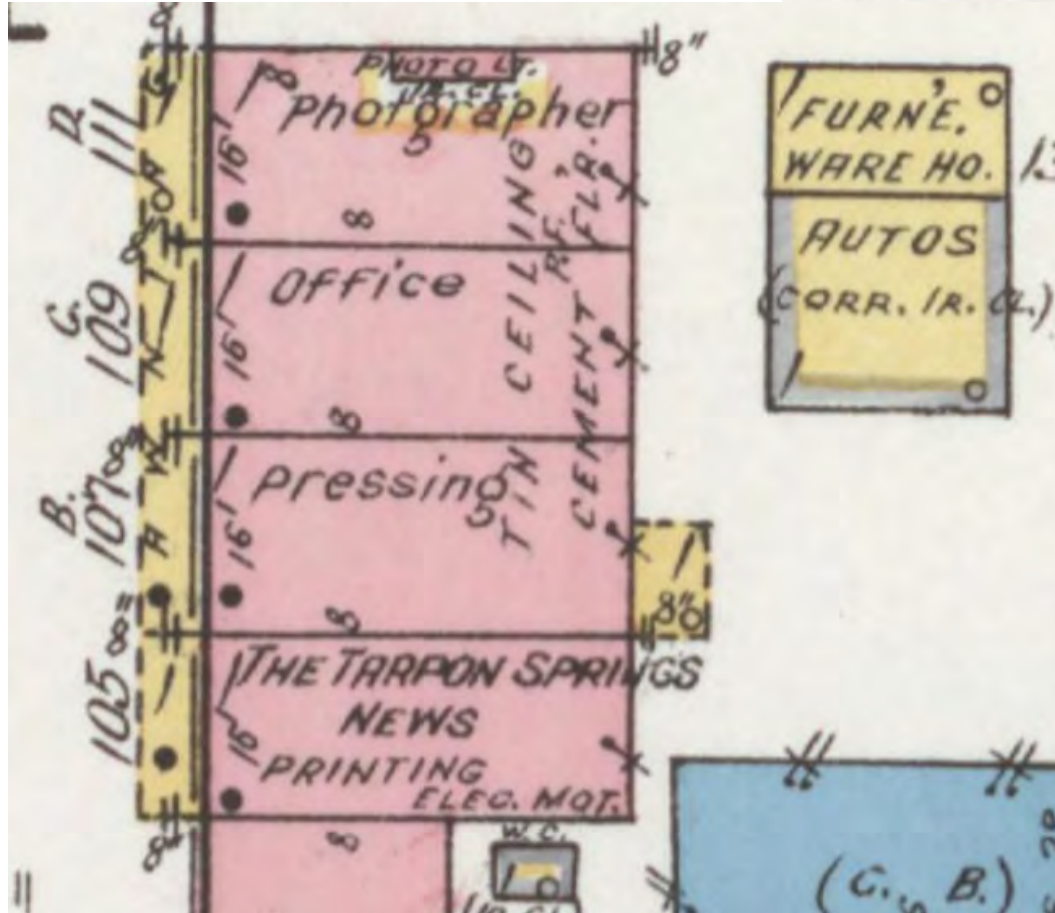
FLORIDA MASTER SITE FILE



1913 SANBORN

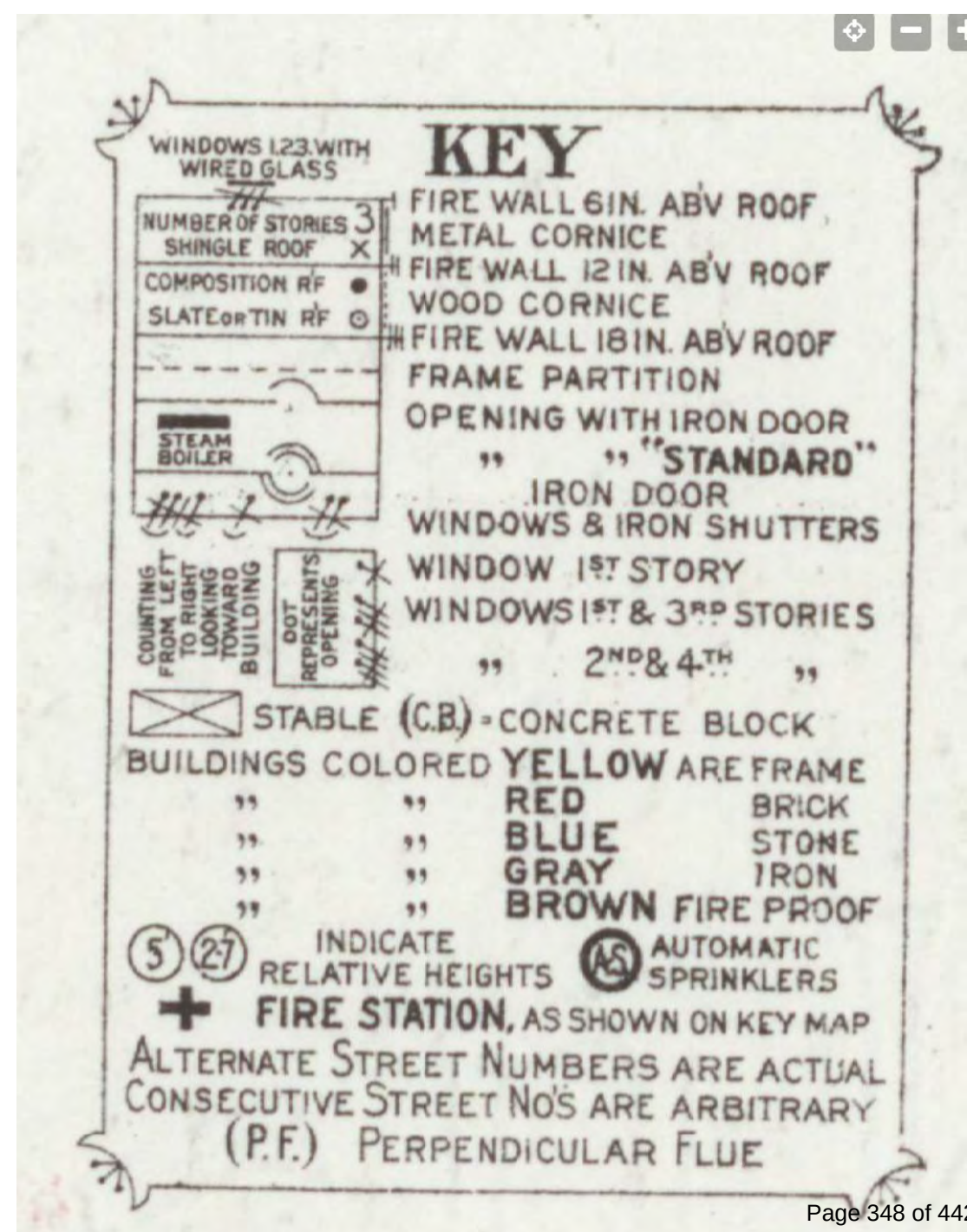
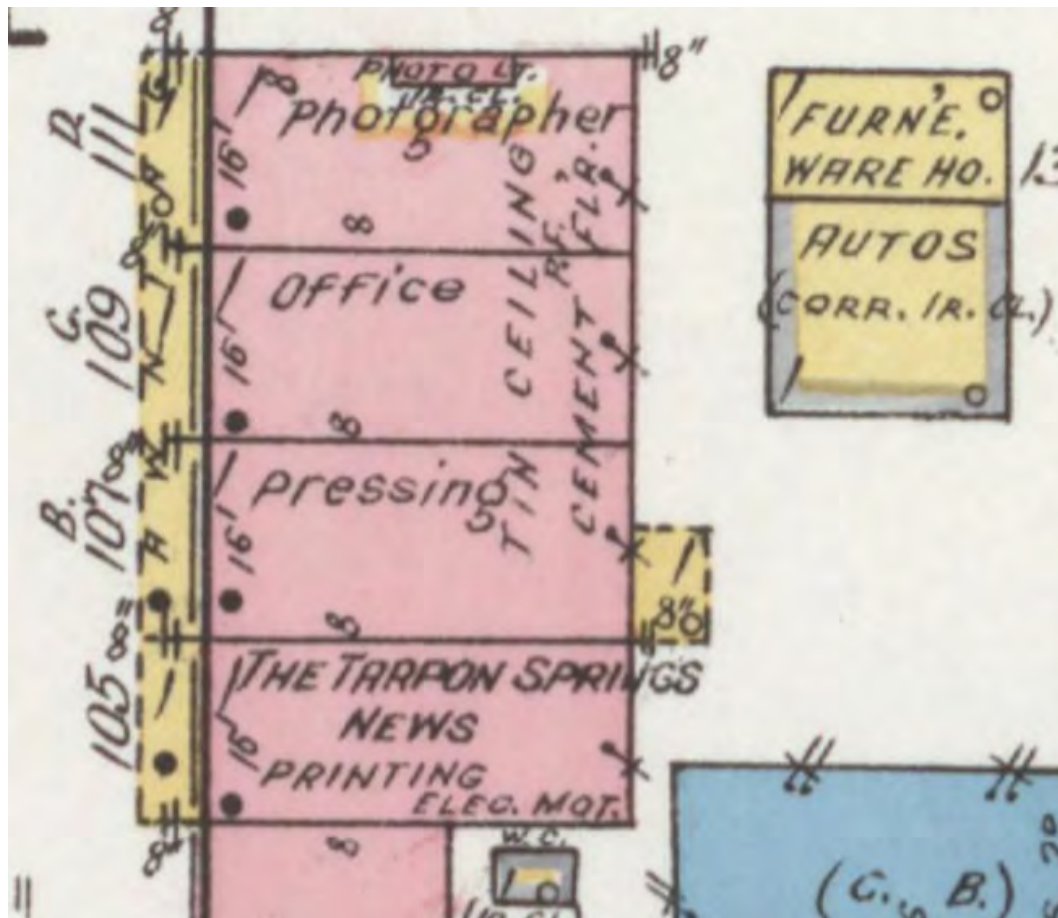


1919 SANBORN





1919 SANBORN





















TRANSOMS COVERED



20 HIBISCUS
STOREFRONT ALTERED CIRCA 1980'S
CONFIGURATION RETAINED

24 HIBISCUS
ORIGINAL STOREFRONT





STOREFRONT CORNICE

TRANSOM

DISPLAY WINDOW

ENTRANCE DOOR

**MULLION /
STRUCTURAL SUPPORT**

APRON / BULKHEAD

PROPOSED



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

1) **New construction consistency.**

Height, width and materials of front facade and entry will be significantly altered.

2) **Windows, doors and entries.**

Entryways and accompanying features will be demolished and replaced.

3) **Neighborhood and district context.**

Significant alteration of the street and pedestrian experience along Hibiscus St. in heart of national district.



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

7. Architectural features.

Essentially all of the historic architectural features of the property will be removed or covered with stucco.

8. Adherence to period of construction.

Proposed project is not consistent with the period of construction or later modifications.

9. Adherence to Secretary's Guidelines.

Project conflicts with Guidelines 2, 3, 4, 6, and 9.

10. Conformance with other City code requirements.

Project conforms to city codes. It is in conflict with the Historic Preservation Element of the Comprehensive Plan.

11. Impact upon archeological sites. (Not applicable)



STANDARDS FOR REVIEW – DRGM

Guideline 1. Preserve Significant Historic Features

Each style of architecture has a distinctive set of details that contribute to the overall character of the building.

Guideline 2. Repair Rather than Replace

Guideline 3. Restore Significant Historic Features

- a. Whenever feasible, historic materials and details should be restored. Restorations of historic buildings should be completed under the direction of architects or professionals with specialized skills in building restoration and preservation.

Guideline 4. Make Sensitive Replacements

- a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.

Guideline 5. Context-Sensitive Design

- a. Where no evidence exists of the exact shape of missing details, a sensitive, often simplified design is preferred. The design should be consistent in massing, scale, material, and color to the historic feature.
- b. For inspiration and reference, look to similar building types constructed in similar styles within the district. New features (including new construction) should be sensitive to the size, scale, massing, proportion, and detail of similar buildings or the overall character of the surrounding neighborhood.



STANDARDS FOR REVIEW – DRGM

4.5 Universal Guidelines for Exterior Walls

Please see General Guidelines at the beginning of this chapter, for additional guidance.

Guideline 8. Match Existing or Historic Siding

- a. The historic material found on the exterior walls of a building is a character-defining feature and should be preserved, maintained, repaired, rehabilitated, and restored whenever feasible.
- b. If replacement is required, apply the new siding in a way that matches the existing or historic.
 1. Changing the size of historic shingles, the width of wood boards or corners and seam details will change the appearance and perceived scale of the building and will not accurately reflect the construction methods of the period.

It is generally not appropriate to:

- use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block, stucco, and corrugated or other metal sidings as the dominant building material on buildings
- cover masonry walls that were not historically covered

Guideline 9. Stucco Surfaces

- a. Surfaces that have been stuccoed may remain stuccoed. Removing stucco that covers masonry could damage the masonry beneath.
- b. When repairing stucco, match the finish to that on the remainder of the historic building.



STANDARDS FOR REVIEW – DRGM

Guideline 14. Masonry

- a. Masonry shall be repaired or replaced with the same masonry, using the same patterns and color, and for stucco surfaces using the same texture and pattern.
- b. Reticulated block, if not able to be repaired or replaced in kind, should be replaced with masonry of a similar size, shape and color.
- c. Reticulated block should be painted or left natural.
- d. Brick or stone shall not be painted unless the brick or stone is already painted, or when a masonry surface is deteriorated beyond repair and painting is the only means to prevent further deterioration of the surface.

It is generally not appropriate to:

- use a non-historic covering over masonry, such as aluminum, vinyl, stucco, TI -11, or permastone. Such coverings hide details and trap moisture



STANDARDS FOR REVIEW – DRGM

Guideline 75. Façade Configuration

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.
- h. If the original storefront or early storefront no longer exists or is too deteriorated, the historic character of the building shall be retained through contemporary design that is compatible to the scale, design, materials, detailing, and façade rhythm of the historic building; or replaced with an accurate historic building design.
- i. Residential structures converted to commercial use shall follow the design guidelines for residential buildings.

Best Choice

- Maintain the existing historic façade configuration, including fenestration and ornamentation
- Restore the historic configuration of altered commercial properties based on physical or documentary evidence

Good Alternative

- Alter the layout of historic storefronts to accommodate changing needs while maintaining as much of the original fabric and configuration as possible
- Alter the existing façade configuration in the least invasive manner possible. Provide additional access points in a location that will not disrupt the rhythm of the historic façade

Not Appropriate

- Wholesale reconfiguration of a building's façade to create a different appearance
- Infilling existing window openings
- Creating new window openings that are not complementary to the historic character of the building



STANDARDS FOR REVIEW – DRGM

Guideline 76. Commercial Building Ornamentation

- a. Maintain and restore character-defining features of your commercial building. Character defining features include historic storefronts, transoms, signboards, bulkheads, windows, cornices, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
- c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color

Guideline 77. Storefront Windows

- a. Preserve or restore the historic size and configuration of glass display windows where possible.
- b. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of windowpanes and the approximate muntin and mullion profile should match the historic window.
- c. Storefront windows should retain their historic material and be consistent with the prominent styles and eras of the building.
- d. While wood was often the traditional framing material of choice for storefronts, some 19th-century buildings employed cast-iron members, these should be restored where feasible; otherwise, an appropriate substitute that shares the look and scale of the historic framing member may be considered.
- e. Replacing glass windows with an opaque surface detracts from the authenticity of the historic storefront and deters potential customers from entering the building.
- f. Retain the panel that is located below the display window. Where replacement is necessary, use wood, stone, or painted metal and coordinate the color with the historic color scheme or that of other storefront elements.
- g. Retain or restore storefront transom windows and the mullion divisions of the historic transom.
- h. Use glass in the transom where possible.
- i. In some cases, air conditioner units have been placed in one of the transom panels, usually just over the entry. These units are a visual deterrent and should be relocated to the rear or replaced by a rooftop system, where feasible in full building rehabilitation.



STANDARDS FOR REVIEW – DRGM

Guideline 78. Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of windowpanes and the approximate muntin and mullion profile should match the historic window.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum-clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complementary to the existing historic windows and architectural style.
- c. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
- d. Maintain the window type. For example, it is not recommended to replace operable windows such as double-hung windows with fixed windows but this should be reviewed on a case by case basis.

Guideline 80. Storefront Entrances

- a. Maintain recessed entries where they exist.
- b. Preserve decorative entries where they exist, such as those with porticos angled into the corners.
- c. If the historically recessed entries have been closed up, consider reopening them.

Guideline 81. Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, it is encouraged to use pictorial evidence to produce the replacements. A salvaged replacement in the same style that fits the opening or a new door in a complementary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including sidelights and transoms. Do not alter the size of the opening to fit a smaller or larger door unless required by code.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends denial of Application #22-139, as presented, for a Certificate of Approval.

If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be stated with the following conditions:

EITHER

1. Only the stucco portion of the project be approved.

OR

1. The intact historic storefront at 24 Hibiscus Street be retained.
2. Wood doors and transoms be retained.

AND

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11771

Recorder # 161

Recorder Date 2/16/09

Original ☒Update ☐

Site Name 20-26 N Hibiscus Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 20-26 N Hibiscus Street

Vicinity of E side of Hibiscus between Tarpon and Orange

City Tarpon Springs County Pinellas

Ownership Private-corporate Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327574 Northing 3114707 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1913 Circa ☒Alterations ☒ Date c.1980+ Type/Location south storefront replaced, stucco applied, storefronts altered at north endAdditions ☒ Date c.1920 Type/Location south end store constructed to match existingMoved ☐ Original Location

Use Original Commercial Use Present Vacant

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Concrete block Exterior Fabric Stucco

Foundation Slab Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): four storefront entries, second from south end intact

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Shed Roofing Materials Built-up roof

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type Fixed Light # Storefront

Exterior Ornament fabric awnings

Condition Fair Surroundings Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This building consists of four stores with continuous fabric awning and stucco bands at the parapet. Tarpon Springs News was located in the south store originally.

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of commercial architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #55, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1771

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20, 22, 24, 26 Hibiscus Street					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s) 12/27/15/64998/000/0031	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				
Current Use of Property office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO				

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s)	<table border="1"> <tr> <th align="center" colspan="2">Current Designations of Property</th> </tr> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style masonry vernacular	Porches? ☐ YES ☒ NO
Original Use George McAroy	Present Use Office Commercial	Proposed Use Office
Roof Type & Material Flat	Exterior Siding Material Stucco	

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

20, 22, 24, 26 Hibiscus St.

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughts and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☒ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>01/09/2023</u>	Title Holder/Property Owner: <u>Nomiki Vavlas</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 09 day of January, A.D., 20 ____
by Nomiki Vavlas, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

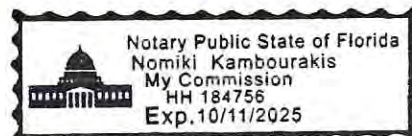
NOTARY PUBLIC

Name: _____

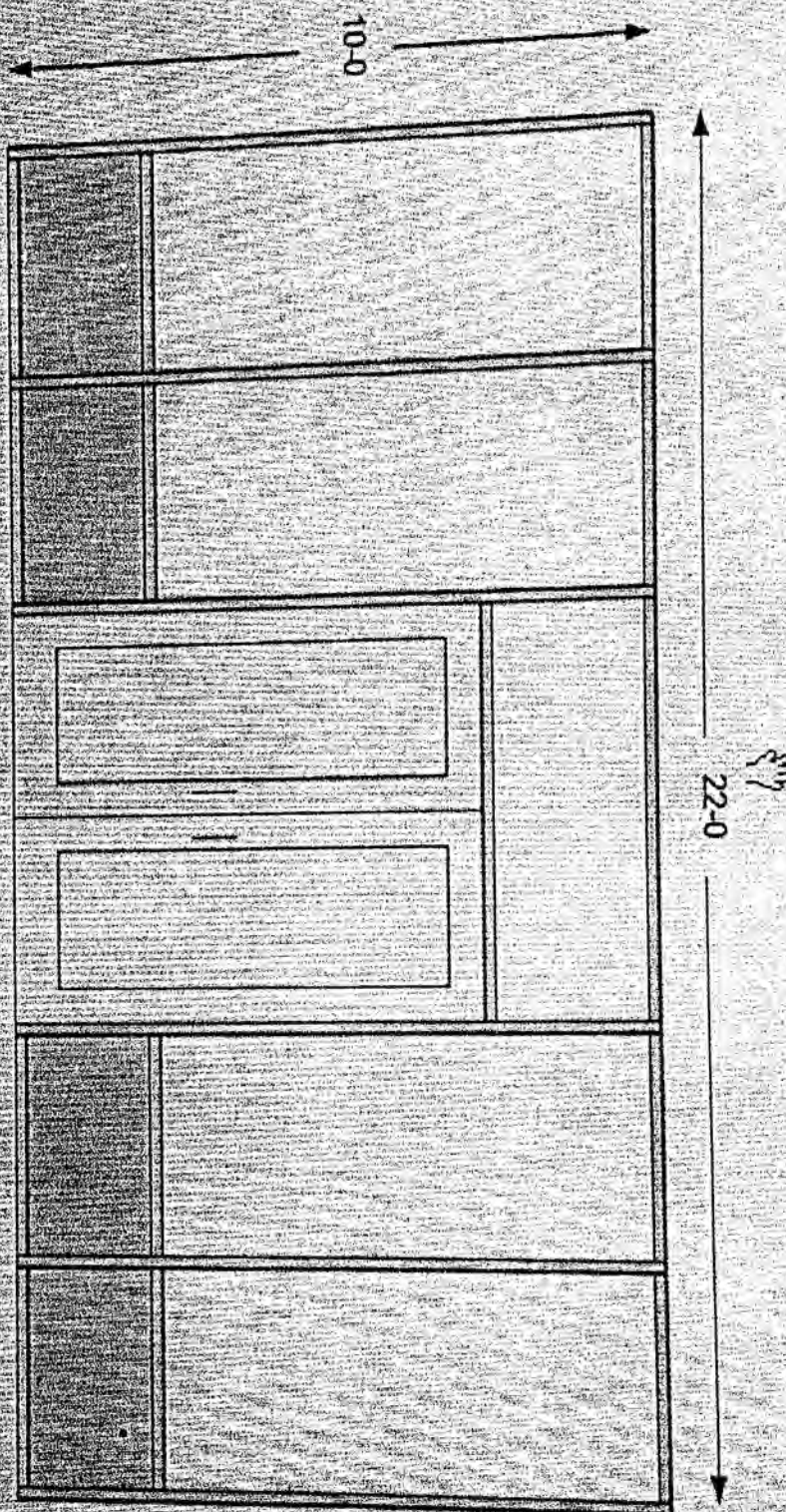
Signature: _____

Stamp: _____

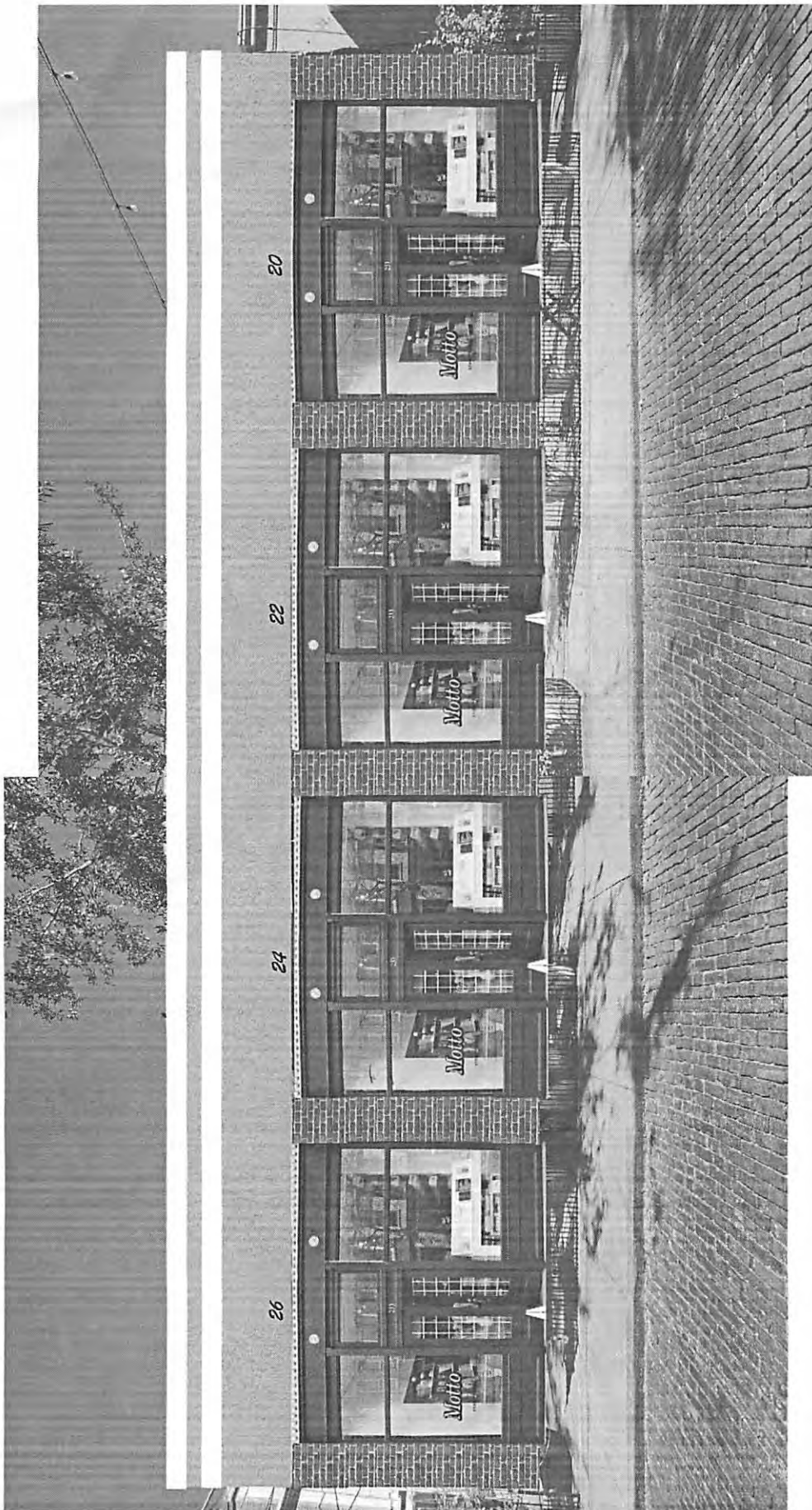
Nomiki Kambourakis
Kambourakis



105 Tarpon Avenue
Tarpon Springs, Florida 34689



New dark bronze aluminum hurricane impact store front
Window and door system glazed with clear 9/16 impact Laminated glass.
There is one pair of 3-0 x 7-0 doors with a transom and comes with Mtg. standard
Door hardware package. Approx. size from 20-0 x 10-0.



FLORIDA DEPARTMENT OF Business & Professional Regulation

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Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#)

OFFICE OF THE
SECRETARY

Search Criteria

Code Version	2017	FL#
Application Type	ALL	Product Manufacturer
Category	ALL	Subcategory
Application Status	ALL	Compliance Method
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired
Product Model, Number or Name	ALL	Product Description
Approved for use in HVHZ	ALL	Approved for use outside HVHZ
Impact Resistant	ALL	Design Pressure
Other	ALL	

Search Results - Applications

FL#	Type	Manufacturer
FL17693-R1 History	Revision	OLDCASTLE BUILDING ENVELOPE DOORS FL#: FL17693.1 Model: SERIES MSD-375 AND WSD-500 ALUMINUM ENTRANCE DOOR Description: MSD-375 MEDIUM STILE AND WSD-WIDE STILE IMPACT ALUMINUM ENTRANCE DOORS (WET GLAZED) Category: Exterior Doors Subcategory: Swinging Exterior Door Assemblies

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-181

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a pu mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contac 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Dep one. The emails provided may be used for official communication with the licensee. However email addresses are public rec address, please provide the Department with an email address which can be made available to the public. To determine if please click [here](#).

Product Approval Accepts:



Credit Card
Safe

securityMETRICS



WALTER A. TILLIT, JR., P.E.

PRODUCT EVALUATION REPORT

tilteco@aol.com
FL P.E. License No. 44167
FL E.B. License No. 0006719

REPORT No.: 18-0410.01

DATE: April 10, 2018

PRODUCT CATEGORY: Exterior Doors

PRODUCT SUB-CATEGORY: Swinging Exterior Door Assemblies

PRODUCT NAME: Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact

MANUFACTURER: Oldcastle BuildingEnvelope™
803 Airport RD. Terrell, TX 75160

1. PURPOSE OF EVALUATION:

This is a Product Evaluation Report issued by **Walter A. Tillit, Jr., P.E.** (System ID # 1906) to **OLDCASTLE BUILDING ENVELOPE** based on **Rule Chapter No. 61G20-3, Method 1D of the Florida Department of Business and Professional Regulation.**

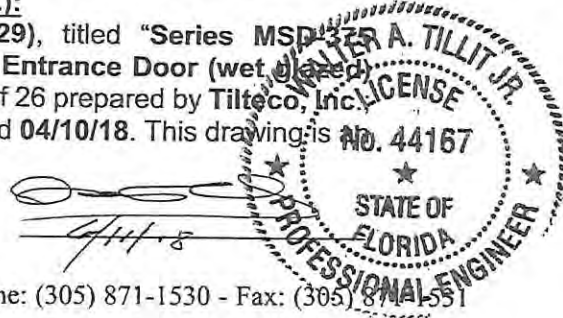
This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 Sixth Edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

This Product Evaluation Report shall be subject to review and revision in case of a Building Code Change that may affect its limitations and conditions.

2. EVIDENCE SUBMITTED:

2.1. PRODUCT EVALUATION DOCUMENT (P.E.D.):

Drawing No. **18-019 (Revises Drawing # 15-029)**, titled "**Series MSD-375 (medium) and WSD-500 (wide) Stiles Aluminum Entrance Door (wet glazed) Large and Small Missile Impact**" sheets 1 thru 26 of 26 prepared by **Tilteco, Inc.**, signed and sealed by **Walter A. Tillit, Jr., P.E.**; dated **04/10/18**. This drawing is an integral part of this Evaluation Report.



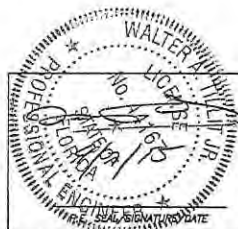
6355 N.W. 36th Street, Suite 305, Miami, Florida 33166 - Phone: (305) 871-1530 - Fax: (305) 871-1551

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE OUT SWING ALUMINUM ENTRANCE DOORS W/ LARGE & SMALL MISSILE IMPACT RESISTANT GLASS

GENERAL NOTES:

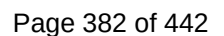
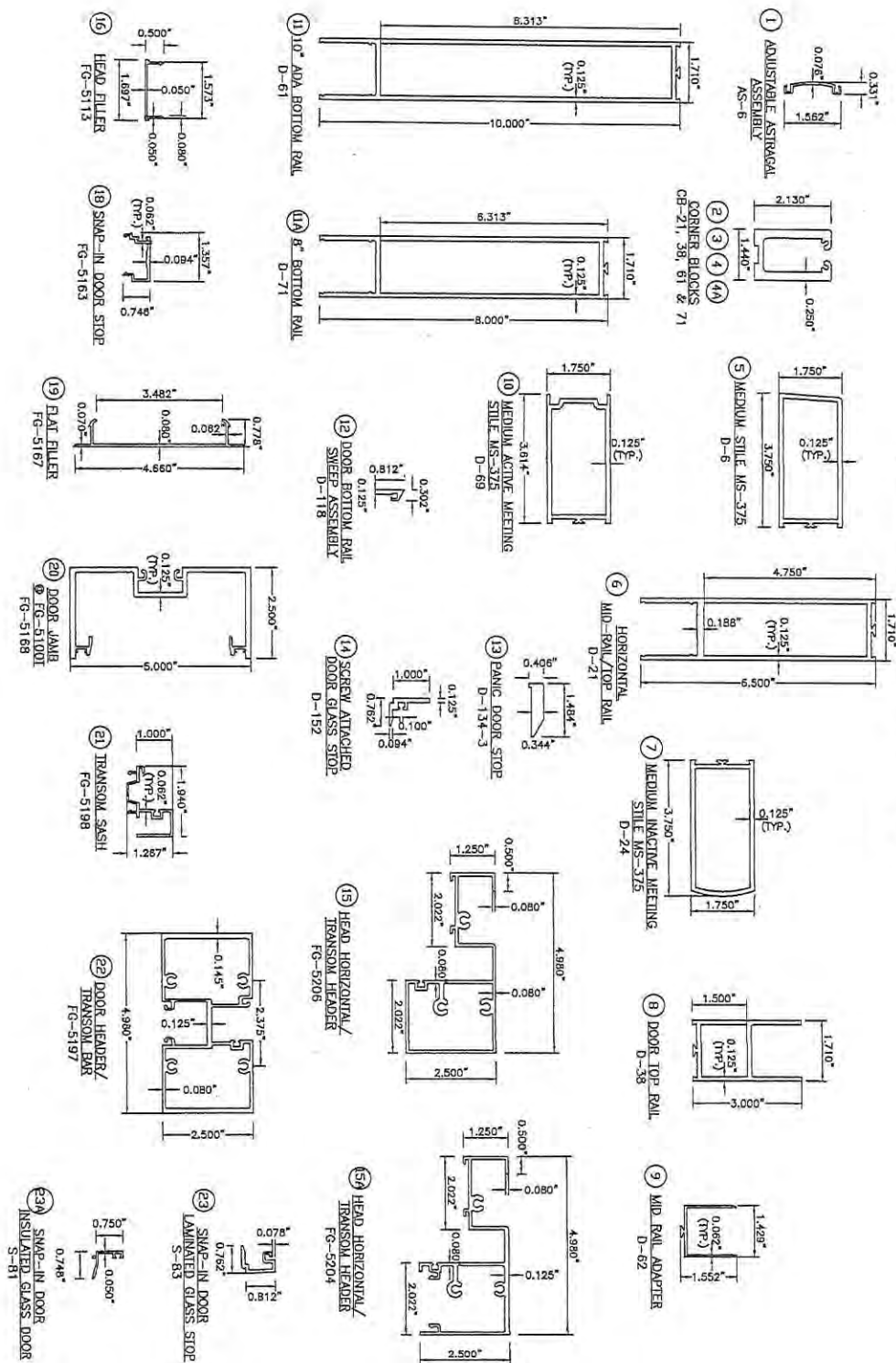
- ALUMINUM ENTRANCE DOOR SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE 2014 (5th EDITION) OF THE FLORIDA BUILDING CODE. PRODUCT MAY BE INSTALLED WITHIN HIGH VELOCITY HURRICANE ZONES (HVHZ) AND OUT OF THEM (NHVHZ).
- DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 (HVHZ) & 1609 (NHVHZ) OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED AS REQUIRED BY THE JURISDICTION WHERE THIS PRODUCT TO BE INSTALLED FOR A DIRECTIONALITY FACTOR $K_d=0.85$, USING ASCE 7-10 & SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATING INDICATED ON NOTE 2.
- IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER ASCE 7-10 SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D.) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.
- IN ORDER TO VERIFY THAT ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVERSTRESSED, A 33% INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS NOT USED IN THEIR ANALYSIS. FASTENERS SPACING TO WOOD HAS BEEN DETERMINED IN ACCORDANCE WITH N.D.S. 2012.
- THIS PRODUCT'S ADEQUACY FOR IMPACT AND WIND RESISTANCE HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION 1626 & 1609.1.2 OF THE ABOVE MENTIONED CODE AS PER PROTOCOLS TAS-201, TAS-202, TAS-203, PER HURRICANE TESTING LABORATORY REPORTS # HTL-0105-1030-02, HTL-0105-0712-03, HTL-0105-0205-03, HTL-0105-0810-03, HTL-0105-0210-04 AND HTL-0105-0407-04; PER CERTIFIED TESTING LABORATORIES REPORT # CTLA-1177W (FOR DOOR CERTIFICATION INSTALLATION WITH FG-5000 AND FG-5100 WINDOW WALL SYSTEM); PER ARCHITECTURAL TESTING LAB REPORTS # C0344.01-450-18, 95631.01-401-18 (NEW PANIC HARDWARE) PER CONSTRUCTION CONSULTING LABORATORY REPORTS #CCU-14-128, AND AS PER SUBMITTED STRUCTURAL CALCULATIONS, PERFORMED AS PER SECTIONS 1616 & 1604 OF THE FLORIDA BUILDING CODE.
- MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS SHALL BE ± 70 psf. WHEN USED WITH LAMINATED GLASS, AND MAX. ± 70 psf. WHEN USED WITH INSULATED GLASS.
- MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS SHALL BE ± 80 psf. WHEN SARGENT OR COBBIN RUSSWIN EXIT DEVICES ARE USED (SEE SHEETS 6 & 7).
- USE SEALANT #37 FOR UP TO ± 70 psf. -80 psf. A.S.D. DESIGN PRESSURE RATING. USE SEALANT # 37A FOR UP TO ± 70 psf. -70 psf. A.S.D. DESIGN PRESSURE RATING.
- MAXIMUM A.S.D. DESIGN PRESSURE RATING FOR 4'-0"x8'-0" SINGLE OR 8'-0"x8'-0" PAIR OF DOORS SHALL BE ± 70 psf. -70 psf. AND SHALL ONLY BE USED WITH EITHER LAMINATED OR INSULATED GLASS. USE SEALANTS #37 AND #37A FOR THESE DOORS.
- THIS PRODUCT WILL NOT REQUIRE A HURRICANE PROTECTION DEVICE.
- THIS PRODUCT IS NOT APPROVED FOR WATER INFILTRATION.
- PROVIDE 1/4" MAX. LOAD BEARING SHIM (TYP.), WHEN ALLOWED BY THIS DRAWING.
- ALL SCREWS USED FOR ASSEMBLY CONNECTIONS (METAL TO METAL TO BE STAINLESS STEEL 304 OR 316 ANSI SERIES OR CORROSION RESISTANT COATED CARBON STEEL AS PER DIN 90018 AND SECTION 2411.3.3.4 OF THE FLORIDA BUILDING CODE WITH 50 ksi YIELD STRENGTH AND 90 ksi TENSILE STRENGTH.
- WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE BUILDING STRUCTURE. WOOD BUCKS MUST BE SOUTHERN PINE, G = 0.55, AND SHALL COMPLY WITH SECTIONS 2411.3.3.3 & 2326 OF THE FLORIDA BUILDING CODE.
- REMAINING COMPONENTS FOR THIS PRODUCT SHALL BE AS INDICATED ON BILL OF MATERIALS, SHEETS 4 & 5 OF THIS DRAWING.
- ALL ALUMINUM EXTRUSIONS IN CONTACT WITH STEEL, CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD SHALL COMPLY WITH SECTIONS 2003.8.4.2, 2003.8.4.4, 2003.8.4.5 AND 2003.8.4.6 OF THE FLORIDA BUILDING CODE, RESPECTIVELY.
- SHOP DRAWINGS PREPARED BASED ON THIS APPROVAL AND TAKING INTO ACCOUNT THE SPECIFIC JOB CONDITIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS PART OF THE PERMIT DOCUMENTS.
- SUBSTRATE MATERIAL NOTED ON THIS DRAWING AS EXISTING BY OTHERS, POURED CONCRETE, GROUT FILLED CONCRETE BLOCK AND WOOD MUST WITHSTAND THE LOADS IMPOSED BY THIS PRODUCT.
- THIS PRODUCT'S INSTALLATION SHALL COMPLY WITH ALL SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.
- (a) THIS P.E.D. PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, I.E. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.
- (b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS P.E.D., PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT, CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.
- (c) THIS P.E.D. WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
- (d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD ACTING AS DELEGATED ENGINEER TO THE P.E.D. ENGINEER, SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
- (e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.
- PRODUCT MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT PRODUCT IN ACCORDANCE WITH SECTION 1710.5 OF THE FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING.

THIS DRAWING SHALL ONLY BE USED TO OBTAIN PERMITS IN THE STATE OF FLORIDA



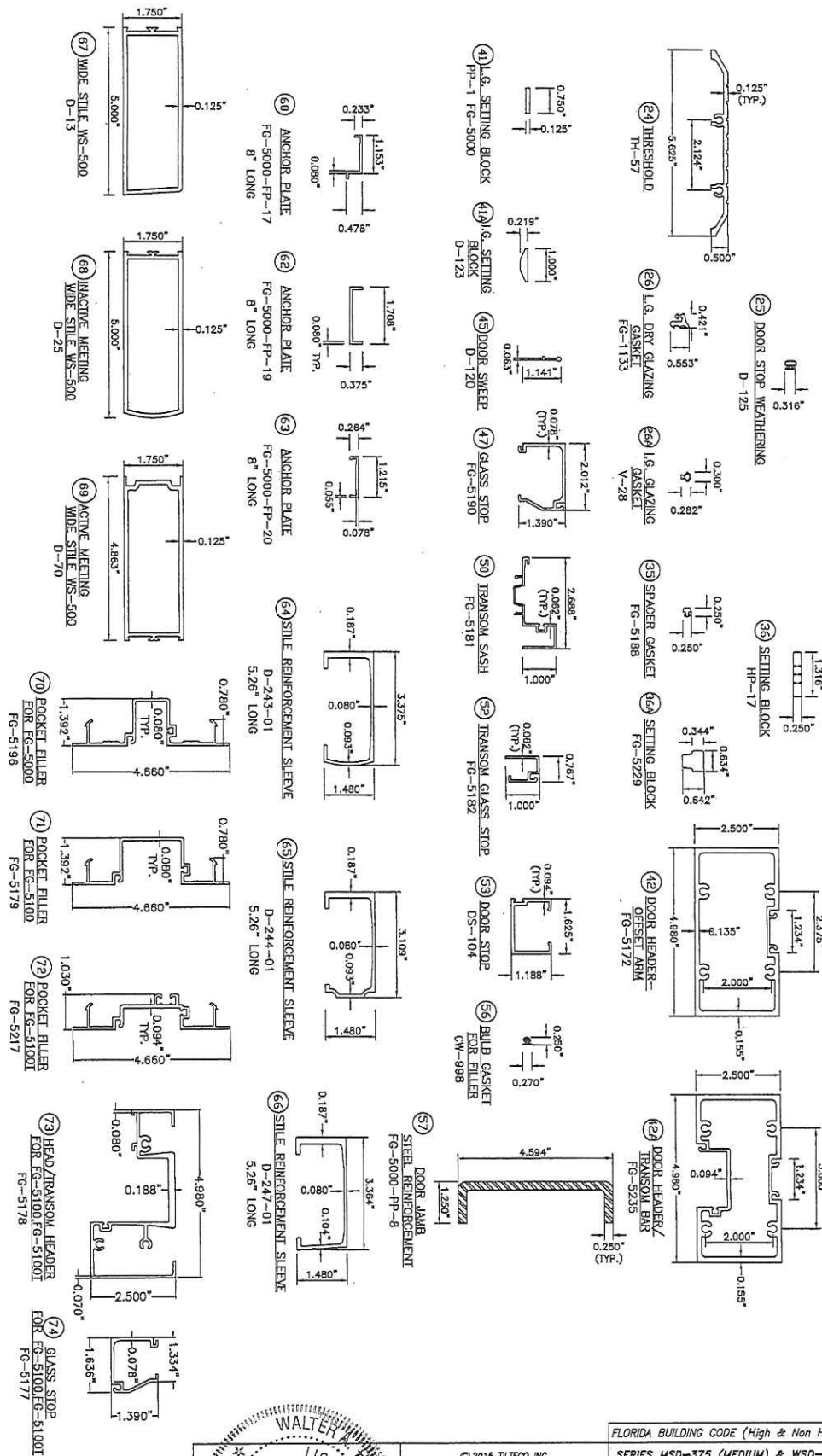
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)			
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)		DRAWN BY: F.R.L.	
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)		03/18/15	
LARGE & SMALL MISSILE IMPACT		DATE	
Oldcastle BuildingEnvelope®		15-029	
803 AIRPORT RD. TERRELL, TX 75160		DRAWING No	
www.OldcastleBuildingEnvelope.com Phone 800-668-4567		SHEET 1 OF 26	
REV. NO.	DESCRIPTION	DATE	BY
01	01-01	01/14/15	

SCALE: 4" = 1'



SERIES MSD-375 & WSD-500 ALUMINUM MEDIUM & WIDE STILE ENTRANCE DOORS
(WET GLAZED) COMPONENTS

SCALE: 4" = 1"



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TILTECO INC.
TILLET TESTING & ENGINEERING COMPANY
4353 N.W. 36th St., Ste. 200, Fort Lauderdale, FL 33309
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WALTER A. TILLET, P.E.
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FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.A.L. 03/18/15	
Oldcastle Building Envelopes 810 AIRPORT RD. TERRELL, TX 75160 www.OldcastleBE.com Phone 800-869-4567				DATE	
				15-029	
				SHEET 3 OF 28	

BILL OF MATERIALS MSD-375 & WSD-500 DOORS

ITEM NO.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
1.	AS-6	ADJUSTABLE ASTRAGAL ASSEMBLY	.331" X 1.562" X .076"	6063-T6 ALUMINUM	DBE	
2.	CB-21	CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	4.437' LONG
3.	CB-38	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	123' LONG
4.	CB-61	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	8' LONG
4A.	CB-71	DOOR CORNER BLOCK	2.130" X 1.44" X .25"	6063-T5 ALUMINUM	DBE	6' LONG
5.	D-6	MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
6.	D-21	HORIZONTAL MID-RAIL/TOP RAIL	6.50" X 1.71" X .125"	6063-T5 ALUMINUM	DBE	
7.	D-24	INACTIVE MEETING MEDIUM STILE MS-375	3.75" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
8.	D-38	DOOR TOP RAIL	3.00" X 1.71" X .125"	6063-T5 ALUMINUM	DBE	
9.	D-62	MID-RAIL ADAPTER	1.429" X 1.552" X .062"	6063-T5 ALUMINUM	DBE	
10.	D-69	ACTIVE MEETING MEDIUM STILE MS-375	3.614" X 1.75" X .125"	6063-T5 ALUMINUM	DBE	
11.	D-61	10" ADA BOTTOM RAIL	10.00" X 1.71" X .125"	6063-T6 ALUMINUM	DBE	
11A.	D-71	8" BOTTOM RAIL	8.00" X 1.71" X .125"	6063-T6 ALUMINUM	DBE	
12.	D-118	DOOR BOTTOM RAIL SWEEP ASSEMBLY	.812" X .302" X .125"	6063-T5 ALUMINUM	DBE	CUT TO DOOR WIDTH MINUS 5/8"
13.	D-134-3	PANIC DOOR STOP	.344" X 1.484" X 3.00"	6063-T5 ALUMINUM	DBE	
14.	D-152	SCORE V ATTACHED DOOR GLASS STOP	1.00" X .762" X .125"	6063-T6 ALUMINUM	DBE	ATTACH W/ 3/8" 12" IN CENTER
15.	FG-5206	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
15A.	FG-5204	HEAD HORIZONTAL/TRANSOM HEADER	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
16.	FG-5113	HEAD FILLER	.50" X 1.63" X .030"	6063-T5 ALUMINUM	DBE	
18.	FG-5163	SNAP-IN DOOR STOP	.746" X 1.357" X .062"	6063-T6 ALUMINUM	DBE	
19.	FG-5167	FLAT FILLER	.778" X 4.66" X .080"	6063-T6 ALUMINUM	DBE	RUNS FULL LENGTH
20.	FG-5168	DOOR JAMB & FG-5000, FG-5100 & FG-5100T	2.50" X 5.00" X .125"	6063-T6 ALUMINUM	DBE	
21.	FG-5198	TRANSOM SASH	1.00" X 1.940" X .062"	6063-T6 ALUMINUM	DBE	
22.	FG-5197	DOOR HEADER/TRANSOM BAR	2.50" X 4.90" X .080"	6063-T6 ALUMINUM	DBE	
23.	S-83	SNAP-IN DOOR LAMINATED GLASS STOP	.812" X .762" X .078"	6063-T6 ALUMINUM	DBE	
23A.	S-81	SNAP-IN DOOR INSULATED GLASS STOP	.748" X .75" X .030"	6063-T5 ALUMINUM	DBE	
24.	TH-57	THRESHOLD	.50" X 5.625" X .125"	6063-T5 ALUMINUM	DBE	
25.	D-125	DOOR STOP WEATHERING	.125" SPACE	SANTOPRENE	UNIVERSAL RUBBER	
26.	FG-1133	GLAZING GASKET	.197" SPACE	EPDM	VARIES	70 DIAMETER, USE AT LAMINATED GLASS
26A.	V-28	GLAZING GASKET	.30" X .282"	VINYL	DBE	USE AT INSULATED GLASS
27.	FS-2	ATTACH D-118 SWEEP TO DOOR BOTTOM	#8 X 3/4" PPHSMS	STEEL	VARIES	
28.	FS-7	ATTACH RAILS TO CORNER BLOCKS	#10 X 3/4" PFH	STEEL	VARIES	
29.	FS-8	SPLINE ASSEMBLY SCOREW	#14 X 1" HHSTS	STEEL	VARIES	
30.	FS-114	ATTACH D-152 TO DOOR	#8 X 3/4" PPHSMS	STEEL	VARIES	SPACED @ 12" O.C.
31.	SM-5601	JOINT SEALANT TAPE	.125" X .50" VARIES	BUTYL	SCHNEE-MOREHEAD	
32.	WP-085	ADJUSTABLE ASTRAGAL WEATHERING	VARIABLE SPACE	WOOD PILE	SCHLEGEL	
33.	FS-56	ATTACH D-134-2 PANIC STOP	#12 X 3/4" PPHSMS	STEEL	VARIES	
34.	FS-49	ADJUSTABLE ASTRAGAL SCOREW	#8 X 1/2" PPHSMS	STEEL	VARIES	
35.	FG-5188	SPACER GASKET	.25" X .25"	EPDM	VARIES	85 DIAMETER
36.	HP-17	SETTING BLOCK	1.316" X .25" X 4" LONG	EPDM	VARIES	90 DIAMETER
36A.	FG-5829	SETTING BLOCK	.634" X .642" X 4" LONG	EPDM	VARIES	85 DIAMETER



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SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: PRL 03/16/15 DATE	
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REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
	OLD 14-063	03/16/15			
				SHEET 4 OF 28	

BILL OF MATERIALS MSD-375 & WSD-500 DOORS (CONTINUED)

ITEM No.	PART NUMBER	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
37.	995 SEALANT	STRUCTURAL SILICONE	FILL SPACE	SILICONE	DDV CORNING 995	USE FOR UP TO +70, -80 psf. ASD PRESSURE RATING
37A.	SEALANT	STRUCTURAL SILICONE PROGLAZE II	FILL SPACE	SILICONE	TREMCO	USE FOR UP TO +70, -70 psf. ASD PRESSURE RATING
38.	921	USED AS PERIMETER SEALANT	FILL SPACE	POLYURETHANE	VULKEN	
40.	FS-39	ATTACH CORNER BLOCK TO STILES	3/4" X 20" X 3/4" HHMS	STEEL	VARIES	
41.	FG-5000-PPI	SETTING BLOCK	3/4" X 3/4" X 4"	STEEL	VARIES	USE FOR LAMINATED GLASS
41A.	D-123	SETTING BLOCK	1.00" X 0.219"	RIGID PVC	VARIES	USE FOR INSULATED GLASS
42.	FG-5172	DDOR HEADER-OFFSET ARM	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	DBE	
42A.	FG-5235	DDOR HEADER/TRANSOM BAR	2.50" X 4.98" X .135"	6063-T6 ALUMINUM	DBE	
43.	DS-104	OFFSET ARM COVER	1.188" X 1.625" X .094"	6063-T6 ALUMINUM	DBE	
44.	FASTENER	ATTACH DS-104 TO FG-5172	#10 X 2" FHPSMS	STEEL	VARIES	SINGLE DDOR: 1 EA. 6" FROM LOCK STILE PAIR OF DRS: 1 EA. 6" EACH SIDE OF DR C/L
45.	D-120	DDOR WEATHERING STRIP	VARIABLE SPACE	VINYL	DBE	DDOR WIDTH MINUS 5/8"
46.	FG-5185	SPACER GASKET	.25" X .25"	SILICONE	VARIES	
47.	FG-5190	GLASS STOP	2.01" X 1.39" X .080"	6063-T6 ALUMINUM	DBE	FOR FG-5000 SYSTEMS
50.	FG-5181	TRANSOM SASH	1.00" X 2.69" X .062"	6063-T5 ALUMINUM	DBE	
51.	FS-55	ATTACH SC-1 CLIP	#10 X 1/2" PH ROUND	STEEL	VARIES	9" D.C.
52.	FG-5182	TRANSOM GLASS STOP	1.00" X .767" X .062"	6063-T5 ALUMINUM	DBE	
53.	DS-104	DDOR STOP	1.625" X 1.188" X .094"	6063-T5 ALUMINUM	DBE	USES SC-1 CLIP
56.	CV-958	BULB GASKET FOR FILLER	VARIES	FOAM-TITE	AMESBURY	
57.	FG-5000-PP-8	DDOR JAMB MULLION STL REINFORCING	1 1/4" X 4 9/16" X 1/4"	A-36 STEELZINC PLATED	VARIES	FULL LENGTH OF MULLION COAT RICH PRIMER
58.	FS-38	ATTACH STL REINFORCEMENT	1/4"-20 X 1/2" HH TYPE "F"	STEEL	VARIES	
59.	SC-1	STAINLESS STEEL CLIP	.281" X .968" X .032"	STAINLESS STEEL	DBE	9" D.C.
60.	FG-5000-PP-17	ANCHOR PLATE	1.153" X .478" X .080" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 22
62.	FG-5000-PP-19	ANCHOR PLATE	1.708" X .375" X .080" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 24
63.	FG-5000-PP-20	ANCHOR PLATE	1.215" X .264" X .078" X 8" LONG	6063-T5 ALUMINUM	DBE	USED @ 42
64.	D-243-01	STILE REINFORCEMENT SLEEVE	3.375" X 1.480" X .093" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
65.	D-244-01	STILE REINFORCEMENT SLEEVE	3.109" X 1.480" X .093" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
66.	D-247-01	STILE REINFORCEMENT SLEEVE	3.364" X 1.480" X .104" X 5.26LG	6063-T6 ALUMINUM	DBE	USED AT DDOR STILE SILL WITH REGENT HARDWARE
67.	D-13	WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	DBE	
68.	D-25	INACTIVE MEETING WIDE STILE WS-500	5.000" X 1.75" X .125"	6063-T5	DBE	
69.	D-70	ACTIVE MEETING WIDE STILE WS-500	4.863" X 1.75" X .125"	6063-T5	DBE	
70.	FG-5196	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	DBE	
71.	FG-5179	POCKET FILLER FOR FG-5100	4.660" X 1.392" X .080"	6063-T5	DBE	
72.	FG-5217	POCKET FILLER FOR FG-5100T	4.660" X 1.030" X .094"	6063-T5	DBE	
73.	FG-5178	HEAD/TRANSOM HEADER	2.500" X 4.980" X VARIES	6063-T6 ALUMINUM	DBE	FOR FG-5100/FG-5100T SYSTEMS
74.	FG-5177	GLASS STOP	1.390" X 1.636" X .078"	6063-T6 ALUMINUM	DBE	FOR FG-5100/FG-5100T SYSTEMS



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Oldcastle BuildingEnvelope 803 AIRPORT RD. TERRELL, TX 75160 www.OldcastleBE.com Phone 800-869-4567				15-029 DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
OLD 14-043		05/18/15			
				SHEET 5 OF 28	

HARDWARE SCHEDULE 3'-6" X 8'-0" OR 4'-0" X 8'-0" (Max.) SINGLE MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	3'-6" X 8'-0"	
3-POINT LOCK	MS 1850S + 401S + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	4'-0" X 8'-0"	
RIM PANIC	EDM200S RIM PANIC	COREBIN RUSSWIN	+60 / -60 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	1265 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	2066 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	3'-6" X 8'-0"	
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	3'-6" X 8'-0"	
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	3'-6" X 8'-0"	
SURFACE CLUSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLUSER	21-211 HAY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4" X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	REGENT	+70 / -80 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	DB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	4'-0" X 8'-0"	(4) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	RC1A2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FORMED ALUMINUM	DBE	N/A	N/A	
PUSH BARS	PH-21 FORMED ALUMINUM	DBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	DBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	TY-3	DBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	DBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	DBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT (2)	DBE	N/A	N/A	
DOOR BOTTOM SWEEP	D-118 / D120	DBE	+70 / -80 PSF	3'-6" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
TOP PIVOTS	DP-6 / DP-7	DBE	+70 / -80 PSF	3'-6" X 8'-0"	
INTERMEDIATE PIVOTS	H-19	RIXON	+70 / -80 PSF	3'-6" X 8'-0"	
DOOR PIVOTS	DP-9 / DP-10	DBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	RODM	+70 / -80 PSF	3'-6" X 8'-0"	
THRESHOLD	TH-43	DBE	+70 / -80 PSF	3'-6" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HDL CONTINUOUS GEAR HINGES	PEMKO	+70 / -70 PSF	4'-0" X 8'-0"	



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FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

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 STYLE ALUMINUM ENTRANCE DOOR (WET GLAZED)
 LARGE & SMALL MISSILE IMPACT

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OLD	14-043	03/16/15			

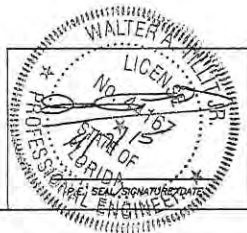
DRAWN BY: F.A.L.
 DATE: 03/16/15

15-029
 DRAWING No

SHEET 6 OF 26

HARDWARE SCHEDULE 7'-0" X 8'-0" OR 8'-0" X 8'-0" (Max.) PAIRS MSD-375 & WSD-500 DOORS

HARDWARE TYPE	HARDWARE MODEL AND DESCRIPTION	MANUFACTURER	MAX. DESIGN PRESSURE	MAX. DOOR SIZE	NOTES
3-POINT LOCK	MS 1850 DEADLOCK	ADAMS RITE	+70 / -80 PSF	7'-0" X 8'-0"	ACTIVE DOOR
FLUSH BOLTS	FB-1201-VORN TOP & BOTTOM-STEEL TIPS DBE	ADAMS RITE	+70 / -80 PSF	7'-0" X 8'-0"	INACTIVE DOOR
3-POINT LOCK	MS 1850S + 4015 + 4016 DEADLOCK	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	ACTIVE DOOR
2-POINT LOCK	MS 2180 AUTO RELEASE FLUSH BOLT	ADAMS RITE	+70 / -70 PSF	8'-0" X 8'-0"	INACTIVE DOOR
RIM PANIC	ED4200S RIM PANIC	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
REMOVABLE MULLION	W570BKM REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH ED4200S RIM DEVICE EXCLUSIVELY
CONCEALED PANIC	1285 CONCEALED VERTICAL ROD PANIC	JACKSON	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	2086 CONCEALED VERTICAL ROD PANIC	RECENT	+70 / -80 PSF	7'-0" X 8'-0"	ONLY ALLOWED TO USED FOR MEDIUM STILES (9) & (10)
CONCEALED PANIC	5770 CONCEALED VERTICAL ROD PANIC	RECENT	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 8' X 8' ALLOWED UP TO +70 / -70 psf
CONCEALED PANIC	8410 CONCEALED VERTICAL ROD PANIC	SARGENT	+70 / -80 PSF	7'-0" X 8'-0"	
RIM PANIC	AD8500 RIM PANIC	SARGENT	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH AD8500 RIM DEVICE EXCLUSIVELY
REMOVABLE MULLION	HC L980 REMOVABLE MULLION	CORBIN RUSSWIN	+60 / -60 PSF	7'-0" X 8'-0"	TO BE USED WITH AD8500 RIM DEVICE EXCLUSIVELY
SURFACE PANIC	9927 SURFACE PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
CONCEALED PANIC	9947 CONCEALED PANIC VERTICAL ROD	VON DUPRIN	+70 / -80 PSF	7'-0" X 8'-0"	
SURFACE CLOSER	MODEL VARIES BY MANUFACTURER	VARIES	N/A	N/A	
CONCEALED CLOSER	21-211 HAY DUTY W/OFFSET SWING ARM	JACKSON	N/A	N/A	
BUTT HINGES 4" X 4 1/2"	4001 BALL BEARING STAINLESS STEEL	RECENT	+70 / -80 PSF	7'-0" X 8'-0"	(3) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	BB1199 BALL BEARING STAINLESS STEEL	HAGER	+70 / -70 PSF	8' X 8'	(4) PER DOOR LEAF
BUTT HINGES 4" X 4 1/2"	RCTA2314 BALL BEARING STAINLESS	MC KINNEY	+60 / -60 PSF	3'-6" X 8'-0"	(3) PER DOOR LEAF
PULL HANDLES	PH-20 FURNISHED ALUMINUM	DBE	N/A	N/A	
PUSH BARS	PB-21 FORGED ALUMINUM	DBE	N/A	N/A	
CYLINDER	CY-1 LOCK CYLINDER	DBE	N/A	N/A	
KEY CONTROL	106 KEY CONTROL FOR SARGENT	SARGENT	N/A	N/A	
THUMB TURN	CY-3	DBE	N/A	N/A	
CYLINDER	CY-5 FOR VON DUPRIN DEVICES	DBE	N/A	N/A	
LOCK INDICATOR	AR-4089 OPTIONAL DEVICE	ADAMS RITE	N/A	N/A	
PANIC STOP	D-134-2 LOCATED AT THRESHOLD	DBE	N/A	N/A	
THRESHOLD	TH-57 COMPONENT (2)	DBE	+70 / -80 PSF	7'-0" X 8'-0"	OPTION FOR 4' X 8' ALLOWED UP TO +70 / -70 psf
DOOR BOTTOM SWEEP	D-118 / D120	DBE	N/A	N/A	
TIP PIVOTS	DP-6 / DP-7	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
INTERMEDIATE PIVOTS	M-19	RIXON	+70 / -80 PSF	7'-0" X 8'-0"	
BOTTOM PIVOTS	DP-9 / DP-10	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	780-224 HD CONTINUOUS GEAR HINGES	ROTON	+70 / -80 PSF	7'-0" X 8'-0"	
THRESHOLD	TH-43	DBE	+70 / -80 PSF	7'-0" X 8'-0"	
CONT. GEAR HINGE	KCFM-95HDI CONTINUOUS GEAR HINGES	PEKHO	+70 / -70 PSF	8'-0" X 8'-0"	

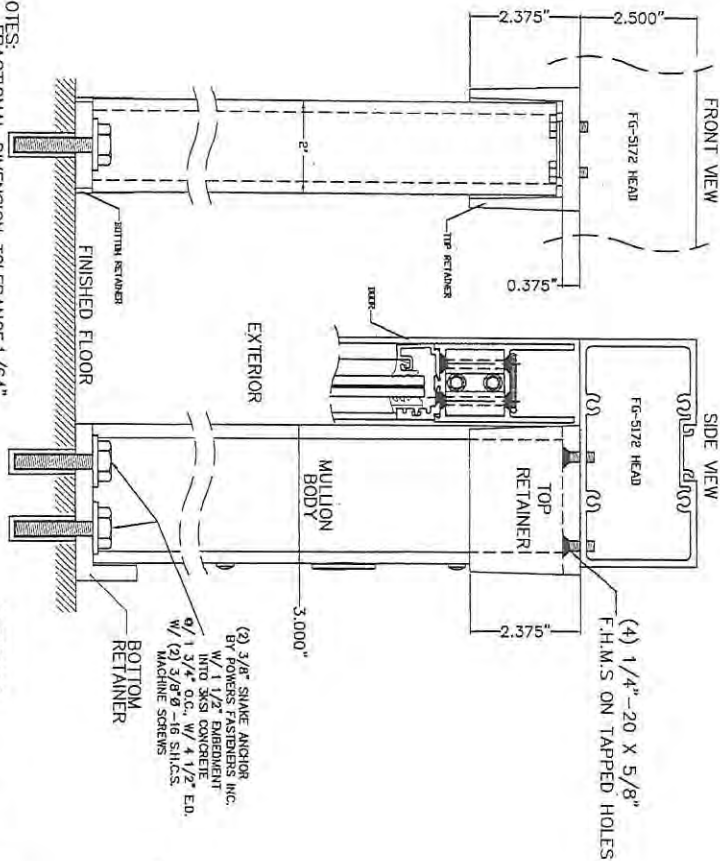


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SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.L. 03/18/15	
 Oldcastle BuildingEnvelope 803 AIRPORT RD. TERRELL, TX 75160 www.OldcastleBU.com Phone 800-869-4567				DATE: 15-029	
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				SHEET 7 OF 25	

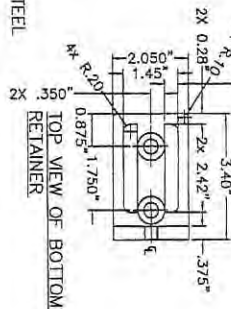
REMOVABLE MULLION ASSEMBLY DETAILS FOR SARGENT & CORBIN RUSSWIN EXIT DEVICES:
 MAX. A.S.D DESIGN PRESSURE RATING IS +60, -60 psf. FOR THESE EXIT DEVICES
 TO BE USED ONLY AT 3'-6"x8'-0" SINGLE OR 7'-0"x8'-0" PAIR OF DOORS

SARGENT HC L980
 REMOVABLE MULLION
 OR CORBIN RUSSWIN
 KRM 200 FWS
 REMOVABLE MULLION

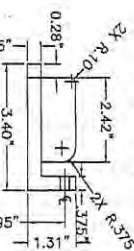


- NOTES:
 1. REACTION DIMENSION TO RANGE 1/64"
 2. OUTSIDE DIMENSIONS ARE MAX. PART SIZE
 3. MOUNTING HOLES TO BE PREPARED AT INSTALLATION.

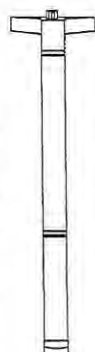
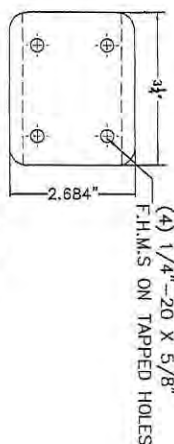
MATERIALS:
 MULLION BODY - CARBON STEEL
 HOT ROLLED WELDED SEAM
 PER ASTM A500 GRADE B
 FINISH: PRIME COAT RED PAINT
 TOP & BOTTOM RETAINER - CAST IRON, PRIMED.



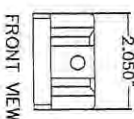
TOP VIEW OF BOTTOM
 RETAINER



BOTTOM VIEW OF TOP RETAINER



SARGENT 8500
 NARROW RIM EXIT
 FBC APPROVED



CORBIN RUSSWIN ED4200S
 NARROW EXIT
 FBC APPROVED



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 TILT TESTING & ENGINEERING COMPANY
 6305 NW 36th St., Ste. 200, Virginia Gardens, FL 33166
 Phone: (305) 487-1800 Fax: (305) 487-1811
 e-mail: tiltco@aol.com
 88-0006719
 WALTER A. TILT, JR., P.E.
 FLORIDA Lic. # 44187

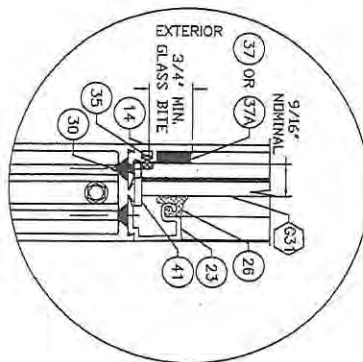
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & MSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.A.	03/18/15
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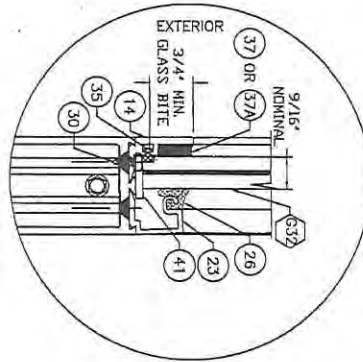
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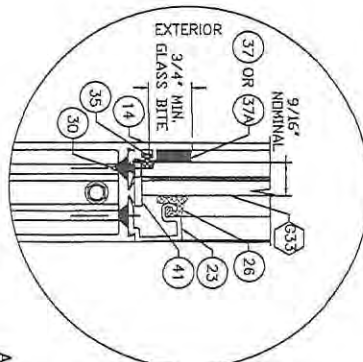
TYPICAL GLAZING DETAILS AT DOORS



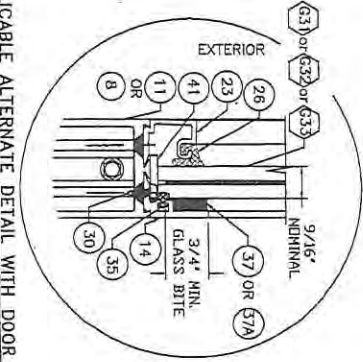
GLASS TYPE **G31**
SCALE: 6" = 1"



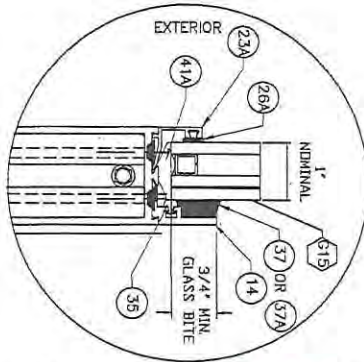
GLASS TYPE **G32**



GLASS TYPE **G33**



APPLICABLE ALTERNATE DETAIL WITH DOOR GLASS STOPS REVERSED FOR ALL GLASS TYPES
VALID ONLY FOR 3'-6"x7'-0" OR 7'-0"x7'-0" SINGLE/PAIR OF DOORS RESPECTIVELY



GLASS TYPE **G15**

GLASS SCHEDULE FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS *				
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ 60 SILICONE
G31	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.009" SAFLEX C.P. STORM INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80
G32	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.010" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80
G33	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.010" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	32 5/16"	+70, -80
G15	1" NOMINAL THICKNESS INSULATED GLASS UNIT (IGU) WITH 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70

* TYPICAL DOOR GLASS SIZE= DLD +1 1/2"

* SEE SHEET 1, GENERAL NOTE #3, FOR MAX. ASD PRESSURE RATING WHEN SPECIFIC HARDWARE IS USED.

GLASS SCHEDULE FOR 4'-0"x8'-0" OR 8'-0"x8'-0" DOORS				
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAXIMUM D.L.O.	MAX. ASD DESIGN FOR GLASS (P.S.F.) W/ 60 SILICONE
G33	9/16" NOMINAL THICKNESS LAMINATED GLASS CONSISTING OF TWO 1/4" H.S. GLASS, AND A 0.010" SAFLEX C.P. STORM GLASS INTERLAYER	EASTMAN CHEMICAL COMPANY	36 3/4" x B2 9/16"	+70, -70
G15	1" NOMINAL THICKNESS INSULATED GLASS UNIT (IGU) WITH 5/16" SPACER & 3/16" H.S. GLASS OVER 0.075" SAFLEX C.P. STORM GLASS INTERLAYER OVER 3/16" H.S. GLASS	EASTMAN CHEMICAL COMPANY		+70, -70



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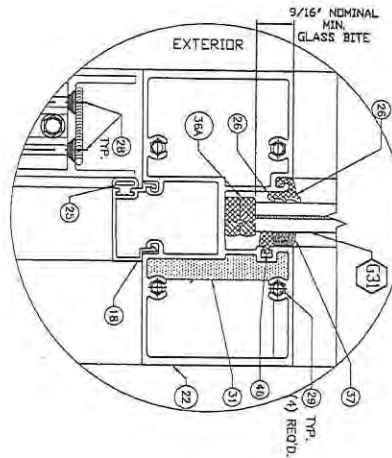
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8305 N.W. 36th St., Ste. 200, WILMINGTON, FL 33418
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e-mail: Tilteco@aol.com
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WALTER A. TILLIT, P.E.
FLORIDA Lic. # 44167

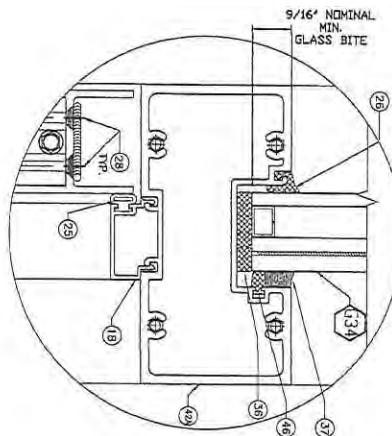
FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
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				DATE 03/18/15	
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				SHEET 2 OF 25	

VALID ONLY FOR 3'-6"x8'-0" & 7'-0"x8'-0" SINGLE/PAIR OF DOORS RESPECTIVELY

TYPICAL GLAZING DETAILS FOR TRANSOMS



GLASS TYPE G31
SCALE: 6" = 1"



GLASS TYPE G34
SCALE: 6" = 1"

GLASS SCHEDULE FOR 3'-6"x8'-0" (MAX.) OR 7'-0"x8'-0" (MAX.) DOORS TRANSOMS			
GLASS LABEL	GLASS COMPOSITION	INTERLAYER MANUFACTURER NAME	MAX. ASD DESIGN PRESSURE RATING FOR GLASS (P.S.F.) W/ SILICONE
G31	9/16" NOMINAL THICKNESS LAMINATED GLASS, CONSISTING OF TWO 1/4" H.S. INTERLAYER	EASTMAN CHEMICAL COMPANY	+70, -80
G34	1 5/16" NOMINAL THICKNESS INSULATED LAMINATED GLASS, CONSISTING OF TWO 1/4" H.S. -0.8 + 1/2" AIR SPACE + 1/4" H.S. + 0.090" SAFLEX PVB INTERLAYER + 1/4" H.S.	EASTMAN CHEMICAL COMPANY	+70, -80



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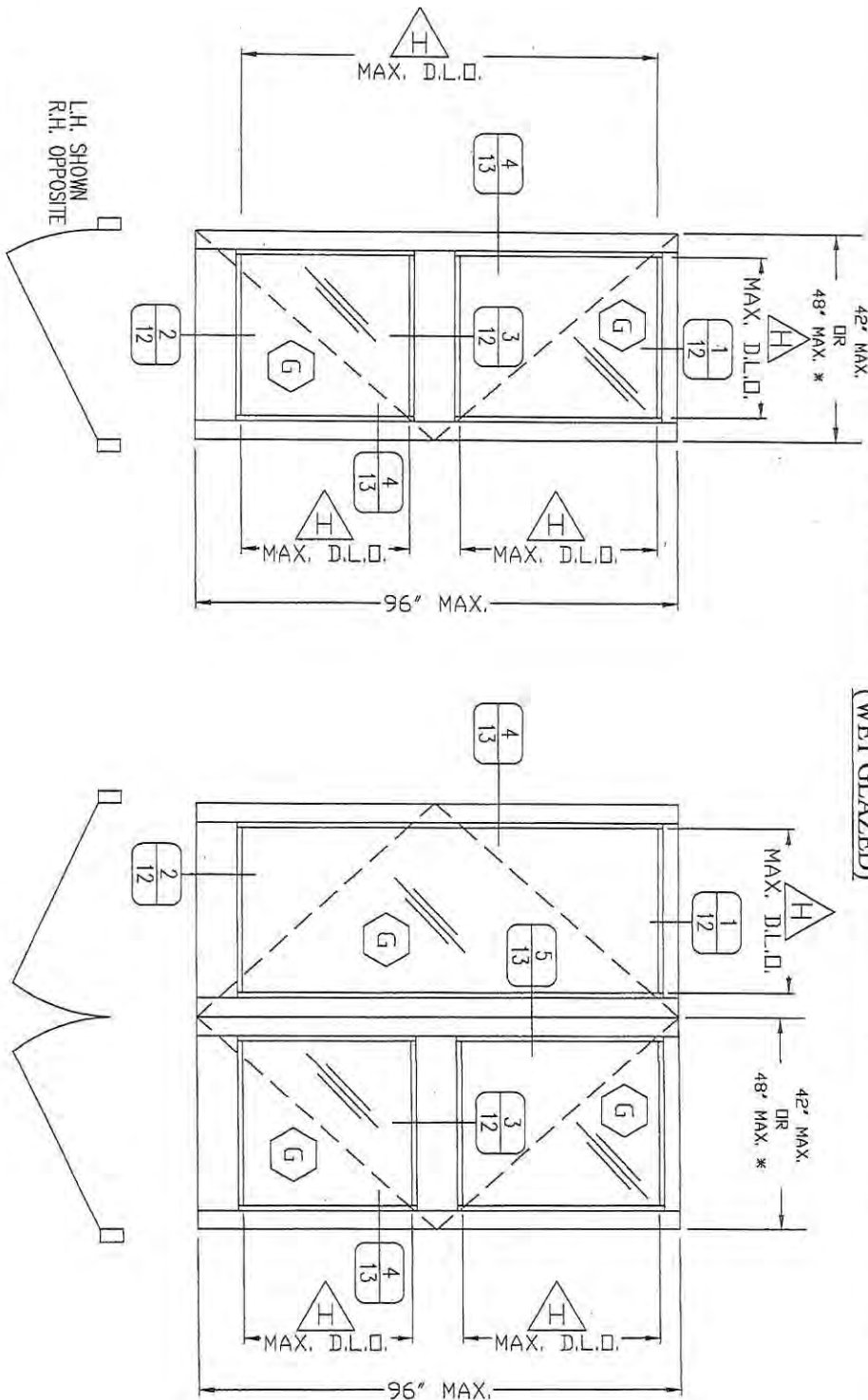
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ED-0000719

WALTER A. TILT Jr., P.E.
FLORIDA Lic. # 44507

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)			
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01	OLD 14-003	02/18/15	

**TYPICAL PANEL ELEVATIONS FOR MSD-375 & WSD-500 IMPACT SINGLE/PAIR OF DOORS
(WET GLAZED)**

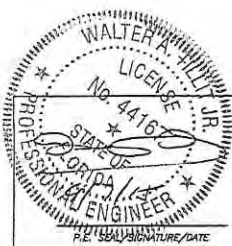


FOOT NOTES:

SINGLE PANEL

DOUBLE PANEL

- G** FOR GLAZING DETAILS AND GLASS SCHEDULE SEE SHEET 9.
- H** FOR MAXIMUM DAYLIGHT OPENING (D.L.O.) SEE SCHEDULE ON SHEET 9.
- * SEE GENERAL NOTES #2 & 3 ON SHEET 1 FOR LIMITATIONS ON MAX. A.S.D PRESSURE RATINGS, USABLE GLASS & HARDWARE.

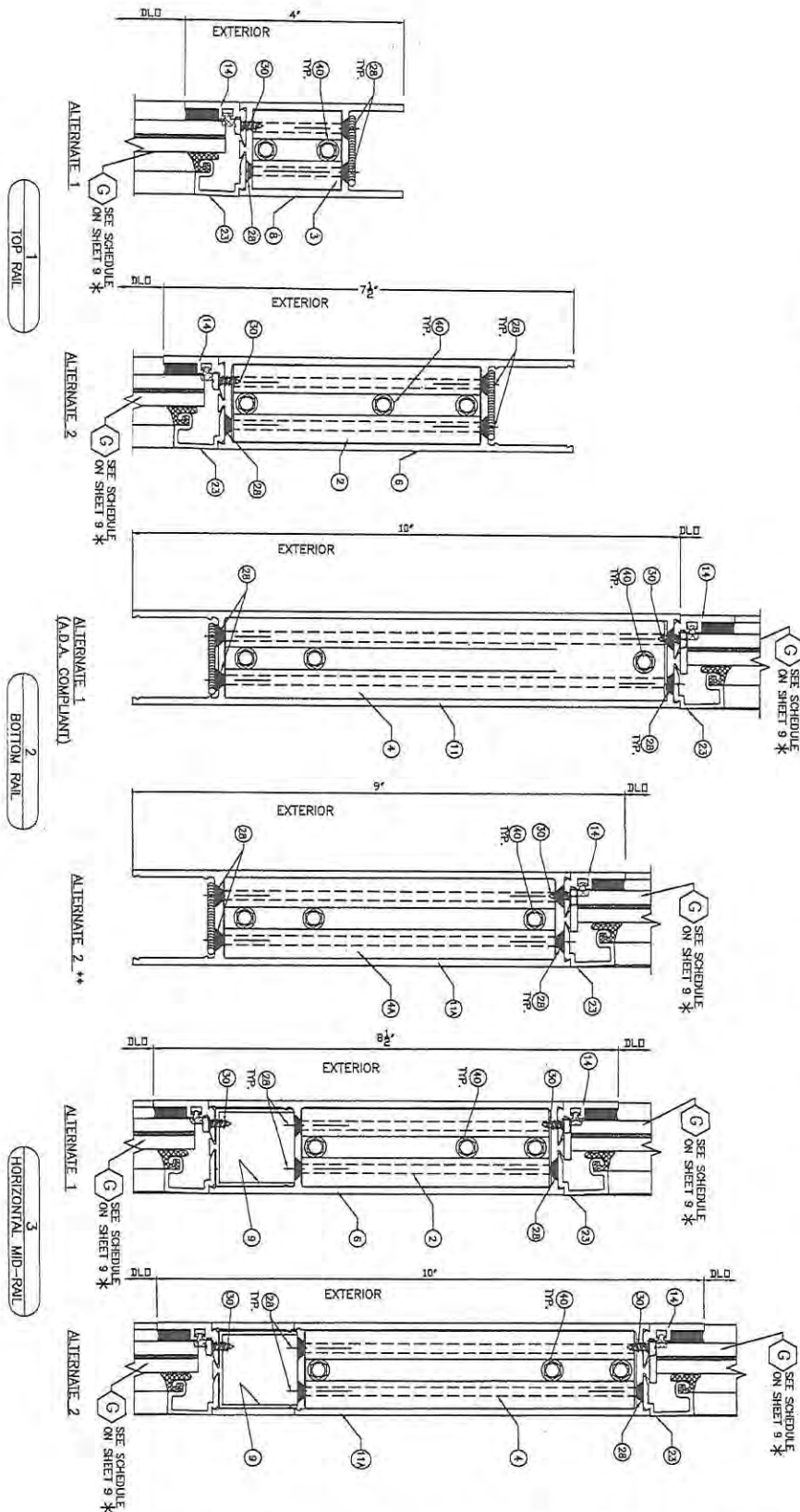


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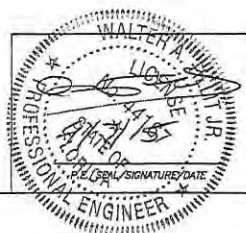
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	DES 14-063	03/18/15			
				SHEET 11 OF 26	

DOORS TOP AND BOTTOM RAILS AND HORIZONTAL MID-RAIL DETAILS (SIDE VIEWS)

SCALE: 6" = 1"



* LAMINATED GLASS SHOWN. SEE GLAZING DETAIL FOR (G15) INSULATED GLASS ON SHEET 9.
 ** BOTTOM RAIL (11A) ONLY ALLOWED AT 3'-6" WIDE DOOR PANELS (SINGLE OR PAIR OF DOORS).

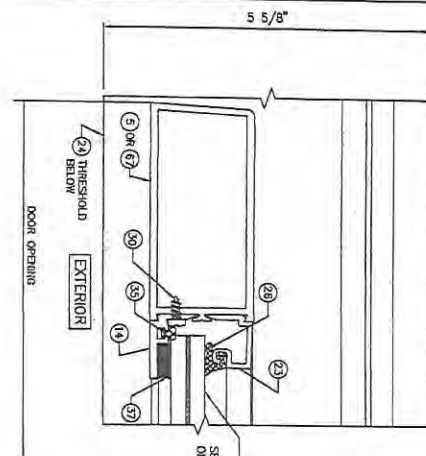


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 FLORIDA LIC. # 44167

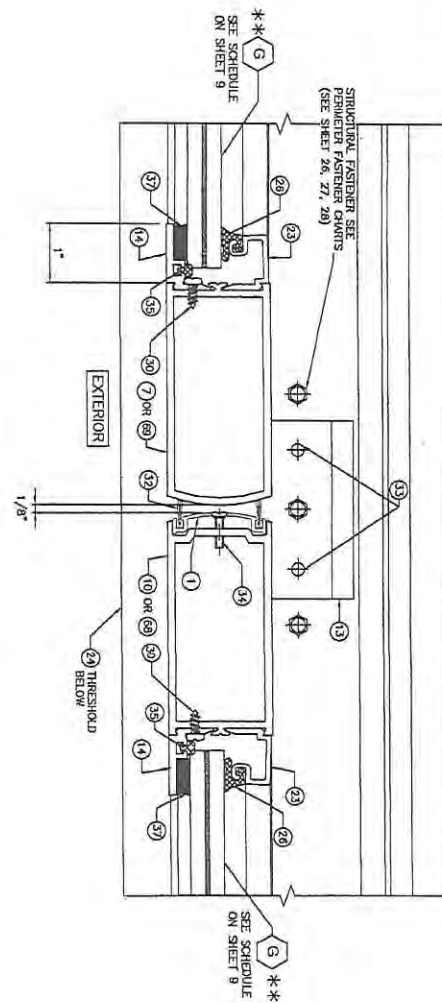
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				DATE:	03/18/15
				DATE:	15-029
				DRAWING No	
SHEET 12 OF 28					

DOORS HINGELOCK/MEETING STILES AND THRESHOLD CONNECTION DETAILS (PLAN VIEWS)

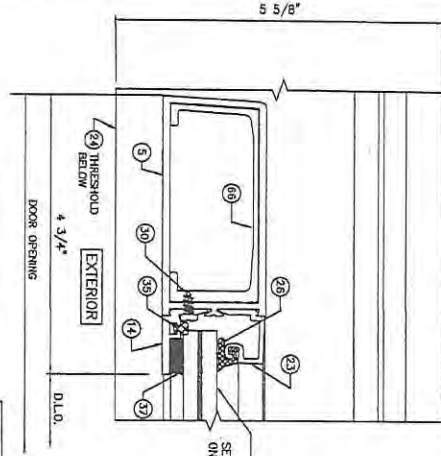
SCALE: 6" = 1"



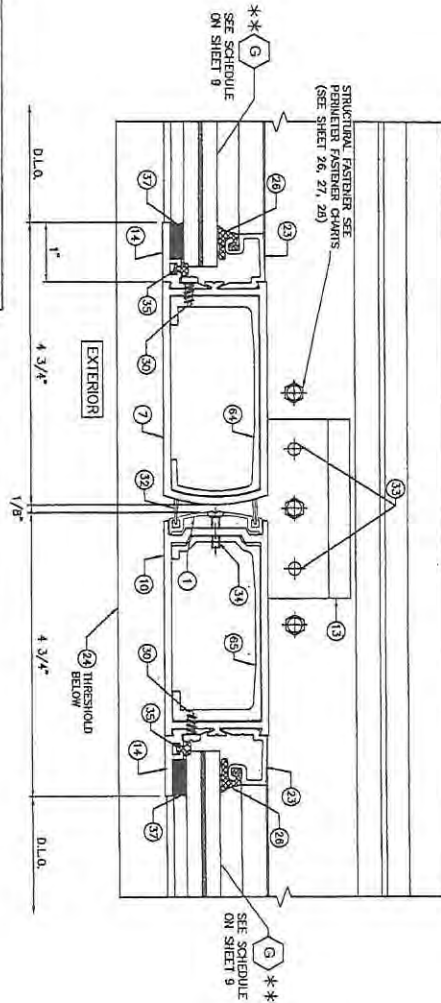
4
JAMB



5
MEETING STILES &
THRESHOLD CONNECTION

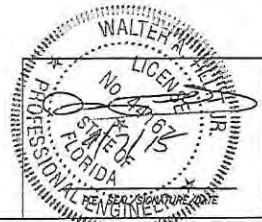


4A*
LOCK STILE AT
SINGLE DOOR ONLY



5A*
MEETING STILES &
THRESHOLD CONNECTION

* DETAILS 4A AND 5A ARE ONLY REQUIRED AND APPLICABLE WHEN A RECENT 6770 CONCEALED PANIC DEVICE IS USED.
** LAMINATED GLASS SHOWN, SEE GLAZING DETAIL FOR (G15) INSULATING GLASS ON SHEET 9.



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ED-0006719
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FLORIDA Lic. # 44167

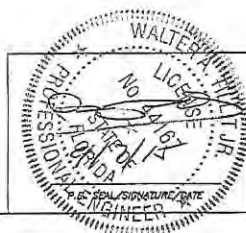
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DOORS WILL BE WELDED ON THE OUTSIDE INTERSECTION BETWEEN THE RAIL AND STILE AT TOP AND BOT/TOM RAILS W/ 1/8" x 1/2" LONG ER 5356 FILET WELD

Diagram illustrating the assembly of the door corner assembly, showing components and their assembly sequence:

- (1) ATTACH THRU DOOR STILE INTO 3/16" STEEL BACK-UP PLATE
- DOOR RAIL
- CORNER BLOCK
- (2) (3) THRU RAIL
- DOOR STILE (ONLY (5), (7) & (10) MEDIUM STILES & ALLOWED)
- STILE REINFORCEMENT SLEEVE (0-243-01, D-244-01 OR D-247-01)

DOOR CORNER ASSEMBLY DETAIL (ISOMETRIC), ONLY FOR REGENT 5770 CYR PANIC DEVICE HARDWARE



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EO-0008718
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE)
STILE ALUMINUM ENTRANCE DOOR (WET GLAZED)
LARGE & SMALL MISSILE IMPACT

DRAWN BY:
F.R.L.
03/18/15

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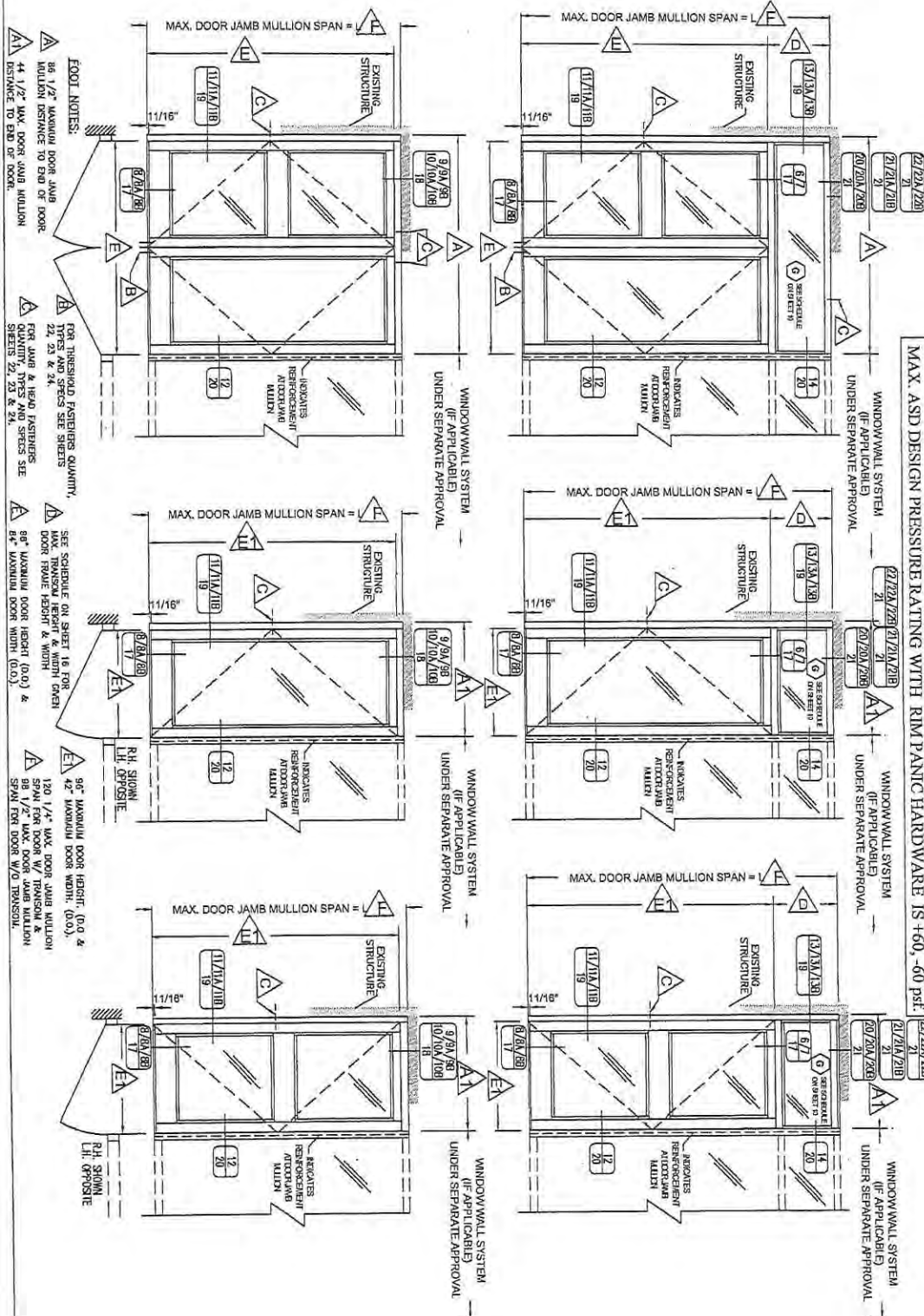
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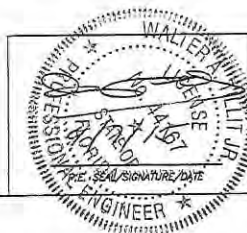
SHEET 14 OF 20

TYPICAL EXTERIOR ELEVATIONS FOR MSD-375 & WSD-500 IMPACT DOOR (WET GLAZED) 3'-6"x8'-0" (SINGLE) & 7'-0"x8'-0" (PAIR)
CONNECTED TO EXISTING STRUCTURE OR FG-5000, FG-5100 OR FG-5100T ALUMINUM WINDOW WALL SYSTEM FRAMING

MAX. ASD DESIGN PRESSURE RATING WITH LAMINATED GLASS IS +70, -80 psf.
MAX. ASD DESIGN PRESSURE RATING WITH INSULATED GLASS IS +70, -70 psf.
MAX. ASD DESIGN PRESSURE RATING WITH RIM PANIC HARDWARE IS +60, -60 psf.



- FOOTNOTES:**
- 1. 96 1/2" MAXIMUM DOOR JAMB MULLION DISTANCE TO END OF DOOR.
 - 2. 14 1/2" MAX DOOR JAMB MULLION DISTANCE TO END OF DOOR.
 - 3. FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPACING SEE SHEETS 22, 23 & 24.
 - 4. FOR JAMB & HEAD FASTENERS SEE SHEETS 22, 23 & 24.
 - 5. SET SCHEDULE ON SHEET 16 FOR MAX. TRANSOM HEIGHT & WIDTH GIVEN DOOR FRAME HEIGHT & WIDTH.
 - 6. 96" MAXIMUM DOOR HEIGHT (O.C.) & 96" MAXIMUM DOOR WIDTH (O.C.) & 96" MAXIMUM DOOR HEIGHT (O.C.) & 96" MAXIMUM DOOR WIDTH (O.C.) SPAN FOR DOOR W/O TRANSOM.
 - 7. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 8. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 9. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 10. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 11. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 12. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 13. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 14. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 15. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 16. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 17. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 18. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 19. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 20. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 21. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 22. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 23. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.
 - 24. 96 1/2" MAX DOOR JAMB MULLION SPAN FOR DOOR W/O TRANSOM.

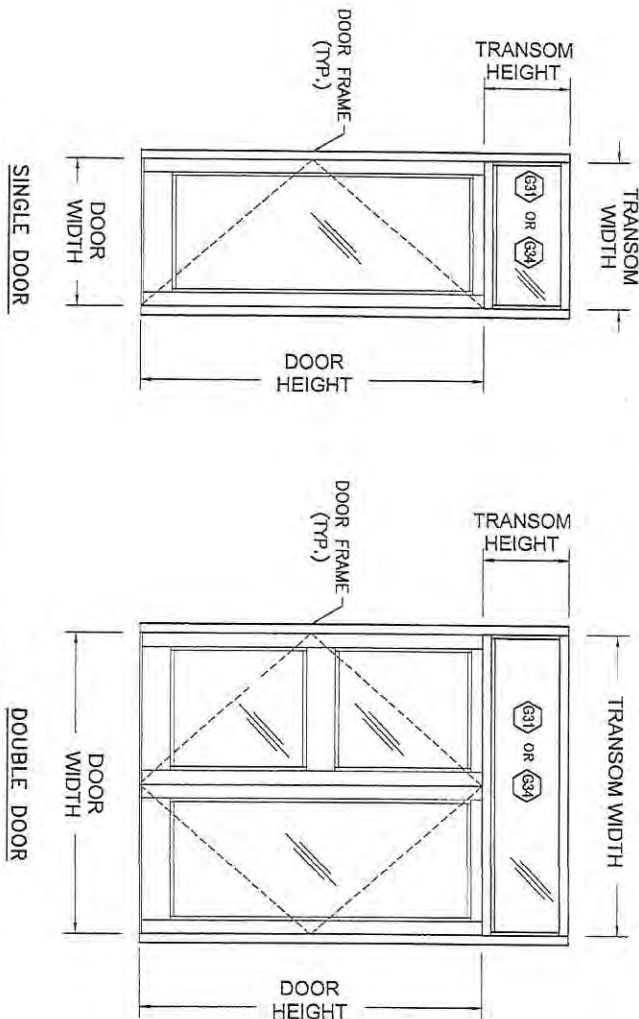


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95-0006719
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FLORIDA LIC. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
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				SHEET 15 OF 28	

MAXIMUM TRANSOM WIDTH & HEIGHT SCHEDULE GIVEN MAX. WIDTH & HEIGHT FOR DOOR
(VALID ONLY FOR 3'-6"X8'-0" (MAX) OR 7'-0"X8'-0" (MAX) SINGLE & PAIR OF DOORS RESPECTIVELY)

DOOR WIDTH (IN)		DOOR HEIGHT (IN)	TRANSOM WIDTH (IN)		TRANSOM HEIGHT (IN)
SINGLE	DOUBLE		SINGLE	DOUBLE	
30"	60"	84"	30"	60"	36"
30"	60"	96"	30"	60"	24"
36"	72"	84"	36"	72"	36"
36"	72"	96"	36"	72"	24"
42"	84"	84"	42"	84"	30"
42"	84"	96"	42"	84"	24"

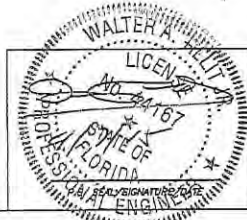


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WALTER A. TILLI, P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.L. 03/18/15	
 Oldcastle BuildingEnvelope® 803 AIRPORT RD. TERRELL, TX 75160 www.OldcastleBE.com-Phone 800-869-4567				DATE	
				15-029 DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
OLD 1A-043		03/18/15			
				SHEET 16 OF 26	

SHEET 16 OF 26

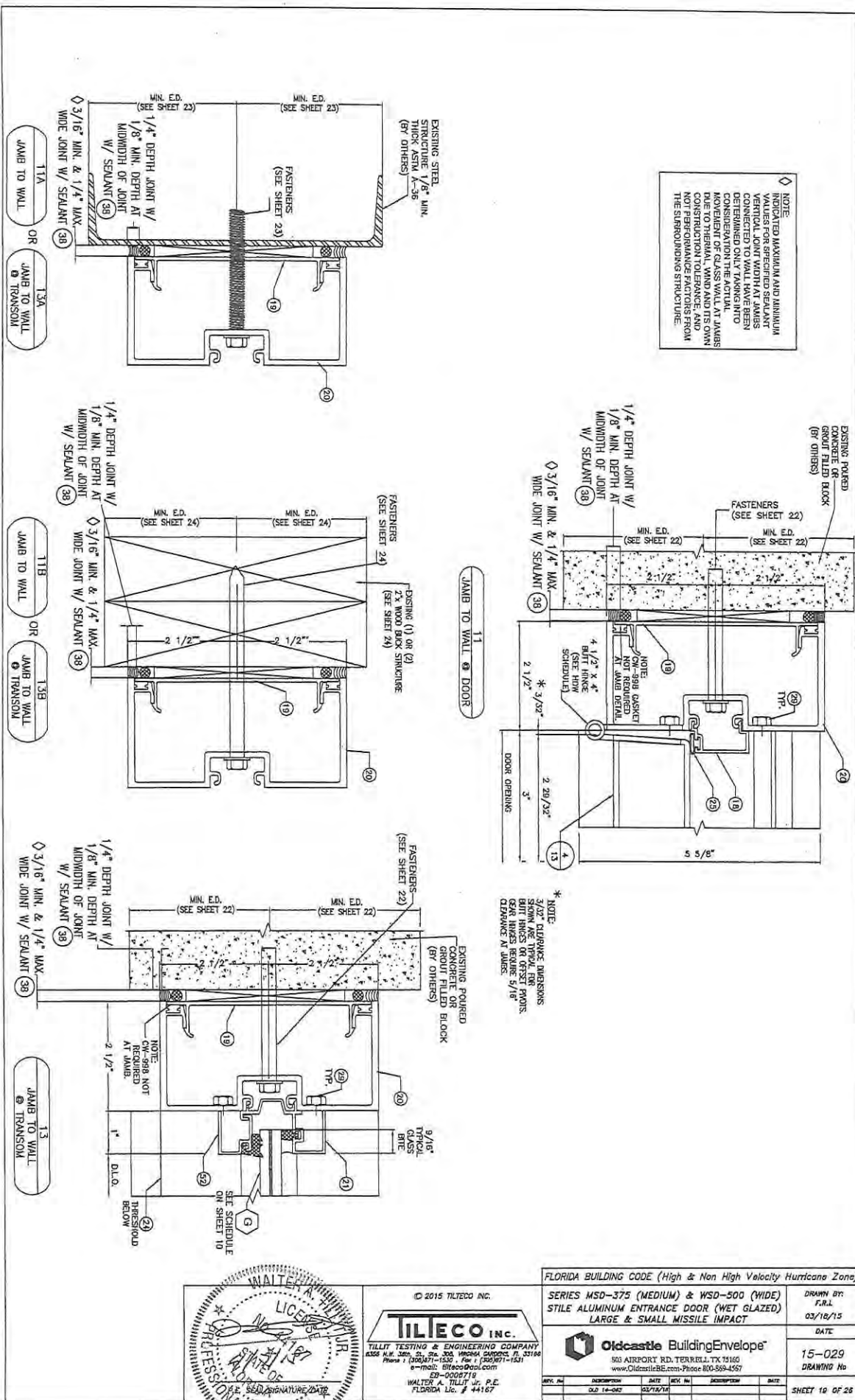
THRESHOLD CONNECTION DETAILS
TO FG-5000, FG-5100 & FG-5100T



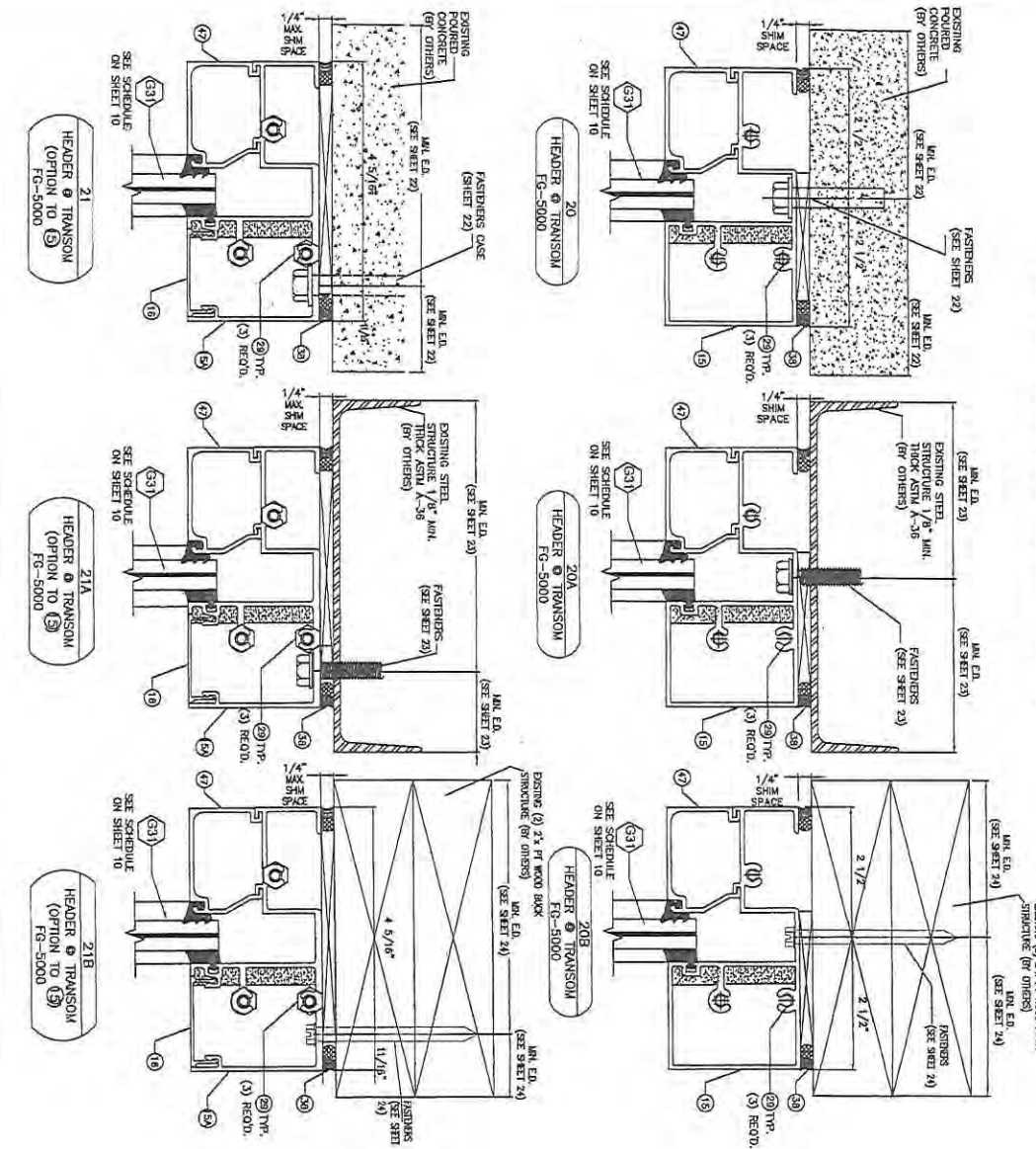
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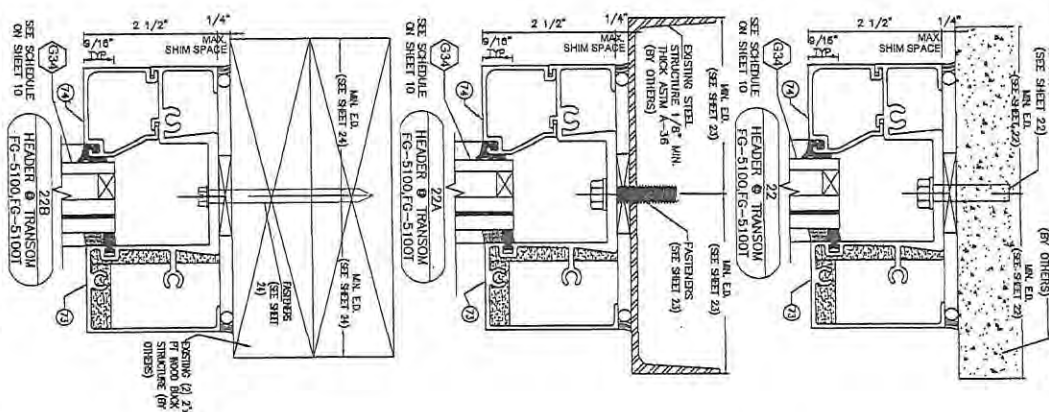
TILLIT TESTING & ENGINEERING COMPANY
8335 N.W. 30th St., Ste. 303, VIRGINIA GARDENS, FL 33166
Phone: (305) 971-1530 • Fax: (305) 971-1541
e-mail: Tilteco@aol.com
EB-0005719
WALTER A. TILLIT Jr. P.E.
FLORIDA Lic. # 44167



HEADER @ TRANSOM CONNECTION DETAILS AT FG 5000 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



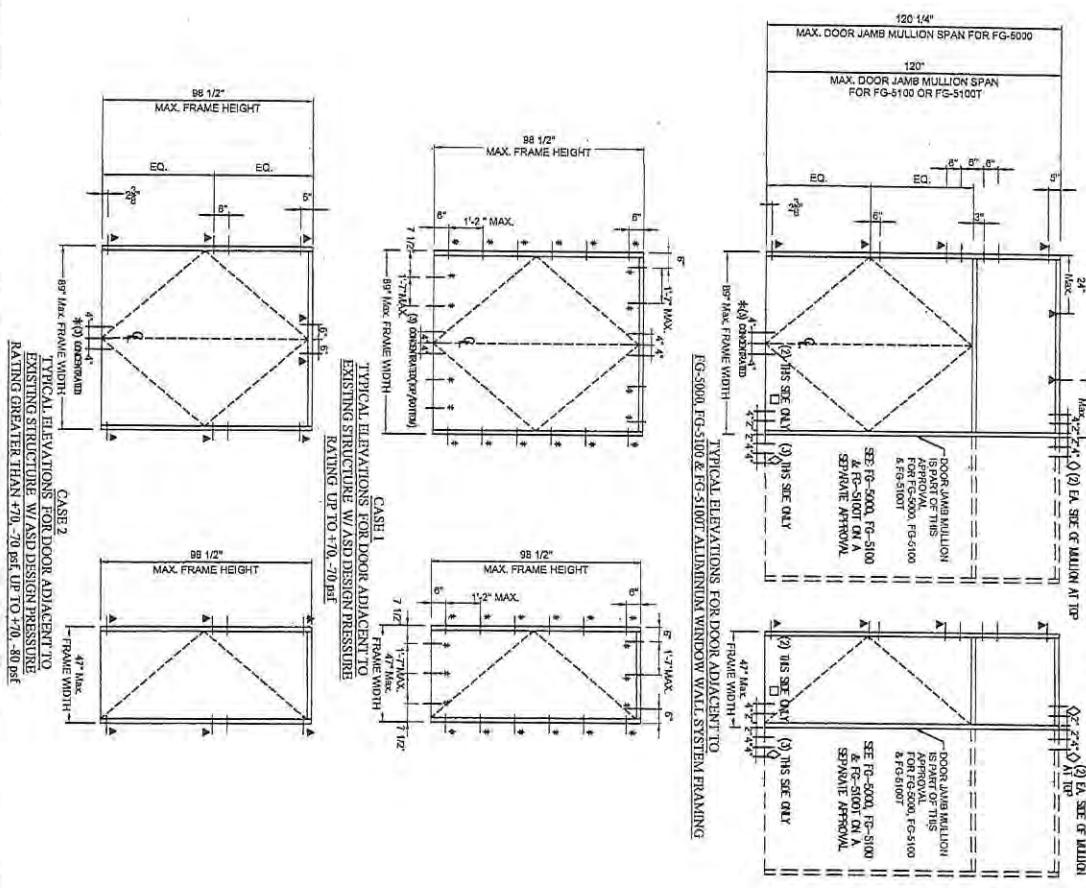
HEADER @ TRANSOM CONNECTION DETAILS AT FG 5100 SYSTEM TO EXISTING STRUCTURE
(VALID ONLY FOR 3'-6"x8'-0" OR 7'-0"x8'-0" DOORS)



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8385 N.W. 36th St., Ste. 205, Virginia Gardens, FL 33193
Phone: 1 (800) 441-1537 Fax: 1 (305) 441-1537
e-mail: tilteco@tilteco.com
FD-0007718
WALTER A. TILLIT, P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: P.R.L. 03/18/15	
 Oldcastle BuildingEnvelope 801 AIRPORT RD. TERRELL TX 75161 www.OldcastleBE.com Phone 800-889-4567				15-029 DRAWING No	
REV#	DESCRIPTION	DATE	BY	DATE	
001	OLD 14-003	03/17/15			
					SHEET 21 OF 26

**DOOR & DOOR JAMB MULLION ANCHORAGE TO CONCRETE (MIN $f'_c=3\text{ksi}$) & GROUT FILLED CONCRETE BLOCK
(VALID FOR 3'-6" x 8'-0" & 7'-0" x 8'-0" DOORS)**



- FASTENERS LEGEND**
- ▲ : AT JAMB AT HEADER
 - * : AT THRESHOLD, JAMB & HEAD (CASE 1)
 - ◇ : AT MULLION AT TOP OR AT MULLION AT BOTTOM WINDOW WALL SIDE
 - : AT MULLION THRESHOLD SIDE

FASTENERS TYPES AT ▲
(VALID FOR CONCRETE & GROUTED BLOCK)

- B - 3/8" Ø POWER FASTENERS TAPER ANCHOR W/ 1 3/4" MIN. EMBEDMENT, W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**
- C - 3/8" Ø LID (W/ RED HEAD) SCREW ANCHOR W/ 1 1/2" MIN. EMBEDMENT, W/ 3" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

FASTENERS TYPE AT *
(VALID FOR CONCRETE & GROUTED BLOCK)

- F - 1/4" Ø F.H. ECG ULTRACON ANCHOR, W/ 1 3/4" MIN. EMBEDMENT, W/ 2 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

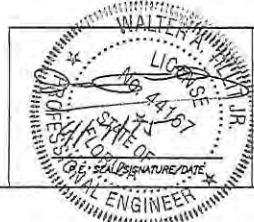
FASTENERS TYPE AT ◇
(VALID FOR CONCRETE)

- A - 3/8" Ø F.H. POWERS FASTENERS TAPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_c = 3\text{ ksi}$), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

- C' - 3/8" Ø LID (W/ RED HEAD) SCREW ANCHOR W/ 2" MIN. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**

FASTENERS TYPE AT □
(VALID FOR CONCRETE)

- I - 3/8" Ø F.H. POWERS FASTENERS TAPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE (MIN. $f'_c = 3\text{ ksi}$), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.**



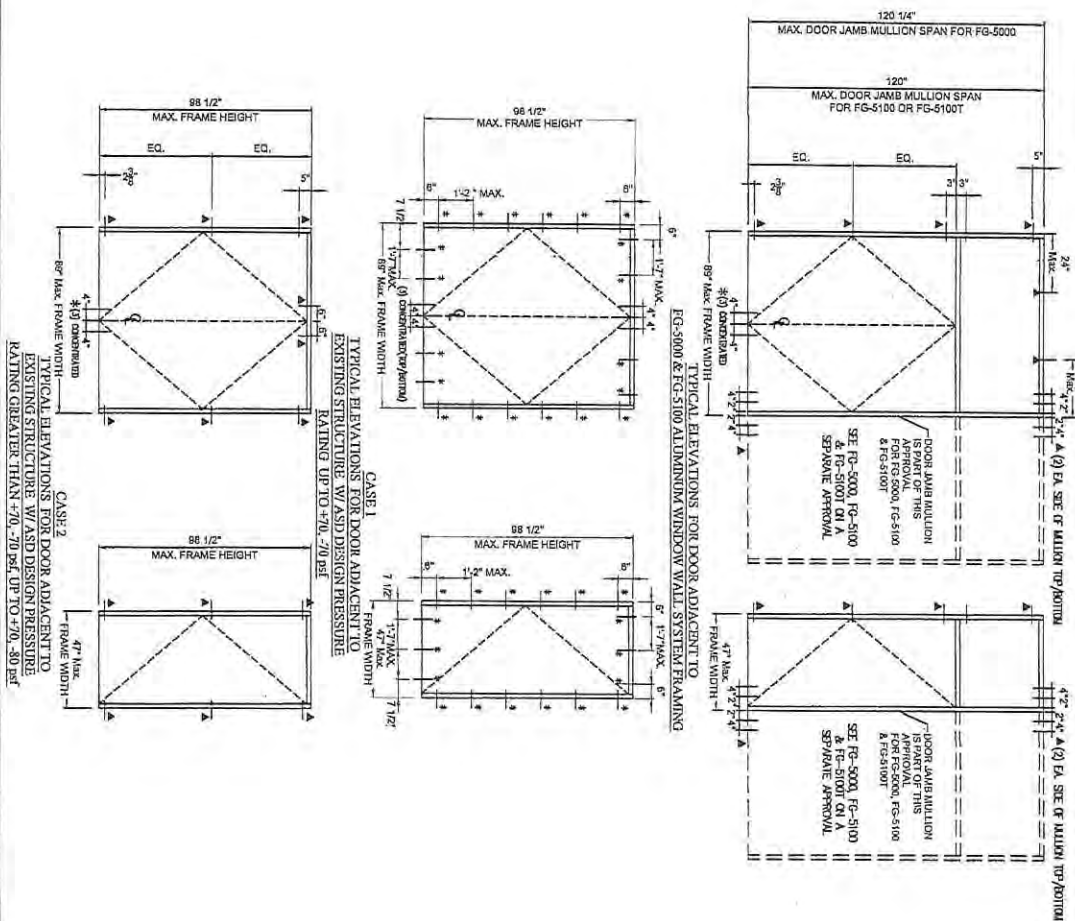
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TILTECO TESTING & ENGINEERING COMPANY
1565 A.W. 200, Suite 200, 200 W. 10th St., Ft. Lauderdale, FL 33304
Phone: 1 (800) 471-1510, Fax: 1 (561) 471-1511
E-Mail: info@tilteco.com
E-0006719
WALTER A. TILLET, JR. P.E.
FLORIDA LIC. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT				DRAWN BY: F.R.L. 03/18/15	
				DATE	
				15-029	
				DRAWING No	
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
001	010-001	03/18/15			

DOOR & DOOR JAMB MULLION ANCHORAGE TO MIN 1/8" THICK ASTM A-36 STEEL OR 12 GAGE ASTM-653, GRADE 33 STEEL
(VALID FOR 3'-6"x8'-0" & 7'-0"x8'-0" DOORS)



FASTENERS LEGEND

▲ - AT JAMB & HEADER
* - AT THRESHOLD (JAMB & HEAD CASE 1)
▲ - AT THRESHOLD (CASE 2)

FASTENERS TYPES AT ▲

D - 3/8" H.H. TYPE "F" BOLT W/
3/4" MIN. EDGE DISTANCE, BEYOND
MIN. FINISH MATERIAL BOLT TO BE
FULLY ENGAGED INTO PROFILE
THICKNESS

FASTENERS TYPE AT *

G - 1/4"-20 ELCO DRILL FLEX SELF
DRILLING SCREWS W/ 1/2" MIN.
EDGE DISTANCE, BEYOND ANY FINISH
MATERIAL, FULLY ENGAGED INTO
PROFILE THICKNESS



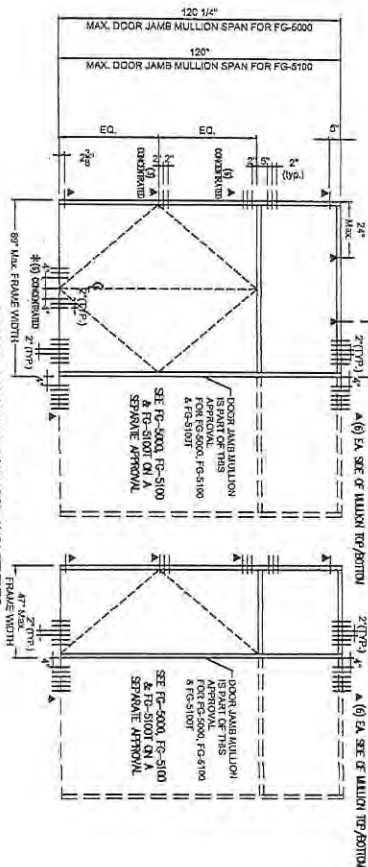
TILECO INC.
TILLIT TESTING & ENGINEERING COMPANY
6333 N.W. 26th St., Suite 200, Miramar, FL 33189
Phone: (305) 671-1237 Fax: (305) 671-1231
E-mail: tillit@aol.com
888-600-0719
WALTER A. TILLIT JR. P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)					
SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT			DRAWN BY: F.R.L.		
			DATE 03/16/15		
			15-029		
			DRAWING No		
			SHEET 23 OF 26		

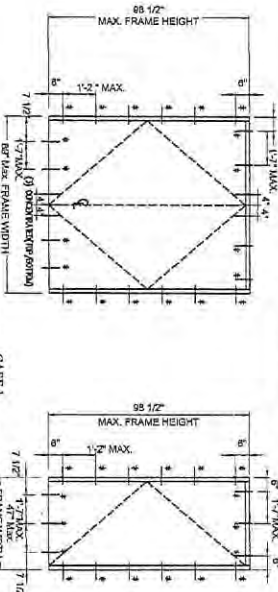
Oldcastle BuildingEnvelope
803 AIRPORT RD. TERRELL, TX 75150
www.OldcastleBE.com Phone 800-465-4567

REV.	NO.	DESCRIPTION	DATE	REV.	NO.	DESCRIPTION	DATE
OLD	14-063		02/16/15				

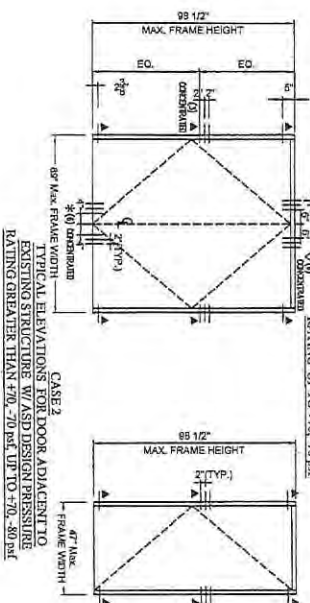
DOOR & DOOR JAMB MULLION ANCHORAGE TO WOOD (VALID FOR 3'-6"X8'-0" & 7'-0"X8'-0" DOORS)



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000 & FG-5100 ALUMINUM WINDOW WALL SYSTEM FINISHING



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING UP TO +70, -70 psf



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO EXISTING STRUCTURE W/ ASD DESIGN PRESSURE RATING GREATER THAN +70, -70 psf UP TO +70, -80 psf

FASTENERS LEGEND

- ▲ : AT JAMB, HEADER AND AT DOOR JAMB MULLION (TOP/BOTTOM)
- * : AT THRESHOLD, JAMB & HEAD (CASE 1), INTO SINGLE 2x BUCK (CASE 2), AT THRESHOLD, JAMB & INTO DOUBLE 2x BUCK

FASTENERS TYPE

▲

E - 5/16" LAG SCREWS TO DOUBLE 2x BUCK (G-0-55) W/ 3 MIN. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL, OR 5/16" ELCO ULTRACONS W/ 3 MIN. PENETRATION INTO DOUBLE 2x BUCK (G-0-55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL

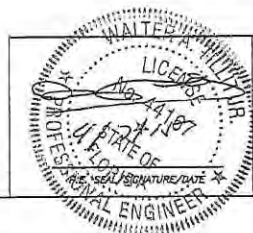
FASTENERS TYPE

*

H - 1/4" ELCO ULTRACONS W/ 1 1/2" MIN. PENETRATION INTO SINGLE 2x BUCK W/ 3 MIN. PENETRATION INTO DOUBLE 2x BUCK W/ 1 MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT		DRAWN BY: FRL 03/14/15	
Oldcastle BuildingEnvelope®		DATE	
805 AIRPORT RD. TERRELL, TX 75150 www.OldcastleBE.com Phone 800-869-4557		15-029	
REV. #1		DRAWING No	
DESCRIPTION		SHEET 24 OF 26	
OLD 14-085			

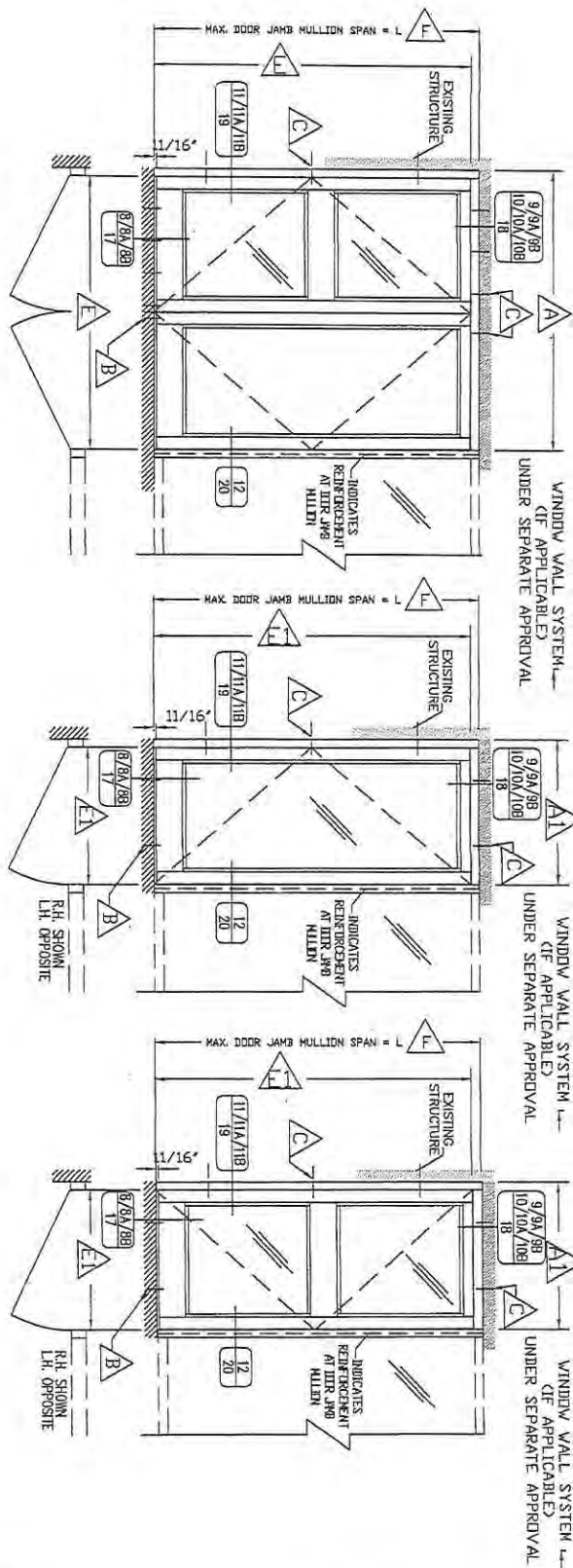


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3025 N.E. 28th St., Suite 200, Fort Lauderdale, FL 33304
Phone: (954) 471-1100 Fax: (954) 471-1101
Email: tilt@tilteco.com
TILT TESTING & ENGINEERING COMPANY
WALTER A. TILT, JR., P.E.
FLORIDA Lic. # 44187

MAX. ASD PRESSURE RATING W/ LAMINATED & INSULATED GLASS IS +70, -70 psf



	101" MAX. DOOR FRAME WIDTH.		96" MAXIMUM DOOR HEIGHT (D.O.) & 96" MAXIMUM DOOR HEIGHT. (O.O.)
	53" MAX. DOOR FRAME WIDTH.		96" MAXIMUM DOOR HEIGHT. (O.O.) & 96" MAXIMUM DOOR HEIGHT. (O.O.)
	FOR THRESHOLD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEETS 25.		96" MAXIMUM DOOR JAMB MILLION SPAN
	FOR JAMB & HEAD FASTENERS QUANTITY, TYPES AND SPECS SEE SHEET 26.		96" MAXIMUM DOOR JAMB MILLION SPAN



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TILLOT TESTING & ENGINEERING COMPANY
8335 N.W. 38TH ST., Ste. 305, VIRGINIA GARDENS, FL 33118
Phone: (305)971-1530 Fax: (305)971-1531
e-mail: tillco@aol.com
EB-0065719
WALTER A. TILLOT Jr. P.E.
FLORIDA Lic. # 44157

REV. #	DESCRIPTION	DATE	REV. #	DESCRIPTION	DATE
	OLD 14-063	03/18/15			

DRAWN BY:
F.R.L
03/18/15

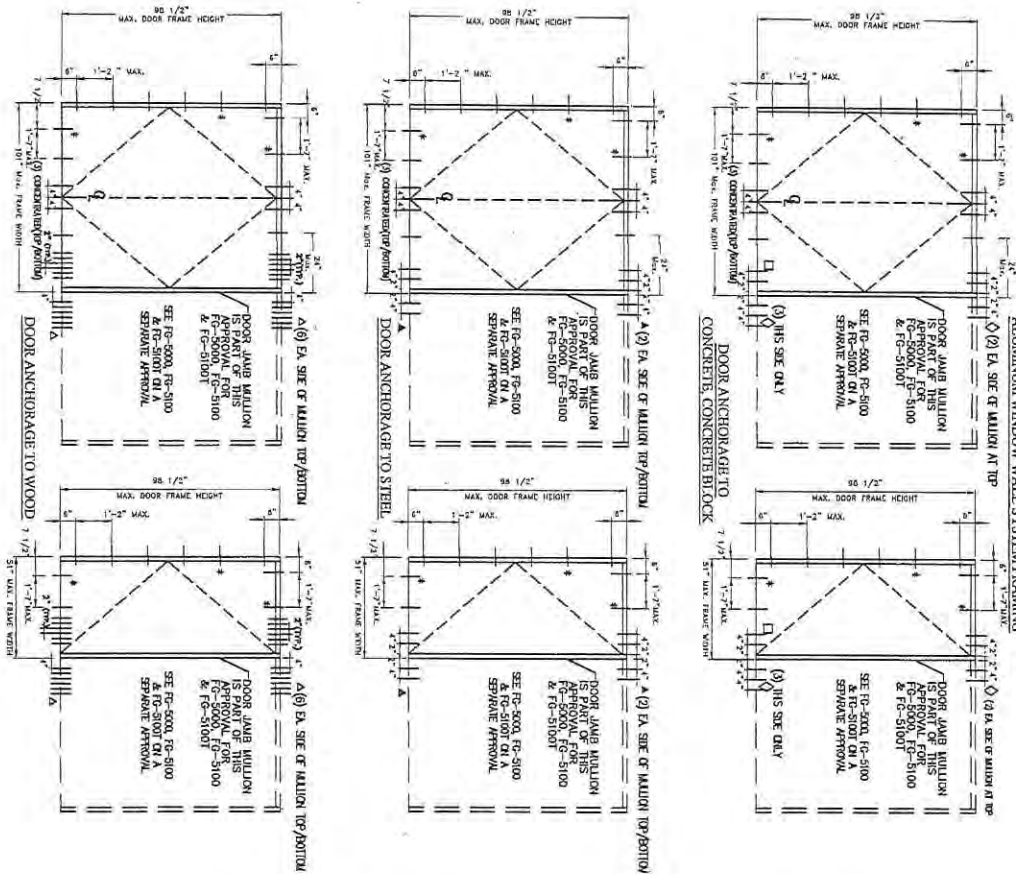
DATE

15-029
DRAWING No

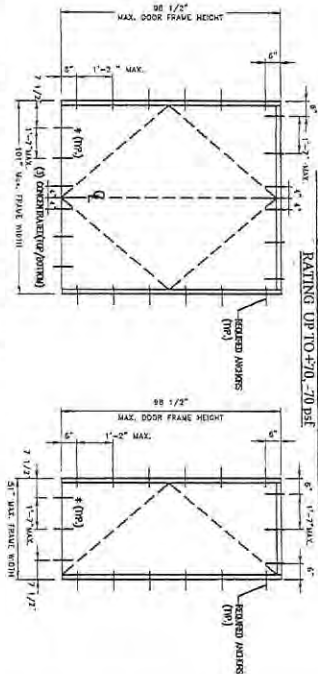
SHEET 25 OF 2

DOOR ANCHORAGE TO CONCRETE, CONCRETE BLOCK, STEEL AND WOOD SUBSTRATES
(VALID FOR 8'-0"x8'-0" & 4'-0"x8'-0" DOORS)

TYPICAL ELEVATIONS FOR DOOR ADJACENT TO FG-5000, FG-5100 & FG-5100T
ALUMINUM WINDOW WALL SYSTEM FRAMING



TYPICAL ELEVATIONS FOR DOOR ADJACENT TO
EXISTING STRUCTURE W/ ASD DESIGN PRESSURE
RATING UP TO +70, -70 PSF



**ANCHORAGE TO (MIN. f'c=3ksi) CONCRETE OR
ASTM C-90 GROUTED FILLED CONCRETE BLOCK**

REQUIRED ANCHOR:	LOCATION:
* 1/4" Ø F.H. ELD ULTRACON ANCHOR W/ 1 3/4" MIN. EMBEDMENT W/ 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD, SILL & JAMBS OF DOOR
* 3/8" Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 2" MIN. EMBEDMENT INTO POURED CONCRETE. (MIN. F'C = 3 KSI), W/ 4 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
* 3/8" Ø LID TW/RED HEAD SCREW ANCHOR W/ 2" MIN. EMBEDMENT, W/ 4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT WINDOW WALL SIDE
* 3/8" Ø F.H. POWERS FASTENERS TAPPER SCREW ANCHOR W/ 1 3/4" MIN. EMBEDMENT INTO POURED CONCRETE. (MIN. F'C = 3 KSI), W/ 6" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT DOOR SIDE

**ANCHORAGE TO 1/8" THICK ASTM A-36 STEEL OR
12 GAGE, ASTM A-653, GRADE 33 STEEL**

REQUIRED ANCHOR:	LOCATION:
* 1/4" Ø-20 F.H. ELD DRILL FLEX SELF DRILLING SCREWS W/ 1/2" MIN. EDGE DISTANCE BEYOND ANY FINISH MATERIAL. SCREWS TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	AT HEAD, SILL & JAMBS OF DOOR
* 3/8" Ø H.H. TYPE "F" BOLT W/ 3/4" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. BOLT TO BE MIN. FULLY ENGAGED INTO PROFILE THICKNESS.	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

ANCHORAGE INTO G=0.55 MIN. WOOD

REQUIRED ANCHOR:	LOCATION:
* #14 F.H. WOOD SCREWS OR 1/4" Ø ELD ULTRACON TO SINGLE 2x BUCK W/ 1 1/2" MIN. PENETRATION W/ 1" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD, SILL & JAMBS OF DOOR
* 5/16" Ø LAG SCREWS TO DOUBLE 2x BUCK (G=0.55) W/ 3" MIN. PENETRATION INTO WOOD W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL. OR 5/16" Ø ELD ULTRACON TO SINGLE 2x BUCK (G=0.55) W/ 1 1/2" MIN. EDGE DISTANCE, BEYOND ANY FINISH MATERIAL.	AT HEAD & SILL OF DOOR JAMB MULLION AT EITHER SIDE OF MULLION

FLORIDA BUILDING CODE (High & Non High Velocity Hurricane Zone)

SERIES MSD-375 (MEDIUM) & WSD-500 (WIDE) STILE ALUMINUM ENTRANCE DOOR (WET GLAZED) LARGE & SMALL MISSILE IMPACT		DRAWN BY: F.R.L. 03/18/15 DATE: 15-029 DRAWING No
 803 AIRPORT RD, TERRELL, TX 75160 www.Oldcastle.com/Phone 800-469-4367		SHEET 25 OF 26

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 WALTER A. TILIT JR. P.E.
 FLORIDA LIC. # 44167

WALTER A. TILIT JR. P.E.
 FLORIDA LIC. # 44167
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

June 21, 2024

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

RE: Property Location: 20,22,24,26 Hibiscus Street
CASE (24.22)
Application #22-32
Written Notice of Appeal

Dear Sirs:

On Monday June 3, 2024, at 6:30 PM the City of Tarpon Springs Heritage Preservation Board, at their regular meeting reviewed the above reference case. The Board voted to deny the request which brings me to the appeal process. I believe there may be a misunderstanding or oversight evaluating my situation and I kindly request your reconsideration of the decision, as you are familiar with the building. (see photos on flash drive)

From 2008 to this date this building has received extensive renovation. 101 and 105 Tarpon Ave. became focal points for the community after the renovation of the 1895 historic building. West corner of the building, 20, 22, 24 and 26 Hibiscus Street storefronts were the next in line for renovation after several tenants operating their business could no longer stay due to the disastrous storms we witnessed the last few seasons. Rain did not enter the building from the roof but from the walls, doors and windows, the structure was deteriorating.

In November 2022, the initial application was submitted to the City of Tarpon Springs Historic Preservation Board with all required information for approval and the application for a façade grant as I have done previously. Mr. Bill Lawrenson, with Lawrenson Construction, took on the renovation of the building, as he has done before for 101 and 105 Tarpon Avenue. Work began by removing the stucco on an open permit while waiting for the historic preservation meeting. During the stucco removal a whole different building was discovered. A building with windows above the doors and original brick on all storefronts. A metal I-beam with decorative rosettes were found storefronts facing Hibiscus St. It could have been the actual 1895 build; no one knows. Enthusiastically, I truly believed that the board would be ecstatic to uncover such a gem and support me not only in the renovation phase but also financially. Many city employees came to see, that is what I heard but no one reached out to me. A revised application was submitted showing the I-beam (see documents on flash drive)

Furthermore, the original brick due to its age, along with the metal beam it was not possible to salvage and restore. The original placement of the I-Beam and decorative elements were concave in relation to the rest of the front of the building. Believing that the I beam in question was a load bearing member of the structure and to avoid further water damage with a concave area in front of the building. A decision was made to enclose the I-beam as it was prior to the renovation as it was impossible to relocate a load bearing member nor demo the entire front of the building to line it up with the I beam in question. During the entirety of the work city inspectors periodically visited site to confirm conformance with no objections or reservations of the work being performed.

Certificate of Approval Application #22-139, was approved.

With the following conditions:

1. Replace the windows and doors with aluminum framed windows and doors same as 101 & 105 Tarpon Avenue.
COMPLETE
2. Maintain the existing recessed configuration of the two remaining alcove entryways.
COMPLETE
3. The cornice will be restored, this is where the misunderstanding has aroused
Cornice, to us meant the stucco trim on the top covering the storefronts.

By definition: a projecting cornice on a building has the function of throwing rainwater free of its walls, how is this possible when the item referred to as a cornice is in a concave position relative to the rest of the façade?

Lastly, all renovations are complete and safe. The renovation brought life not only to the storefronts but the entirety of the block of Hibiscus Street with regular pedestrian traffic which was not present prior to the renovation.

Thank you for taking the time to consider my appeal. Please do not hesitate to contact me at your convenience should you have any questions.

Your sincerely,


Nomiki Vavlas



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

June 6, 2024

Nomiki Vavlas
Tarpon Springs, FL 34689
nvavlas@vhpenterprises.com

RE: **Certificate of Approval – 20-26 Hibiscus Street
Application #22-32**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (Board), at their regular meeting of June 3, 2024, reviewed your request for an after-the-fact Certificate of Approval for your application to remove and replace the storefronts at the contributing building located at the referenced address. ***The Board voted to deny the request.***

The Board found that the subject construction does not comply with the conditions of the Certificate of Approval issued in March 2023, incorporates additional elements not included in the March 2023 application, and does not conform to applicable code as detailed in the staff report for this case. Therefore, the Board is referring the matter to the Code Enforcement Board.

Per Section 111.00 of the Land Development Code (LDC) you may appeal this decision to the City's Board of Commissioners by filing a written notice of appeal with the Planning and Zoning Department within 20 days of the date of this letter, or, ***by Wednesday, June 26, 2024.*** The notice of appeal shall state the grounds for the appeal and a summary of the relief which is sought per Section 111.00(A) of the LDC. An application form for appeal to the Board of Commissioners is being transmitted to you with this letter. If you have any questions, please contact me at 727-938-3711, ext. 2379, or clanford@ctsfl.us

Sincerely,

Caroline E. Lanford, AICP CTP
Principal Planner

cc: File #24-22



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 7, 2023

Ms. Nomiki Vavlas
20-26 Hibiscus Street
Tarpon Springs, FL 34689
(c/o nvavlas@vhpenterprises.com)

RE: **Certificate of Approval – Vavlas
Application #22-139**

Dear Ms. Vavlas:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, to replace the windows and doors on the storefronts at the contributing structure at 20-26 Hibiscus Street with aluminum framed windows and doors. The following conditions of approval were specified:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #22-139
enc. Plan revisions

BUILDING DEVELOPMENT SERVICES

PERMIT

PERMIT MUST BE POSTED, READILY ACCESSIBLE.

PERMIT NO. 23 - 1038	ISSUE DATE: 6/07/23	OWNER VAVLAS, MICHAEL H & NOMIKI M R	FLOOD ZONE N/A
CONSTRUCTION ADDRESS	20 HIBISCUS ST		
CONTRACTOR	BILL LAURSEN CONSTRUCTION INC		
WORK DESCRIPTION	BILL LAURSEN CONSTRUCTION INC		

FOR ONLINE INSPECTION SCHEDULING VISIT

<http://www.ctsfl.us>

ELECTRICAL	Inspector/ Date	MECHANICAL	Inspector/ Date
1. Rough-in		1. Rough-in	
2. Other		2. Other	
3. Final		3. Final	
PLUMBING	Inspector/ Date	GAS	Inspector/ Date
1. Rough-in		1. Rough-in	
2. Other		2. Other	
3. Final		3. Final	

FBC 2020, 7th EDITION

IF YOU DO NOT HAVE ACCESS TO A COMPUTER TO SCHEDULE INSPECTIONS ONLINE PLEASE CALL (727) 938-6500

International Rigging Group, LLC.

20 Hibiscus Street
Tarpon Springs, FL 34689
Phone: (727) 938-6557
Fax: (727) 942-1450
E-Mail: Info@intrigging.com



10/25/2023

TO: Tarpon Springs Building Department
324 Pine St.
Tarpon Springs, FL 34689

RE: Renovation of storefronts on Hibiscus St.

Regarding the above-mentioned project some concerns were raised by the city regarding the decorative and structural steel element which is now enclosed by stucco. The steel I-Beam in question is believed to have been installed during the initial construction of a very old building. The I-beam was and has been covered with stucco for decades; and is installed at an ingress and not flush to the façade of the building. Considering the age of the structure is pre 1978 (lead Paint ban by EPA) the I-Beam in question is most likely to have Lead Based Paints (%87 likely for pre 1940 buildings according to EPA data) that are naturally deteriorating by chalking and flaking causing contamination in the vicinity where restaurants and a bakery is present. Posing a potential health issue for the public frequenting the various restaurants and bakeries in the area if the I-beam in question was left exposed.

The Environmental Protection Agency has stringent rules and regulations that must be adhered to when working with lead exposure. The EPA also offers several methods for lead abatement divided into two parts: interim controls to reduce lead hazards which are not permanent solutions and will need ongoing attention; and permanent hazard elimination. The permanent hazard elimination is further divided into several methods such as removal, sealing, enclosing, and encapsulation. Each of the previously listed permanent hazard elimination methods have associated risks, costs, etc. that must be weighted when considering a method to utilize. The most costly and hazardous waste producing method would be the removal, which would involve abrasive blasting the beam to remove the entirety of lead-based coatings, producing lead dust which must be done in full containment as per the EPA. Utilizing this method there are various other government agencies with regulations that must be adhered to pertaining to the abatement such as OSHA, EPA, etc. along with various testing and training performed as per the regulations such as soil sampling, air monitoring, employee blood monitoring, etc. Thus, this method is the costliest of all methods listed and requires that current tenant businesses cease work during the construction; along with a minimum 10 foot offset of the containment onto the street for an extended period.

The second EPA recommended method simply requires encapsulation of the lead hazard. The encapsulation is typically done via an additional coating applied over the existing lead paint. However, considering the potential hazards that may be posed soon to the public (additional encapsulation coatings will naturally deteriorate due to exposure and the lead hazard remains, where food products are produced, served, and consumed) thus this method was not chosen. Enclosing the hazard requires that the potential hazard is covered with a non-permeable covering eliminating the exposure of the hazard to the public completely. Enclosing method was chosen for this project I believe is the best method considering the totality of the circumstances (impact on local business, possible contamination, etc.). If you have any further questions about this matter, please feel free to contact me.

Tufan Markal

SSPC C-1, C-2, C-3, C-5, BCI, QCS
NACE CIP 1 & 2
Industrial De-leading and Coatings

Jan '23

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20 Hibiscus Street			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12/27/15/64998/000/0031	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		
Current Use of Property office	Contributing Structure? ☐ YES ☐ NO		

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style masonry vernacular	Porches? ☐ YES ☒ NO
Original Use George McAroy	Present Use Office Commercial	Proposed Use Office
Roof Type & Material Flat	Exterior Siding Material Stucco	

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

Remove storefront door and fixed glass

Reframe at a 90 degree angle to accommodate additional interior space

Product approval code and specifications will be the same as Bakdraughts and Twisted Orange

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☒ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>01/09/2023</u>	Title Holder/Property Owner: <u>Nomiki Vavlas</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

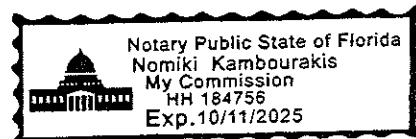
The foregoing instrument was acknowledged before me this 09 day of January, A.D., 2023
by Nomiki Vavlas, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

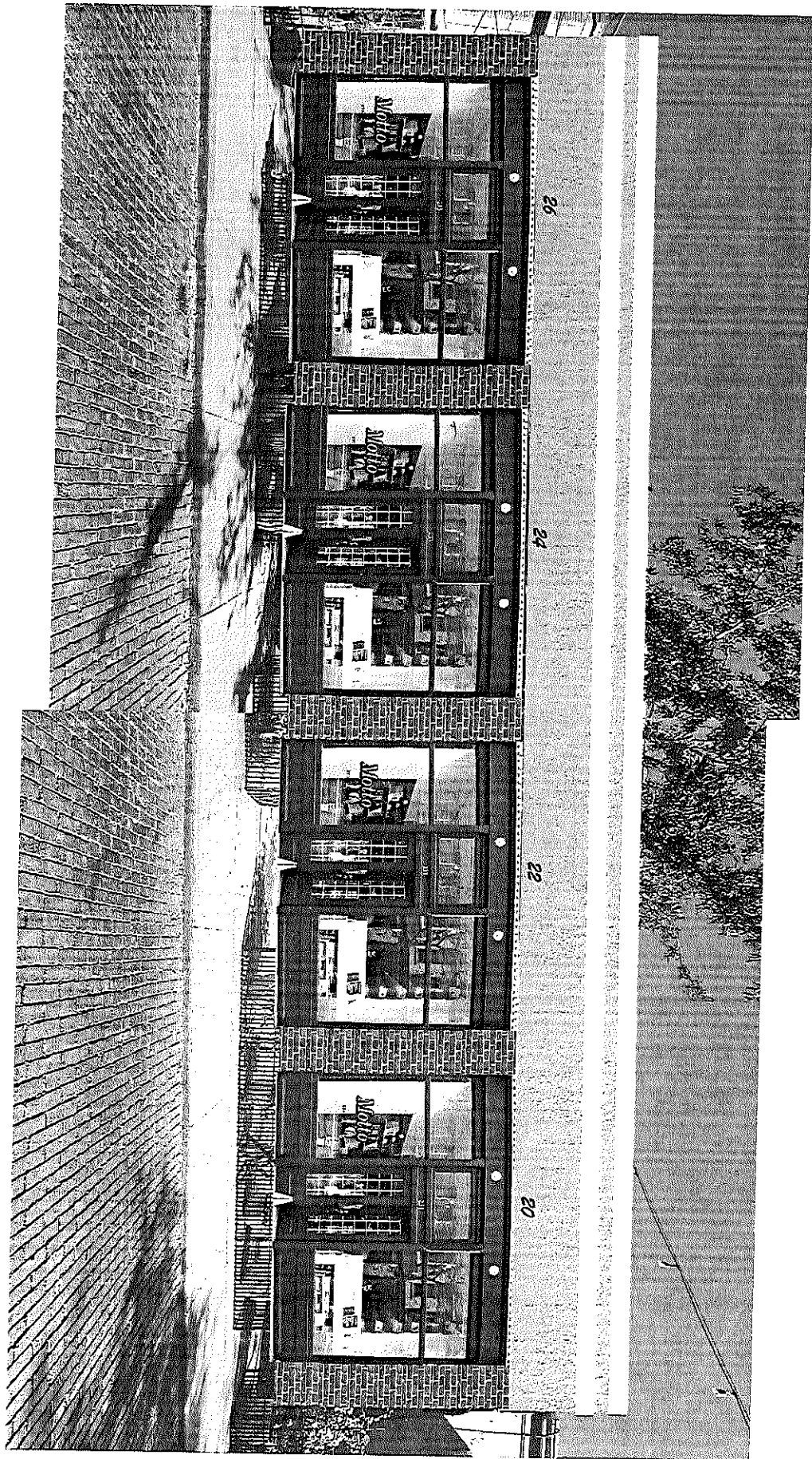
NOTARY PUBLIC

Name: Nomiki Kambourakis

Signature: Nomiki Kambourakis

Stamp:

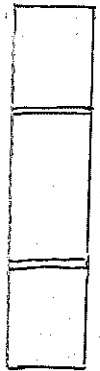




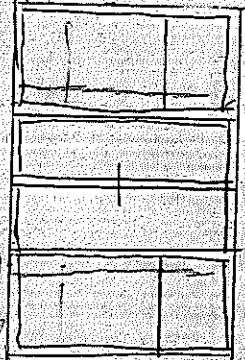
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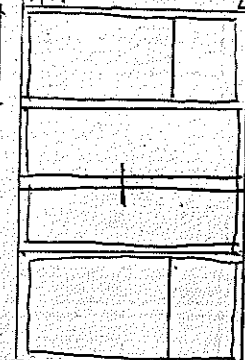
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BRICK



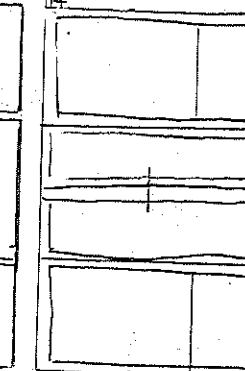
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BRICK



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BRICK

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Appeal

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name N/A		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20,22,24,26 Hibiscus Street			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12/27/15/64998/000/0031	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		
Current Use of Property office, bakery, cafe	Contributing Structure? ☐ YES ☐ NO		

Previous HPB Action: [please check all that apply]

- ☒ Certificate of Approval Date of HPB Denial June 3, 2024
- ☐ Economic Hardship Exemption Date of HPB Denial _____

Justification for Appeal: [attach additional sheets if necessary]

See written notice of appeal attached

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Appeal

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>June 21, 2024</u>	Title Holder/Property Owner: <u>Nomiki Vavlas</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

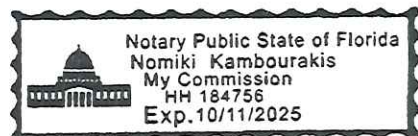
The foregoing instrument was acknowledged before me this 21st day of June, A.D., 2024
by Nomiki Vavlas, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____



































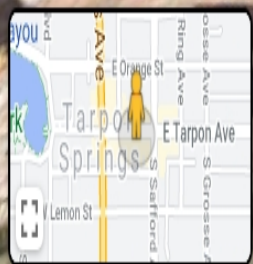




139 E Tarpon Ave
Tarpon Springs, Florida

Google

Street View



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a Street View pegman icon.

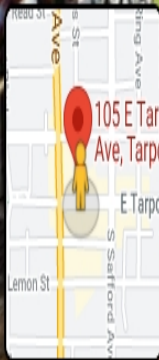


107 County Rd 582

Tarpon Springs, Florida

Google

Street View - Dec 2021



Google

Image capture: Dec 2021 © 2022 Google United States Terms Privacy Report a problem

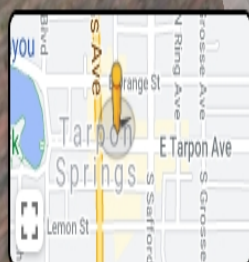




22 Hibiscus St
Tarpon Springs, Florida

Google

Street View - Feb 2019



Google

Image capture: Feb 2019 © 2022 Google United States Terms Privacy Report a problem

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1/26/2022