



City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

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

PLANNING AND ZONING BOARD AGENDA MONDAY, AUGUST 19, 2024 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. REFLECTION
5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS
6. ORDINANCES AND RESOLUTIONS
 - a. **Resolution 2024-23:** Site Plan approval for property located at 599 Island Drive (Application 23-156); Quasi-Judicial (*continued from meeting of July 15, 2024*)
 - b. **Resolution 2024-26:** Conditional Use approval for property located at 438 Athens Street (Application 24-48); Quasi-Judicial
 - c. **Resolution 2024-30:** Conditional Use approval and Site Plan approval for property located at 525 Hill Street (Application 24-46); Quasi-Judicial
 - d. **Ordinance 2024-06:** Future Land Use Map Amendment for property located at 42501 U.S. Highway 19 North (Application 22-02); Legislative
7. BOARD AND STAFF COMMENTS
8. ADJOURNMENT



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

STAFF REPORT – UPDATED AUGUST 12, 2024
July 8, 2024

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

Staff: Patricia L. McNeese, AICP, Planning Supervisor

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

Agent: Al Carrier and Tina Underwood

Property Size: approx. 0.20 acres (8,755 square feet) of uplands
approx. 0.08 acres (3,431 square feet) of submerged land

Current Zoning: SDc Marine Industrial/Commercial Transect

Current Character District: Sponge Docks

Current Land Use: Community Redevelopment District (CRD)

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

Resolution Number: #2024-23

BACKGROUND SUMMARY:

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

PRELIMINARY STAFF RECOMMENDATION:

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

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

NOTE: Since the July 15, 2024 meeting of the Planning and Zoning Board, the above three items have been completed and are compliant. An updated plan set is provided with this agenda item packet.



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

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

CURRENT PROPERTY INFORMATION:

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

SURROUNDING ZONING & USE:

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

PLANNING CONSIDERATIONS:

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

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



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

NOTE: Since the July 15, 2024 meeting of the Planning and Zoning Board, the applicant has provided an updated narrative, provided with this agenda item packet. The highlighted text indicates the areas revised and/or added by the applicant.

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

REVIEW STANDARD – COMPREHENSIVE PLAN MAP:

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

REVIEW STANDARD - ZONING:

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



SDc Marine Industrial / Commercial Transect

Standards (Smartcode and Land Development Code (LDC))		Proposed Project	
Dimensional Standards [Table 5B(xi)]			
Max. Building Height = 2 stories	✓	Existing building and pole barn are one story; containers stacked to two stories	
Max. Lot Coverage = 50%	✓	36% (3,190 square feet)	
Max. Non-Residential Floor Area Ratio = 0.65	✓	0.40 (3,490 square feet)	
Max. Impervious Surface Ratio = 0.90	✓	0.59 (5,207 square feet)	
Max. Front Yard = 35 feet	✓	14.07 feet	
Min. Side Yard = not applicable	✓	approx. 2.5 feet (north side) approx. 1.5 feet (south side)	
Min. Rear Yard = not applicable	✓	2.6 feet	
Parking Requirements [Table 4E(ii)]			
By Warrant (see below)	✓	4 spaces (includes one disabled space)	
Driveway and Access Management [Section 4.7.2.b]			
Two-way driveways restricted to 24-foot width		One large drive reduced to three smaller access points (two for vehicles, one for forklift), all less than 24 feet wide	
Landscaping & Screening [Section 4.8.8]			
One tree for every 700 square feet of frontage, 50% of more of frontage requires shrubs and vegetative cover.	✓	2 trees in 1,400 square feet of frontage, 50% of frontage with shrubs and grass	
Waste Disposal [LDC Section 139.01]			
Dumpster enclosure required	✓	Dumpster enclosure provided	

STANDARDS DETERMINED BY WARRANT

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

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



NOTE: At the July 15, 2024 meeting of the Planning and Zoning Board, members expressed concern regarding the use of Island Drive for loading/unloading of larger vehicles. In response, the applicant has redesigned the site and submitted a revised plan set, provided with the packet. Staff offers the following with respect to code compliance:

Allow Open Parking Area to be Unmasked on the Frontage by Warrant: As described in Table 1A, the “defining element and associated permitted uses guide the physical form of the special district.” In this case, the commercial fishing, working waterfront use is the physical defining element for the subject property. The applicant has stated that “shipping will include two to three truck stops once or twice weekly, depending on the number of fish caught” (see applicant’s narrative). For the typical “box truck” the applicant has provided a loading zone of over 38 feet in length and approximately 17 feet in width, located entirely on the property. The Smartcode does not provide a minimum standard for a loading zone, but for comparison, this size would comply with the City’s Land Development Code standard of 35 feet by 15 feet (Section 128.00(C)). This loading zone is judged to be sufficient for the “box truck” type vehicle (see applicant’s narrative).

The applicant has also stated that the site may be visited by “small tractor trailer type trucks,” in which case there is a concern with the potential for obstruction of traffic on Island Drive. **Section 4.7.1.c. states: “For buildings within SDc or SDd transect zones, open parking areas may be permitted unmasked on the frontage by Warrant.”** Allowing the applicant to forego the installation of trees and shrubs along the frontage would allow the installation of the parallel loading area proposed by the applicant (see revised plan set). The applicant plans to reinforce this area, including the sidewalk, with 8-inch-thick concrete to prevent potential damage by larger delivery trucks pulling out of the path of traffic. Staff recommends approval of this warrant as consistent with the Smartcode’s intent that the permitted use (commercial fishing working waterfront in this case) provide the guidance for the physical form in this Special District.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Sections 210.03 and 210.04 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City’s Concurrency Management System, and (4) the City’s Building Codes. A written recommendation shall be made to the Board of Commissioners finding the project in compliance with the standards of review, as follows:

1. The application is found to be consistent with the City’s Comprehensive Plan and the implementing Special Area Plan,
2. The application is found to be compliant with the City’s Land Development Code and the Smartcode,
3. The City has the capacity and the available facilities to serve the project and it therefore meets the City’s Concurrency Management standards (see below), and,
4. The project will be required to, and is expected to be able to, meet the standards of the City’s Building Code.



FACILITIES IMPACTS AND LEVEL OF SERVICE ANALYSIS:

Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. Facilities impacts are not expected to degrade the levels of services for any of the listed facilities. Facilities impacts are listed in the table below.

Facility	Proposed Impacts
Potable Water	1,200 gallons per day
Wastewater*	15 gallons per day
Solid Waste	100 41.6 tons per year
Transportation**	17 daily trips; 2.5 peak hour trips*

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

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

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project three times with the last review occurring on June 6, 2024. TRC reports for all three reviews are included with the agenda packet. The TRC deemed the project complete and ready for further processing. Advisory TRC comments are included in the recommended conditions of approval for Resolution 2024-23.

ATTACHMENTS:

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

LUGGERS BACKUP, LLC

#23-156

Planning & Zoning Board Meeting – July 15 and August 19, 2024

Board of Commissioners Meeting – September 3, 2024

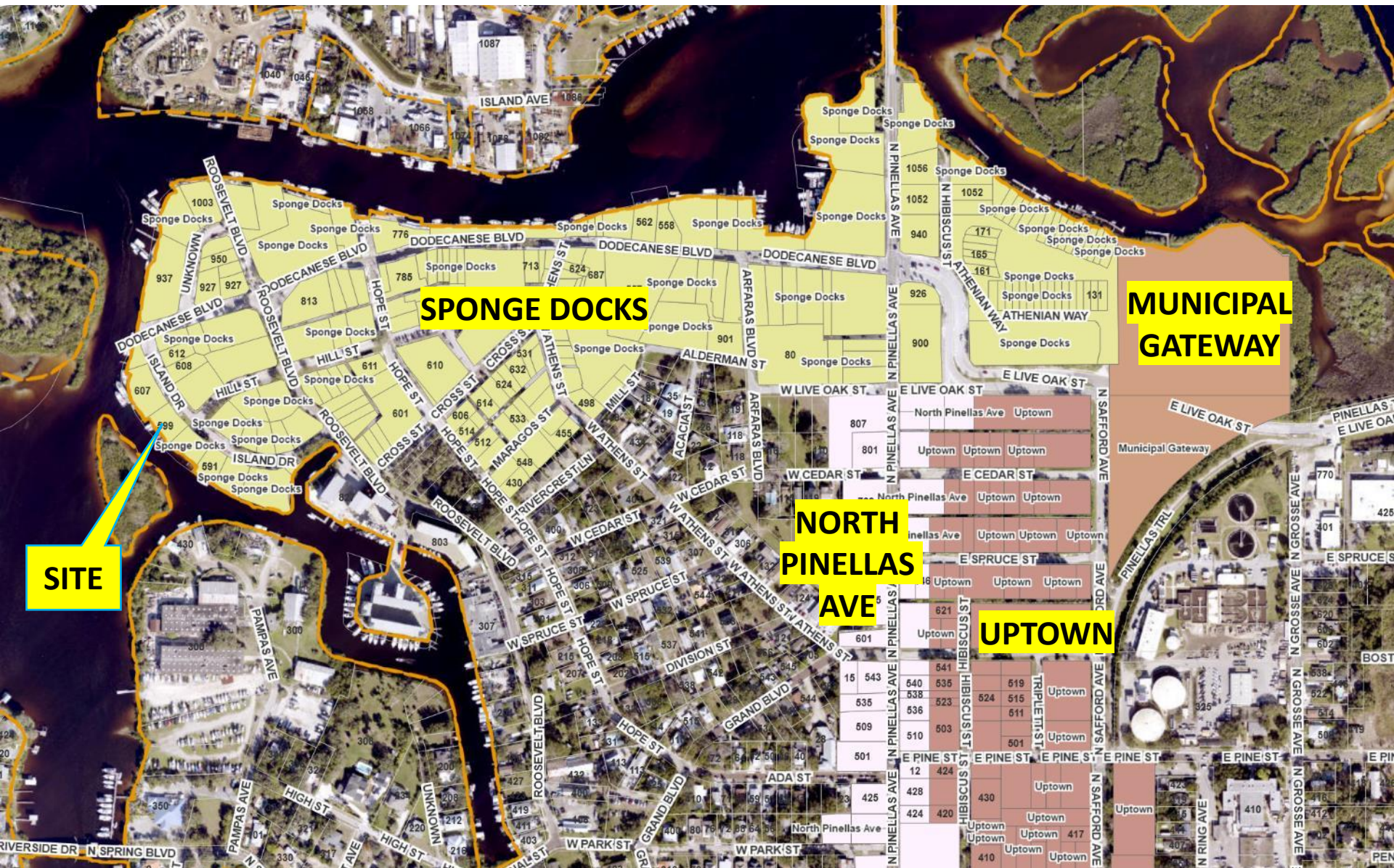


REQUEST

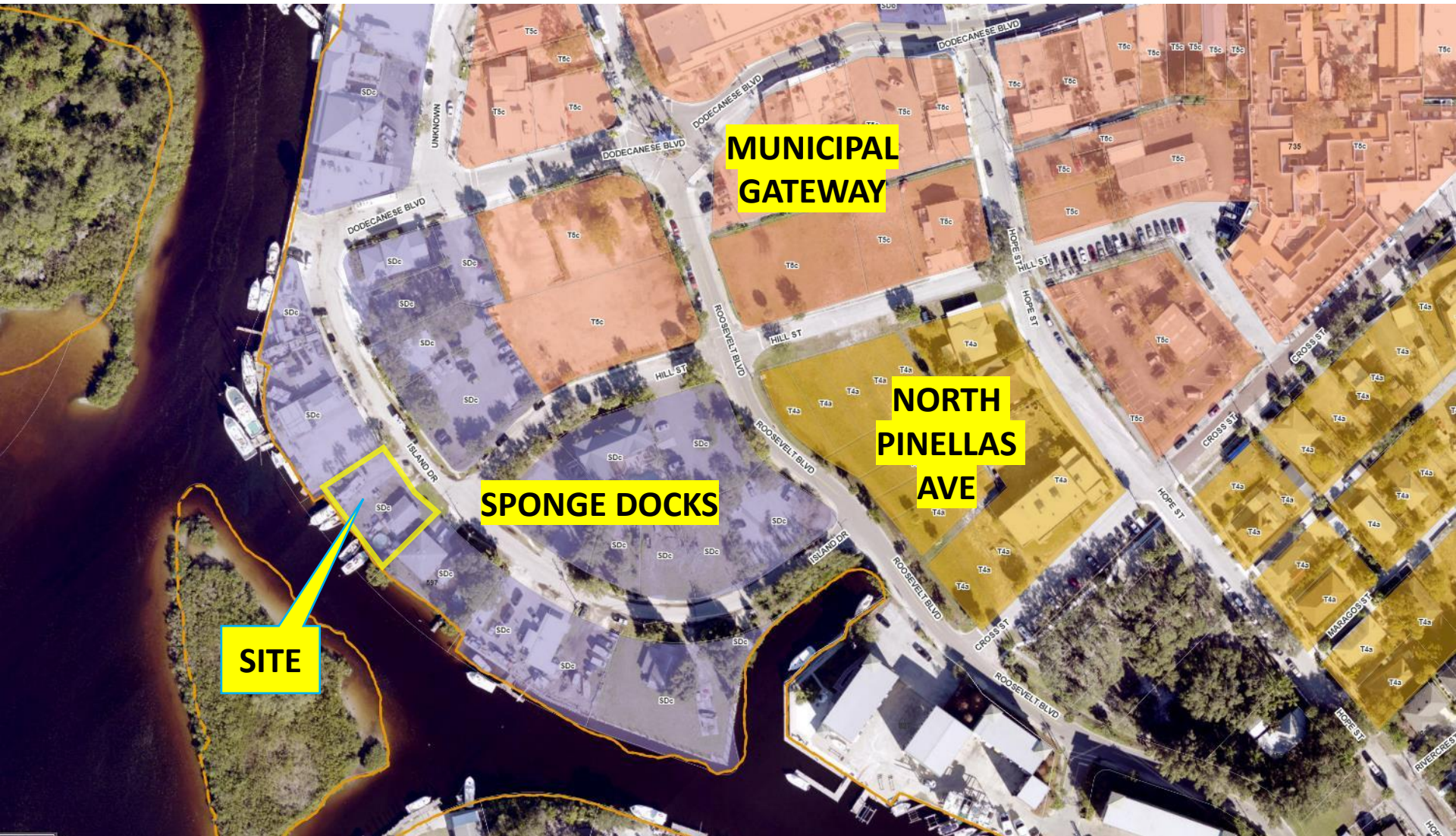
#23-156 – Site Plan Approval – Luggers Backup, LLC Resolution #2024-23

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

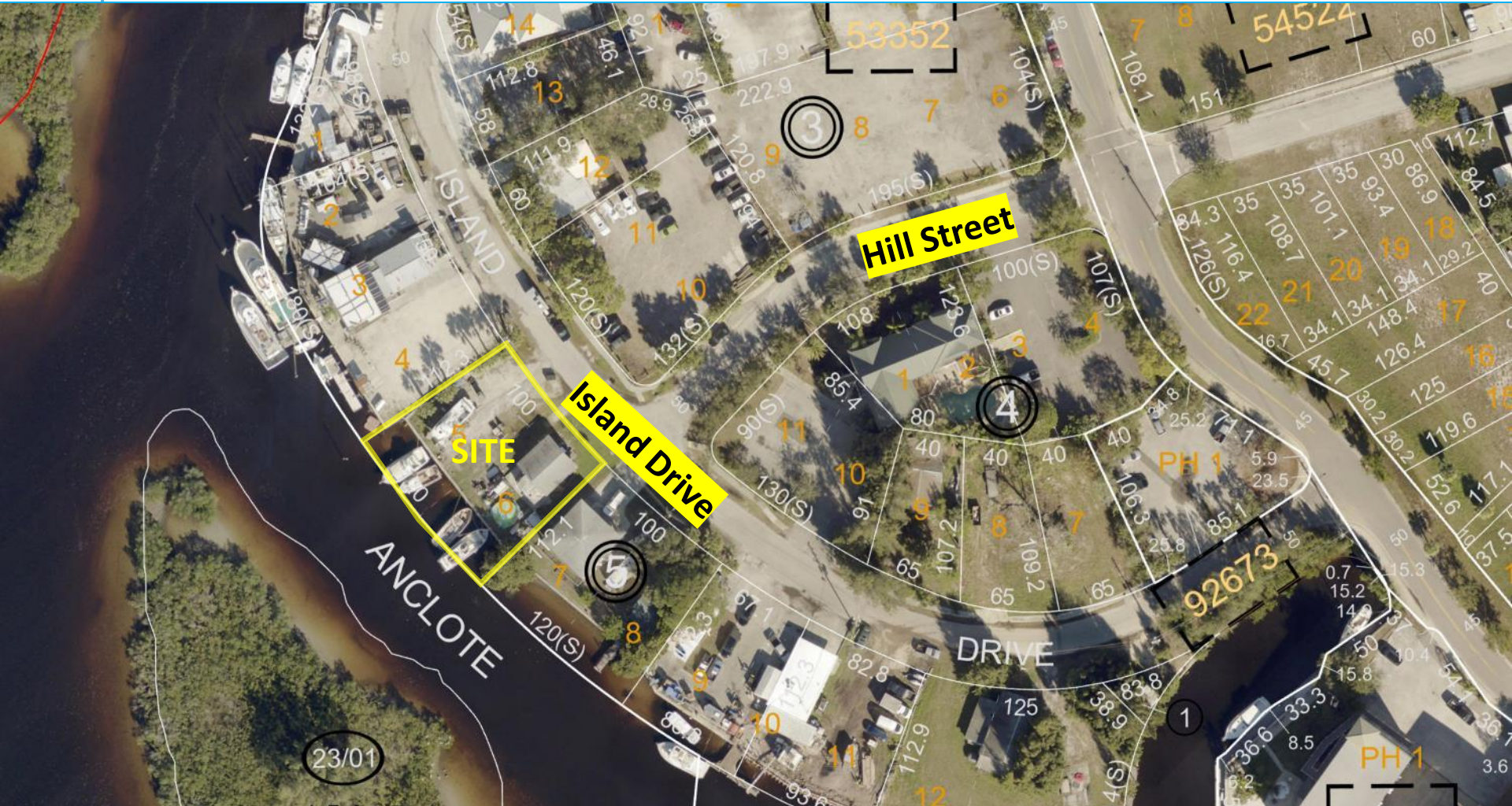
LOCATION & CONTEXT – CHARACTER DISTRICTS



LOCATION & CONTEXT – TRANSECT DISTRICTS



LOCATION & CONTEXT



LOCATION & CONTEXT



PREVIOUS USE – COMMERCIAL FISHING AND SINGLE FAMILY RESIDENCE





Current Site Conditions





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



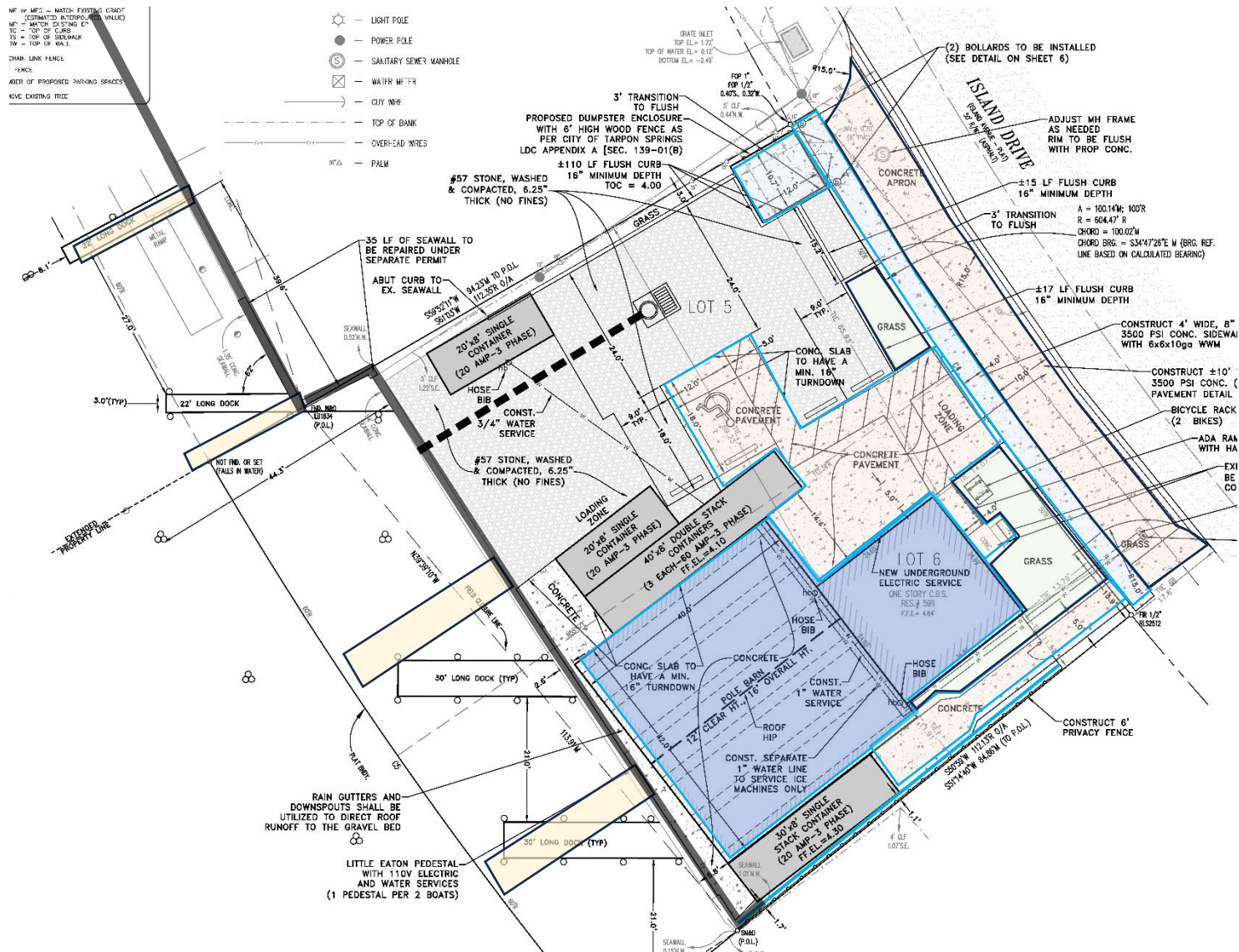
Island Drive: Truck Route and Typical Morning Truck Traffic

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MF or MFC = MATCH EXISTING GRADE
 (ESTIMATED INTERPOLATED VALUE)
 MF = MATCH EXISTING E/F
 TC = TOP OF CURB
 IS = TOP OF SIDEWALK
 TW = TOP OF WALL
 CHAIN LINK FENCE
 FENCE
 NUMBER OF PROPOSED PARKING SPACES

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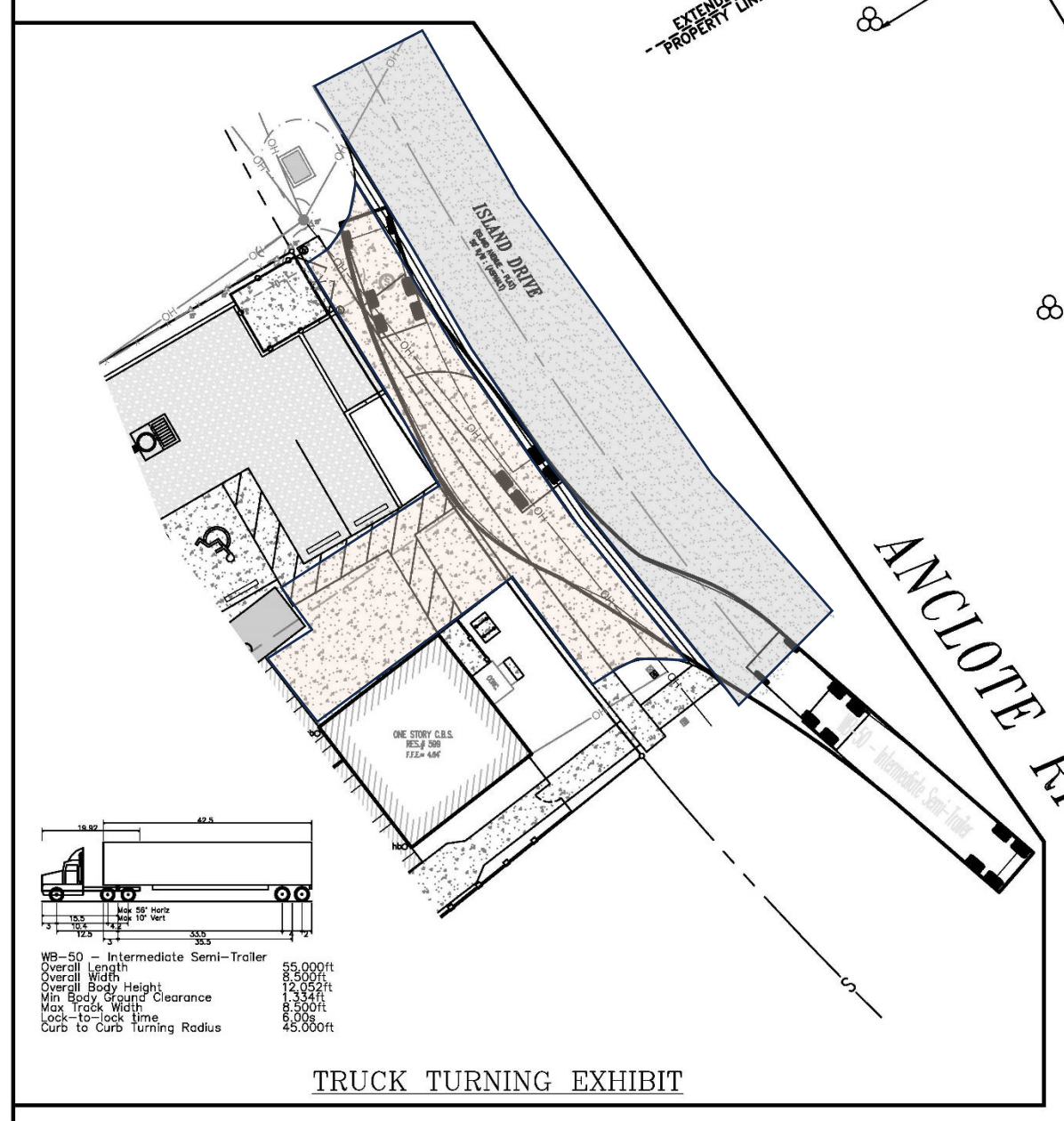
-  — LIGHT POLE
-  — POWER POLE
-  — SANITARY SEWER MANHOLE
-  — WATER METER
-  — CURB LINE
-  — TOP OF BANK
-  — OVERHEAD WIRES
-  — PALM





LOADING

- On-site loading zone for box truck meets current standards.
- Additional loading option for 55-foot tractor/trailer provided with sidewalk reinforcement
- Tractor/trailer loading zone to be used 1-2 times per week and will not impede traffic.



REVIEW CRITERIA – SITE PLAN

- 1) **The Comprehensive Plan.** The proposed project is consistent with the intent of the Sponge Docks Character District of the Special Area Plan and with the City's Comprehensive Plan.
- 2) **The Land Development Code (LDC).** The application is found to be in compliance with the City's LDC and Smartcode. The property has been used for commercial fishing and trap storage for several years. The applicant will provide new buffering for the adjacent residence with a privacy fence.
- 3) **The City's Concurrency Management System.** The project can be served with no adverse impacts to City facilities.
- 4) **The City's Building Codes.** The project will be required to, and is expected to be able to, meet the standards of the City's Building Codes.

WARRANTS

The project includes two design standards determined by Warrant in the Smartcode.

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

Streetscreen – Open parking area may be permitted unmasked (no streetscreen) by Warrant for Special Districts (SD). The needs of the commercial fishing use warrant the site layout accommodation of loading areas. Staff recommends **approval** of a Warrant waiving the frontage streetscreen for this use.

PRELIMINARY STAFF RECOMMENDATION

Since the July 15, 2024 meeting of the Planning and Zoning Board, the project has been revised to reflect the following:

1. The Site Data table on the plans has been updated to reflect the correct property acreage.
2. A Utility Availability Statement (UAS) has been submitted.
3. The plans have been revised to show the additional drainage manhole structure with sediment and oil/grease capture.
4. An expanded and reinforced apron has been added to accommodate tractor/trailer loading without impeding Island Drive traffic.

PRELIMINARY STAFF RECOMMENDATION

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

Conditions pertain to:

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

RESOLUTION NO. 2024-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-156 REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A MARINE-RELATED INDUSTRIAL FACILITY (COMMERCIAL FISHING OPERATION) ON 0.20 ACRES (MORE OR LESS) OF PROPERTY LOCATED AT 599 ISLAND DRIVE ON THE WEST SIDE OF ISLAND DRIVE BETWEEN HILL STREET AND DODECANESE BOULEVARD, INCLUDING 3,490 SQUARE FEET OF EXISTING AND NEW BUILDING FLOOR AREA, AND, LOCATED IN THE SDC MARINE INDUSTRIAL/COMMERCIAL TRANSECT OF THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR APPROVAL OF STANDARDS BY WARRANT; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for a marine-related industrial facility (commercial fishing operation) on property located at 599 Island Drive on the west side of Island Drive between Hill Street and Dodecanese Boulevard in the SDC Marine/Industrial Commercial Transect of the Special Area Plan; and,

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

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

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meetings of July 15, 2024 and August 19, 2024; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

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

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

SECTION 1: SITE PLAN FINDINGS

Application Number 24-156 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: APPROVAL OF WARRANTS

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

1. Approval of four parking spaces, including one disabled space.
2. Approval of waiver of parking lot screening in the SDC district.

SECTION 3: SITE PLAN APPROVAL

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

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

with plans prepared and sealed by Albert P. Carrier on August 2, 2024 and attached as Exhibit A, is hereby approved with the following conditions:

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

plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.

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

SECTION 4: EFFECTIVE DATE

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

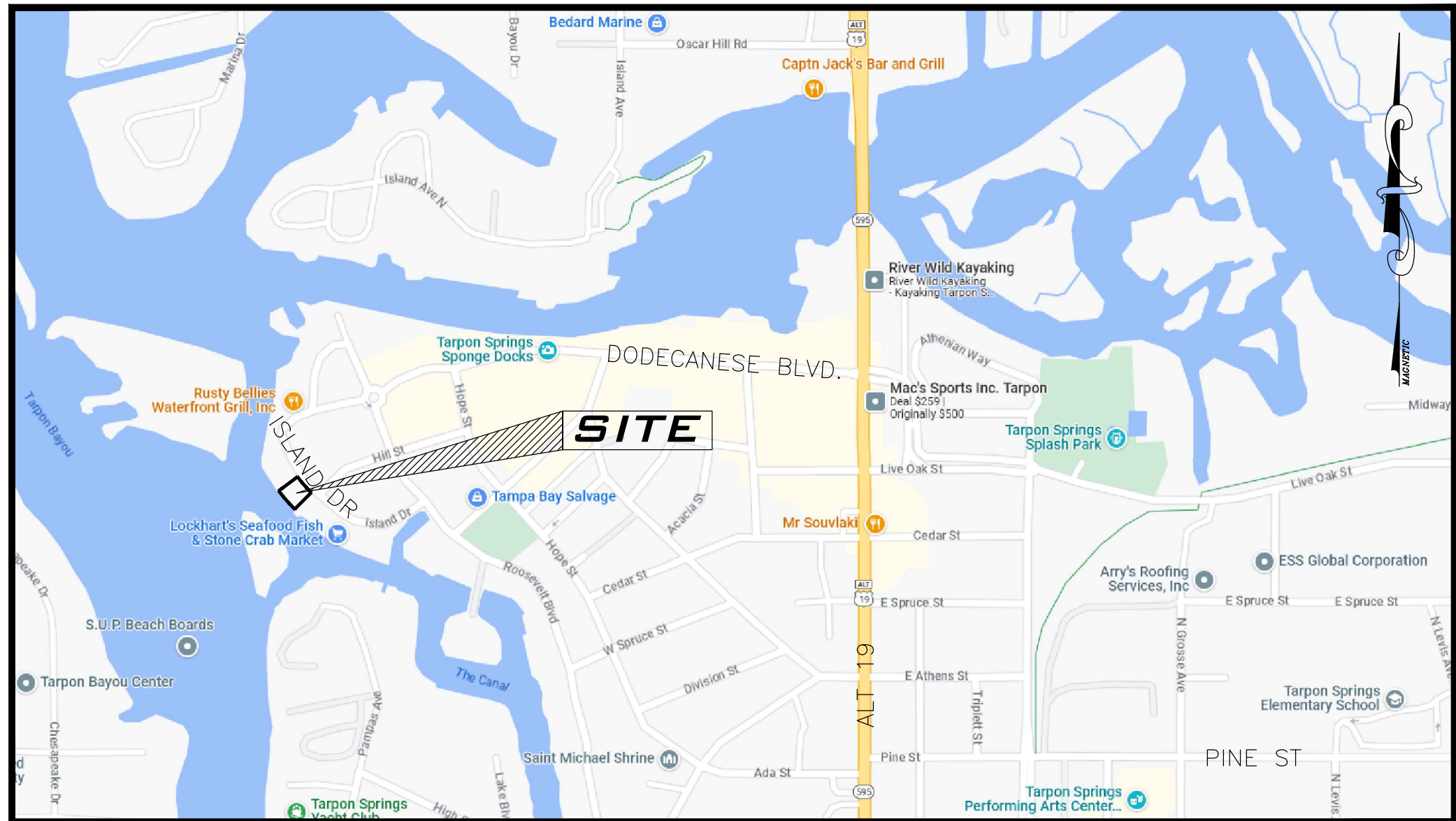
DRAFT

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

INDEX OF DRAWINGS

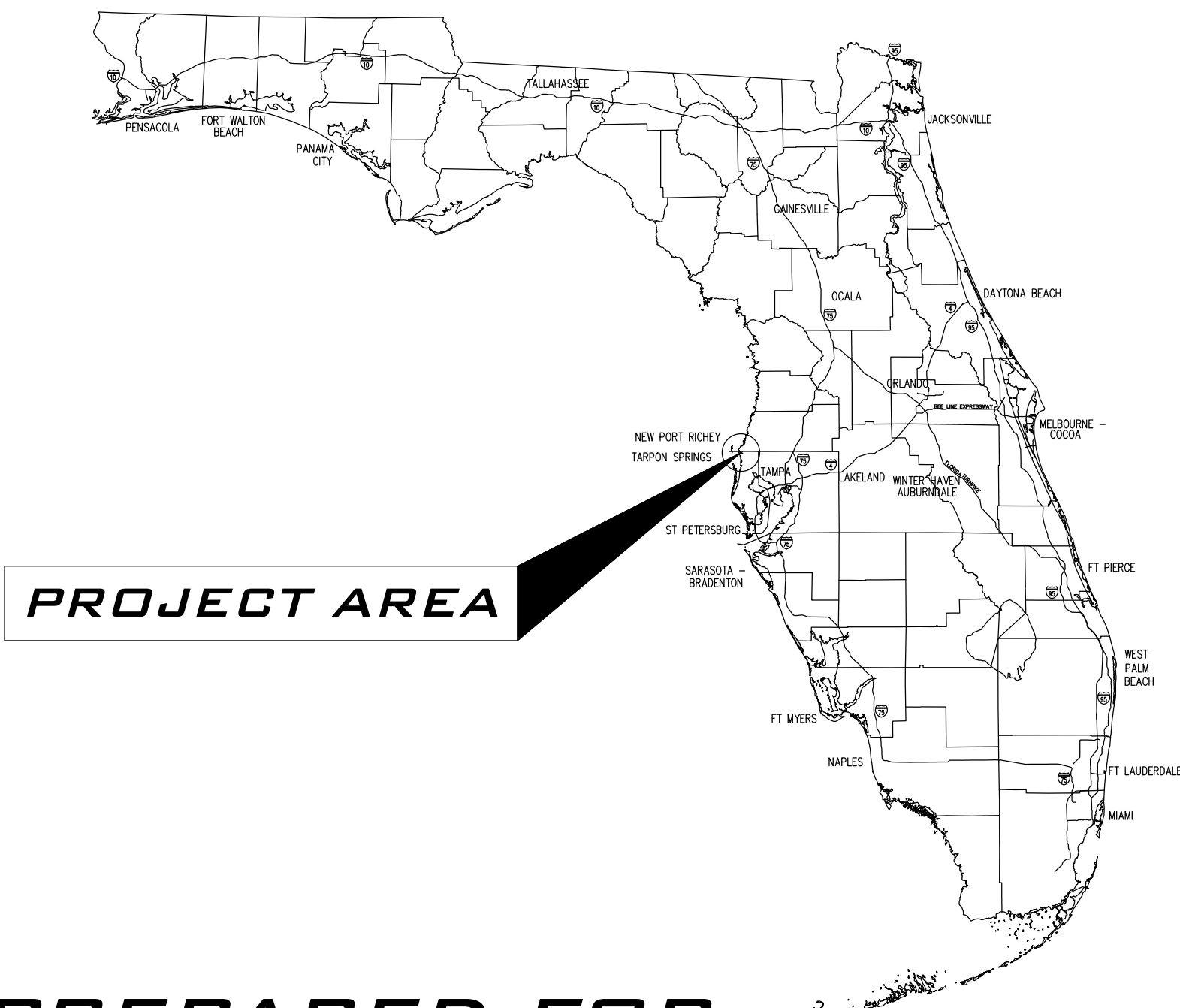
DRAWING TITLE	SHEET NO.
COVER SHEET	01
EXIST COND, DEMO & EROSION CTRL PLAN	02
SITE & UTILITY PLAN	03
PAVING, GRADING, DRAINAGE & LANDSCAPE PLAN	04
NOTES & SPECIFICATIONS	05
DETAILS	06-08

VICINITY MAP



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

LOCATION MAP



PREPARED FOR

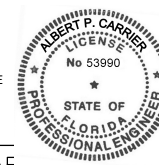
**LUGGERS BACKUP, LLC
ATTN: JASON DELACRUZ
12124 LILLIAN AVE.
LARGO, FL 33778**

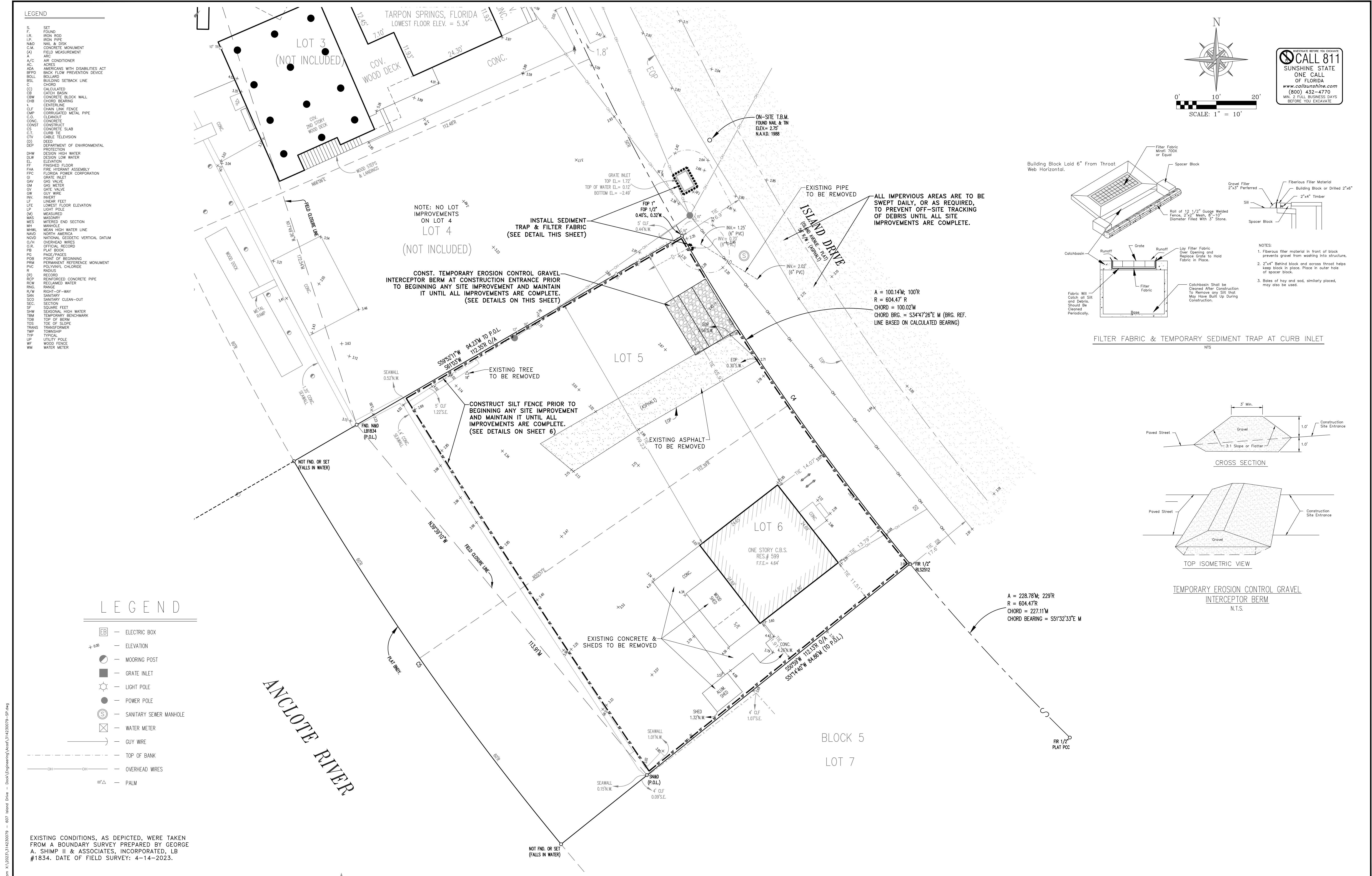
J:\25_2024_111100m_X\2025\14220079 - 607 Island Drive - Deck\Engineering\Acad\14220079-SP.dwg

REV.#	DATE	REVISION	BY

TRANSYSTEMS

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

I, ALBERT CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL, ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERT P. CARRIER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 	Digitally signed by Albert P Carrier Date: 2024.08.02 09:41:12 -04'00'	WORK ORDER NO. P314230079
			DATE: SEPTEMBER 18, 2023
			SCALE: NTS
			SHEET NO. 1 OF 8



Jul 25, 2024 - 11:05am X:\2023\314230079 - 607 Island Drive - Dock\Engineering\Arch\314230079-35.dwg

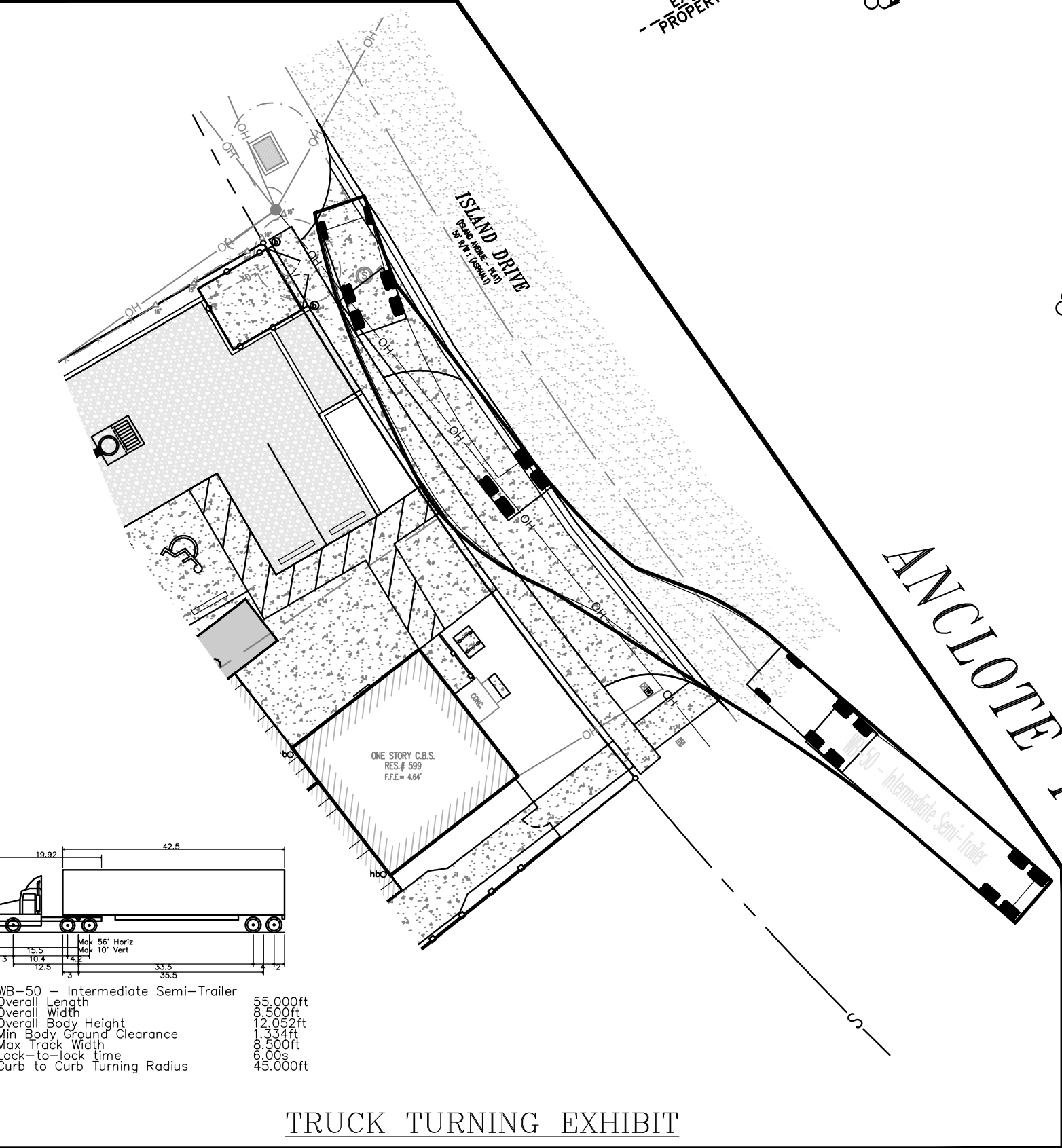
LEGEND

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

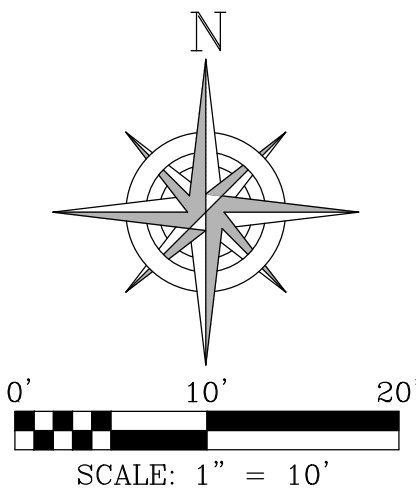
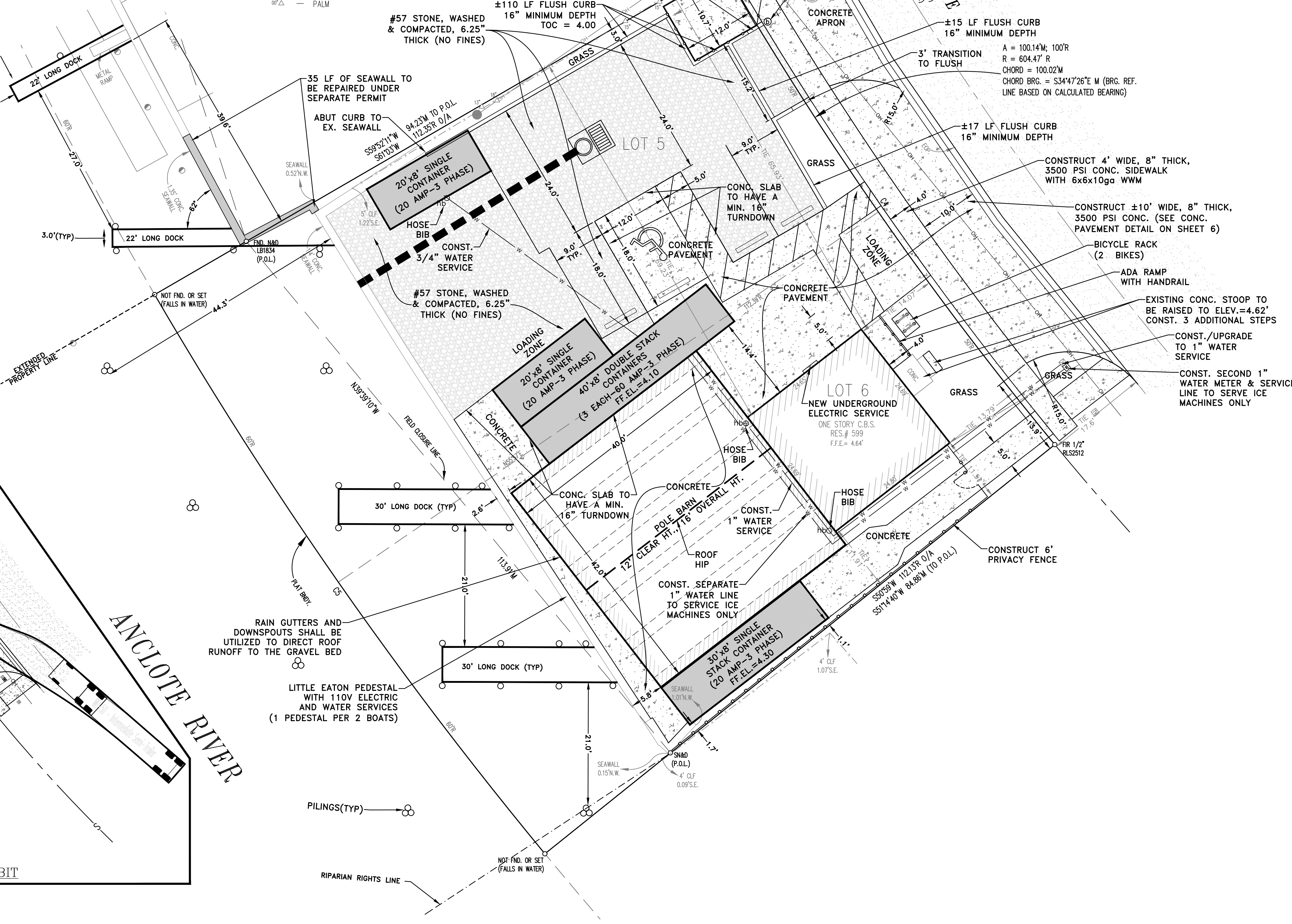
PROPOSED LEGEND
DIRECTION OF FLOW
EXISTING ELEVATION
ELEVATIONS ARE BASED ON NAVD-88
PROPOSED ELEVATION
ELEVATION AT TOP OF FEATURE
ELEVATION AT BOTTOM OF FEATURE
GRADING SUFFIXES:
BW = BOTTOM OF WALL
EP = EDGE OF PAVEMENT
G = GROUND
HP = HIGH POINT
ME or MEG = MATCH EXISTING GRADE
(ESTIMATED, INTERPOLATED VALUES)
MP = MATCH EXISTING EP
TC = TOP OF CURB
TS = TOP OF SIDEWALK
TW = TOP OF WALL
6" CHAIN LINK FENCE
SILT FENCE
NUMBER OF PROPOSED PARKING SPACES
REMOVE EXISTING TREE

LEGEND

EB — ELECTRIC BOX
+3.00 — ELEVATION
MOORING POST
GRATE INLET
LIGHT POLE
POWER POLE
SANITARY SEWER MANHOLE
WATER METER
GUY WIRE
TOP OF BANK
OVERHEAD WIRES
PALM



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



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SITE DATA TABLE:

SITE LOCATION:
599 ISLAND DRIVE
TAPRON SPRINGS, FLORIDA

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

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

LEGAL DESCRIPTION:

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

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

PROJECT SUMMARY & SITE DATA:	EXISTING	PROPOSED
TOTAL BUILDING AREA	= 828 SF (9.5%)	2,290 SF (26.2%)
TOTAL STORAGE CONTAINERS	= 0 SF (0%)	880 SF (10.1%)
TOTAL BUILDING & STORAGE (GFA)	= 828 SF	3,490 SF
TOTAL ASPHALT/CONC./SHELL AREA	= 1,022 SF (11.7%)	2,037 SF (23.3%)
TOTAL IMPERVIOUS AREA	= 1,840 SF (21.0%)	5,207 SF (59.5%)
TOTAL GREEN AREA	= 6,915 SF (79.0%)	3,548 SF (40.5%)
TOTAL PROJECT AREA	=	8,755 SF (0.201 AC)

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

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

PRINCIPAL BUILDING SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT(EAST)	35 FT (MAX)	13.79 FT
SIDE(NORTH)	N/A	65.93 FT
SIDE(SOUTH)	N/A	11.51 FT
REAR(WEST)	N/A	2.6 FT

MAXIMUM LOT COVERAGE: 0.50 0.60

MAXIMUM FLOOR/AREA RATIO: 1.00 0.36

MAXIMUM BUILDING HEIGHT: 2 STORY SINGLE PRIMARY

NUMBER OF PARKING SPACES:

SPECIAL AREA: XX SF / 250 BY WARRANT 4 SP

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

SOLID WASTE: DUMPSTER ON SITE

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

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

LUGGERS BACKUP, LLC
599 ISLAND DRIVE
SITE & UTILITY PLAN

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

ALBERT P. CARRIER, P.E. 53990

WORK ORDER NO. P314230079
DATE: SEPTEMBER 18, 2023
SCALE: 1" = 10'
SHEET NO. 3 OF 8

Jul 26, 2024 - 11:17am X:\2023\194260079 - 627 - Root Engineering\Notes\194260079-25.dwg

REV.#

DATE

REVISION

BY

CHECKED

TU

DESIGN: APC

DRAWN: DES

APC

DES

TU

TRANS SYSTEMS

565 SOUTH HERCULES AVENUE
CORPUS CHRISTI, TX 78476
PHONE 727.922.4151
WWW.TRANSYSTEMS.COM

TARPON SPRINGS

LUIGERS BACKUP, LLC
599 ISLAND DRIVE
NOTES & SPECIFICATIONS

FLORIDA

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

ALBERT P. CARRIER, P.E. 53990

WORK ORDER NO. P314230079

DATE: SEPTEMBER 18, 2023

SCALE: 1" = 10'

SHEET NO. 5 OF 8

GENERAL CONSTRUCTION NOTES

- ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS THAT ARE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOGRAPH OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
- PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
- PLACE EXPANSION JOINT BETWEEN BACK-OFF-CURB AND CONCRETE DRIVEWAY.
- SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %).
- DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODED.
- DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE.
- COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.
- CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" TO GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.
- ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BATED WITH MINIMUM 6" THICKNESS. COMPACTED AND PROVED. RESULT TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PG-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PG-3. REQUESTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.
- TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.
- NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT.
- THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 653.60 ET. SEQ.) AND THE TRENCH SAFETY ACT AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
- NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK.
- PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED AND/OR SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.

GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
 - ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
 - PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
 - ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H=20 LOADINGS.
 - THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
 - MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
- PAVING NOTES
- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
 - THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
 - ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FOOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
 - THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
 - STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
 - THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- WATER SYSTEM NOTES
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
 - ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
 - ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
 - ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRELIMINARY JOINT SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
 - ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
 - WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
 - ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS.
 - ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
 - ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
 - THE CONTRACTOR IS TO INSTALL TEMPLATED BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
 - THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
 - MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
 - THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
 - ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

THE PERMIT HOLDER SHALL MAKE THE APPLICABLE TESTS PRESCRIBED IN SECTIONS 312.2 THROUGH 312.9 OF THE 2004 FLORIDA BUILDING CODES, AS UPDATED, TO DETERMINE COMPLIANCE WITH THE PROVISIONS OF THIS CODE. THE PERMIT HOLDER SHALL GIVE REASONABLE ADVANCE NOTICE TO THE CODE OFFICIAL WHEN THE PLUMBING WORK IS READY FOR TESTS. THE EQUIPMENT, MATERIAL, POWER AND LABOR NECESSARY FOR THE INSPECTION AND TEST SHALL BE FURNISHED BY THE PERMIT HOLDER, AND THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR DETERMINING THAT THE WORK WILL WITHSTAND THE TEST PRESSURE PRESCRIBED IN THE ABOVE MENTIONED SECTIONS. ALL PLUMBING SYSTEM PIPING SHALL BE TESTED WITH EITHER WATER OR, FOR PIPING SYSTEMS OTHER THAN PIPING, WITH AIR. PROTECTED PLUMBING FIXTURES HAVE BEEN SET AND THEIR TRAPS FILLED WITH WATER. THE ENTIRE DRAINAGE SYSTEM SHALL BE SUBMITTED TO FINAL TESTS. THE CODE OFFICIAL SHALL REQUIRE THE REMOVAL OF ANY CLEANOUTS IF NECESSARY TO ASCERTAIN WHETHER THE PRESSURE HAS REACHED ALL PARTS OF THE SYSTEM.

ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER AND THE CODE OFFICIAL. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND CODE OFFICIAL 48 HOURS IN ADVANCE OF PERFORMING TESTS.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR SEWER FORCE MAINS AND RECLAIMED WATER PIPELINES.

- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES

- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORMWATER FORCE MAIN OR RECLAIMED WATER MAINS PRIOR TO THESE FACILITIES, FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORM SEWER OR VACUUM SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES MINIMUM, 12 INCHES PREFERRED, ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE, 12 INCHES IS PREFERRED, ABOVE THE OTHER PIPELINE.
- NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING BELOW ANY OTHER PIPELINE, AS DESCRIBED ABOVE, MUST HAVE AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A), (B), (C) AND (D) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

EXCEPTIONS TO HORIZONTAL AND VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR SEWER FORCE MAINS AND RECLAIMED WATER PIPELINES.

WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS OF 62-555.314(1) OR (2), F.A.C., THE DEPARTMENT SHALL ALLOW EXEMPTIONS TO THE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION METHODS THAT PROVIDE A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.

WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:

- USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD SPECIFICATIONS INCORPORATED INTO RULE 62055.330, F.A.C. FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE-PIPELINE;
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
- USE OF WATER TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

- USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW PIPE TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY LINED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H=20 LOADING.
- ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S ENGINEER OR CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. TEST RESULTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

NOTICE TO ALL CONTRACTORS AND DEVELOPERS

THE DOMESTIC WATER SYSTEM AND THE STORM DRAIN FILTRATION SYSTEM FOR THIS PROJECT MUST BE INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED TO THE APPROPRIATE GOVERNMENTAL AGENCY. IT IS, THEREFORE, IMPERATIVE THAT OUR OFFICE BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THESE FACILITIES. FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED.

TRANSYSTEMS (727) 822-4151

CLEARING AND GRUBBING NOTES

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
- THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION PROGRESS.
- THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE CLEARED OF SILT, MUD AND DEBRIS, AND RE-SODED IN ACCORDANCE TO THE PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS.
- THE SILT FENCE WILL NOT BE TRENCHED IN WHERE ADJACENT TO TREES DESIGNATED TO REMAIN. THE SILT FENCE MUST BE SECURED THROUGH THE PLACEMENT OF FILL OVER THE LOWER LIP OF THE BARRICADE.

PINELLAS COUNTY RIGHT OF WAY NOTES

- ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700
- ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "STANDARD PLANS" INDEXES 102-600 THROUGH 102-670 (LATEST EDITIONS).
- INSTALLATIONS INVOLVING CONCRETE AND ASPHALT DRIVEWAY, IN GOOD CONDITION, MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING IS ALLOWED.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
- DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODED.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY PINELLAS COUNTY HIGHWAY DEPARTMENT.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
- NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.
- PLACE EXPANSION JOINT BETWEEN BACK-OFF-CURB AND CONCRETE SIDEWALK BETWEEN CONCRETE DRIVEWAY AND CONCRETE SIDEWALK.
- PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
- PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH PINELLAS COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
- HANDICAP RAMPS SHALL BE INSTALLED ACCORDING TO FDOT IND.#304
- REMOVE & REPLACE ANY EXISTING SIDEWALK WITHIN PINELLAS COUNTY R.O.W. THAT HAS BEEN DAMAGED DUE TO DEMOLITION AND PORTIONS NOT MEETING A.D.A. REQUIREMENTS.
- A MINIMUM REQUIRED SIDEWALK SHOULDER CLEAR ZONE OF 2' FROM THE EDGE OF THE SIDEWALK WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT. NO PERMANENT OBSTACLES ARE ALLOWED IN THIS AREA.
- LANE CLOSURES MUST BE SCHEDULED 48 HOURS IN ADVANCE WITH PINELLAS COUNTY PUBLIC WORKS AND SHALL NOT OCCUR DURING PEAK HOURS PERIODS OF 7AM TO 9AM AND 4PM TO 6PM.
- ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- PROVIDE A MINIMUM OF 3' COVER OVER UTILITIES AT ALL DITCH CROSSINGS.
- THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE TRENCH SAFETY ACT AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
- UPON COMPLETION OF THE PROJECT, THE ENGINEER OF RECORD SHALL COMPLETE THE ORIGINAL CERTIFICATION OF PROJECT COMPLETION FORM AND SUBMIT 2 ORIGINAL COPIES OF RECORD DRAWINGS, ELECTRONIC FILES (BOTH PDF AND DWG) AND INDEPENDENT TESTING REPORTS FOR WORK PERFORMED WITHIN PINELLAS COUNTY RIGHTS-OF-WAY.
- A CERTIFICATE OF OCCUPANCY INSPECTION CANNOT BE REQUESTED OR SCHEDULED UNTIL ALL PROJECT COMPLETION DOCUMENTS HAVE BEEN SUBMITTED TO PINELLAS COUNTY ENGINEERING DEPARTMENT. RECORD DRAWING DOCUMENTS MUST BE SUBMITTED AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE REQUESTING OR SCHEDULING OF A CO. CO INSPECTIONS MUST BE SCHEDULED TWO (2) DAYS IN ADVANCE AND ARE ONLY AVAILABLE ON MONDAYS, WEDNESDAYS OR FRIDAYS.

S.W.F.W.M.D. / EROSION CONTROL NOTES

- DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.
- ROUGH EXCAVATE RETENTION AREAS.
- DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.
- AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.
- ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.
- ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.

NOTE: PLAN CONFLICTS, SHOWN OR UNOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ALL EXISTING UTILITIES, STRUCTURES, LINES, POWER LINES, AND/OR EXISTING UTILITIES, STRUCTURES, LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTS OCCUR. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.

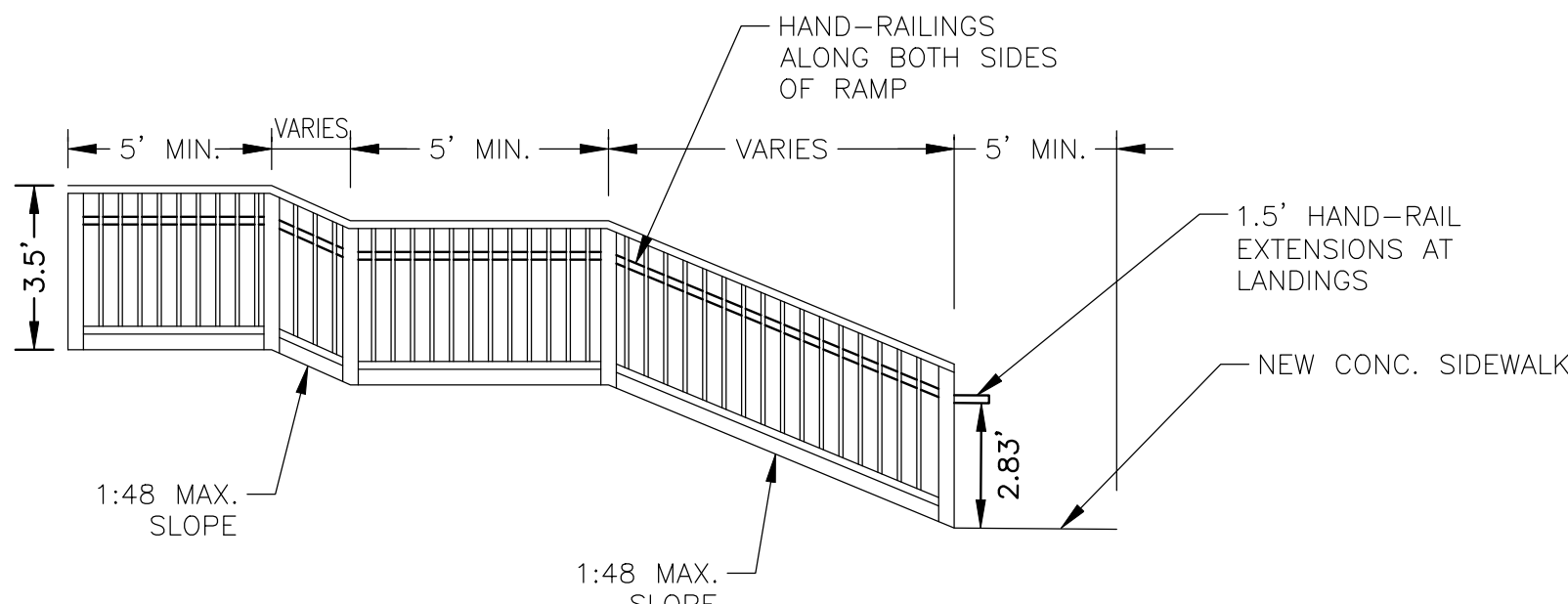
NOTE: REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 400-4 & 400-40 F.A.C. INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129, F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE.

MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

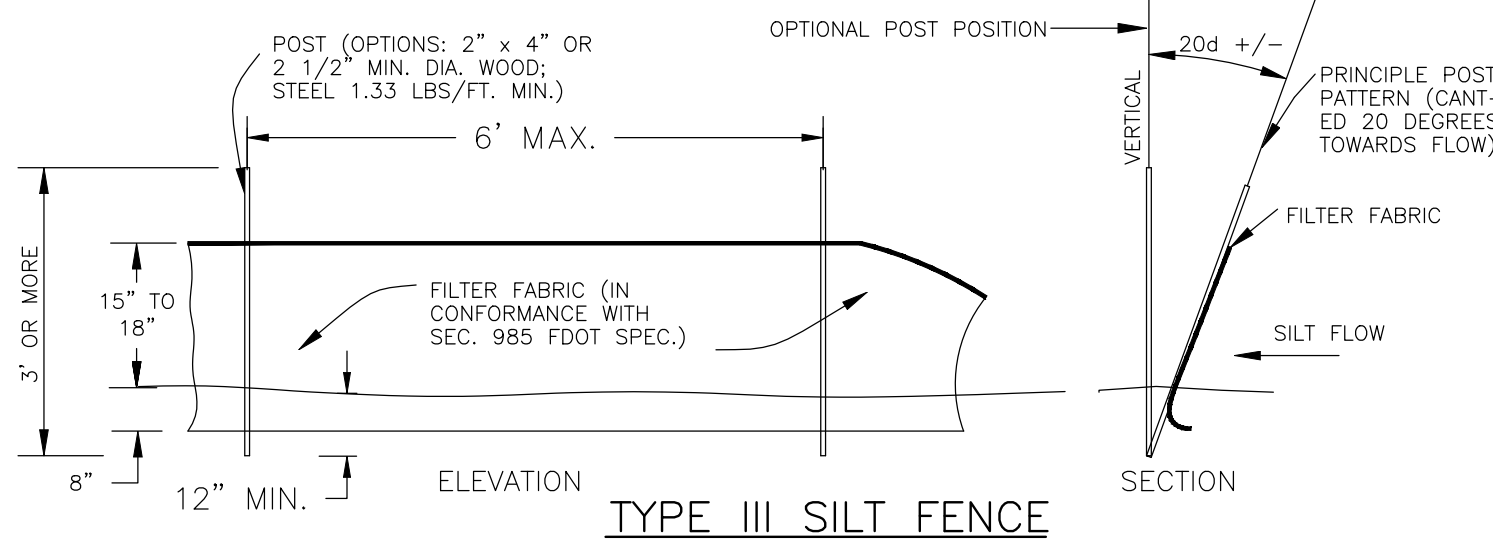
- ALL SODED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.
- UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER.
- SWALE AREAS SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.
- IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.

OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM

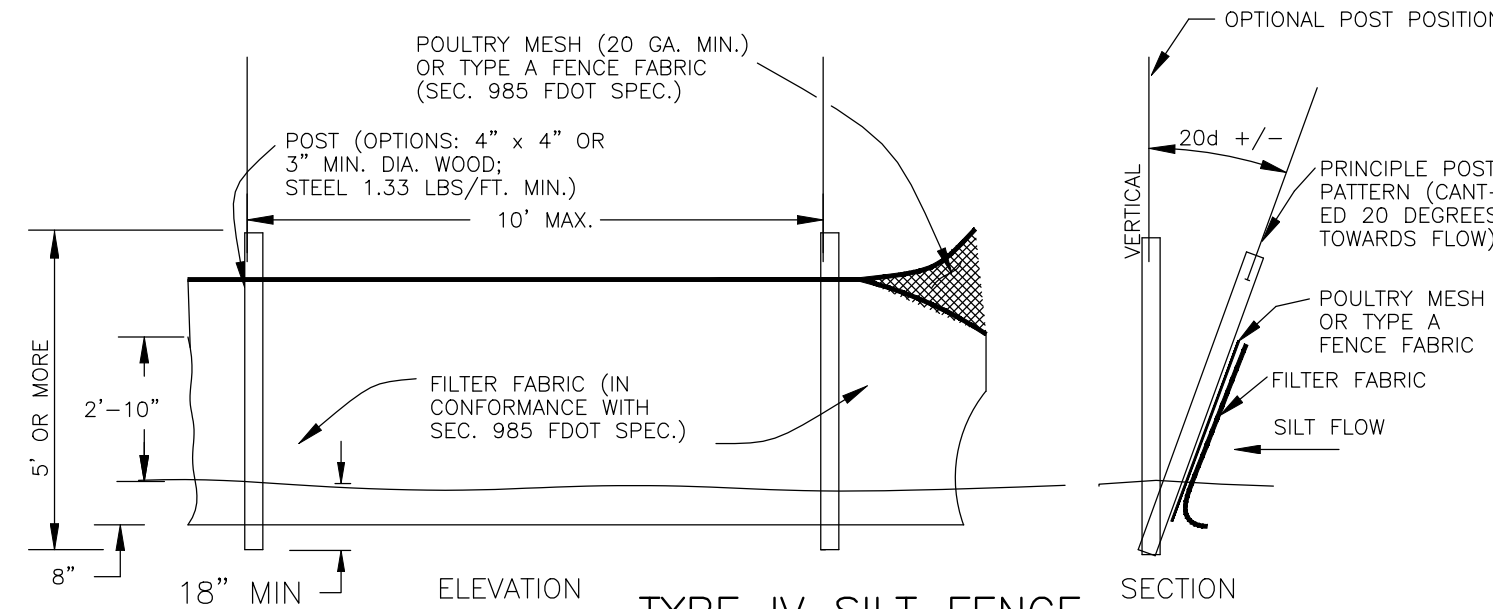
THE OWNER SHALL PERIODICALLY MONITOR THE STORMWATER SYSTEM (PIPE CONVEYANCE SYSTEM AND RETENTION POND) FOR SILT AND SEDIMENTATION BUILD UP. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY NO LESS THAN TWICE A YEAR. ALL MATERIAL SHALL BE COLLECTED DOWNSTREAM AND REMOVED. THE RETENTION POND SHALL BE KEPT MOWED AND THE BOTTOM FREE OF DEBRIS. IF WATER STANDS IN THE POND MORE THAN 48 HOURS THE OWNER SHALL RAKE AND/OR SCABBY THE POND BOTTOM, AS DEEMED NECESSARY AND NO LESS THAN TWICE A YEAR TO RESTORE THE PERCOLATION CHARACTERISTICS OF THE POND. THE OWNER WILL BE RESPONSIBLE TO MAKE SURE THAT TO THE BEST OF HIS ABILITY NOTHING ENTERS THE SYSTEM BESIDES STORMWATER THAT COULD DEGRADATE THE FUNCTIONALITY CAPABILITIES OF THE SYSTEM, I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.



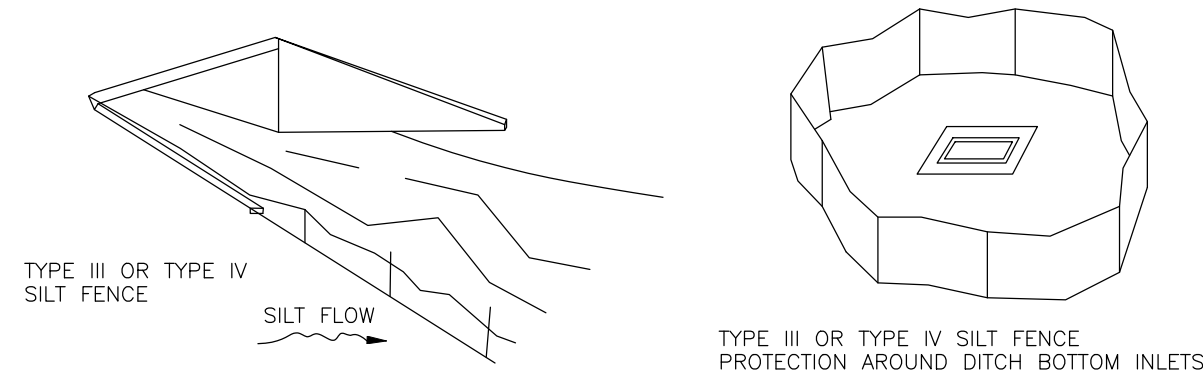
HANDICAP RAMP WITH
HANDRAILS CROSS SECTION
N.T.S.



TYPE III SILT FENCE

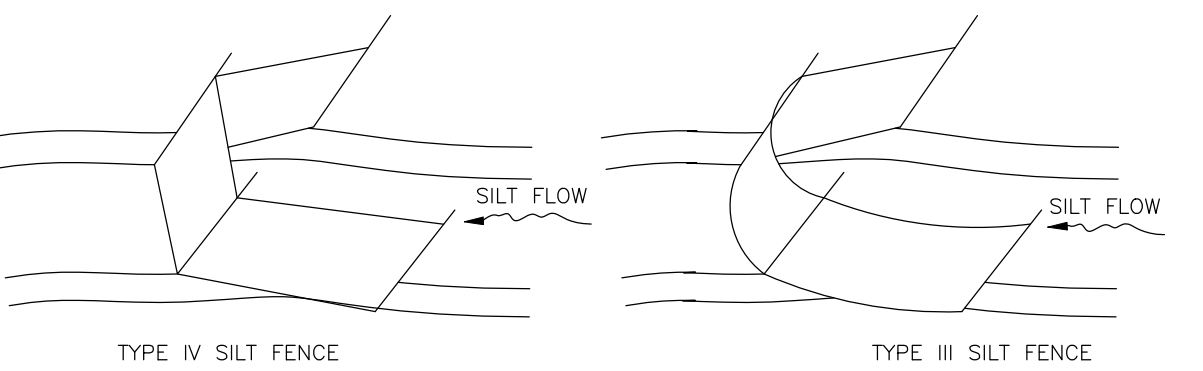


TYPE IV SILT FENCE



SILT FENCE APPLICATIONS

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



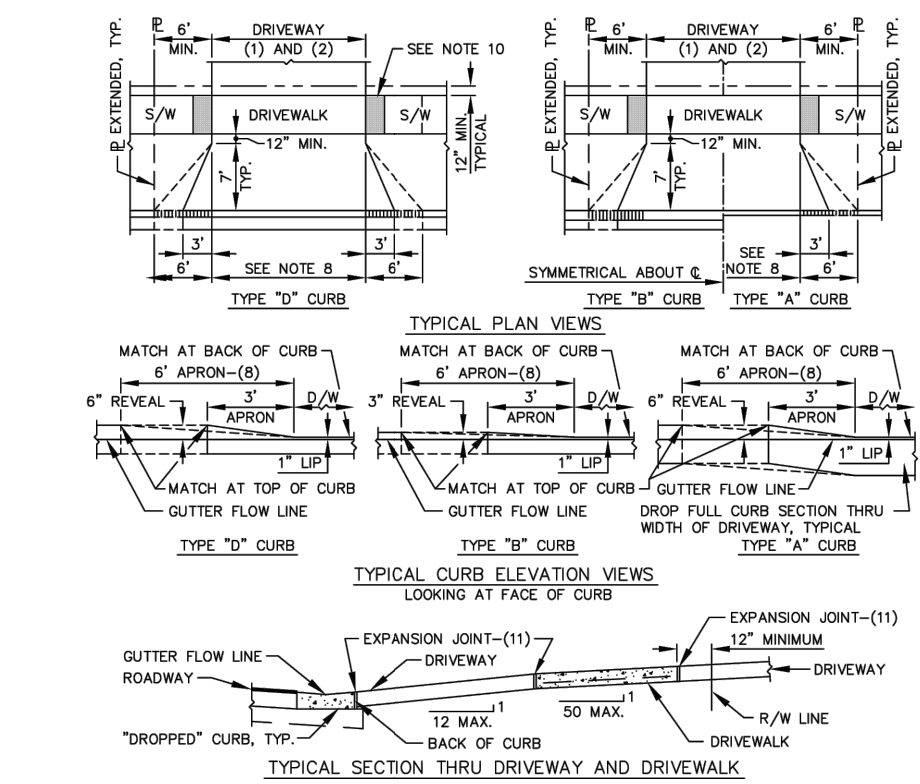
SILT SCREEN BARRIER DETAIL

N.T.S.

NOTE: SILT BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, FENCE, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS; HOWEVER, PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING SILT BARRIER AND/OR STAKED BARRIER. POSTS IN SILT FENCES AND STAKED SILT BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE WISE DIRECTED BY ENGINEER.

SILT SCREEN BARRIER DETAILS

N.T.S.



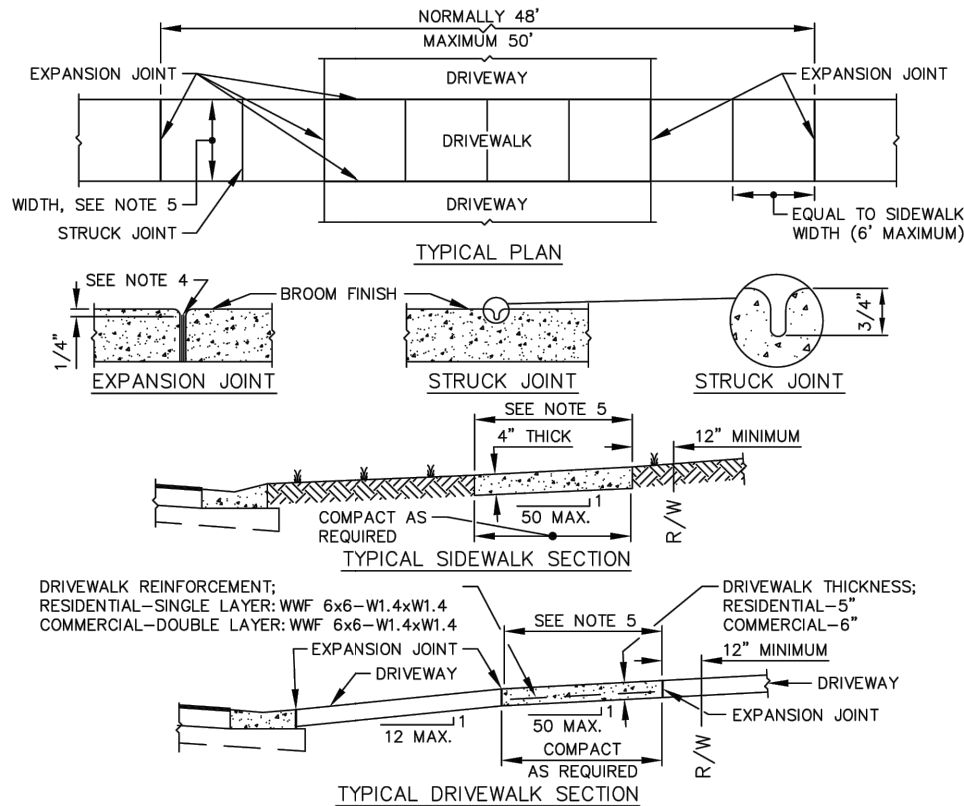
- NOTES:
1. DRIVEWAY WIDTHS 12" MIN. TO LIMITS AS APPROVED BY THE CITY.
 2. IF EXISTING DRIVEWAY IS LESS THAN 12" WIDE AT THE R/W LINE REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 12" WIDE CENTERLINE.
 3. ALL COMMERCIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 4 DOUBLE LAYERS OF W/F #4 @ 18" O.C.
 4. ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS MINIMUM.
 5. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MINIMUM 8" COMPACTED LIME ROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MIN. 1" THICK OF FOOT TYPE.
 6. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MIN. 1" THICK OF FOOT TYPE.
 7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB BACK.
 8. FOR DROPPED CURB REQUIREMENTS SEE STANDARD DETAIL TYPE "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

COMMERCIAL DRIVEWAY
CONSTRUCTION DETAIL

DATE: 12/15/15
DRAWN: R-09
CHECKED: R-11
N.T.S. 1 OF 1



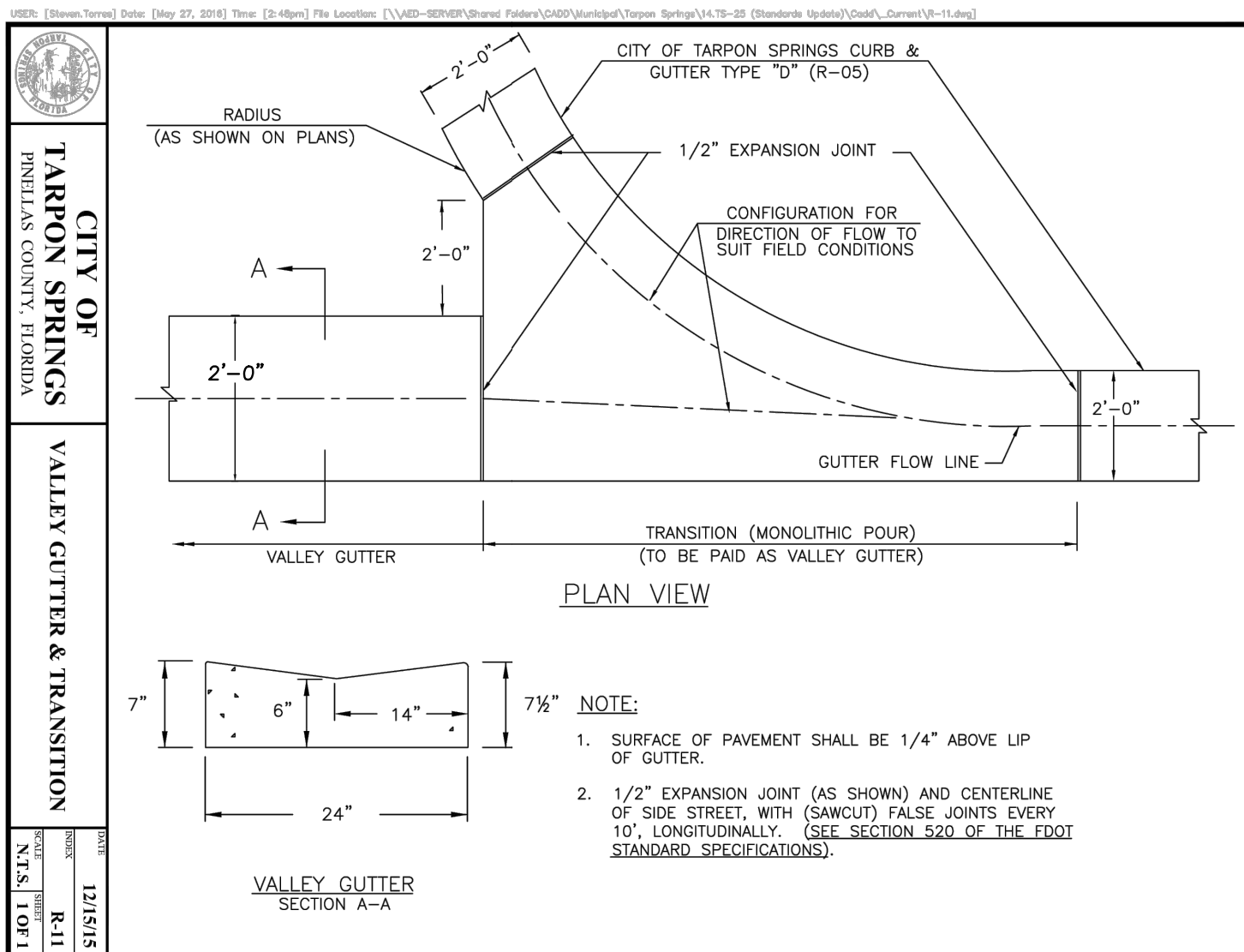
- NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
 2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
 3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
 4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2" MIN. BITUMINOUS EXPANSION STRIP.
 5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS, ON THE NORTH AND WEST SIDES OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET, AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SIDEWALK AND DRIVEWAY
CONSTRUCTION DETAIL

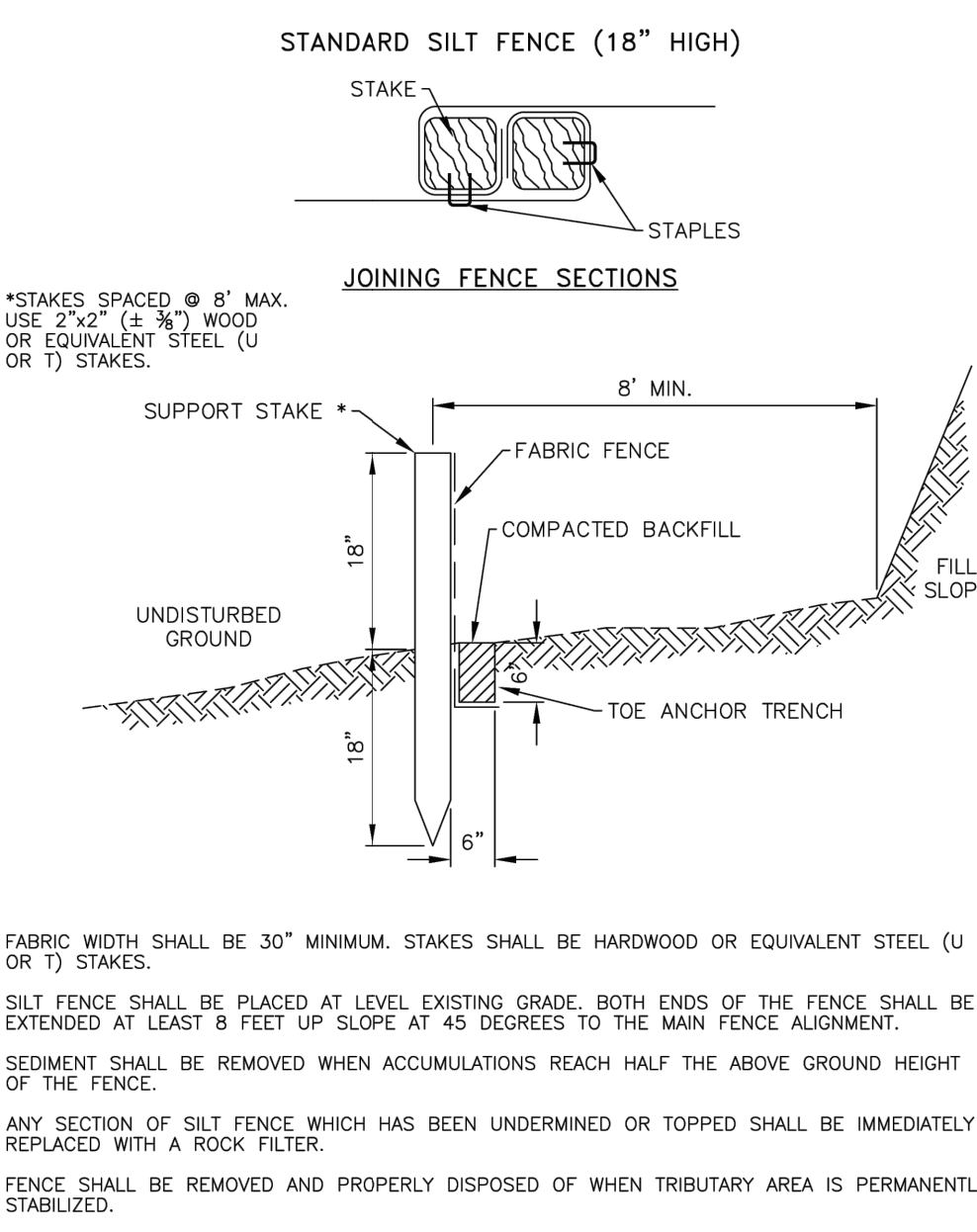
DATE: 12/15/15
DRAWN: R-11
CHECKED: R-11
N.T.S. 1 OF 1



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

VALLEY GUTTER & TRANSITION

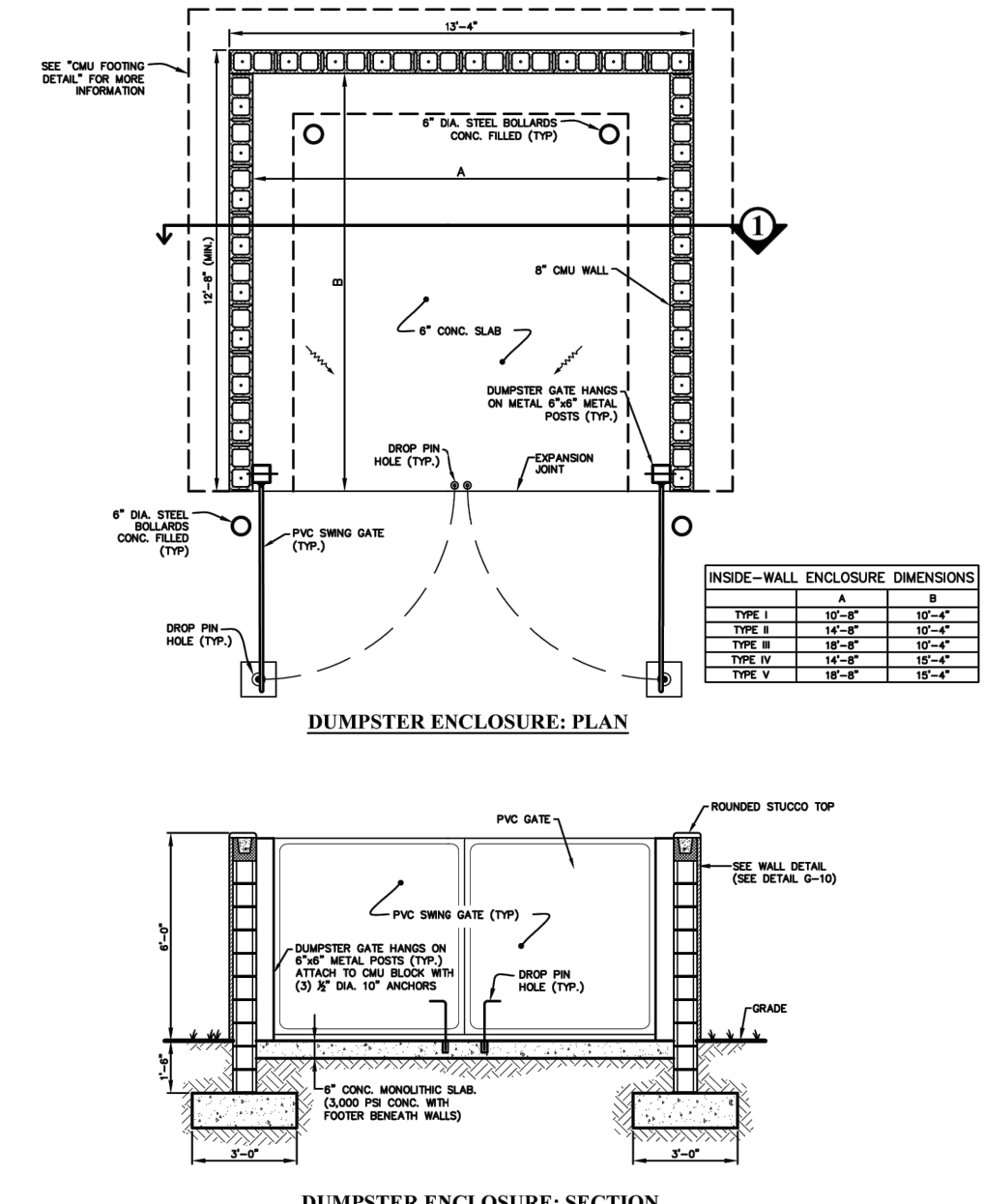
DATE: 12/15/15
DRAWN: R-11
CHECKED: R-11
N.T.S. 1 OF 1



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SILT FENCE INSTALLATION
DETAIL

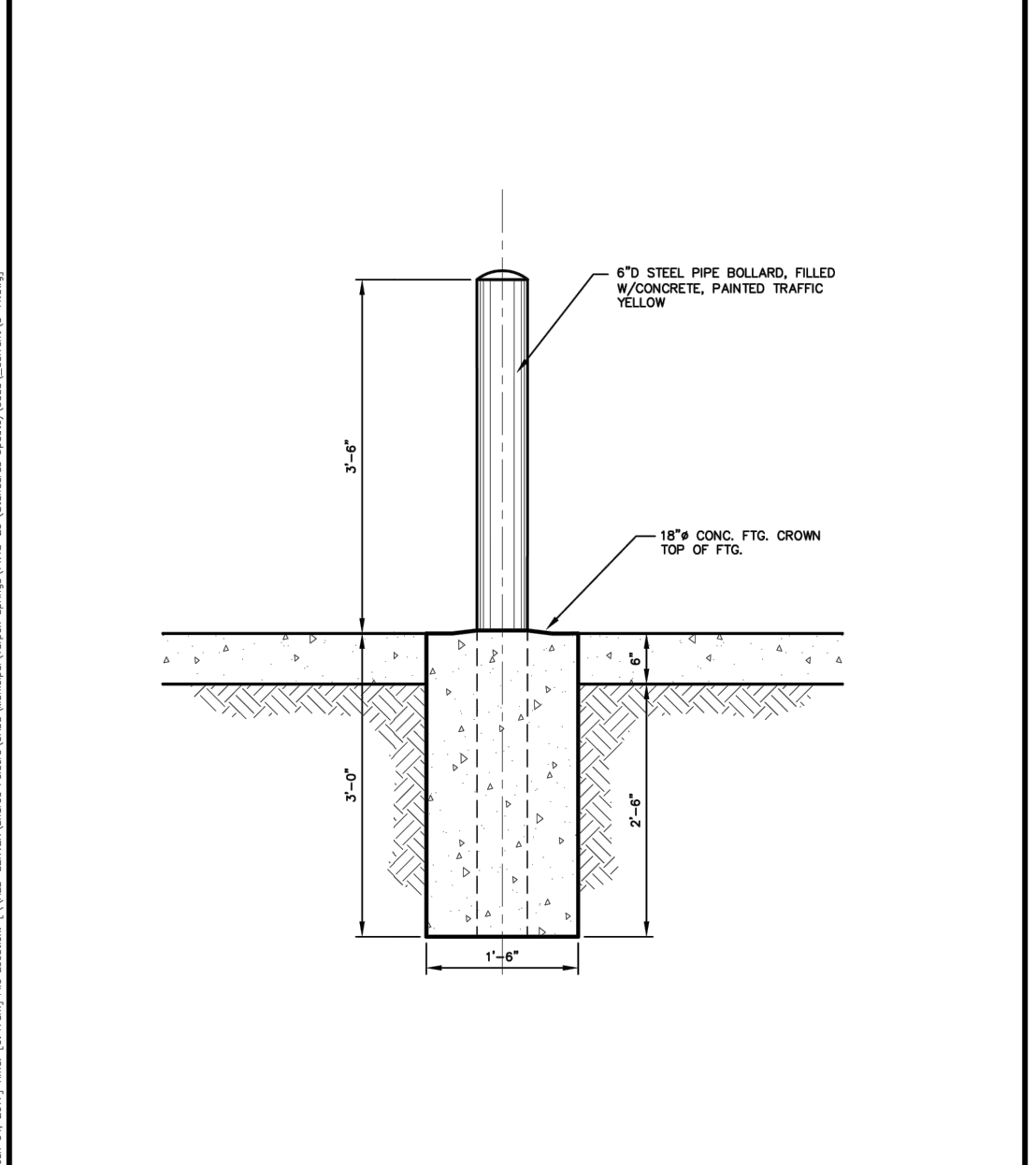
DATE: 12/15/15
DRAWN: G-01
CHECKED: G-01
N.T.S. 1 OF 1



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

DUMPSTER ENCLOSURE

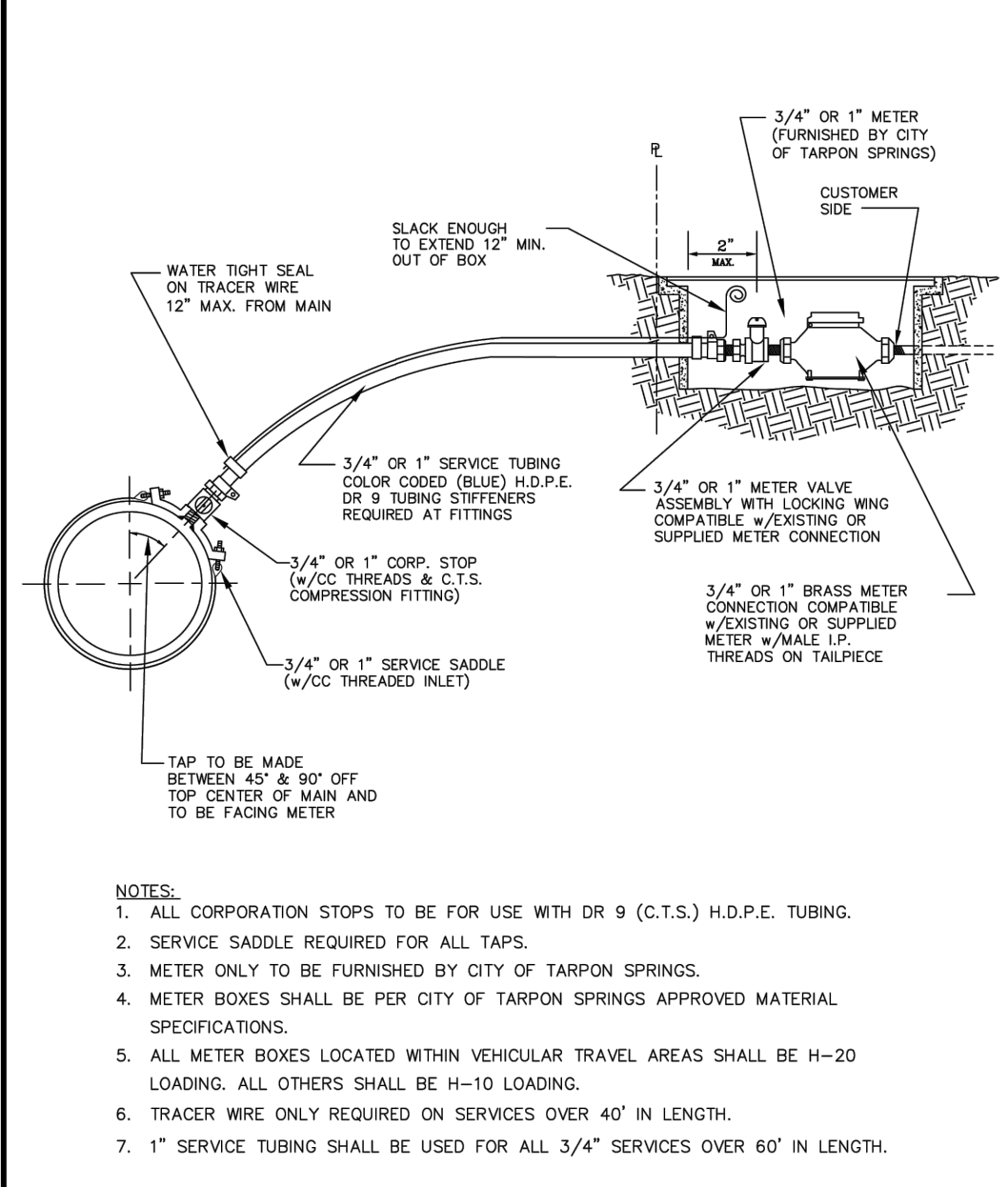
DATE: 10/16/17
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CHECKED: G-01
N.T.S. 1 OF 1



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

BOLLARD DETAIL

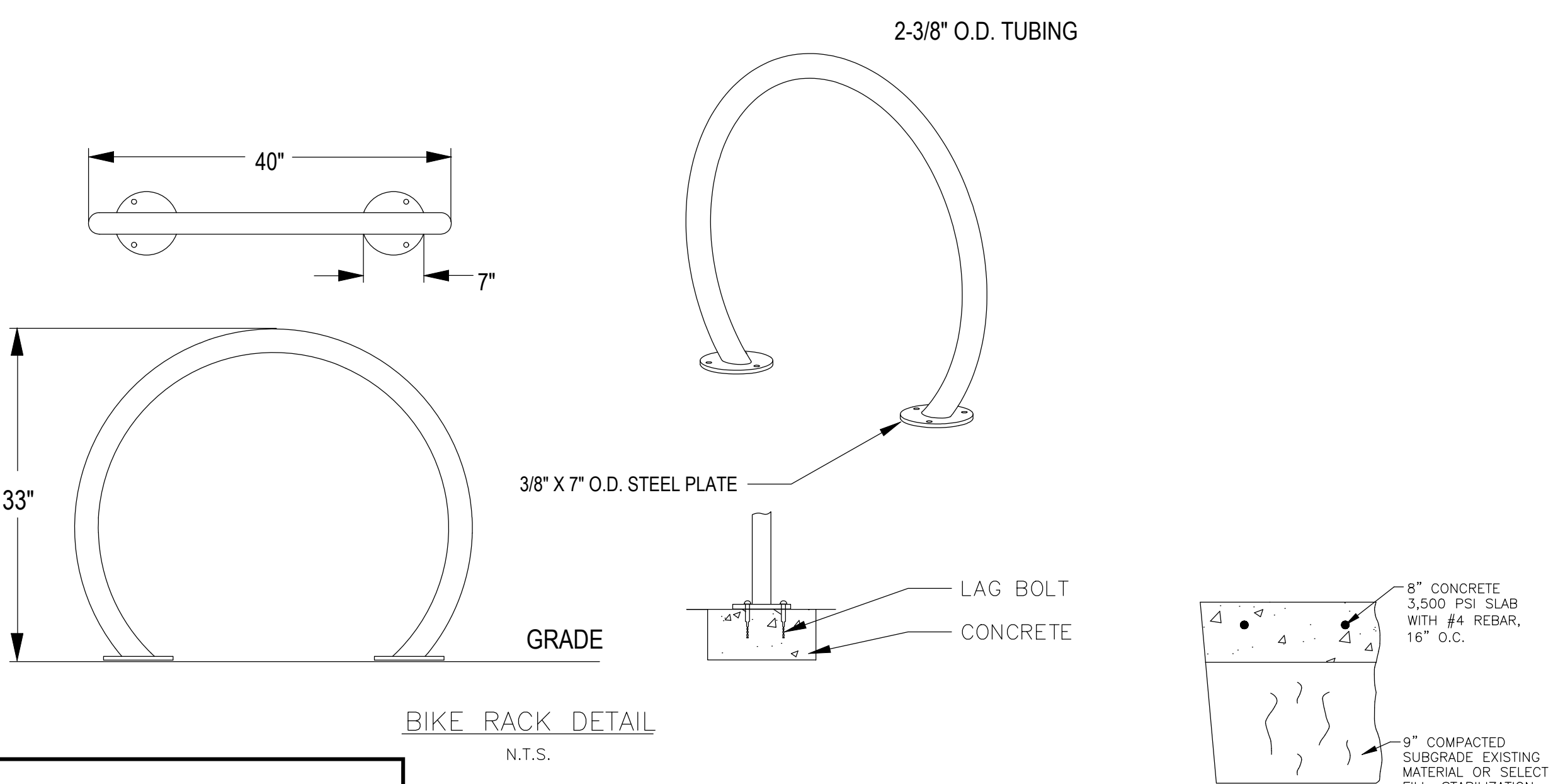
DATE: 1/4/17
DRAWN: G-11
CHECKED: G-11
N.T.S. 1 OF 1



CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

3/4" OR 1" POTABLE WATER
SERVICE CONNECTION

DATE: 12/15/15
DRAWN: W-34
CHECKED: W-34
N.T.S. 1 OF 1



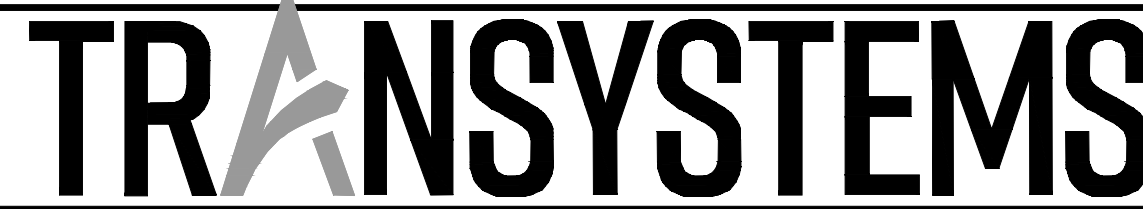
BIKE RACK DETAIL

N.T.S.

CONCRETE PAVEMENT DETAIL

N.T.S.

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



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

TARPON SPRINGS
FLORIDA

LUIGERS BACKUP, LLC
599 ISLAND DRIVE
DETAILS

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

WORK ORDER NO.	P314230079
DATE:	SEPTEMBER 18, 2023
SCALE:	1" = 10'
SHEET NO.	6 OF 8

ALBERT P. CARRIER, P.E. 53990

GENERAL NOTES:

- Work this Index with Specification 425 and Index 425-001.
- Type P standard structure bottoms are 4'-0" diameter and smaller (Alt. A) and 3'-6" square (Alt. B). Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
- Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
- Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
- Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class IV concrete is shown in the Plans.
- Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet types Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
- Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
- Use straight embedment reinforcement in top and bottom slabs except when ACI hooks are specifically required.
- Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on slabs with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the Alt. A structure bottoms when used with the Type B risers. Reinforce each fillet with two #5 bars.
- Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

REINFORCEMENT NOTES:

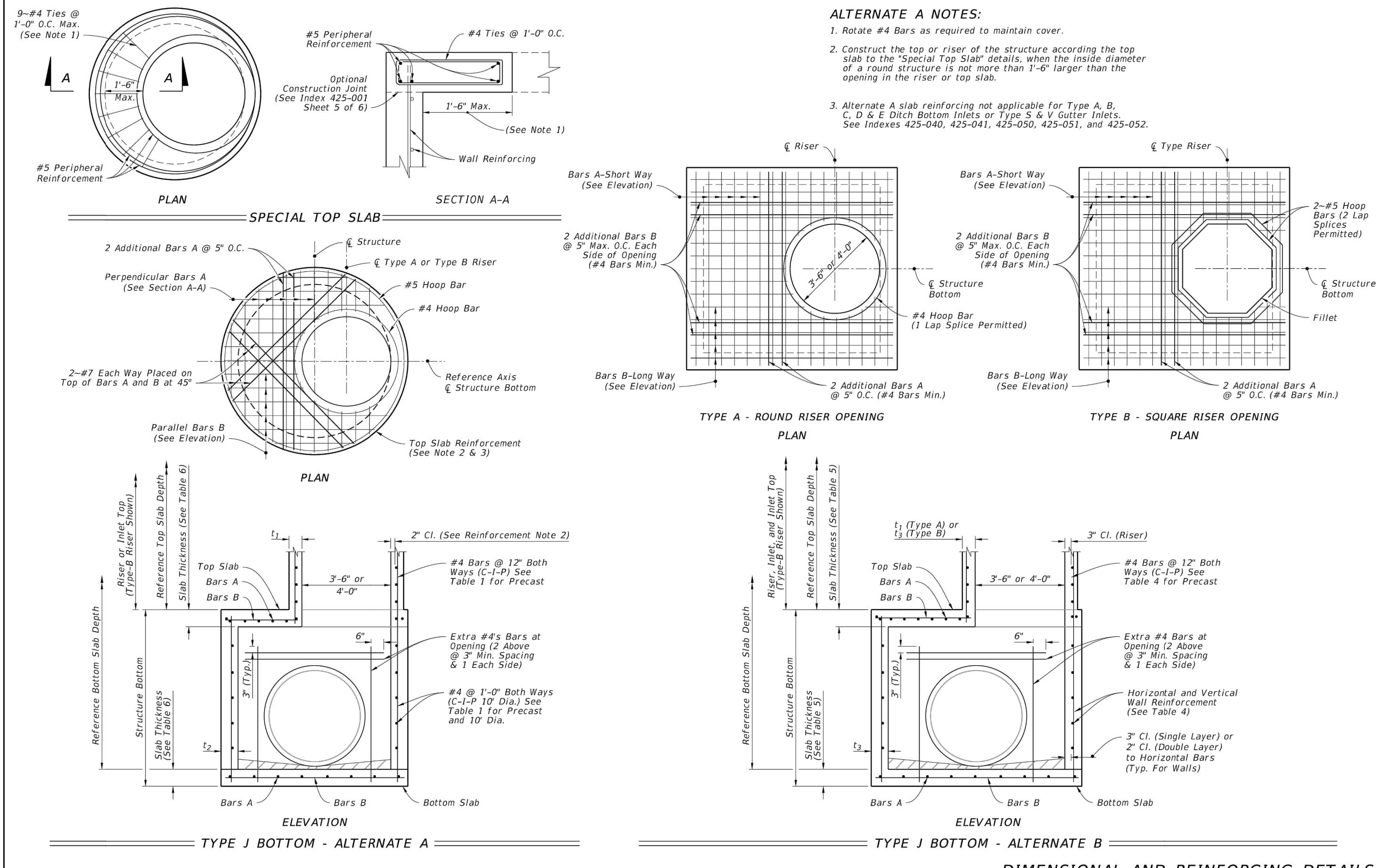
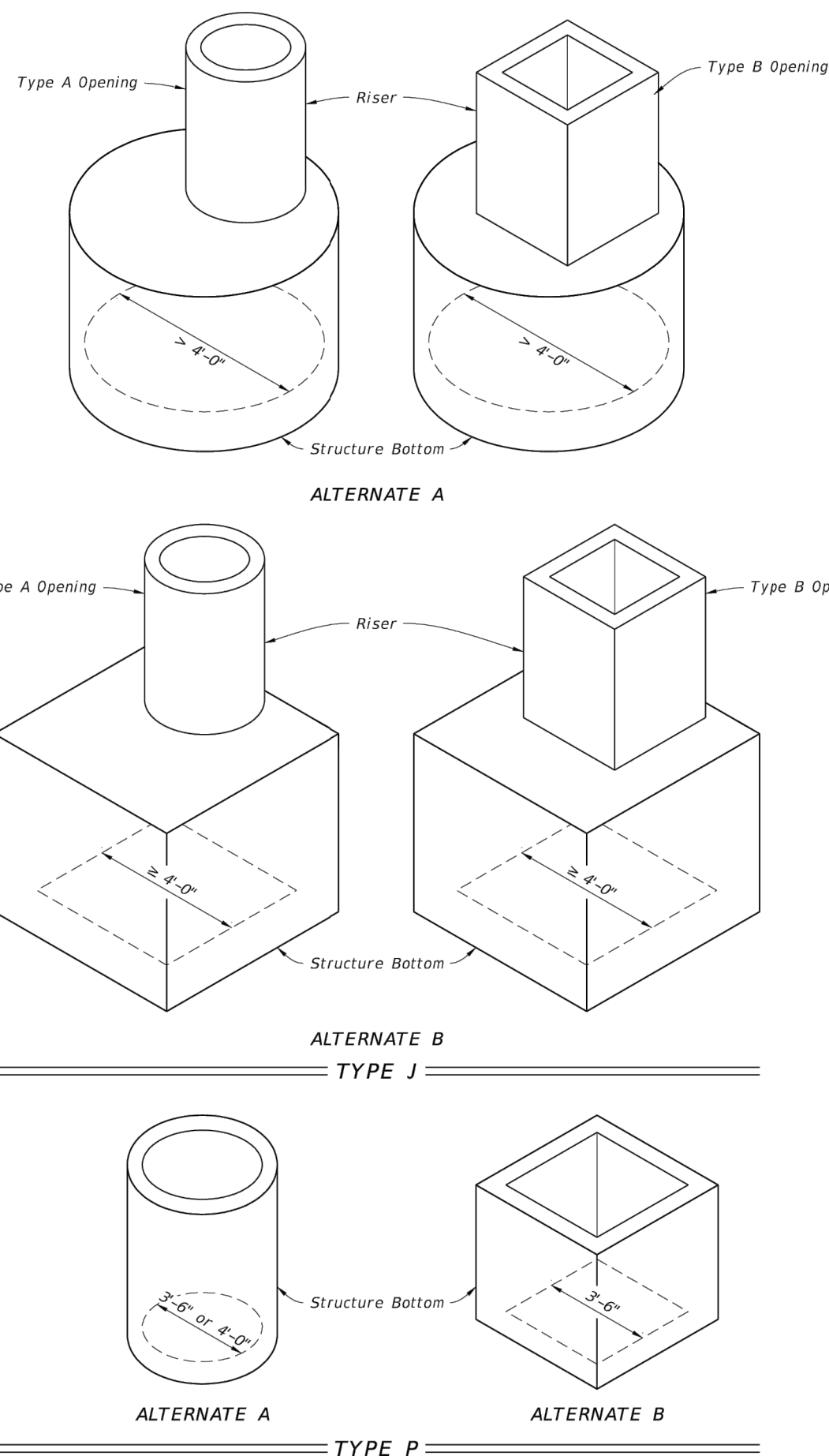
- Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
- Provide a minimum 2" clear cover for all reinforcement unless otherwise noted and except for 36" diameter ASTM C478 units.
- Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
- Cut or bend reinforcement at pipe openings to maintain cover.
- Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
- Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6

10/6/2022 7:48:14 PM

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20				425-010	1 of 4



10/6/2022 7:48:15 PM

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20				425-010	2 of 4

TABLE 1 - ALTERNATE A - STRUCTURES									
TYPE	STRUCTURE/RISER DIAMETER (ft)	CAST-IN-PLACE ITEMS CLASS II CONCRETE			PRECAST ITEMS CLASS II CONCRETE			ASTM C478	
		t ₁	t ₂	A _s	t ₁	t ₂	A _s	t ₁ or t ₂	A _s ***
P	3'-6"	6	8	0.20	6	8	0.20	4"	0.105
P	4'-0"	6	8	0.20	6	8	0.20	5"	0.120
J	5'-0"	8	10	0.20	8	10	0.20	6"	0.150
J	6'-0"	8	10	0.20	8	10	0.20	6	0.180
J	7'-0"	8	10	0.20	8	10	0.20	7	0.210
J	8'-0"	8	10	0.20	8	10	0.20	8	0.240
J	10'-0"	10	0.40#	10	0.40#	10	0.40#	10	0.300
J	12'-0"	10	0.40#	10	0.40#	12	0.360		

t₁ and t₂ - Wall Thickness.
A_s - Vertical and horizontal areas of reinforcement.
**Provide 0.20 sq. in./ft. at each face, 12" max. bar spacing.
***Modified minimum wall thickness.
***Min. total circumferential reinforcement for continuous steel hoops:
A₂ = 0.40 sq. in. for riser section height equal or less than 2'-0" (2 hoop min.)
A₃ = 0.60 sq. in. for riser section height more than 2'-0" up to 4'-0" (3 hoop min.)
Areas of reinforcing for precast items are based on Grade 60 reinforcing.
No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1.
Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TABLE 2 - ALTERNATE B SQUARE AND RECTANGULAR STRUCTURES									
TYPE	WALL LENGTH (ft)	MAX. DEPTH (ft)	WALL THICKNESS (t ₁) (in.)	C-I-P (in.)	PRECAST (in.)				
P	3'-6"	40	6	8	Bottom	6			
J	4'-0"	40	6	8	Bottom	6			
J	5'-0"	22	6	8	Bottom	6			
J	6'-0"	15	6	8	Bottom	6			
J	5'-0" to 9'-0"	40	8	8	Bottom	8			
J	10'-0"	26	8	8	Bottom	8			
J	10'-0" to 12'-0"	40	10	9	Bottom	9			
J	16'-0"	35	9	9	Bottom	9			
J	16'-0"	40	10	10	Bottom	10			
J	20'-0"	25	9	9	Bottom	9			
J	20'-0"	30	10	10	Bottom	10			

See Table 4 for Reinforcing Schedule.

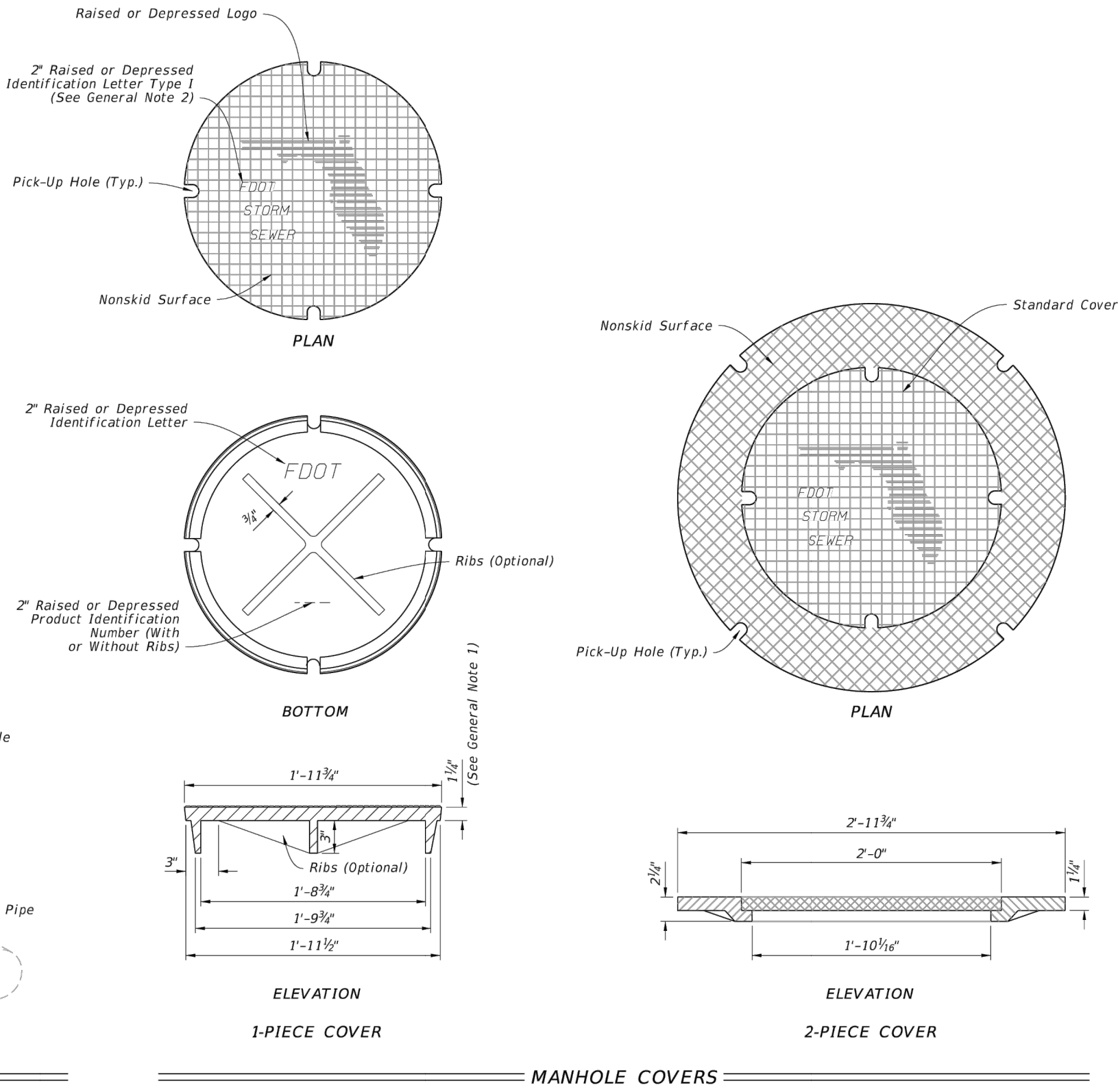
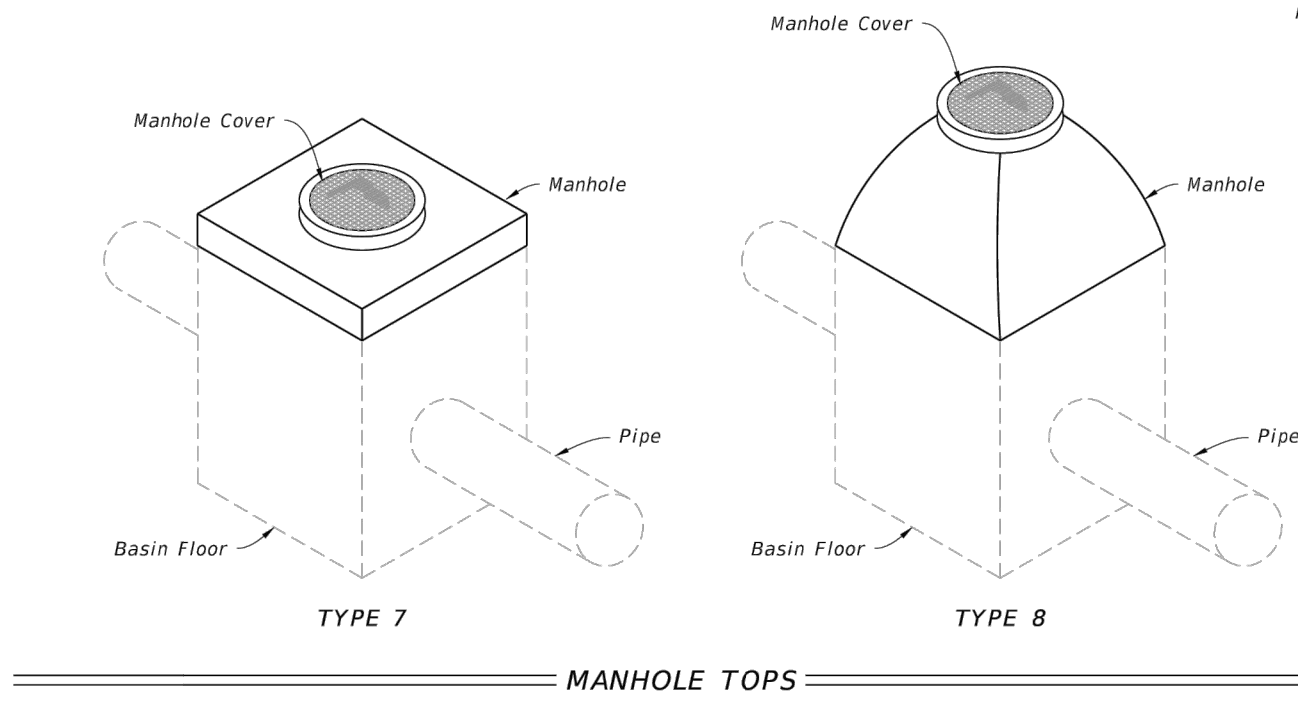
TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES									
VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS					
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE						
SIZE: 3'-6" & RISER									
≥17' - 40'	A12	≥17' - 10'	B10 6/8"						
		10' < 18'	8/5 6/8"						
		18' < 29'	C6.5 6/8"						
		29' < 40'	C3.5 6/8"						
SIZE: 4'-0"									
≥17' - 40'	A12	≥17' - 6'	B10 6/8"						
		6' < 10'	8/5.5 6/8"						
		10' < 20'	C6.5 6/8"						
		20' < 28'	C3.5 6/8"						
		28' < 40'	D4.5 6/8"						
SIZE: 5'-0"									
≥17' - 40'	A12	≥17' - 5'	8/5.5 6/8"						
		5' < 9'	C6.5 6/8"						
		9' < 15'	C3.5 6/8"						
		15' < 22'	D4.5 6/8"						
		22' < 40'	E3 8"						
SIZE: 6'-0"									
≥17' < 26'	A12	9' < 15'	C3.5 6/8"						
		15' < 19'	D4.5 6/8"						
		19' < 26'	E3 8"						
	Inside/Outside	Inside/Outside	D7 D7 8"						
26' - 40'	A12 A12	26' - 40'	D7 D7 8"						
SIZE: 7'-0"									
≥17' < 25'	A12 A12	≥17' - 7'	B10 B10 8"						
26' - 40'	B10 B10	7' < 10'	B5.5 B5.5 8"						
		10' < 20'	C6.5 C6.5 8"						
		20' < 30'	D7 D7 8"						
		30' < 40'	E5 E5 8"						
SIZE: 8'-0"									
≥17' < 20'	A12 A12	≥17' < 6'	B5.5 B5.5 8"						
20' - 40'	C6.5 C6.5	6' < 10'	D7 D7 8"						
		13' < 22'	D7 C6.5 8"						
		22' < 31'	E5 E5 8"						
		31' - 40'	F5 F5 8"						
SIZE: 9'-0"									
	Inside/Outside	Inside/Outside	Inside/Outside						
≥17' - 12'	A12 A12	≥17' - 8'	C6.5 C6.5 8"						
12' < 28'	C6.5 C6.5	8' < 15'	D7 D7 8"						
28' - 40'	D7 D7	15' < 23'	E5 E5 8"						
		23' - 40'	F5 F5 8"						
SIZE: 10'-0"									
	Inside/Outside	Inside/Outside	Inside/Outside						
≥17' - 10'	B10 B10	≥17' - 10'	D7 D7 8"						
10' < 21'	C6.5 C6.5	10' < 17'	E5 E5 8"						
21' < 26'	D7 D7	17' < 24'	F5 F5 8"						
26' - 40'	C6.5 C6.5	26' - 40'	F5 F5 10"						
SIZE: 10'-0" (Precast Only)									
≥17' < 10'	B10 B10	≥17' < 10'	C6.5 C6.5 10"						
14' < 25'	C6.5 C6.5	10' < 17'	D7 D7 10"						
25' - 40'	D7 D7	17' < 24'	E5 E5 10"						
		24' - 40'	F5 F5 10"						
SIZE: 12'-0" (Precast Only)									
≥17' < 12'	B10 B10	≥17' < 10'	D7 D7 9"						
12' < 24'	C6.5 C6.5	10' < 17'	D4.5 D4.5 9"						
24' - 40'	D7 D7	17' < 24'	F5 F5 9"						
		24' - 40'	G5 G5 9"						
SIZE: 16'-0"									
≥17' < 11'	C6.5 C6.5	≥17' < 13'	D7 D7 10"						
11' < 20'	D7 D7	13' < 20'	E5 E5 10"						
20' < 28'	E5 E5	20' < 28'	F5 F5 10"						
28' - 40'	F5 F5	28' - 40'	G5 G5 10"						
SIZE: 16'-0" (Precast Only)									
≥17' < 10'	C6.5 C6.5	≥17' < 9'	D7 D7 9"						
10' < 18'	D7 D7	9' < 13'	D4.5 D4.5 9"						
18' < 25'	E5 E5	13' < 19'	E5 E5 9"						
25' - 35'	F5 F5	19' < 27'	F5 F5 9"						
35' - 40'	G5 G5	27' < 35'	G5 G5 9"						
SIZE: 20'-0"									
≥17' < 10'	C6.5 C6.5	≥17' < 8'	D7 D7 10"						
10' < 17'	D7 D7	8' < 12'	E5 E5 10"						
17' < 30'	E5 E5	12' < 20'	F5 F5 10"						
30' - 40'	G5 G5	20' < 30'	G5 G5 10"						
SIZE: 20'-0" (Precast Only)									
≥17' < 8'	C6.5 C6.5	≥17' < 8'	D4.5 D4.5 9"						
8' < 13'	D7 D7	8' < 12'	E5 E5 9"						
13' < 25'	E5 E5	12' < 19'	F5 F5 9"						
25' - 40'	G5 G5	19' < 25'	G5 G5 9"						

TABLE 4 NOTES:

- Wall depth is measured to the top of the bottom slab for walls and to the top of the intermediate slab for risers.
- Wall height is the distance between top of riser slab to top of upper slab. Maximum wall height is 12' wall length exceeding 5, or 10 for wall lengths exceeding 12.
- Wall heights exceeding 6'-0" require two layers of reinforcement. Tables with 10' and 12' wall heights are for 10' and 12' wall heights respectively.

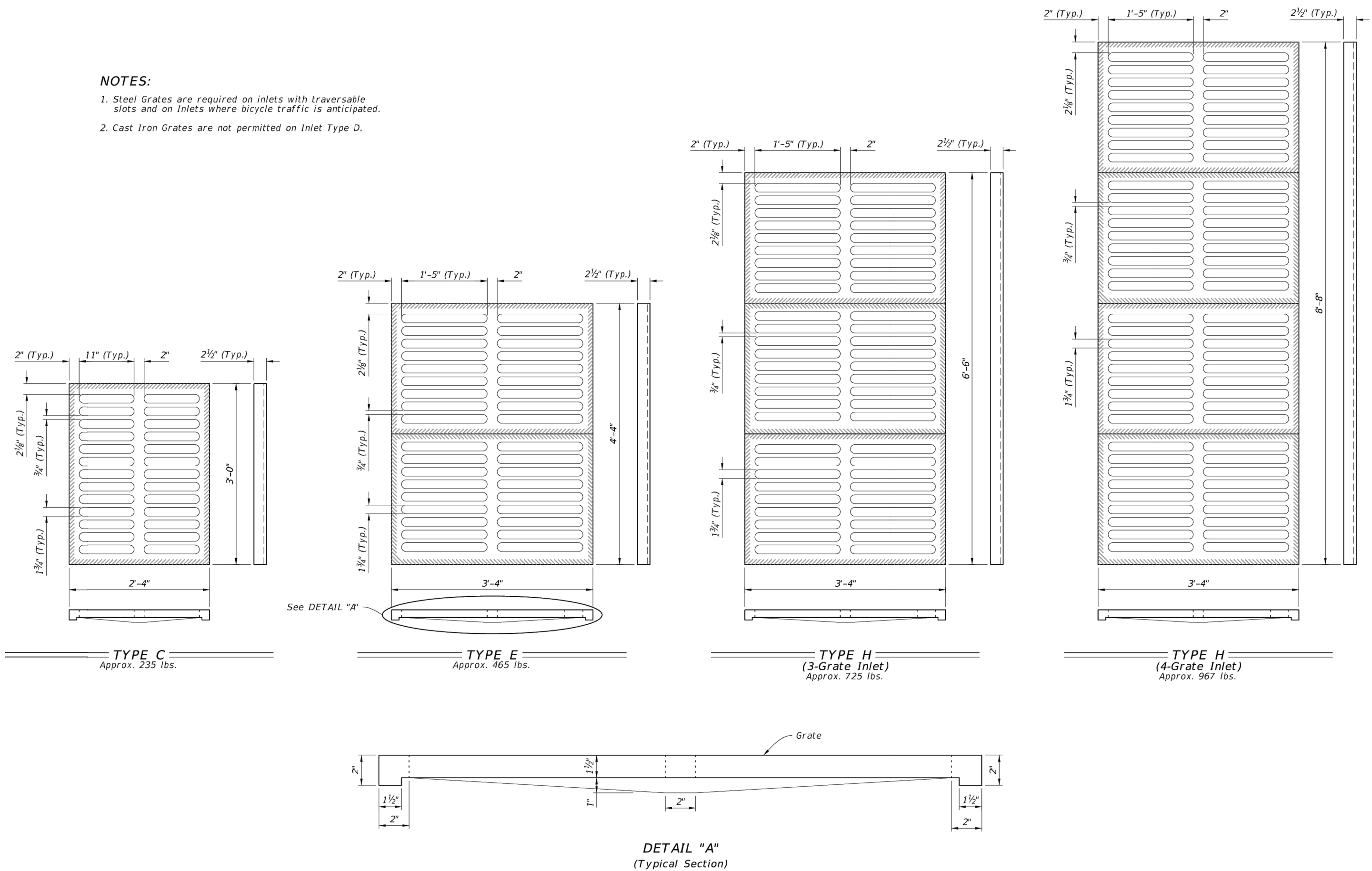
- GENERAL NOTES:**
1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
 2. Include 'Adjustable' on the cover for Type I manhole adjustable frames.
 3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
 4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
 5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
 6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
 7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Filter Fabric Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



LAST REVISION	DESCRIPTION:	FY 2023-24	SUPPLEMENTARY DETAILS	INDEX	SHEET
11/01/20	REVISION	STANDARD PLANS	FOR DRAINAGE STRUCTURES	425-001	1 of 8

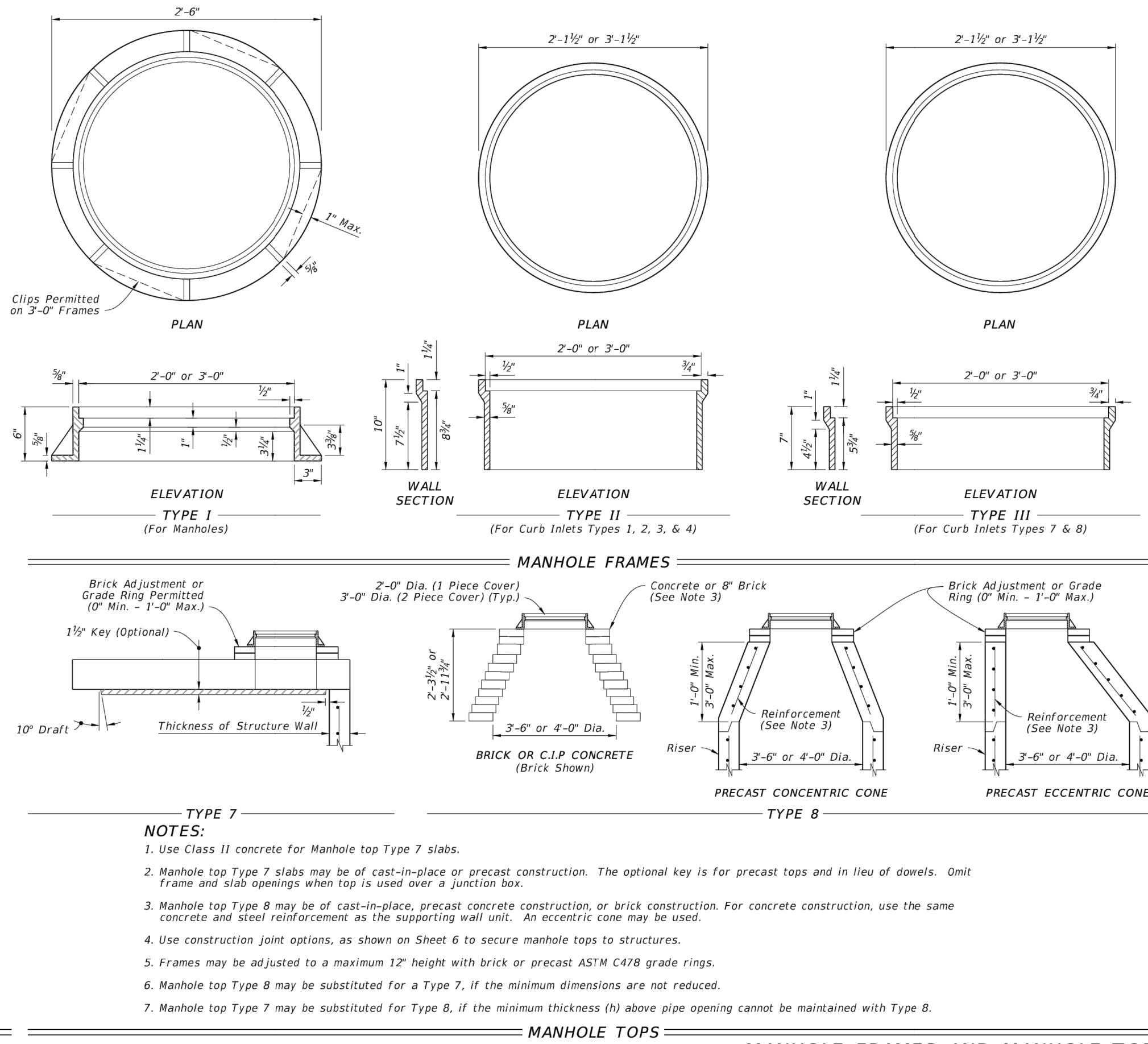
- NOTES:**
1. Steel Grates are required on inlets with traversable slots and on inlets where bicycle traffic is anticipated.
 2. Cast Iron Grates are not permitted on Inlet Type D.



LAST REVISION	DESCRIPTION:	FY 2023-24	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20	REVISION	STANDARD PLANS		425-052	7 of 14

TABLE 1 WEIGHT OF CASTINGS (lb)			
Frame Type	2'-0" OPENING		3'-0" OPENING
	Frame	Cover (Std.)	2-Piece Cover
I	155	190	220
II	145	190	220
III	90	190	220

NOTE:
Frame Type I in Table 1, includes Adjustable frames.



LAST REVISION	DESCRIPTION:	FY 2023-24	SUPPLEMENTARY DETAILS	INDEX	SHEET
11/01/20	REVISION	STANDARD PLANS	FOR DRAINAGE STRUCTURES	425-001	2 of 8

PROJECT NARRATIVE

Luggers Backup, LLC

599 Island Drive, Tarpon Springs, Florida 34689

City of Tarpon Springs Project #23.156

INTRODUCTION:

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

PROJECT DESCRIPTION:

Site improvements include constructing a new pole barn, four (4) shipping containers, converting the existing building to storage/office with one (1) restroom. The building will primarily be used for processing incoming fish shipping orders, storage of boxes and shipping materials. A concrete ADA parking space, concrete driveway apron, concrete loading zone, gravel access drive and parking area, concrete sidewalk and walkways, concrete valley gutter along Island Drive, dumpster enclosure, bike rack, and small stormwater management system will be added to the site. The only part of the proposed pole barn that will be touching the ground are the poles, the pole barn will not have sides (i.e., open air structure). The pole barn will be used primarily as a work area for fish taken off the boat, put in boxes, ice added, then shipped. A 10-foot-wide section of the property frontage along Island Drive (from the existing edge of the existing Island Drive asphalt to the proposed 2-foot-wide valley gutter) will also be 8-inch-thick concrete so the delivery trucks can completely pull off Island Drive for loading/unloading supplies and fish. Adding the additional concrete "driveway/pull-off area" will allow delivery trucks to pull off Island Drive while loading/unloading leaving Island Drive open so the delivery trucks do not block or impede traffic. A 6-foot-high privacy fence will be installed along the south/southeast property line, adjacent to the residential property. Signage is not proposed. Site lighting is not proposed as the site will primarily be operational during daylight hours.

During one of the Technical Review Committee (TRC) meetings, one of the city reviewers mentioned the existing seawall at the northwest property corner is in bad shape and asked if it can be repaired. The property owner proactively secured dock and dredge permits to reconstruct the seawall at the northwest property corner and dredge the sediment build-up in this area. The City of Tarpon Springs has approved the dock permit application while Pinellas County Water & Navigation and FDEP permit approvals are currently under review. The property owner will be improving the seawall area and dredging as soon as the required permits are approved for construction.

FEMA, STORMWATER MANAGEMENT, AND EROSION CONTROL:

This project located is in FEMA Flood Zone AE (10'). A SWFWMD-ERP Exemption will be sought for stormwater management. The site will be graded so stormwater is directed to a new storm water drainage

inlet located in the proposed parking area. The storm drainage inlet will drain to the Anclote River via a 15" reinforced concrete pipe (RCP) that will outfall at the existing seawall. The parking area will be #57 stone, washed, and compacted to ensure rock will not get into the stormwater drainage inlet. The proposed stormwater outfall control structure will be a PreCast FDOT 4' x 8' Type J Box with manhole cover, cast iron grate, an internal Skimmer to prevent any rocks that happen to get inside the structure from getting into the storm pipe and outfall to the river.

Erosion control will consist of silt fence around the perimeter of the property, sediment trap and filter fabric on the exiting stormwater drainage inlet located at the northeast property corner (off Island Drive), a temporary erosion control gravel interceptor berm at the construction entrance, and daily sweeping of the adjacent impervious areas to prevent offsite tracking of debris. All erosion control devices will be installed prior to construction commencing and will be maintained throughout construction. Erosion control infrastructure and contractor notes are shown on Plan Sheet 2, Existing Conditions, Demo, and Erosion Control Plan.

BUSINESS OPERATION AND TRAFFIC FLOW:

The project site will be used for the loading and unloading of commercial fishing vessels, packaging fresh domestic fish, and shipping all over the United States. The owner currently provides multiple businesses within the City of Tarpon Springs sponge docks with fresh fish once to twice weekly. The majority of the fish caught/shipped from this location will remain local. This business will have a positive impact on the City of Tarpon Springs by supplying the local fish markets and restaurants with fish that is enjoyed by City of Tarpon Springs residents and tourists, add employment opportunities, and supports the local fishing community.

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

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

The trucking company will pull up in front of 599 Island Drive where they will be loaded with fresh domestic fish from Tarpon Springs. A forklift is used to load the vats and cartons of fish into the refrigerated truck. The trucks utilized for shipping the fish will be no larger than the size of trucks currently operating in the subject area for the local businesses (i.e. Lockharts Seafood, Pelican Point Seafood, and Rusty Bellies Waterfront Grill, etc.) including the city delivery "box" trucks and small tractor trailer type trucks. The traffic pattern will remain the same as current deliveries are made. Trucks will travel to the subject property from the north or south on Island drive, eventually getting back to the round-about at Island Drive and Dodecanese Boulevard, then to N. Pinellas Ave. (US-19 ALT). USPS, UPS, Amazon, and other delivery trucks will continue to stop at Lockharts Seafood, Pelican Point Seafood, Rusty Bellies Waterfront Grill with the Luggers Backup LLC business added to the existing delivery route. Shipping will include two (2) to three (3) truck stops once or twice weekly, depending on the number of fish caught.

The business owner has two (2) employees that will park in the parking spaces on the subject property. The business will NOT have a retail market. The existing building onsite is currently gutted and will be updated to include a small office, an ADA accessible restroom, and storage area. The business will NOT be open to the public. Business activities will primarily take place between 7:00 AM and 3:00 PM.

The adjacent property owners have been informed of the proposed site improvements. Both neighbors seem to be positive and supportive of the project.

PROJECT AND DRAINAGE NARRATIVE

LUGGERS BACKUP, LLC
TARPON SPRINGS, FL

PRESENTED TO:
CITY OF TARPON SPRINGS

FROM:

TRANSYSTEMS
565 S. HERCULES AVE
CLEARWATER, FL 33764

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



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

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

LUGGERS BACKUP, LLC

PROJECT AND DRAINAGE NARRATIVE

1.0 PROJECT SUMMARY & EXISTING CONDITIONS

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

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

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

2.0 PROPOSED CONDITIONS

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

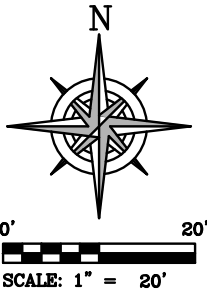
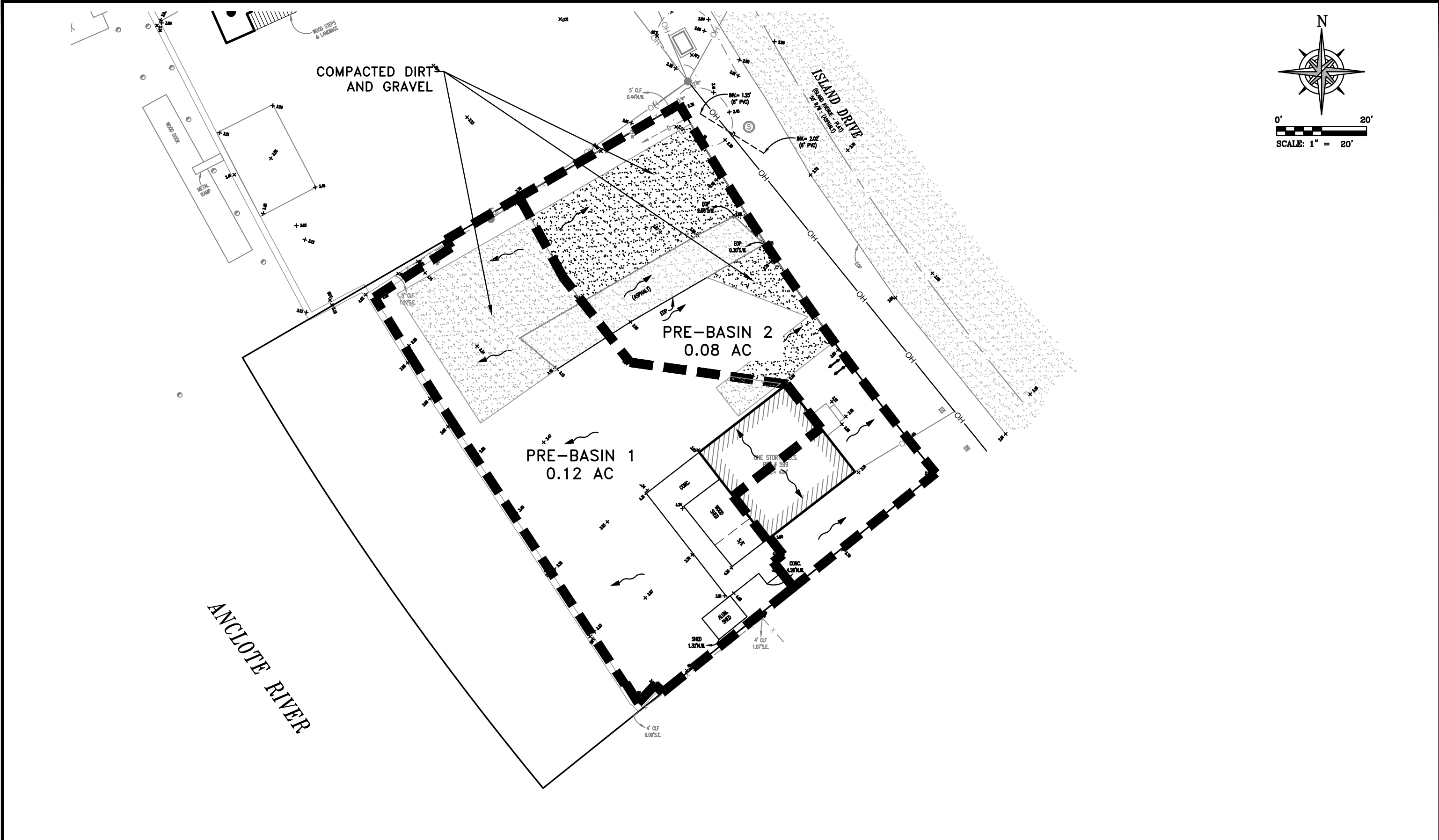
The site is adjacent to a tidally influenced waterbody, therefore no attenuation will be required. ½" depth runoff over the area of the entire site must be retained to provide treatment. This is accomplished by providing a 6" depth reservoir of #57 crushed concrete. As shown on the Basin Summary and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

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

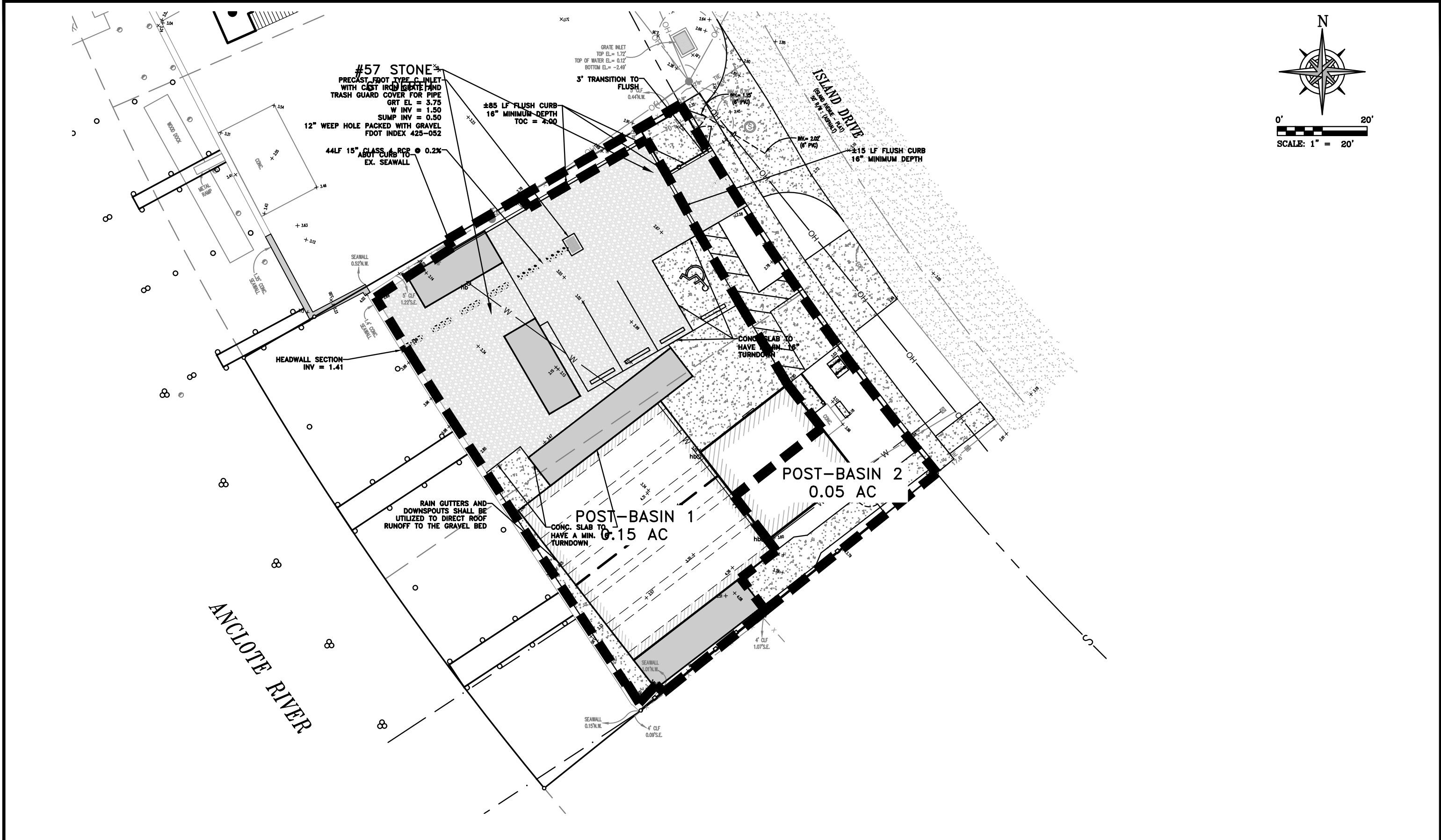
A geotechnical investigation was not performed for this site. NRCS soil data was utilized to find the SHWT, confining layer, and infiltration rate. The report is attached to this narrative.

4.0 SUMMARY

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



DESIGN:		TRANSYSTEMS 565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.TRANSYSTEMS.COM	EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A BOUNDARY SURVEY PREPARED BY GEORGE A. SHIMP II & ASSOCIATES, INCORPORATED, LB #1834. DATE OF FIELD SURVEY: 4-14-2023.	LUGGER'S BACKUP, LLC PRE-DEVELOPMENT BASIN MAP TARPON SPRINGSFLORIDA	WORK ORDER	314230079
DRAWN:					DATE:	3/22/2024
CHECK:					SCALE:	1" = 20"
SHEET NO. 1 OF 2					Page 42 of 547	



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

BASIN SUMMARY & TREATMENT TABLE

PRE DEVELOPMENT SUB BASINS

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

POST DEVELOPMENT BASINS

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

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

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

 Volume Provided (CF) **400**

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

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

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

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

Hydraulic Control Features:

Groundwater Control Features - Y/N

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

Impervious Barrier - Y/N

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

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: LUGGERS BACKUP CRUSHED CONCRETE RESERVOI

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

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

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

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

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

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Luggers Backup Crushed Concrete Reservoir

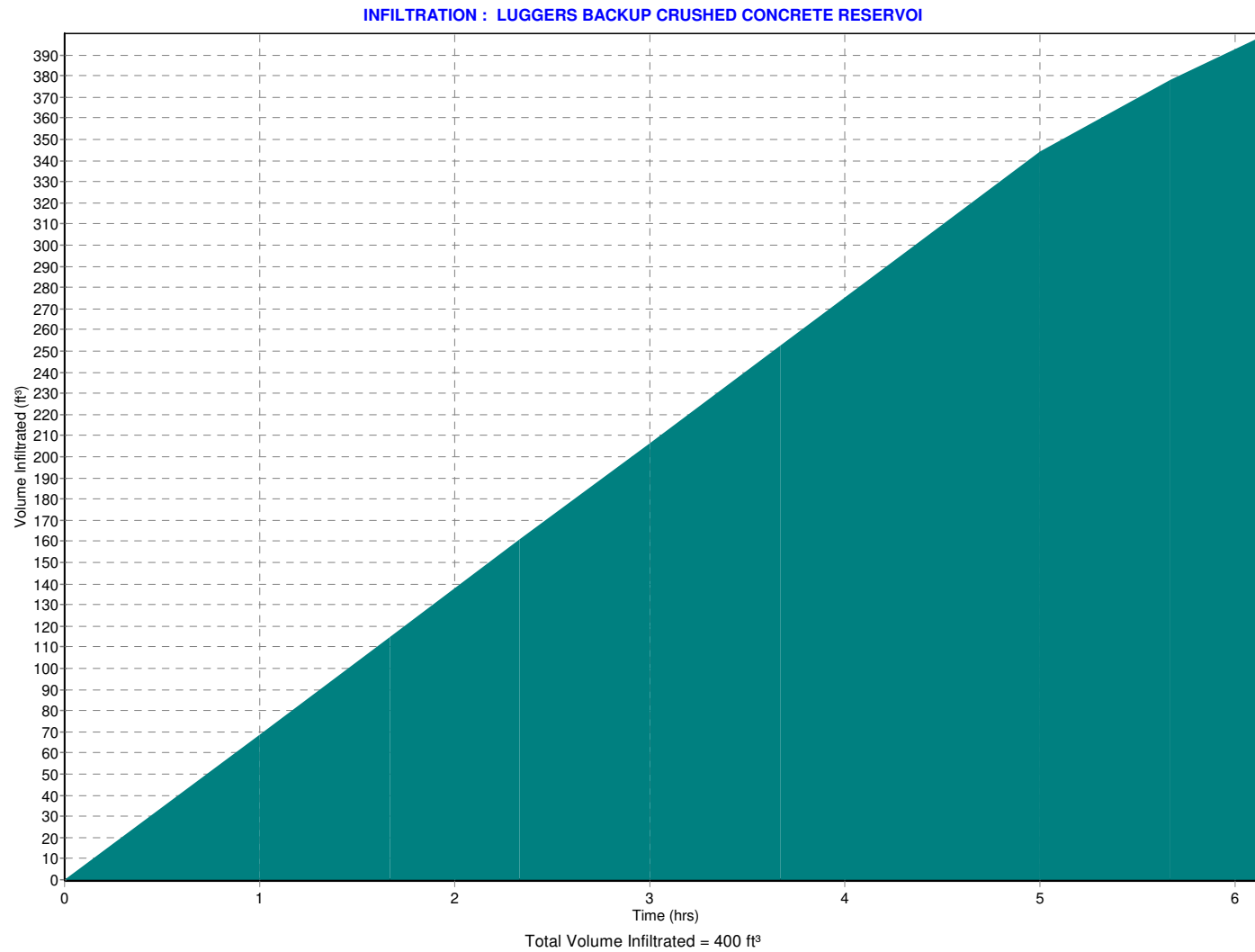
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.00590	
19.00	2.790	0.00583		0.00
			0.00576	
19.67	2.772	0.00569		0.00
			0.00563	
20.33	2.756	0.00557		0.00
			0.00550	
21.00	2.739	0.00544		0.00
			0.00539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

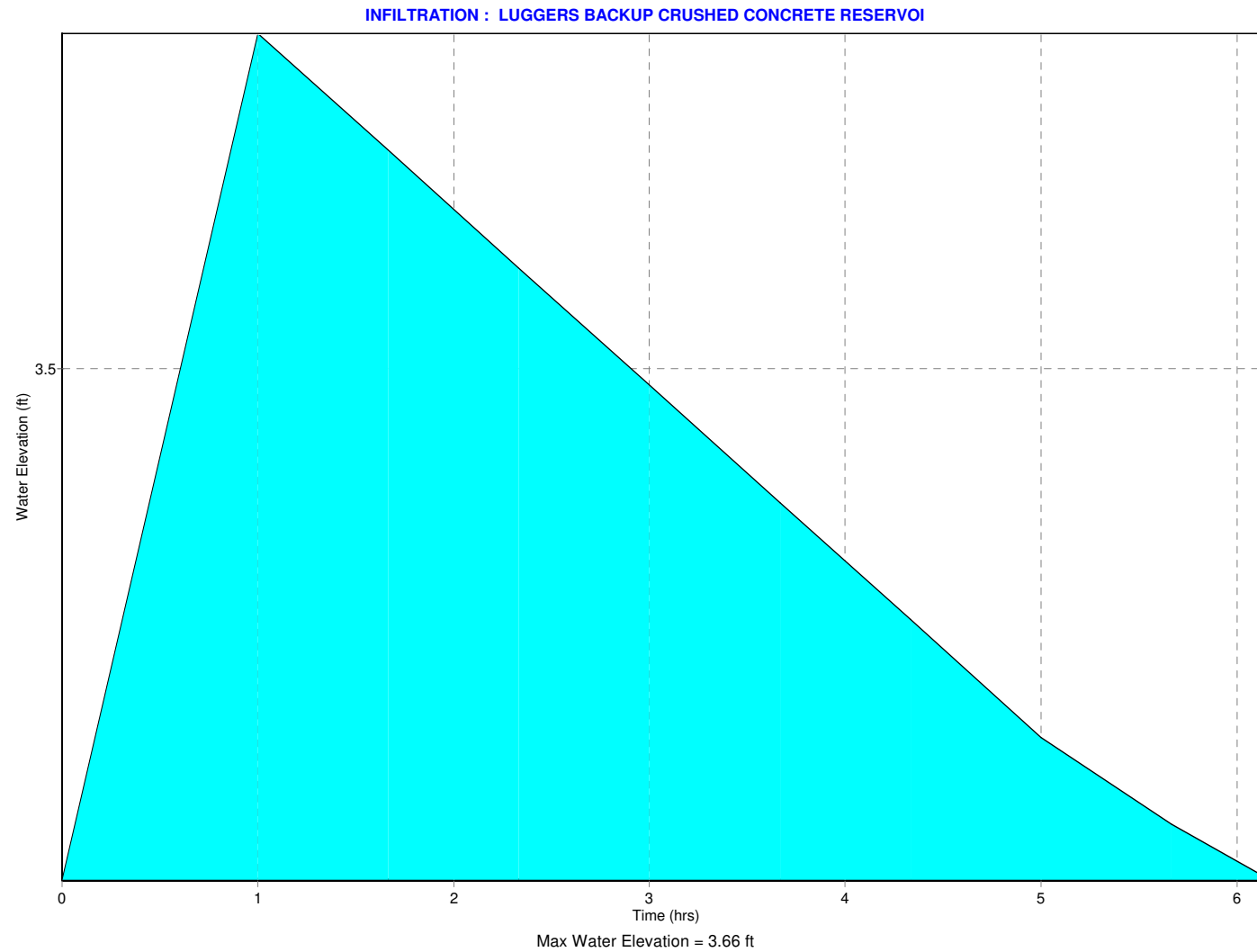
Maximum Water Elevation: 3.664 feet @ 1.00 hours

Recovery @ 6.168 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 2.065 ft/day





APPENDIX

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

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



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Pinellas County, Florida**



Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Pinellas County, Florida

16—Matlacha and St. Augustine soils and Urban land

Map Unit Setting

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

Map Unit Composition

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

Description of Matlacha

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of St. Augustine

Setting

Landform: Ridges on marine terraces, rises on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy mine spoil or earthy fill

Typical profile

A - 0 to 8 inches: sand

C1 - 8 to 33 inches: loamy fine sand

C2 - 33 to 48 inches: fine sand

C3 - 48 to 63 inches: sandy loam

C4 - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

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

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Sodium adsorption ratio, maximum: 4.0

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: A

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

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

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces

Landform position (three-dimensional): Interfluve, tal

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

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

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

Hydric soil rating: Unranked

Minor Components

Kesson

Percent of map unit: 2 percent

Landform: Tidal marshes on marine terraces

Landform position (three-dimensional): Interfluvium, talus

Down-slope shape: Linear

Across-slope shape: Linear

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

Hydric soil rating: Yes

Wulfert

Percent of map unit: 2 percent

Landform: Tidal marshes on marine terraces

Landform position (three-dimensional): Talus

Down-slope shape: Linear

Across-slope shape: Linear

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

Hydric soil rating: Yes

99—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified

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

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

Hydric soil rating: Unranked

Soil Information for All Uses

Soil Properties and Qualities

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

Soil Physical Properties

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

Saturated Hydraulic Conductivity (Ksat), Standard Classes

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

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

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

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Custom Soil Resource Report

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

Table—Saturated Hydraulic Conductivity (Ksat), Standard Classes

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

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

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

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

Soil Qualities and Features

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

Hydrologic Soil Group

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

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

Custom Soil Resource Report

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

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

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

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

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

Custom Soil Resource Report
Map—Hydrologic Soil Group



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

Table—Hydrologic Soil Group

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

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Depth to Any Soil Restrictive Layer

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

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

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

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Depth to Any Soil Restrictive Layer

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

Rating Options—Depth to Any Soil Restrictive Layer

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Water Features

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

Depth to Water Table

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

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

Custom Soil Resource Report
Map—Depth to Water Table



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Depth to Water Table

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

Rating Options—Depth to Water Table

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

References

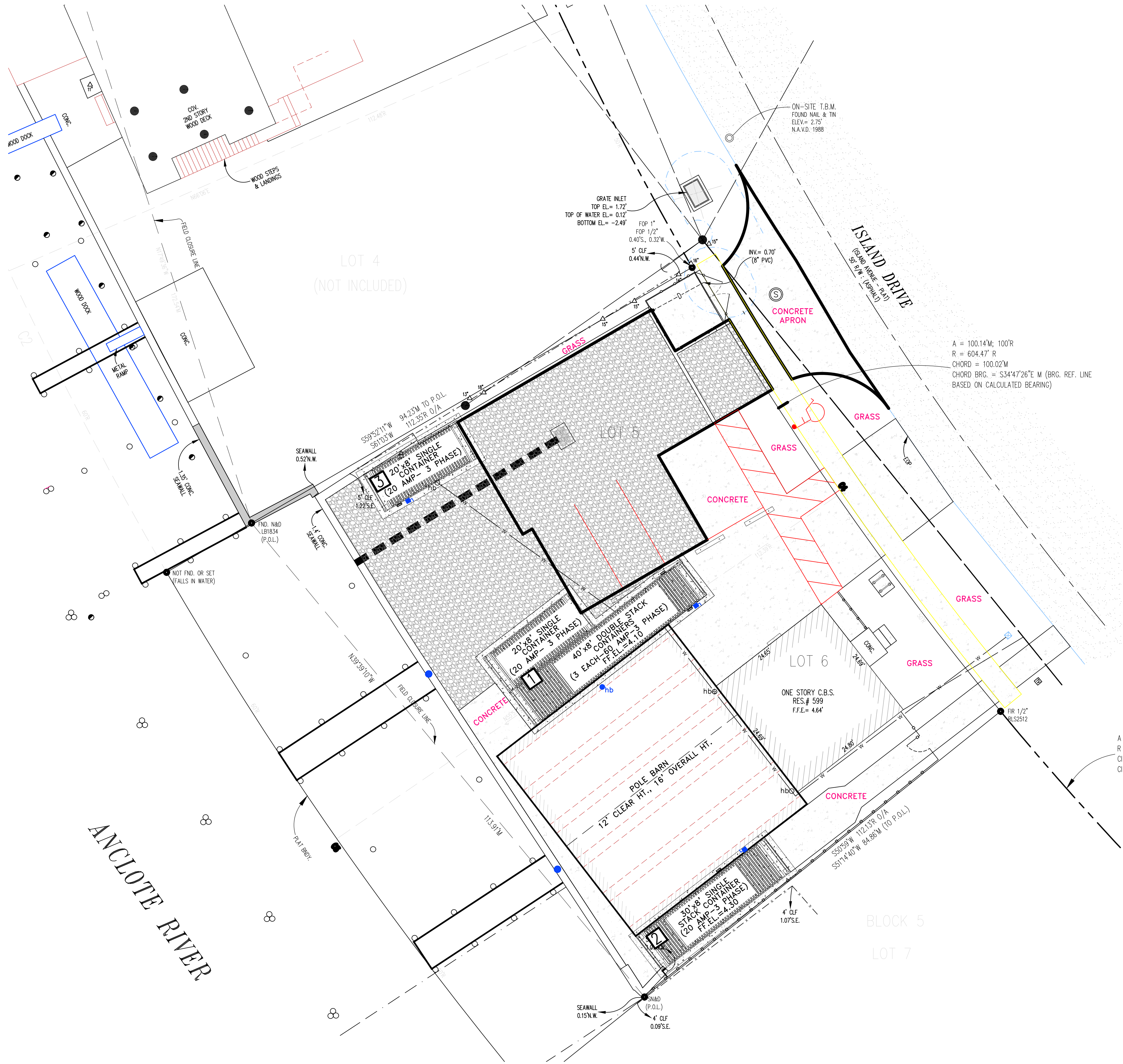
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LEGEND	
S.	SET
F.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
N.A.D.	NAIL & DICK
C.M.	CONCRETE MONUMENT
(A)	FIELD MEASUREMENT
A	ARC
A/C	AIR CONDITIONER
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
BFPD	BACK FLOW PREVENTION DEVICE
BOLL	BOLLARD
B&L	BUILDING SETBACK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



SITE DATA TABLE:

SITE LOCATION: 599 ISLAND DRIVE TARPON SPRINGS, FLORIDA	
PROPERTY OWNER: LUGGERS BACKUP, LLC 12124 LILLIAN AVE. LARGO, FL 33778 ATTN: JASON DELACRUZ PH#: (727) 639-6565	CIVIL ENGINEER & SURVEYOR: TRANSYSTEMS 565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 (727) 822-4151

LEGAL DESCRIPTION:

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

FLOOD ZONE: AE (EL. 10 FT.)	
MAP PANEL ID: 12103C-0019-H	
REVISED MAP: 08-24-2021	
PROJECT SUMMARY & SITE DATA:	
TOTAL BUILDING AREA	EXISTING 828 SF(6.8%) PROPOSED 3,170 SF(26.0%)
TOTAL BUILDING (CFA)	EXISTING 828 SF PROPOSED 3,170 SF
TOTAL ASPHALT/CONC./SHELL AREA	EXISTING 1,022 SF(8.4%) PROPOSED 2,037 SF(16.7%)
TOTAL IMPERVIOUS AREA	EXISTING 1,840 SF(15.1%) PROPOSED 5,207 SF(42.7%)
TOTAL GREEN AREA	EXISTING 10,346 SF(84.9%) PROPOSED 6,979 SF(57.3%)
TOTAL PROJECT AREA	EXISTING 12,186 SF (0.28 AC) PROPOSED 12,186 SF (0.28 AC)

ZONING: CRA, SAP (SPECIAL AREA PLAN)	PROPOSED USE: SDC (SPECIAL DISTRICT COMMERCIAL GENERAL)
LAND USE: SDC (SPECIAL DISTRICT COMMERCIAL GENERAL)	
PIN: 12-27-15-53352-005-0060	

PRINCIPAL BUILDING SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT(EAST)	35 FT (MAX)	13.79 FT
SIDE(NORTH)	N/A	65.93 FT
SIDE(SOUTH)	N/A	11.51 FT
REAR(WEST)	N/A	45.8 FT
	BY WARRANT	4 FT

MAXIMUM LOT COVERAGE:	0.50	0.43
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MAXIMUM FLOOR/AREA RATIO:	0.55	0.26
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MAXIMUM BUILDING HEIGHT:	2 STORY	SINGLE PRIMARY
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NUMBER OF PARKING SPACES:		
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SPECIAL AREA: XX SF / 250	BY WARRANT	4 SP
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NUMBER OF H.C. PARKING SPACES:	4 SP = 1 HC	1 HC
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SOLID WASTE: DUMPSTER ON SITE

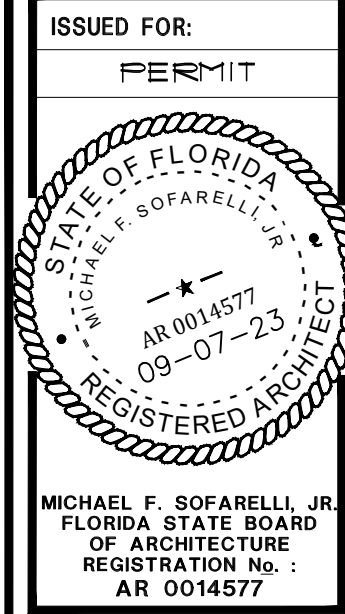
PROPOSED LEGEND

~	DIRECTION OF FLOW
X 1/32"	EXISTING ELEVATION ELEVATIONS ARE BASED ON NAVD-88
1/8" 1/32"	PROPOSED ELEVATION
1/8" 1/32"	GRADING SUFFIXES: BW = BOTTOM OF WALL EP = EDGE OF PAVEMENT G = GROUND HP = HIGH POINT ME or MEG = MATCH EXISTING GRADE MP = MATCH EXISTING EP TC = TOP OF CURB TS = TOP OF SIDEWALK TW = TOP OF WALL
6" CHAIN LINK FENCE	
SILT FENCE	
NUMBER OF PROPOSED PARKING SPACES	
X	REMOVE EXISTING TREE

LEGEND

ELECTRIC BOX	—	EB
ELEVATION	—	+ 8.00
MOORING POST	—	●
GRATE INLET	—	■
LIGHT POLE	—	⊙
POWER POLE	—	●
SANITARY SEWER MANHOLE	—	⊙
WATER METER	—	⊗
GUY WIRE	—	→
TOP OF BANK	—	—
OVERHEAD WIRES	—	—
PALM	—	⊙

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



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



Revisions:

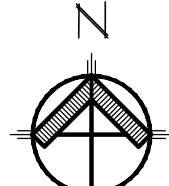
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Filename:
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Date:
03/28/2024

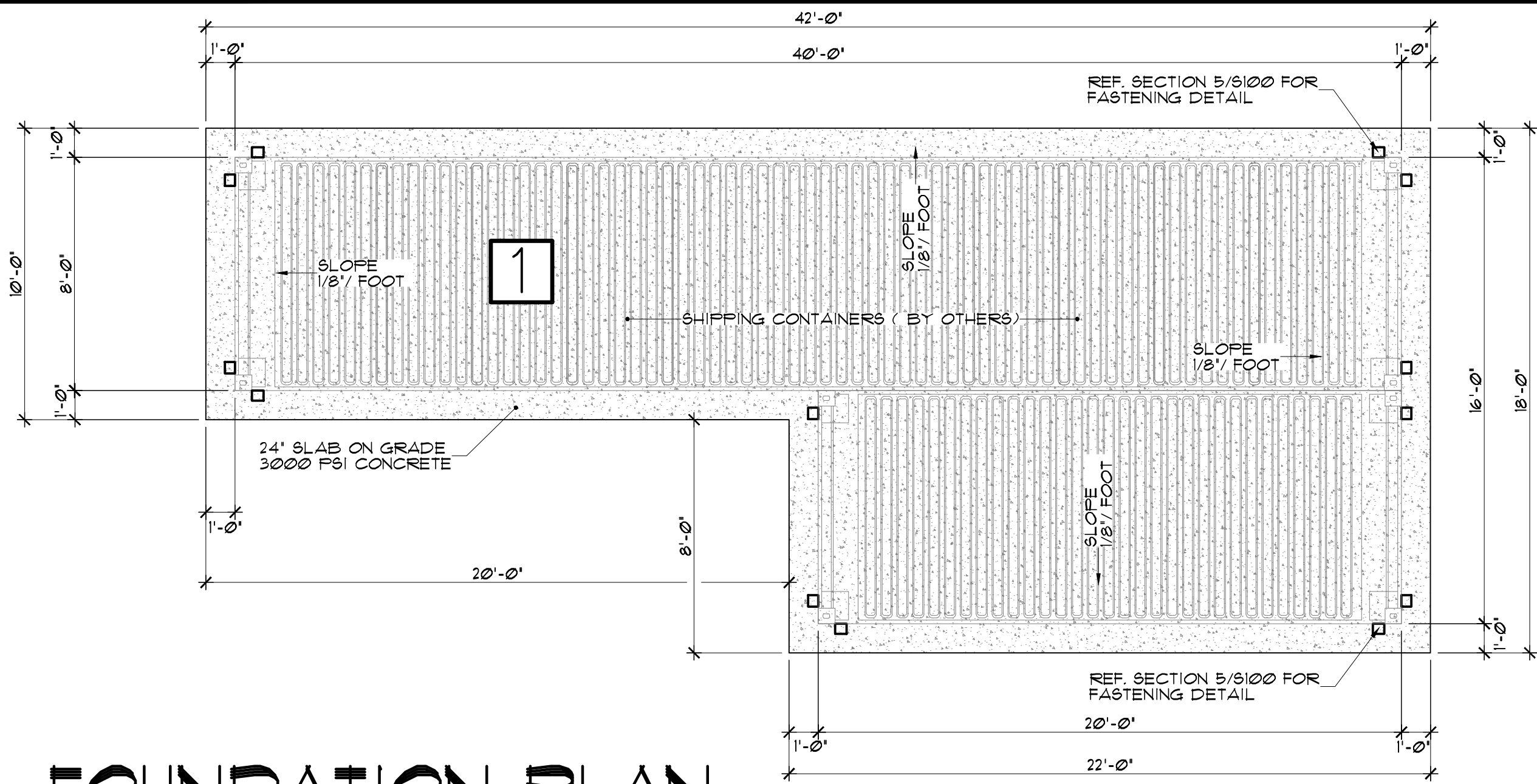
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24---

Sheet:
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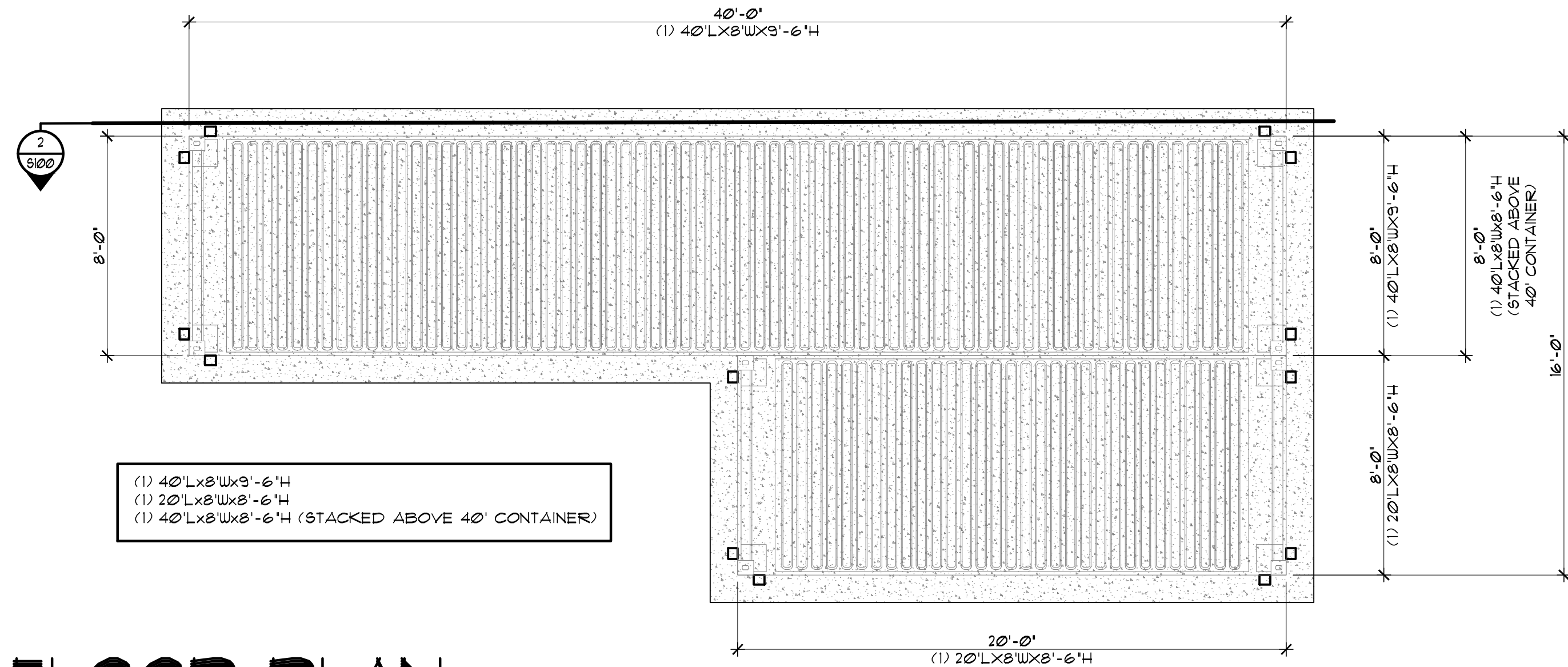
ARCHITECTURAL SITE PLAN

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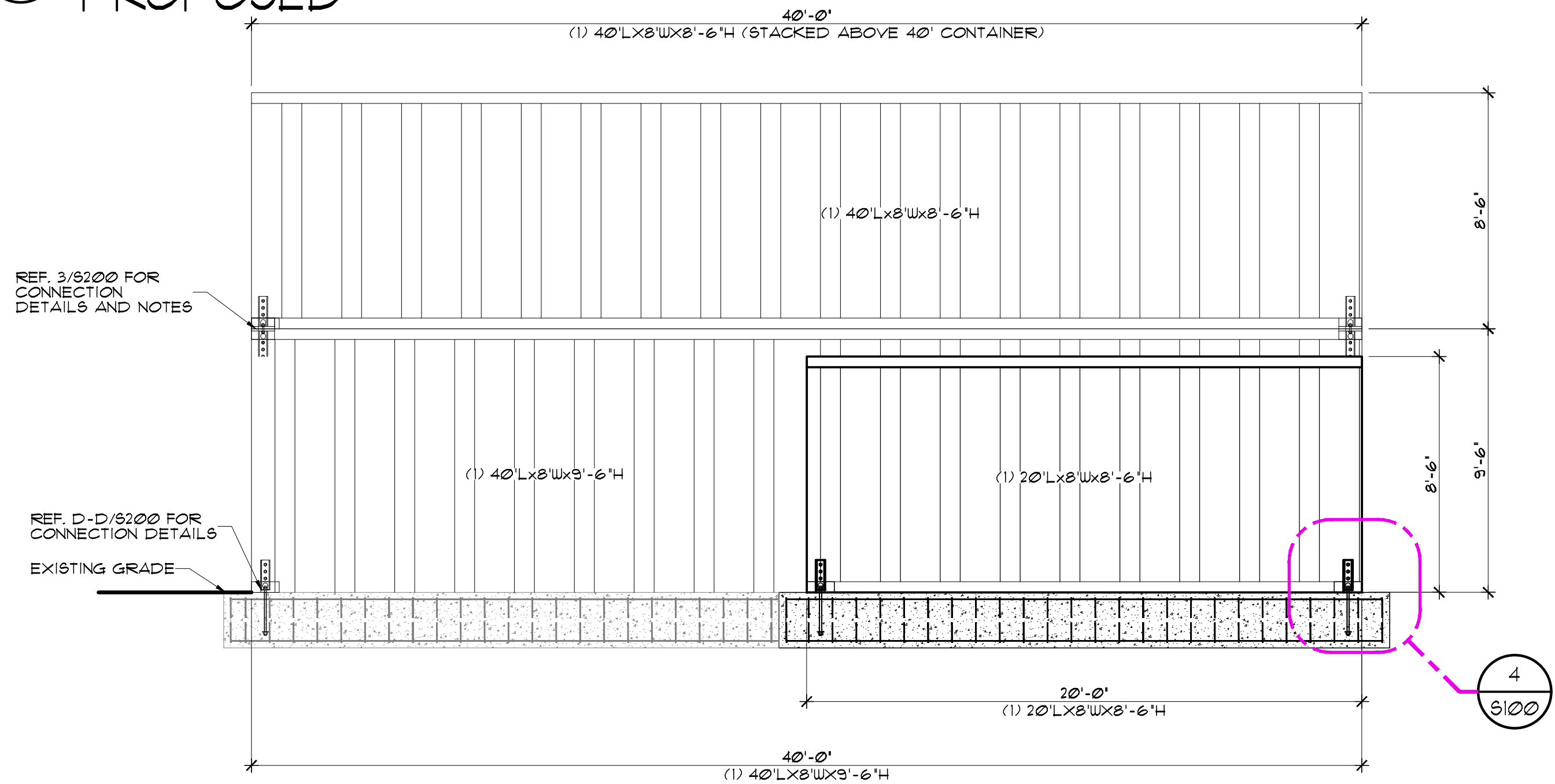
1 FOUNDATION PLAN
A-2 PROPOSED

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



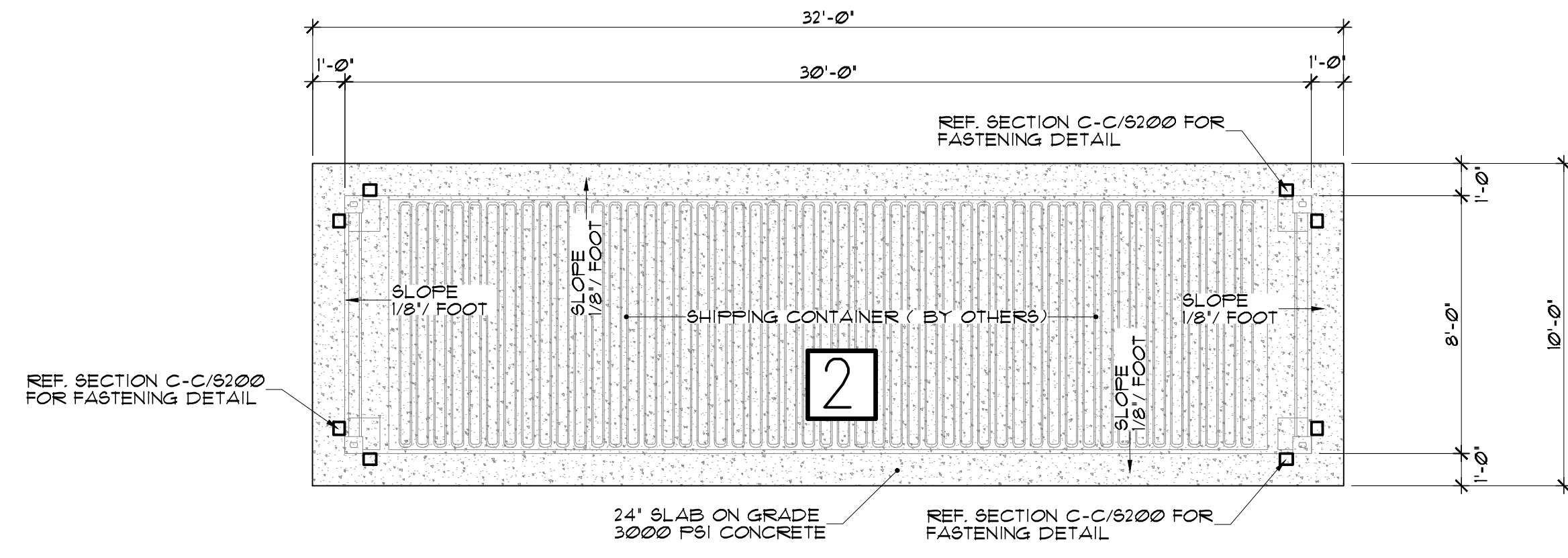
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A-2 PROPOSED

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



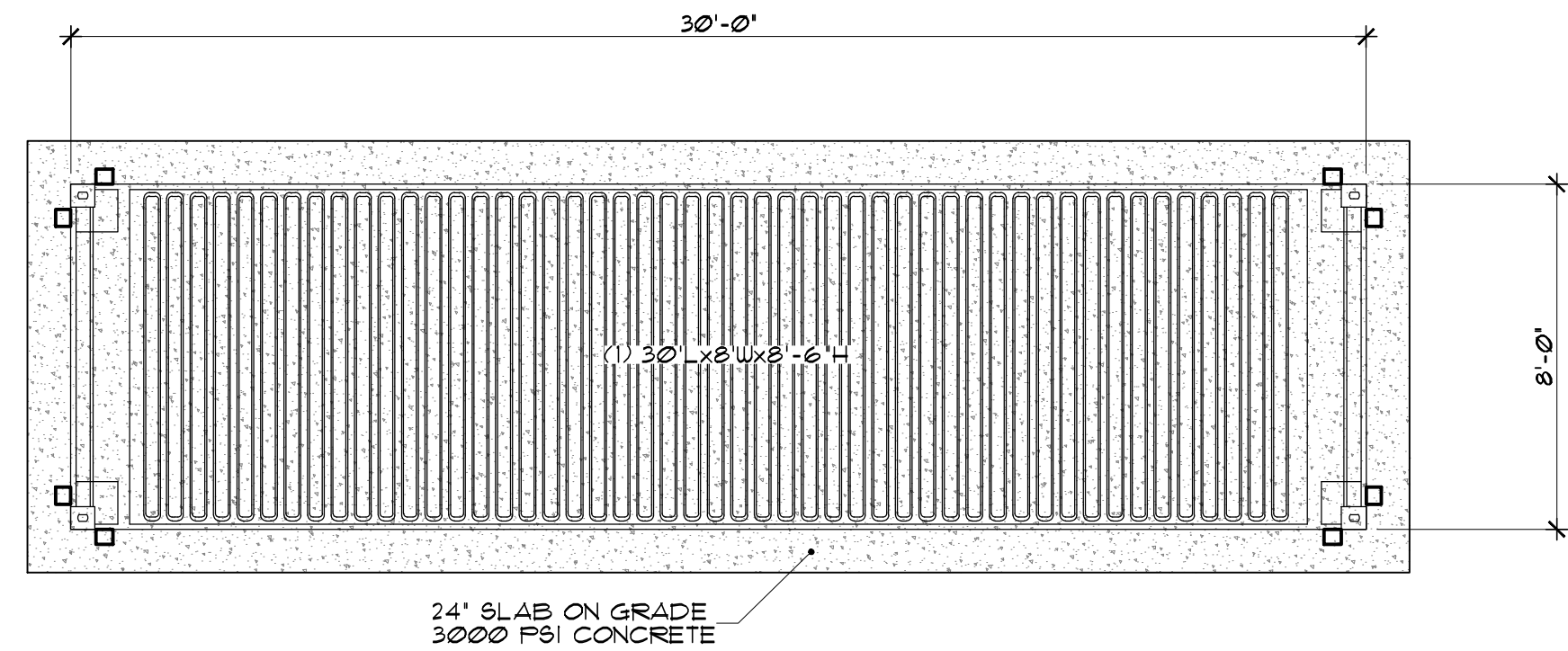
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A-2 PROPOSED

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



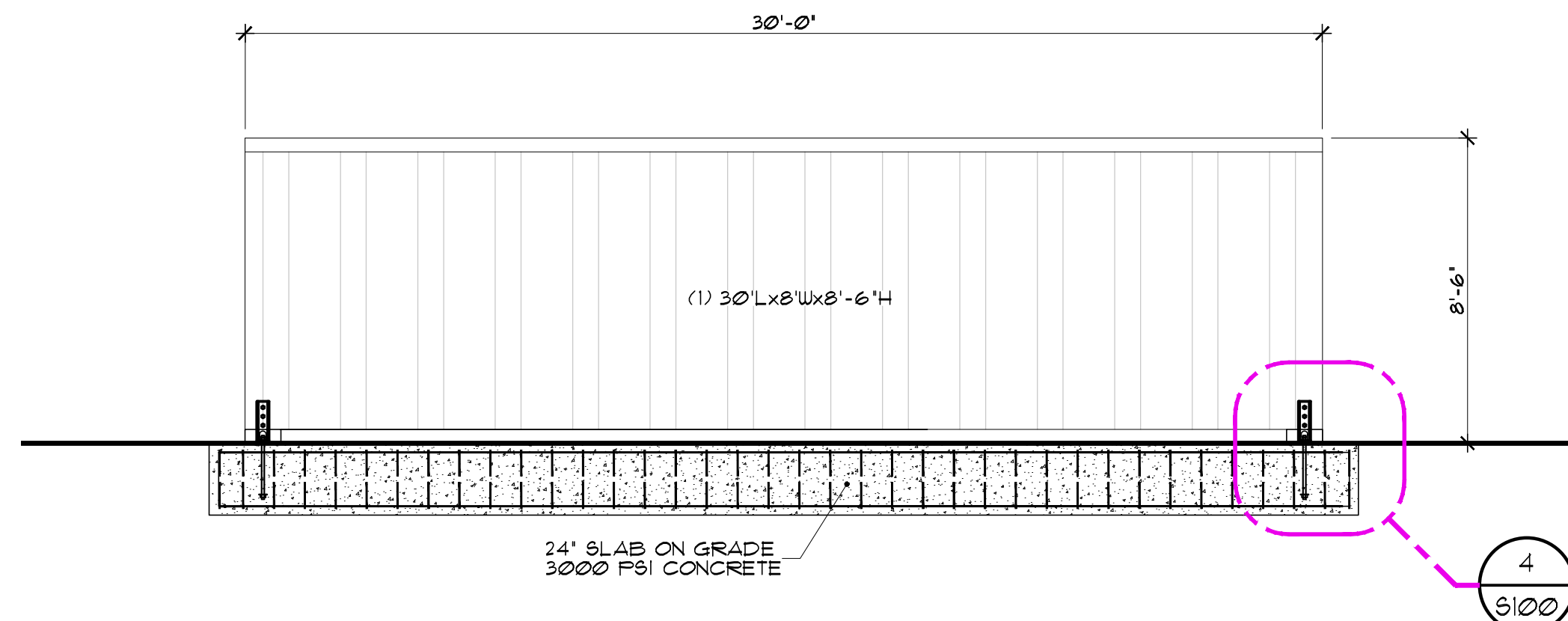
4 FOUNDATION PLAN
A-2 PROPOSED

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



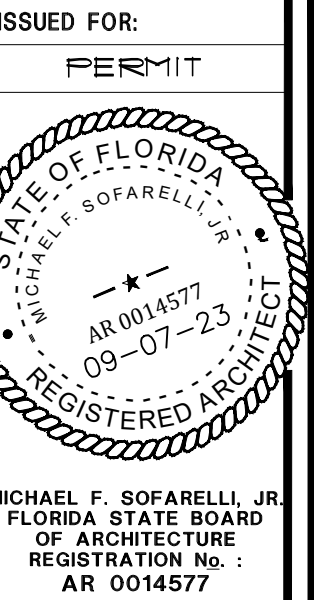
5 FLOOR PLAN
A-2 PROPOSED

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



6 ELEVATION
A-2 PROPOSED

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



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



Revisions:

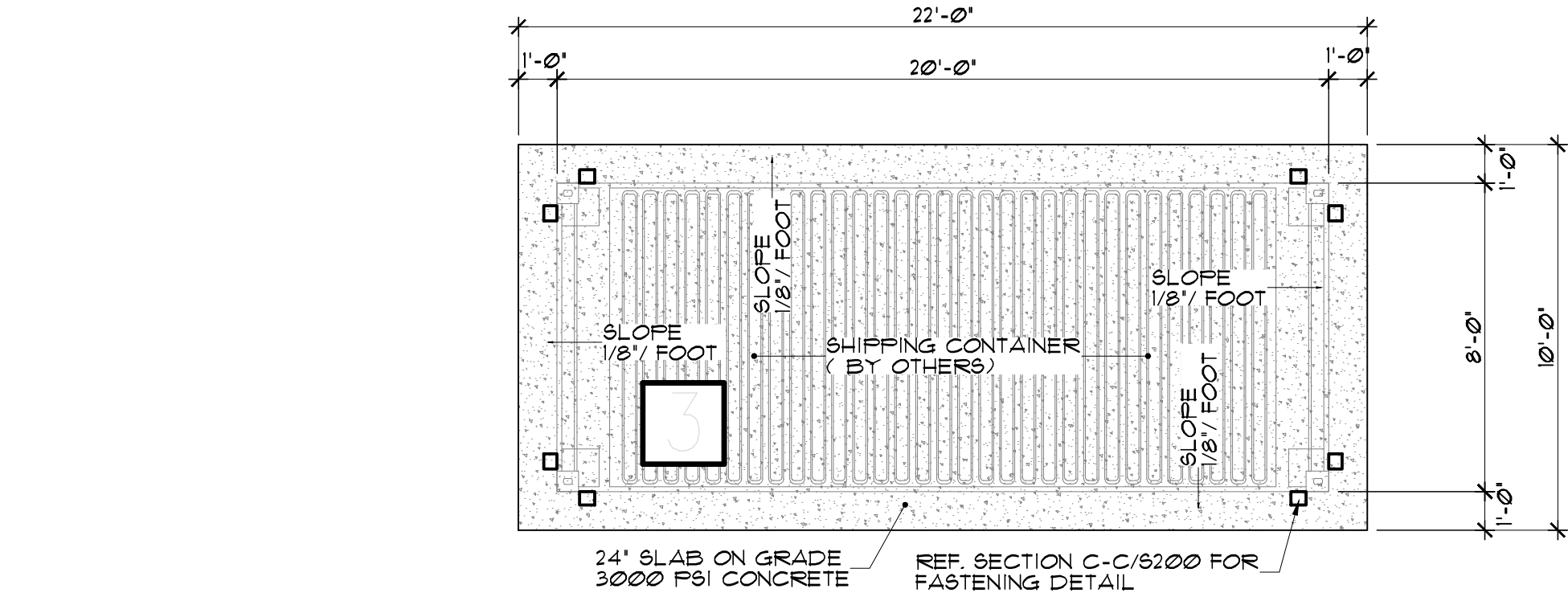
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SHIPPING
CONTAINER
PLANS

Filename:
WILD SEAFOOD

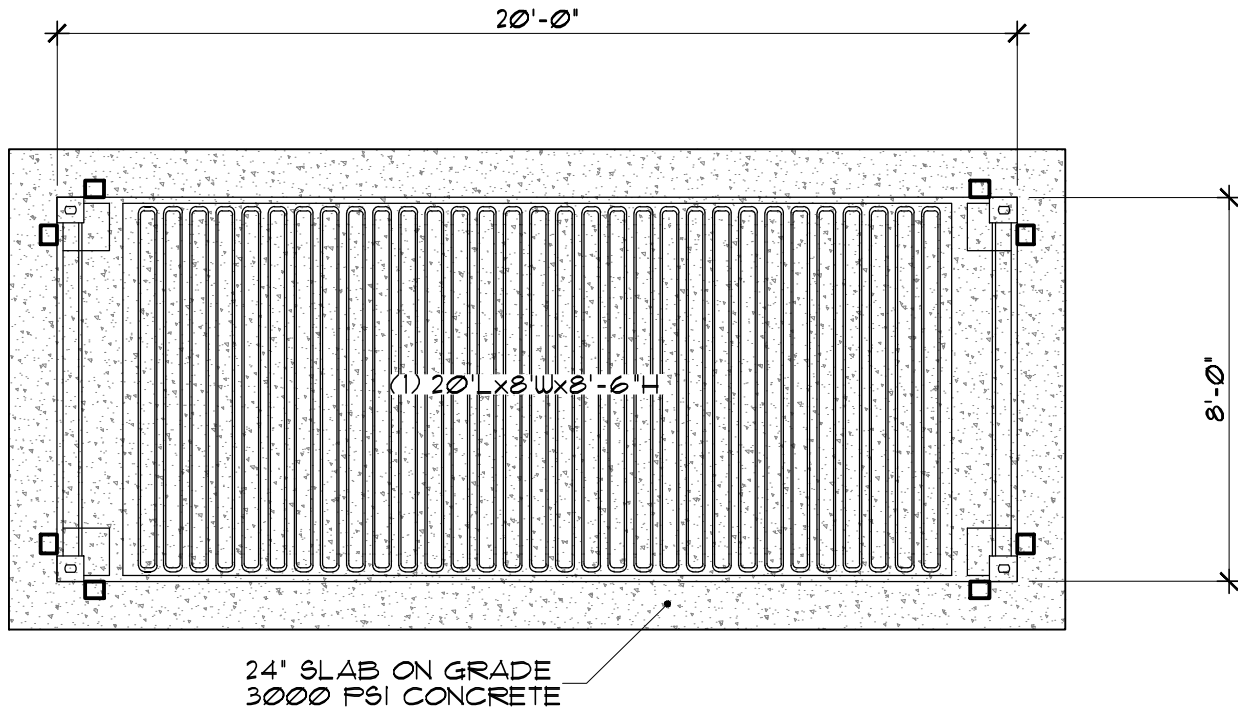
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03/28/2024

Proj. no.
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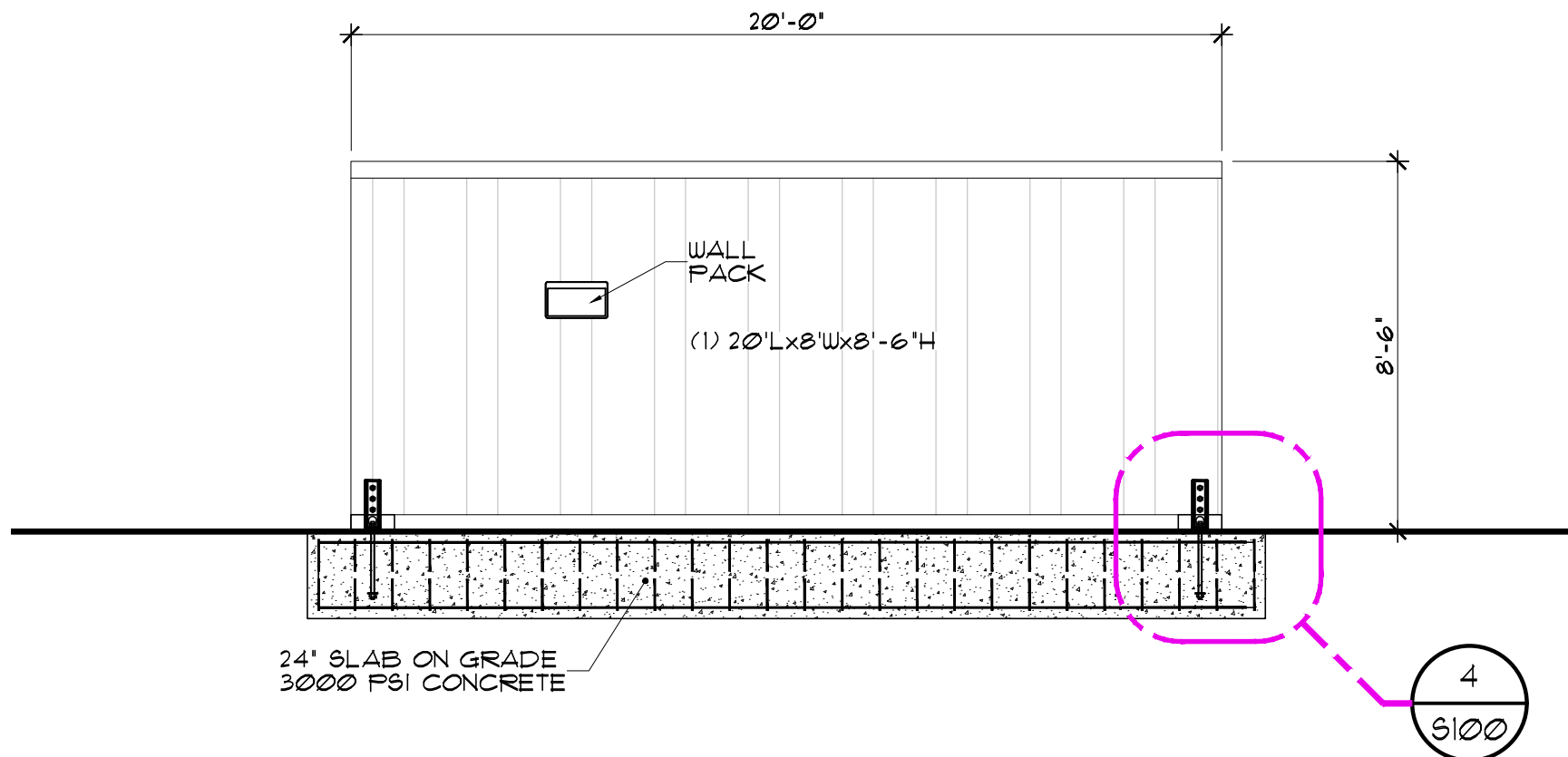
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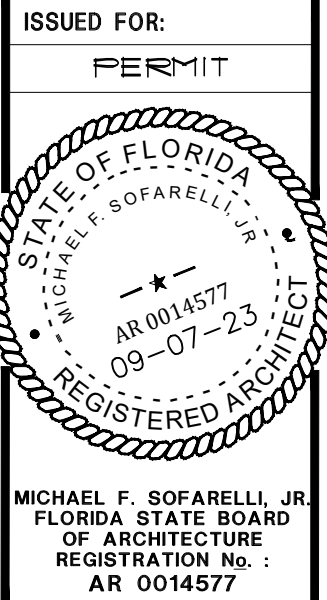
1 FOUNDATION PLAN
A-3 PROPOSED SCALE : 1/4" = 1'-0"



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



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



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



Revisions:

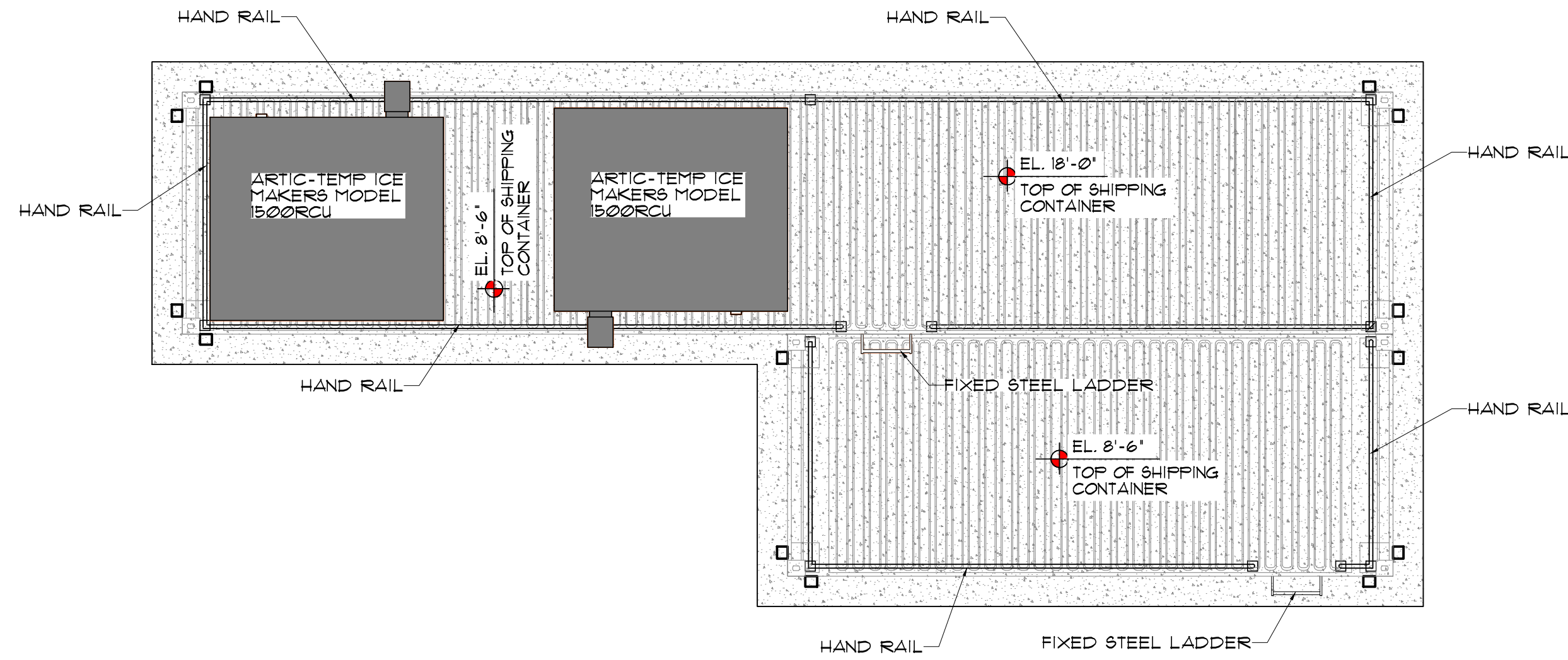
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OPTION

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Date:
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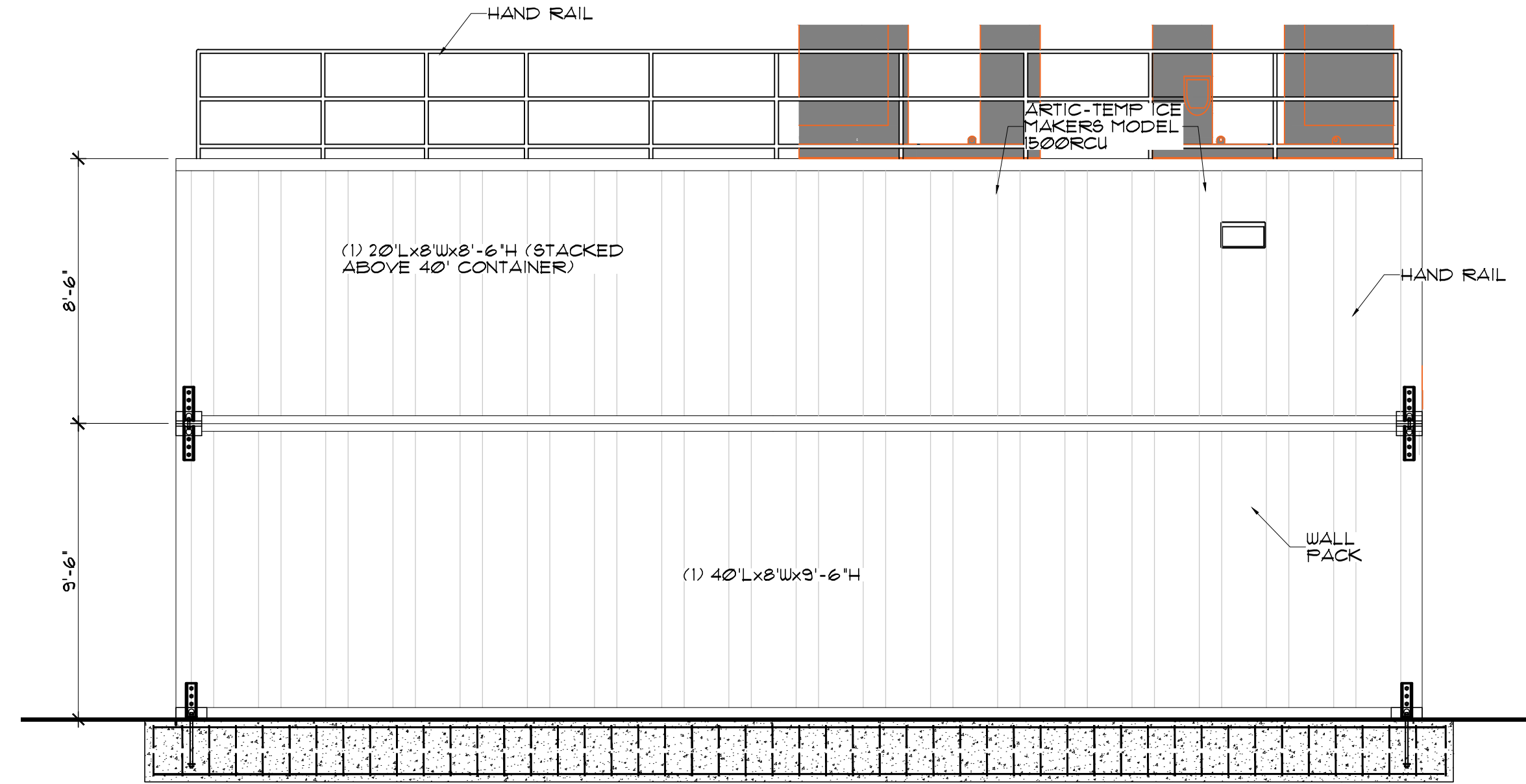
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Sheet:
A-3



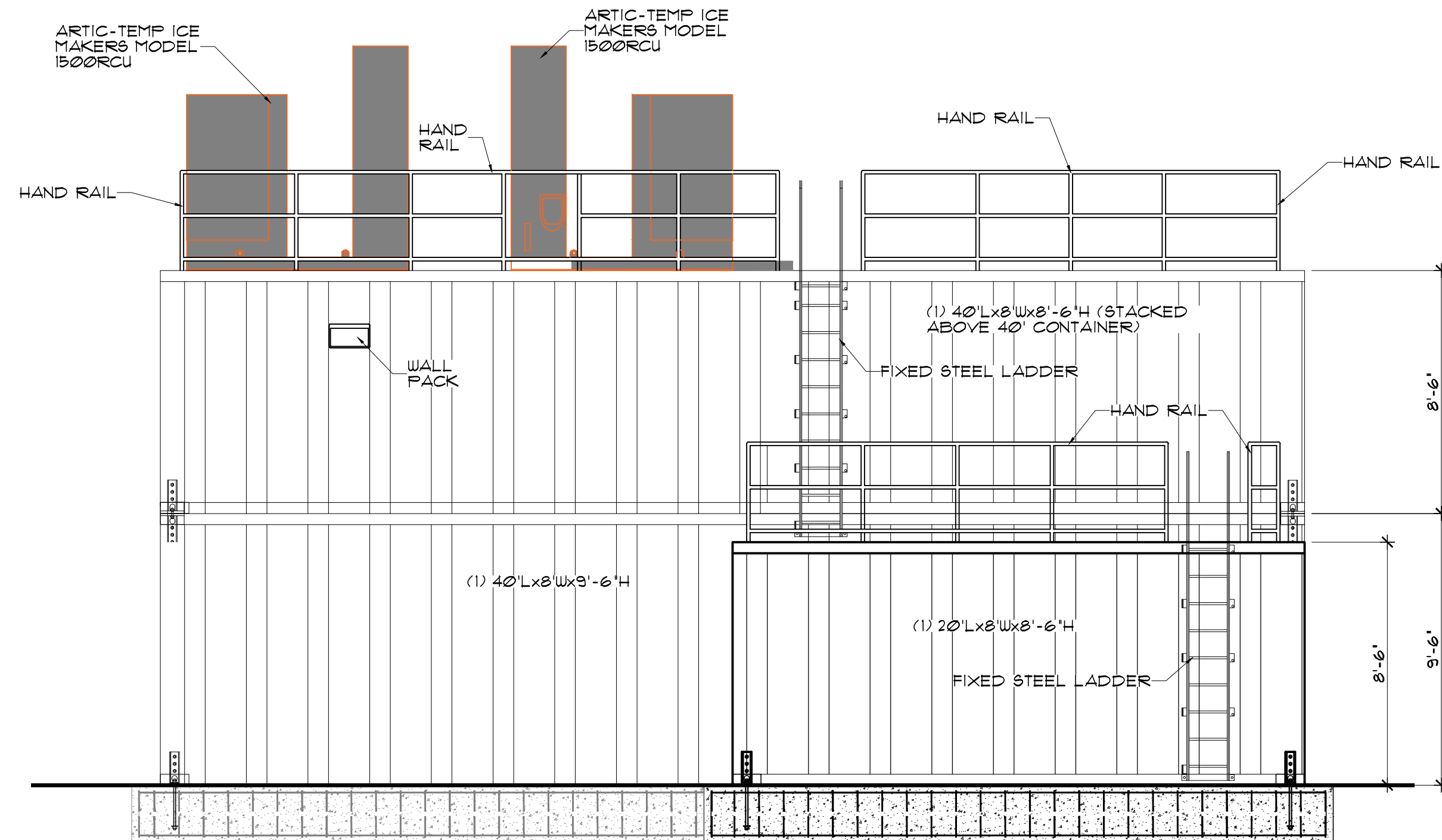
1
A-4
ROOF PLAN

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



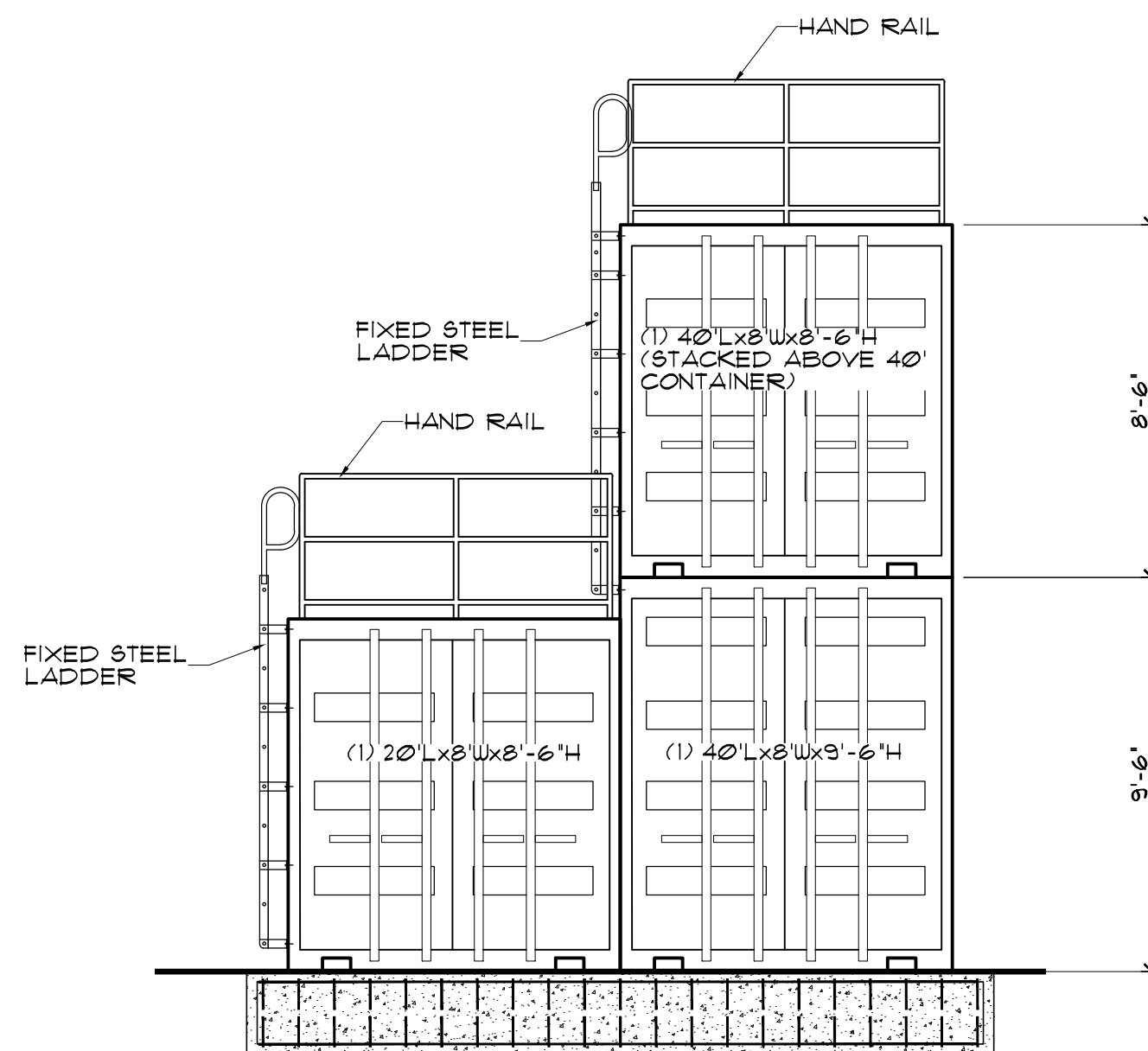
2
A-4
ELEVATION

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



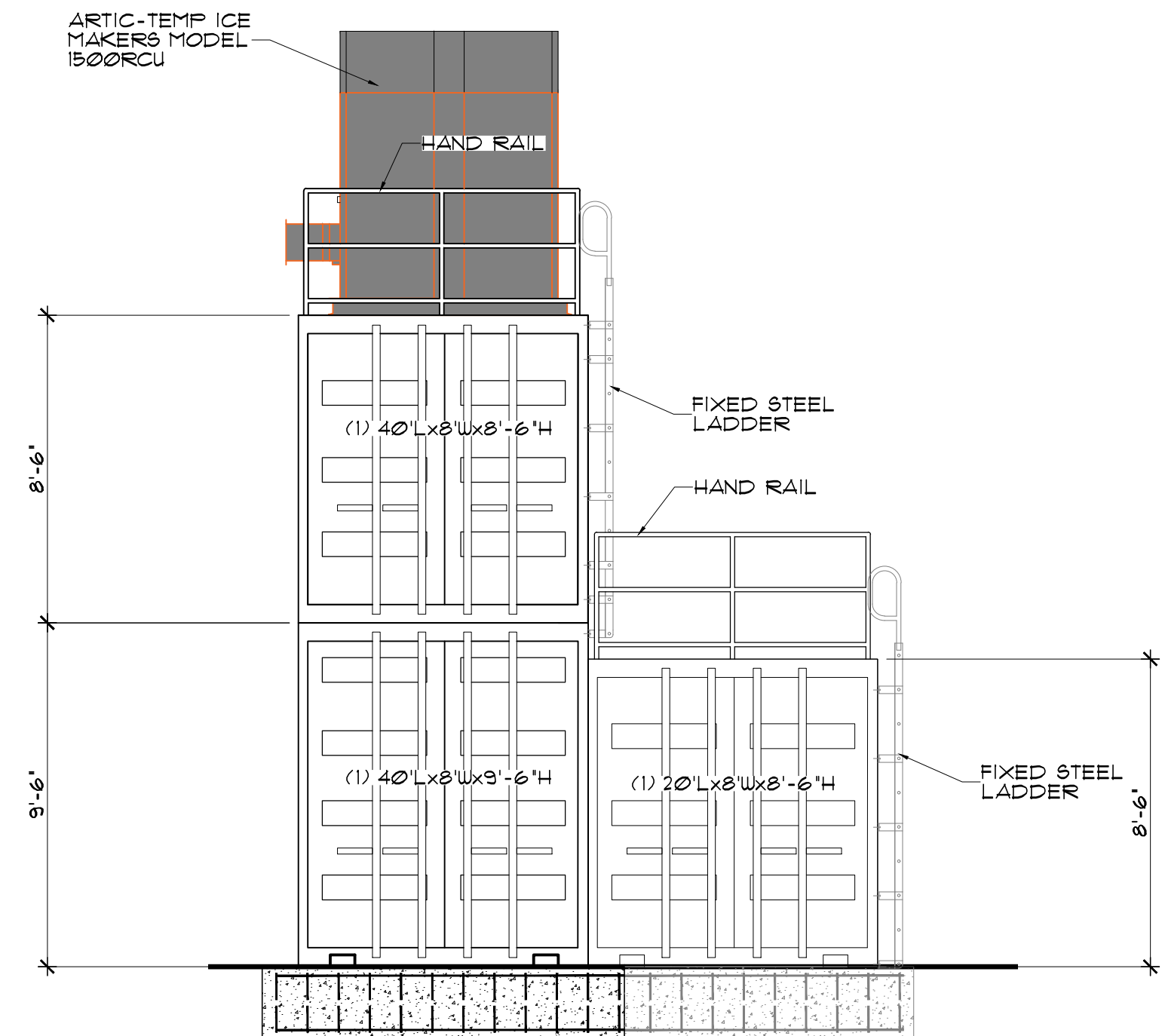
3
A-4
ELEVATION

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



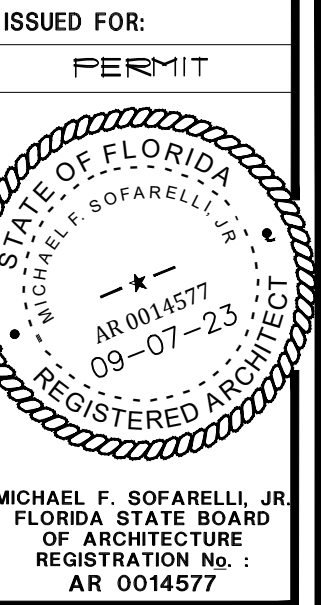
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A-4
ELEVATION

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

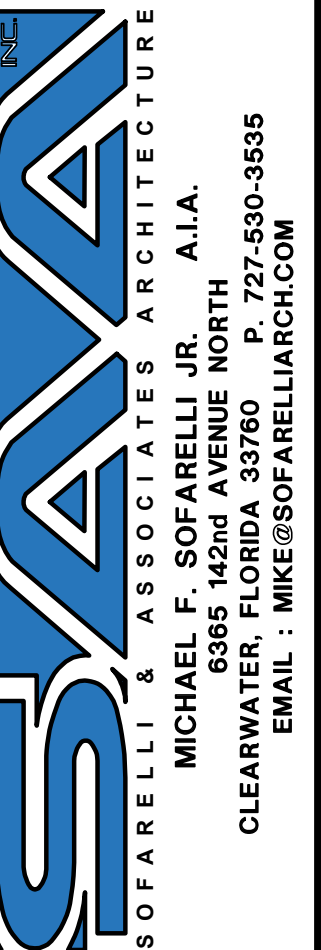


5
A-4
ELEVATION

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



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



Revisions:

Content:
SHIPPING
CONTAINER
OPTION

Filename:
WILD SEAFOOD

Date:
03/28/2024

Proj. no.
24---

Sheet:
A-3

DESIGN CRITERIA:

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

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

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

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

ULTIMATE TO ASD WINDSPEED CHART (REF 2023 FBC TABLE R502.2.3)															
VULT	110	115	120	130	140	150	160	170	180	190	200				
VASD	85	89	93	101	108	116	124	132	139	147	155				

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

STRENGTH OF MATERIALS:

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

CONCRETE FOUNDATIONS: 3000 PSI (28 DAY COMPRESSIVE STRENGTH)

STEEL
STEEL PLATE: ASTM A36
STEEL TUBE: ASTM A500

SOIL AND FOUNDATIONS
SOIL BEARING CAPACITY 2000 PSF (CONTRACTOR TO VERIFY)
REINFORCING STEEL
ALL REINFORCING STEEL: FY = 60,000 PSI
STAINLESS STEEL
PIPES AND PLATES SHALL BE: 304, TYPE 316, (2% MIN. MOLYBDENUM)
FY: 42 KSI 3/230 MPa 1/8
E: 28,000 KSI 3/193,000 MPa 1/8

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

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

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

DESIGN AND CONSTRUCTION NOTES:

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

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

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

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

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

6. DO NOT SCALE DRAWINGS FOR DIMENSIONS OR TAKEOFF.

SECTION 2: FOUNDATIONS

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

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

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

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

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

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

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

SECTION 3: CONCRETE

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

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

3. REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

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

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

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

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

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

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

SECTION 4: POST INSTALLED ANCHORS IN CONCRETE/MASONRY

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

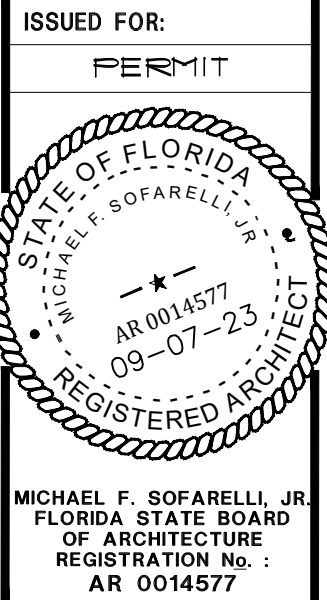
2. CONTRACTOR SHALL FOLLOW REQUIREMENTS FOR EDGE DISTANCES, HOLE CLEANING, AND SPACING REQUIREMENTS. IF SITE CONDITIONS PREVENT REQUIREMENTS TO BE MET, CONTRACTOR SHALL NOTIFY ENGINEER FOR SUBSTITUTE OR RE-DESIGN.

SECTION 6: STEEL

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

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

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



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



Revisions:

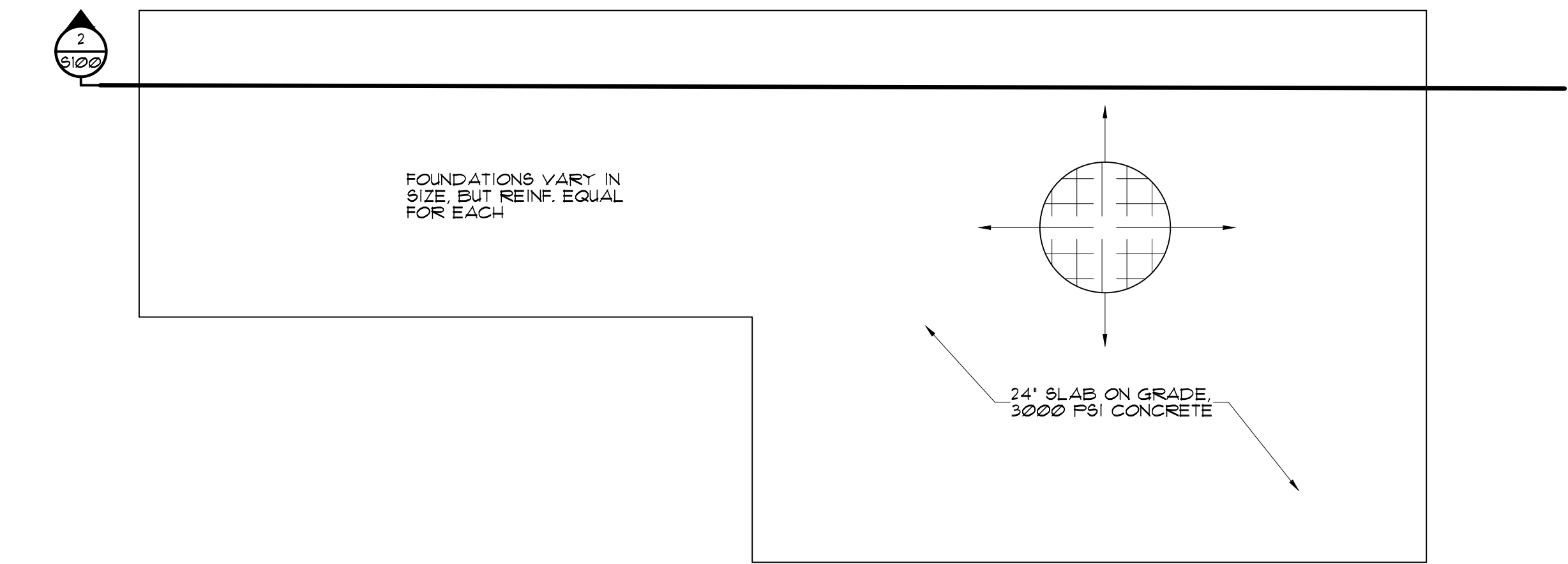
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DESIGN
CRITERIA &
GENERAL
NOTES

Filename:
WILD SEAFOOD

Date:
03/28/2024

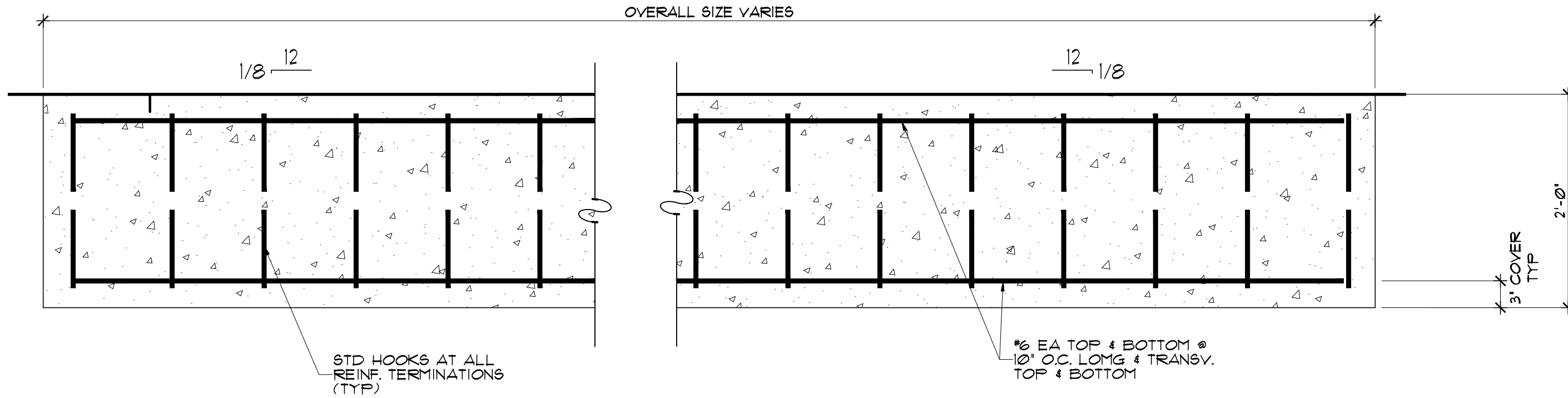
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Sheet:
6001



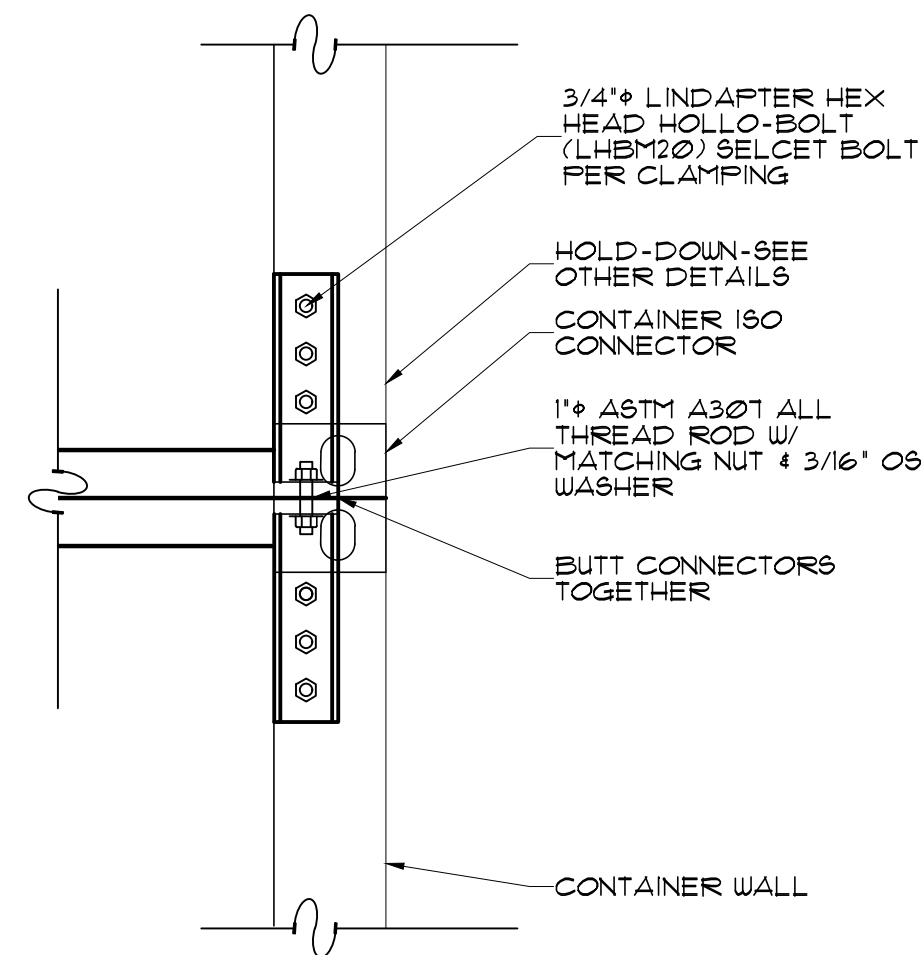
1 FOUNDATION DETAIL
FOUNDATION SIZES VARY

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



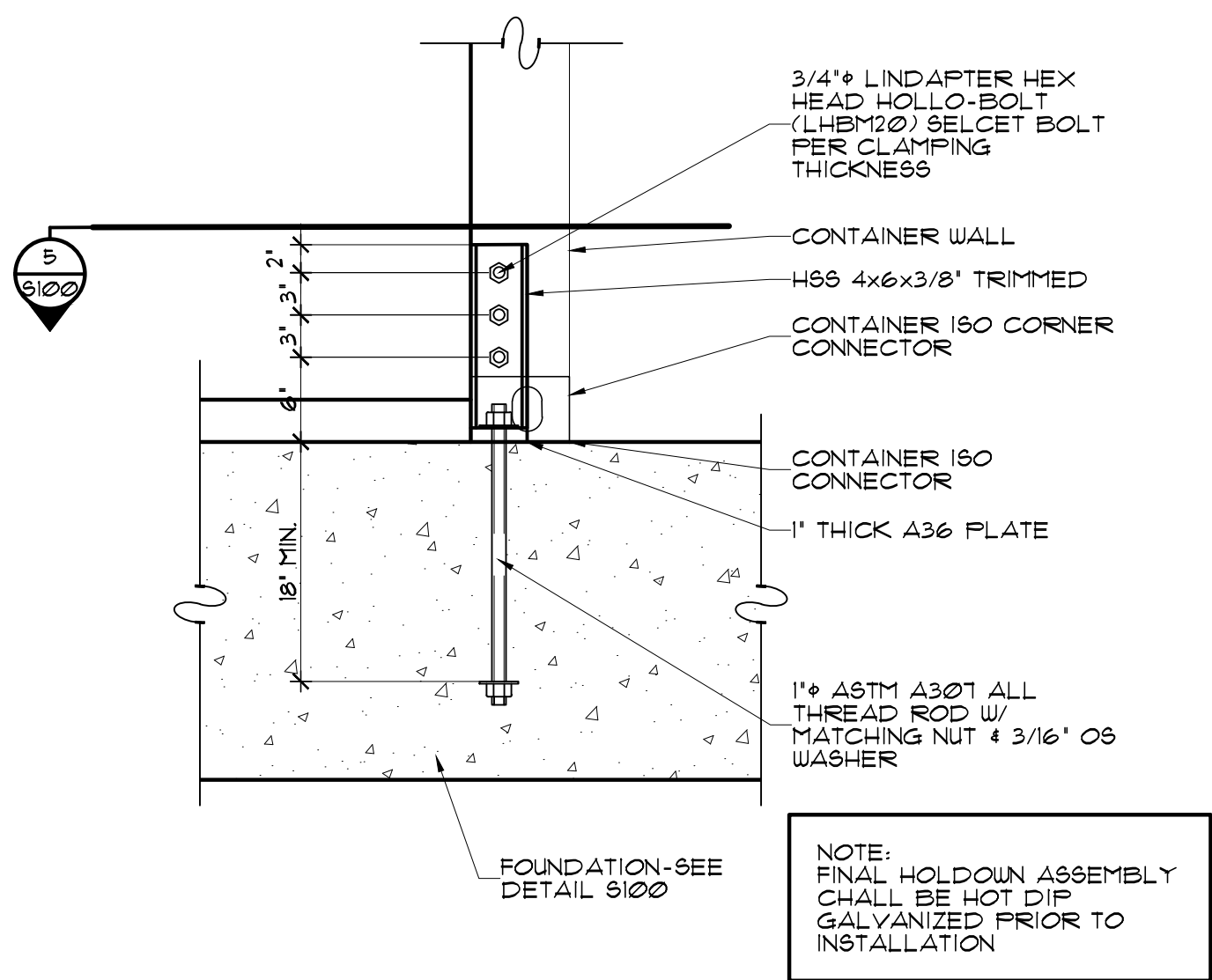
2 FOUNDATION DETAIL
SECTIONS

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



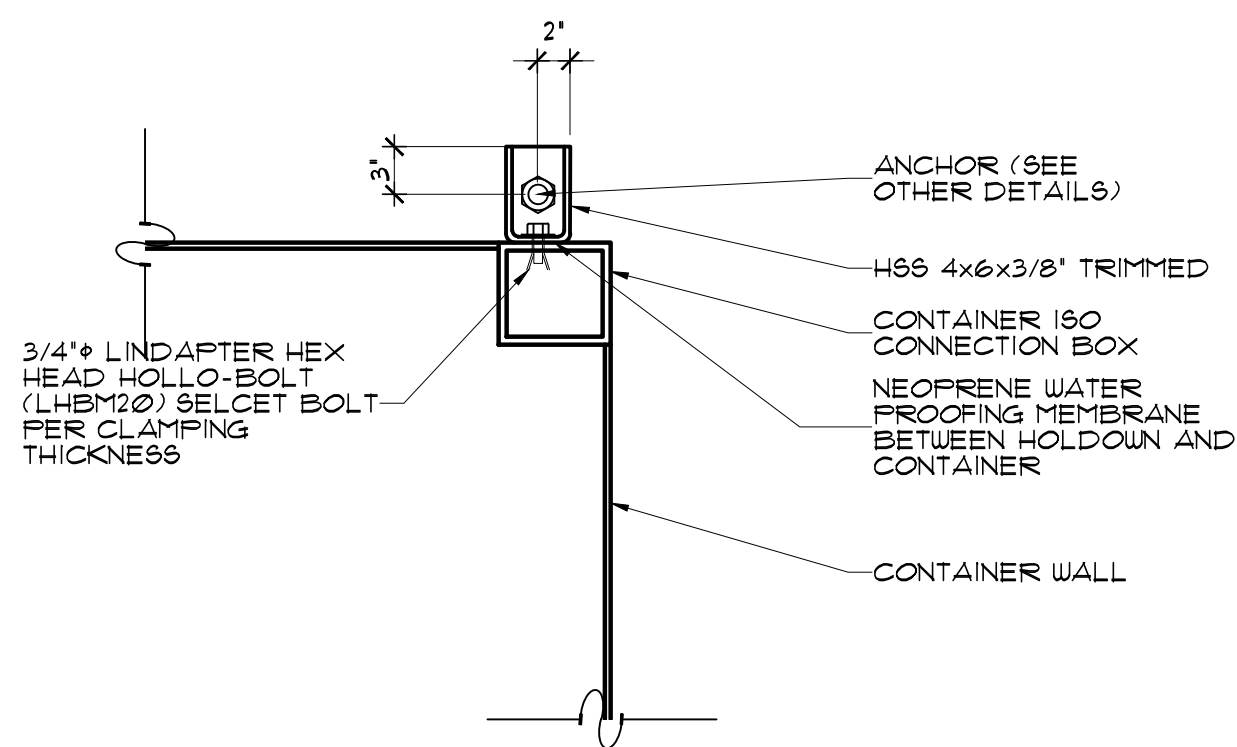
3 INTER-CONTAINER CONNECTIONS

SCALE : 1" = 1'-0"



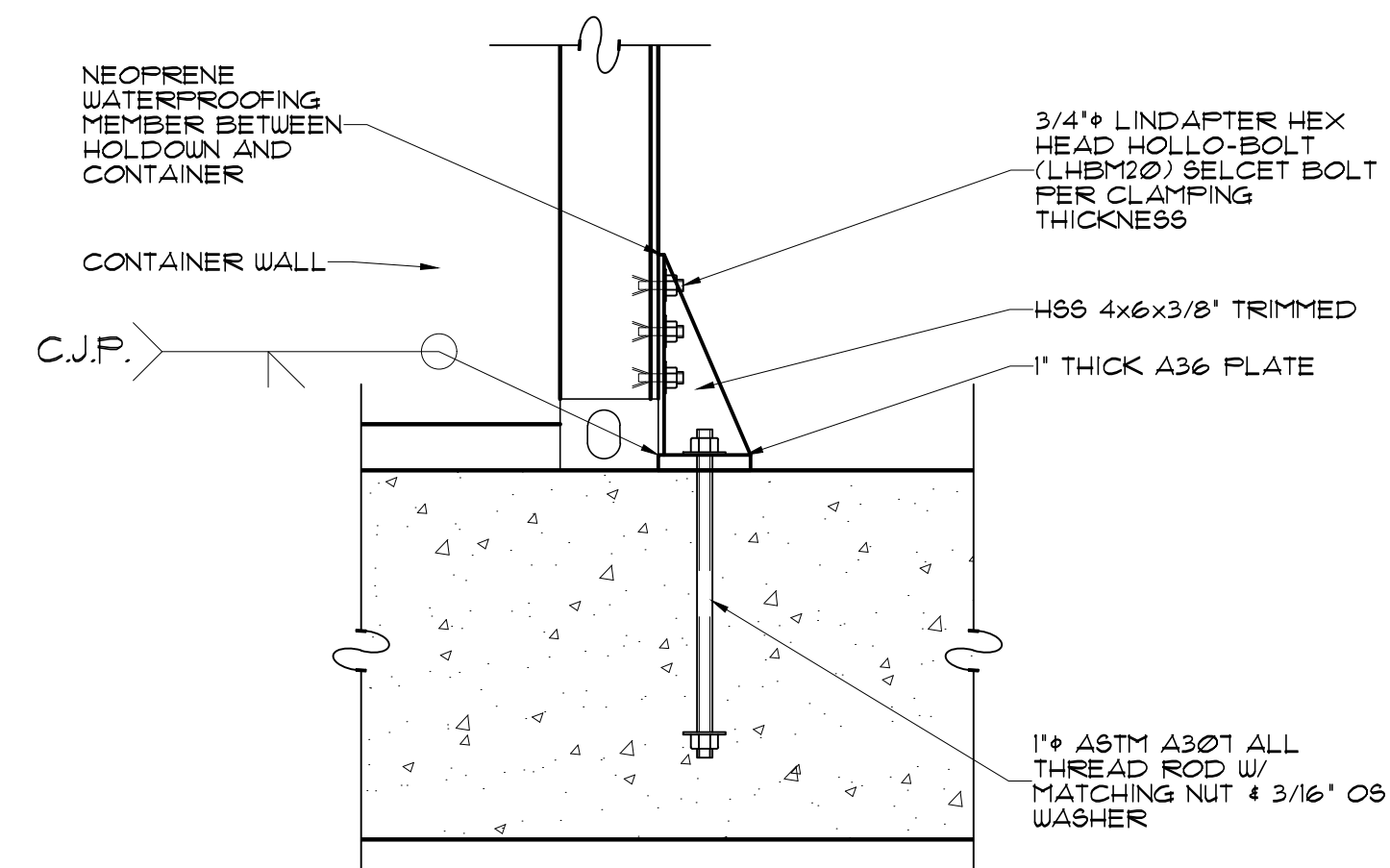
4 END TIE DOWN
ANCHOR CONNECTION
ELEVATION

SCALE : 1" = 1'-0"



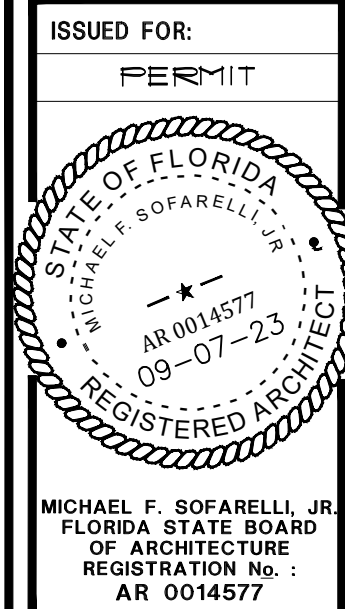
5 END TIE DOWN
ANCHOR CONNECTION
PLAN

SCALE : 1" = 1'-0"



6 END TIE DOWN
ANCHOR CONNECTION
ELEVATION

SCALE : 1" = 1'-0"



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



Revisions:

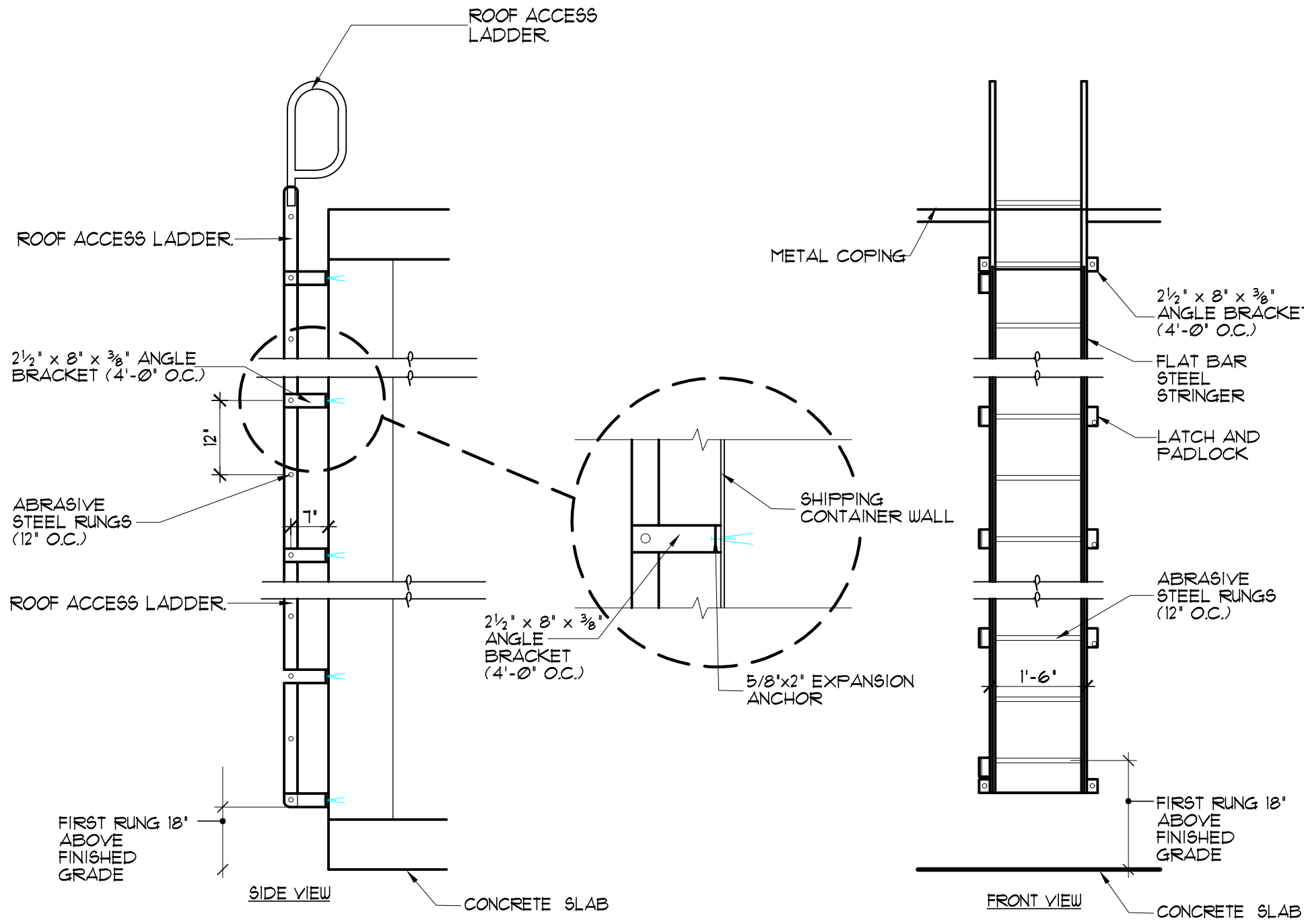
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DETAILS

Filename:
WILD SEAFOOD

Date:
03/28/2024

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24---

Sheet:
S100



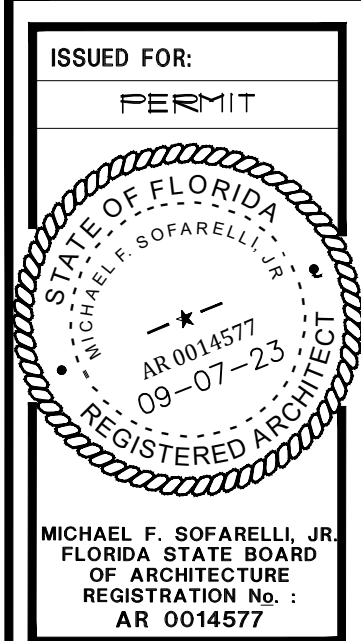
1
6200

ROOF LADDER

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

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

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



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



Revisions:

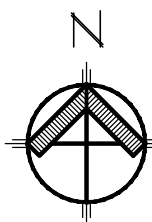
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DETAILS**

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WILD SEAFOOD

Date:
03/28/2024

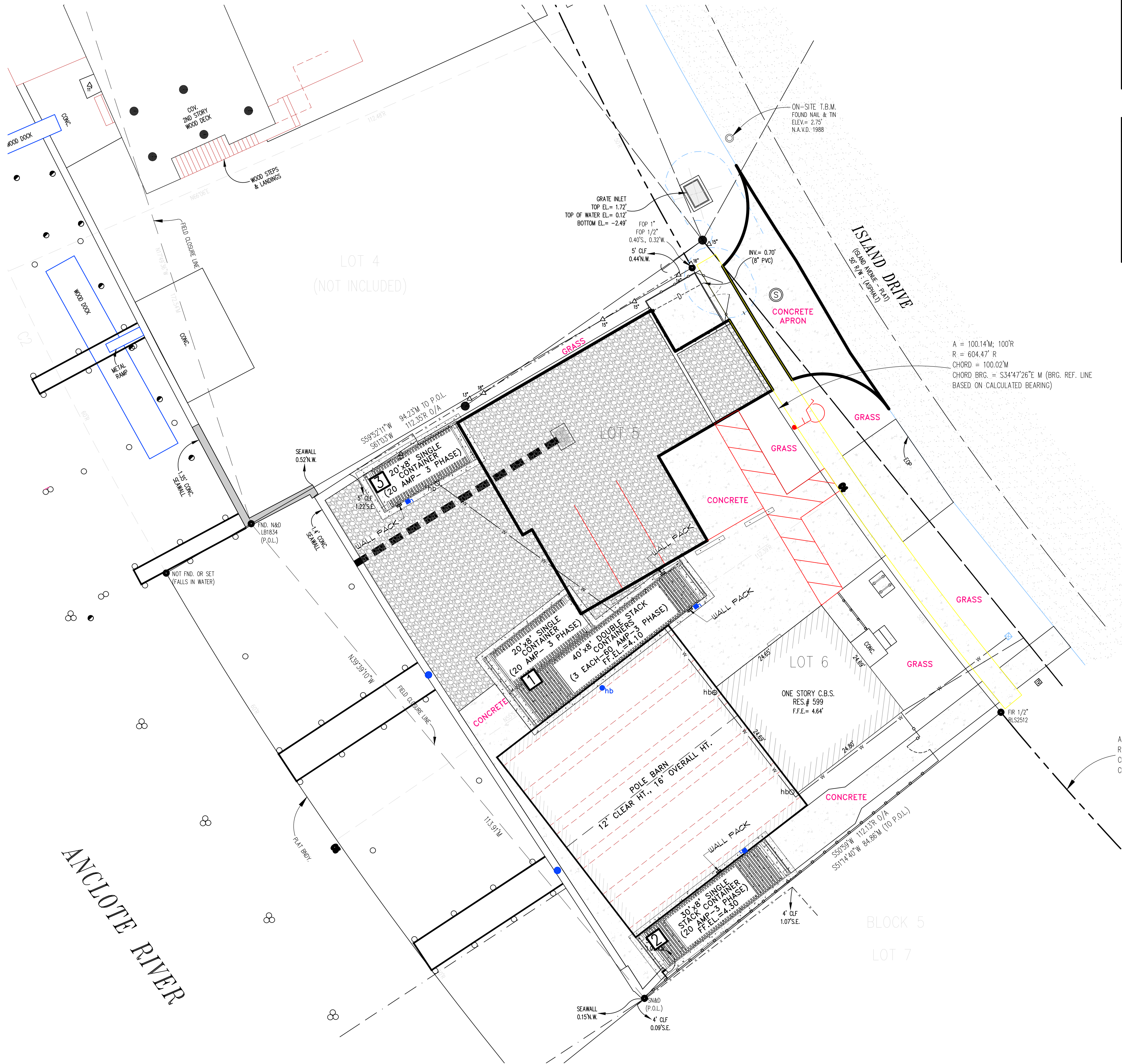
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6200



SITE LIGHTING PLAN

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



SITE LIGHTING SCHEDULE

SITE LIGHTING SCHEDULE

ISSUED FOR:
PERMIT

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

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

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

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI, JR., A.I.A.
15365 14th Avenue North
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL: MIKE@SOFARELLIARCH.COM

Revisions:

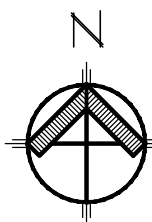
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LIGHTING

Filename:
WILD SEAFOOD

Date:
03/28/2024

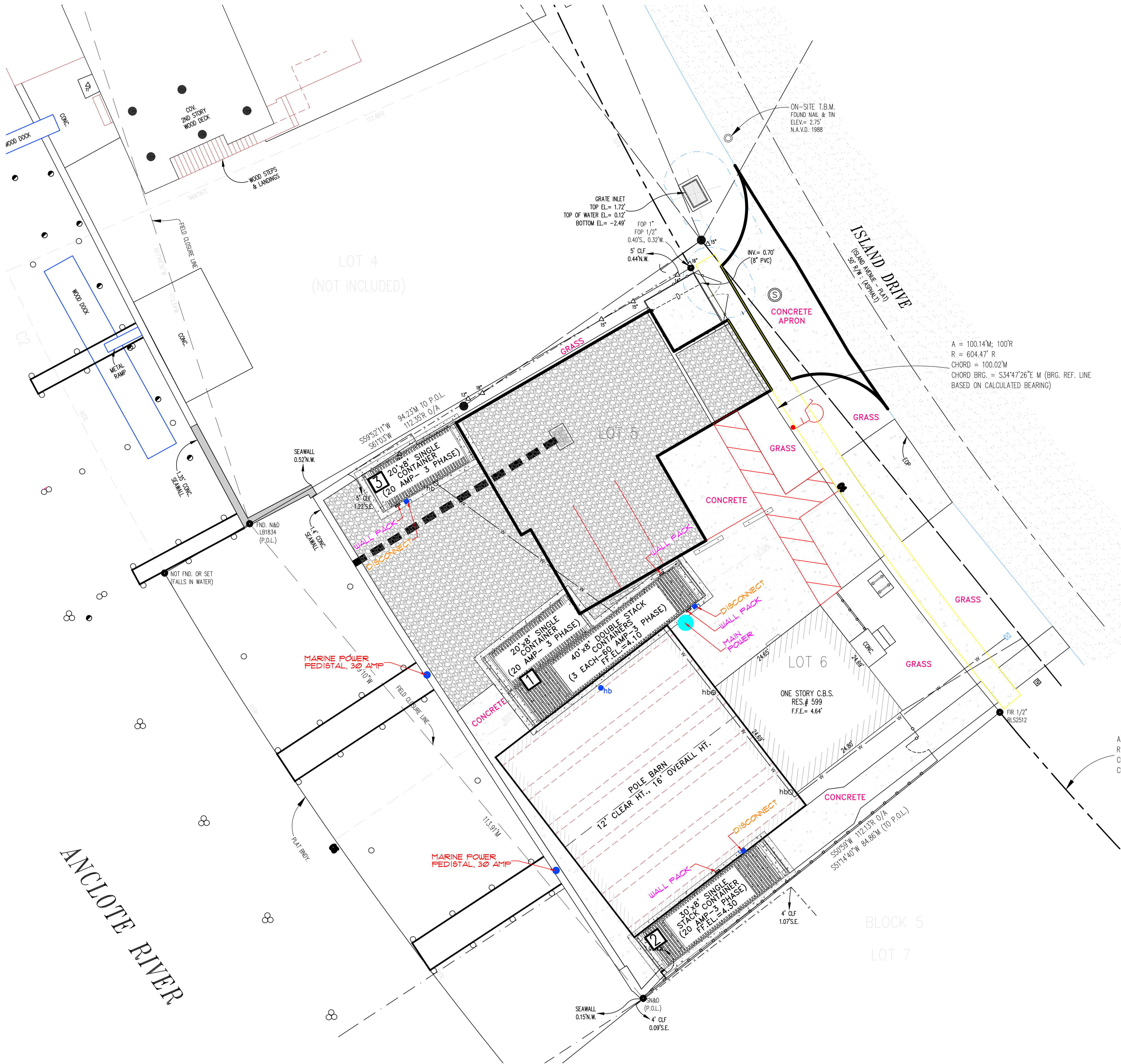
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Sheet:
E-6L



SITE POWER PLAN

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



ISSUED FOR:
PERMIT

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

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

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

Revisions:

Content:

ELECTRIC SITE
LIGHTING

Filename:

WILD SEAFOOD

Date:

03/28/2024

Proj. no.

24---

Sheet:

1-00



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



VIKING
STEEL STRUCTURES

Customer Information

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

Building Specialist Information

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

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

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

Note that frame is 1ft shorter than roof length

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

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



APPLICATION ADDENDUM
CERTIFICATE OF CONCURRENCY FORM

INSTRUCTIONS

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan). Please attach additional sheets as necessary.

1. TYPE OF DEVELOPMENT ACTIVITY

- ☒ Site Plan for Commercial Development
☐ Site Plan for Residential Development
☐ Final Subdivision Plat
☐ Conditional Use
☐ Other: _____

- ☐ Planned Development:
☐ Residential
☐ Commercial
☐ Industrial

2. GENERAL INFORMATION

PROJECT NAME LUGGERS BACKUP, LLC
ADDRESS/LOCATION 599 ISLAND DRIVE, TARPON SPRINGS, FLORIDA 34689
TAX PARCEL NUMBER(S) 12-27-15-53352-005-0060
LEGAL DESCRIPTION LUTEAN SHORES BLK 5, LOTS 5 & 6
SITE ACREAGE Upland <u>0.20</u> Wetland _____ Submerged <u>0.08</u> Total <u>0.28</u>

3. PROPOSED DEVELOPMENT *(Complete applicable table)*

RESIDENTIAL DEVELOPMENTS	
NUMBER OF UNITS:	
Single-Family:	N/A
Two-Family:	N/A
Multi-Family:	N/A
Mobile Homes:	N/A
Recreational Vehicle Sites:	N/A
Beds (ACLF, ALF, etc.)	N/A

NON-RESIDENTIAL DEVELOPMENTS	
TYPE OF USE(S):	GROSS SQUARE FOOTAGE:
COMM. FISHING	12,186



4. LEVEL OF SERVICE IMPACT *(This table must also be included in the site plan set)*

SERVICE TYPE	EXISTING	PROPOSED
POTABLE WATER (GALLONS PER DAY)	100	1200
SANITARY SEWER (GALLONS PER DAY)		15
SOLID WASTE (TONS PER YEAR) One (1) 4 CY dumpster (800 lbs - full) emptied 2x/week		41.6
TRANSPORTATION ITE CATEGORY: 210 / 150	TOTAL TRIPS PER DAY: 9 PEAK HOUR TRIPS: 1	TOTAL TRIPS PER DAY: 10 PEAK HOUR TRIPS: 1
STORMWATER DRAINAGE: <i>Provide separate analysis for review.</i>		

5. ADDITIONAL CONCURRENCY REQUIREMENTS *(if applicable)*

MOBILITY MANAGEMENT

If the proposed development projects is located within deficient road corridors and generate more than 50 new peak hour trips, please provide the following:

- ☐ Transportation Management Plan [[LDC Section 122.11.03](#)]
☐ Traffic Study
☒ Does Not Apply to Proposed Project

HURRICANE SHELTER

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

- ☐ Hurricane Shelter Impact Analysis
☒ Does Not Apply to Proposed Project

6. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

The information included in and with this form is completely true and correct to the best of my knowledge.

(Applicant's Signature)

(Date)

(Owner's Signature)

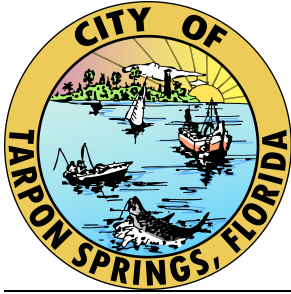
(Date)

(Agent's Signature)

(Date)

GREG PRESBY; TRANSYSTEMS
AGENT FOR PROPERTY OWNER

8/1/2024



City of Tarpon Springs

TRC Comment Report

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

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

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

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

Building

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

Keith Meade

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

Fema

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

Megan Araya

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

Fire

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

Rick Kinney

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

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00006]

Patricia McNeese

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

stormwater management documentation

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

- lighting locations and detail
- loading zones
- signage locations

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

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

[Comment 00042]

Patricia McNeese

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

[Comment 00043]

Patricia McNeese

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

Public Services

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

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

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

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

The contractor shall field verify all utilities.

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

All restoration is the contractor's responsibility.

Public Works

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

Anthony Mannello

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

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

Anthony Mannello

Show Sediment & Erosion Control sheet (SWPP).

Stormwater

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

Robert Dorzback

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

Reviewers

Patricia McNeese
(727) 942-5611

pmcneese@ctsfl.us

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

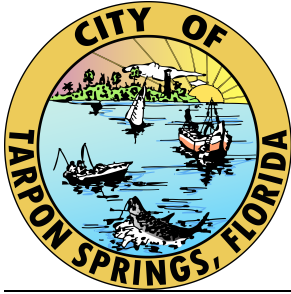
Heather Freundel
(727) 938-3711
hfreundel@ctsfl.us

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

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

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

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



City of Tarpon Springs

TRC Comment Report

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

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

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Arborist

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

Shannon Brewer

Specific To Zone SD

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

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

Shannon Brewer

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

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

Shannon Brewer

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

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

Building

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

Keith Meade

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

Fema

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

Megan Araya

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

Fire

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

Rick Kinney

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

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00005]

Patricia McNeese

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

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

[Comment 00006]

Patricia McNeese

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

stormwater management documentation

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

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

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

Patricia McNeese

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

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

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

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

Patricia McNeese

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

[Comment 00014]

Patricia McNeese

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

[Comment 00017]

Patricia McNeese

The applicant should be aware of recent amendments to the Land Development Code that have not yet been codified into Municode. The executed ordinances are being provided with this comment transmission:

- Ordinance 2023-08 regarding fees and charges
- Ordinance 2022-24 regarding development in the Coastal High Hazard Area
- Ordinance 2023-09 expiration of development orders

[Comment 00018]

Patricia McNeese

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

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

[Comment 00028]

Patricia McNeese

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

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

[Comment 00036]

Patricia McNeese

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

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

Patricia McNeese

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

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

Patricia McNeese

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

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

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

Patricia McNeese

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

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

Patricia McNeese

Where is the dumpster?

Public Services

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

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

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

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

The contractor shall field verify all utilities.

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

All restoration is the contractor's responsibility.

Public Works

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

Anthony Mannello

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

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

Show Sediment & Erosion Control sheet (SWPP).

Stormwater

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

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

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

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

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

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

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

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

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

Robert Dorzback

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

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

Robert Dorzback

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

[Comment 00032]

Robert Dorzback

Provide written responses to all open stormwater comments.

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

Robert Dorzback

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

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

Robert Dorzback

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

Reviewers

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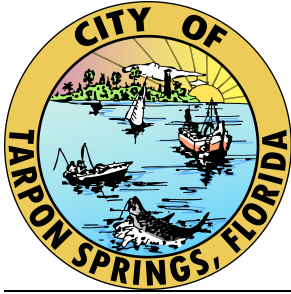
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City of Tarpon Springs

TRC Comment Report

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

Project	23.156 PNZ - LUGGERS BACKUP LLC _ Site
Project Address	599 Island United States
Files and Attachments	04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

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

Arborist

[Sheet 4 | Comment 00001 | 04 - 314230079-SP - 599 Island Drive - 12-12-2023_DSS.pdf]

Shannon Brewer

Specific To Zone SD

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

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

Shannon Brewer

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

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

Shannon Brewer

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

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

code and for approval by the TRC.

Fema

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

Megan Araya

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

Fire

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

Rick Kinney

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

Provide detail for access/egress to elevated freezer area.

KPW Interim Fire Marshal 1/8/24

Planning and Zoning

[Comment 00004]

Patricia McNeese

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

[Comment 00005]

Patricia McNeese

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

[Comment 00006]

Patricia McNeese

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

stormwater management documentation

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

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

Patricia McNeese

Please complete the Site Data Table information.

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

Patricia McNeese

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

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

Patricia McNeese

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

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

Patricia McNeese

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

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

Patricia McNeese

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

[Comment 00013]

Patricia McNeese

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

[Comment 00014]

Patricia McNeese

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

[Comment 00015]

Patricia McNeese

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

[Comment 00017]

Patricia McNeese

The applicant should be aware of recent amendments to the Land Development Code that have not yet been codified into Municode. The executed ordinances are being provided with this comment transmission:

- Ordinance 2023-08 regarding fees and charges
- Ordinance 2022-24 regarding development in the Coastal High Hazard Area
- Ordinance 2023-09 expiration of development orders

[Comment 00018]

Patricia McNeese

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

[Comment 00028]

Patricia McNeese

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

[Comment 00029]

Patricia McNeese

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

[Comment 00030]

Patricia McNeese

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

Public Services

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

Heather Freundel

Complete and submit a Utility Availability Statement

Please provide the estimated water and sewer flows

This parcel shall be master metered.

This shall be an above ground reduced pressure meter assembly.

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

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

The contractor shall field verify all utilities.

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

All restoration is the contractor's responsibility.

Stormwater

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

Robert Dorzback

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

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

Robert Dorzback

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

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

Robert Dorzback

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

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

Robert Dorzback

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

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

Robert Dorzback

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

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

Robert Dorzback

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

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

Robert Dorzback

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

Reviewers

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CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 19, 2024 / SEPTEMBER 3, 2024]

STAFF REPORT

Application No. / Project Title: #24-48 (Damianakis); **Resolution #2024-26**

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: Nikitas Damianakis

Property Size: +/- 4,000 square feet (0.10 acres)

Current Zoning: WDI (Waterfront Development District)

Current Land Use: CG (Commercial General)

Location / Parcel ID: 438 Athens Street / 12-27-15-41202-000-0260

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to allow the conversion of an existing structure in the WDI (Waterfront Development District) zoning district from a store with office/apartment to a single family detached dwelling.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of Resolution 2024-26, with the following condition:

1. A building permit for the construction of the single-family dwelling shall be obtained within one (1) year of the effective date and kept in active status through issuance of a Certificate of Occupancy.
2. The scale/massing of the building, and, the defining architectural features of the building's front facade shall be maintained. This does not include the attached wood sign. New windows and doors may be located on the sides and rear of the structure and should be appropriately scaled/styled to conform with the vernacular storefront-style building.

CURRENT PROPERTY INFORMATION:

Use of Property:	Store with office/apartment (store currently vacant)
Site Features:	Existing single-story block building (approx. 1,944 square feet), driveway, rear yard
Vehicle Access:	This property gains access from Athens Street.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	WDI (Waterfront Development District)	CG (Commercial General)
South:	WDI (Waterfront Development District)	CG (Commercial General)
	Zoning:	Land Use:
East:	RM (Residential Multifamily)	CL (Commercial Limited)
West:	R-60 (One and Two Family Residential)	RM (Residential Medium)

PLANNING CONSIDERATIONS:

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

1. The applicant is proposing to convert an existing building into a single family detached residence. The building is currently vacant and is listed by the Pinellas County Property Appraiser as a "commercial store with office or apartment." Per Section 25.14(D) of the Land Development Code (LDC), the WDI zoning district allows single family dwellings with conditional use approval.
2. The subject property has been zoned WDI since 1976. Per Section 25.14(A) of the LDC, the WDI district is intended "to provide for tourist-oriented development adjacent to the Anclote River and Lake Tarpon waterfront, to provide for the economic viability of the Sponge Dock area, to provide for the redevelopment of those areas, and to provide for water dependent, as well as water related activities." Uses allowed by right in the WDI district include:
 - a. Commercial Off-Street Parking
 - b. Eating Establishments, Sit Down and Taverns
 - c. Emergency Service Facilities
 - d. Hotels
 - e. Outdoor Café and Restaurant Seating
 - f. Outdoor Markets
 - g. Residential Over Ground Floor Commercial
 - h. Retail Food Establishments
 - i. Retail Sales Establishments
 - j. Wet-Slip Marinas.
3. Prior to the adoption of the Sponge Docks and CRA Special Area Plan and the SmartCode, most of the area north of the subject property, including the Sponge Docks, was zoned WDI. After the adoption of the Special Area Plan in 2011, there were only 22 parcels remaining in the WDI district. Of those, eleven are developed with single family homes and nine are vacant. Two of the properties, including the subject lot, are classified as commercial by the Pinellas County Property Appraiser. All but two of the existing single family residences were developed prior to the current Land Development Code going into effect, with a majority of the homes being building in the 1920s. According to the Pinellas County Property Appraiser the subject property was built in 1960.
4. It is noted, based on the above, that the adoption of the City's Special Area Plan and Smartcode replaced the majority of the WDI zoning that met the original tourist-oriented intent. The fact



that the east and west blocks along the Athens Street corridor south of Mill Street were excluded from the Special Area Plan indicates that this primarily residential area was not a primary focus of tourist-oriented redevelopment originally envisioned.

5. The subject property is designated as a contributing property in the Greektown National Register Historic District/Traditional Cultural Property. The applicant is expected to renovate the inside of the structure. The extent of exterior renovations, if any, are unknown. Renovation of this structure to a single family dwelling is exempt from the Site Plan approval process per Section 210.01(C) of the LDC.
6. The building was built in 1960 and includes several notable architectural features associated with that time period including recessed storefront, large metal-framed display windows, transom-style fixed display window with street number, terrazzo floor at threshold, tiled window sills, commercial style awning, flat roof with parapet, and metal storefront-style door. As this is a contributing structure in the national district and a conditional use, the City may want to require retention of these defining features, particularly on the front facade. The applicant would also be required to retain these features if they wish to take advantage of any available flood code and building code flexibility provided for historic structures.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial

evidence. These standards, along with planning staff's provisional findings of fact are provided below:

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

Provisional Findings: The applicant provided a survey of the property and building. The WDI zoning district uses dimensional standards of the R-60 zoning district for construction of new single family detached dwellings. This 4,000 square-foot lot is a legal nonconforming lot platted in 1927. Both the lot creation and the building construction pre-date the current LDC. The existing front yard setback (approximately 3.5 feet) and the existing north side yard setback (less than two feet) do not conform to the R-60 district standards. The survey also shows encroachment of buildings from the adjacent lot to the south (424 Athen Street, Lot 25), which are not expected to affect this request for conditional use. As a legal nonconforming structure, the building being converted will be allowed to continue provided that the structural nonconformities are not increased. The applicant has not proposed any building additions, but only a change of use to the existing structure. There is an existing driveway that can accommodate the minimum two-car parking required for a single family residence. The applicant has discussed the proposed interior renovation concepts with the Planning and Zoning staff and the Building Development staff. That project is expected to be able to meet all applicable standards of the Land Development Code, building codes, fire codes, and the Floodplain Management codes.



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

Provisional Findings: The proposed project is in an area that is predominately single family residential. The small historic lot size is conducive to a single family home. The property has been in the WDI district since 1976 and was included in the mixed use vision of the larger sponge docks tourist area. However the immediate area has remained predominately single family and, as such, was intentionally excluded from the City's Special Area Plan in 2011, when the boundary of the intended mixed use area was updated and refined.

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

Provisional Findings: The site is in the CG (Commercial General) Future Land Use Map (FLUM) category which allows residential uses on sites of 5 acres or less. The property is approximately 4,000 square feet in size. The site is appropriate for the proposed use and the project is consistent with the City's Comprehensive Plan.

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

Provisional Findings: This project is not proposed on an environmentally sensitive site. The subject site is a contributing property within the Greektown National Register Historic District/Traditional Cultural Property. The district recognizes the cultural history of the area, but

does not establish specific design regulations for new development. There is available flexibility in the Floodplain Management standards for contributing structures provided that exterior structural alterations do not result in removal from contributing status. The property is in an AE flood zone. The applicant has not proposed any significant exterior structural alterations and is expected to be able to take advantage of the flood code exemptions based on the property's contributing status.

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

Provisional Findings: The property is located in a predominately single family residential neighborhood, with similar sized lots and home footprints. The adjoining properties to the west, east, and north are all single family residences. Developing the property as single family is not expected to adversely affect the adjoining property values.

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

Provisional Findings: The property is currently served by existing facilities. The proposed use will not substantially affect the ability of the City to provide adequate public facilities.



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

Provisional Findings: The project represents efficient and orderly development by converting an existing building that is served by existing infrastructure. Renovation of this structure will maintain and improve stability of the neighborhood by adapting the building to a renewed purpose. The City does not expect to incur any costs in continuing to provide public facilities and services to this property. The property is currently subject to a utility lien which is being handled by the City Clerk and Controller. The adaptation and reuse of the property for single family residential will help restore property viability while providing a path towards removal of the lien.

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

Provisional Findings: The proposed project will not adversely affect, but rather will promote, the public health, safety, and welfare of the City. It will be required to meet all applicable building, fire, and flood codes. Improvement of this property and resolution of the existing utility lien will promote the public health, safety, and welfare of the neighborhood and the City.

TECHNICAL REVIEW COMMITTEE REVIEW

The Technical Review Committee (TRC) reviewed this project on July 11, 2024. TRC comments from that meeting are included in the packet. The TRC determined that the application was complete and ready for further processing.

PUBLIC CORRESPONDENCE:

Notices were sent to 111 properties located within 500 feet of the subject property. *Staff has not received any written responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2024-26
3. Conditional Use Application
4. Survey
5. TRC Comments
6. Legal Public Notice

NIKITAS DAMIANAKIS

#24-48

Planning & Zoning Board Meeting – August 19, 2024
Board of Commissioners Meeting – September 3, 2024

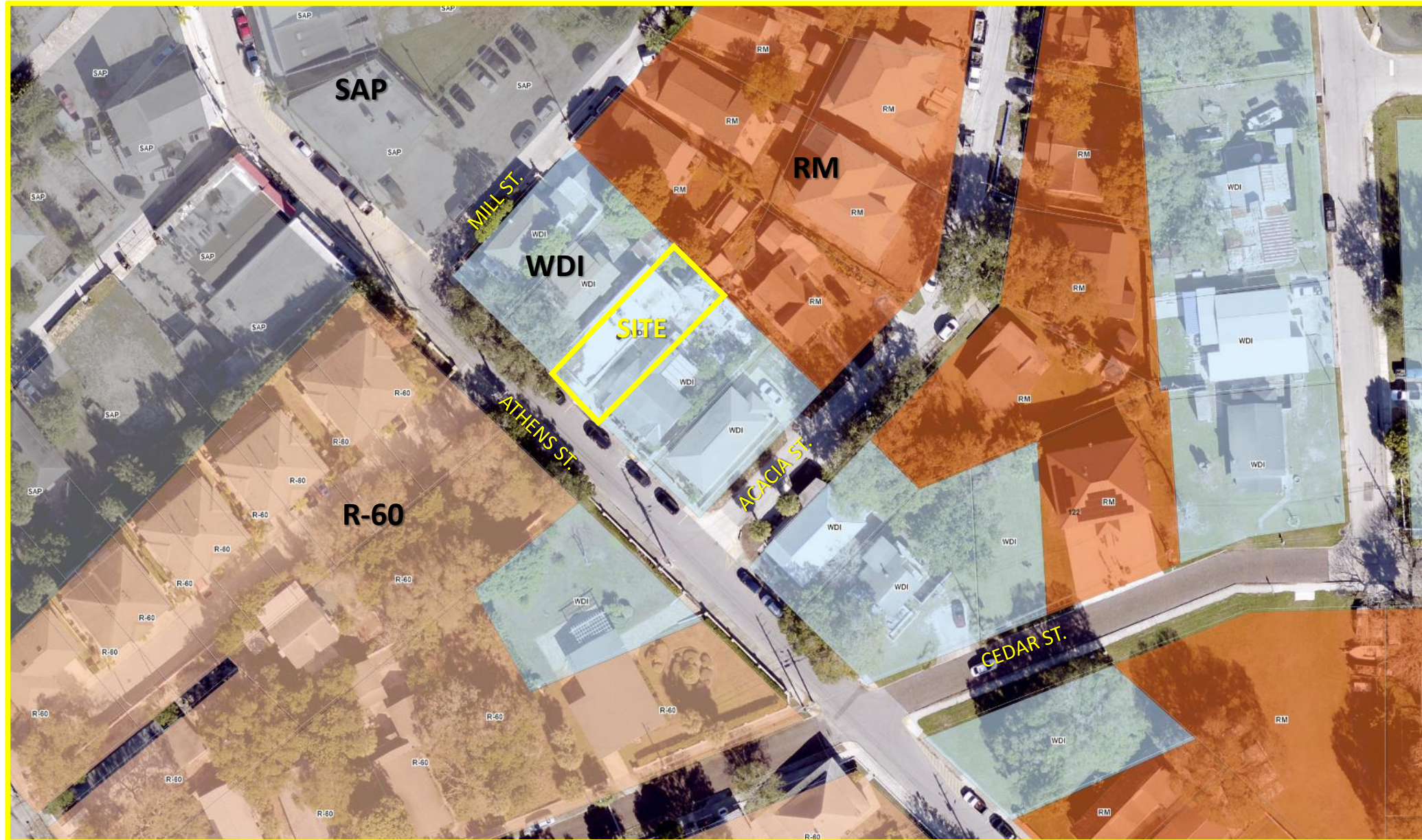




SUMMARY OF REQUEST

- **Resolution #2024-26 – Conditional Use (#24-48)**
 - Location: 438 Athens Street
 - Property Size: +/- 4,000 square feet
 - Future Land Use: CG (Commercial General)
 - Zoning: WDI (Waterfront Development District)
 - Current Use of Property – store with office/apartment
 - Proposed Use of Property – single family detached dwelling
- **Applicant/Owner**: Nikita Damianakis

LOCATION & CONTEXT



LOCATION & CONTEXT





CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



LINE L1
N45°54'W
N45°55'G

LINE L2
N44°06'G
N44°04'5

LINE L3
S45°54'E
S46°09'4



WDI ZONING

- Intended to provide for tourist-oriented development adjacent to the Anclote River and Lake Tarpon waterfront, to provide for the economic viability of the Sponge Docks, to provide for the redevelopment of those areas, and to provide for water dependent, as well as water related activities.
- Property Zoned WDI Since 1976
- Permitted Uses By Right
 - Commercial Off-Street Parking
 - Eating Establishments, Sit Down & Taverns
 - Emergency Service Facilities
 - Hotels
 - Outdoor Café and Restaurant Seating
 - Outdoor Markets
 - Residential Over Ground Floor Commercial
 - Retail Food Establishments
 - Retail Sales Establishments
 - Wet-Slip Marinas

SITE PHOTO

The applicant plans to renovate the interior of the structure to a single-family residence.



CONTEXT

Looking southwest along Athens Street from the applicant's property.



ARCHITECTURAL FEATURES

Built 1960:

- *recessed storefront*
- *large metal-framed display windows*
- *transom-style fixed window with address*
- *metal storefront door*
- *terrazzo threshold floor*
- *tiled window sills*
- *commercial awning*
- *flat roof with parapet*





REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** The existing building predates the Land Development Code (LDC) and does not comply with district setbacks. As a legal nonconforming structure, it is allowed to continue. The proposed renovation to a single family dwelling is expected to comply with all building, fire, and flood code requirements.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The proposed project is in a predominately single family residential area. The smaller historic lot size is conducive to a single family home. The property has been zoned WDI since 1976. The adoption of the Special Area Plan in 2011 refined the intended mixed use area to the north, leaving the subject property and surrounding block in the WDI zoning.
- 3) **The use is consistent with the Comprehensive Plan.** The CG (Commercial General) FLUM category allows residential use sites of five acres or less. The property is 4,000 square feet in area. The site is appropriate for the proposed use and the project is consistent with the City's Comprehensive Plan.
- 4) **The use will not adversely impact historical or environmental resources.** This property is not proposed on an environmentally sensitive site. It is listed as a contributing resource in the Greektown National Register Historic District/Traditional Cultural Property. There are no adopted design standards for the national district.



REVIEW CRITERIA – CONDITIONAL USE

- 5) **The use will not adversely affect adjoining property values.** The property is located in a predominately single family residential neighborhood, with similar lot sizes. The immediate surrounding properties are single family residential. Developing the property as single family is not expected to adversely affect the adjoining property values. Rehabilitating this older structure will lend stability to this neighborhood.
- 6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.** The property is currently served with public services and will not require the extension of new services.
- 7) **The use shall provide for efficient and orderly development.** The project represents efficient and orderly development by revitalizing an existing property that is served by existing infrastructure.
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed project is not expected to adversely affect the public health, safety, and welfare and will be required to meet all applicable building, fire, and flood codes.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2024-26

Staff recommends ***approval*** of conditional use, subject to the following condition:

1. A building permit for the construction of the single-family dwelling shall be obtained within one (1) year of the effective date and kept in active status through issuance of a Certificate of Occupancy.
2. The scale/massing of the building, and, the defining architectural features of the building's front facade shall be maintained. This does not include the attached wood sign. New windows and doors may be located on the sides and rear of the structure and should be appropriately scaled/styled to conform with the vernacular storefront-style building.

Public Notice: The project was publicly noticed. No responses to mailed notice were received.

RESOLUTION NO. 2024-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #24-48 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW THE CONVERSION OF AN EXISTING STRUCTURE TO A SINGLE FAMILY DWELLING AT 438 ATHENS STREET (LOT 26), IN THE WDI (WATERFRONT DEVELOPMENT DISTRICT) ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for a single family dwelling in the WDI (Waterfront Development District) zoning district; and,

WHEREAS, the Land Development Code Section 25.14(D) allows single family dwellings as a conditional use in the WDI zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of August 19, 2024; and,

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

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

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

SECTION 1: FINDINGS

Application #24-48 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application #24-48 under Resolution 2024-26, requesting Conditional Use approval to allow conversion of the existing structure located at 438 Athens Street (Lot 26) to a single family detached dwelling, is approved with the following conditions:

1. A building permit for the construction of the single-family dwelling shall be obtained within one (1) year of the effective date and kept in active status through issuance of a Certificate of Occupancy.
2. The scale/massing of the building, and, the defining architectural features of the building's front facade shall be maintained. This does not include the attached wood sign. New windows and doors may be located on the sides and rear of the structure and should be appropriately scaled/styled to conform with the vernacular storefront-style building.

SECTION 3: EFFECTIVE DATE

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

DRAFT

CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

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 Nikitas Damianakis		Email nikitasdamianakis@gmail.com	
Address 434 Athens Street			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax	Cellular 727-452-3580	

Applicant

Name Nikitas Damianakis		Email nikitasdamianakis@gmail.com	
Address 434 Athens Street			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax	Cellular 727-452-3580	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 438 Athens Street		
Legal Description (attach additional sheets as necessary) HOPE'S, S.E. SUB NO. 2 REV LOT 26		
Tax Parcel Number(s) 12-27-15-41202-000-0260		
Current Use of Property 1227 - Store w/Office or Apartment		
Conditional Use Requested 0110 - Single Family Home		
Present City of Tarpon Springs Designations	Land Use Category Mixed Use	Zoning District Waterfront Development

IMPORTANT NOTE: In connection with the approval of any Conditional Use, the Board of Commissioners may make the approval subject to conditions, stipulations and/or safeguards as it deems necessary to ensure compliance with the provisions of the Land Development Code (LDC) and/or Comprehensive Plan. Failure to comply with the approval conditions shall be deemed a violation of the LDC and be enforced as such.

CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

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 Nikitas C. Damianakis 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: 6/7/24

Title Holder/Property Owner: [Signature] Nikitas Damianakis

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 7 day of JUNE, A.D., 2024

by Nikitas Damianakis, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED

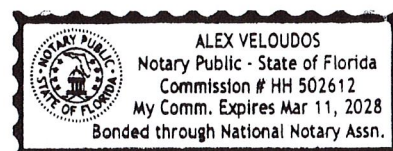
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Alex Veloudos

Signature: [Signature]

Stamp:



Prepared By:

Mr. Nikitas Damianakis
438 Athens St
Tarpon Springs, Florida 34689

After Recording Return To:

Mr. Nikitas Damianakis
438 Athens St
Tarpon Springs, Florida 34689

TAX PARCEL ID #:
12/27/15/41202/000/0260

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Erine Koulianos, ("***Grantor***"), a married female **whose address is 434 Athens St, Tarpon Springs, Florida 34689**, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Nikitas Damianakis ("***Grantee***"), **whose address is 438 Athens St, Tarpon Springs, Florida 34689**, all right, title, interest and claim to the following real estate property located at 438 Athens St in the City/Township of Tarpon Springs, located in the County of Pinellas and State of Florida and ZIP code of 34689, to-wit:

Property having Lot No.26, with the Section No.12, and property beginning at HOPE'S, S.E. SUB NO. 2 REV LOT 26.

FOR A VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 05/22/2019.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



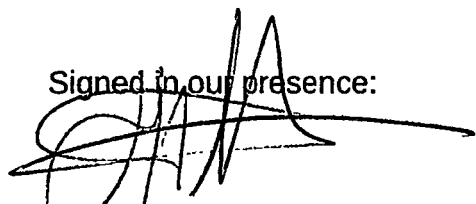
(Grantor's Signature)

Mrs. Erine Koulianos

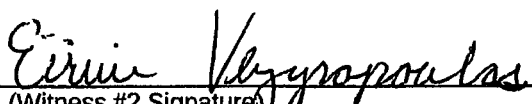
(Grantor's Printed Name)


(Grantee's Signature)

Mr. Nikitas Damianakis
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Efthymios Tsaparas
(FIRST WITNESS NAME TYPED)


(Witness #2 Signature)
Eirini Vezyropoulos
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Nikitas Damianakis
438 Athens St
Tarpon Springs, Florida 34689

Mail Subsequent Tax Bills To:

Nikitas Damianakis
438 Athens St
Tarpon Springs, Florida 34689

Grantor's Address:

Mrs. Erine Koulianos
434 Athens St
Tarpon Springs, Florida 34689

STATE OF FLORIDA

COUNTY OF PINELLAS

)
) SS.
)

The foregoing Quit Claim Deed was acknowledged before me on 05/22/2019 by Mrs. Erine Koulianos, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

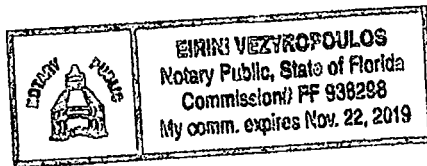
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Eirini Vezyropoulos
(Signature of Notary)

Eirini Vezyropoulos
(Printed Notary Name) Pinellas, Florida

My Commission expires: 11-22-2019

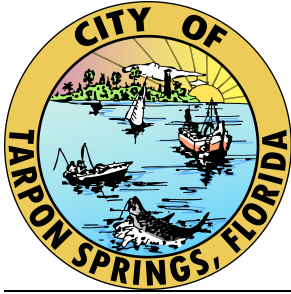


CITY OF TARPON SPRINGS, FLORIDA
Conditional Use Application

The following **MUST** be furnished with this application: [incomplete applications will not be accepted]

- ☐ **Completed original application with digital copies of all application documents**
- ☐ \$500.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ Survey, signed and sealed by a professional land surveyor
- ☐ Legal description of the property
- ☐ Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- ☐ Written description of proposed use
- ☐ Site plan, as applicable
- ☐ A copy of the completed DBPR Division of Alcoholic Beverages and Tobacco application if requesting a beer, wine and/or liquor license
- ☐ A detailed floor plan and preliminary report from State/County oversight agency if requesting an ACLF/ALF
- ☐ If applying to establish a Nonconforming Lot pursuant to Section 209.02, LDC the applicant must also submit an architectural elevation and a complete site plan that meets the requirements of Section 210.00, LDC *et seq.*
- ☐ Mailing labels for public notices and applicable postage charges. (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

Page 150 of 547



City of Tarpon Springs

TRC Comment Report

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

Project	24.48 PNZ - Damianakis - Single Family Residence
Project Address	438 Athens St Tarpon Springs, FL 34689 United States
Files and Attachments	Damianakis - 438 Athens St - Survey.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

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

Arborist

[Comment 00001 | Damianakis - 438 Athens St - Survey.pdf]

Shannon Brewer

If tree removal will be needed for construction, at time of permitting a tree removal application and supporting documentation will be required. A New Construction Checklist can be found at <https://www.ctsfl.us/building-development-department/tree-and-site-information/>

[Comment 00002 | Damianakis - 438 Athens St - Survey.pdf]

Shannon Brewer

Trees were noticed on property close to construction area. A statement showing how trees not proposed for removal or relocation are to be protected during land clearing and construction is required. Tree protection shall comply with Section 133.07, LDC. More information on tree barricades can be found at <https://www.ctsfl.us/building-development-department/tree-and-site-information/>

Fema

[Comment 00003 | Damianakis - 438 Athens St - Survey.pdf]

Megan Araya

Flood Zone is AE-8.

The structure appears to be a contributing structure on the Greektown Historical Map. Before submitting the permit application, confirmation should be made and noted for the Building Department so the appropriate plan review is conducted for PNZ, FEMA NFIP, and Florida Building Code requirements.

Planning and Zoning

[Comment 00005]

Patricia McNeese

This document contains comments resulting from the July 11, 2024 meeting of the Technical Review Committee.

[Comment 00006]

Patricia McNeese

This property is located in the Commercial General (CG) Future Land Use Map category and in the WD-I (Waterfront Development District) zoning district. The Pinellas County Property Appraiser lists the property use as "store with office or apartment." The proposed change of use to single family detached residence is allowable as a conditional use.

[Comment 00007]

Patricia McNeese

The property appears to have been used as a "neighborhood store" with the immediate surrounding area being primarily residential. The applicant wishes to convert the entire building into a single family residence. The proposed used is compatible with the surrounding single family residential area.

[Comment 00008]

Patricia McNeese

It is noted that the building is a contributing structure in the Greektown National Register District. This provides flexibility for the property owner with respect to building and flood code upgrade requirements as long as the structure remains contributing.

[Comment 00009]

Patricia McNeese

This application will be scheduled for hearing before the Planning and Zoning Board on August 19, 2024 and tentatively before the Board of Commissioners on September 3, 2024.

Public Services

[Comment 00004 | Damianakis - 438 Athens St - Survey.pdf]

Heather Freundel

This property currently has water and sewer service.

Property currently has a lien due to non-payment of utility services

Reviewers

Shannon Brewer
(727) 942-5617
sbrewer@ctsfl.us

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

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

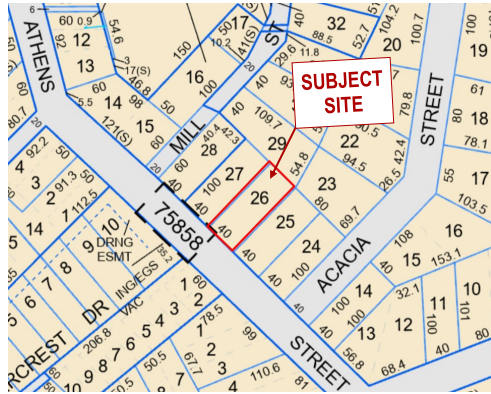
Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us

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

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #24.48

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

«AddressBlock»



Application Description: The applicant is requesting conditional use approval to allow a single family home in the WDI (Waterfront Development District) on the property located at 438 Athens Street.

(Please Reference Application #24.48)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 19, 2024 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, September 3, 2024 at 7:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

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



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 19, 2024 / SEPTEMBER 3, 2024]

STAFF REPORT
August 12, 2024

Application No. / Project Title: #24-46 / City of Tarpon Springs Sponge Docks Parking Lot

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: City of Tarpon Springs

Property Size: 0.52 acres (22,774 square feet)

Current Zoning: T5c (Dodecanese Ave Main Street) Transect

Current Character District: Sponge Docks

Current Land Use: CRD (Community Redevelopment District)

Location / Parcel ID: 525 Hill Street / 12-27-15-53352-003-0060

Application Type: Conditional Use and Site Plan (#24-46)
Resolution 2024-30

BACKGROUND SUMMARY:

The City of Tarpon Springs (applicant) proposes to establish a permanent public parking lot on a vacant parcel that has historically been used for parking. The parcel is located on the northwest corner of Roosevelt Boulevard and Hill Street. The City acquired this parcel on December 8, 2023. Under a temporary use permit, the City immediately set about modifying to accommodate safe parking in time for the annual Epiphany. The City has since developed plans to bring the lot into full compliance with required code standards. The property is located in the City's Special Area Plan (SAP), Sponge Docks Character District, and the T5c (Dodecanese Ave Main Street) transect. The T5c transect requires conditional use approval for a surface parking lot.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval of Resolution 2024-30** with approval of a Warrant for the Streetscreen, and, with the following conditions:

Site Plan Approval Conditions:

1. Bicycle rack shall meet the design standards of Table 2G of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area.
2. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.



3. The site plan shall expire at six months from the effective date unless a building permit, with construction plans signed and sealed by a registered engineer licensed in the State of Florida, has been obtained and kept active.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant; Has been used informally for parking in the past
Site Features:	Temporary parking lot on gravel surface
Vehicle Access:	The property is accessed from Hill Street

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	T5c (Dodecanese Ave Main Street)	Community Redevelopment District
South:	SDc (Marine Industrial/Commercial)	Community Redevelopment District
East:	T5c (Dodecanese Ave Main Street)	Community Redevelopment District
West:	SDc (Marine Industrial/Commercial)	Community Redevelopment District

PLANNING CONSIDERATIONS:

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

1. The proposal is for a 42-space parking lot with two disabled parking spaces, a bike rack, and accessibility to the adjacent existing sidewalks. While under private ownership, the property was historically used for parking. Parking is in high demand in the Sponge Docks area, especially during seasonal time of high visitation by tourists.
2. Surface parking is designated for conditional use review in five (5) of the six (6) transect districts that occur in the Sponge Docks Character District. This allows the City to evaluate each new proposal in the context of the several existing accessory and commercial parking lots that exist at the docks. The property is bordered on the north and west by existing parking lots serving the Rusty Bellies restaurant, and on the south by Tarpon Turtle Marina clubhouse and parking lot. The property to the east is vacant and also owned by the City.
3. The lot is part of a larger collection of parcels acquired by the City in 2023. It is located within easy walking distance of, but also geographically apart from, the main focus of tourist activity along Dodecanese Boulevard. Use of this property for parking is judged to be an efficient and appropriate use of this parcel to serve and support the needs of the sponge docks tourist area. The City's goal is to improve the property to a code-compliant, safe, attractive and convenient parking lot.

CONDITIONAL USE REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

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



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

Provisional Findings: The project meets the requirements of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area ("Smartcode") and the City's Land Development Code (LDC). See Site Plan Review Standards below for details. The conditions recommended by staff are all code requirements that will be included on the details submitted with the building permit application.

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

Provisional Findings: The Sponge Docks Character District is "primarily comprised of tourist-oriented commercial business, restaurants and industrial waterfront uses...[and] will continue to support the working waterfront and tourist trade while increasing the number of actual residents to the area in order to improve overall neighborhood stability and support local businesses" (Special Area Plan). Public off-street parking is needed to support and maintain the stability and viability of businesses in this district. The proposed parking is conveniently situated in a transitional area between the core tourist district, the working waterfront, and the residential area further south and east. Improvement of the property to upgrade the safety, convenience and attractiveness of the parking facility is appropriate and compatible with the area.

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

Provisional Findings: The property is located in the Special Area Plan district. The Sponge Docks Character District anticipates the need for parking accommodation, and provides for the potential of both surface and garage forms of parking. The parking lot will be improved to address required safety, accessibility, landscaping, and other standards. The proposed use is consistent with the Comprehensive Plan.

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

Provisional Findings: The property is not located in an environmentally sensitive area. The property is not located in a City of Tarpon Springs historical district. It is not located in any local or national historic districts.

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

Provisional Findings: The subject property is situated in what may be characterized as a transitional area of activity in the Sponge Docks Character District. It is close enough to the tourist and working waterfront areas to serve their needs within a very short walking distance. It is well separated from the core residential area that starts over 700 feet to the south along Roosevelt Boulevard. During moderately busy tourist activity, it is hoped that the provision of off-street parking would help to reduce the incidence of parking along residential streets. This



parcel has been used for parking in the past. The physical upgrades and improvements planned by the City will help to sustain and enhance property values in the area.

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

Provisional Findings: City facilities are available to serve the property. The project will utilize intermittent water service as needed for a landscape drip-irrigation system. No adverse impacts to capacity or fiscal resources are expected to serve this property and use.

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

Provisional Findings: The proposed public parking lot is an efficient and orderly use of this property that positively impacts the sponge docks tourist district. It allows the property to be of immediate service to the businesses and tourists without significant alteration of the property itself. Since no vertical construction is involved with the project, a future change of use is easily accommodated over the longer term if the City so desires.

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

Provisional Findings: The project is proposed on a site that has been used for parking in the past. The upgrades of accessibility, landscaping, safe parking configuration, and drainage protects and promotes the health and safety of the community and helps to beautify the City. The site also includes a corner dedicated to use for sandbag distribution ahead of approaching storms. This fulfills a need for many owners who have flood-prone properties within close proximity. The City has already been able to provide this service once ahead of Tropical Storm Debby.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. Staff finds that the project is compliant with the Site Plan review standards as outlined below, and, as modified by recommended Site Plan Approval conditions.

SITE PLAN REVIEW STANDARD – COMPREHENSIVE PLAN COMPLIANCE:

With staff's recommended conditions of approval, the proposed use is found to be consistent overall with the City's Comprehensive Plan. See Criterion #2 of the Conditional Use review criteria above for further discussion.



SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:

The property is located within the T5c (Dodecanese Ave Main Street) transect district. The table below highlights selected standards of review from the Smartcode and the Land Development Code:

T5c Dodecanese Ave Main Street Transect

Standards (Smartcode and Land Development Code (LDC))		Proposed Project	
Dimensional Standards [Table 5B(xi)]			
Max. Impervious Surface Ratio = 0.90	✓		0.019 (1,623 square feet)
Building coverage and setbacks	✓		Not applicable – no structures proposed
Parking Requirements [Table 4E(ii)]			
By Warrant	✓		Not applicable - Principal use is parking
Driveway and Access Management [Section 4.7.2.b]			
Two-way driveways restricted to 24-foot width			One two-way driveway accessing Hill Street is 24-feet in width
Landscaping & Screening [Section 4.5.4, 4.7.1 and 4.8.8]			
One tree for every 700 square feet of frontage, 50% of more of frontage requires shrubs and vegetative cover. Open parking areas shall to be masked from frontage by a building or streetscreen. Streetscreen may be a hedge or fence by Warrant.	✓		There are seven (7) trees in place along the Roosevelt Blvd and Hill St frontages that or exceed code requirements. A landscape hedge will be used for screening of the parking lot along both frontages (see plan set). A Warrant for use of the hedge is recommended.
Bicycle Parking [Table 2F]			
Two spaces required	✓		Bicycle parking exceed two spaces.
Waste Disposal [LDC Section 139.01]			
None required (Civic use)	✓		No on-waste disposal proposed; There is a City trash can located on Roosevelt Blvd. adjacent to the site.

STANDARDS DETERMINED BY WARRANT

Section 1.5.2 of the Smartcode allows standards to be determined by warrant when justified by the Intent of the Smartcode pursuant to Section 1.3.

Streetscreen By Warrant: The warrant recommended below is consistent with Section 1.3, particularly with the following:

- Section 1.3.2.a: That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- Section 1.3.2.b: That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

At this time, it is recommended that the City forego a wall as a screening element and re-evaluate screening in the context of future development of the surrounding vacant lands.



SITE PLAN REVIEW STANDARD – CONCURRENCY MANAGEMENT:

Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. Facilities impacts are listed in the table below. They are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water	150 gallons per day; daily for establishment of landscaping, and then 3 times weekly thereafter
Wastewater	Not applicable
Solid Waste	Not applicable (nearby City trash can existing and part of regular City pick-up in this area)
Transportation	The site proposes 42 parking space which are expected to be utilized during seasonal and peak activity times. The property has been used for parking in the past. The formalization of this parking use by the City is not expected to generate a net increase in trip generation.

SITE PLAN REVIEW STANDARD – BUILDING CODE:

The project is expected to be able to meet all applicable City building codes.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on July 11, 2024 and deemed the project complete and ready for further processing.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. This included 43 addresses. Staff has not received any responses to the notices.

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution 2024-30
3. Site Plan, Landscaping Plan
4. TRC Comments
5. Public Legal Notice

CITY OF TARPON SPRINGS – #24-46 CONDITIONAL USE AND SITE PLAN

Planning and Zoning Board – August 19, 2024

Board of Commissioners – September 3, 2024



SUMMARY OF REQUEST

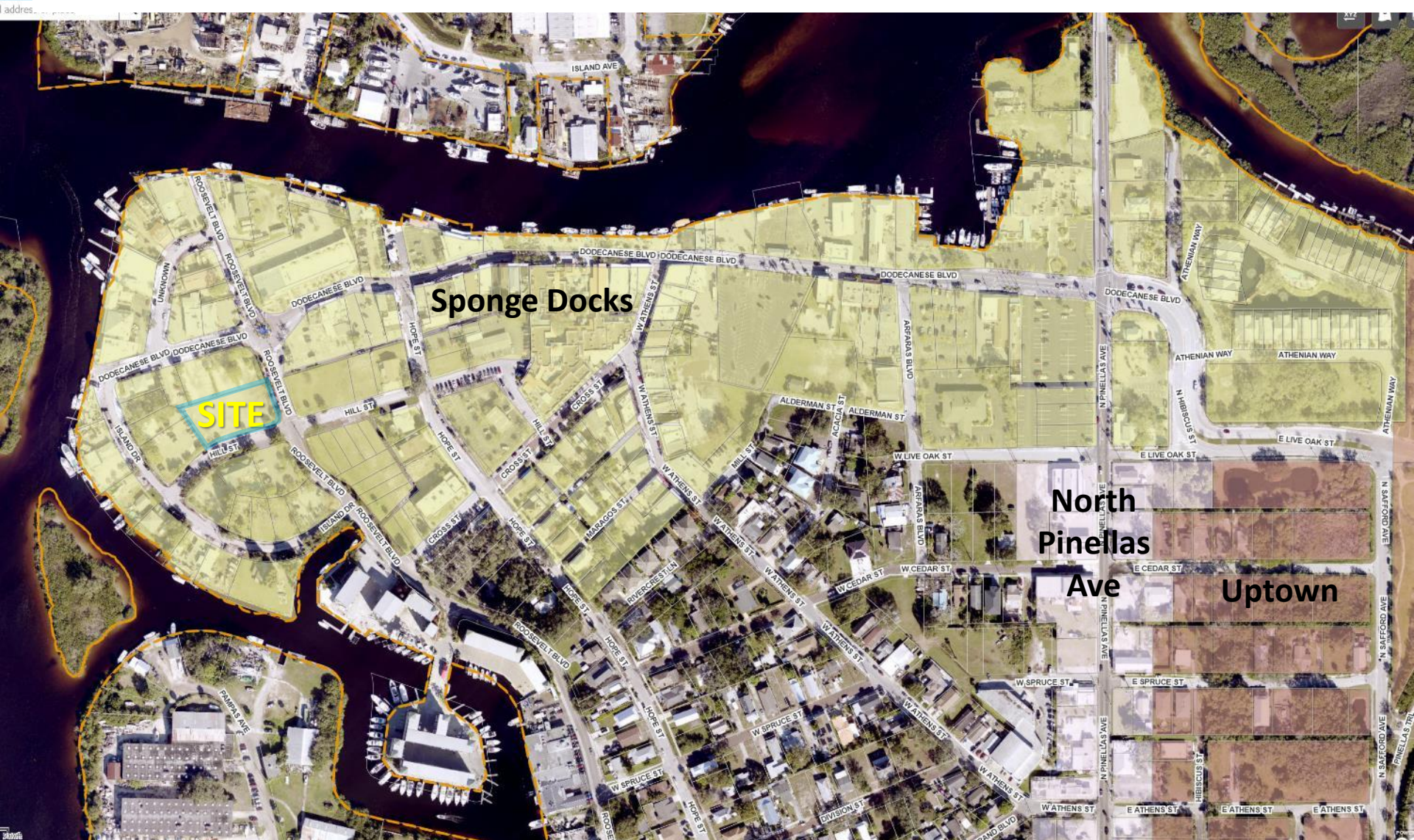
Resolution 2024-30 – Conditional Use

- Location: 525 Hill Street
- Property Size: 0.52 acres (22,774 square feet)
- Future Land Use: CRD (Community Redevelopment District)
- Character District: Sponge Docks
- Transect District: T5c (Dodecanese Ave Main Street)
- Proposed Use of Property: Vacant (has been used for parking in the past and is currently used as a temporary parking lot)

Resolution 2024-30 – Site Plan

- Property acquired by the City and modified for parking with a temporary use permit.
- Permanent public parking lot proposed to include upgrades meeting current code requirements.

LOCATION & CONTEXT – CHARACTER DISTRICTS



LOCATION & CONTEXT – TRANSECT DISTRICTS





LOCATION & CONTEXT



CURRENT TEMPORARY PARKING



SITE PLAN



LANDSCAPE PLAN

SHRUBS						
SYMBOL	QUANTITY	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	HEIGHT
○	63	7 GALLON	3' O.C.	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3.5' UPON PLANTING





REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.**

The project conforms with the Land Development Code.

2) **The proposed use is appropriate to the property in question and compatible with the area.**

The use provides needed off-street parking to support the businesses in the Sponge Docks Character District. It is appropriate and compatible with the surrounding area.

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

The use is consistent with the Special Area Plan and the Comprehensive Plan.

4) **The use will not adversely impact historical or environmental resources.**

The property is not in the Historic District and there are no environmental impacts.



REVIEW CRITERIA – CONDITIONAL USE

5) The use will not adversely affect adjoining property values.

Site upgrades and expansion of off-street parking options are expected to maintain and potentially increase property values.

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

6) The use shall provide for efficient and orderly development.

Facilities are available to serve the property. The property is well situated outside the core area of tourism activity but also within a short walking district of it.

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

Upgrades to accessibility, landscaping, safe parking layout, and drainage will provide a serviceable, safe and attractive amenity for residents and visitors. The site also includes a sand bag distribution facility in close proximity to owners of flood-prone property.



REVIEW CRITERIA – SITE PLAN

1. Compliance with the Comprehensive Plan.

The project complies with the Comprehensive Plan.

2. Compliance with applicable provisions of the Land Development Code:

The project complies with the Land Development Code.

3. Compliance with the City’s Concurrency Management System.

The project is served by facilities and complies with the concurrency management system.

4. Compliance with all other applicable City Building Codes

The project is expected to comply with all City Building Codes.

PRELIMINARY STAFF RECOMMENDATION

#24-46, Resolution 2024-30 – Staff recommends approval of the Conditional Use and Site Plan with the following conditions:

Site Plan Approval Conditions

1. Bicycle rack shall meet the design standards of Table 2G of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area.
2. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The Site Plan shall expire at six months from the effective date unless a building permit, with construction plans signed and sealed by a registered engineer licensed in the State of Florida, has been obtained and kept active.

Public Notice Provided: An initial notice, and a second notice with corrected map. No responses have been received.

RESOLUTION NO. 2024-30

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATIONS #24-46 REQUESTING CONDITIONAL USE APPROVAL, AND, SITE PLAN APPROVAL TO ALLOW FOR A SURFACE PARKING LOT AT 525 HILL STREET IN THE T5C DODECANESE AVE MAIN STREET TRANSECT DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use on property located at 525 Hill Street in the T5c Dodecanese Ave Main Street transect district; and,

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for the construction of a surface parking lot on the site totaling 22,774 square feet, more or less, in size and located at 525 Hill Street in the T5c Dodecanese Ave Main Street transect district; and,

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area ("Smartcode) allows surface parking lots as a Conditional Use in the T5c Dodecanese Ave Main Street transect district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of August 19, 2024; and,

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

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

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

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 24-46 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

Application Number 24-46 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: APPROVAL OF WARRANTS

The following site plan standard, determined by Warrant, is hereby found to meet the intent of the Smartcode as codified in Section 1.3 and are hereby approved for Application Number 24-46:

Approval of a landscape hedge to serve as a streetscreen.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number 24-46 under Resolution 2024-30, requesting Conditional Use approval to allow for a surface parking lot on property located at 525 Hill Street in the T5c Dodecanese Ave Main Street transect district, is approved.

SECTION 4: SITE PLAN APPROVAL

Site Plan Application Number 24-46 for property located at 525 Hill Street in the T5c Dodecanese Ave Main Street transect district and further described as,

“Lots 6, 7, 8, and 9, Block 3, Lutean Shores, according to the map or plat thereof as recorded in Plat Book 20, Page 44, Public Records of Pinellas County, Florida,”

prepared and sealed by Bruno J. Arriola on August 12, 2024 and attached as Exhibit A, under Resolution 2024-30 are hereby approved with the following conditions:

1. Bicycle rack shall meet the design standards of Table 2G of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area.
2. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.

3. The site plan shall expire at six months from the effective date unless a building permit, with construction plans signed and sealed by a registered engineer licensed in the State of Florida, has been obtained and kept active.

SECTION 5: EFFECTIVE DATE

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

DRAFT



CITY OF TARPON SPRINGS

CONTRACT PLANS

ROOSEVELT BLVD. PARKING LOT

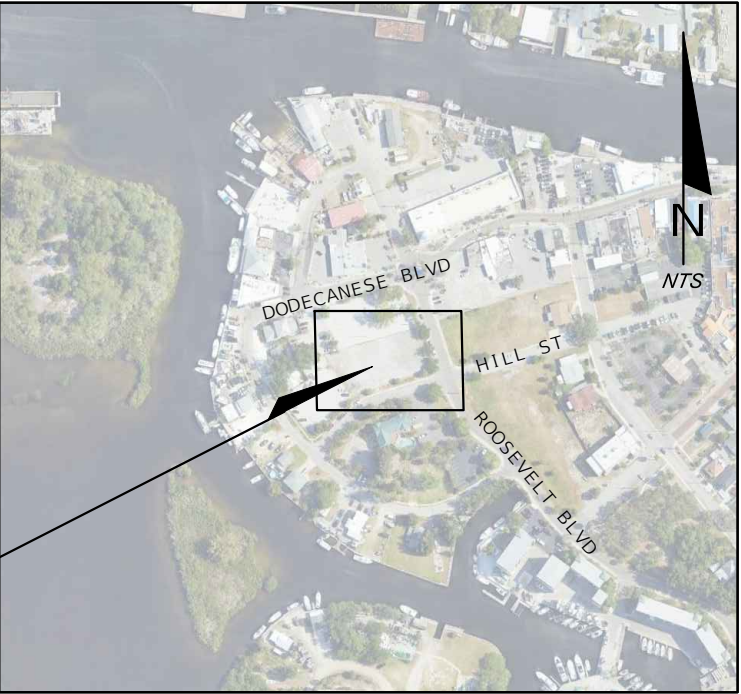
HILL ST.

TARPON SPRINGS, FL 34689

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
01	KEY SHEET
01A	SIGNATURE SHEET
02-03	GENERAL NOTES
04	SITE PLAN SHEET
05	BASIC GRADING SHEET
06	LANDSCAPE PLAN
07	IRRIGATION PLAN
08	PHOTOMETRIC EXHIBIT

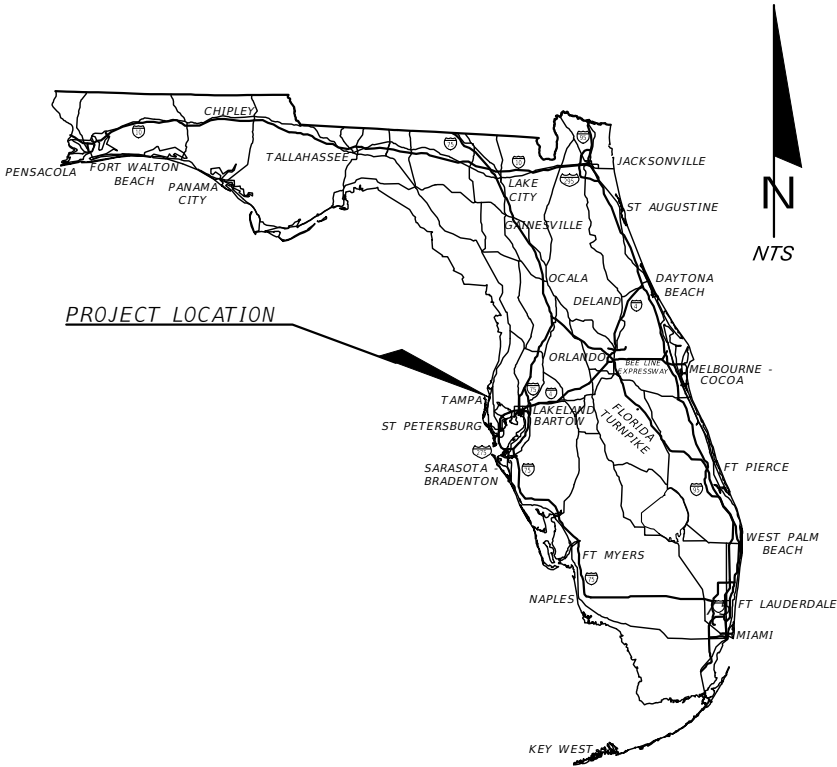
PROJECT LOCATION
N: 1389659.229
E: 410127.007



LOCATION MAP

SECTION 12, TOWNSHIP 27S, RANGE 15E

PROJECT AREA: APROX. 0.60 ACRES



CITY OF TARPON SPRINGS'S COMMISSIONERS

COSTA VATIKIOTIS	MAYOR
MICHAEL EISNER	VICE MAYOR
PANAGIOTIS KOULIAS	COMMISSIONER
JOHN KOULIANOS	COMMISSIONER
FRANK DIDONATO	COMMISSIONER

PLANS PREPARED BY:
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647
(813)265-9800

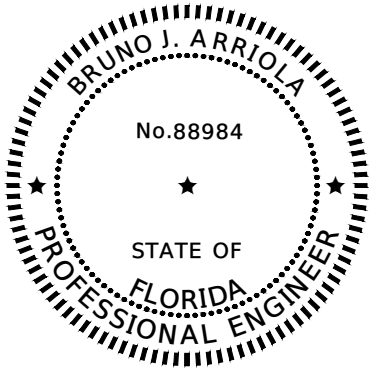
ENGINEER OF RECORD: BRUNO J. ARRIOLA

P.E. NO.: 88984

NOTE: THE SCALE OF THESE PLANS MAY HAVE
CHANGED DUE TO REPRODUCTION.

REVISIONS		
DATE	BY	DESCRIPTION

CITY OF TARPON SPRINGS PROJECT MANAGER BOB ROBERTSON, P.E.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Bruno J Arriola

Digitally signed by Bruno J Arriola
DN: cn=Bruno J Arriola,
email=arriola@drmp.com, o=DRMP INC., c=US
Date: 2024.08.12 18:00:52-0400

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647
BRUNO J. ARRIOLA, P.E. NO. 88984

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
01	KEY SHEET
01A	SIGNATURE SHEET
02-03	GENERAL NOTES
04	SITE PLAN SHEET
05	BASIC GRADING SHEET
06	LANDSCAPE PLAN
07	IRRIGATION PLAN

REVISIONS					CITY OF TARPON SPRINGS  324 EAST PINE STREET TARPON SPRINGS, FL 34689	ROOSEVELT PARKING LOT IMPROVEMENTS	CIP NO.	SHT. NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
						SIGNATURE SHEET	N/A	01A

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT CITY STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING AND INCLUDING ALL SERVICES, EQUIPMENT, AND MATERIALS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM HIS OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE OWNER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
- ANY POTENTIAL IRRIGATION OR DEWATERING WATER RESOURCE ISSUES MUST BE PERMITTED THROUGH THE WATER MANAGEMENT DISTRICT PRIOR TO INITIATING IRRIGATION OR DEWATERING ACTIVITIES FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THESE PERMITS, IF NECESSARY.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM, IN THE FIELD, THE LOCATIONS AND ELEVATIONS SHOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PROVIDED SURVEY INFORMATION TO HIS SATISFACTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER VERTICAL AND HORIZONTAL ALIGNMENT OF CONSTRUCTED FACILITIES, PIPELINES, AND FINISHED GRADE.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES AND SITE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL NOT PROVIDE ACCESS TO PARTIES OTHER THAN THOSE PERFORMING ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- SITE SECURITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FENCING OF THE CONSTRUCTION AREA AND STAGING AREA OR ANY OTHER SECURITY MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT PERSONAL INJURY, THEFT OF SUPPLIES OR EQUIPMENT, AND DAMAGES.
- THERE SHALL BE NO SUBSTITUTIONS OF PRODUCTS, MATERIALS, OR SPECIFICATIONS WITHOUT PRIOR APPROVAL BY THE CITY PROJECT MANAGER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MANUFACTURED PRODUCTS TO THE CITY PROJECT MANAGER FOR APPROVAL.
- "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
- FOR CONCRETE WALKABLE SURFACES, USE FDOT STANDARD PLANS INDEX 522-001 FOR PLACEMENT OF JOINTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF THE POLLUTION OF NATURAL AREAS BY FUEL, OILS, CHEMICALS, OR OTHER HARMFUL MATERIALS.

AS-BUILTS

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT, AND OBTAIN APPROVAL OF REPRODUCIBLE" AS-BUILT" DRAWINGS FOR JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
- "AS-BUILT" INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE ONE COPY SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR AND THE AUTOCAD FILE OF AS-BUILT DRAWINGS TO THE OWNER.

MEETINGS

- THE OWNER SHALL BE GIVEN A MINIMUM FOUR (4) DAYS NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO PROJECT.
- THERE SHALL BE A MINIMUM FOUR (4) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION. THE FINAL INSPECTION CANNOT BE SCHEDULED PRIOR TO THE SUBMITTAL OF THE ASBUILT DRAWINGS AND THE AUTOCAD FILE SHOWING THE REQUIRED INFORMATION SHALL BE SUBMITTED TO THE OWNER.

EROSION CONTROL

- CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS DURING AND FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF DOWNSTREAM TURBIDITY / SILTATION THROUGH THE USE OF HAY BALES, SCREENS, SILTATION BASINS, CHEMICAL FLOCCULATION AND/OR ANY OTHER SUITABLE MEANS REQUIRED TO MEET FLORIDA AND FEDERAL STREAM STANDARDS. SEED AND MULCH ALL DISTURBED AREAS, SOD AS REQUIRED TO CONTROL EROSION THROUGH FINAL INSPECTION AND TO PRODUCE A UNIFORM STAND OF GRASS THROUGHOUT.
- ALL SEDIMENT AND EROSION CONTROL MEASURES TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, WETLANDS, AND WATERWAYS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS REGARDLESS OF THE MEASURES SHOW OR NOT SHOWN ON THE PLANS.
- FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SOIL STOCKPILES IS REQUIRED.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE GRASS SEED, FERTILIZER, AND MULCH OR SOD. GRASS TYPE SHALL BE AS SELECTED BY AREA MANAGER. AREAS SHALL BE FILLED AND GRADED AS NECESSARY TO PROVE PROPER DRAINAGE. SLOPES STEEPER THAN 4:1 SHALL BE SODDED. ALL AREAS DISTURBED IN COUNTY OR STATE RIGHT-OF-WAYS SHALL BE SODDED.
- CONTRACTOR IS RESPONSIBLE FOR FINAL CONDITIONS THAT PREVENT EROSION.

TREE PROTECTION

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DURING SITE CLEARING, AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION.ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND / OR PERMIT REVOCATION.
- THE CONTRACTOR IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN. THE CONTRACTOR SHALL BE LIABLE FOR FINES DUE TO ALL DAMAGE OF TREES THAT ARE DESIGNATED TO BE SAVED DURING CONSTRUCTION. SPECIAL CARE IS REQUIRED TO PREVENT DAMAGE TO TREES WHICH ARE TO REMAIN.
- INSTALLATION OF ARTIFICIAL BARRIERS SUCH AS PROTECTIVE BARRICADES, FENCES, POSTS, OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING PHASE SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS.
- A TWO-INCH (2") LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.
- ALL TRIMMING OF PROTECTED TREES SHALL BE DONE BY A QUALIFIED, LICENSED TREE SERVICE DURING DEVELOPMENT, AND SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS
- THE CONTRACTOR SHALL CONTACT THE CITY FOR ANY REQUIRED TREE BARRICADE INSPECTION.

CONSTRUCTION ACTIVITIES

- USE OF ANY MATERIALS CLASSIFIED BY THE USDA AS UNSUITABLE SHOULD NOT BE USED AS FILL SOIL UNLESS A METHOD OF MAKING THE MATERIAL SUITABLE IS APPROVED BY THE CLIENT.
- ALL ROADWAYS, DRIVEWAYS, AND BUILDING PAD LOCATIONS SHOULD BE PROOF ROLLED PRIOR TO IMPORTATION OF ADDITIONAL FILL OR SUBBASE MATERIAL (LIMEROCK OR CRUSH-CONCRETE). IN THE EVENT THAT PROPOSED COMPACTION AND DENSITIES CANNOT BE ACHIEVED, CONTRACTOR SHALL NOTIFY OWNER WITH A RECOMMENDATION TO ADDRESS THE ISSUE.
- THERE ARE TO BE NO OPEN TRENCHES LEFT AT THE END OF THE DAY.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (28 DAY STRENGTH), UNLESS OTHERWISE INDICATED, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI STANDARDS.
- A JOINT PLAN FOR THE CONCRETE PAVING SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER FOR APPROVAL.
- CONTRACTOR IS TO PROVIDE A ¼" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENTS OF CONCRETE WITH OTHER MATERIALS (STRUCTURES OR OTHER POURED).
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DEMOLISHED MATERIALS FROM THE SITE AND DISPOSING THEM IN A LEGAL MANNER.
- THE CONTRACTOR WILL ENGAGE THE SERVICES OF A RECOGNIZED SOILS AND MATERIALS TESTING LABORATORY FOR COMPLIANCE TESTING AT THE CONTRACTORS EXPENSE. INSPECTIONS OR OTHER SERVICES DEEMED NECESSARY OR DESIRABLE BY THE CITY PROJECT MANAGER WILL BE PAID FOR BY THE CITY PROJECT MANAGER. THE COST OF ANY RE-TESTING REQUIRED, OR IMPACTS OF TIME DELAYS CAUSED BY WORK OR MATERIALS NOT MEETING STATED CONTRACT REQUIREMENTS, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SCHEDULE TESTING SO THAT CONSTRUCTION ACTIVITIES ARE NOT DISRUPTED. MISCELLANEOUS TESTING ABOVE AND BEYOND NORMALLY SCHEDULED TESTING MAY BE REQUESTED BY THE CITY PROJECT MANAGER AT ANY TIME. THE CONTRACTOR SHALL COOPERATE WITH SUCH ACTIVITIES

GENERAL TRAFFIC CONTROL NOTES

- CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC. TEMPORARY TRAFFIC CONTROL PLANS APPROVED BY A LICENSED ENGINEER MUST BE PROVIDED BY THE CONTRACTOR FOR STAGING ROAD CLOSURE AND/OR TRAFFIC PEDESTRIAN DETOURS. CONTRACTOR SHALL ALSO OBTAIN A TEMPORARY TRAFFIC CONTROL, AND RIGHT-OF-WAY USE PERMIT IF NECESSARY PRIOR TO START OF CONSTRUCTION.

REVISIONS				BRUNO JOSE ARRIOLA, P.E. P.E. LICENSE NUMBER 88984 DRMP, INC. 15310 AMBERLY DRIVE, SUITE 310 TAMPA, FL 33647	CITY OF TARPON SPRINGS 334 EAST PINE STREET TARPON SPRINGS, FL 34689 Tarpon Springs	ROOSEVELT PARKING LOT IMPROVEMENTS	CIP NO.	SHT. NO.
DATE	DESCRIPTION	DATE	DESCRIPTION			GENERAL NOTES	N/A	02

GENERAL LANDSCAPE NOTES

1. UNFORESEEN CHANGES MAY OCCUR DURING CONSTRUCTION. ALL CHANGES AND/OR QUESTIONS ON CONTRACT DOCUMENTS SHALL BE ADDRESSED THOUGH TYPICAL CONSTRUCTION PHASE COMMUNICATION PROCESSES, FOR EXAMPLE RFI'S OR CHANGE OTHERS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SITE AND PLANS PRIOR TO SUBMITTAL OF FEES, BEFORE ANY DEMOLITION WORK, AND PRIOR TO INSTALLATION OR CONSTRUCTION.
3. THE DESIGNER HAS PREPARED THESE PLANS WITH THE BEST AVAILABLE INFORMATION FOR THE PURPOSES OF COMMUNICATING DESIGN INTENT BASED ON INPUT FROM THE CITY OF TARPON SPRINGS BUILDING DEVELOPMENT DEPARTMENT AND PARKS AND PARKWAYS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR INTERPRETING THESE PLANS AND NOTIFYING THE DESIGNER AND THE CITY OF ANY SITE CONFLICTS OR CONCERNS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL ENSURE THE DESIGN IS CONSTRUCTED IN MANNER TO BE DURABLE AND MEETING ALL CODE AND INDUSTRY STANDARDS FOR CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE FEATURES DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES AND THE TO PROTECT ALL SITE ELEMENTS TO REMAIN.
6. LOCATE ALL UTILITIES PRIOR TO FIRST ALL-TEAMS PRE-CONSTRUCTION MEETING.
7. THE SITE SHALL COMPLY WITH THE CITY OF TARPON SPRINGS COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE III, SECTION 37.00 AND FDOT GREENBOOK CHAPTER 3, FIGURE 3-16.
8. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE DESIGNER.
9. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TREE REMOVAL APPLICATION WITH CITY OF TARPON SPRING'S PERMITTING DEPARTMENT.
10. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR ANY ROAD CLOSURE PERMITS WITH CITY OF TARPON SPRINGS'S ENGINEERING DEPARTMENT.
11. NO SUBSURFACE SOIL, WATER TABLE, AND PLANTING SITE INFORMATION WAS PROVIDED FOR THE LANDSCAPING DESIGN.

PLANTING NOTES

1. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE CITY. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT REMOVE THE CONTRACTORS OBLIGATION FOR ON TIME COMPLETION OF THE PROJECT. IF RECOMMENDED PLANT SIZE IS UNAVAILABLE, CONTACT THE CITY FOR ALTERNATIVE.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASE AND ARE SUBJECT TO APPROVAL BY THE OWNER, BEFORE, DURING AND AFTER INSTALLATION AS PER SPECIFICATIONS.
3. NOTIFY OWNER MINIMUM 3 DAYS PRIOR TO PLANTING. OWNER MUST BE ON-SITE DURING PLACING AND INSTALLATION OF PLANTS UNLESS OTHERWISE APPROVED.
4. DO NOT PROCEED WITH PLANT INSTALLATION PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. SUBMIT PHOTOS OF TESTING.

MAINTENANCE AND WARRANTY NOTES

1. THE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND MAINTAIN ALL PLANT MATERIAL IN SATISFACTORY CONDITION. ALL PLANT MATERIAL SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR, UNLESS OTHERWISE STATED IN THE CITY OF TARPON SPRINGS STANDARD DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY STATE DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT, UNLESS OTHERWISE STATED IN THE CITY OF TARPON SPRINGS STANDARD DETAILS.
3. ANY PLANT MATERIAL DETERMINED TO BE UNHEALTHY OR IN POOR CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION OF SAID CONDITION. REPLACEMENTS SHALL BE COMPLETED AT NO COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.

SOIL PREP NOTES

1. SOIL TESTING, PLANTING SOIL PH LEVELS, ORGANIC CONTENT, SOIL PARTICLE ANALYSIS, AND SOIL COMPACTION REQUIREMENTS ARE NOT PART OF THIS DESIGN AND NEED TO BE PROVIDED AND/OR APPROVED BY THE CITY.
2. MAINTAIN A WEED-FREE SOIL ENVIRONMENT AT ALL TIMES.
3. GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL SURFACE IRREGULARITIES, DEPRESSIONS, VEGETATIVE MATTER, STICKS, STONES, AND OTHER DEBRIS. ALL DEBRIS SHALL BE LEGALLY DISPOSED OF OFF SITE. COORDINATE GRADING WITH IRRIGATION CONTRACTOR SO THAT IRRIGATION PIPING IS INSTALLED CONCURRENT WITH GRADING OPERATION. REVIEW FINAL GRADING WITH THE CITY PRIOR TO INSTALLATION.
4. DO NOT DELIVER OR PLACE BACKFILL, SOILS, OR SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS.
5. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION DISPLACEMENT OF BULK MATERIALS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, AND WALKWAYS. PROVIDE ADDITIONAL SEDIMENT CONTROL TO RETAIN EXCAVATED MATERIAL, BACKFILL, SOIL AMENDMENTS AND PLANTING MIX WITHIN THE PROJECT LIMITS AS NEEDED.
6. DO NOT PROCEED WITH WORK WHEN SUBGRADES, SOILS, AND PLANTING SOILS ARE IN A WET, MUDDY OR FROZEN CONDITION.

GENERAL IRRIGATION NOTES

1. PRODUCT DATA: SUBMIT MANUFACTURE'S DATA FOR ALL MATERIALS PRIOR TO START WORK ON THE PROJECT SITE.
2. DRAWING REVIEW: REVIEW CONSTRUCTION DRAWINGS AND SUBMIT ANY PROPOSED REVISIONS OR SUBSTITUTIONS FOR CONSTRUCTION.

EXECUTION

1. WATER SOURCE: THIS PROJECT INCLUDES CONNECTION TO EXISTING ADJACENT WATER SOURCES.
2. DESIGN PRESSURES: VERIFY AVAILABLE WATER SOURCE AND PRESSURE PRIOR TO SYSTEM DESIGN. DESIGN SYSTEM THROUGHOUT TO BE COMPATIBLE WITH AVAILABLE WATER SOURCE. USE RECLAIMED WATER WHENEVER AVAILABLE.
3. LOCATION OF HEADS: DESIGN LOCATIONS IN ACCORDANCE WITH ACCEPTED SPRINKLER PRACTICE TO PROVIDE 100% HEAD TO HEAD COVERAGE. MAKE MINOR ADJUSTMENTS AS NECESSARY TO AVOID STRUCTURES AND OTHER OBSTRUCTIONS.
4. MINIMUM WATER COVERAGE: 100% OF ALL LANDSCAPE BEDS WITH HEAD TO HEAD COVERAGE. LAYOUT MAY BE MODIFIED, IF NECESSARY TO OBTAIN CONVERGE AND TO SUIT MANUFACTURER'S STANDARD HEADS. DO NOT DECREASE NUMBER OF HEADS INDICATED UNLESS OTHERWISE ACCEPTABLE TO CITY REPRESENTATIVE. ANY PROPOSED DECREASE MUST BE APPROVED BY THE CITY REPRESENTATIVE.
5. COORDINATE AND CONFIRM EXACT WATER SOURCE AND ELECTRIC SOURCE.
6. GENERAL: PROTECT EXISTING UTILITIES, PAVING, PLANTS, TREES AND OTHER FACILITIES CAUSED BY IRRIGATION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES AND PAVING. EXCAVATE STRAIGHT AND TRUE WITH BOTTOM UNIFORMLY SLOPED TO LOW POINT.
7. SUNSHINE: CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND UTILITIES 48 HOURS PRIOR TO BEGINNING WORK (800) 432-4770. NO SITE WORK SHALL COMMENCE UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN PROPERLY LOCATED AND IDENTIFIED.
8. BACKFILL: BACKFILL WITH CLEAN MATERIAL FROM EXCAVATION. REMOVE ORGANIC MATERIAL AS WELL AS ROCKS AND DEBRIS LARGER THAN 1" DIAMETER. PLACE ACCEPTABLE BACKFILL MATERIAL IN 6" LIFTS, COMPACTING EACH LIFT.
9. EXISTING TREES: ALL EFFORTS SHALL BE MADE TO AVOID TRENCHING UNDER THE DRIPLINES OD EXISTING TREES AND CANOPY SPREAD OF PROPOSED TREES. ALL PROPOSED TRENCHING OR OTHER WORK UNDER THE LIMB SPREAD OF ANY AND ALL TRESS SHALL BE DONE BY HAND SO THAT NO LIMBS OR BRANCHED OR ROOTS ARE DAMAGED IN ANY WAY.
10. TRENCHING SHALL COMPLY WITH THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IX, SECTION 133.07 AND SHALL BE DONE TO MINIMIZE ROOT DISTURBANCE. CITY OF TARPON SPRINGS REPRESENTATIVE SHALL BE PRESENT PRIOR TO BEGINNING WORK, TO DETERMINE LIMITS OF ROOT PRUNING AND SHALL APPROVE ANY WORK TAKING PLACE WITHIN PROTECTIVE RADIUS OF TREES. ALL TREE ROOTS SHALL BE SEVERED CLEANLY PER THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IX, SECTION 133.00 OF THE CITY CODE.
11. BORING IS THE PREFERRED METHOD. OPEN CUTS MUST BE APPROVED BY CITY REPRESENTATIVE. WHERE EXISTING PAVEMENTS MUST BE CROSSED TO INSTALL LANDSCAPE IRRIGATION SYSTEM, SAW CUT STRAIGHT CLEAN LINES 6" WIDER THAN TRENCH.
12. REMOVE CUT OUT PAVEMENT AND EXCAVATED MATERIAL FROM THE SITE.
13. REPAIR OR REPLACE PAVEMENT CUTS WITH EQUIVALENT MATERIALS AND FINISHES.
14. IF A CONCRETE SIDEWALK IS CUT OR DAMAGED, THE FULL SECTION MUST BE REPLACED.
15. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEAN UP OF OPERATIONS TO INCLUDE DEBRIS, DIRECTIONAL BORE SLURRY AND ANY HYDRAULIC FLUIDS.
16. GENERAL: CONTRACTOR SHALL BE RESPONSIBLE FOR FILING AND OBTAINING ANY AND ALL AGENCY PERMITS AS DESCRIBED. ALL WORK MUST CONFORM TO THE CITY OF TARPON SPRINGS AND THE LATEST ADOPTED PLUMBING CODE. ANY WORK TAKING PLACE ALONG A CITY, COUNTY OR STATE ROAD OR MEDIAN MUST COMPLY WITH APPROPRIATE REGULATING AUTHORITY GUIDELINES FOR TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
17. REQUIRED INSPECTIONS: PIPING, PRIOR TO COVERING
18. ALL MATERIALS PRIOR TO PLANTING AND/OR MULCHING.
19. 24 HOUR NOTICE OF INSPECTION REQUIRED.
20. MAIN LINES REQUIRE PRESSURE TEST OF 0 PSI TO BE MAINTAINED FOR MINIMUM OF 1 HOUR.
21. BACKFLOW PREVENTER: TOP PORTED DCVB INSTALLED UNDERGROUND IN A RECTANGULAR VALVE BOX WITH 6" GRAVEL SUMP. BOX OF ADEQUATE SIZE FOR EASY TESTING ACCESS.
22. CONTROL VALVES: INSTALL IN VALVE BOX. ARRANGE IN BOX FOR EASY ADJUSTMENT AND REMOVAL.
23. ADJUST SIZE OF AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE OF RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER ZONE.
24. ALL ZONE WIRING AND MAXI-COM CABLE TO BE INSTALLED UNDER THE MAIN LINE OR IN CONDUIT. WIRING THAT SHARES A SLEEVE WITH IRRIGATION WATER LINES SHALL BE CONTAINED IN ITS OWN CONDUIT.
25. MAINTENANCE: CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF THE SYSTEM UNTIL FINAL ACCEPTANCE BY CITY REPRESENTATIVE AND FOR THE MAINTENANCE PERIOD SPECIFIED IN SECTION TREES, PLANTS AND GROUND COVERS.
26. FINAL INSPECTION: THE INSPECTION OF IRRIGATED ARES WILL BE MADE BY THE CITY REPRESENTATIVE UPON CONTRACTOR'S REQUEST. PROVIDE NOTIFICATION AT LEAST 2 WORKING DAYS PRIOR. THE CITY REPRESENTATIVE WILL PROVIDE A PUNCH LIST OF THOSE ITEMS WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE CITY REPRESENTATIVE WILL SET AN APPROPRIATE TIME PERIOD IN WHICH THE PUNCH LIST ITEMS MUST BE CORRECTED.

27. GUARANTEE: ALL WORK SHALL BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS AND MALFUNCTIONS IN MATERIALS, EQUIPMENT AND WORKMANSHIP AND SHALL BE INCLUDED AS A PART OF THE PROJECT CLOSEOUT DOCUMENT REQUIREMENTS.
28. THE GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP, TO THE SATISFACTION OF THE CITY OF TARPON SPRINGS. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE CITY OF TARPON SPRINGS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE IRRIGATION SYSTEM BY OTHERS. THE GUARANTEE SHALL STATE THE NAME OF THE OWNER, PROVIDE FULL GUARANTEE TERMS, EFFECTIVE AND TERMINATION DATE, NAME AND LICENSE NUMBER. IT SHALL BE SIGNED BY THE CHIEF EXECUTIVE OF THE CONTRACTING FIRM AND NOTARIZED. MANUFACTURER'S WARRANTEES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
29. THE CONTRACTOR SHALL MAKE NECESSARY REPAIRS WITHIN 72 HOURS NOTICE. IF THE CONTRACTOR NEGLECTS TO MAKE OR UNDERTAKE THE REPAIRS WITHIN 72 HOURS NOTICE, IF THE CONTRACTOR NEGLECTS TO MAKE OR UNDERTAKE THE REPAIRS WITH THE DUE DILIGENCE, THE CITY OF TARPON SPRINGS MAY MAKE SUCH REPAIRS AT THE CONTRACTOR'S EXPENSE. IN THE CASE OF AN EMERGENCY WHERE IN THE JUDGMENT OF THE CITY OF TARPON SPRINGS, DELAY WOULD CAUSE LOSS OR DAMAGE, REPAIRS OR REPLACEMENT MAY BE MAD WITHOUT NOTICE BEING SENT TO THE CONTRACTOR AND THE CONTRACTOR SHALL PAY THE COST THEREOF.

REVISIONS				BRUNO JOSE ARRIOLA, P.E. P.E. LICENSE NUMBER 88984 DRMP, INC. 15310 AMBERLY DRIVE, SUITE 310 TAMPA, FL 33647	CITY OF TARPON SPRINGS  334 EAST PINE STREET TARPON SPRINGS, FL 34689	ROOSEVELT PARKING LOT IMPROVEMENTS GENERAL NOTES	CIP NO. N/A	SHT. NO. 03
DATE	DESCRIPTION	DATE	DESCRIPTION					

LEGEND



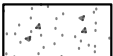
REFERENCE DIRECTIONAL ARROW



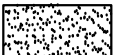
PROP. 4" CONCRETE SURFACE (FOR SIDEWALK CONNECTION)
PER FDOT STANDARD PLANS INDEX 522-001



PROP. 6" CONCRETE SURFACE (FOR ADA PARKING SPACES,
DRIVEWAY, AND FUTURE SANDBAG SITE) PER FDOT STANDARD
PLANS INDEX 522-001



PROP. PARKING LOT (EXISTING GROUND SURFACE MATERIAL TO
REMAIN AND BE REGRADED/REPAIRED WITHIN PROJECT LIMITS
AS NEEDED, SEE GENERAL NOTE NUMBER 5)



PROP. GRAVEL GROUND SURFACE



PROP. NATURAL AREA WITH SOD/LANDSCAPE
ENHANCEMENTS



PROP. NUMBER OF PARKING SPACES

GENERAL NOTES

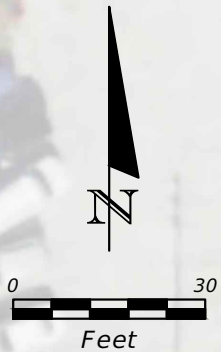
1. NO TOPOGRAPHIC SURVEY WAS PROVIDED FOR THE DEVELOPMENT OF THIS SITE PLAN. EXISTING FEATURES ARE APPROXIMATE AND BASED ON AERIAL IMAGERY AND/OR FIELD OBSERVATIONS.

2. ALL TREES WITHIN THE SITE TO REMAIN UNLESS NOTED IN THE PLANS.

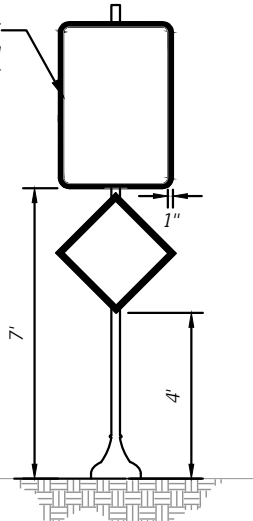
3. TOTAL PARKING = 43 PARKING SPACES (INCLUDES 2 ACCESSIBLE PARKING SPACES)

4. ADA PARKING SPACES AND PROPOSED WALKABLE CONCRETE AREAS (ADA PARKING SLABS, SIDEWALKS) TO COMPLY WITH ADA REQUIREMENTS (2% MAX SLOPES).

5. EXISTING STABILIZED SURFACE MATERIAL TO REMAIN. CONTRACTOR TO WORK AND SHAPE SURFACE TO PROVIDE A HARD STABILIZED GRADED PARKING AREA CONFORMING TO THE SLOPES INDICATED ON THE GRADING PLAN. ANY AREAS FOUND TO BE WEAK SPOTS ARE TO BE SCARIFIED AND COMPACTED TO PROVIDE A FIRM AND UNYIELDING SURFACE.



REFER TO SITE
PLAN FOR SIGN
SIZE



1. SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.

2. SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.

3. SIGN POSTS SHALL BE AT LEAST 3" IN DIAMETER.

4. SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.

5. SIGNS SHALL HAVE A BLACK OR DARK GREEN BORDER OF AT LEAST ONE INCH IN WIDTH.

6. CONTRACTOR TO SUBMIT SIGNAGE AND SIGN POST DETAILS AND SHOP DRAWING FOR CLIENT AND ENGINEER.

7. REFER TO SECTION 127.06(A) OF THE LAND DEVELOPMENT CODE FOR MORE INFORMATION.

SIGNAGE AND SIGN POST DETAIL

NTS

30"x30" DO NOT ENTER
SIGN (R5-1), 12"x18"
PARKING ANY TIME (R7-1),
AND NO OVERNIGHT
PARKING SIGN

PROP. WHEEL STOP
(TYP.)

30"x30" STOP
SIGN (R1-1)

PROP. CITY OF TARPON
SPRINGS PUBLIC PARKING SIGN

WOOD DELINEATOR
(TYP.)

ONE WAY
36"x12" ONE WAY
SIGN (R6-1R)

EXISTING FENCE TO
REMAIN

FUTURE SANDBAG SITE
BLOCK WALL

ROOSEVELT BLVD.

PROP. ACCESSIBLE PARKING
SPACE SIGN

PROP. ASPHALT
MILLING PAD FOR
BIKE RACK(S)

36"x12" ONE WAY SIGN
(R6-1R) AND 12"x18" NO
PARKING ANY TIME (R7-1)

EXISTING SIDEWALK TO
REMAIN

REVISIONS				BRUNO JOSE ARRIOLA, P.E. P.E. LICENSE NUMBER 88984 DRMP, INC. 15310 AMBERLY DRIVE, SUITE 310 TAMPA, FL 33647	CITY OF TARPON SPRINGS  324 EAST PINE STREET TARPON SPRINGS, FL 34689	ROOSEVELT PARKING LOT IMPROVEMENTS		CIP NO. N/A	SHT. NO. 04
DATE	DESCRIPTION	DATE	DESCRIPTION			SITE PLAN SHEET			

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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GENERAL NOTES

1. NO TOPOGRAPHIC SURVEY WAS PROVIDED FOR THE DEVELOPMENT OF THIS SITE PLAN. EXISTING FEATURES ARE APPROXIMATE AND BASED ON AERIAL IMAGERY, FIELD OBSERVATIONS AND/OR LIDAR.
2. ALL TREES WITHIN THE SITE TO REMAIN UNLESS NOTED IN THE PLANS.

LEGEND

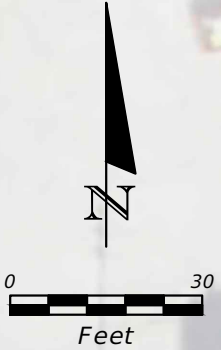
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REFERENCE DIRECTIONAL ARROW
- PROP. 4" CONCRETE SURFACE PER FDPT STANDARD PLANS INDEX 522-001
- PROP. 6" CONCRETE SURFACE (FOR ADA PARKING SPACES, DRIVEWAY, AND TRAFFIC BEARING SIDEWALK) PER FDOT STANDARD PLANS INDEX 522-001
- PROP. PARKING LOT (FOR MORE INFORMATION REFER TO SHEET C-03)
- PROP. GRAVEL GROUND SURFACE
- PROP. SOD/ LANDSCAPING AREA
- ✕.xx

EXIST. APPROXIMATE ELEVATIONS OBTAINED FROM LIDAR

PROJECT DATA (IMPERVIOUS SURFACE) SUBJECT TO VEHICULAR TRAFFIC		
	AREA (SF)	AREA (AC)
TOTAL EXISTING IMPERVIOUS	0	0.000
TOTAL PROPOSED IMPERVIOUS	809	0.019
TOTAL IMPERVIOUS INCREASE	809	0.019

PROJECT DATA (TOTAL IMPERVIOUS SURFACE)		
	AREA (SF)	AREA (AC)
TOTAL EXISTING IMPERVIOUS	0	0.000
TOTAL PROPOSED IMPERVIOUS	1623	0.037
TOTAL IMPERVIOUS INCREASE	1623	0.037
TOTAL SITE AREA	22774	0.52
IMPERVIOUS SURFACE RATIO	0.07	



BRUNO JOSE ARRIOLA, P.E.
P.E. LICENSE NUMBER 88984
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

CITY OF TARPON SPRINGS
324 EAST PINE STREET
TARPON SPRINGS, FL 34689

ROOSEVELT PARKING LOT IMPROVEMENTS
BASIC GRADING SHEET

CIP NO.	SHT. NO.
N/A	05

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROP. VIBURNUM ODORATISSIMUM

PROP. GRAVEL GROUND SURFACE

PROP. NATURAL AREA WITH SOD/LANDSCAPE ENHANCEMENTS

FERTILIZATION REQUIREMENTS

TREES, PALMS, SHRUBS, AND GROUND COVER:
ALL TREES, PALMS, SHRUBS, AND GROUND COVER SHALL BE FERTILIZED WITH "AGRIFORM" OR APPROVED EQUAL OF 20-15-5 TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACK-FILLING. THE TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
TREES: 3 - 21 GRAM TABLETS PER EACH 1/2" OF CALIPER
PALMS: 1 - 21 GRAM TABLETS PER EACH 1" OF CALIPER
1 GALLON CONTAINER: 1 - 21 GRAM TABLETS
3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
15 GALLON CONTAINER: 7 - 21 GRAM TABLETS
GROUND COVER AREAS:
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" OR APPROVED EQUAL, TIME RELEASE FERTILIZER AS PER THE MANUFACTURER'S RECOMMENDATIONS.

WATERING SCHEDULE

THE 52 WEEK ESTABLISHMENT WATERING SCHEDULE SHALL BE AS FOLLOWS:
WEEKS 1 AND 2 6 TIMES PER WEEK
WEEKS 3 THRU 5 5 TIMES PER WEEK
WEEKS 6 THRU 11 4 TIMES PER WEEK
WEEKS 12 THRU 17 3 TIMES PER WEEK
WEEKS 18 THRU 25 2 TIME PER WEEK
WEEKS 25 THRU 52 1 TIME EVERY OTHER WEEK, MIN. OR AS NEEDED TO INSURE THE SURVIVABILITY OF THE TREES, PALMS, SHRUBS AND GROUND COVER THROUGHOUT THE WARRANTY PERIOD
TREES: 20 GALLONS EACH
PALMS: 20 GALLONS EACH
SHRUBS: 3 GALLONS EACH
GROUND COVER: 2 GALLONS PER PLANTING
WARRANTY PERIOD
TREES: ONE YEAR FROM DATE OF FINAL ACCEPTANCE
PALMS: ONE YEAR FROM DATE OF FINAL ACCEPTANCE
SHRUBS: 120 DAYS FROM THE DATE OF FINAL ACCEPTANCE
GROUND COVER: 120 DAYS FROM THE DATE OF FINAL ACCEPTANCE

CITY OF
TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

FERTILIZATION, WATERING AND
WARRANTY DETAIL

DATE
12/15/15

INDEX
G-03

SCALE
N.T.S.

SHEET
1 OF 1

GENERAL NOTES

1. NO TOPOGRAPHIC SURVEY WAS PROVIDED FOR THE DEVELOPMENT OF THIS SITE PLAN. EXISTING FEATURES ARE APPROXIMATE AND BASED ON AERIAL IMAGERY AND/OR FIELD OBSERVATIONS.
2. ALL TREES WITHIN THE SITE TO REMAIN UNLESS NOTED IN THE PLANS.
3. NO SHRUBS OR TREES TO BE LOCATED WITHIN VISIBILITY TRIANGLE.
4. LANDSCAPE PLANS ARE BASED ON CITY OF TARPON SPRINGS ARBORISTS'S RECOMMENDATIONS. ANY CHANGES TO THE LANDSCAPING TO BE COORDINATED WITH THE CITY AND DESIGNER PRIOR TO CONSTRUCTION.

SHRUBS						
SYMBOL	QUANTITY	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	HEIGHT
	63	7 GALLON	3' O.C.	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3.5' UPON PLANTING

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

BRUNO JOSE ARRIOLA, P.E.
P.E. LICENSE NUMBER 88984
DRMP, INC.
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FL 33647

CITY OF TARPON SPRINGS

324 EAST PINE STREET
TARPON SPRINGS, FL 34689

ROOSEVELT PARKING LOT IMPROVEMENTS

LANDSCAPE PLAN

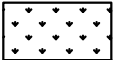
CIP NO. N/A

SHT. NO. 06

Page 185 of 547

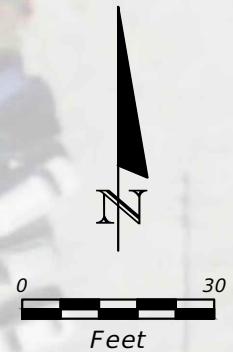
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

LEGEND

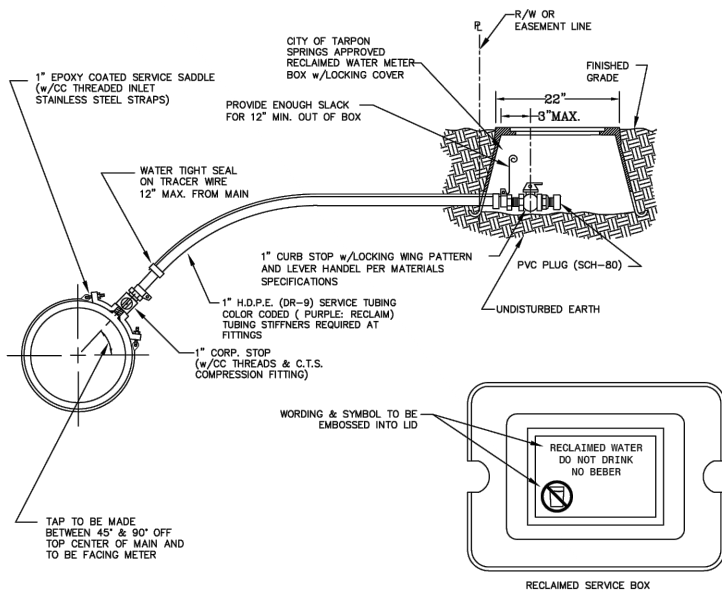
-  PROP. VIBURNUM ODORATISSIMUM
-  PROP. GRAVEL GROUND SURFACE
-  PROP. NATURAL AREA WITH SOD/LANDSCAPE ENHANCEMENTS

GENERAL NOTES

- NO TOPOGRAPHIC SURVEY WAS PROVIDED FOR THE DEVELOPMENT OF THIS SITE PLAN. EXISTING FEATURES ARE APPROXIMATE AND BASED ON AERIAL IMAGERY AND/OR FIELD OBSERVATIONS.
- ALL TREES WITHIN THE SITE TO REMAIN UNLESS NOTED IN THE PLANS.
- IRRIGATION PLANS ARE BASED ON CITY OF TARPON SPRINGS PARKS AND PARKWAYS DEPARTMENT'S RECOMMENDATIONS. ANY CHANGES TO THE IRRIGATION TO BE COORDINATE WITH THE CITY AND DESIGNER PRIOR TO CONSTRUCTION. CONTRACTOR TO CONDUCT ANY UTILITY COORDINATION REQUIRED FOR THE INSTALLATION OF THE PROPOSED IRRIGATION SYSTEM.



- NOTES:
- ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
 - SERVICE SADDLE REQUIRED FOR ALL TAPS.
 - METER ONLY, TO BE FURNISHED BY CITY OF TARPON SPRINGS (IF REQUIRED).
 - METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS WITH LOCKING LIDS.
 - ALL METER BOXES LOCATED WITHIN VEHICULAR AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
 - TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
 - 1" SERVICE LINES OVER 60' SHALL BE INSTALLED USING 1-1/2" TUBING.





**CITY OF
TARPON SPRINGS**
PINELLAS COUNTY, FLORIDA

**1" METERED RECLAIM
WATER SERVICE**

DATE12/15/15

INDEXW-18

SCALEN.T.S.1 OF 1



REVISIONS				BRUNO JOSE ARRIOLA, P.E. P.E. LICENSE NUMBER 88984 DRMP, INC. 15310 AMBERLY DRIVE, SUITE 310 TAMPA, FL 33647	CITY OF TARPON SPRINGS  324 EAST PINE STREET TARPON SPRINGS, FL 34689	ROOSEVELT PARKING LOT IMPROVEMENTS		CIP NO.	SHT. NO.
DATE	DESCRIPTION	DATE	DESCRIPTION			IRRIGATION PLAN		N/A	07
									Page

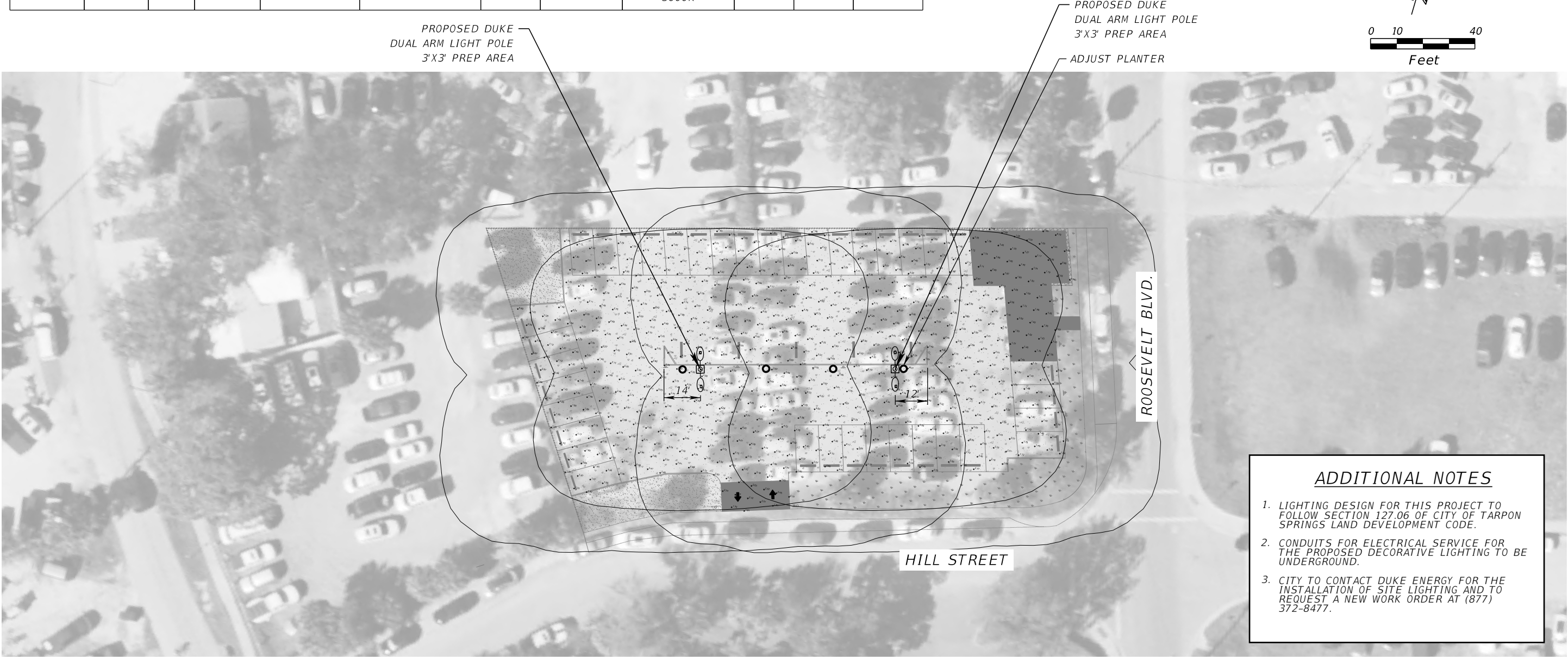
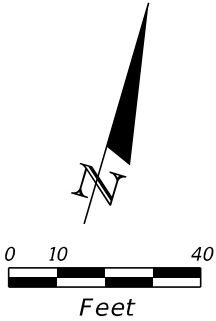
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

LIGHTING SCHEDULE

Symbol	Quantity	MH	Arm Length	Manufacturer	Catalog Number	Dist. Type	Color Temp.	Description	Lumens Per Lamp	No. Lamps	Wattage
PROPOSED DUKE LIGHT POLE	2	30'	6'	AMERICAN ELECTRIC LIGHTING	ATB0 P305 R3 3K 2021	III	3000K	Autobahn Small P305 Package Roadway Type III 3000K	18,866	2	290

LEGEND

● = EXISTING DECORATIVE PLANTER



ADDITIONAL NOTES

1. LIGHTING DESIGN FOR THIS PROJECT TO FOLLOW SECTION 127.06 OF CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE.

2. CONDUITS FOR ELECTRICAL SERVICE FOR THE PROPOSED DECORATIVE LIGHTING TO BE UNDERGROUND.

3. CITY TO CONTACT DUKE ENERGY FOR THE INSTALLATION OF SITE LIGHTING AND TO REQUEST A NEW WORK ORDER AT (877) 372-8477.

LIGHTING STATISTICS

Calculation Zone	Illumination	Average	Max/Min	Avg/Min
Parking Lot	Horizontal	2.90 fc	6.3:1	3.8:1

LIGHTING NOTES

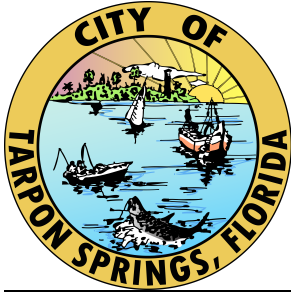
1. CONCEPTUAL PHOTOMETRIC EXHIBIT ONLY, NOT FOR CONSTRUCTION.
2. LIGHTING ANALYSIS UTILIZED LUMINAIRE SCHEDULE PROVIDED BY DUKE ENERGY.
3. FINAL DESIGN AND CONSTRUCTION DOCUMENTS TO BE COMPLETED BY DUKE ENERGY.
4. PER DUKE ENERGY:
3'X3' ASPHALT REMOVAL IS REQUIRED IN PREPARATION OF LIGHT POLE INSTALLATION WHICH MAY BE COMPLETED BY THE CITY OR DUKE ENERGY FOR AN ADDITIONAL FEE. POST-INSTALLATION ASPHALT PATCHING AROUND LIGHT POLE MAY ALSO BE COMPLETED BY THE CITY OR BY DUKE ENERGY FOR AN ADDITIONAL FEE.

LIGHTING CRITERIA
(PARKING AREAS)

HORIZONTAL AVG. ILLUMINATION:
1.5 MIN. (H.F.C.)

UNIFORMITY RATIOS:
4:1 OR LESS (AVG./MIN.)
10:1 OR LESS (MAX./MIN.)

REVISIONS				CAITLIN CARNLEY, P.E. P.E. LICENSE NUMBER 86250 BAY CITY ENGINEERING, LLC 9822 GRETNA GREEN DRIVE TAMPA, FL 33626	CITY OF TARPON SPRINGS 324 EAST PINE STREET TARPON SPRINGS, FL 34689	Tarpon Springs	ROOSEVELT BLVD. PARKING LOT	CIP NO.	SHT. NO.
DATE	DESCRIPTION	DATE	DESCRIPTION						
							PHOTOMETRIC EXHIBIT	N/A	08



City of Tarpon Springs

TRC Comment Report

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

Project	24.46 PNZ - Tarpon Springs Sponge Docks Parking
Project Address	525 Hill St Tarpon Springs, FL 34689 United States
Files and Attachments	Roosevelt_Parking_Lot_SP_062524.pdf Design Development

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

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

Fema

[Comment 00002 | Roosevelt_Parking_Lot_SP_062524.pdf]

Megan Araya

Planning and Zoning

[Comment 00004]

Patricia McNeese

ADVISORY COMMENT: This document contains comments resulting from the July 11, 2024 meeting of the Technical Review Committee.

[Comment 00005 | Roosevelt_Parking_Lot_SP_062524.pdf]

Patricia McNeese

Please provide a detail showing compliance of proposed parking lot lighting with design standards required in [Section 127.06](#) of the Land Development Code.

Please provide a detail for any parking lot traffic control signage, including handicapped signage, that shows compliance with the above section. Please indicate the locations of the proposed traffic control signage.

[Comment 00006]

Patricia McNeese

Please provide a landscape plan that shows a streetscreen along the entire parking lot roadway frontages outside the visibility triangle per Section 4.8.8 of the Smartcode. The screen must be at least 3.5 feet in height.

[Section 37.00](#) of the Land Development Code provides the standards for visibility triangles. Please show the visibility triangles on the landscape plan. This area should only be occupied with groundcover.

Section 4.8.8 of the Smartcode also requires a frontage landscape buffer for each frontage. The Roosevelt Boulevard frontage would require at least one (1) tree based on a buffer depth of 10 feet (sidewalk/ROW included) and an approximate length of 100 feet. There are already four (4) trees (palms and oaks) existing along this frontage. The Hill Street frontage would require at least three (3) trees based on a buffer depth of 10 feet and an approximate length of 190 feet. There are already five (5) trees (palms) existing along this frontage. This will fulfill the frontage landscape buffer requirement once the streetscreen is installed.

[Comment 00007]

Patricia McNeese

This property is in the Sponge Docks Character District and the T5c Dodecanese Ave Main Street Transect of the Special Area Plan. The plan includes a table showing existing and proposed impervious surface. Please include on this table, the total acreage of the site. The maximum allowable impervious surface ratio is 0.90. The proposed project is in compliance.

[Comment 00008]

Patricia McNeese

ADVISORY COMMENT: This application is also the subject of a conditional use application. The project is located in close proximity to existing businesses. The nearest residential neighborhood is located approximately 800 feet to the south along Roosevelt Boulevard. There are two single family residences approximately 300 feet to the east on the corners of Hill Street and Hope Street. There are only five parking spaces oriented in that direction. They will be screened by the streetscreen and they are at the bottom of a significant grade change compared to the houses. There are no impacts to residential uses expected.

[Comment 00009]

Patricia McNeese

The applicant indicated at the Technical Review Committee (TRC) meeting that the sandbag enclosure would be built at a later date. TRC members indicated that they have no issue with installation of the sandbag enclosure at a later date. Final inspection of the parking lot may be approved without completion of the sandbag enclosure. Depending on timing, the Building Development Department may require a new permit application for building the sandbag enclosure in accordance with the approved Site Plan.

[Comment 00010]

Patricia McNeese

Based on field measurements, the sandbag site must be reduced to 18 feet wide and 20 feet long in order to accommodate the adjacent ADA parking spot. The block wall location on the Roosevelt Blvd side must correspond with the limit of the adjacent ADA parking space.

[Comment 00011]

Patricia McNeese

A bicycle rack is required. It is strongly suggested that the bicycle rack be placed at the southeast corner of the parking lot (street corner) in the existing asphalt millings area. Provide a pathway from Roosevelt Blvd or Hill Street, to the bike rack (millings path is acceptable. Provide a detail for the bike rack on the plan set to show compliance with the Smartcode.

Public Services

[Comment 00003 | Roosevelt_Parking_Lot_SP_062524.pdf]

Heather Freundel

Please provide utility plan or irrigation plan

Please provide estimated water flows

Reviewers

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

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

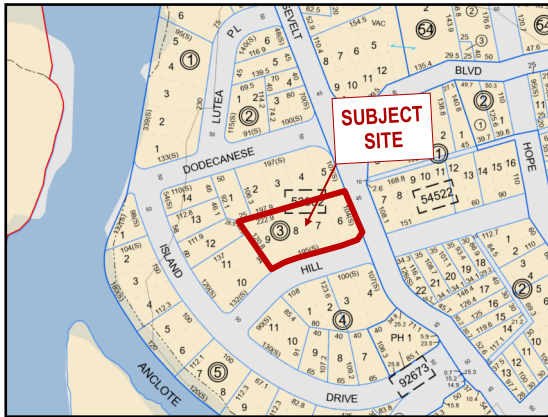
Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us

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

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #24.46

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

«AddressBlock»



Application Description: The applicant is requesting conditional use approval to construct a surface parking lot in the T5c Transect of the Special Area Plan at 525 Hill Street (Parcel Number 12-27-15-53352-003-0060) at the northwest corner of Roosevelt Boulevard and Hill Street.

(Please Reference Application #24.46)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 19, 2024 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, September 3, 2024 at 7:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

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

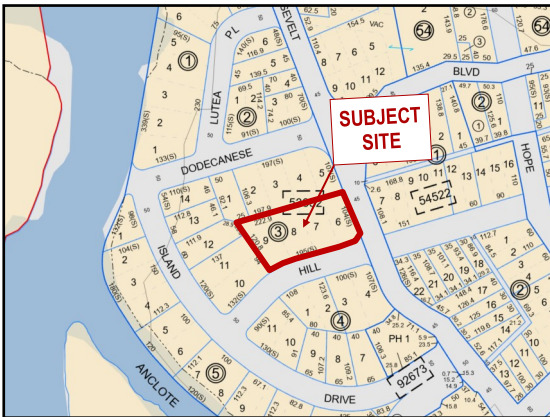
City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #24.46

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.

AMENDED

430 PAMPAS LLC
305 BANANA ST
PALM HARBOR, FL 34683-5255



Application Description: The applicant is requesting conditional use approval to construct a surface parking lot in the T5c Transect of the Special Area Plan at 525 Hill Street (Parcel Number 12-27-15-53352-003-0060) at the northwest corner of Roosevelt Boulevard and Hill Street.

AMENDED

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CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 19, 2024 / SEPTEMBER 3, 2024, SECOND HEARING DATE To Be Determined]

STAFF REPORT – FUTURE LAND USE MAP AMENDMENT
August 12, 2024

Application No.: #22-02 – Future Land Use Map Amendment (**Ordinance 2024-06**)

Project Title: Anclothe Harbor Apartments

Applicant / Owner: Richard Buck, Morgan Group Development, LLC /
Wal-Mart East Stores LP

Property Size: 64.17 acres

Current Land Use: Commercial General, Residential/Office General, Preservation

Proposed Land Use: 36.64 acres to Recreation/Open Space, Preservation

Current Zoning: Residential Planned Development (RPD)

Location / Parcel ID: 42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

SUMMARY OF REQUEST:

The Anclothe Harbor project is a multi-family apartment development with an approved Final Planned Development (Resolution 2021-60 adopted by the Board of Commissioners on November 9, 2022). A building permit for site work (permit number 21-3073) has been issued. As a condition of Final Planned Development approval, the applicant is required to request amendment to the City's Future Land Use Map for the upland habitat to be preserved on site and to adjust the existing Preservation category so that it accurately reflects the extent of wetlands on site. Condition #7 of Resolution 2021-60 states:

"An application for Future Land Use Map (FLUM) amendment and adjustment shall be provided prior to, or at the time of submittal of the site work/building permits along with digital map coverage of all final Recreation/Open Space (R/OS) and Preservation (P) coverage in a format acceptable to the City. The proposed Recreation/Open Space (R/OS) FLUM category designation shall cover the entire acreage of longleaf pine/xeric oak habitat proposed for preservation (currently estimated at 13.89 acres). The Preservation (P) FLUM designation shall be adjusted to cover the entire acreage of wetlands proposed for preservation (currently estimated at 21.17 acres)."

The applicant is requesting a FLUM amendment for 14.559 acres of longleaf pine/xeric oak habitat to the Recreation/Open Space category, and a FLUM amendment for 22.078 acres of wetlands to the Preservation category.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval of Ordinance 2024-06** amending the Future Land Use Map (FLUM) for 36.64 acres **from** Commercial General (CG), Residential/Office General (R/OG), and Preservation (P) **to** Recreation/Open Space (R/OS) and Preservation (P) comprised of:

- Recreation/Open Space (R/OS) FLUM category designation covering 14.559 acres of longleaf pine/xeric oak habitat, and,
- Preservation (P) category designation covering 22.078 acres of wetland habitat.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant; Building permit #21-3073 issued for site work
Site Features:	Upland disturbed and longleaf pine/xeric oak habitat; wetlands
Vehicle Access:	The property is accessed from U.S. Highway 19 North

SURROUNDING PROPERTY:

	Zoning:	Land Use:
North:	Residential Office (City)	Residential Office General (City)
South:	Residential Mobile/Manufactured Home (Pinellas County)	Residential Urban (Pinellas County)
East:	R-2 (Single Family Residential – Pinellas County)	Residential Suburban (Pinellas County)
West:	Waterfront Development District (City) R-60 (One and Two Family Residential - City) C-2 (General Commercial and Services – Pinellas County) C-2 (General Commercial and Services – Pinellas County) CP (Commercial Parkway – Pinellas County) RMH (Residential Mobile/Manufactured Home – Pinellas County)	Commercial General (City) Residential Office Retail (City) Commercial General (Pinellas County) Preservation (Pinellas County) Residential Office Retail (Pinellas County) Residential Office Retail (Pinellas County)

PLANNING CONSIDERATIONS:

When considering this application, the following general site planning concepts are noted:

1. The applicant is requesting a FLUM designation to Recreation/Open Space (R/OS) for 14.559 acres of uplands for the purpose of preserving the existing longleaf pine/xeric oak habitat on site while allowing passive recreation and open space for the residents of the Anclote Harbor Apartments community. The allowable recreation activities for the Anclote Harbor project are set forth in the approved Final Planned Development and in the approved conservation easement document.



2. Condition #18 of Resolution 2021-60 (attached), approving the Anclote Harbor Final Planned Development, states: “The Conservation Easement (Exhibit F) approved as part of the Preliminary & Final Planned Development shall be recorded in the records of the Pinellas County Clerk prior to issuance of the Final Certificate of Occupancy for the project.” The conservation easement restricts allowable recreation facilities to the following, subject to City approval of construction design:
 - One water access facility on the Anclote River and one water access facility on the dredged lake,
 - A looped nature trail/walkway of pervious surface material,
 - Eradication of noxious, nuisance and exotic invasive plant and animal species, and,
 - Activities authorized as part of the approved wetland enhancement plan.
3. It is noted that the preservation of upland and wetland habitat are required components of the approved planned development and of the current Residential Planned Development (RPD) zoning (see Ordinance 2021-15 (attached) and Resolution 2021-60 (attached)). The habitat preservation requirement is enforced independent of the final status of the current FLUM amendment request. By submitting applications for the FLUM amendment, the applicant is deemed to be in compliance with Condition #7 of Resolution 2021-60.
4. It is noted that apart from the eventual realization of this development an adopted change on the Future Land Use Map to the R/OS category for the uplands and to the P category for the wetlands would create a permanent change to the FLUM that would remove residential density, remove a wide range of currently allowable uses, and, significantly reduce allowable building floor area and impervious surface area. This is the case under the current adopted Comprehensive Plan and under the updated 2040 Comprehensive Plan that is pending adoption. Tables comparing both plans are provided below.
5. Note that the Preservation category shown on the current FLUM does not accurately reflect the true wetland coverage. The Preservation FLUM coverage proposed in the amendment accurately reflects the wetland area delineated on site and approved by the applicable jurisdictional agencies.

REVIEW STANDARDS / STAFF ANALYSIS – FUTURE LAND USE MAP AMENDMENT

The Future Land Use Map (FLUM) amendment is a legislative decision of the Board of Commissioners. Pursuant to Section 207.03(C)(1) of the Land Development Code (LDC), amendments to the Comprehensive Plan must meet the standards of Florida Statutes. The standards for the current and proposed FLUM categories contained in the current Comprehensive Plan, and, in the 2040 Comprehensive Plan pending adoption, are summarized in the tables below.

Staff Analysis: The entire 64.17-acre property contains 30.34 acres of significant upland habitat area as described in Policy 1.1.12 of the Comprehensive Plan. The Comprehensive Plan requires 30% of that area to be set aside as open space (9.102 acres). The Anclote Harbor project was approved with 48% of the significant upland habitat (14.559 acres) set aside as open space. The FLUM amendment to Recreation/Open Space (R/OS) for this area (14.559 acres) is appropriate to preserve the remaining integrity of the upland habitat, remove residential density, reduce the number and types of allowable uses, and significantly reduce allowable intensity. These features also promote compatibility with the surrounding primarily residential land uses and low-level office/commercial uses. The 22.08 acres of wetlands proposed for a Preservation (P) designation are likewise protected and compatible with the area as described in the intent statement (see FLUM category comparison table below).



City Future Land Use Map (FLUM) Categories Compared

	CURRENT FLUM DESIGNATIONS: Residential/Office General (R/OG) and Commercial General (CG)	PROPOSED FLUM DESIGNATIONS: Recreation/Open Space (R/OS) and Preservation (P)
Intent:	Policy 2.3.1 R/OG - This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low-density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to freestanding office, medium density residential or a combination thereof.	Policy 2.6.2 R/OS – This category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.
	Policy 2.4.3 CG – The primary use shall be to designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity.	Policy 2.6.1 P – This category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.
Uses:	R/OG Primary Uses: Residential, Business/Professional Office	R/OS Primary Uses: Public/Private Open Space, Public/Private Park, Public Recreation Facility, Public Beach/Water Access, Golf Course/Clubhouse
	CG Permitted Uses: Office, Personal Service/Office Support, Retail Commercial, Commercial/Business Service, Transient Accommodation, Wholesale/Distribution, Storage/Warehouse Commercial, Commercial Recreation, Research/Development, Light Manufacturing/Assembly, Recreation/Open Space	P Primary Uses: Open and undeveloped consistent with the following natural resource features and considerations: tidal wetlands, non-tidal wetlands, undeveloped barrier islands and spoil islands, 25-year floodplain, natural drainageways, land seaward of the coastal construction control line, dune systems, habitat for endangered or threatened species as designated, and, such additional areas as determined by the City.
Uses:	R/OG Secondary Uses: Public Educational Facilities, Institutional, Transportation Utility, Recreation Open Space, Ancillary Non-Residential, Residential Equivalent, Community Gardens	R/OS Secondary Uses: None
	CG Permitted Uses Subject to Acreage Thresholds: Residential, Residential Equivalent, Institutional, Transportation/Utility	P Secondary Uses: Use characteristics provided for and located in adjoining categories which are accessory to or are the incidental extension of the permitted adjoining use.



	CURRENT FLUM DESIGNATIONS: Residential/Office General (R/OG) and Commercial General (CG)	PROPOSED FLUM DESIGNATIONS: Recreation/Open Space (R/OS) and Preservation (P)
Max. Density:	15 dwelling units/acre (both categories)	R/OS: 0 dwelling units per acre P: 0 dwelling units per acre
Max. Floor Area Ratio (FAR):	R/OG: 0.40 CG: 0.45	R/OG: 0.25 P: 0.10
Max. Impervious Surface Ratio (ISR):	R/OG: 0.75 CG: 0.85	R/OS: 0.45 P: 0.20

2040 Comprehensive Plan Categories per Future Land Use Categories and Rules Table

	Recreation/Open Space (R/OS) and Preservation (P)
Intent:	R/OS – This category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.
	P – This category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.
Permitted Uses:	R/OS: Public/Private Open Space, Public/Private Park, Public Recreation Facility, Public Beach/Water Access, Golf Course/Clubhouse, Community Gardens
	P: Undeveloped barrier islands and spoil islands, floodplain, natural drainageways, wildlife habitat, sea level rise adaptation areas.

continued



	Recreation/Open Space (R/OS) and Preservation (P)
Permitted Uses Subject to Acreage Thresholds:	R/OS: None
	P: None
Max. Density:	R/OS: 0 dwelling units per acre P: 0 dwelling units per acre
Max. Floor Area Ratio (FAR):	R/OG: 0.25 P: 0.10
Max. Impervious Surface Ratio (ISR):	R/OS: 0.45 P: 0.20



With respect to the Anclote Harbor project, the upland area proposed for amendment to Recreation/Open Space (R/OS) is to be utilized for passive recreation and open space for the residents of the apartment community. The allowable uses within the proposed R/OS area have been restricted to those required by the approved planned development (Resolution 2021-60) and the required conservation easement. Any deviation from the approved development would require an amendment to the Residential Planned Development zoning.

There are a total of 22.988 acres of wetlands on the property. Impacts to 0.91 acres of isolated non-tidal wetlands have been approved as part of the planned development and building permit for site work. The remaining 22.078 acres of tidal wetlands proposed for amendment to the Preservation (P) category is to be utilized as natural restored and enhanced wetlands. The enhancement activities are a required part of the planned development.

When the Anclote Harbor Planned Development was proposed, the 64.17-acre property had an allocated density of 485 dwelling units. The approved Anclote Harbor development is restricted to a maximum of 404 dwelling units under Ordinance 2021-15.

If the Anclote Harbor project is not built, the FLUM amendment would have the following effect on the 64.17-acre property:

- Removal 75 allocated dwelling units from the uplands. Seventy-five (75) units is the maximum allowable under the current Comprehensive Plan and Countywide Rules (based on a five acre threshold for residential development and a current allocated density of 15 dwelling units per acre),
- Remove 23 dwelling units from the wetland area. Under the current Comprehensive Plan, these could be proposed for transfer to the remaining CG and R/OG upland area of the site.
- Significant reduction in the scope of allowable uses, in the allowable floor area, and, in the allowable impervious surface area (see tables above).

Countywide Plan Map Amendment

The property is designated as Retail & Services (R&S), Office (O) and Preservation (P) on the Forward Pinellas Countywide Plan Map. A Countywide Plan amendment to Recreation/Open Space (R/OS) and Preservation (P) will be required. Adjustment of the Preservation (P) category to reflect the true extent of preserved wetlands will also be required. The Countywide Rules for these categories are summarized in the table below.

It should be noted that most of the amendment request area is located in the Coastal High Hazard Area (CHHA). If the current amendment request is approved it would be extremely difficult under both the Countywide Rules (Policy 4.2.7.1) and the City's current Comprehensive Plan (Future Land Use Element Policy 3.3.1) for any future applicant to amend this area to restore any residential density. Under the City's updated 2040 Comprehensive Plan (pending adoption) residential density increases would be prohibited altogether (Future Land Use Element Policy 3.2.1).



Countywide Map Categories Compared

	CURRENT CATEGORY: Retail & Services (R&S) and Office (O)	PROPOSED CATEGORY: Recreation/Open Space (R/OS) and Preservation (P)
Purpose:	Policy 2.3.3.6 (O) – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scaled residential/office mixed-use development. Policy 2.3.3.8 (R&S) – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of business that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	Policy 2.3.3.12 (R/OS) – This plan category is intended to recognize recreation/open space uses that serve the community or region. Policy 2.3.3.13 (P) – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.
Max. Density:	O: 15 dwelling units/acre R&S: 24 dwelling units/acre	R/OS and P: 0 dwelling units/acre
Max. Floor Area Ratio (FAR):	O: 0.50 R&S: 0.55	R/OS: 0.25 P: 0.10
Max. Impervious Surface Ratio (ISR):	O: 0.75 R&S: 0.90	R/OS: 0.60 P: 0.20

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed Application #22-02 four times, with their last review occurring on July 11, 2024. The TRC deemed the application complete and ready for further processing. The Planning and Zoning Board held a public hearing on September 20, 2021 for amendment of a portion of the upland area (5.91 acres) to the Recreation/Open Space FLUM category (Ordinance 2021-16) and voted to recommend denial of the amendment. The Board of Commissioners approved Ordinance 2021-16 on first reading on October 26, 2021. A second reading for adoption was never held. Per state law, the amendment is considered to be withdrawn (Section 163.3184(3)(c)1). Ordinance 2021-16 has therefore been deactivated and is now replaced with the current proposed Ordinance 2024-06 that includes the entire Recreation/Open Space area.



PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification with mailed notice to 75 addresses. Notice was advertised in the *Tampa Bay Times* and the property was posted. No responses to the notices were received.

ATTACHMENTS:

1. Slide Presentation
2. Draft Ordinance 2024-06
3. Applicant's Cover Letter
4. Applicant's Amendment Map Exhibit
5. Applicant's Narrative
6. Legal Descriptions of Amendment Areas
7. Application
8. Property Deed
9. Ordinance 2021-15 (without attachments)
10. Resolution 2021-60 (without attachments)
11. TRC Comments
12. Legal Public Notice

ANCLOTE HARBOR

#22-02

Planning and Zoning Board – August 19, 2024

Board of Commissioners – September 3, 2024



SUMMARY OF REQUEST

42501 U.S. Highway 19 North

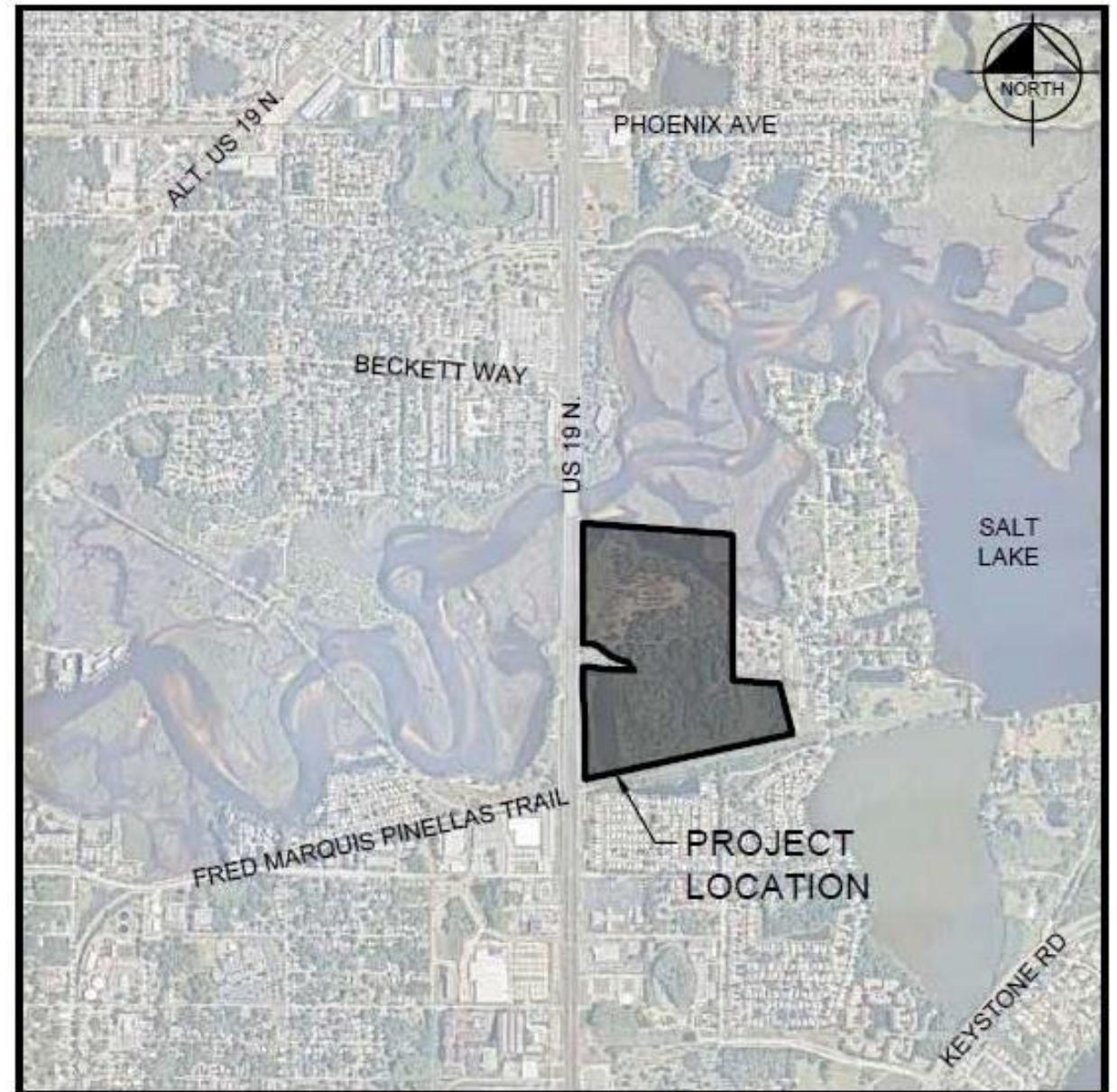
- Residential Planned Development on 64.17 acres approved under Resolution 2021-60.

Ordinance 2024-06: Future Land Use Map Amendment for 36.64 acres:

- from Commercial General, Residential/Office General and Preservation
- to Recreation / Open Space and Preservation

Applicant: Richard Buck, Morgan Group Development LLC

Owner: Wal-Mart Stores



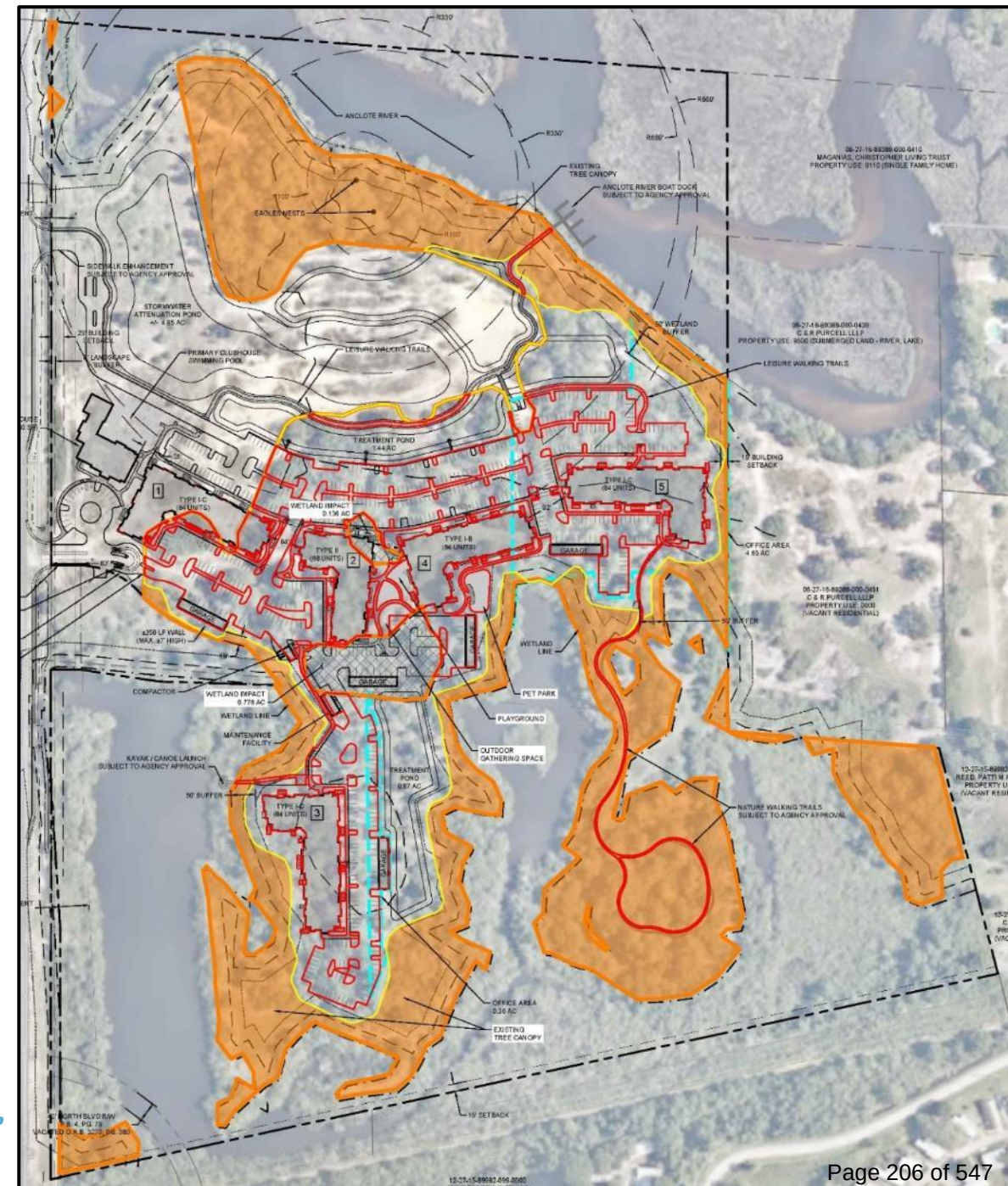
LOCATION MAP

ANCLOTE HARBOR PLANNED DEVELOPMENT

Condition #7 of Resolution 2021-60 approving the Final Planned Development requires the applicant to :

- ***request amendment*** of the preserved upland habitat to the Recreation/Open Space (R/OS) category on the Future Land Use Map,

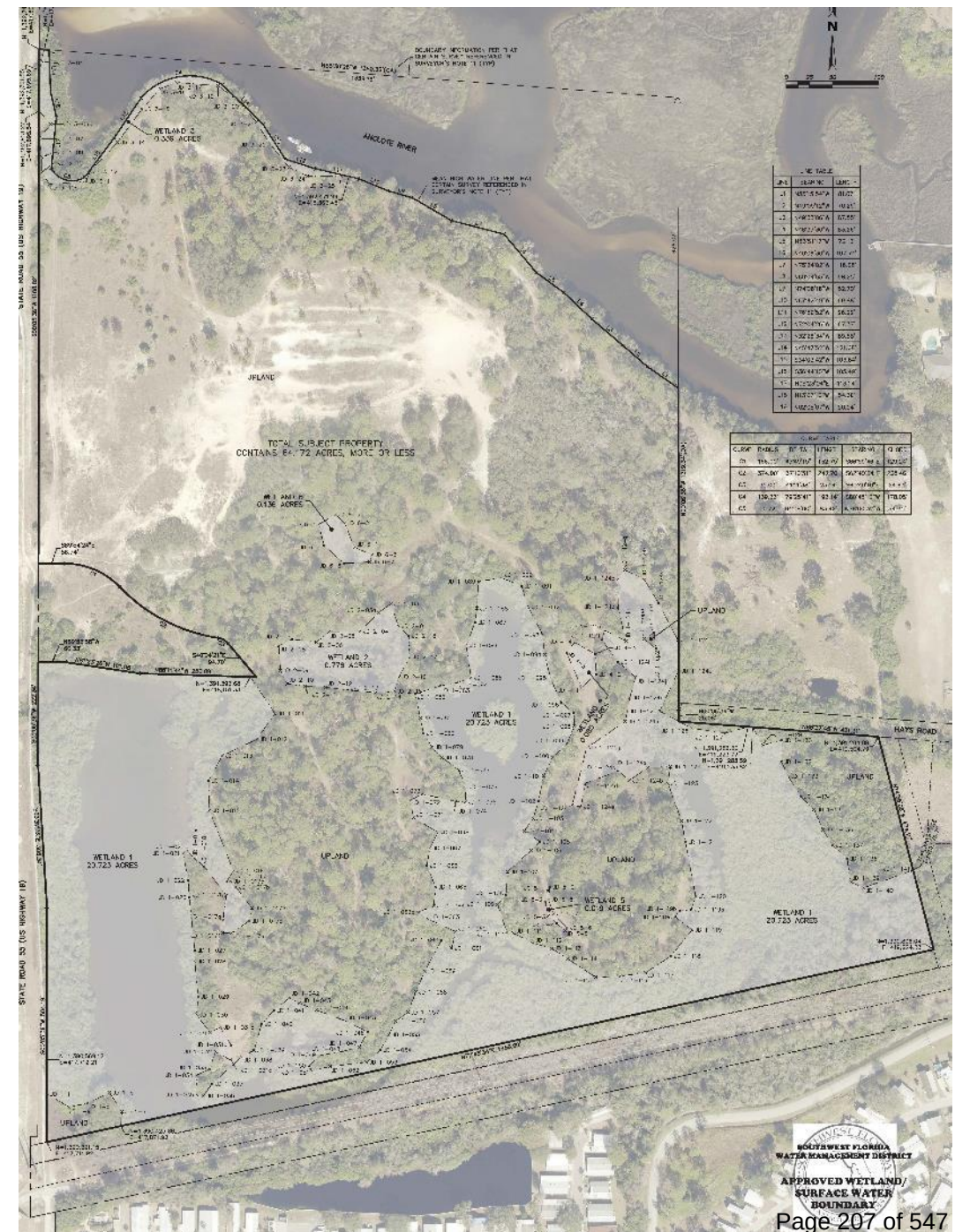
Areas of longleaf pine/xeric oak habitat (upland) to be preserved shown in orange.



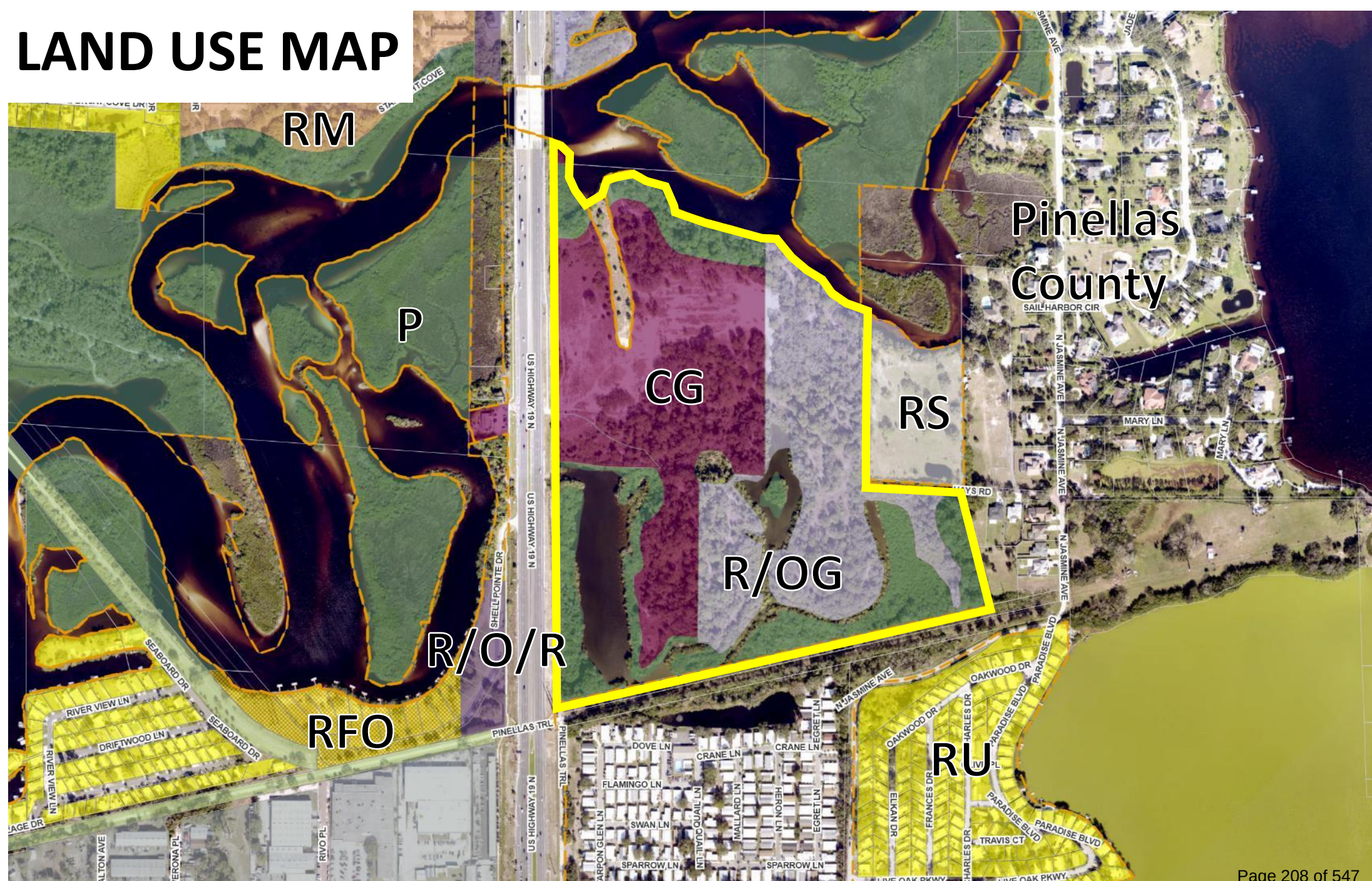
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



- Shaded area shows jurisdictional wetlands on the property.***



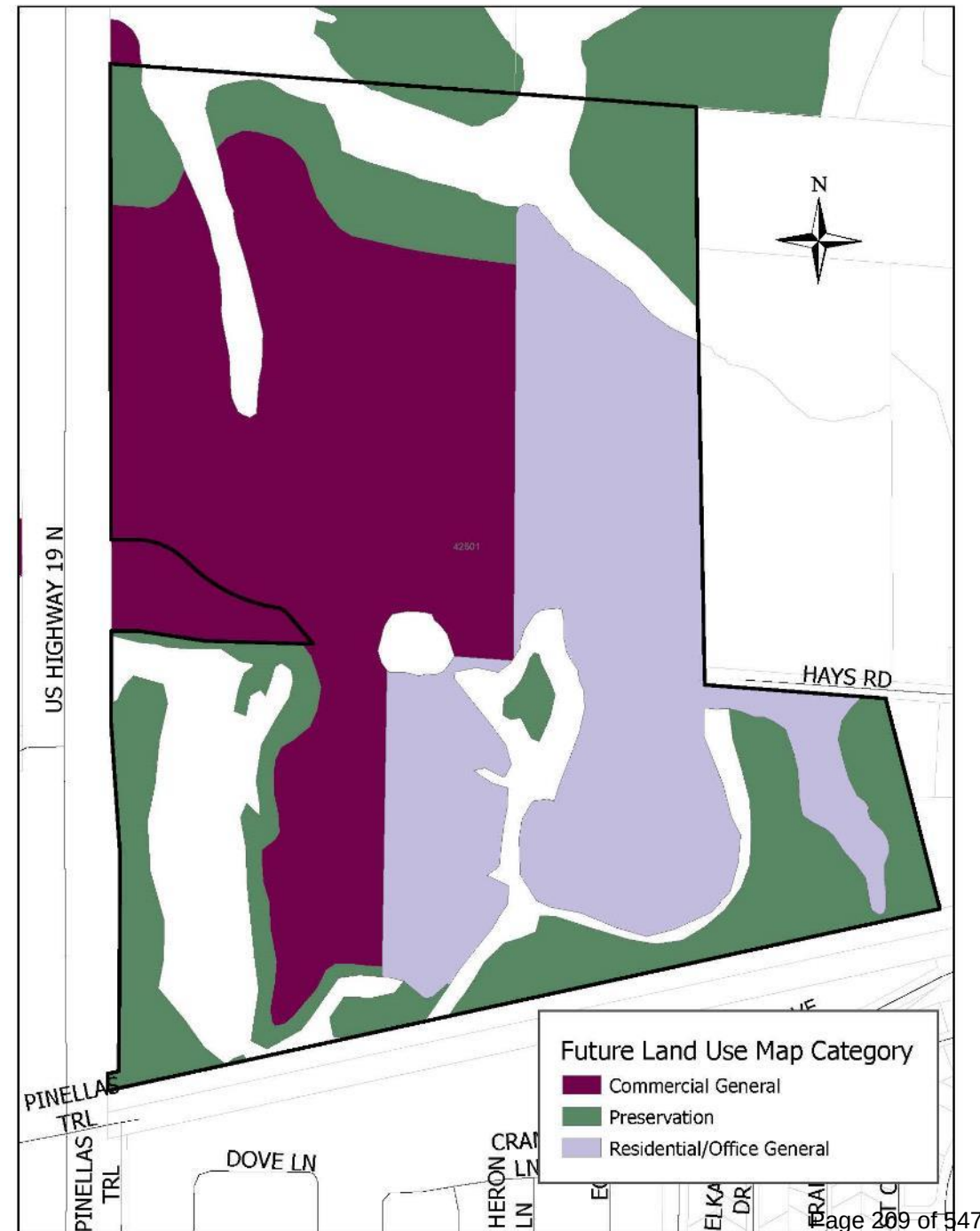
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



CURRENT FUTURE LAND USE MAP

Future Land Use Map categories following natural habitat lines are initially drawn based on interpretation of aerial photography. The current map shows:

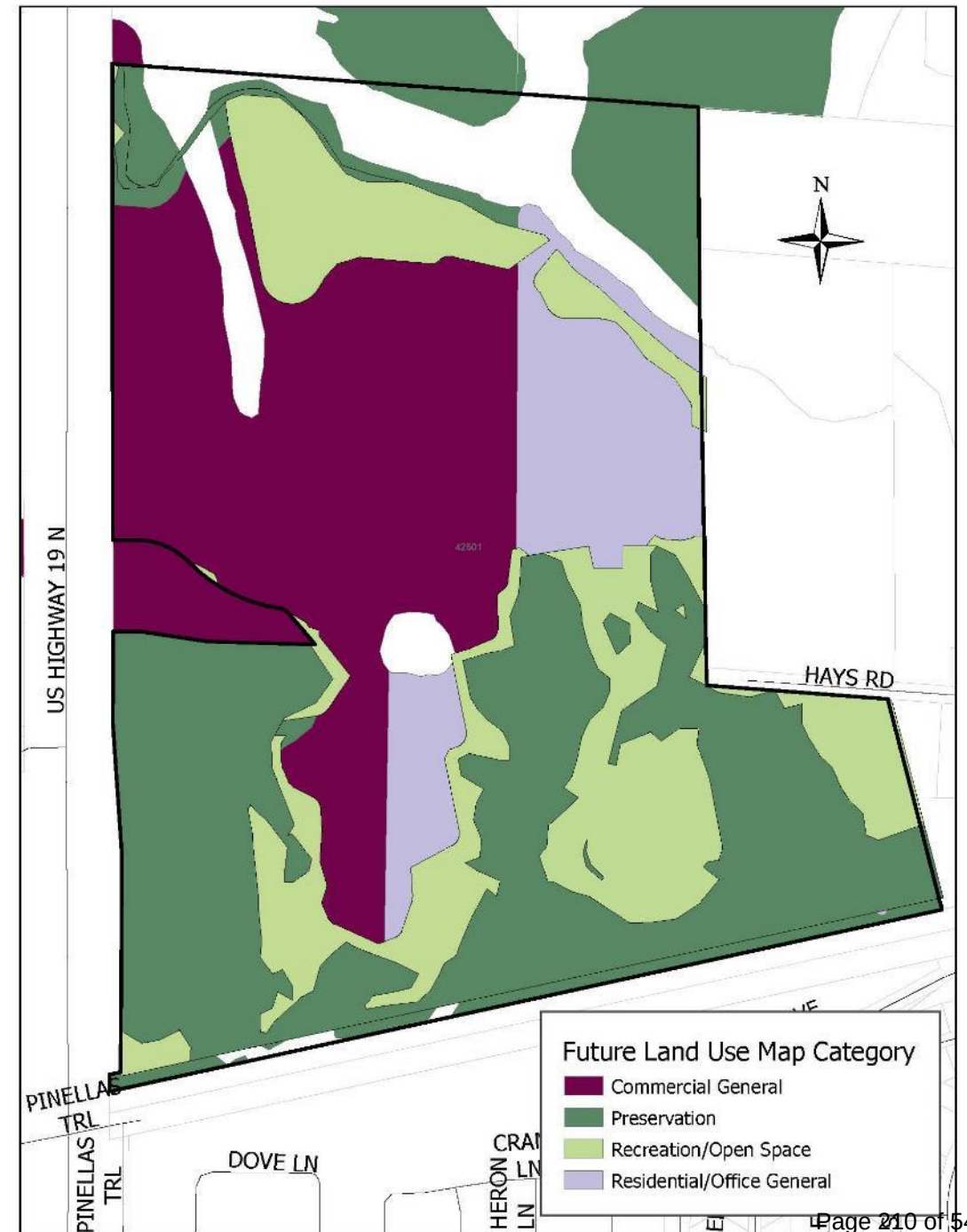
- approximately 42 acres in Commercial General and Residential/Office General categories
- approximately 14 acres in Preservation
- approximately 8 acres as undesignated



PROPOSED FUTURE LAND USE MAP

The proposed Future Land Use Map categories are drawn based on field surveyed habitat lines and will show:

- 27.53 acres remaining in Commercial General and Residential/Office General categories
- 14.56 acres amended to Recreation/Open Space category
- 22.08 acres of expanded/adjusted Preservation category





REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies –
 - The requested Recreation/Open Space and Preservation FLUM categories are consistent with the intent of those categories and are compatible with the surrounding area as described in the following Comprehensive Plan policies:
 - Policy 2.6.2 Recreational/Open Space category
 - Policy 2.6.1 Preservation category
 - The current development must preserve the 14.559 acres of upland habitat and the 22.08 acres of wetland habitat and place it all in a conservation easement. This must be done regardless of the outcome of the FLUM amendment request.
 - The adopted FLUM amendment would be a permanent change to the map.
 - Denial of the FLUM amendment would not affect the current development but would affect a future development if the current one is not realized.

PRELIMINARY STAFF RECOMMENDATION

#22-02 - *Approval* of the following:

- **Ordinance 2024-06** amending 36.64 acres (MOL) from Commercial General (CG), Residential/Office General (R/OG) and Preservation (P) to Recreation/Open Space (R/OS) and Preservation (P).

Public Notice Provided – No responses were received

ORDINANCE 2024-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A PORTION OF THE 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 36.64 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATIONS R/OG (RESIDENTIAL/OFFICE GENERAL), CG (COMMERCIAL GENERAL) AND (P) PRESERVATION, TO, FUTURE LAND USE MAP DESIGNATIONS R/OS (RECREATION/OPEN SPACE) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Future Land Use Map designation of a 36.64-acre portion, more or less, of said parcel from Commercial General (CG), Residential/Office General (R/OG), and Preservation (P) designations to, Recreation/Open Space (R/OS) and Preservation (P) designations (Application 22-02); and,

WHEREAS, the permitted uses within the R/OS, Recreation/Open Space, land use designation, and the Preservation land use designation, are compatible with the surrounding and existing land uses; and,

WHEREAS, the Board of Commissioners has determined that an amendment of the Future Land Use Map designations of the property from CG (Commercial General), R/OG (Residential/Office General), and P (Preservation) to R/OS (Recreation/Open Space) and P (Preservation) designations is appropriate; and,

WHEREAS, the Board of Commissioners adopted Ordinance 2021-15 approving a rezoning of the property to RPD (Residential Planned Development) district on October 26, 2022; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on August 19, 2024; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 166.041, F.S. and Section 206.00 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 R/OS (Recreation/Open Space) land use designation, and P (Preservation) land use designation, is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Element of the Tarpon Springs Comprehensive Plan is hereby amended for 14.559 acres, more or less, to Recreation/Open Space (R/OS) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit A attached hereto.

The Future Land Use Map of the Future Land Use element of the Tarpon Springs Comprehensive Plan is hereby amended for 22.078 acres, more or less, to Preservation (P) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit B attached hereto.

Section 3. EFFECTIVE DATE

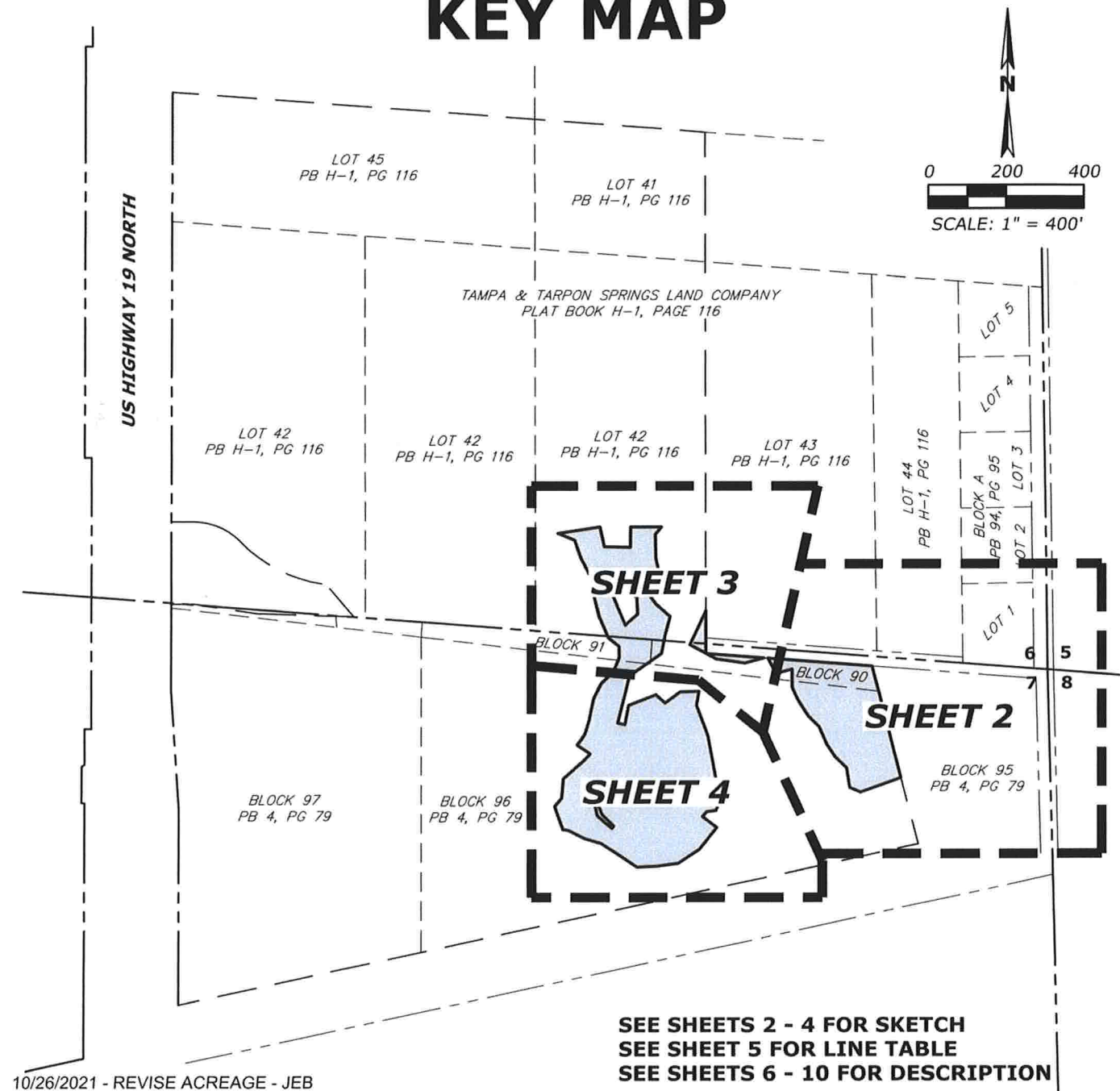
This Ordinance shall be effective upon approval in the manner provided by law.

**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 1- 5.991 ACRES
FROM RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY**

THIS IS NOT A SURVEY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
7/16/2021	2020-1046	JEB	JEB	AS NOTED



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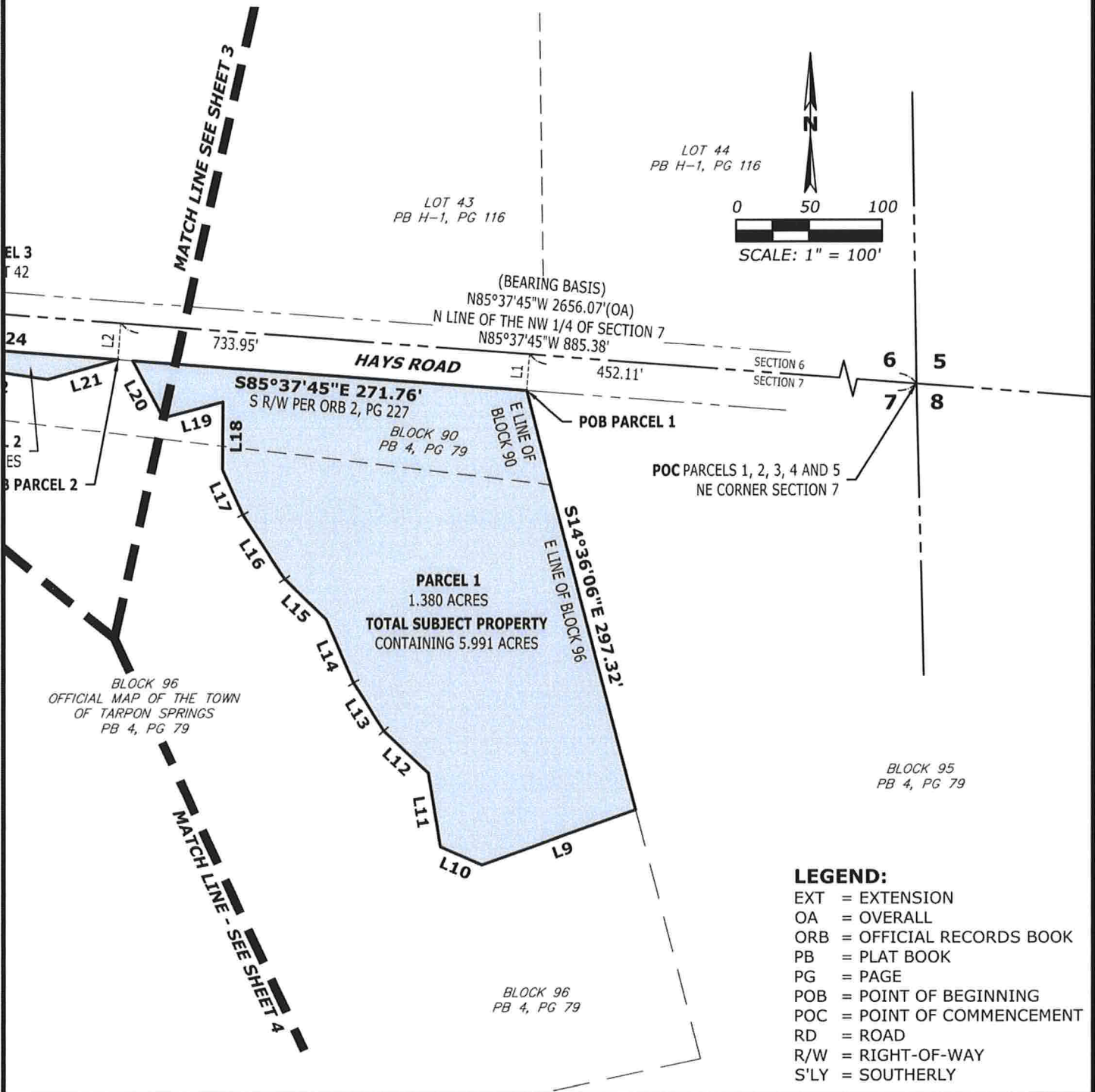
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

THIS IS NOT A SURVEY



PROJECT NAME

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SHEET NAME

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Survey # - L88342

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LEGEND:

EXT = EXTENSION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
RD = ROAD
R/W = RIGHT-OF-WAY
S'LY = SOUTHERLY

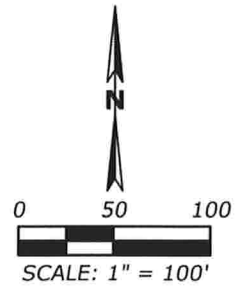
LOT 42
PB H-1, PG 116

S'LY EXT OF E
LINE OF LOT 42

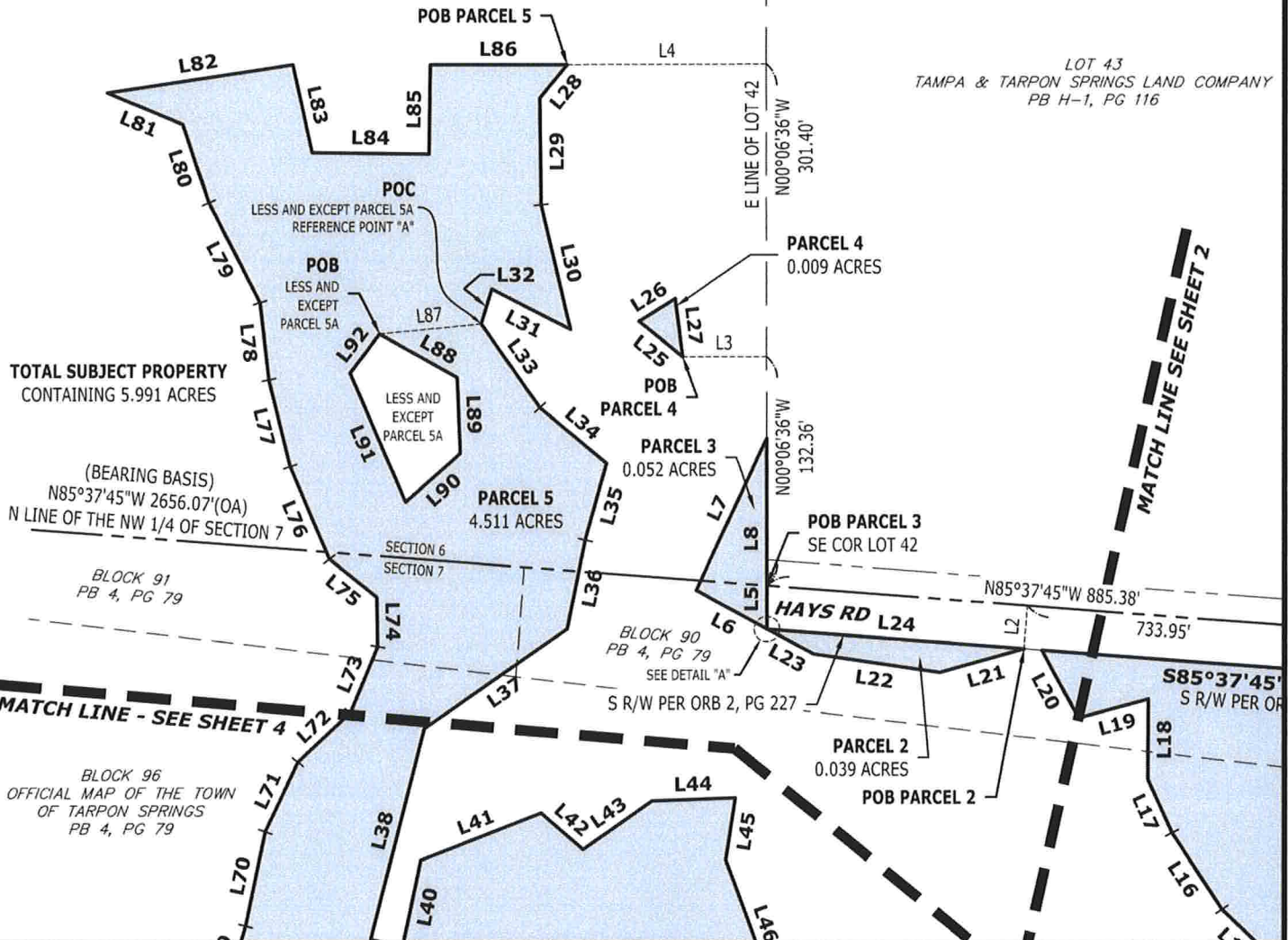
PARCEL 3
0.052 ACRES

PARCEL 2
0.039 ACRES

DETAIL "A"
NOT TO SCALE



LOT 43
TAMPA & TARPON SPRINGS LAND COMPANY
PB H-1, PG 116



PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

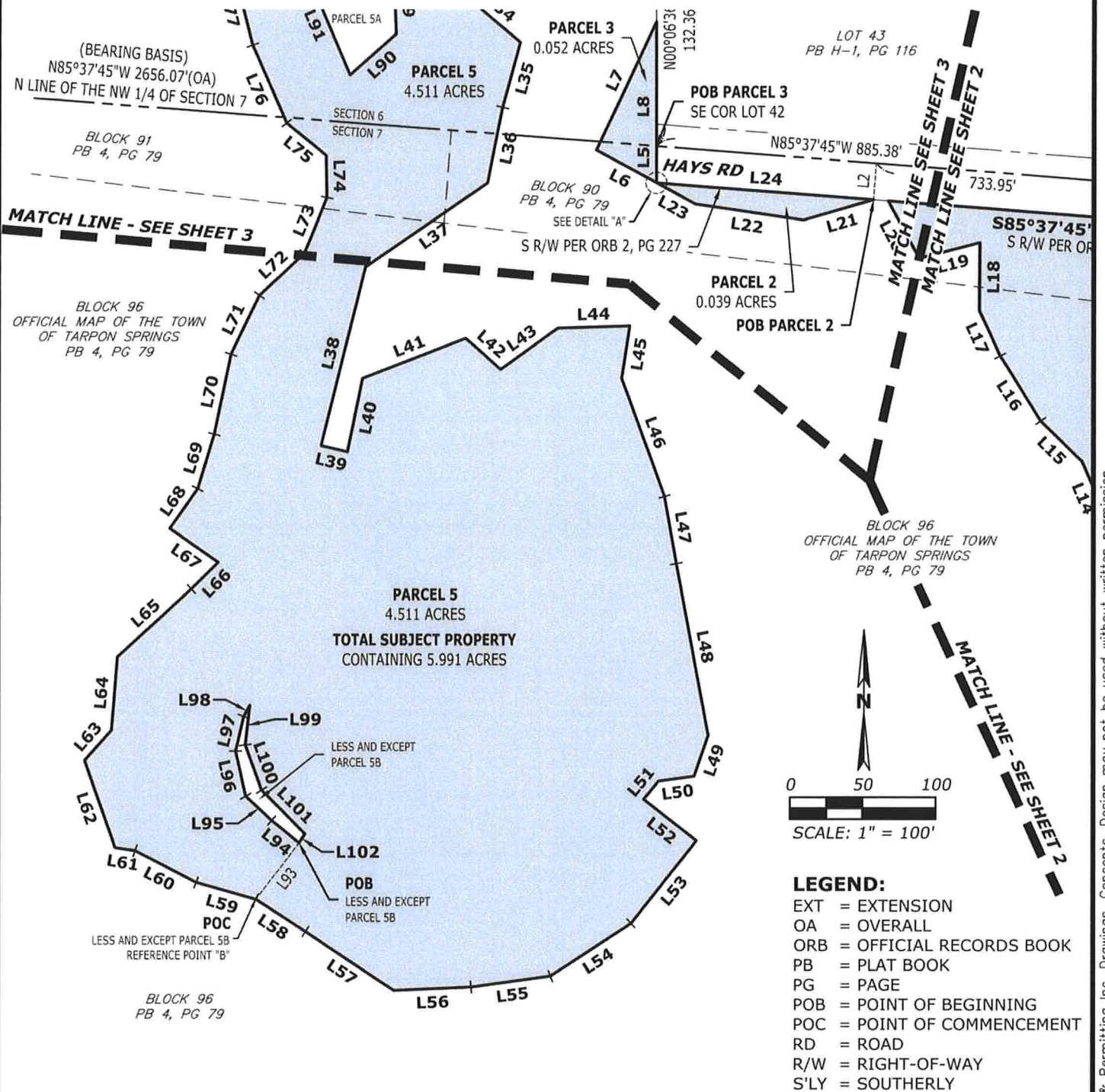


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THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°22'15"E	25.00'
L2	N04°22'15"E	25.00'
L3	S89°53'24"W	49.09'
L4	S89°53'24"W	115.41'
L5	S00°06'36"E	24.93'
L6	N61°43'31"W	46.95'
L7	N25°06'22"E	96.95'
L8	S00°06'36"E	85.10'
L9	S70°20'01"W	112.53'
L10	N66°10'27"W	30.99'
L11	N09°10'00"W	51.06'
L12	N46°41'37"W	42.44'
L13	N32°32'36"W	39.13'
L14	N23°40'02"W	47.58'
L15	N45°32'27"W	39.41'
L16	N32°34'48"W	52.58'
L17	N24°23'38"W	34.03'
L18	N00°27'35"E	46.35'
L19	S75°16'06"W	42.52'
L20	N28°21'18"W	44.60'
L21	S74°12'35"W	50.42'
L22	N81°40'29"W	74.37'
L23	N61°43'31"W	30.23'
L24	S85°37'45"E	149.15'
L25	N50°46'26"W	32.60'
L26	N57°59'34"E	24.67'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S07°20'03"E	33.97'
L28	S38°58'20"W	24.98'
L29	S00°40'43"E	61.55'
L30	S13°19'15"E	74.02'
L31	N63°10'42"W	51.45'
L32	S17°01'02"W	21.06'
L33	S35°28'18"E	59.22'
L34	S49°59'12"E	49.96'
L35	S15°08'31"W	46.09'
L36	S11°25'46"W	52.51'
L37	S55°20'44"W	101.07'
L38	S14°07'56"W	125.80'
L39	S77°11'58"E	18.80'
L40	N11°39'30"E	51.11'
L41	N68°42'23"E	75.40'
L42	S48°38'50"E	32.15'
L43	N54°34'44"E	48.69'
L44	N88°08'07"E	48.71'
L45	S08°47'04"W	36.33'
L46	S20°20'48"E	85.92'
L47	S10°14'29"E	46.59'
L48	S10°42'32"E	119.25'
L49	S18°58'41"W	29.66'
L50	S82°31'29"W	25.14'
L51	S39°51'39"W	16.05'
L52	S52°25'10"E	46.60'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S38°57'33"W	72.49'
L54	S56°27'26"W	65.29'
L55	S82°15'04"W	55.68'
L56	S87°33'05"W	52.57'
L57	N56°41'29"W	72.99'
L58	N57°06'24"W	40.67'
L59	N74°15'21"W	41.97'
L60	N62°44'29"W	47.26'
L61	N80°44'26"W	14.12'
L62	N19°06'21"W	62.81'
L63	N40°52'16"E	27.66'
L64	N04°31'21"E	49.92'
L65	N47°37'02"E	68.95'
L66	N45°07'48"E	25.87'
L67	N55°08'22"W	40.54'
L68	N35°11'54"E	33.20'
L69	N16°51'01"E	38.80'
L70	N11°41'19"E	55.77'
L71	N25°28'51"E	44.57'
L72	N47°15'11"E	42.05'
L73	N22°14'40"E	41.30'
L74	N01°09'28"W	28.51'
L75	N51°08'52"W	35.26'
L76	N23°25'50"W	58.22'
L77	N13°57'25"W	51.64'
L78	N06°36'53"W	44.94'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N27°12'42"W	64.84'
L80	N18°08'02"W	47.62'
L81	N67°30'04"W	47.35'
L82	N81°18'26"E	108.60'
L83	S12°50'18"E	52.06'
L84	S89°15'07"E	67.49'
L85	N00°44'23"E	51.67'
L86	N89°58'54"E	79.71'
L87	S84°27'03"W	58.97'
L88	S60°24'12"E	51.19'
L89	S02°34'02"E	43.80'
L90	S48°23'27"W	42.12'
L91	N23°19'23"W	81.12'
L92	N37°16'22"E	28.30'
L93	N37°36'35"E	48.47'
L94	N50°52'35"W	24.26'
L95	N46°33'50"W	24.33'
L96	N12°28'42"W	31.59'
L97	N13°14'58"E	24.13'
L98	N28°07'06"E	8.70'
L99	S06°25'32"W	27.25'
L100	S19°44'33"E	32.68'
L101	S44°40'06"E	42.28'
L102	S33°17'45"W	7.34'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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Oct 8, 2020 @ 8:25AM X:\1046\Legal\1046_Anclothe-ROS area-rev1.dwg - jbeckman

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LEGAL DESCRIPTION:**PARCEL 1**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 452.11 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 297.32 FEET; THENCE SOUTH 70°20'01" WEST, FOR 112.53 FEET; THENCE NORTH 66°10'27" WEST, FOR 30.99 FEET; THENCE NORTH 09°10'00" WEST, FOR 51.06 FEET; THENCE NORTH 46°41'37" WEST, FOR 42.44 FEET; THENCE NORTH 32°32'36" WEST, FOR 39.13 FEET; THENCE NORTH 23°40'02" WEST, FOR 47.58 FEET; THENCE NORTH 45°32'27" WEST, FOR 39.41 FEET; THENCE NORTH 32°34'48" WEST, FOR 52.58 FEET; THENCE NORTH 24°23'38" WEST, FOR 34.03 FEET; THENCE NORTH 00°27'35" EAST, FOR 46.35 FEET; THENCE SOUTH 75°16'06" WEST, FOR 42.52 FEET; THENCE NORTH 28°21'18" WEST, FOR 44.60 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 271.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.380 ACRES.

TOGETHER WITH:**PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

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TRINITY, FLORIDA 34655

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www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

SECTION 7, NORTH 85°37'45" WEST, FOR 733.95 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 74°12'35" WEST, FOR 50.42 FEET; THENCE NORTH 81°40'29" WEST, FOR 74.37 FEET; THENCE NORTH 61°43'31" WEST, FOR 30.23 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 149.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.039 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 24.93 FEET; THENCE NORTH 61°43'31" WEST, FOR 46.95 FEET; THENCE NORTH 25°06'22" EAST, FOR 96.95 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 85.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.052 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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Engineer # - CA No. 33088
Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 132.36 FEET; THENCE SOUTH 89°53'24" WEST, FOR 49.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°46'26" WEST, FOR 32.60 FEET; THENCE NORTH 57°59'34" EAST, FOR 24.67 FEET; THENCE SOUTH 07°20'03" EAST, FOR 33.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 301.40 FEET; THENCE SOUTH 89°53'24" WEST, FOR 115.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°58'20" WEST, FOR 24.98 FEET; THENCE SOUTH 00°40'43" EAST, FOR 61.55 FEET; THENCE SOUTH 13°19'15" EAST, FOR 74.02 FEET; THENCE NORTH 63°10'42" WEST, FOR 51.45 FEET; THENCE SOUTH 17°01'02" WEST, FOR 21.06 FEET TO REFERENCE POINT "A"; THENCE SOUTH 35°28'18" EAST, FOR 59.22 FEET; THENCE SOUTH 49°59'12" EAST, FOR 49.96 FEET; THENCE SOUTH 15°08'31" WEST, FOR

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

46.09 FEET; THENCE SOUTH 11°25'46" WEST, FOR 52.51 FEET; THENCE SOUTH 55°20'44" WEST, FOR 101.07 FEET; THENCE SOUTH 14°07'56" WEST, FOR 125.80 FEET; THENCE SOUTH 77°11'58" EAST, FOR 18.80 FEET; THENCE NORTH 11°39'30" EAST, FOR 51.11 FEET; THENCE NORTH 68°42'23" EAST, FOR 75.40 FEET; THENCE SOUTH 48°38'50" EAST, FOR 32.15 FEET; THENCE NORTH 54°34'44" EAST, FOR 48.69 FEET; THENCE NORTH 88°08'07" EAST, FOR 48.71 FEET; THENCE SOUTH 08°47'04" WEST, FOR 36.33 FEET; THENCE SOUTH 20°20'48" EAST, FOR 85.92 FEET; THENCE SOUTH 10°14'29" EAST, FOR 46.59 FEET; THENCE SOUTH 10°42'32" EAST, FOR 119.25 FEET; THENCE SOUTH 18°58'41" WEST, FOR 29.66 FEET; THENCE SOUTH 82°31'29" WEST, FOR 25.14 FEET; THENCE SOUTH 39°51'39" WEST, FOR 16.05 FEET; THENCE SOUTH 52°25'10" EAST, FOR 46.60 FEET; THENCE SOUTH 38°57'33" WEST, FOR 72.49 FEET; THENCE SOUTH 56°27'26" WEST, FOR 65.29 FEET; THENCE SOUTH 82°15'04" WEST, FOR 55.68 FEET; THENCE SOUTH 87°33'05" WEST, FOR 52.57 FEET; THENCE NORTH 56°41'29" WEST, FOR 72.99 FEET; THENCE NORTH 57°06'24" WEST, FOR 40.67 FEET TO REFERENCE POINT "B"; THENCE NORTH 74°15'21" WEST, FOR 41.97 FEET; THENCE NORTH 62°44'29" WEST, FOR 47.26 FEET; THENCE NORTH 80°44'26" WEST, FOR 14.12 FEET; THENCE NORTH 19°06'21" WEST, FOR 62.81 FEET; THENCE NORTH 40°52'16" EAST, FOR 27.66 FEET; THENCE NORTH 04°31'21" EAST, FOR 49.92 FEET; THENCE NORTH 47°37'02" EAST, FOR 68.95 FEET; THENCE NORTH 45°07'48" EAST, FOR 25.87 FEET; THENCE NORTH 55°08'22" WEST, FOR 40.54 FEET; THENCE NORTH 35°11'54" EAST, FOR 33.20 FEET; THENCE NORTH 16°51'01" EAST, FOR 38.80 FEET; THENCE NORTH 11°41'19" EAST, FOR 55.77 FEET; THENCE NORTH 25°28'51" EAST, FOR 44.57 FEET; THENCE NORTH 47°15'11" EAST, FOR 42.05 FEET; THENCE NORTH 22°14'40" EAST, FOR 41.30 FEET; THENCE NORTH 01°09'28" WEST, FOR 28.51 FEET; THENCE NORTH 51°08'52" WEST, FOR 35.26 FEET; THENCE NORTH 23°25'50" WEST, FOR 58.22 FEET; THENCE NORTH 13°57'25" WEST, FOR 51.64 FEET; THENCE NORTH 06°36'53" WEST, FOR 44.94 FEET; THENCE NORTH 27°12'42" WEST, FOR 64.84 FEET; THENCE NORTH 18°08'02" WEST, FOR 47.62 FEET; THENCE NORTH 67°30'04" WEST, FOR 47.35 FEET; THENCE NORTH 81°18'26" EAST, FOR 108.60 FEET; THENCE SOUTH 12°50'18" EAST, FOR 52.06 FEET; THENCE SOUTH 89°15'07" EAST, FOR 67.49 FEET; THENCE NORTH 00°44'23" EAST, FOR 51.67 FEET; THENCE NORTH 89°58'54" EAST, FOR 79.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5A:

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A"; THENCE SOUTH 84°27'03" WEST, FOR 58.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°24'12" EAST, FOR 51.19 FEET; THENCE

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

SOUTH 02°34'02" EAST, FOR 43.80 FEET; THENCE SOUTH 48°23'27" WEST, FOR 42.12 FEET; THENCE NORTH 23°19'23" WEST, FOR 81.12 FEET; THENCE NORTH 37°16'22" EAST, FOR 28.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5B:

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "B"; THENCE NORTH 37°36'35" EAST, FOR 48.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°52'35" WEST, FOR 24.26 FEET; THENCE NORTH 46°33'50" WEST, FOR 24.33 FEET; THENCE NORTH 12°28'42" WEST, FOR 31.59 FEET; THENCE NORTH 13°14'58" EAST, FOR 24.13 FEET; THENCE NORTH 28°07'06" EAST, FOR 8.70 FEET; THENCE SOUTH 06°25'32" WEST, FOR 27.25 FEET; THENCE SOUTH 19°44'33" EAST, FOR 32.68 FEET; THENCE SOUTH 44°40'06" EAST, FOR 42.28 FEET; THENCE SOUTH 33°17'45" WEST, FOR 7.34 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL 5 CONTAINING 4.511 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 5.991 ACRES

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 2- 8.568 ACRES**

**FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL &
PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY**

Oct 8, 2020 @ 8:25AM @ \1046\Legal\1046_Anclothe-Expanded ROS area.dwg - jbeckman

KEY MAP



ANCLOTE HARBOR

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION:

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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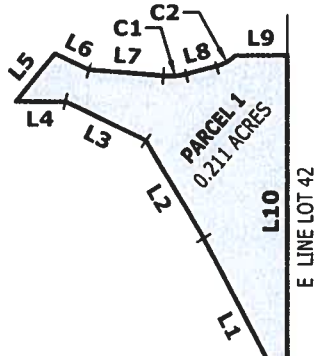
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

THIS IS NOT A SURVEY

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 7



LOT 43
PB H-1, PG 116

POB PARCEL 1

LOT 42
PB H-1, PG 116

POC PARCELS 1 THRU 9
NE CORNER SECTION 7

SECTION 6
SECTION 7

S00°06'36"E 25.08'
(PARCELS 8 & 9)

S'LY EXT OF E LINE LOT 42

BLOCK 90
PB 4, PG 79

S R/W PER ORB 2, PG 227
N85°37'45"W
431.31' (PARCELS 8 & 9)

(BEARING BASIS)
N85°37'45"W 2656.07' (OA)
N LINE OF THE NW 1/4 OF SECTION 7
N85°37'45"W 885.38'

HAYS ROAD

E LINE OF
BLOCK 90

S14°36'06"E 474.15'
(PARCELS 8 & 9)

BLOCK 89
PB 4, PG 79

BLOCK 96
PB 4, PG 79

BLOCK 95
PB 4, PG 79

MATCH LINE - SEE SHEET 8

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

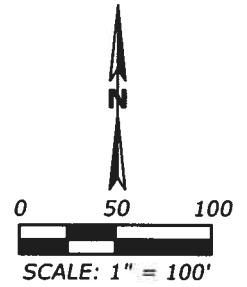
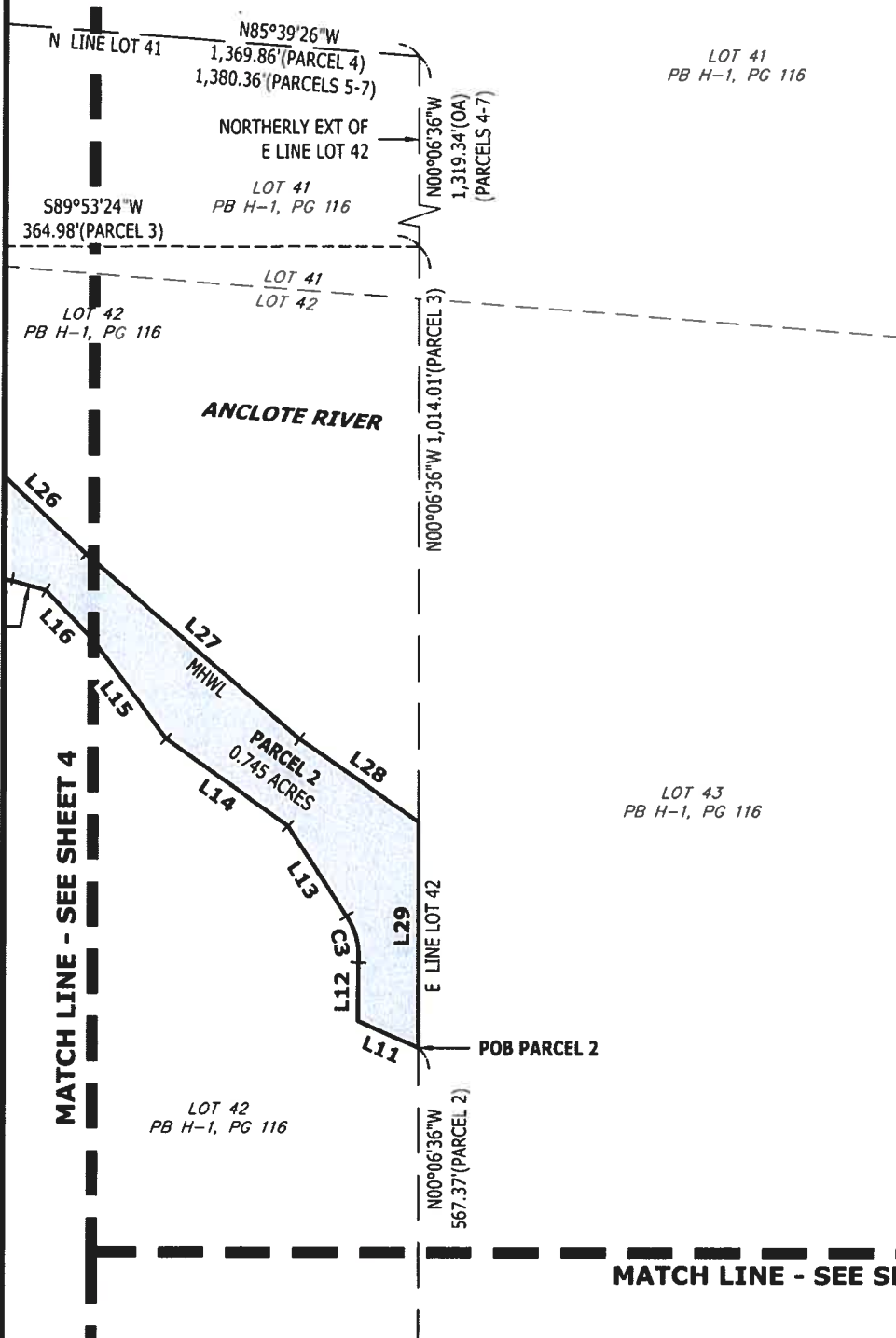


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PROJECT NAME

ANCHOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

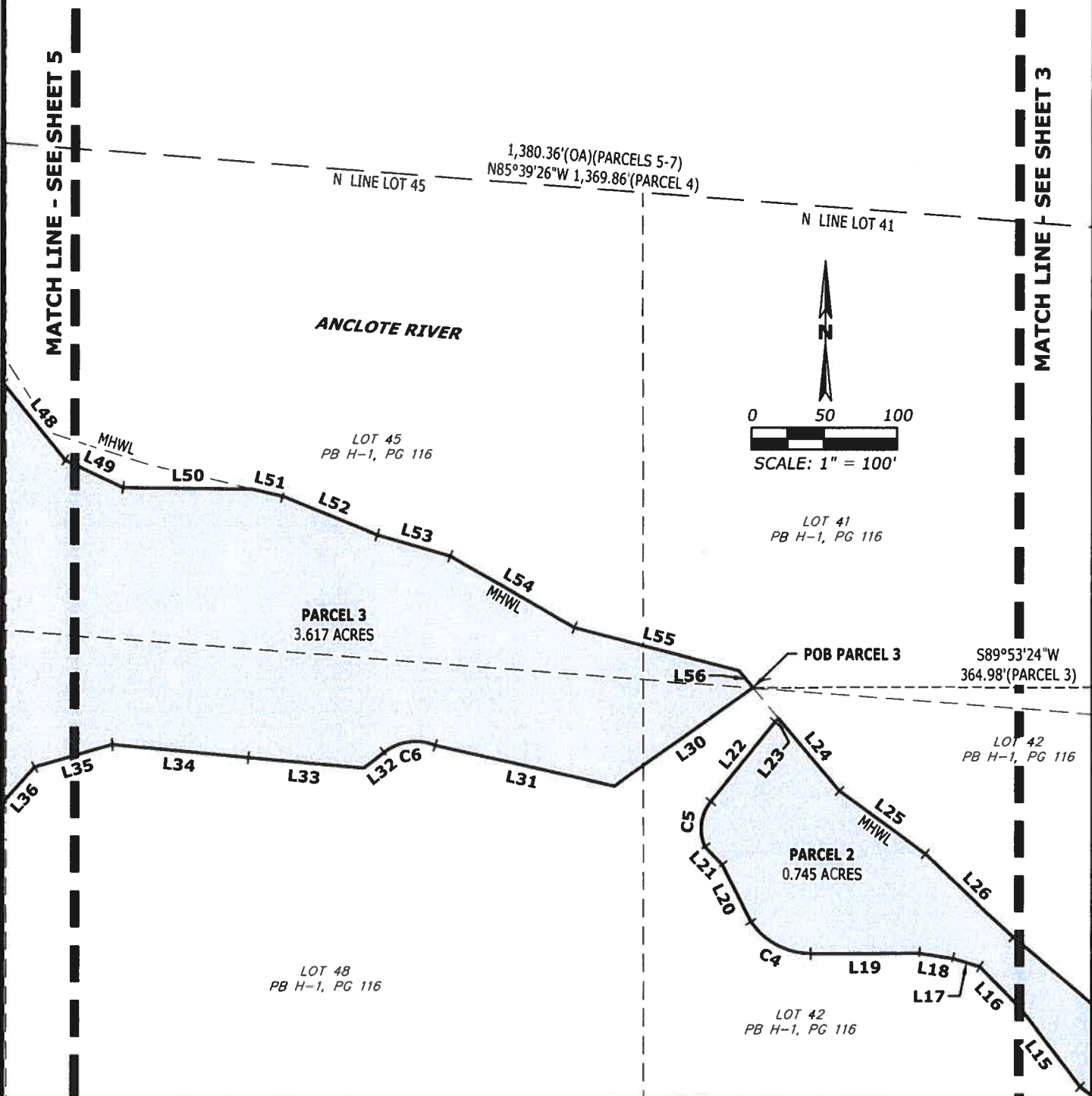


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PROJECT NAME

ANCLOSE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



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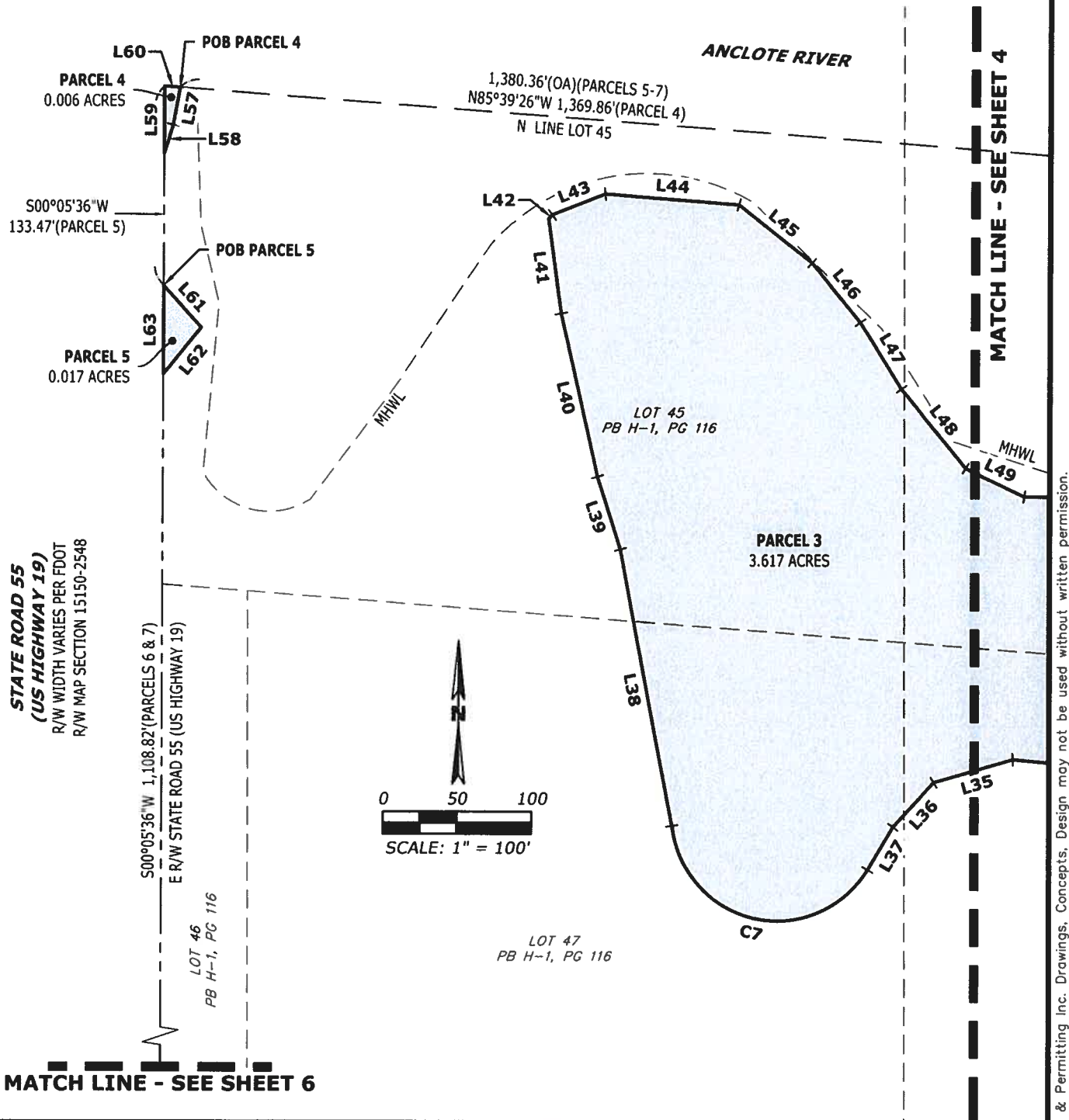
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Oct 8, 2020 @ 8:25AM X:\1046\Legal\1046_Anclose-Expanded ROS area.dwg - jbeckman

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PROJECT NAME

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MATCH LINE - SEE SHEET 5

50°05'36"W 1,108.82'(PARCELS 6 & 7)
E R/W STATE ROAD 55 (US HIGHWAY 19)

L64

LOT 46
PB H-1, PG 116

NORTHERLY LINE OF
ORB 20382, PG 1516

C9(PARCEL 6)
POB PARCEL 6
PARCEL 6
0.020 ACRES

L65

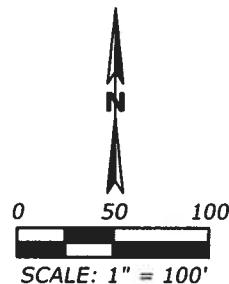
L66

C10

C11(OA)
(PARCEL 7)

ORB 20382
PG 1516

LOT 47
PB H-1, PG 116



SECTION 6
SECTION 7

STATE ROAD 55
(US HIGHWAY 19)
R/W WIDTH VARIES PER FDOT
R/W MAP SECTION 15150-2548

POB PARCEL 7
EASTERLY LINE OF
ORB 20382, PG 1516

BLOCK 93

SOUTHERLY LINE OF
ORB 20382, PG 1516

BLOCK 97
PB 4, PG 79

C12

L68

L69

L70

L71

L72

L81

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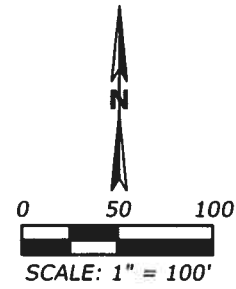
L-212

L-213

THIS IS NOT A SURVEY

MATCH LINE - SEE SHEET 6

LOT 48
PB H-1, PG 116



LOT 42
PB H-1, PG 116

MATCH LINE - SEE SHEET 2

L70
L71
L72

SECTION 6
SECTION 7

PARCEL 7
0.206 ACRES
L73
L74

BLOCK 97
PB 4, PG 79

FORMER JAPONICA AVENUE
PER PB 4, PG 79
VACATED BY ORB 3270, PG 380

BLOCK 96
PB 4, PG 79

BLOCK 91
PB 4, PG 79

BLOCK 96
PB 4, PG 79

PARCEL 8
3.483 ACRES
L146 L147 L148 C24 L149 L150 L151 L152 C26 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177

MATCH LINE - SEE SHEET 8

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

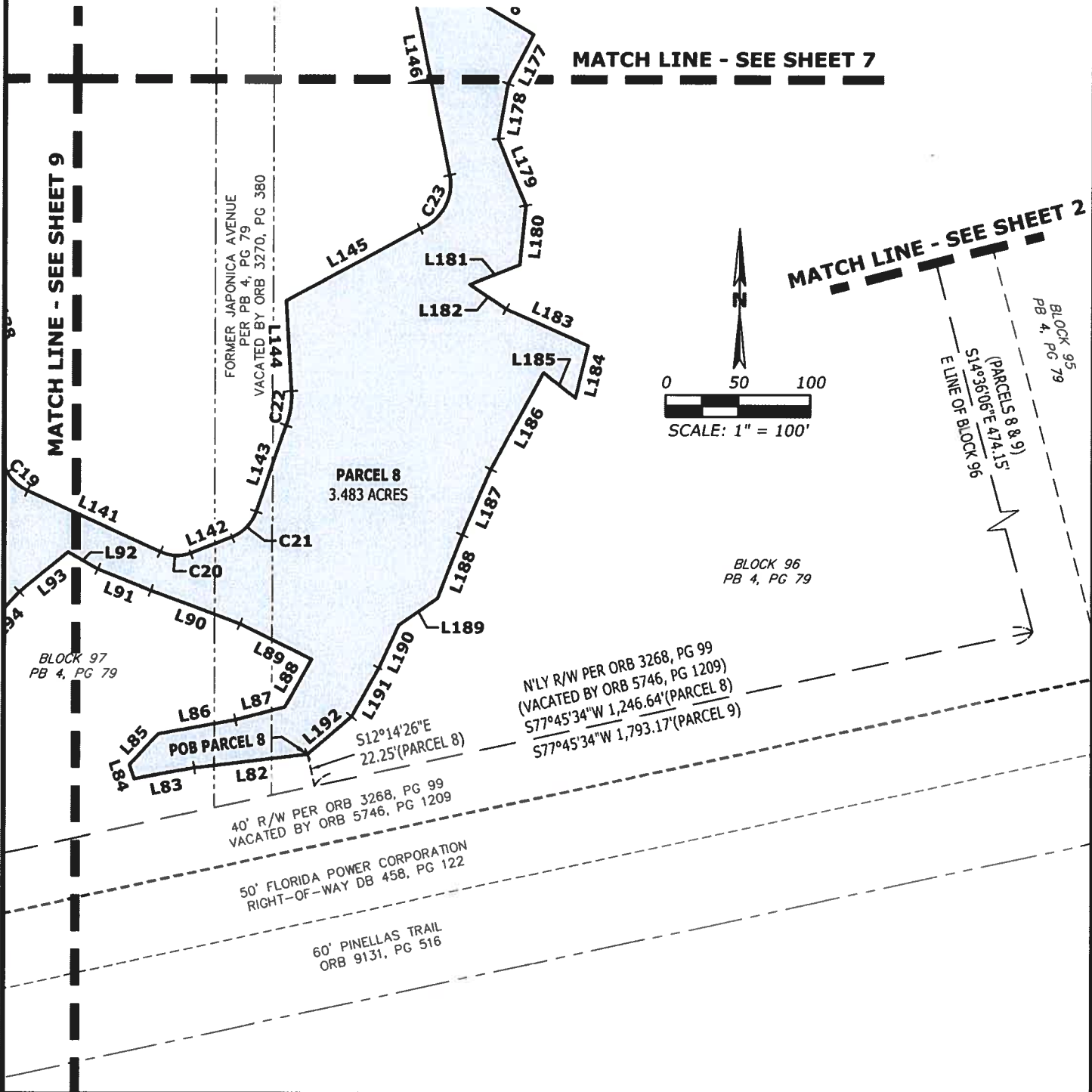


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SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



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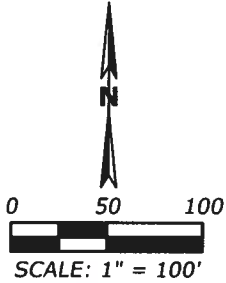
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MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8



STATE ROAD 55
(US HIGHWAY 19)
R/W WIDTH VARIES PER FDOT
R/W MAP SECTION 15150-2548

E R/W STATE ROAD 55 (US HIGHWAY 19)

BLOCK 97
PB 4, PG 79

PARCEL 8
3.483 ACRES

BLOCK 97
PB 4, PG 79

RIGHT-OF-WAY PER
ORB 6222, PG 2159

FORMER NORTH BOULEVARD
PER PB 4, PG 79
VACATED BY ORB 3270, PG 380

BLOCK 98
PB 4, PG 79

PARCEL 9
0.263 ACRES

N'LY R/W PER ORB 3268, PG 99
(VACATED BY ORB 5746, PG 1209)

S77°45'34"W 1,793.17'(PARCEL 9)
40' R/W PER ORB 3268, PG 99
VACATED BY ORB 5746, PG 1209

50' FLORIDA POWER CORPORATION
RIGHT-OF-WAY DB 458, PG 122

60' PINELLAS TRAIL
ORB 9131, PG 516

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°53'29"W	93.45'
L2	N30°55'14"W	59.03'
L3	N63°50'53"W	46.40'
L4	S89°58'54"W	25.73'
L5	N38°58'18"E	32.15'
L6	S63°50'52"E	19.43'
L7	S85°39'09"E	39.09'
L8	N75°42'28"E	16.49'
L9	N89°39'45"E	26.97'
L10	S00°06'36"E	177.73'
L11	N66°32'13"W	37.18'
L12	N00°20'47"E	32.67'
L13	N33°09'40"W	60.05'
L14	N54°34'03"W	83.66'
L15	N36°53'49"W	68.48'
L16	N43°42'51"W	38.31'
L17	N73°59'56"W	19.66'
L18	N80°49'49"W	23.58'
L19	S89°43'41"W	74.48'
L20	N26°50'07"W	43.92'
L21	N44°16'23"W	17.17'
L22	N39°02'09"E	70.42'
L23	N49°33'26"E	3.35'
L24	S40°06'30"E	64.77'
L25	S53°51'17"E	73.13'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S46°37'30"E	83.26'
L27	S49°22'27"E	157.84'
L28	S55°15'54"E	81.07'
L29	S00°06'36"E	125.90'
L30	S54°31'23"W	116.61'
L31	N77°18'30"W	126.47'
L32	S52°17'56"W	17.88'
L33	N84°51'49"W	79.54'
L34	N84°26'50"W	94.19'
L35	S73°41'10"W	55.63'
L36	S42°23'51"W	40.55'
L37	S30°34'46"W	33.27'
L38	N10°43'38"W	188.57'
L39	N17°50'15"W	51.00'
L40	N12°44'43"W	112.14'
L41	N07°39'37"W	63.98'
L42	N41°40'47"E	3.51'
L43	N68°41'17"E	38.48'
L44	S85°28'02"E	89.80'
L45	S51°59'53"E	63.11'
L46	S39°19'56"E	51.48'
L47	S31°38'10"E	52.31'
L48	S39°09'56"E	68.34'
L49	S64°46'55"E	44.06'
L50	S89°21'56"E	89.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S76°59'52"E	21.64'
L52	S67°42'49"E	69.88'
L53	S74°06'18"E	52.70'
L54	S60°04'55"E	98.25'
L55	S75°24'02"E	116.68'
L56	S40°06'30"E	15.22'
L57	S10°19'55"W	25.52'
L58	S17°12'40"W	20.15'
L59	N00°05'36"E	45.15'
L60	S85°39'26"E	10.50'
L61	S41°51'26"E	37.82'
L62	S39°07'29"W	40.15'
L63	N00°05'36"E	59.32'
L64	S89°54'24"E	56.74'
L65	N03°00'47"E	8.73'
L66	S62°51'49"E	49.85'
L67	S21°43'38"E	31.46'
L68	S60°43'16"E	48.61'
L69	S43°28'16"E	20.94'
L70	S72°30'38"E	21.71'
L71	S30°00'00"E	3.43'
L72	S05°18'47"W	11.18'
L73	S38°20'09"E	117.42'
L74	S34°00'08"W	89.62'
L75	S81°55'58"W	79.91'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N28°45'30"E	6.83'
L77	N64°28'34"E	82.52'
L78	N35°10'39"E	67.67'
L79	N33°40'33"W	94.86'
L80	S88°11'44"E	12.62'
L81	N40°04'21"W	94.70'
L82	S83°06'27"W	79.09'
L83	S79°38'52"W	41.73'
L84	N19°21'59"W	10.25'
L85	N43°19'27"E	29.38'
L86	N79°34'27"E	53.82'
L87	N75°43'04"E	35.25'
L88	N28°58'55"E	37.68'
L89	N63°54'43"W	55.12'
L90	N69°36'40"W	65.43'
L91	N68°11'34"W	39.64'
L92	N60°08'41"W	23.71'
L93	S50°54'07"W	43.46'
L94	S42°34'28"W	39.50'
L95	S15°51'40"W	59.10'
L96	S61°58'58"W	30.35'
L97	S47°55'50"W	86.37'
L98	S34°37'47"W	31.44'
L99	N82°29'18"W	14.44'
L100	N00°38'51"W	42.65'

PROJECT NAME

ANCLOTE HARBOR

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LINE TABLE		
LINE	BEARING	LENGTH
L101	N64°24'52"E	30.53'
L102	N18°55'47"E	39.77'
L103	S60°11'47"E	39.08'
L104	N00°38'19"W	33.02'
L105	N30°43'06"W	44.91'
L106	S64°35'49"W	25.25'
L107	N36°49'40"W	47.53'
L108	N04°35'58"E	38.99'
L109	N05°27'16"W	76.40'
L110	N00°20'49"E	23.62'
L111	N05°56'55"W	114.94'
L112	N03°37'24"W	37.17'
L113	N10°46'58"W	58.87'
L114	N42°24'27"E	10.60'
L115	S43°18'22"E	27.60'
L116	S50°13'45"E	24.76'
L117	S37°24'15"E	78.72'
L118	S07°08'37"W	54.01'
L119	S01°18'53"W	27.20'
L120	S86°42'57"E	18.82'
L121	N54°36'14"E	46.12'
L122	N13°40'44"E	28.34'
L123	N37°22'17"W	57.11'
L124	N42°37'54"W	17.16'
L125	S80°42'57"W	8.93'

LINE TABLE		
LINE	BEARING	LENGTH
L126	N31°55'17"E	28.22'
L127	N21°39'34"W	139.83'
L128	N01°54'36"W	63.75'
L129	N28°45'30"E	15.80'
L130	N90°00'00"E	26.32'
L131	S32°12'05"W	14.31'
L132	S02°40'41"E	41.15'
L133	S22°55'56"E	36.30'
L134	S47°27'22"E	15.38'
L135	S63°20'26"E	43.42'
L136	S03°03'31"E	47.55'
L137	S03°23'37"W	75.28'
L138	S16°32'26"E	58.53'
L139	S18°41'26"W	30.42'
L140	S23°56'07"E	29.38'
L141	S65°34'49"E	101.13'
L142	N68°31'13"E	30.90'
L143	N19°01'38"E	62.80'
L144	N03°16'53"W	62.62'
L145	N61°41'45"E	104.44'
L146	N11°28'57"W	170.18'
L147	N26°10'54"E	23.56'
L148	N69°50'23"E	17.38'
L149	N11°22'54"W	178.95'
L150	N72°51'19"E	43.73'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N67°07'50"E	54.84'
L152	N00°00'00"E	31.12'
L153	N03°45'54"W	39.01'
L154	N07°21'49"E	75.39'
L155	N82°05'49"E	18.16'
L156	S51°24'26"E	27.46'
L157	S80°07'58"W	18.39'
L158	S03°11'23"W	57.62'
L159	S07°00'44"W	30.04'
L160	S21°01'22"W	53.86'
L161	S08°36'59"E	70.20'
L162	S70°13'39"W	32.19'
L163	S79°19'48"W	37.12'
L164	S72°41'25"W	56.23'
L165	S12°12'36"E	53.06'
L166	S11°08'14"E	34.26'
L167	S31°48'18"E	34.92'
L168	S44°01'19"E	31.32'
L169	S53°05'45"E	44.35'
L170	S24°19'48"E	40.26'
L171	S03°36'01"W	32.04'
L172	N86°14'31"W	20.78'
L173	N78°01'07"W	73.53'
L174	S64°01'43"W	28.92'
L175	S10°13'45"E	38.86'

LINE TABLE		
LINE	BEARING	LENGTH
L176	S59°26'30"E	61.25'
L177	S27°09'45"W	38.21'
L178	S09°54'46"W	38.44'
L179	S22°24'17"E	49.66'
L180	S05°31'28"W	41.14'
L181	S68°24'07"W	36.55'
L182	S56°03'15"E	29.95'
L183	S65°59'09"E	61.94'
L184	S13°45'32"W	37.09'
L185	N51°56'52"W	28.05'
L186	S28°17'23"W	75.44'
L187	S23°18'33"W	49.15'
L188	S21°02'11"W	46.65'
L189	S55°42'00"W	32.94'
L190	S24°59'14"W	32.53'
L191	S29°22'00"W	38.38'
L192	S48°48'30"W	39.66'
L193	S77°45'34"W	163.72'
L194	N00°05'36"E	104.56'
L195	S58°55'20"E	55.18'
L196	N79°35'48"E	40.82'
L197	N64°05'51"E	53.33'
L198	S32°49'12"E	48.85'
L199	S03°44'30"W	31.04'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	33.85'	20°00'18"	11.82'	N85°42'37"E	11.76'
C2	23.77'	27°16'23"	11.31'	N60°45'11"E	11.21'
C3	40.99'	37°56'39"	27.14'	N14°11'20"W	26.65'
C4	50.11'	55°48'17"	48.80'	N62°04'01"W	46.90'
C5	29.93'	63°02'44"	32.93'	N07°30'47"E	31.29'
C6	35.43'	60°15'04"	37.26'	S82°25'28"W	35.57'
C7	70.96'	143°28'24"	177.69'	N77°29'23"W	134.77'
C8	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C9	374.00'	3°00'56"	19.68'	S45°35'37"E	19.68'
C10	374.00'	10°54'46"	71.23'	N52°33'27"W	71.13'
C11	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C12	35.00'	20°35'49"	12.58'	S70°58'05"E	12.51'
C13	38.79'	51°18'42"	34.74'	S56°16'37"W	33.59'
C14	35.00'	20°35'49"	12.58'	N50°22'16"W	12.51'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C15	25.44'	35°12'25"	15.63'	S14°55'31"W	15.39'
C16	30.52'	18°07'25"	9.65'	S13°52'13"E	9.61'
C17	34.61'	69°42'31"	42.11'	S37°54'47"E	39.56'
C18	25.50'	45°26'01"	20.22'	S01°13'07"E	19.69'
C19	30.63'	36°09'55"	19.33'	S47°29'52"E	19.01'
C20	25.10'	48°30'20"	21.25'	S87°13'37"E	20.62'
C21	28.86'	49°28'22"	24.92'	N43°45'50"E	24.15'
C22	57.90'	23°34'22"	23.82'	N08°30'18"E	23.65'
C23	32.53'	80°54'25"	45.93'	N28°58'15"E	42.21'
C24	34.84'	83°21'23"	50.69'	N30°17'47"E	46.34'
C25	27.08'	68°04'02"	32.17'	N34°02'01"E	30.31'
C26	20.00'	65°44'29"	22.95'	S29°06'21"W	21.71'
C27	29.16'	54°36'47"	27.79'	N34°40'12"E	26.75'

LEGEND

EXT = EXTENSION
 FDOT = FLORIDA DEPARTMENT OF
 TRANSPORTATION
 MHWL = MEAN HIGH WATER LINE
 N'LY = NORTHERLY
 OA = OVERALL
 ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 RD = ROAD
 R/W = RIGHT-OF-WAY
 S'LY = SOUTHERLY

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LEGAL DESCRIPTION:**PARCEL 1**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 147.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°53'29" WEST, FOR 93.45 FEET; THENCE NORTH 30°55'14" WEST, FOR 59.03 FEET; THENCE NORTH 63°50'53" WEST, FOR 46.40 FEET; THENCE SOUTH 89°58'54" WEST, FOR 25.73 FEET; THENCE NORTH 38°58'18" EAST, FOR 32.15 FEET; THENCE SOUTH 63°50'52" EAST, FOR 19.43 FEET; THENCE SOUTH 85°39'09" EAST, FOR 39.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 11.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.85 FEET, A CENTRAL ANGLE OF 20°00'18", AND A CHORD BEARING AND DISTANCE OF NORTH 85°42'37" EAST, FOR 11.76 FEET; THENCE NORTH 75°42'28" EAST, FOR 16.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 11.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.77 FEET, A CENTRAL ANGLE OF 27°16'23", AND A CHORD BEARING AND DISTANCE OF NORTH 60°45'11" EAST, FOR 11.21 FEET; THENCE NORTH 89°39'45" EAST, FOR 26.97 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 177.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.211 ACRES.

TOGETHER WITH:**PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 567.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°32'13" WEST, FOR 37.18 FEET; THENCE NORTH 00°20'47" EAST, FOR 32.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 27.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.99 FEET, A CENTRAL ANGLE OF 37°56'39", AND A CHORD BEARING AND DISTANCE OF NORTH 14°11'20" WEST, FOR 26.65 FEET; THENCE NORTH 33°09'40" WEST, FOR 60.05 FEET; THENCE NORTH 54°34'03" WEST, FOR 83.66 FEET; THENCE NORTH 36°53'49" WEST, FOR 68.48 FEET; THENCE NORTH 43°42'51" WEST, FOR 38.31 FEET; THENCE NORTH 73°59'56" WEST, FOR 19.66 FEET; THENCE NORTH 80°49'49" WEST, FOR 23.58 FEET; THENCE SOUTH 89°43'41" WEST, FOR 74.48 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 48.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.11 FEET, A CENTRAL ANGLE OF 55°48'17", AND A CHORD BEARING AND DISTANCE OF NORTH 62°04'01" WEST, FOR 46.90 FEET; THENCE NORTH 26°50'07" WEST, FOR 43.92 FEET; THENCE NORTH 44°16'23" WEST, FOR 17.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 32.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.93 FEET, A CENTRAL ANGLE OF 63°02'44", AND A CHORD BEARING AND DISTANCE OF NORTH 07°30'47" EAST, FOR 31.29 FEET; THENCE NORTH 39°02'09" EAST, FOR 70.42 FEET; THENCE NORTH 49°33'26" EAST, FOR 3.35 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 40°06'30" EAST, FOR 64.77 FEET; (2) SOUTH 53°51'17" EAST, FOR 73.13 FEET; (3) SOUTH 46°37'30" EAST, FOR 83.26 FEET; (4) SOUTH 49°22'27" EAST, FOR 157.84 FEET; (5) SOUTH 55°15'54" EAST, FOR 81.07 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 125.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.745 ACRES.

TOGETHER WITH:**PARCEL 3**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 1,014.01 FEET; THENCE SOUTH 89°53'24" WEST, FOR 364.98 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 54°31'23" WEST, FOR 116.61 FEET; THENCE NORTH 77°18'30" WEST, FOR 126.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 37.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.43 FEET, A CENTRAL ANGLE OF 60°15'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'28" WEST, FOR 35.57 FEET; THENCE SOUTH 52°17'56" WEST, FOR 17.88 FEET; THENCE NORTH 84°51'49" WEST, FOR 79.54 FEET; THENCE NORTH 84°26'50" WEST, FOR 94.19 FEET; THENCE SOUTH 73°41'10" WEST, FOR 55.63 FEET; THENCE SOUTH 42°23'51" WEST, FOR 40.55 FEET; THENCE SOUTH 30°34'46" WEST, FOR 33.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 177.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.96 FEET, A CENTRAL ANGLE OF 143°28'24", AND A CHORD BEARING AND DISTANCE OF NORTH 77°29'23" WEST, FOR 134.77 FEET; THENCE NORTH 10°43'38" WEST, FOR 188.57 FEET; THENCE NORTH 17°50'15" WEST, FOR 51.00 FEET; THENCE NORTH 12°44'43" WEST, FOR 112.14 FEET; THENCE NORTH 07°39'37" WEST, FOR 63.98 FEET; THENCE NORTH 41°40'47" EAST, FOR 3.51 FEET; THENCE NORTH 68°41'17" EAST, FOR 38.48 FEET; THENCE SOUTH 85°28'02" EAST, FOR 89.80 FEET; THENCE SOUTH 51°59'53" EAST, FOR 63.11 FEET; THENCE SOUTH 39°19'56" EAST, FOR 51.48 FEET; THENCE SOUTH 31°38'10" EAST, FOR 52.31 FEET; THENCE SOUTH 39°09'56" EAST, FOR 68.34 FEET; THENCE SOUTH 64°46'55" EAST, FOR 44.06 FEET; THENCE SOUTH 89°21'56" EAST, FOR 89.11 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 76°59'52" EAST, FOR 21.64 FEET; (2) SOUTH 67°42'49" EAST, FOR 69.88 FEET; (3) SOUTH 74°06'18" EAST, FOR 52.70 FEET; (4) SOUTH 60°04'55" EAST, FOR 98.25 FEET; (5) SOUTH 75°24'02" EAST, FOR 116.68 FEET; (6) SOUTH 40°06'30" EAST, FOR 15.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.617 ACRES.

TOGETHER WITH:**PARCEL 4**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,369.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°19'55" WEST, FOR 25.52 FEET; THENCE SOUTH 17°12'40" WEST, FOR 20.15 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 45.15 FEET TO AFORESAID NORTH LINE OF LOT 45; THENCE ALONG SAID NORTH LINE, SOUTH 85°39'26" EAST, FOR 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

TOGETHER WITH:**PARCEL 5**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND

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LEGAL DESCRIPTION: (CONTINUED)

TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 133.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°51'26" EAST, FOR 37.82 FEET; THENCE SOUTH 39°07'29" WEST, FOR 40.15 FEET TO AFORESAID EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19); THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 59.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.017 ACRES.

TOGETHER WITH:**PARCEL 6**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE

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LEGAL DESCRIPTION: (CONTINUED)

LEFT; (3) SOUTHEASTERLY 19.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 03°00'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°35'37" EAST, FOR 19.68 FEET TO A POINT ON A CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE NORTH 03°00'47" EAST, FOR 8.73 FEET; THENCE SOUTH 62°51'49" EAST, FOR 49.85 FEET; THENCE SOUTH 21°43'38" EAST, FOR 31.46 FEET TO AFORESAID NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTHERLY LINE, NORTHWESTERLY 71.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 10°54'46", AND A CHORD BEARING AND DISTANCE OF NORTH 52°33'27" WEST, FOR 71.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.020 ACRES.

TOGETHER WITH:**PARCEL 7**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE

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LEGAL DESCRIPTION: (CONTINUED)

OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) SOUTHEASTERLY 242.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 37°10'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°40'34" EAST, FOR 238.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (4) EASTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°58'05" EAST, FOR 12.51 FEET TO A POINT ON A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING; THENCE SOUTH 60°43'16" EAST, FOR 48.61 FEET; THENCE SOUTH 43°28'16" EAST, FOR 20.94 FEET; THENCE SOUTH 72°30'38" EAST, FOR 21.71 FEET; THENCE SOUTH 30°00'00" EAST, FOR 3.43 FEET; THENCE SOUTH 05°18'47" WEST, FOR 11.18 FEET; THENCE SOUTH 38°20'09" EAST, FOR 117.42 FEET; THENCE SOUTH 34°00'08" WEST, FOR 89.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 34.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.79 FEET, A CENTRAL ANGLE OF 51°18'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 56°16'37" WEST, FOR 33.59 FEET; THENCE SOUTH 81°55'58" WEST, FOR 79.91 FEET; THENCE NORTH 28°45'30" EAST, FOR 6.83 FEET; THENCE NORTH 64°28'34" EAST, FOR 82.52 FEET; THENCE NORTH 35°10'39" EAST, FOR 67.67 FEET; THENCE NORTH 33°40'33" WEST, FOR 94.86 FEET TO A SOUTHERLY LINE OF AFORESAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°11'44" EAST, FOR 12.62 FEET; (2) NORTH 40°04'21" WEST, FOR 94.70 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHWESTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF NORTH 50°22'16" WEST, FOR 12.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.206 ACRES.

TOGETHER WITH:**PARCEL 8**

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LEGAL DESCRIPTION: (CONTINUED)

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,246.64 FEET; THENCE NORTH 12°14'26" WEST, FOR 22.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°06'27" WEST, FOR 79.09 FEET; THENCE SOUTH 79°38'52" WEST, FOR 41.73 FEET; THENCE NORTH 19°21'59" WEST, FOR 10.25 FEET; THENCE NORTH 43°19'27" EAST, FOR 29.38 FEET; THENCE NORTH 79°34'27" EAST, FOR 53.82 FEET; THENCE NORTH 75°43'04" EAST, FOR 35.25 FEET; THENCE NORTH 28°58'55" EAST, FOR 37.68 FEET; THENCE NORTH 63°54'43" WEST, FOR 55.12 FEET; THENCE NORTH 69°36'40" WEST, FOR 65.43 FEET; THENCE NORTH 68°11'34" WEST, FOR 39.64 FEET; THENCE NORTH 60°08'41" WEST, FOR 23.71 FEET; THENCE SOUTH 50°54'07" WEST, FOR 43.46 FEET; THENCE SOUTH 42°34'28" WEST, FOR 39.50 FEET; THENCE SOUTH 15°51'40" WEST, FOR 59.10 FEET; THENCE SOUTH 61°58'58" WEST, FOR 30.35 FEET; THENCE SOUTH 47°55'50" WEST, FOR 86.37 FEET; THENCE SOUTH 34°37'47" WEST, FOR 31.44 FEET; THENCE NORTH 82°29'18" WEST, FOR 14.44 FEET; THENCE NORTH 00°38'51" WEST, FOR 42.65 FEET; THENCE NORTH 64°24'52" EAST, FOR 30.53 FEET; THENCE NORTH 18°55'47" EAST, FOR 39.77 FEET; THENCE SOUTH 60°11'47" EAST, FOR 39.08 FEET;

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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Engineer # - CA No. 33088
Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 00°38'19" WEST, FOR 33.02 FEET; THENCE NORTH 30°43'06" WEST, FOR 44.91 FEET; THENCE SOUTH 64°35'49" WEST, FOR 25.25 FEET; THENCE NORTH 36°49'40" WEST, FOR 47.53 FEET; THENCE NORTH 04°35'58" EAST, FOR 38.99 FEET; THENCE NORTH 05°27'16" WEST, FOR 76.40 FEET; THENCE NORTH 00°20'49" EAST, FOR 23.62 FEET; THENCE NORTH 05°56'55" WEST, FOR 114.94 FEET; THENCE NORTH 03°37'24" WEST, FOR 37.17 FEET; THENCE NORTH 10°46'58" WEST, FOR 58.87 FEET; THENCE NORTH 42°24'27" EAST, FOR 10.60 FEET; THENCE SOUTH 43°18'22" EAST, FOR 27.60 FEET; THENCE SOUTH 50°13'45" EAST, FOR 24.76 FEET; THENCE SOUTH 37°24'15" EAST, FOR 78.72 FEET; THENCE SOUTH 07°08'37" WEST, FOR 54.01 FEET; THENCE SOUTH 01°18'53" WEST, FOR 27.20 FEET; THENCE SOUTH 86°42'57" EAST, FOR 18.82 FEET; THENCE NORTH 54°36'14" EAST, FOR 46.12 FEET; THENCE NORTH 13°40'44" EAST, FOR 28.34 FEET; THENCE NORTH 37°22'17" WEST, FOR 57.11 FEET; THENCE NORTH 42°37'54" WEST, FOR 17.16 FEET; THENCE SOUTH 80°42'57" WEST, FOR 8.93 FEET; THENCE NORTH 31°55'17" EAST, FOR 28.22 FEET; THENCE NORTH 21°39'34" WEST, FOR 139.83 FEET; THENCE NORTH 01°54'36" WEST, FOR 63.75 FEET; THENCE NORTH 28°45'30" EAST, FOR 15.80 FEET; THENCE NORTH 90°00'00" EAST, FOR 26.32 FEET; THENCE SOUTH 32°12'05" WEST, FOR 14.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 15.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.44 FEET, A CENTRAL ANGLE OF 35°12'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'31" WEST, FOR 15.39 FEET; THENCE SOUTH 02°40'41" EAST, FOR 41.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 9.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.52 FEET, A CENTRAL ANGLE OF 18°07'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°52'13" EAST, FOR 9.61 FEET; THENCE SOUTH 22°55'56" EAST, FOR 36.30 FEET; THENCE SOUTH 47°27'22" EAST, FOR 15.38 FEET; THENCE SOUTH 63°20'26" EAST, FOR 43.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.61 FEET, A CENTRAL ANGLE OF 69°42'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°54'47" EAST, FOR 39.56 FEET; THENCE SOUTH 03°03'31" EAST, FOR 47.55 FEET; THENCE SOUTH 03°23'37" WEST, FOR 75.28 FEET; THENCE SOUTH 16°32'26" EAST, FOR 58.53 FEET; THENCE SOUTH 18°41'26" WEST, FOR 30.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 20.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 45°26'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'07" EAST, FOR 19.69 FEET; THENCE SOUTH 23°56'07" EAST, FOR 29.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 19.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.63 FEET, A CENTRAL ANGLE OF 36°09'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°29'52" EAST, FOR 19.01 FEET; THENCE SOUTH 65°34'49" EAST, FOR 101.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 21.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.10 FEET, A CENTRAL ANGLE OF 48°30'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°13'37" EAST, FOR 20.62 FEET; THENCE NORTH 68°31'13" EAST, FOR 30.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE

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LEGAL DESCRIPTION: (CONTINUED)

NORTHEASTERLY 24.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.86 FEET, A CENTRAL ANGLE OF 49°28'22", AND A CHORD BEARING AND DISTANCE OF NORTH 43°45'50" EAST, FOR 24.15 FEET; THENCE NORTH 19°01'38" EAST, FOR 62.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 23.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 23°34'22", AND A CHORD BEARING AND DISTANCE OF NORTH 08°30'18" EAST, FOR 23.65 FEET; THENCE NORTH 03°16'53" WEST, FOR 62.62 FEET; THENCE NORTH 61°41'45" EAST, FOR 104.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 45.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.53 FEET, A CENTRAL ANGLE OF 80°54'25", AND A CHORD BEARING AND DISTANCE OF NORTH 28°58'15" EAST, FOR 42.21 FEET; THENCE NORTH 11°28'57" WEST, FOR 170.18 FEET; THENCE NORTH 26°10'54" EAST, FOR 23.56 FEET; THENCE NORTH 69°50'23" EAST, FOR 17.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 50.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.84 FEET, A CENTRAL ANGLE OF 83°21'23", AND A CHORD BEARING AND DISTANCE OF NORTH 30°17'47" EAST, FOR 46.34 FEET; THENCE NORTH 11°22'54" WEST, FOR 178.95 FEET; THENCE NORTH 72°51'19" EAST, FOR 43.73 FEET; THENCE NORTH 67°07'50" EAST, FOR 54.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.08 FEET, A CENTRAL ANGLE OF 68°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 34°02'01" EAST, FOR 30.31 FEET; THENCE NORTH 00°00'00" EAST, FOR 31.12 FEET; THENCE NORTH 03°45'54" WEST, FOR 39.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 22.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°44'29", AND A CHORD BEARING AND DISTANCE OF NORTH 29°06'21" EAST, FOR 21.71 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 27.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.16 FEET, A CENTRAL ANGLE OF 54°36'47", AND A CHORD BEARING AND DISTANCE OF NORTH 34°40'12" EAST, FOR 26.75 FEET; THENCE NORTH 07°21'49" EAST, FOR 75.39 FEET; THENCE NORTH 82°05'49" EAST, FOR 18.16 FEET; THENCE SOUTH 51°24'26" EAST, FOR 27.46 FEET; THENCE SOUTH 80°07'58" WEST, FOR 18.39 FEET; THENCE SOUTH 03°11'23" WEST, FOR 57.62 FEET; THENCE SOUTH 07°00'44" WEST, FOR 30.04 FEET; THENCE SOUTH 21°01'22" WEST, FOR 53.86 FEET; THENCE SOUTH 08°36'59" EAST, FOR 70.20 FEET; THENCE SOUTH 70°13'39" WEST, FOR 32.19 FEET; THENCE SOUTH 79°19'48" WEST, FOR 37.12 FEET; THENCE SOUTH 72°41'25" WEST, FOR 56.23 FEET; THENCE SOUTH 12°12'36" EAST, FOR 53.06 FEET; THENCE SOUTH 11°08'14" EAST, FOR 34.26 FEET; THENCE SOUTH 31°48'18" EAST, FOR 34.92 FEET; THENCE SOUTH 44°01'19" EAST, FOR 31.32 FEET; THENCE SOUTH 53°05'45" EAST, FOR 44.35 FEET; THENCE SOUTH 24°19'48" EAST, FOR 40.26 FEET; THENCE SOUTH 03°36'01" WEST, FOR 32.04 FEET; THENCE NORTH 86°14'31" WEST, FOR 20.78 FEET; THENCE NORTH 78°01'07" WEST, FOR 73.53 FEET; THENCE SOUTH 64°01'43" WEST, FOR 28.92 FEET; THENCE SOUTH 10°13'45" EAST, FOR 38.86 FEET; THENCE SOUTH 59°26'30" EAST, FOR 61.25 FEET; THENCE SOUTH 27°09'45" WEST, FOR 38.21 FEET; THENCE SOUTH 09°54'46" WEST, FOR 38.44

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Survey # - L88342

LEGAL DESCRIPTION: (CONTINUED)

FEET; THENCE SOUTH 22°24'17" EAST, FOR 49.66 FEET; THENCE SOUTH 05°31'28" WEST, FOR 41.14 FEET; THENCE SOUTH 68°24'07" WEST, FOR 36.55 FEET; THENCE SOUTH 56°03'15" EAST, FOR 29.95 FEET; THENCE SOUTH 65°59'09" EAST, FOR 61.94 FEET; THENCE SOUTH 13°45'32" WEST, FOR 37.09 FEET; THENCE NORTH 51°56'52" WEST, FOR 28.05 FEET; THENCE SOUTH 28°17'23" WEST, FOR 75.44 FEET; THENCE SOUTH 23°18'33" WEST, FOR 49.15 FEET; THENCE SOUTH 21°02'11" WEST, FOR 46.65 FEET; THENCE SOUTH 55°42'00" WEST, FOR 32.94 FEET; THENCE SOUTH 24°59'14" WEST, FOR 32.53 FEET; THENCE SOUTH 29°22'00" WEST, FOR 38.38 FEET; THENCE SOUTH 48°48'30" WEST, FOR 39.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.483 ACRES.

TOGETHER WITH:**PARCEL 9**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,793.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY

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LEGAL DESCRIPTION: (CONTINUED)

VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST FOR 163.72 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19 NORTH) ACCORDING TO OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 104.56 FEET; THENCE SOUTH 58°55'20" EAST, FOR 55.18 FEET; THENCE NORTH 79°35'48" EAST, FOR 40.82 FEET; THENCE NORTH 64°05'51" EAST, FOR 53.33 FEET; THENCE SOUTH 32°49'12" EAST, FOR 48.85 FEET; THENCE SOUTH 03°44'30" WEST, FOR 31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.263 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 8.568 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020 AND AN ELECTRONIC DRAWING FILE OF THE EXPANDED RECREATION OPEN SPACE AREA AS PROVIDED BY KIMLEY HORN ON 11/17/2021.
- 5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
- 6) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 3- 22.078 ACRES**

**FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL &
PRESERVATION CATEGORIES
TO PRESERVATION CATEGORY**

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-011	1,391,314.75'	418,203.93'
JD 1-012	1,391,259.44'	418,164.94'
JD 1-013	1,391,223.88'	418,090.47'
JD 1-014	1,391,169.62'	418,060.70'
JD 1-015	1,391,105.90'	418,062.82'
JD 1-016	1,390,975.95'	418,114.43'
JD 1-017	1,390,952.00'	418,099.51'
JD 1-017A	1,390,953.44'	418,108.33'
JD 1-017B	1,390,940.81'	418,119.95'
JD 1-017C	1,390,895.43'	418,154.61'
JD 1-017D	1,390,867.89'	418,147.91'
JD 1-017E	1,390,841.18'	418,110.32'
JD 1-017F	1,390,842.26'	418,091.53'
JD 1-017G	1,390,869.45'	418,092.15'
JD 1-017H	1,390,923.04'	418,098.87'
JD 1-018	1,390,985.58'	418,051.05'
JD 1-019	1,391,001.42'	418,032.02'
JD 1-020	1,391,021.50'	418,013.09'
JD 1-021	1,391,013.68'	418,005.94'
JD 1-022	1,390,955.85'	418,016.95'
JD 1-023	1,390,918.76'	418,019.30'
JD 1-027	1,390,804.44'	418,031.21'
JD 1-028	1,390,780.82'	418,031.07'
JD 1-029	1,390,704.77'	418,038.33'
JD 1-030	1,390,665.90'	418,035.20'
JD 1-031	1,390,627.86'	418,063.70'
JD 1-031A	1,390,638.69'	418,086.51'
JD 1-031B	1,390,600.08'	418,109.45'
JD 1-031C	1,390,567.07'	418,109.82'
JD 1-032	1,390,586.49'	418,075.90'
JD 1-033	1,390,548.87'	418,063.00'
JD 1-034	1,390,535.68'	418,035.46'
JD 1-035	1,390,493.04'	418,035.95'
JD 1-036	1,390,491.15'	418,050.26'
JD 1-037	1,390,517.02'	418,068.13'
JD 1-038	1,390,574.89'	418,132.24'
JD 1-039	1,390,589.15'	418,159.04'
JD 1-040	1,390,646.00'	418,175.19'
JD 1-041	1,390,675.08'	418,201.92'
JD 1-042	1,390,702.49'	418,235.64'
JD 1-043	1,390,690.69'	418,256.21'
JD 1-044	1,390,675.96'	418,293.01'
JD 1-045	1,390,653.17'	418,354.34'
JD 1-046	1,390,628.93'	418,403.85'
JD 1-047	1,390,595.97'	418,385.59'
JD 1-048	1,390,587.27'	418,351.43'
JD 1-049	1,390,577.53'	418,298.50'
JD 1-050	1,390,556.16'	418,278.34'
JD 1-051	1,390,546.49'	418,281.74'
JD 1-052	1,390,553.99'	418,322.79'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-053	1,390,563.48'	418,401.31'
JD 1-054	1,390,589.60'	418,431.15'
JD 1-055	1,390,623.04'	418,449.97'
JD 1-056	1,390,652.53'	418,463.71'
JD 1-057	1,390,671.09'	418,490.92'
JD 1-058	1,390,714.64'	418,507.67'
JD 1-059	1,390,759.78'	418,527.12'
JD 1-060	1,390,826.20'	418,562.87'
JD 1-061	1,390,808.92'	418,584.95'
JD 1-062	1,390,844.94'	418,593.78'
JD 1-063	1,390,870.15'	418,537.19'
JD 1-063A	1,390,886.88'	418,512.34'
JD 1-064	1,390,900.33'	418,546.33'
JD 1-065	1,390,941.27'	418,550.29'
JD 1-066	1,390,987.18'	418,531.36'
JD 1-067	1,391,025.05'	418,537.98'
JD 1-068	1,391,059.04'	418,555.42'
JD 1-071	1,391,090.18'	418,502.69'
JD 1-072	1,391,128.42'	418,495.78'
JD 1-073	1,391,141.09'	418,521.78'
JD 1-074	1,391,125.82'	418,593.71'
JD 1-075	1,391,124.46'	418,614.45'
JD 1-076	1,391,156.44'	418,616.46'
JD 1-077	1,391,193.12'	418,599.88'
JD 1-078	1,391,219.76'	418,564.41'
JD 1-079	1,391,242.28'	418,542.65'
JD 1-080	1,391,271.96'	418,524.24'
JD 1-081	1,391,305.57'	418,517.62'
JD 1-082	1,391,357.43'	418,506.40'
JD 1-083	1,391,374.16'	418,560.08'
JD 1-084	1,391,381.03'	418,596.55'
JD 1-085	1,391,391.92'	418,626.84'
JD 1-086	1,391,461.33'	418,616.33'
JD 1-087	1,391,511.60'	418,635.65'
JD 1-088	1,391,541.42'	418,639.32'
JD 1-089	1,391,598.94'	418,642.52'
JD 1-090	1,391,607.53'	418,691.92'
JD 1-091	1,391,589.41'	418,735.67'
JD 1-092	1,391,544.16'	418,750.49'
JD 1-093	1,391,486.50'	418,780.14'
JD 1-094	1,391,441.86'	418,785.31'
JD 1-095	1,391,391.74'	418,797.77'
JD 1-096	1,391,338.31'	418,820.92'
JD 1-097	1,391,316.19'	418,848.38'
JD 1-098	1,391,287.69'	418,848.96'
JD 1-099	1,391,249.46'	418,833.33'
JD 1-100	1,391,220.92'	418,802.44'
JD 1-101	1,391,180.68'	418,783.27'
JD 1-102	1,391,126.07'	418,771.97'
JD 1-103	1,391,088.94'	418,760.72'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-104	1,391,061.81'	418,741.59'
JD 1-105	1,391,038.64'	418,774.86'
JD 1-106	1,391,020.38'	418,756.52'
JD 1-107	1,390,973.90'	418,705.59'
JD 1-108	1,390,924.14'	418,701.65'
JD 1-109	1,390,903.23'	418,683.55'
JD 1-110	1,390,843.88'	418,704.11'
JD 1-111	1,390,841.61'	418,718.05'
JD 1-112	1,390,819.96'	418,760.06'
JD 1-113	1,390,808.58'	418,800.45'
JD 1-114	1,390,786.49'	418,834.60'
JD 1-115	1,390,746.41'	418,895.60'
JD 1-116	1,390,748.65'	418,948.12'
JD 1-117	1,390,756.16'	419,003.29'
JD 1-118	1,390,792.24'	419,057.70'
JD 1-119	1,390,848.61'	419,103.28'
JD 1-119A	1,390,892.62'	419,101.56'
JD 1-119B	1,390,889.35'	419,076.64'
JD 1-119C	1,390,877.03'	419,066.35'
JD 1-120	1,390,920.66'	419,111.21'
JD 1-121	1,391,037.84'	419,089.05'
JD 1-122	1,391,083.69'	419,080.77'
JD 1-123	1,391,164.25'	419,050.89'
JD 1-124	1,391,200.15'	419,056.44'
JD 1-124A	1,391,198.56'	419,007.76'
JD 1-124B	1,391,170.34'	418,968.08'
JD 1-124C	1,391,191.58'	418,943.95'
JD 1-124D	1,391,164.20'	418,873.70'
JD 1-124E	1,391,114.15'	418,863.37'
JD 1-124F	1,391,118.31'	418,845.03'
JD 1-124G	1,391,240.31'	418,875.75'
JD 1-124H	1,391,297.78'	418,958.89'
JD 1-124I	1,391,349.24'	418,969.29'
JD 1-124J	1,391,393.73'	418,981.33'
JD 1-124K	1,391,425.86'	418,943.06'
JD 1-124L	1,391,474.08'	418,908.70'
JD 1-124M	1,391,494.22'	418,914.86'
JD 1-124N	1,391,471.01'	418,960.78'
JD 1-124O	1,391,543.04'	418,943.72'
JD 1-124P	1,391,604.58'	418,943.00'
JD 1-124Q	1,391,624.00'	418,958.70'
JD 1-124R	1,391,603.55'	419,000.36'
JD 1-124S	1,391,552.91'	419,030.69'
JD 1-124T	1,391,473.42'	419,072.76'
JD 1-124U	1,391,406.74'	419,073.97'
JD 1-125	1,391,320.14'	419,033.39'
JD 1-126	1,391,283.40'	419,101.67'
JD 1-127	1,391,272.64'	419,175.26'
JD 1-129	1,391,246.34'	419,255.01'
JD 1-130	1,391,257.15'	419,296.13'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-132	1,391,210.80'	419,295.76'
JD 1-133	1,391,179.80'	419,309.81'
JD 1-134	1,391,135.50'	419,338.12'
JD 1-135	1,391,107.89'	419,366.25'
JD 1-136	1,391,064.32'	419,385.35'
JD 1-137	1,391,031.32'	419,406.41'
JD 1-138	1,391,002.21'	419,437.29'
JD 1-139	1,390,951.81'	419,445.42'
JD 1-140	1,390,939.29'	419,473.78'
JD 1-141	1,390,976.72'	419,578.50'
JD 1-B	1,390,456.84'	417,873.95'
JD 1-C	1,390,497.89'	417,847.47'
JD 1-D	1,390,474.60'	417,799.49'
JD 1-E	1,390,467.22'	417,759.35'
JD 1-F	1,390,494.87'	417,713.48'
JD 1-UP1	1,391,488.78'	419,021.00'
JD 1-UP2	1,391,455.09'	419,025.34'
JD 1-UP3	1,391,475.70'	419,000.08'
JD 2-01	1,391,503.42'	418,470.56'
JD 2-03	1,391,551.21'	418,453.54'
JD 2-03A	1,391,532.64'	418,427.32'
JD 2-04	1,391,492.04'	418,387.90'
JD 2-05	1,391,491.11'	418,320.87'
JD 2-06	1,391,468.80'	418,293.29'
JD 2-07	1,391,475.04'	418,240.78'
JD 2-08	1,391,460.65'	418,212.20'
JD 2-09	1,391,408.07'	418,215.53'
JD 2-10	1,391,379.02'	418,230.54'
JD 2-11	1,391,373.89'	418,268.98'
JD 2-12	1,391,371.43'	418,312.58'
JD 2-13	1,391,364.73'	418,370.59'
JD 2-14	1,391,359.64'	418,420.61'
JD 2-15	1,391,362.77'	418,461.74'
JD 2-16	1,391,393.89'	418,471.40'
JD 2-17	1,391,436.69'	418,494.37'
JD 2-18	1,391,482.24'	418,492.39'
JD 3-04	1,392,720.79'	417,701.65'
JD 3-06A	1,392,585.06'	417,720.78'
JD 3-07	1,392,553.94'	417,695.47'
JD 3-08	1,392,513.55'	417,701.65'
JD 3-10	1,392,480.82'	417,701.45'
JD 3-10A	1,392,455.64'	417,717.42'
JD 3-11	1,392,461.61'	417,796.61'
JD 3-12	1,392,482.37'	417,805.20'
JD 3-14	1,392,545.63'	417,864.58'
JD 3-15	1,392,617.32'	417,917.22'
JD 3-16	1,392,661.06'	417,956.17'
JD 3-17	1,392,675.04'	417,992.01'
JD 3-19	1,392,667.95'	418,081.53'
JD 3-20	1,392,629.09'	418,131.26'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 3-21	1,392,589.27'	418,163.89'
JD 3-22	1,392,544.73'	418,191.33'
JD 3-23	1,392,491.75'	418,234.49'
JD 3-24	1,392,472.98'	418,274.35'
JD 3-25	1,392,472.16'	418,347.49'
JD 4-1	1,391,371.37'	418,864.99'
JD 4-2	1,391,399.34'	418,896.48'
JD 4-3	1,391,443.10'	418,894.52'
JD 4-4	1,391,468.38'	418,850.01'
JD 4-5	1,391,445.86'	418,832.87'
JD 5-1	1,390,933.34'	418,792.26'
JD 5-2	1,390,909.85'	418,786.73'
JD 5-3	1,390,879.01'	418,793.55'
JD 5-4	1,390,862.28'	418,811.22'
JD 5-5	1,390,846.98'	418,830.04'
JD 5-6	1,390,853.11'	418,834.06'
JD 5-7	1,390,883.18'	418,804.34'
JD 5-8	1,390,913.93'	418,793.30'
JD 5-9	1,390,941.00'	418,796.35'
JD 6-1	1,391,672.91'	418,375.35'
JD 6-2	1,391,725.26'	418,354.16'
JD 6-3	1,391,743.72'	418,333.79'
JD 6-4	1,391,722.26'	418,299.07'
JD 6-5	1,391,676.57'	418,309.52'
JD 6-6	1,391,638.51'	418,353.16'
JD 6-7	1,391,641.40'	418,408.02'
JD 6-8	1,391,657.00'	418,413.26'

ABBREVIATION LEGEND:

(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CPB = CONDO PLAT BOOK
DB = DEED BOOK
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MHWL = MEAN HIGH WATER LINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT
PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
SND = SET NAIL AND DISK LB 8342
TBM = TEMPORARY BENCHMARK

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS

TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

Via Electronic Mail

May 15, 2024

Ms. Patricia McNeese, Planning Supervisor
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689

Re: Anclote Harbor Plan Amendment
Consolidated Application

Dear Ms. McNeese:

On behalf of my client, Morgan Group Development, LLC, I am submitting revised documents for the pending Anclote Harbor Plan Amendment. At the City staff's request, we have consolidated the three previous applications into one application under Case No. 22-02. The following revised documents are submitted today for your review:

1. Revised Application,
2. Revised Narrative and Land Use Planning Report, and
3. Legal Descriptions- No revisions have been made to the Legal Descriptions but the Descriptions for the three parcels have been combined into one document.

The following documents were previously submitted and we ask that these documents be considered part of this revised application to form a complete package:

- A. Deed indicating ownership, and
- B. Map of Plan Amendment Parcels 1 and 2.

Ms. Patricia McNeese

May 15, 2024

Page 2 of 2

I understand that the revised Plan Amendment Application will be reviewed by the Technical Review Committee on June 6, 2024 and tentative public hearings on July 15, 2024 for the Planning and Zoning Board and on August 6, 2024 for the Board of Commissioners. After your review of this resubmittal, please let me know if you need additional information or have any questions.

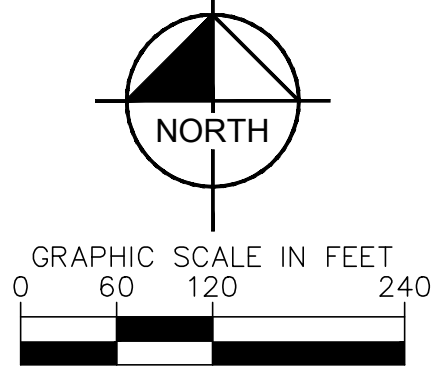
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cynthia Tarapani".

Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

c: Richard Buck, Morgan Group Development, LLC
E.D. Armstrong, Hill Ward Henderson



 PROPERTY BOUNDARY
 ADJACENT PROPERTY LINE
 NORTH BLVD R/W
 EASEMENT LINE
 SECTION LINE
 FLOOD PLAIN LINE
 MEAN HIGH WATER LINE

- PROPOSED BUILDING
-  PROVIDED RESIDENTIAL ON
OFFICE LAND AREA

PLAN AMENDMENT #1 (5.991 AC)
PLAN AMENDMENT #2 (8.568 AC)

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
555 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33606
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 696

FOR
EXHIBIT
PURPOSES
ONLY

SCALE	
DESIGNED BY	RPC
DRAWN BY	BFN
CHECKED BY	ACC

ANCLOTE HARBOR
UPLAND PRESERVE PLAN
AMENDMENT SITE

**MORGAN
ANCLOTE HARBOR**

DATE	1/24/2022
PROJECT NO.	145062001
SHEET NUMBER	

EXHIBIT

**ANCLOTE HARBOR
LAND USE PLAN AMENDMENT
LAND USE PLANNING EXPERT REPORT**

Presented to:

**City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689**

Prepared for:

**Morgan Group Development LLC
3000 Richmond Avenue
Houston, Texas 77098**

Prepared by:

**Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC
Land Use Planning Expert
128 East Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030**

Revised May 16, 2024

**ANCLOTE HARBOR
LAND USE PLAN AMENDMENT
LAND USE PLANNING EXPERT REPORT**

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I. INTRODUCTION

Morgan Group Development, LLC, the Applicant, is the contract purchaser of a 64.17 acre site located on the east side of U.S. Highway 19 approximately one mile north of Tarpon Avenue and on the south side of the Anclote River. The site is vacant and is composed of 42.09 acres of uplands and 22.08 acres of wetlands. The site is designated with three City *Comprehensive Plan* Categories: CG, Commercial General on the western portion, R/OG, Residential Office General on the eastern portion, and Preservation on the site's wetlands.

The RPD Final Development Plan was approved for Anclote Harbor (the "Project") by the City on November 10, 2021. The Final Development Plan approved for Anclote Harbor is composed of a 404 unit multifamily residential development clustered in five residential buildings and a clubhouse, at-grade and garage parking, recreational amenities, and the appropriate site improvements.

The Applicant is committed to protecting and preserving the recreation and open space areas on Anclote Harbor by requesting the Recreation/ Open Space Plan Category on the *Future Land Use Map* for these areas. Additionally, this Plan Amendment fulfills Condition 7 of the Final Development Plan Conditions of Approval which requires the Applicant to submit a Plan Amendment for the recreation and open spaces areas within the project. Finally, the Applicant wishes to confirm the boundaries of the wetlands as approved by SWFWMD by designating them as Preservation on the City's *Future Land Use Map*, which also fulfills Condition 7 of the Final Development Plan. This Plan Amendment requests the following changes to the Plan Categories for the three parcels as described below.

1. Plan Amendment Parcel #1, Southeast Peninsula:

Request: Amend the Future Land Use Map for 5.991 acres from the Residential/ Office General and Preservation Categories to the Recreation/ Open Space Category.

Location: The area identified as the "Upland Preserve" on the RPD Final Development Plan located in the southeast section of the Anclote Harbor site.

2. Plan Amendment Parcel #2, Significant Upland Habitat:

Request: Amend the Future Land Use Map for 8.568 acres from the Commercial General, Residential/ Office General and Preservation Categories to the Recreation/ Open Space Category.

Location: The areas identified as "Significant Upland Habitat" located in the southwest peninsula of the Anclote Harbor site and along the Anclote River.

3. Plan Amendment Parcel #3, Wetlands:

Request: Amend the Future Land Use Map for 22.078 acres of Wetlands from the Commercial General and Residential/ Office General Categories to Preservation to align the Wetlands designated by SWFWMD with the Preservation Plan Category.

Location: There a total of six individual wetlands located throughout the Anclote Harbor site.

Plan Amendment Parcel #1: This 5.991 acre upland parcel is located on the southeast peninsula of the Anclote Harbor site and was designated on the Final Development Plan to be used for recreation and open space for the residents of the Anclote Harbor community. There are no buildings proposed to be located on this Plan Amendment area/ upland preserve, which is consistent with the proposed Recreation/ Open Space Category. The improvements proposed for the Upland Preserve will be limited to walking trails, benches, exercise equipment and emergency call boxes.

Plan Amendment Parcel #2: This 8.568 acre parcel is located in two general areas of the Anclote Harbor site: the uplands bordering the Anclote River and the uplands along the edges of the southwest peninsula. There are no buildings located in these areas and the uses will be limited to recreation, open space and stormwater management.

The purpose of the Plan Amendment for Parcels 1 and 2 is to confirm that these upland preserve areas with a total size of 14.559 acres will be maintained as a recreation area and open space for the Project's residents and be memorialized on the City's *Future Land Use Map*.

Plan Amendment Parcel #3: This Plan Amendment proposes to change the site's 22.078 acres of wetlands from Commercial General, Residential/ Office General and Preservation Categories to the Preservation Category. The location and size of the site's wetlands have been approved by SWFWMD on September 24, 2020 through Petition for Formal Determination of Wetlands and Other Surface Waters (Petition Number 809321/42044868.000). The survey of the Wetlands as approved by SWFWMD is the basis for the size and location of the Wetlands proposed for the Preservation Plan Category and this survey has been included in this Plan Amendment Application.

This Application for a Plan Amendment includes all of the documents required by the City to comprise a complete application. Since there are no improvements proposed for the Plan Amendment site, the requirement for a Hurricane Shelter Study and Traffic Impact Study are not applicable, and, therefore, have not been submitted as part of this Application. The specific documents that have been submitted as part of the Plan Amendment are shown at the end of this Report. This Land Use Planning Report has reviewed and relied on the submittal documents as prepared by the Applicant's consulting experts in their respective fields of civil engineering, traffic engineering, architecture, landscape architecture, environmental sciences, and surveying.

II. PLAN AMENDMENT STANDARDS FOR REVIEW

The City of Tarpon Springs' *Land Development Code* Section 207.03 establishes the standards for review of a Plan Amendment (Section 207.03 (C)) as stated below:

(C) *Comprehensive Plan Amendments.*

- (1) The amendment meets the standards of F.S. Ch. 163, Part II, and Florida Administrative Code Rule 9J-5.

Each of the Standards of Review for a Future Land Use Map Amendment are shown in **bold** below followed by an analysis of how this Plan Amendment application complies with each Standard.

Standard 1a: The amendment meets the standards of F.S. Ch. 163, Part II.

Florida Statutes Chapter 163.3177 (6)- (a)- 8 establishes three criteria for the review of amendments to the Future Land Use Map as stated below:

8. Future Land Use Map amendments shall be based on the following analyses:

- a. An analysis of the availability of facilities and services.**
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.**
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.**

Opinion as to 8a: *The requested Plan Categories of Recreation/ Open Space and Preservation do not allow development that creates a need for facilities and services, such as water, sewer, transportation, stormwater management, and solid waste. Therefore, in my expert opinion, the requested Plan Amendment will not have an impact on these facilities and services, and is consistent with Criterion 8a.*

If approved, the proposed Plan Amendment for Parcels 1 and 2 will confirm the upland preserve for use as recreation and open space for the residents of Anclote Harbor and be memorialized on the City's Future Land Use Map. The availability of this upland preserve as recreation and open space creates an on-site amenity for these residents, serving the same purpose as neighborhood parks. The Plan Amendment for Parcel 3 recognizes the on-site Wetlands with the Preservation Category.

Opinion as to 8b: *Plan Amendment Parcels 1 and 2 are eminently suitable for use as recreation and open space uses based on their size, location, configuration and natural resources characteristics. Parcel 1 is 5.991 acres in size which is more than adequate size for the intended nature trail and preserve, as shown on the approved Final Development Plan. The nature trail proposed on Parcel 1 connects to the pedestrian pathway that runs throughout the Project and connects all of the residential buildings and*

amenities as shown on the Final Development Plan. Parcel 2 is located along the boundaries of the southwest peninsula and it will also include a pedestrian walkway that connects the residential building on the peninsula with the canoe/ kayak launch area and with the balance of the development.

There are no documented historic resources located within the Plan Amendment area.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with Criterion 8b.

Opinion as to 8c: *The third criterion relates to the amount of land needed to achieve the goals of the Local Planning Act. Since this upland preserve is contained within a private development, this Plan Amendment will not affect the amount of publicly available recreation lands in the City overall. Therefore, this criterion is not directly applicable to this Plan Amendment.*

However, Parcels 1 and 2 will function as a mini-park and neighborhood park for the residents of the Anclote Harbor community as will the pedestrian walkway that runs throughout the entire development. The City is currently deficient in the Level of Service Standard regarding the total acreage of public Mini-Parks. Although the Plan Amendment Parcels will serve only the Anclote Harbor residents and guests, the availability of this mini-park within the community is expected to reduce the impacts on other City-owned Mini-Parks in the vicinity. It will also avoid placing a burden on the City to provide a mini-park for the Anclote Harbor residents. Therefore, in my expert opinion, the approval of this Plan Amendment is consistent with Criterion 8c.

Standard 1b: The amendment meets Florida Administrative Code Rule 9J-5.

Opinion as to 1b: *Florida Administrative Code Rule 9J-5 was repealed by the Florida Legislature in 2011; and, therefore, is no longer applicable to the Plan Amendment review process.*

In summary, in my expert opinion, the Applicant's requested Plan Amendment for Parcels 1 and 2 to the Recreation/ Open Space Plan Category and for Parcel 3 to the Preservation Category meet all of the criteria established in Florida Statutes 163.3177 and the Standards listed in the City's *Land Development Code* Section 207.03 (C)).

III. CONSISTENCY WITH THE CITY'S *COMPREHENSIVE PLAN*

This Plan Amendment is also consistent with the following applicable Goals, Objectives and Policies of the City's *Comprehensive Plan* as described below.

A. Future Land Use Element

GOAL 2 LAND USE DESIGNATIONS ARE INTENDED TO PROTECT COMMUNITY CHARACTER, DISCOURAGE URBAN SPRAWL, PROMOTE ECONOMIC GROWTH AND PROMOTE COMPATIBILITY BETWEEN USES. THE FUTURE LAND USE MAP SHALL BE THE GUIDING MECHANISM THAT DIRECTS DEVELOPMENT THROUGH GENERAL CATEGORY LOCATIONS, DESCRIPTIONS, DENSITIES AND INTENSITIES OF FUTURE LAND USE.

Objective 2.6 Public/ Semi-Public Land Use Categories

Policy 2.6.2 Recreation/ Open Space (R/OS). The Recreation/ Open Space Land Use Category is intended for areas appropriate to be used for open space and/ or recreational purposes. These uses can be public or private, natural or man-made, active or passive. The maximum Floor Area Ratio shall be .25. The maximum impervious surface ratio shall be .45.

Primary Uses- Public/ Private Open Space; Public/ Private Park; Public Recreation Facility; Public Beach/ Water Access; Golf Course/ Clubhouse.

...

Opinion As to Recreation/ open Space Category: *Plan Amendment Parcels 1 and 2 are intended for use as a private natural open space, which is consistent with the definition of the Recreation/ Open Space Plan Category. Additionally, Parcels 1 and 2 are proposed for use as a Private Open Space and Private Park which are Primary Uses allowed in the Recreation/ Open Space Category. The anticipated structures in the Plan Amendment Parcels 1 and 2 will be limited to a nature trail, benches, trash cans, recreational equipment, and other similar structures. None of these structures will be habitable and therefore, they will not contribute to the Floor Area Ratio; nor will these structures contribute to the Impervious Surface Ratio. Therefore, the requested Plan Amendment is consistent with the dimensional standards of the Recreation/ Open Space Plan Category.*

Policy 2.6.1 Preservation (P): The Preservation Land Use Category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.

Primary Uses- Open and undeveloped consistent with the following natural resource features and considerations; Tidal Wetlands, Non-Tidal Wetlands; Undeveloped Barrier islands and Spoil Islands; 25 Year Floodplain; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; habitat for endangered or threatened species as designated; and such additional areas as determined by the City.

...

Opinion as to Preservation Category: *Plan Amendment Parcel 3 is composed of the six individual Wetland areas on the Project site as shown on the Wetland Survey enclosed with this Application. The Plan Amendment proposes to designate the site's 22.078 acres of Wetlands with the Preservation Category. Since the area proposed for designation is Wetlands and since Wetlands are a Primary Use in the Preservation Category, therefore, the proposed Plan Amendment for Parcel 3 is consistent with the Preservation Category.*

B. Transportation Element

The requested Plan Amendment is to allow a recreational area and open space (Parcels 1 and 2) and Wetlands (Parcel 3) within the Anclote Harbor development whose use is reserved for the residents of the Anclote Harbor development. Due to the characteristics of the recreational use and Wetlands, the Plan Amendment site will not generate any new or independent traffic, and, therefore, is consistent with the *Transportation Element*.

C. Coastal Management Element

GOAL 1 **THE CITY SHALL PRESERVE, PROTECT AND ENHANCE THE NATURAL AND FUNCTIONAL CHARACTERISTICS OF THE COASTAL PLANNING AREA.**

Objective 1.1 **Protect and improve the natural resources of the Coastal Planning Area as identified by Figure 19 of this Element.**

Policy 1.1.4 **Require all development or redevelopment adjacent to wetlands or upland natural areas identified in Figure 19 to assess the impact upon wildlife in order to evaluate and eliminate or minimize adverse impacts.**

Opinion: *The Plan Amendment site and the overall Anclote Harbor development are included on Figure 19 of the City's Coastal Management Element. The Plan Amendment is consistent with the protection and enhancement of natural resources stated in Goal 1 and Objective 1.1 above by preserving a total of 14.559 acres of uplands surrounded by*

protected wetlands. If the Plan Amendment is approved, the vegetative resources of the Upland Preserve and the adjacent wetlands will continue to be maintained in their natural state. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Goal, Objective and Policy.

D. Conservation Element

GOAL 1 IT IS THE GOAL OF THE CITY OF TARPON SPRINGS TO PRESERVE, CONSERVE, PROTECT, AND MANAGE THE CITY'S WILDLIFE, INCLUDING ENDANGERED AND THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN, MARINE RESOURCES, NATURAL RESOURCES, AND ENERGY RESOURCES.

Objective 1.5 Require the preservation of native vegetation during site development by implementing standards of the Land Development Code adopted by May, 1990.

Opinion: As stated above in the discussion of the Coastal Planning Element, the Plan Amendment site will enable the preservation of native vegetation since the Plan Amendment Parcels will not be developed and where native vegetation currently exists, it will be maintained.

It should also be noted that Bio-Tech Consulting, Inc. prepared an Environmental Assessment Report, dated July 19, 2021, that was submitted as part of the Final Development Plan Application. The Bio-Tech Report notes that there are two species on the site that are considered threatened or protected: the Gopher Tortoise and the Bald Eagle. With regard to the Gopher Tortoise, the Applicant has received an approved relocation permit that allows the relocation of the Gopher Tortoises to an approved recipient site, consistent with the FFWCC requirements.

With regard to the Bald Eagle, the Bio-Tech Report surveyed the Anclote Harbor site in January, 2021 and May, 2021 and noted that one Bald Eagle nest has been abandoned and the second nest does not appear to be in use by Eagles. Bio-Tech also reports that during the last year, there have not been any observations of the bald eagles either in the nests or on the site

The Bio-Tech Report also states that the Department of the Interior, U.S. Fish and Wildlife Service approved a "Short-Term Eagle Incidental Take Permit" on April 2, 2021 (Permit Number MB81938D). The Permit approves the limited construction activities shown on the Final Development Plan but does not allow removal of the Eagle Nests. The approved Final Development Plan indicates the area in proximity to the eagle nest that will be preserved and not developed, consistent with the approved Short-Term Eagle Incidental Take Permit.

Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Goal and Objective.

Objective 1.6 Conserve and preserve the vegetative, wildlife and marine communities identified in Figure 19 through the use of transfer of density rights in accordance with the Future Land Use Designation, flexible zoning techniques, tree protection, wetlands protection and other regulations as established in the Land Development Code adopted in May, 1990.

Policy 1.6.1 Require use of the Planned Development performance zoning techniques to implement the clustering of uses as a mechanism to reserve open space and natural habitat areas identified in Figure 19.

Policy 1.6.3 Require the conservation and preservation of endangered and threatened species habitats as may be identified during environmental analysis of lands identified in Figure 19.

Policy 1.6.6 Preserve/ conserve those areas identified by Figure 19 in accordance with specific regulations related to wetlands, protection, preservation of open space, planned development performance zoning, transfer of density/intensity rights, buffers and setbacks, tree protection, clustering of units and other techniques adopted in the Land Development Code in May, 1990. All lands proposed for development identified by Figure 19 shall be evaluated in accordance with Section VII, Paragraph H (Environmental Protection and Urban Infill Designations).

Opinion: *The Plan Amendment request for the Upland Preserve implements the Objectives and Policies cited above in the following manner. The Anclote Harbor Project has been approved by the City as a Residential Planned Development District which requires that development be clustered toward the center of the site on a limited portion of the total upland site. The approved Final Development Plan requires that Plan Amendment Parcels 1 and 2 be preserved as recreation areas and open space/ natural habitat. The approved Final Development Plan also delineates the Wetlands (Plan Amendment Parcel 3) and notes that they will be preserved and not impacted by development. The approved Final Development Plan and its Conditions for the Project are the regulatory document that ensures that the clustering of development and preservation of the Upland Preserve remain in effect over time. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Objective and Policies.*

E. Recreation and Open Space Element

GOAL 1 THE CITY SHALL ENSURE THE PROVISION, PROTECTION, AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC AND PRIVATE RECREATIONAL PARKS AND FACILITIES WHICH MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS, VISITORS AND TOURISTS.

CREATE NEW RECREATIONAL OPPORTUNITIES

Objective 1.2 Provide a coordinated system of recreational opportunities that keeps pace with future population and economic growth.

Policy 1.2.3 Locate future facilities to provide service to all geographic portions of the City, taking into consideration private recreation facilities.

Policy 1.2.6 Encourage provisions for private facilities to be built within planned communities, subdivisions, condominiums and apartment complexes.

Opinion: *The Plan Amendment Parcels will serve as a Mini-Park and Neighborhood Park for the Anclote Harbor Project and, therefore, will provide this recreational facility to serve the anticipated future population within the multifamily development. The Anclote Harbor Project proposes other recreational facilities in addition to the Upland Preserve and Nature Trails, that include a clubhouse with swimming pool, a canoe/ kayak launch, a boat dock on the Anclote River, two outdoor gathering areas, a playground and pet park. In addition, the Project proposes a pedestrian path that circulates throughout the entire development connecting all of the residential buildings with the recreational facilities and the Upland Preserve trail.*

It should be noted that the City has had a deficiency in its Mini-Parks Level of Service acreage for many years. While this Upland Preserve will not affect the publicly available Mini-Parks, the availability of the Upland Preserve within the development is expected to reduce the impact on City-owned Mini-Parks in the vicinity of the site and avoid a burden on the City to provide a Mini-Park for the Anclote Residents since the Project is providing this recreational amenity within the boundaries of the site.

IV. SUMMARY

As demonstrated in this Analysis, in my expert opinion, Plan Amendment Parcels 1, 2 and 3 are in compliance with the City's Plan Amendment Standards of Review and are consistent with the Goals, Objectives and Policies of the applicable Elements of the City's *Comprehensive Plan*.

**ANCLOTE HARBOR
PLAN AMENDMENT APPLICATION
LIST OF SUBMITTAL DOCUMENTS
May 16, 2024**

Document	Prepared by/ Source	Submittal Date
Application	Tarapani Planning Strategies	Revised May 16, 2024
Deed	Pinellas County Property Appraiser	Previously Submitted July 22, 2021
Legal Descriptions of Parcels 1 & 2	Florida Land Design & Permitting	Submitted May 16, 2024*
Survey and Legal Description of Parcel 3, Wetlands as approved by SWFWMD	Florida Land Design & Permitting	Submitted May 16, 2024*
Narrative & Land Use Planning Report	Tarapani Planning Strategies	Revised May 16, 2024
Map of Plan Amendment Parcels 1 & 2	Kimley Horn	Previously Submitted August 20, 2021

Revised Documents are shown in **Bold** in the Table above.

*Note that the Legal Descriptions of Parcels 1, 2 and 3 have been combined into one document for this Submittal but the Descriptions have not been revised from the earlier submittals.

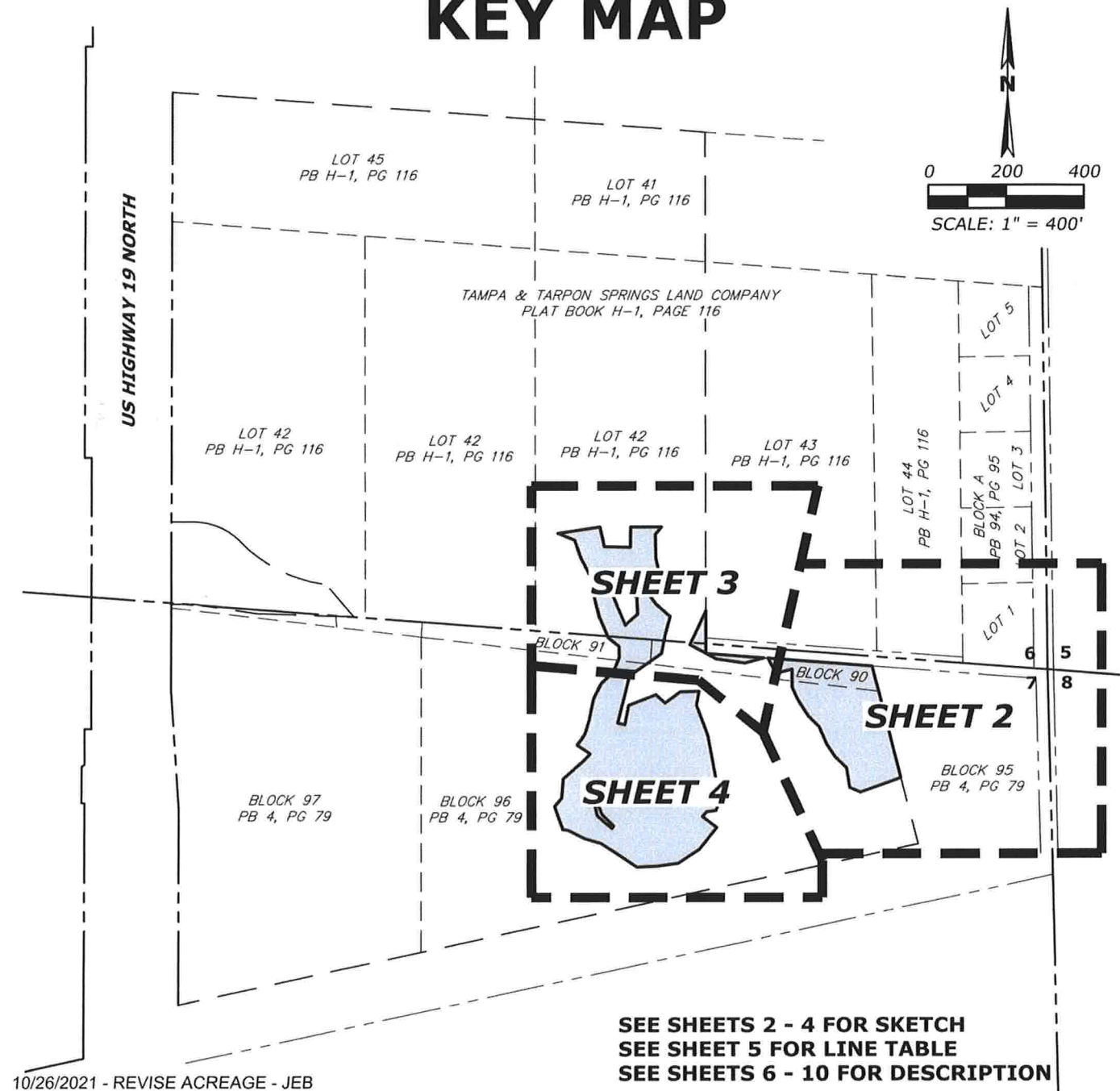
**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 1- 5.991 ACRES**

**FROM RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY**

THIS IS NOT A SURVEY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
7/16/2021	2020-1046	JEB	JEB	AS NOTED



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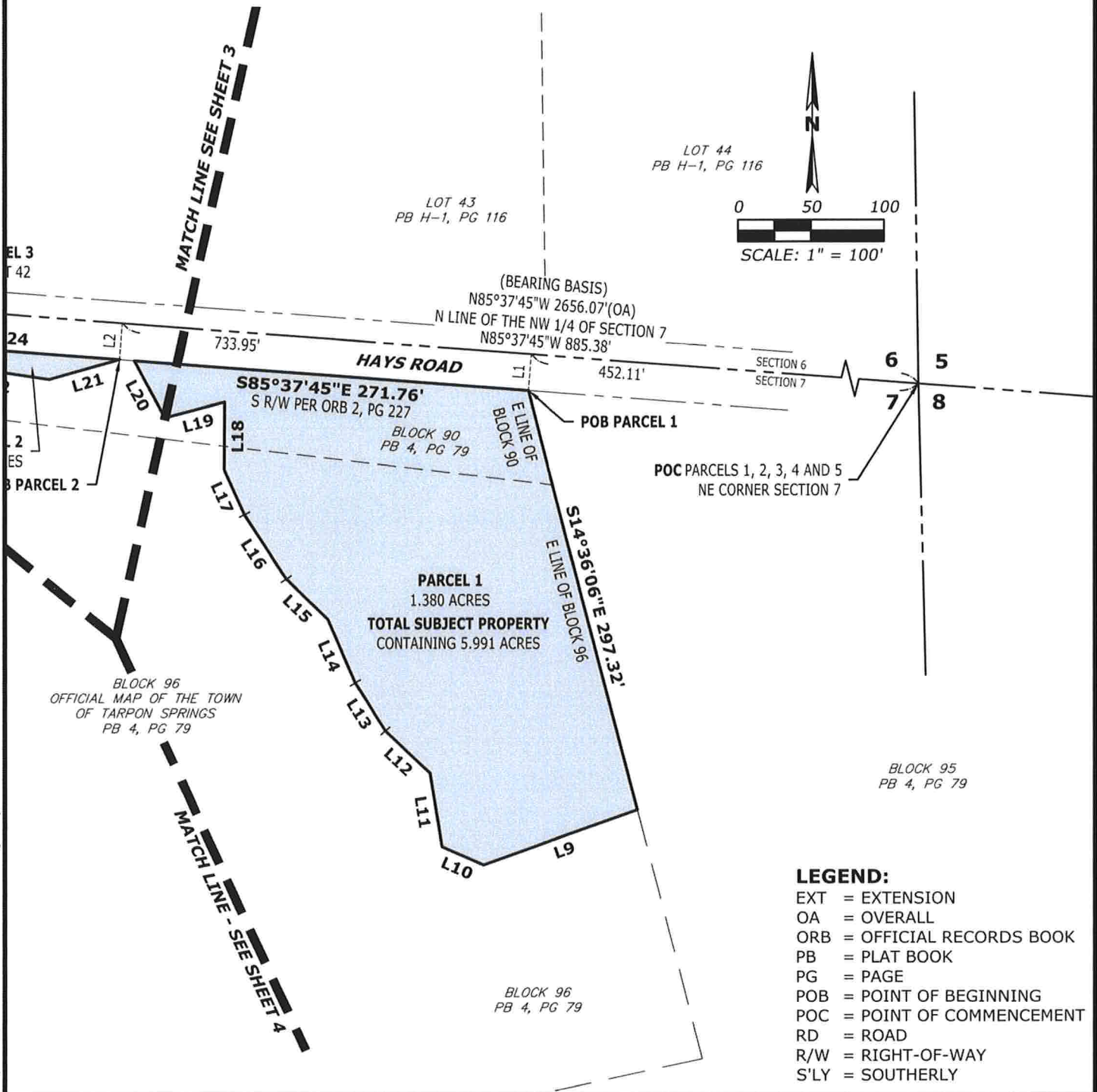
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E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

THIS IS NOT A SURVEY



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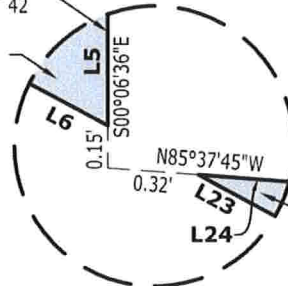
THIS IS NOT A SURVEY

LEGEND:

EXT = EXTENSION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
RD = ROAD
R/W = RIGHT-OF-WAY
S'LY = SOUTHERLY

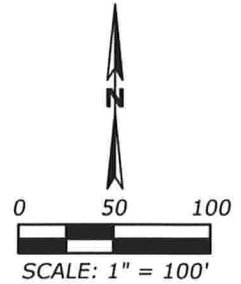
LOT 42
PB H-1, PG 116

S'LY EXT OF E
LINE OF LOT 42
PARCEL 3
0.052 ACRES

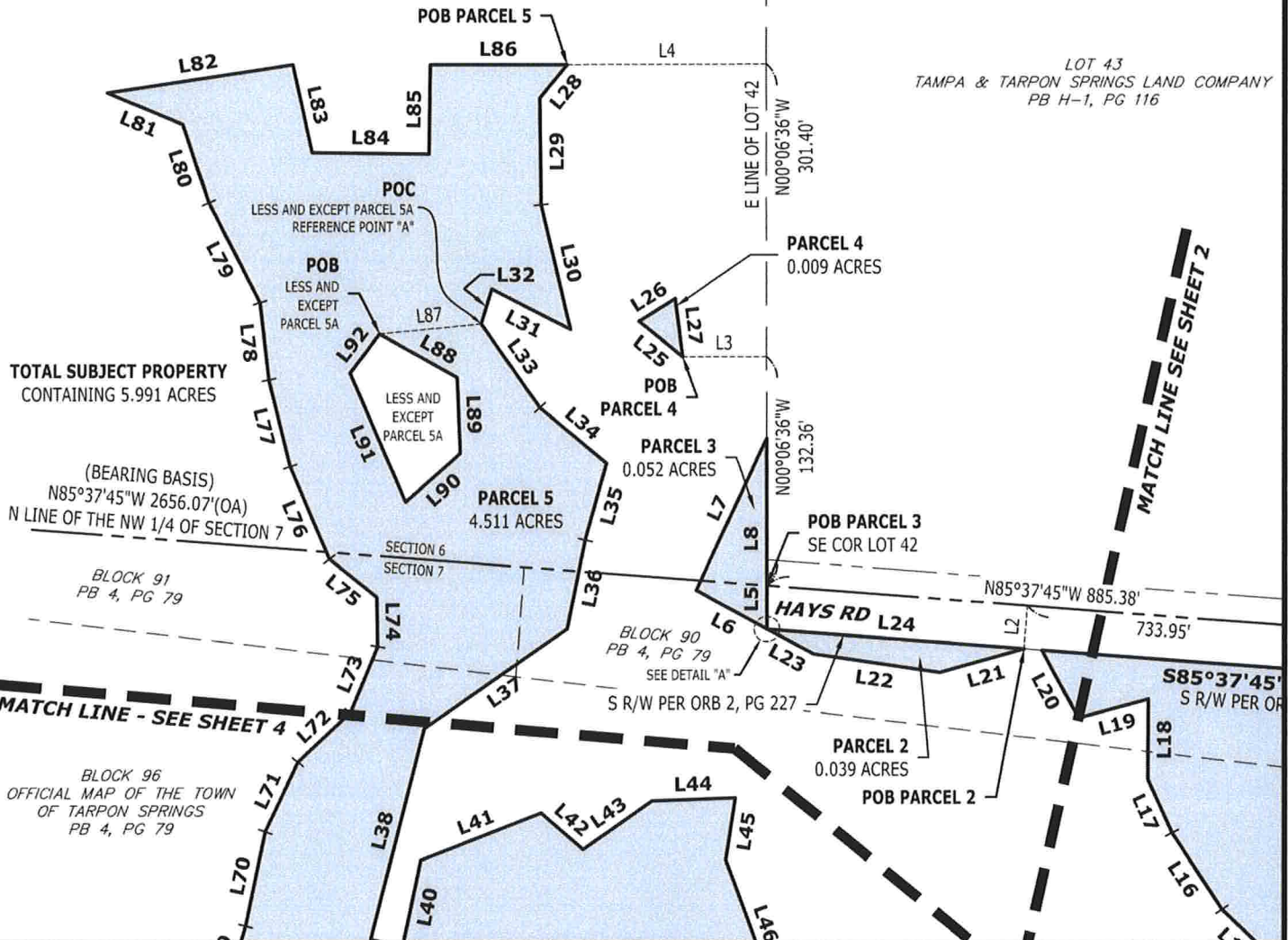


DETAIL "A"
NOT TO SCALE

PARCEL 2
0.039 ACRES



LOT 43
TAMPA & TARPON SPRINGS LAND COMPANY
PB H-1, PG 116



PROJECT NAME

ANCLOTE HARBOR

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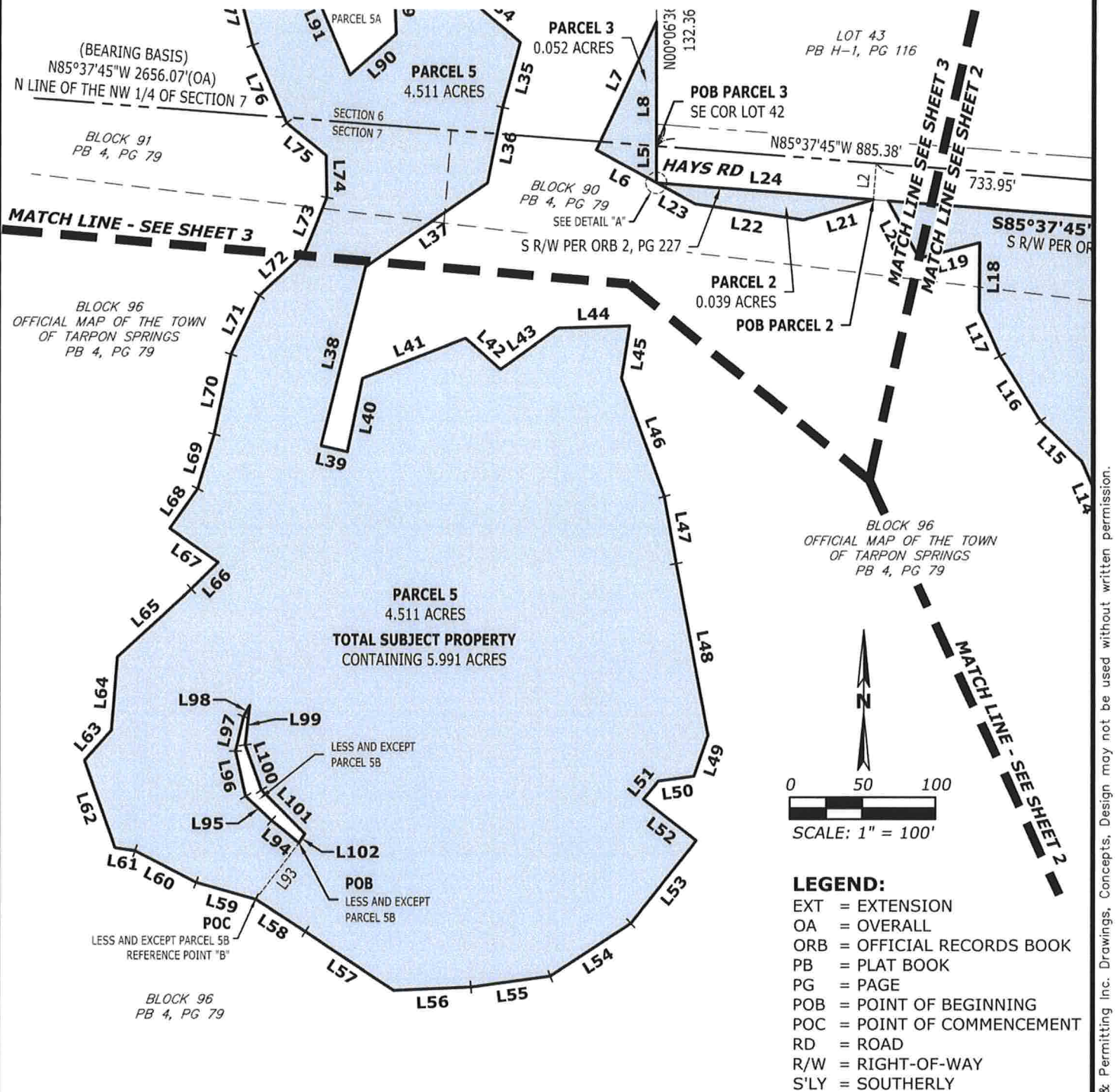


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LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°22'15"E	25.00'
L2	N04°22'15"E	25.00'
L3	S89°53'24"W	49.09'
L4	S89°53'24"W	115.41'
L5	S00°06'36"E	24.93'
L6	N61°43'31"W	46.95'
L7	N25°06'22"E	96.95'
L8	S00°06'36"E	85.10'
L9	S70°20'01"W	112.53'
L10	N66°10'27"W	30.99'
L11	N09°10'00"W	51.06'
L12	N46°41'37"W	42.44'
L13	N32°32'36"W	39.13'
L14	N23°40'02"W	47.58'
L15	N45°32'27"W	39.41'
L16	N32°34'48"W	52.58'
L17	N24°23'38"W	34.03'
L18	N00°27'35"E	46.35'
L19	S75°16'06"W	42.52'
L20	N28°21'18"W	44.60'
L21	S74°12'35"W	50.42'
L22	N81°40'29"W	74.37'
L23	N61°43'31"W	30.23'
L24	S85°37'45"E	149.15'
L25	N50°46'26"W	32.60'
L26	N57°59'34"E	24.67'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S07°20'03"E	33.97'
L28	S38°58'20"W	24.98'
L29	S00°40'43"E	61.55'
L30	S13°19'15"E	74.02'
L31	N63°10'42"W	51.45'
L32	S17°01'02"W	21.06'
L33	S35°28'18"E	59.22'
L34	S49°59'12"E	49.96'
L35	S15°08'31"W	46.09'
L36	S11°25'46"W	52.51'
L37	S55°20'44"W	101.07'
L38	S14°07'56"W	125.80'
L39	S77°11'58"E	18.80'
L40	N11°39'30"E	51.11'
L41	N68°42'23"E	75.40'
L42	S48°38'50"E	32.15'
L43	N54°34'44"E	48.69'
L44	N88°08'07"E	48.71'
L45	S08°47'04"W	36.33'
L46	S20°20'48"E	85.92'
L47	S10°14'29"E	46.59'
L48	S10°42'32"E	119.25'
L49	S18°58'41"W	29.66'
L50	S82°31'29"W	25.14'
L51	S39°51'39"W	16.05'
L52	S52°25'10"E	46.60'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S38°57'33"W	72.49'
L54	S56°27'26"W	65.29'
L55	S82°15'04"W	55.68'
L56	S87°33'05"W	52.57'
L57	N56°41'29"W	72.99'
L58	N57°06'24"W	40.67'
L59	N74°15'21"W	41.97'
L60	N62°44'29"W	47.26'
L61	N80°44'26"W	14.12'
L62	N19°06'21"W	62.81'
L63	N40°52'16"E	27.66'
L64	N04°31'21"E	49.92'
L65	N47°37'02"E	68.95'
L66	N45°07'48"E	25.87'
L67	N55°08'22"W	40.54'
L68	N35°11'54"E	33.20'
L69	N16°51'01"E	38.80'
L70	N11°41'19"E	55.77'
L71	N25°28'51"E	44.57'
L72	N47°15'11"E	42.05'
L73	N22°14'40"E	41.30'
L74	N01°09'28"W	28.51'
L75	N51°08'52"W	35.26'
L76	N23°25'50"W	58.22'
L77	N13°57'25"W	51.64'
L78	N06°36'53"W	44.94'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N27°12'42"W	64.84'
L80	N18°08'02"W	47.62'
L81	N67°30'04"W	47.35'
L82	N81°18'26"E	108.60'
L83	S12°50'18"E	52.06'
L84	S89°15'07"E	67.49'
L85	N00°44'23"E	51.67'
L86	N89°58'54"E	79.71'
L87	S84°27'03"W	58.97'
L88	S60°24'12"E	51.19'
L89	S02°34'02"E	43.80'
L90	S48°23'27"W	42.12'
L91	N23°19'23"W	81.12'
L92	N37°16'22"E	28.30'
L93	N37°36'35"E	48.47'
L94	N50°52'35"W	24.26'
L95	N46°33'50"W	24.33'
L96	N12°28'42"W	31.59'
L97	N13°14'58"E	24.13'
L98	N28°07'06"E	8.70'
L99	S06°25'32"W	27.25'
L100	S19°44'33"E	32.68'
L101	S44°40'06"E	42.28'
L102	S33°17'45"W	7.34'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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Oct 8, 2020 @ 8:25AM X:\1046\Legal\1046_Anclothe-ROS area-rev1.dwg - jbeckman

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LEGAL DESCRIPTION:**PARCEL 1**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 452.11 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 297.32 FEET; THENCE SOUTH 70°20'01" WEST, FOR 112.53 FEET; THENCE NORTH 66°10'27" WEST, FOR 30.99 FEET; THENCE NORTH 09°10'00" WEST, FOR 51.06 FEET; THENCE NORTH 46°41'37" WEST, FOR 42.44 FEET; THENCE NORTH 32°32'36" WEST, FOR 39.13 FEET; THENCE NORTH 23°40'02" WEST, FOR 47.58 FEET; THENCE NORTH 45°32'27" WEST, FOR 39.41 FEET; THENCE NORTH 32°34'48" WEST, FOR 52.58 FEET; THENCE NORTH 24°23'38" WEST, FOR 34.03 FEET; THENCE NORTH 00°27'35" EAST, FOR 46.35 FEET; THENCE SOUTH 75°16'06" WEST, FOR 42.52 FEET; THENCE NORTH 28°21'18" WEST, FOR 44.60 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 271.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.380 ACRES.

TOGETHER WITH:**PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 7, NORTH 85°37'45" WEST, FOR 733.95 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 74°12'35" WEST, FOR 50.42 FEET; THENCE NORTH 81°40'29" WEST, FOR 74.37 FEET; THENCE NORTH 61°43'31" WEST, FOR 30.23 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 149.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.039 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 24.93 FEET; THENCE NORTH 61°43'31" WEST, FOR 46.95 FEET; THENCE NORTH 25°06'22" EAST, FOR 96.95 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 85.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.052 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 132.36 FEET; THENCE SOUTH 89°53'24" WEST, FOR 49.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°46'26" WEST, FOR 32.60 FEET; THENCE NORTH 57°59'34" EAST, FOR 24.67 FEET; THENCE SOUTH 07°20'03" EAST, FOR 33.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 301.40 FEET; THENCE SOUTH 89°53'24" WEST, FOR 115.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°58'20" WEST, FOR 24.98 FEET; THENCE SOUTH 00°40'43" EAST, FOR 61.55 FEET; THENCE SOUTH 13°19'15" EAST, FOR 74.02 FEET; THENCE NORTH 63°10'42" WEST, FOR 51.45 FEET; THENCE SOUTH 17°01'02" WEST, FOR 21.06 FEET TO REFERENCE POINT "A"; THENCE SOUTH 35°28'18" EAST, FOR 59.22 FEET; THENCE SOUTH 49°59'12" EAST, FOR 49.96 FEET; THENCE SOUTH 15°08'31" WEST, FOR

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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Engineer # - CA No. 33088
Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

46.09 FEET; THENCE SOUTH 11°25'46" WEST, FOR 52.51 FEET; THENCE SOUTH 55°20'44" WEST, FOR 101.07 FEET; THENCE SOUTH 14°07'56" WEST, FOR 125.80 FEET; THENCE SOUTH 77°11'58" EAST, FOR 18.80 FEET; THENCE NORTH 11°39'30" EAST, FOR 51.11 FEET; THENCE NORTH 68°42'23" EAST, FOR 75.40 FEET; THENCE SOUTH 48°38'50" EAST, FOR 32.15 FEET; THENCE NORTH 54°34'44" EAST, FOR 48.69 FEET; THENCE NORTH 88°08'07" EAST, FOR 48.71 FEET; THENCE SOUTH 08°47'04" WEST, FOR 36.33 FEET; THENCE SOUTH 20°20'48" EAST, FOR 85.92 FEET; THENCE SOUTH 10°14'29" EAST, FOR 46.59 FEET; THENCE SOUTH 10°42'32" EAST, FOR 119.25 FEET; THENCE SOUTH 18°58'41" WEST, FOR 29.66 FEET; THENCE SOUTH 82°31'29" WEST, FOR 25.14 FEET; THENCE SOUTH 39°51'39" WEST, FOR 16.05 FEET; THENCE SOUTH 52°25'10" EAST, FOR 46.60 FEET; THENCE SOUTH 38°57'33" WEST, FOR 72.49 FEET; THENCE SOUTH 56°27'26" WEST, FOR 65.29 FEET; THENCE SOUTH 82°15'04" WEST, FOR 55.68 FEET; THENCE SOUTH 87°33'05" WEST, FOR 52.57 FEET; THENCE NORTH 56°41'29" WEST, FOR 72.99 FEET; THENCE NORTH 57°06'24" WEST, FOR 40.67 FEET TO REFERENCE POINT "B"; THENCE NORTH 74°15'21" WEST, FOR 41.97 FEET; THENCE NORTH 62°44'29" WEST, FOR 47.26 FEET; THENCE NORTH 80°44'26" WEST, FOR 14.12 FEET; THENCE NORTH 19°06'21" WEST, FOR 62.81 FEET; THENCE NORTH 40°52'16" EAST, FOR 27.66 FEET; THENCE NORTH 04°31'21" EAST, FOR 49.92 FEET; THENCE NORTH 47°37'02" EAST, FOR 68.95 FEET; THENCE NORTH 45°07'48" EAST, FOR 25.87 FEET; THENCE NORTH 55°08'22" WEST, FOR 40.54 FEET; THENCE NORTH 35°11'54" EAST, FOR 33.20 FEET; THENCE NORTH 16°51'01" EAST, FOR 38.80 FEET; THENCE NORTH 11°41'19" EAST, FOR 55.77 FEET; THENCE NORTH 25°28'51" EAST, FOR 44.57 FEET; THENCE NORTH 47°15'11" EAST, FOR 42.05 FEET; THENCE NORTH 22°14'40" EAST, FOR 41.30 FEET; THENCE NORTH 01°09'28" WEST, FOR 28.51 FEET; THENCE NORTH 51°08'52" WEST, FOR 35.26 FEET; THENCE NORTH 23°25'50" WEST, FOR 58.22 FEET; THENCE NORTH 13°57'25" WEST, FOR 51.64 FEET; THENCE NORTH 06°36'53" WEST, FOR 44.94 FEET; THENCE NORTH 27°12'42" WEST, FOR 64.84 FEET; THENCE NORTH 18°08'02" WEST, FOR 47.62 FEET; THENCE NORTH 67°30'04" WEST, FOR 47.35 FEET; THENCE NORTH 81°18'26" EAST, FOR 108.60 FEET; THENCE SOUTH 12°50'18" EAST, FOR 52.06 FEET; THENCE SOUTH 89°15'07" EAST, FOR 67.49 FEET; THENCE NORTH 00°44'23" EAST, FOR 51.67 FEET; THENCE NORTH 89°58'54" EAST, FOR 79.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5A:

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A"; THENCE SOUTH 84°27'03" WEST, FOR 58.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°24'12" EAST, FOR 51.19 FEET; THENCE

PROJECT NAME

ANCLOTE HARBOR

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RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

SOUTH 02°34'02" EAST, FOR 43.80 FEET; THENCE SOUTH 48°23'27" WEST, FOR 42.12 FEET; THENCE NORTH 23°19'23" WEST, FOR 81.12 FEET; THENCE NORTH 37°16'22" EAST, FOR 28.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5B:

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "B"; THENCE NORTH 37°36'35" EAST, FOR 48.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°52'35" WEST, FOR 24.26 FEET; THENCE NORTH 46°33'50" WEST, FOR 24.33 FEET; THENCE NORTH 12°28'42" WEST, FOR 31.59 FEET; THENCE NORTH 13°14'58" EAST, FOR 24.13 FEET; THENCE NORTH 28°07'06" EAST, FOR 8.70 FEET; THENCE SOUTH 06°25'32" WEST, FOR 27.25 FEET; THENCE SOUTH 19°44'33" EAST, FOR 32.68 FEET; THENCE SOUTH 44°40'06" EAST, FOR 42.28 FEET; THENCE SOUTH 33°17'45" WEST, FOR 7.34 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL 5 CONTAINING 4.511 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 5.991 ACRES

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION



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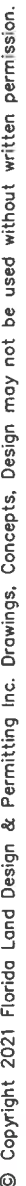
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Survey # - LB8342

**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 2- 8.568 ACRES**

**FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL &
PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY**

Oct 8, 2020 @ 8:25AM X:\1046\Legal\1046_Anclore-Expanded ROS area.dwg - jbeckman

KEY MAP



ANCLOTE HARBOR

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION:

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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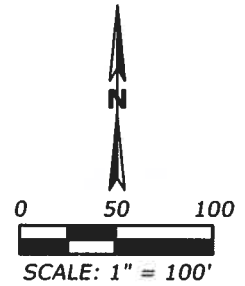
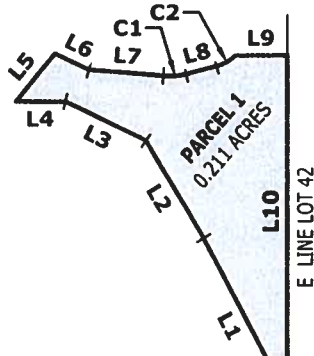
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS7204
CERTIFICATE OF AUTHORIZATION #LB8342

THIS IS NOT A SURVEY

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 7



LOT 43
PB H-1, PG 116

POB PARCEL 1

LOT 42
PB H-1, PG 116

POC PARCELS 1 THRU 9
NE CORNER SECTION 7

(BEARING BASIS)
N85°37'45"W 2656.07'(OA)
N LINE OF THE NW 1/4 OF SECTION 7
N85°37'45"W 885.38'

HAYS ROAD

SECTION 6
SECTION 7

S00°06'36"E 25.08'
(PARCELS 8 & 9)

S'LY EXT OF E LINE LOT 42

BLOCK 90
PB 4, PG 79

S R/W PER ORB 2, PG 227
N85°37'45"W
431.31'(PARCELS 8 & 9)

E LINE OF
BLOCK 90

S14°36'06"E 474.15'
(PARCELS 8 & 9)
E LINE OF BLOCK 96

BLOCK 89
PB 4, PG 79

BLOCK 95
PB 4, PG 79

BLOCK 96
PB 4, PG 79

MATCH LINE - SEE SHEET 8

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

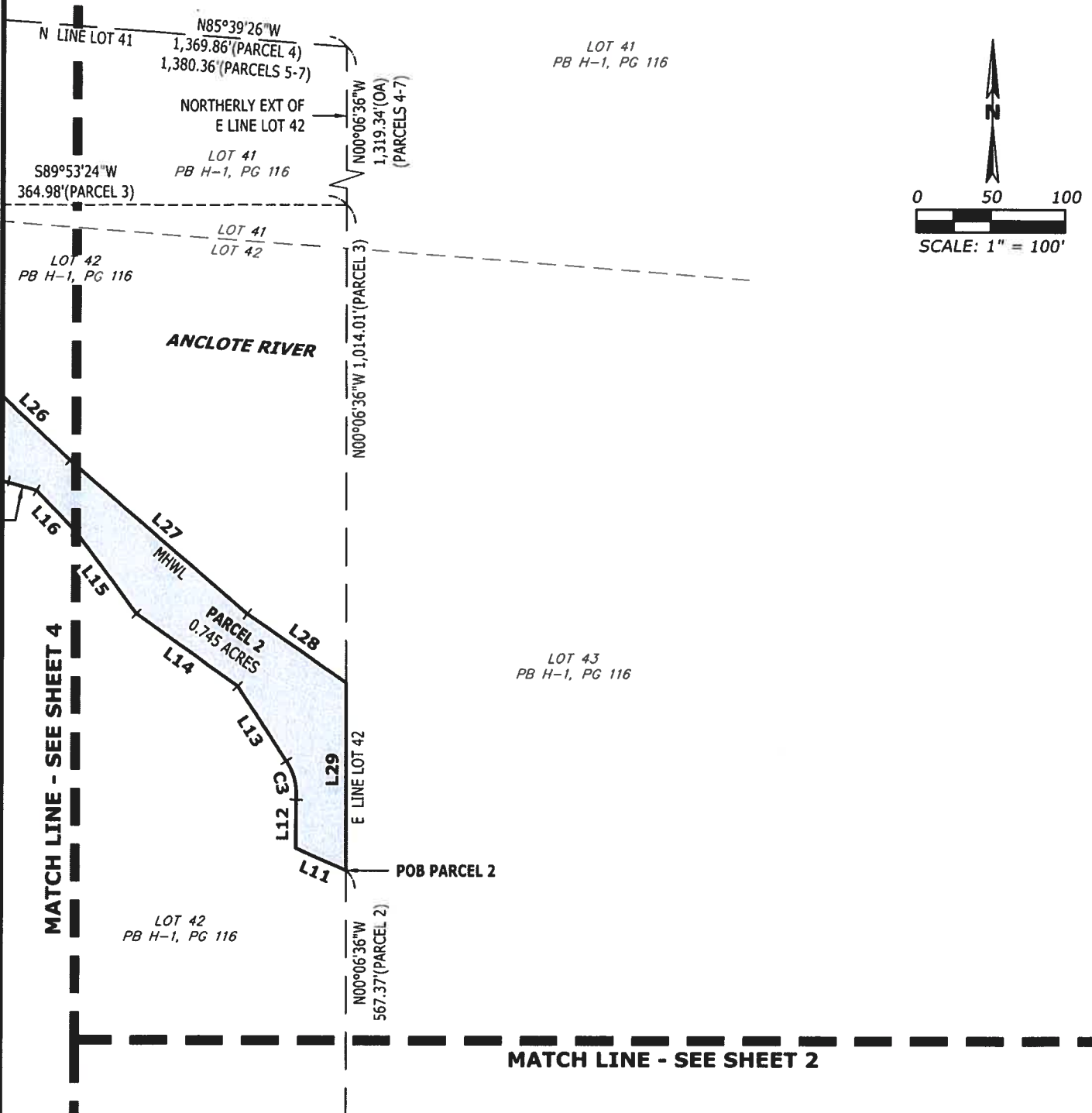


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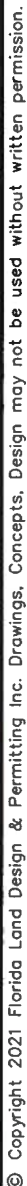
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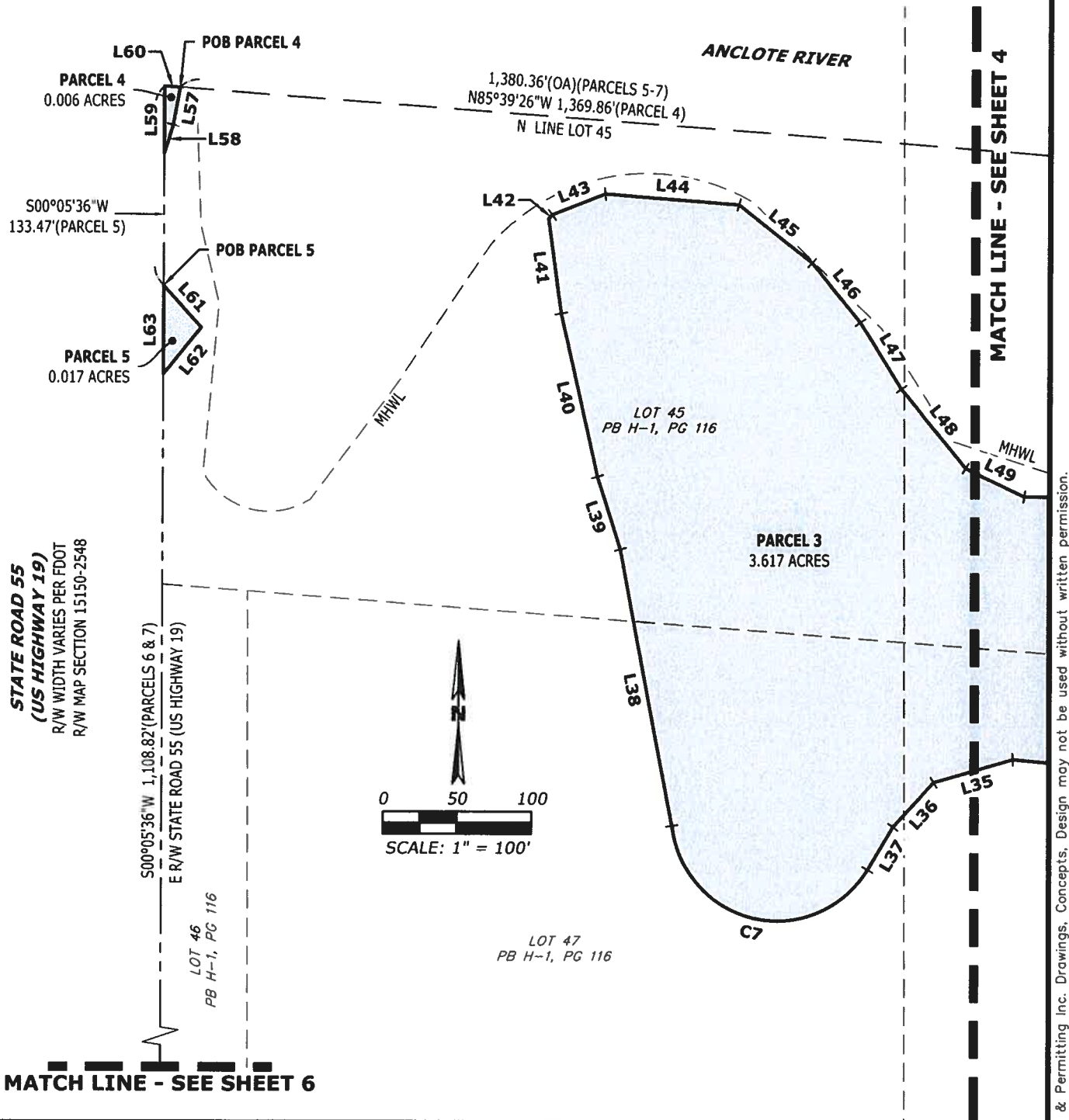
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SHEET 4 OF 24
Page 284 of 547

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PROJECT NAME

ANCOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



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MATCH LINE - SEE SHEET 5

500°05'36"W 1,108.82'(PARCELS 6 & 7)
E R/W STATE ROAD 55 (US HIGHWAY 19)

L64

LOT 46
PB H-1, PG 116

NORTHERLY LINE OF
ORB 20382, PG 1516

C9(PARCEL 6)
POB PARCEL 6
PARCEL 6
0.020 ACRES

L65

L66

C10

C11(OA)
(PARCEL 7)

ORB 20382
PG 1516

LOT 47
PB H-1, PG 116

0 50 100
SCALE: 1" = 100'

SECTION 6
SECTION 7

STATE ROAD 55
(US HIGHWAY 19)
R/W WIDTH VARIES PER FDOT
R/W MAP SECTION 15150-2548

POB PARCEL 7
EASTERLY LINE OF
ORB 20382, PG 1516

BLOCK 93

SOUTHERLY LINE OF
ORB 20382, PG 1516

BLOCK 97
PB 4, PG 79

PARCEL 8
3.483 ACRES

BLOCK 97
PB 4, PG 79

MATCH LINE - SEE SHEET 9

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



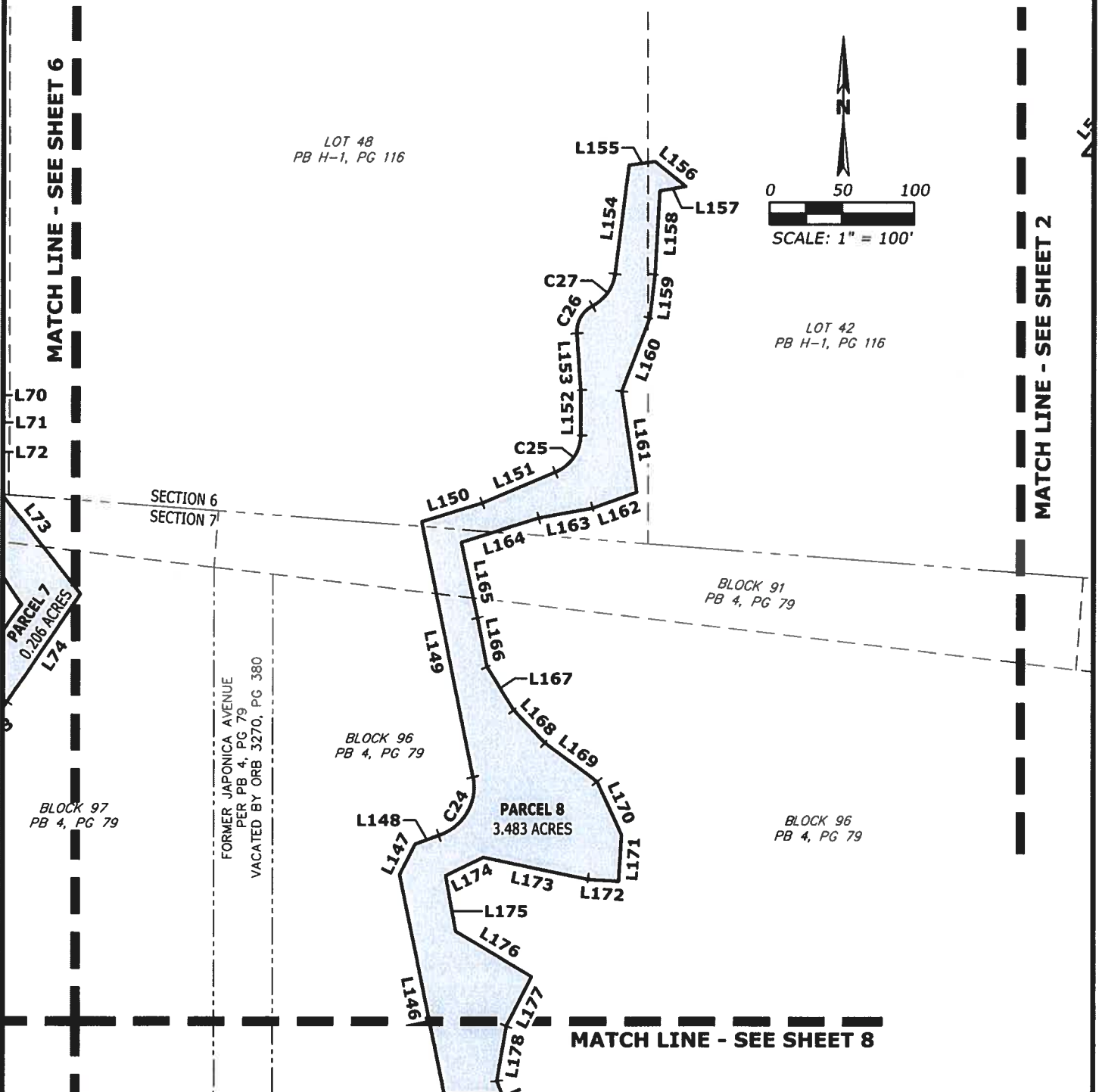
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Survey # - LB8342

MATCH LINE - SEE SHEET 7

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PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

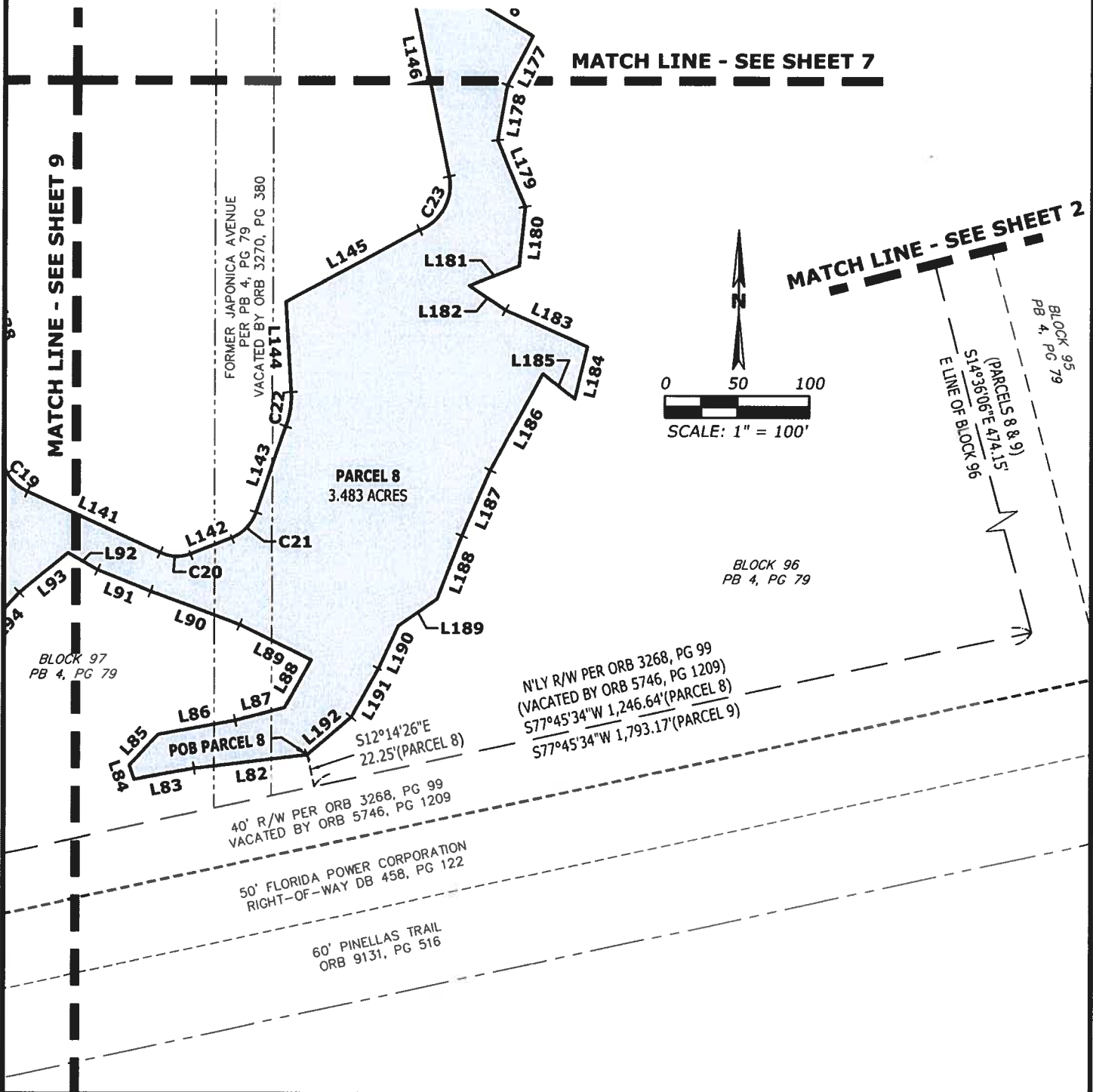


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PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



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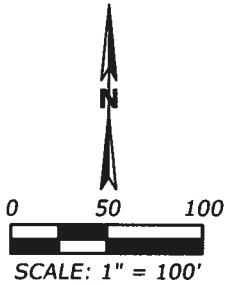
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MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8



STATE ROAD 55
(US HIGHWAY 19)
R/W WIDTH VARIES PER FDOT
R/W MAP SECTION 15150-2548

E R/W STATE ROAD 55 (US HIGHWAY 19)

BLOCK 97
PB 4, PG 79

PARCEL 8
3.483 ACRES

BLOCK 97
PB 4, PG 79

RIGHT-OF-WAY PER
ORB 6222, PG 2159

FORMER NORTH BOULEVARD
PER PB 4, PG 79
VACATED BY ORB 3270, PG 380

BLOCK 98
PB 4, PG 79

PARCEL 9
0.263 ACRES

N'LY R/W PER ORB 3268, PG 99
(VACATED BY ORB 5746, PG 1209)

S77°45'34"W 1,793.17'(PARCEL 9)
40' R/W PER ORB 3268, PG 99
VACATED BY ORB 5746, PG 1209

50' FLORIDA POWER CORPORATION
RIGHT-OF-WAY DB 458, PG 122

60' PINELLAS TRAIL
ORB 9131, PG 516

PROJECT NAME

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°53'29"W	93.45'
L2	N30°55'14"W	59.03'
L3	N63°50'53"W	46.40'
L4	S89°58'54"W	25.73'
L5	N38°58'18"E	32.15'
L6	S63°50'52"E	19.43'
L7	S85°39'09"E	39.09'
L8	N75°42'28"E	16.49'
L9	N89°39'45"E	26.97'
L10	S00°06'36"E	177.73'
L11	N66°32'13"W	37.18'
L12	N00°20'47"E	32.67'
L13	N33°09'40"W	60.05'
L14	N54°34'03"W	83.66'
L15	N36°53'49"W	68.48'
L16	N43°42'51"W	38.31'
L17	N73°59'56"W	19.66'
L18	N80°49'49"W	23.58'
L19	S89°43'41"W	74.48'
L20	N26°50'07"W	43.92'
L21	N44°16'23"W	17.17'
L22	N39°02'09"E	70.42'
L23	N49°33'26"E	3.35'
L24	S40°06'30"E	64.77'
L25	S53°51'17"E	73.13'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S46°37'30"E	83.26'
L27	S49°22'27"E	157.84'
L28	S55°15'54"E	81.07'
L29	S00°06'36"E	125.90'
L30	S54°31'23"W	116.61'
L31	N77°18'30"W	126.47'
L32	S52°17'56"W	17.88'
L33	N84°51'49"W	79.54'
L34	N84°26'50"W	94.19'
L35	S73°41'10"W	55.63'
L36	S42°23'51"W	40.55'
L37	S30°34'46"W	33.27'
L38	N10°43'38"W	188.57'
L39	N17°50'15"W	51.00'
L40	N12°44'43"W	112.14'
L41	N07°39'37"W	63.98'
L42	N41°40'47"E	3.51'
L43	N68°41'17"E	38.48'
L44	S85°28'02"E	89.80'
L45	S51°59'53"E	63.11'
L46	S39°19'56"E	51.48'
L47	S31°38'10"E	52.31'
L48	S39°09'56"E	68.34'
L49	S64°46'55"E	44.06'
L50	S89°21'56"E	89.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S76°59'52"E	21.64'
L52	S67°42'49"E	69.88'
L53	S74°06'18"E	52.70'
L54	S60°04'55"E	98.25'
L55	S75°24'02"E	116.68'
L56	S40°06'30"E	15.22'
L57	S10°19'55"W	25.52'
L58	S17°12'40"W	20.15'
L59	N00°05'36"E	45.15'
L60	S85°39'26"E	10.50'
L61	S41°51'26"E	37.82'
L62	S39°07'29"W	40.15'
L63	N00°05'36"E	59.32'
L64	S89°54'24"E	56.74'
L65	N03°00'47"E	8.73'
L66	S62°51'49"E	49.85'
L67	S21°43'38"E	31.46'
L68	S60°43'16"E	48.61'
L69	S43°28'16"E	20.94'
L70	S72°30'38"E	21.71'
L71	S30°00'00"E	3.43'
L72	S05°18'47"W	11.18'
L73	S38°20'09"E	117.42'
L74	S34°00'08"W	89.62'
L75	S81°55'58"W	79.91'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N28°45'30"E	6.83'
L77	N64°28'34"E	82.52'
L78	N35°10'39"E	67.67'
L79	N33°40'33"W	94.86'
L80	S88°11'44"E	12.62'
L81	N40°04'21"W	94.70'
L82	S83°06'27"W	79.09'
L83	S79°38'52"W	41.73'
L84	N19°21'59"W	10.25'
L85	N43°19'27"E	29.38'
L86	N79°34'27"E	53.82'
L87	N75°43'04"E	35.25'
L88	N28°58'55"E	37.68'
L89	N63°54'43"W	55.12'
L90	N69°36'40"W	65.43'
L91	N68°11'34"W	39.64'
L92	N60°08'41"W	23.71'
L93	S50°54'07"W	43.46'
L94	S42°34'28"W	39.50'
L95	S15°51'40"W	59.10'
L96	S61°58'58"W	30.35'
L97	S47°55'50"W	86.37'
L98	S34°37'47"W	31.44'
L99	N82°29'18"W	14.44'
L100	N00°38'51"W	42.65'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION



**Florida Land
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LINE TABLE		
LINE	BEARING	LENGTH
L101	N64°24'52"E	30.53'
L102	N18°55'47"E	39.77'
L103	S60°11'47"E	39.08'
L104	N00°38'19"W	33.02'
L105	N30°43'06"W	44.91'
L106	S64°35'49"W	25.25'
L107	N36°49'40"W	47.53'
L108	N04°35'58"E	38.99'
L109	N05°27'16"W	76.40'
L110	N00°20'49"E	23.62'
L111	N05°56'55"W	114.94'
L112	N03°37'24"W	37.17'
L113	N10°46'58"W	58.87'
L114	N42°24'27"E	10.60'
L115	S43°18'22"E	27.60'
L116	S50°13'45"E	24.76'
L117	S37°24'15"E	78.72'
L118	S07°08'37"W	54.01'
L119	S01°18'53"W	27.20'
L120	S86°42'57"E	18.82'
L121	N54°36'14"E	46.12'
L122	N13°40'44"E	28.34'
L123	N37°22'17"W	57.11'
L124	N42°37'54"W	17.16'
L125	S80°42'57"W	8.93'

LINE TABLE		
LINE	BEARING	LENGTH
L126	N31°55'17"E	28.22'
L127	N21°39'34"W	139.83'
L128	N01°54'36"W	63.75'
L129	N28°45'30"E	15.80'
L130	N90°00'00"E	26.32'
L131	S32°12'05"W	14.31'
L132	S02°40'41"E	41.15'
L133	S22°55'56"E	36.30'
L134	S47°27'22"E	15.38'
L135	S63°20'26"E	43.42'
L136	S03°03'31"E	47.55'
L137	S03°23'37"W	75.28'
L138	S16°32'26"E	58.53'
L139	S18°41'26"W	30.42'
L140	S23°56'07"E	29.38'
L141	S65°34'49"E	101.13'
L142	N68°31'13"E	30.90'
L143	N19°01'38"E	62.80'
L144	N03°16'53"W	62.62'
L145	N61°41'45"E	104.44'
L146	N11°28'57"W	170.18'
L147	N26°10'54"E	23.56'
L148	N69°50'23"E	17.38'
L149	N11°22'54"W	178.95'
L150	N72°51'19"E	43.73'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N67°07'50"E	54.84'
L152	N00°00'00"E	31.12'
L153	N03°45'54"W	39.01'
L154	N07°21'49"E	75.39'
L155	N82°05'49"E	18.16'
L156	S51°24'26"E	27.46'
L157	S80°07'58"W	18.39'
L158	S03°11'23"W	57.62'
L159	S07°00'44"W	30.04'
L160	S21°01'22"W	53.86'
L161	S08°36'59"E	70.20'
L162	S70°13'39"W	32.19'
L163	S79°19'48"W	37.12'
L164	S72°41'25"W	56.23'
L165	S12°12'36"E	53.06'
L166	S11°08'14"E	34.26'
L167	S31°48'18"E	34.92'
L168	S44°01'19"E	31.32'
L169	S53°05'45"E	44.35'
L170	S24°19'48"E	40.26'
L171	S03°36'01"W	32.04'
L172	N86°14'31"W	20.78'
L173	N78°01'07"W	73.53'
L174	S64°01'43"W	28.92'
L175	S10°13'45"E	38.86'

LINE TABLE		
LINE	BEARING	LENGTH
L176	S59°26'30"E	61.25'
L177	S27°09'45"W	38.21'
L178	S09°54'46"W	38.44'
L179	S22°24'17"E	49.66'
L180	S05°31'28"W	41.14'
L181	S68°24'07"W	36.55'
L182	S56°03'15"E	29.95'
L183	S65°59'09"E	61.94'
L184	S13°45'32"W	37.09'
L185	N51°56'52"W	28.05'
L186	S28°17'23"W	75.44'
L187	S23°18'33"W	49.15'
L188	S21°02'11"W	46.65'
L189	S55°42'00"W	32.94'
L190	S24°59'14"W	32.53'
L191	S29°22'00"W	38.38'
L192	S48°48'30"W	39.66'
L193	S77°45'34"W	163.72'
L194	N00°05'36"E	104.56'
L195	S58°55'20"E	55.18'
L196	N79°35'48"E	40.82'
L197	N64°05'51"E	53.33'
L198	S32°49'12"E	48.85'
L199	S03°44'30"W	31.04'

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	33.85'	20°00'18"	11.82'	N85°42'37"E	11.76'
C2	23.77'	27°16'23"	11.31'	N60°45'11"E	11.21'
C3	40.99'	37°56'39"	27.14'	N14°11'20"W	26.65'
C4	50.11'	55°48'17"	48.80'	N62°04'01"W	46.90'
C5	29.93'	63°02'44"	32.93'	N07°30'47"E	31.29'
C6	35.43'	60°15'04"	37.26'	S82°25'28"W	35.57'
C7	70.96'	143°28'24"	177.69'	N77°29'23"W	134.77'
C8	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C9	374.00'	3°00'56"	19.68'	S45°35'37"E	19.68'
C10	374.00'	10°54'46"	71.23'	N52°33'27"W	71.13'
C11	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C12	35.00'	20°35'49"	12.58'	S70°58'05"E	12.51'
C13	38.79'	51°18'42"	34.74'	S56°16'37"W	33.59'
C14	35.00'	20°35'49"	12.58'	N50°22'16"W	12.51'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C15	25.44'	35°12'25"	15.63'	S14°55'31"W	15.39'
C16	30.52'	18°07'25"	9.65'	S13°52'13"E	9.61'
C17	34.61'	69°42'31"	42.11'	S37°54'47"E	39.56'
C18	25.50'	45°26'01"	20.22'	S01°13'07"E	19.69'
C19	30.63'	36°09'55"	19.33'	S47°29'52"E	19.01'
C20	25.10'	48°30'20"	21.25'	S87°13'37"E	20.62'
C21	28.86'	49°28'22"	24.92'	N43°45'50"E	24.15'
C22	57.90'	23°34'22"	23.82'	N08°30'18"E	23.65'
C23	32.53'	80°54'25"	45.93'	N28°58'15"E	42.21'
C24	34.84'	83°21'23"	50.69'	N30°17'47"E	46.34'
C25	27.08'	68°04'02"	32.17'	N34°02'01"E	30.31'
C26	20.00'	65°44'29"	22.95'	S29°06'21"W	21.71'
C27	29.16'	54°36'47"	27.79'	N34°40'12"E	26.75'

LEGEND

EXT = EXTENSION
 FDOT = FLORIDA DEPARTMENT OF
 TRANSPORTATION
 MHWL = MEAN HIGH WATER LINE
 N'LY = NORTHERLY
 OA = OVERALL
 ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 RD = ROAD
 R/W = RIGHT-OF-WAY
 S'LY = SOUTHERLY

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LEGAL DESCRIPTION:**PARCEL 1**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 147.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°53'29" WEST, FOR 93.45 FEET; THENCE NORTH 30°55'14" WEST, FOR 59.03 FEET; THENCE NORTH 63°50'53" WEST, FOR 46.40 FEET; THENCE SOUTH 89°58'54" WEST, FOR 25.73 FEET; THENCE NORTH 38°58'18" EAST, FOR 32.15 FEET; THENCE SOUTH 63°50'52" EAST, FOR 19.43 FEET; THENCE SOUTH 85°39'09" EAST, FOR 39.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 11.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.85 FEET, A CENTRAL ANGLE OF 20°00'18", AND A CHORD BEARING AND DISTANCE OF NORTH 85°42'37" EAST, FOR 11.76 FEET; THENCE NORTH 75°42'28" EAST, FOR 16.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 11.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.77 FEET, A CENTRAL ANGLE OF 27°16'23", AND A CHORD BEARING AND DISTANCE OF NORTH 60°45'11" EAST, FOR 11.21 FEET; THENCE NORTH 89°39'45" EAST, FOR 26.97 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 177.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.211 ACRES.

TOGETHER WITH:**PARCEL 2**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 567.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°32'13" WEST, FOR 37.18 FEET; THENCE NORTH 00°20'47" EAST, FOR 32.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 27.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.99 FEET, A CENTRAL ANGLE OF 37°56'39", AND A CHORD BEARING AND DISTANCE OF NORTH 14°11'20" WEST, FOR 26.65 FEET; THENCE NORTH 33°09'40" WEST, FOR 60.05 FEET; THENCE NORTH 54°34'03" WEST, FOR 83.66 FEET; THENCE NORTH 36°53'49" WEST, FOR 68.48 FEET; THENCE NORTH 43°42'51" WEST, FOR 38.31 FEET; THENCE NORTH 73°59'56" WEST, FOR 19.66 FEET; THENCE NORTH 80°49'49" WEST, FOR 23.58 FEET; THENCE SOUTH 89°43'41" WEST, FOR 74.48 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 48.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.11 FEET, A CENTRAL ANGLE OF 55°48'17", AND A CHORD BEARING AND DISTANCE OF NORTH 62°04'01" WEST, FOR 46.90 FEET; THENCE NORTH 26°50'07" WEST, FOR 43.92 FEET; THENCE NORTH 44°16'23" WEST, FOR 17.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 32.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.93 FEET, A CENTRAL ANGLE OF 63°02'44", AND A CHORD BEARING AND DISTANCE OF NORTH 07°30'47" EAST, FOR 31.29 FEET; THENCE NORTH 39°02'09" EAST, FOR 70.42 FEET; THENCE NORTH 49°33'26" EAST, FOR 3.35 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 40°06'30" EAST, FOR 64.77 FEET; (2) SOUTH 53°51'17" EAST, FOR 73.13 FEET; (3) SOUTH 46°37'30" EAST, FOR 83.26 FEET; (4) SOUTH 49°22'27" EAST, FOR 157.84 FEET; (5) SOUTH 55°15'54" EAST, FOR 81.07 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 125.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.745 ACRES.

TOGETHER WITH:**PARCEL 3**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 1,014.01 FEET; THENCE SOUTH 89°53'24" WEST, FOR 364.98 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 54°31'23" WEST, FOR 116.61 FEET; THENCE NORTH 77°18'30" WEST, FOR 126.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 37.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.43 FEET, A CENTRAL ANGLE OF 60°15'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'28" WEST, FOR 35.57 FEET; THENCE SOUTH 52°17'56" WEST, FOR 17.88 FEET; THENCE NORTH 84°51'49" WEST, FOR 79.54 FEET; THENCE NORTH 84°26'50" WEST, FOR 94.19 FEET; THENCE SOUTH 73°41'10" WEST, FOR 55.63 FEET; THENCE SOUTH 42°23'51" WEST, FOR 40.55 FEET; THENCE SOUTH 30°34'46" WEST, FOR 33.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 177.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.96 FEET, A CENTRAL ANGLE OF 143°28'24", AND A CHORD BEARING AND DISTANCE OF NORTH 77°29'23" WEST, FOR 134.77 FEET; THENCE NORTH 10°43'38" WEST, FOR 188.57 FEET; THENCE NORTH 17°50'15" WEST, FOR 51.00 FEET; THENCE NORTH 12°44'43" WEST, FOR 112.14 FEET; THENCE NORTH 07°39'37" WEST, FOR 63.98 FEET; THENCE NORTH 41°40'47" EAST, FOR 3.51 FEET; THENCE NORTH 68°41'17" EAST, FOR 38.48 FEET; THENCE SOUTH 85°28'02" EAST, FOR 89.80 FEET; THENCE SOUTH 51°59'53" EAST, FOR 63.11 FEET; THENCE SOUTH 39°19'56" EAST, FOR 51.48 FEET; THENCE SOUTH 31°38'10" EAST, FOR 52.31 FEET; THENCE SOUTH 39°09'56" EAST, FOR 68.34 FEET; THENCE SOUTH 64°46'55" EAST, FOR 44.06 FEET; THENCE SOUTH 89°21'56" EAST, FOR 89.11 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 76°59'52" EAST, FOR 21.64 FEET; (2) SOUTH 67°42'49" EAST, FOR 69.88 FEET; (3) SOUTH 74°06'18" EAST, FOR 52.70 FEET; (4) SOUTH 60°04'55" EAST, FOR 98.25 FEET; (5) SOUTH 75°24'02" EAST, FOR 116.68 FEET; (6) SOUTH 40°06'30" EAST, FOR 15.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.617 ACRES.

TOGETHER WITH:**PARCEL 4**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,369.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°19'55" WEST, FOR 25.52 FEET; THENCE SOUTH 17°12'40" WEST, FOR 20.15 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 45.15 FEET TO AFORESAID NORTH LINE OF LOT 45; THENCE ALONG SAID NORTH LINE, SOUTH 85°39'26" EAST, FOR 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

TOGETHER WITH:**PARCEL 5**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 133.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°51'26" EAST, FOR 37.82 FEET; THENCE SOUTH 39°07'29" WEST, FOR 40.15 FEET TO AFORESAID EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19); THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 59.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.017 ACRES.

TOGETHER WITH:**PARCEL 6**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE

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LEGAL DESCRIPTION: (CONTINUED)

LEFT; (3) SOUTHEASTERLY 19.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 03°00'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°35'37" EAST, FOR 19.68 FEET TO A POINT ON A CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE NORTH 03°00'47" EAST, FOR 8.73 FEET; THENCE SOUTH 62°51'49" EAST, FOR 49.85 FEET; THENCE SOUTH 21°43'38" EAST, FOR 31.46 FEET TO AFORESAID NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTHERLY LINE, NORTHWESTERLY 71.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 10°54'46", AND A CHORD BEARING AND DISTANCE OF NORTH 52°33'27" WEST, FOR 71.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.020 ACRES.

TOGETHER WITH:**PARCEL 7**

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE

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LEGAL DESCRIPTION: (CONTINUED)

OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) SOUTHEASTERLY 242.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 37°10'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°40'34" EAST, FOR 238.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (4) EASTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°58'05" EAST, FOR 12.51 FEET TO A POINT ON A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING; THENCE SOUTH 60°43'16" EAST, FOR 48.61 FEET; THENCE SOUTH 43°28'16" EAST, FOR 20.94 FEET; THENCE SOUTH 72°30'38" EAST, FOR 21.71 FEET; THENCE SOUTH 30°00'00" EAST, FOR 3.43 FEET; THENCE SOUTH 05°18'47" WEST, FOR 11.18 FEET; THENCE SOUTH 38°20'09" EAST, FOR 117.42 FEET; THENCE SOUTH 34°00'08" WEST, FOR 89.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 34.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.79 FEET, A CENTRAL ANGLE OF 51°18'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 56°16'37" WEST, FOR 33.59 FEET; THENCE SOUTH 81°55'58" WEST, FOR 79.91 FEET; THENCE NORTH 28°45'30" EAST, FOR 6.83 FEET; THENCE NORTH 64°28'34" EAST, FOR 82.52 FEET; THENCE NORTH 35°10'39" EAST, FOR 67.67 FEET; THENCE NORTH 33°40'33" WEST, FOR 94.86 FEET TO A SOUTHERLY LINE OF AFORESAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°11'44" EAST, FOR 12.62 FEET; (2) NORTH 40°04'21" WEST, FOR 94.70 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHWESTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF NORTH 50°22'16" WEST, FOR 12.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.206 ACRES.

TOGETHER WITH:**PARCEL 8**

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,246.64 FEET; THENCE NORTH 12°14'26" WEST, FOR 22.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°06'27" WEST, FOR 79.09 FEET; THENCE SOUTH 79°38'52" WEST, FOR 41.73 FEET; THENCE NORTH 19°21'59" WEST, FOR 10.25 FEET; THENCE NORTH 43°19'27" EAST, FOR 29.38 FEET; THENCE NORTH 79°34'27" EAST, FOR 53.82 FEET; THENCE NORTH 75°43'04" EAST, FOR 35.25 FEET; THENCE NORTH 28°58'55" EAST, FOR 37.68 FEET; THENCE NORTH 63°54'43" WEST, FOR 55.12 FEET; THENCE NORTH 69°36'40" WEST, FOR 65.43 FEET; THENCE NORTH 68°11'34" WEST, FOR 39.64 FEET; THENCE NORTH 60°08'41" WEST, FOR 23.71 FEET; THENCE SOUTH 50°54'07" WEST, FOR 43.46 FEET; THENCE SOUTH 42°34'28" WEST, FOR 39.50 FEET; THENCE SOUTH 15°51'40" WEST, FOR 59.10 FEET; THENCE SOUTH 61°58'58" WEST, FOR 30.35 FEET; THENCE SOUTH 47°55'50" WEST, FOR 86.37 FEET; THENCE SOUTH 34°37'47" WEST, FOR 31.44 FEET; THENCE NORTH 82°29'18" WEST, FOR 14.44 FEET; THENCE NORTH 00°38'51" WEST, FOR 42.65 FEET; THENCE NORTH 64°24'52" EAST, FOR 30.53 FEET; THENCE NORTH 18°55'47" EAST, FOR 39.77 FEET; THENCE SOUTH 60°11'47" EAST, FOR 39.08 FEET;

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LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 00°38'19" WEST, FOR 33.02 FEET; THENCE NORTH 30°43'06" WEST, FOR 44.91 FEET; THENCE SOUTH 64°35'49" WEST, FOR 25.25 FEET; THENCE NORTH 36°49'40" WEST, FOR 47.53 FEET; THENCE NORTH 04°35'58" EAST, FOR 38.99 FEET; THENCE NORTH 05°27'16" WEST, FOR 76.40 FEET; THENCE NORTH 00°20'49" EAST, FOR 23.62 FEET; THENCE NORTH 05°56'55" WEST, FOR 114.94 FEET; THENCE NORTH 03°37'24" WEST, FOR 37.17 FEET; THENCE NORTH 10°46'58" WEST, FOR 58.87 FEET; THENCE NORTH 42°24'27" EAST, FOR 10.60 FEET; THENCE SOUTH 43°18'22" EAST, FOR 27.60 FEET; THENCE SOUTH 50°13'45" EAST, FOR 24.76 FEET; THENCE SOUTH 37°24'15" EAST, FOR 78.72 FEET; THENCE SOUTH 07°08'37" WEST, FOR 54.01 FEET; THENCE SOUTH 01°18'53" WEST, FOR 27.20 FEET; THENCE SOUTH 86°42'57" EAST, FOR 18.82 FEET; THENCE NORTH 54°36'14" EAST, FOR 46.12 FEET; THENCE NORTH 13°40'44" EAST, FOR 28.34 FEET; THENCE NORTH 37°22'17" WEST, FOR 57.11 FEET; THENCE NORTH 42°37'54" WEST, FOR 17.16 FEET; THENCE SOUTH 80°42'57" WEST, FOR 8.93 FEET; THENCE NORTH 31°55'17" EAST, FOR 28.22 FEET; THENCE NORTH 21°39'34" WEST, FOR 139.83 FEET; THENCE NORTH 01°54'36" WEST, FOR 63.75 FEET; THENCE NORTH 28°45'30" EAST, FOR 15.80 FEET; THENCE NORTH 90°00'00" EAST, FOR 26.32 FEET; THENCE SOUTH 32°12'05" WEST, FOR 14.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 15.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.44 FEET, A CENTRAL ANGLE OF 35°12'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'31" WEST, FOR 15.39 FEET; THENCE SOUTH 02°40'41" EAST, FOR 41.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 9.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.52 FEET, A CENTRAL ANGLE OF 18°07'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°52'13" EAST, FOR 9.61 FEET; THENCE SOUTH 22°55'56" EAST, FOR 36.30 FEET; THENCE SOUTH 47°27'22" EAST, FOR 15.38 FEET; THENCE SOUTH 63°20'26" EAST, FOR 43.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.61 FEET, A CENTRAL ANGLE OF 69°42'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°54'47" EAST, FOR 39.56 FEET; THENCE SOUTH 03°03'31" EAST, FOR 47.55 FEET; THENCE SOUTH 03°23'37" WEST, FOR 75.28 FEET; THENCE SOUTH 16°32'26" EAST, FOR 58.53 FEET; THENCE SOUTH 18°41'26" WEST, FOR 30.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 20.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 45°26'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'07" EAST, FOR 19.69 FEET; THENCE SOUTH 23°56'07" EAST, FOR 29.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 19.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.63 FEET, A CENTRAL ANGLE OF 36°09'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°29'52" EAST, FOR 19.01 FEET; THENCE SOUTH 65°34'49" EAST, FOR 101.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 21.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.10 FEET, A CENTRAL ANGLE OF 48°30'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°13'37" EAST, FOR 20.62 FEET; THENCE NORTH 68°31'13" EAST, FOR 30.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE

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Survey # - LB8342

LEGAL DESCRIPTION: (CONTINUED)

NORTHEASTERLY 24.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.86 FEET, A CENTRAL ANGLE OF 49°28'22", AND A CHORD BEARING AND DISTANCE OF NORTH 43°45'50" EAST, FOR 24.15 FEET; THENCE NORTH 19°01'38" EAST, FOR 62.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 23.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 23°34'22", AND A CHORD BEARING AND DISTANCE OF NORTH 08°30'18" EAST, FOR 23.65 FEET; THENCE NORTH 03°16'53" WEST, FOR 62.62 FEET; THENCE NORTH 61°41'45" EAST, FOR 104.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 45.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.53 FEET, A CENTRAL ANGLE OF 80°54'25", AND A CHORD BEARING AND DISTANCE OF NORTH 28°58'15" EAST, FOR 42.21 FEET; THENCE NORTH 11°28'57" WEST, FOR 170.18 FEET; THENCE NORTH 26°10'54" EAST, FOR 23.56 FEET; THENCE NORTH 69°50'23" EAST, FOR 17.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 50.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.84 FEET, A CENTRAL ANGLE OF 83°21'23", AND A CHORD BEARING AND DISTANCE OF NORTH 30°17'47" EAST, FOR 46.34 FEET; THENCE NORTH 11°22'54" WEST, FOR 178.95 FEET; THENCE NORTH 72°51'19" EAST, FOR 43.73 FEET; THENCE NORTH 67°07'50" EAST, FOR 54.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.08 FEET, A CENTRAL ANGLE OF 68°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 34°02'01" EAST, FOR 30.31 FEET; THENCE NORTH 00°00'00" EAST, FOR 31.12 FEET; THENCE NORTH 03°45'54" WEST, FOR 39.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 22.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°44'29", AND A CHORD BEARING AND DISTANCE OF NORTH 29°06'21" EAST, FOR 21.71 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 27.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.16 FEET, A CENTRAL ANGLE OF 54°36'47", AND A CHORD BEARING AND DISTANCE OF NORTH 34°40'12" EAST, FOR 26.75 FEET; THENCE NORTH 07°21'49" EAST, FOR 75.39 FEET; THENCE NORTH 82°05'49" EAST, FOR 18.16 FEET; THENCE SOUTH 51°24'26" EAST, FOR 27.46 FEET; THENCE SOUTH 80°07'58" WEST, FOR 18.39 FEET; THENCE SOUTH 03°11'23" WEST, FOR 57.62 FEET; THENCE SOUTH 07°00'44" WEST, FOR 30.04 FEET; THENCE SOUTH 21°01'22" WEST, FOR 53.86 FEET; THENCE SOUTH 08°36'59" EAST, FOR 70.20 FEET; THENCE SOUTH 70°13'39" WEST, FOR 32.19 FEET; THENCE SOUTH 79°19'48" WEST, FOR 37.12 FEET; THENCE SOUTH 72°41'25" WEST, FOR 56.23 FEET; THENCE SOUTH 12°12'36" EAST, FOR 53.06 FEET; THENCE SOUTH 11°08'14" EAST, FOR 34.26 FEET; THENCE SOUTH 31°48'18" EAST, FOR 34.92 FEET; THENCE SOUTH 44°01'19" EAST, FOR 31.32 FEET; THENCE SOUTH 53°05'45" EAST, FOR 44.35 FEET; THENCE SOUTH 24°19'48" EAST, FOR 40.26 FEET; THENCE SOUTH 03°36'01" WEST, FOR 32.04 FEET; THENCE NORTH 86°14'31" WEST, FOR 20.78 FEET; THENCE NORTH 78°01'07" WEST, FOR 73.53 FEET; THENCE SOUTH 64°01'43" WEST, FOR 28.92 FEET; THENCE SOUTH 10°13'45" EAST, FOR 38.86 FEET; THENCE SOUTH 59°26'30" EAST, FOR 61.25 FEET; THENCE SOUTH 27°09'45" WEST, FOR 38.21 FEET; THENCE SOUTH 09°54'46" WEST, FOR 38.44

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - L88342

LEGAL DESCRIPTION: (CONTINUED)

FEET; THENCE SOUTH 22°24'17" EAST, FOR 49.66 FEET; THENCE SOUTH 05°31'28" WEST, FOR 41.14 FEET; THENCE SOUTH 68°24'07" WEST, FOR 36.55 FEET; THENCE SOUTH 56°03'15" EAST, FOR 29.95 FEET; THENCE SOUTH 65°59'09" EAST, FOR 61.94 FEET; THENCE SOUTH 13°45'32" WEST, FOR 37.09 FEET; THENCE NORTH 51°56'52" WEST, FOR 28.05 FEET; THENCE SOUTH 28°17'23" WEST, FOR 75.44 FEET; THENCE SOUTH 23°18'33" WEST, FOR 49.15 FEET; THENCE SOUTH 21°02'11" WEST, FOR 46.65 FEET; THENCE SOUTH 55°42'00" WEST, FOR 32.94 FEET; THENCE SOUTH 24°59'14" WEST, FOR 32.53 FEET; THENCE SOUTH 29°22'00" WEST, FOR 38.38 FEET; THENCE SOUTH 48°48'30" WEST, FOR 39.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.483 ACRES.

TOGETHER WITH:**PARCEL 9**

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,793.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY

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LEGAL DESCRIPTION: (CONTINUED)

VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST FOR 163.72 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19 NORTH) ACCORDING TO OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 104.56 FEET; THENCE SOUTH 58°55'20" EAST, FOR 55.18 FEET; THENCE NORTH 79°35'48" EAST, FOR 40.82 FEET; THENCE NORTH 64°05'51" EAST, FOR 53.33 FEET; THENCE SOUTH 32°49'12" EAST, FOR 48.85 FEET; THENCE SOUTH 03°44'30" WEST, FOR 31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.263 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 8.568 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020 AND AN ELECTRONIC DRAWING FILE OF THE EXPANDED RECREATION OPEN SPACE AREA AS PROVIDED BY KIMLEY HORN ON 11/17/2021.
- 5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
- 6) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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**ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 3- 22.078 ACRES**

**FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL &
PRESERVATION CATEGORIES
TO PRESERVATION CATEGORY**

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-011	1,391,314.75'	418,203.93'
JD 1-012	1,391,259.44'	418,164.94'
JD 1-013	1,391,223.88'	418,090.47'
JD 1-014	1,391,169.62'	418,060.70'
JD 1-015	1,391,105.90'	418,062.82'
JD 1-016	1,390,975.95'	418,114.43'
JD 1-017	1,390,952.00'	418,099.51'
JD 1-017A	1,390,953.44'	418,108.33'
JD 1-017B	1,390,940.81'	418,119.95'
JD 1-017C	1,390,895.43'	418,154.61'
JD 1-017D	1,390,867.89'	418,147.91'
JD 1-017E	1,390,841.18'	418,110.32'
JD 1-017F	1,390,842.26'	418,091.53'
JD 1-017G	1,390,869.45'	418,092.15'
JD 1-017H	1,390,923.04'	418,098.87'
JD 1-018	1,390,985.58'	418,051.05'
JD 1-019	1,391,001.42'	418,032.02'
JD 1-020	1,391,021.50'	418,013.09'
JD 1-021	1,391,013.68'	418,005.94'
JD 1-022	1,390,955.85'	418,016.95'
JD 1-023	1,390,918.76'	418,019.30'
JD 1-027	1,390,804.44'	418,031.21'
JD 1-028	1,390,780.82'	418,031.07'
JD 1-029	1,390,704.77'	418,038.33'
JD 1-030	1,390,665.90'	418,035.20'
JD 1-031	1,390,627.86'	418,063.70'
JD 1-031A	1,390,638.69'	418,086.51'
JD 1-031B	1,390,600.08'	418,109.45'
JD 1-031C	1,390,567.07'	418,109.82'
JD 1-032	1,390,586.49'	418,075.90'
JD 1-033	1,390,548.87'	418,063.00'
JD 1-034	1,390,535.68'	418,035.46'
JD 1-035	1,390,493.04'	418,035.95'
JD 1-036	1,390,491.15'	418,050.26'
JD 1-037	1,390,517.02'	418,068.13'
JD 1-038	1,390,574.89'	418,132.24'
JD 1-039	1,390,589.15'	418,159.04'
JD 1-040	1,390,646.00'	418,175.19'
JD 1-041	1,390,675.08'	418,201.92'
JD 1-042	1,390,702.49'	418,235.64'
JD 1-043	1,390,690.69'	418,256.21'
JD 1-044	1,390,675.96'	418,293.01'
JD 1-045	1,390,653.17'	418,354.34'
JD 1-046	1,390,628.93'	418,403.85'
JD 1-047	1,390,595.97'	418,385.59'
JD 1-048	1,390,587.27'	418,351.43'
JD 1-049	1,390,577.53'	418,298.50'
JD 1-050	1,390,556.16'	418,278.34'
JD 1-051	1,390,546.49'	418,281.74'
JD 1-052	1,390,553.99'	418,322.79'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-053	1,390,563.48'	418,401.31'
JD 1-054	1,390,589.60'	418,431.15'
JD 1-055	1,390,623.04'	418,449.97'
JD 1-056	1,390,652.53'	418,463.71'
JD 1-057	1,390,671.09'	418,490.92'
JD 1-058	1,390,714.64'	418,507.67'
JD 1-059	1,390,759.78'	418,527.12'
JD 1-060	1,390,826.20'	418,562.87'
JD 1-061	1,390,808.92'	418,584.95'
JD 1-062	1,390,844.94'	418,593.78'
JD 1-063	1,390,870.15'	418,537.19'
JD 1-063A	1,390,886.88'	418,512.34'
JD 1-064	1,390,900.33'	418,546.33'
JD 1-065	1,390,941.27'	418,550.29'
JD 1-066	1,390,987.18'	418,531.36'
JD 1-067	1,391,025.05'	418,537.98'
JD 1-068	1,391,059.04'	418,555.42'
JD 1-071	1,391,090.18'	418,502.69'
JD 1-072	1,391,128.42'	418,495.78'
JD 1-073	1,391,141.09'	418,521.78'
JD 1-074	1,391,125.82'	418,593.71'
JD 1-075	1,391,124.46'	418,614.45'
JD 1-076	1,391,156.44'	418,616.46'
JD 1-077	1,391,193.12'	418,599.88'
JD 1-078	1,391,219.76'	418,564.41'
JD 1-079	1,391,242.28'	418,542.65'
JD 1-080	1,391,271.96'	418,524.24'
JD 1-081	1,391,305.57'	418,517.62'
JD 1-082	1,391,357.43'	418,506.40'
JD 1-083	1,391,374.16'	418,560.08'
JD 1-084	1,391,381.03'	418,596.55'
JD 1-085	1,391,391.92'	418,626.84'
JD 1-086	1,391,461.33'	418,616.33'
JD 1-087	1,391,511.60'	418,635.65'
JD 1-088	1,391,541.42'	418,639.32'
JD 1-089	1,391,598.94'	418,642.52'
JD 1-090	1,391,607.53'	418,691.92'
JD 1-091	1,391,589.41'	418,735.67'
JD 1-092	1,391,544.16'	418,750.49'
JD 1-093	1,391,486.50'	418,780.14'
JD 1-094	1,391,441.86'	418,785.31'
JD 1-095	1,391,391.74'	418,797.77'
JD 1-096	1,391,338.31'	418,820.92'
JD 1-097	1,391,316.19'	418,848.38'
JD 1-098	1,391,287.69'	418,848.96'
JD 1-099	1,391,249.46'	418,833.33'
JD 1-100	1,391,220.92'	418,802.44'
JD 1-101	1,391,180.68'	418,783.27'
JD 1-102	1,391,126.07'	418,771.97'
JD 1-103	1,391,088.94'	418,760.72'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-104	1,391,061.81'	418,741.59'
JD 1-105	1,391,038.64'	418,774.86'
JD 1-106	1,391,020.38'	418,756.52'
JD 1-107	1,390,973.90'	418,705.59'
JD 1-108	1,390,924.14'	418,701.65'
JD 1-109	1,390,903.23'	418,683.55'
JD 1-110	1,390,843.88'	418,704.11'
JD 1-111	1,390,841.61'	418,718.05'
JD 1-112	1,390,819.96'	418,760.06'
JD 1-113	1,390,808.58'	418,800.45'
JD 1-114	1,390,786.49'	418,834.60'
JD 1-115	1,390,746.41'	418,895.60'
JD 1-116	1,390,748.65'	418,948.12'
JD 1-117	1,390,756.16'	419,003.29'
JD 1-118	1,390,792.24'	419,057.70'
JD 1-119	1,390,848.61'	419,103.28'
JD 1-119A	1,390,892.62'	419,101.56'
JD 1-119B	1,390,889.35'	419,076.64'
JD 1-119C	1,390,877.03'	419,066.35'
JD 1-120	1,390,920.66'	419,111.21'
JD 1-121	1,391,037.84'	419,089.05'
JD 1-122	1,391,083.69'	419,080.77'
JD 1-123	1,391,164.25'	419,050.89'
JD 1-124	1,391,200.15'	419,056.44'
JD 1-124A	1,391,198.56'	419,007.76'
JD 1-124B	1,391,170.34'	418,968.08'
JD 1-124C	1,391,191.58'	418,943.95'
JD 1-124D	1,391,164.20'	418,873.70'
JD 1-124E	1,391,114.15'	418,863.37'
JD 1-124F	1,391,118.31'	418,845.03'
JD 1-124G	1,391,240.31'	418,875.75'
JD 1-124H	1,391,297.78'	418,958.89'
JD 1-124I	1,391,349.24'	418,969.29'
JD 1-124J	1,391,393.73'	418,981.33'
JD 1-124K	1,391,425.86'	418,943.06'
JD 1-124L	1,391,474.08'	418,908.70'
JD 1-124M	1,391,494.22'	418,914.86'
JD 1-124N	1,391,471.01'	418,960.78'
JD 1-124O	1,391,543.04'	418,943.72'
JD 1-124P	1,391,604.58'	418,943.00'
JD 1-124Q	1,391,624.00'	418,958.70'
JD 1-124R	1,391,603.55'	419,000.36'
JD 1-124S	1,391,552.91'	419,030.69'
JD 1-124T	1,391,473.42'	419,072.76'
JD 1-124U	1,391,406.74'	419,073.97'
JD 1-125	1,391,320.14'	419,033.39'
JD 1-126	1,391,283.40'	419,101.67'
JD 1-127	1,391,272.64'	419,175.26'
JD 1-129	1,391,246.34'	419,255.01'
JD 1-130	1,391,257.15'	419,296.13'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-132	1,391,210.80'	419,295.76'
JD 1-133	1,391,179.80'	419,309.81'
JD 1-134	1,391,135.50'	419,338.12'
JD 1-135	1,391,107.89'	419,366.25'
JD 1-136	1,391,064.32'	419,385.35'
JD 1-137	1,391,031.32'	419,406.41'
JD 1-138	1,391,002.21'	419,437.29'
JD 1-139	1,390,951.81'	419,445.42'
JD 1-140	1,390,939.29'	419,473.78'
JD 1-141	1,390,976.72'	419,578.50'
JD 1-B	1,390,456.84'	417,873.95'
JD 1-C	1,390,497.89'	417,847.47'
JD 1-D	1,390,474.60'	417,799.49'
JD 1-E	1,390,467.22'	417,759.35'
JD 1-F	1,390,494.87'	417,713.48'
JD 1-UP1	1,391,488.78'	419,021.00'
JD 1-UP2	1,391,455.09'	419,025.34'
JD 1-UP3	1,391,475.70'	419,000.08'
JD 2-01	1,391,503.42'	418,470.56'
JD 2-03	1,391,551.21'	418,453.54'
JD 2-03A	1,391,532.64'	418,427.32'
JD 2-04	1,391,492.04'	418,387.90'
JD 2-05	1,391,491.11'	418,320.87'
JD 2-06	1,391,468.80'	418,293.29'
JD 2-07	1,391,475.04'	418,240.78'
JD 2-08	1,391,460.65'	418,212.20'
JD 2-09	1,391,408.07'	418,215.53'
JD 2-10	1,391,379.02'	418,230.54'
JD 2-11	1,391,373.89'	418,268.98'
JD 2-12	1,391,371.43'	418,312.58'
JD 2-13	1,391,364.73'	418,370.59'
JD 2-14	1,391,359.64'	418,420.61'
JD 2-15	1,391,362.77'	418,461.74'
JD 2-16	1,391,393.89'	418,471.40'
JD 2-17	1,391,436.69'	418,494.37'
JD 2-18	1,391,482.24'	418,492.39'
JD 3-04	1,392,720.79'	417,701.65'
JD 3-06A	1,392,585.06'	417,720.78'
JD 3-07	1,392,553.94'	417,695.47'
JD 3-08	1,392,513.55'	417,701.65'
JD 3-10	1,392,480.82'	417,701.45'
JD 3-10A	1,392,455.64'	417,717.42'
JD 3-11	1,392,461.61'	417,796.61'
JD 3-12	1,392,482.37'	417,805.20'
JD 3-14	1,392,545.63'	417,864.58'
JD 3-15	1,392,617.32'	417,917.22'
JD 3-16	1,392,661.06'	417,956.17'
JD 3-17	1,392,675.04'	417,992.01'
JD 3-19	1,392,667.95'	418,081.53'
JD 3-20	1,392,629.09'	418,131.26'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 3-21	1,392,589.27'	418,163.89'
JD 3-22	1,392,544.73'	418,191.33'
JD 3-23	1,392,491.75'	418,234.49'
JD 3-24	1,392,472.98'	418,274.35'
JD 3-25	1,392,472.16'	418,347.49'
JD 4-1	1,391,371.37'	418,864.99'
JD 4-2	1,391,399.34'	418,896.48'
JD 4-3	1,391,443.10'	418,894.52'
JD 4-4	1,391,468.38'	418,850.01'
JD 4-5	1,391,445.86'	418,832.87'
JD 5-1	1,390,933.34'	418,792.26'
JD 5-2	1,390,909.85'	418,786.73'
JD 5-3	1,390,879.01'	418,793.55'
JD 5-4	1,390,862.28'	418,811.22'
JD 5-5	1,390,846.98'	418,830.04'
JD 5-6	1,390,853.11'	418,834.06'
JD 5-7	1,390,883.18'	418,804.34'
JD 5-8	1,390,913.93'	418,793.30'
JD 5-9	1,390,941.00'	418,796.35'
JD 6-1	1,391,672.91'	418,375.35'
JD 6-2	1,391,725.26'	418,354.16'
JD 6-3	1,391,743.72'	418,333.79'
JD 6-4	1,391,722.26'	418,299.07'
JD 6-5	1,391,676.57'	418,309.52'
JD 6-6	1,391,638.51'	418,353.16'
JD 6-7	1,391,641.40'	418,408.02'
JD 6-8	1,391,657.00'	418,413.26'

ABBREVIATION LEGEND:

(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CPB = CONDO PLAT BOOK
DB = DEED BOOK
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MHWL = MEAN HIGH WATER LINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT
PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
SND = SET NAIL AND DISK LB 8342
TBM = TEMPORARY BENCHMARK

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS



CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

Return to:
 Planning & Zoning Division
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Wal-Mart East Stores LP		Email	
Address P.O. Box 8050, MS 0555			
City Bentonville		State Arkansas	Zip 72712
Phone	Fax	Cellular	

Applicant

Name Richard Buck, Morgan Group Development, LLC		Email richardb@morgangroup.com	
Address 3000 Richmond Avenue			
City Houston		State Texas	Zip 77098
Phone (772) 260-2815	Fax	Cellular	

Agent (if applicable)

Name E.D. Armstrong & Cynthia Tarapani		Email ed.armstrong@hwhlaw.com	
Address 600 Cleveland Street, Suite 800 (c.tarapani@tarapaniplanning.com)			
City Clearwater		State Florida	Zip 33755
Phone (727) 259-6789	Fax	Cellular (727) 642-2030	

General Information

Project Name Anclothe Harbor	
Property Location or Address 42501 U.S. Highway 19 North, Tarpon Springs	
Legal Description (attach additional sheets as necessary) See Attached Legal Descriptions	
Tax Parcel Number(s) Portion of 06-27-16-89388-000-0420	

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category CG, R/OG & P	Zoning District RPD	Land Use Category R/OS & P	Zoning District RPD
Land Use Plan Amendment Required? ☐ YES ☒ NO Yes		If yes, Countywide Plan Amendment Required? ☐ YES ☒ NO	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] ☐ YES ☒ NO		No	

Site Acreage:

Upland 14.559 ac Wetland 22.078 ac Submerged 0 Total _____

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

Flood Information: [please check all that apply]

☐

Zone X

☐

Zone X Shaded

☒

Zone AE

☐

Zone VE

Base Flood Elevation (BFE): [please list all elevations] _____

Proposed Land Use Information

Residential Development:

Total No. of Units 0

Single Family:

_____ Detached _____ Zero Lot Line _____ Attached
_____ Cluster _____ Semi-Detached

Multi-Family:

_____ Triplex _____ Townhome _____ Other
_____ Apartment _____ Condominium

Non-Residential Development:

Total Non-Residential Floor Area 0

_____ Commercial _____ Industrial _____ Office
_____ Institutional _____ Mixed Use _____ Other

The following MUST be furnished with this application: [incomplete applications will not be accepted]

- ☐ Completed application form
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Appropriate fees: [check only one]
 - ☐ \$750.00 for Rezoning only
 - ☐ \$750.00 for Land Use Change only plus TBRPC fee, if applicable
 - ☐ \$1,250.00 for both a Rezoning and Land Use Change together plus TBRPC fee, if applicable
- ☐ \$500.00 advertising cost for each required ad
- ☐ Proof of ownership (warranty deed, title certification, etc.)
- ☐ Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC
- ☐ Traffic Impact Study, if required by Section 112.12, LDC
- ☐ Mailing labels for public notices and applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

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 E.D. Armstrong & Cynthia Tarapani 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: July 15th 2021

Title Holder: [Signature]

Date: _____

Title Holder: Cody Johnson on behalf of

Date: _____

Title Holder: Wal-Mart Stores East LP

Date: _____

Title Holder: _____

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~PINELLAS~~ Benton

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 20 21
by Cody Johnson, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Linda Stelljes

Signature: [Signature]

Stamp: _____

LINDA STELLJES
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/01/2027
COMMISSION NO. 12703323

Prepared by and return to:
Marilyn Mullen Healy, Esq.
Ruden, McClosky, Smith, Schuster
& Russell, P.A.
401 East Jackson St., Suite 2700
Tampa, Florida 33602

[Space Above this Line For Recording Data]

Parcel I.D. No. 06-27-16-89388-000-0420

WARRANTY DEED

This Warranty Deed made this 11 day of April, 2005, by and between **ABR PROPERTIES, INC.**, a Florida corporation, whose mailing address is c/o John Popson, Esquire, Senior Attorney, Ceridian/ABR Properties, Inc., 3201 34th Street South, St Petersburg, FL 33711 ("Grantor"), and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, whose mailing address is Property Tax Department 8013, 1301 S.E. 10th Street, Store #3415, Bentonville, Arkansas 72716-8013 ("Grantee"), whose Federal Tax I.D. # is 71-0862119.

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

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida and as more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

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

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

And the Grantor does hereby covenant that, except for the title exceptions set forth on **Exhibit "B"**, attached hereto and made a part hereof, Grantor does fully warrant the title to the above described real estate so hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES BEING ON NEXT PAGE)

In Witness Whereof, the Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed and delivered
in the presence of:

David B. Kuhnau
(Witness Signature)
Print Name: David B Kuhnau

P. E. Olson
(Witness Signature)
Print Name: Raymond E. Olson

GRANTOR:

ABR PROPERTIES, INC., a Florida corporation

By: Jurgen K. Adam
Its: Vice President, Corporate Tax
Print Name: Jurgen K. Adam

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 31st day of March, 2005, by Jurgen K. Adam as Vice President, Corporate Tax, of ABR-PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He is personally known to:

Stacy L. Lachowitzer
NOTARY PUBLIC (Signature)
My Commission Expires

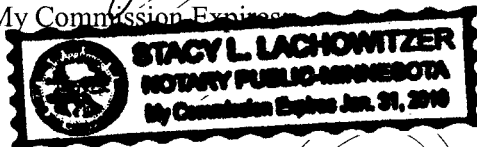


EXHIBIT "A"**Legal Description**

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4 PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85°40'26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00°09'16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85°42'06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (U.S. HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2545; THENCE RUN S 00°02'56" W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN S 03°40'12" E FOR A DISTANCE OF 308.34 FEET; THENCE RUN S 00°02'56" W FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN N 77°42'54" E ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4 PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N 14°38'46" W ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N 85°40'26" W ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN N 00°09'16" W ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Permitted Exceptions

Pinellas County, Florida

The lien of the taxes for the year 2005 and all subsequent years, which are not yet due and payable.

Reservations in favor of the State of Florida, as set forth in Deed from the Trustees of the Internal Improvement Fund recorded August 23, 1944 in Deed Book 982, Page 121, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Reservations in favor of the State of Florida, as set forth in Deed from the Trustees of the Internal Improvement Fund recorded June 14, 1945 in Deed Book 1016, Page 79, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 420.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 421.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 422.

Reservations in favor of the State of Florida as set forth in Deed from Trustees of the Internal Improvement Fund recorded March 10, 1949 in Deed Book 1213, Page 114, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Utility Easement granted to Pinellas County, Florida, according to instrument recorded in Book 4534 page 902.

Utility Easement granted to Pinellas County, Florida, according to instrument recorded in Book 4910 page 502.

Notice of Adoption of a Development Order recorded December 7, 1998 in O.R. Book 10329, Page 964, as modified by Modification recorded July 8, 1999 in O.R. Book 10581, Page 1794.

Royalty interests of Coastal Petroleum Company, its successors and assigns, pursuant to agreements with the Trustees of the Internal Improvement Fund of the State of Florida as to that portion of the land lying beneath the waters of the Anclote River or other adjacent waters, which interests do not include right of surface or subsurface entry or rights to mine, drill or otherwise obtain access to minerals beneath the surface of the land.

ORDINANCE 2021-15

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, FROM ZONING DESIGNATION GB (GENERAL BUSINESS) OR RPD (RESIDENTIAL PLANNED DEVELOPMENT) TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); APPROVING PRELIMINARY PLANNED DEVELOPMENT FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR DIMENSIONAL STANDARDS; PROVIDING FOR WAIVERS OF DESIGN REQUIREMENTS OF THE RPD DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel previously requested to amend to the zoning district designation of said parcel from General Business (GB) district to Residential Planned Development (RPD) district; and,

WHEREAS, the property was rezoned to Residential Planned Development (RPD) district pursuant to Ordinance 2020-34 and a Conditional Use to allow residential use in the Commercial General Future Land Use Map Category was authorized pursuant to Resolution 2020-72; and

WHEREAS, Concerned Citizens of Tarpon Springs, Inc., filed a Petition for Writ of Certiorari challenging the adoption of Ordinance 2020-34; and

WHEREAS, the property owner has filed an application to amend the zoning district designation of said parcel (Application 21-100), whether it be from General Business (GB) should Concerned Citizens of Tarpon Springs, Inc. be successful in its Petition or from Residential Planned Development (RPD) as approved by Ordinance 2020-34 ; and

WHEREAS, the applicant is also requesting approval of a Preliminary Planned Development (Application 21-101) under the RPD (Residential Planned Development) zoning district; and,

WHEREAS, the applicant is also requesting approval of a conditional use to allow for establishment of a residential use on the property in the Commercial General (CG) Future Land Use Map (FLUM) category; and,

WHEREAS, the proposed RPD, Residential Planned Development, zoning district is consistent with the Commercial General (CG) and Residential/Office General (R/OG) Future Land Use Map category designations of the subject property; and,

WHEREAS, the planned uses within the RPD District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning ordinance (Applications 21-100 & 21-101) on September 20, 2021 and recommended denial by a vote of 6-1 on Application 21-100 and a vote of 7-0 on Application 21-101; 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 the Tarpon Springs Comprehensive Plan.
2. That 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.
3. That 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.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. MAP AMENDMENT

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

Section 3. PRELIMINARY PLANNED DEVELOPMENT APPROVAL

The Preliminary Planned Development for Anclote Harbor multifamily residential development is hereby approved for 404 residential dwelling units with the following waiver of design requirements:

1. Allowance of a maximum building height of 53 feet,

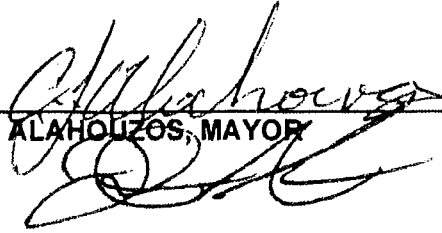
and, with the following conditions:
 1. The donation to the City in the amount of \$444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
 2. The proposed Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category designation shall be expanded from 6.48 acres to cover the entire 13.89 acres of longleaf pine/xeric oak habitat proposed for preservation. An amended FLUM application will be required to be processed simultaneously with adjustment of the existing Preservation (P) designation. The Preservation (P) FLUM designation shall be adjusted to cover the entire 21.17 acres of wetlands proposed for preservation. Digital coverage for mapping of all final R/OS and P coverage shall be provided in a format specified by the City at the time of site construction permit application submittal.
 3. A conservation easement in favor of the City shall be established over the entire acreage required by the conditions herein, of Recreation/Open Space and Preservation Future Land Use Map (FLUM) categories. The easement shall prohibit the use or transfer of any remaining density/intensity, restrict the site to certain recreational amenities, provide for certain water access facilities, prohibit vessel launching or landing except at designated water access facilities, and provide for maintenance free of species listed as invasive in the City's Land Development Code in perpetuity. The draft conservation easement shall be provided with the Final Development Plan.
 4. A post-development eagle management plan shall be submitted with the Final Development Plan. The plan should provide for controlled/restricted access to an appropriate buffer area around the nesting site during the establishment phase of the nesting season, and extended through the entire season should nesting occur. The program should be implemented for at least five years from the completion of the development and may be terminated at that point if no nesting occurs. Once nesting occurs, the five-year timeframe restarts in that year.
 5. The wetland enhancement plan submitted with the Final Development Plan shall include:
 - a. Details of plan implementation including methods of invasive exotic eradication, methods of existing native tree retention and protection, method of tree installation, and, a layout plan specifying areas to be planted. The plan should include increased tree species diversity beyond the three species listed in the current proposal;
 - b. An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to original wetland elevations with the goal of achieving long-term functional conditions that discourage or prevent invasive exotic plant recruitment;

- c. Eradication of all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the entire property with maintenance free of these two species in perpetuity;
 - d. The applicant shall consider and include applicable best management practices and recommendations of the Anclote River Watershed Management Plan for implementation on the project site.
- 6. At least two (2) feet of additional elevation (freeboard) above the current NFIP flood zone (AE 8) shall be supplied for all occupied buildings to be shown on the Final Development Plan.
- 7. A detailed Transportation Management Plan shall be provided with the Final Planned Development that includes:
 - a. Details that more fully describe the currently proposed methods of transportation demand management,
 - b. Analysis and consideration of additional vehicle use reduction mechanisms such as, but not limited to, bicycle sharing, van circulator for local trips to goods and services, crosswalks/signals for bicycle access to local goods and services, and similar mechanisms.
 - c. Direct coordination with Pasco County Public Transportation (PCPT) and Pinellas County Transportation Authority (PSTA) regarding the need and/or advisability of providing a bus stop or shelter at the project site.
 - d. Analysis of the potential for participation in identified Bus Rapid Transit prioritized for the U.S. 19 corridor in the Advantage Pinellas Long Range Transportation Plan.
- 8. An analysis of the future operation and potential adaptation needs for the onsite stormwater management system and wastewater infrastructure to be constructed by the developer shall be performed based on the 2017 National Oceanic and Atmospheric Administration intermediate-high sea level rise projections to the year 2050 and submitted with the Final Planned Development submittal.
- 9. For purposes of calculating density for the Anclote Harbor Residential Planned Development, ("Anclote Harbor RPD"), the Applicant and the City agree that the uplands acreage and related residential density ascribed to the portion of the site that is proposed to be designated as R/OS, Recreation/Open Space on the City's Future Land Use Map ("Plan Amendment Area") shall be considered a part of developable uplands of the overall site and has been used to calculate the allowable density for the Anclote Harbor RPD. Therefore, the Anclote Harbor RPD is consistent with the City's Comprehensive Plan and Land Development Code as legally conforming residential development as to density, and the RPD has the right to develop and maintain 404 multifamily residential units on the site in reliance of the density from the Plan Amendment Area.

Section 4. EFFECTIVE DATE

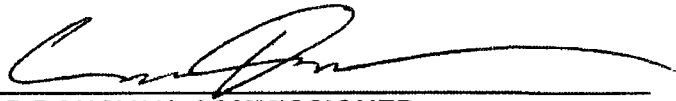
This Ordinance shall be effective upon approval, and, in conjunction with approval of Resolution 2021-52.

PASSED and ADOPTED this 9th** day of November, 2021.


CHRIS ALAHOUZOS, MAYOR

JACOB KARR, VICE MAYOR

TOWNSEND TARAPANI, COMMISSIONER


CONNOR DONOVAN, COMMISSIONER


COSTA S. VATIKIOTIS, COMMISSIONER

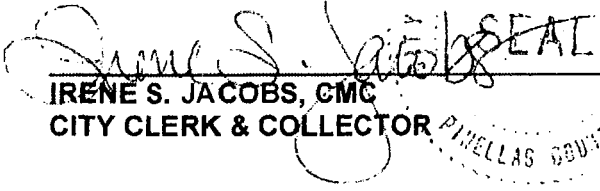
MOTION BY: COMMISSIONER DONOVAN

SECOND BY: VICE MAYOR KARR

VOTE ON MOTION

COMMISSIONER VATIKIOTIS	<u>No</u>
COMMISSIONER DONOVAN	<u>Yes</u>
COMMISSIONER TARAPANI	<u>Abstained</u>
VICE-MAYOR KARR	<u>Yes</u>
MAYOR ALAHOUZOS	<u>Yes</u>

ATTEST:


IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:


THOMAS J. TRASK, B.C.S.
CITY ATTORNEY

FIRST READING: October 26, 2021*

*(This meeting continued on October 27th & 28th)

SECOND READING: November 9, 2021**

**(Meeting continued to November 10, 2021.

Ordinance was voted on and signed on November 10, 2021)

Ordinance 2021-15. Exhibit A

**ANCLOTE HARBOR
LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE

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LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Revised P+2

RESOLUTION NO. 2021-60

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION 21-102 REQUESTING FINAL DEVELOPMENT PLAN APPROVAL FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH; PROVIDING FOR A CERTIFICATE OF CONCURRENCY; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kamil Salame, Morgan Group Development, LLC (Applicant) has filed an application for Final Development Plan approval for the development of 404 residential apartment units on 64.17 acres M.O.L., of land located at 42501 U.S. Highway 19 North in the Residential Planned Development zoning district; and,

WHEREAS, a Preliminary Planned Development including Rezoning Amendment for the subject property was approved by the Board of Commissioners on November 9, 2021 with the adoption of Ordinance 2021-15, and,

WHEREAS, the City's Technical Review Committee has reviewed the following Final Planned Development documents and found the plans to be consistent with the Preliminary Planned Development and in compliance with the City's Land Development Code:

1. Final Development Plans (includes lift station design, tree mitigation plan, landscaping plan, and photometric lighting plan)
2. U.S. 19 Roadway Improvements Plan
3. Offsite Utility Plans (proposed sewer force main, reclaimed water)
4. Transportation Management Plan
5. Wetland and Upland Buffer Enhancement Plan
6. Architectural Renderings
7. Conservation Easement
8. Lift Station Design Memorandum
9. Analysis of Stormwater Operations
10. Hurricane Response Plan
11. Environmental Assessment Report
12. Geotechnical Exploration
13. Geotechnical Addendum Letter (specific to sink hole activity)
14. Groundwater Monitoring
15. Drainage Report

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

Section 1. FINDINGS

- A. That the final plan, as conditioned, meets the requirements of applicable sections of the Land Development Code.
- B. That the final plan, as conditioned, is consistent with the Tarpon Springs Comprehensive Plan.
- C. That the final plan, as conditioned is consistent with the Preliminary Development Plan approved under Ordinance 2021-15.
- D. That the final plan, as conditioned, has demonstrated that required facilities and services will be available at the prescribed level of service standards concurrent with the impact of the development and may during the term of this site plan approval receive a Certificate of Concurrency pursuant to Section 122.00, et. seq.

Section 2. FINAL DEVELOPMENT PLAN APPROVAL

The final plan for Anclote Harbor on property described in **Exhibit A** and prepared by Nathan Q. Lee, P.E., sealed on November 1, 2021 (**Exhibit B**) is hereby approved subject to the dimensional standards, waivers and conditions of Sections 3 and 4 of this Resolution.

Section 3. WAIVERS

- | | |
|--------------------|---------|
| 1. Building height | 53 feet |
|--------------------|---------|

Section 4. CONDITIONS

The following conditions of approval, and associated timelines (where required) are as follows:

General and Advisory Items

1. For purposes of calculating density for the Anclote Harbor Residential Planned Development, (“Anclote Harbor RPD”), the Applicant and the City agree that the uplands acreage and related residential density ascribed to the portion of the site that is proposed to be designated as R/OS, Recreation/Open Space on the City’s Future Land Use Map (“Plan Amendment Area”) shall be considered a part of developable uplands of the overall site and has been used to calculate the allowable density for the Anclote Harbor RPD. Therefore, the Anclote Harbor RPD is consistent with the City’s Comprehensive Plan and Land Development Code as legally conforming residential development as to density, and the RPD has the right to develop and

maintain 404 multifamily residential units on the site in reliance of the density from the Plan Amendment Area.

2. The “US 19 Roadway Improvements Plan” (**Exhibit C**) submitted by the applicant is predicated upon approval by the Florida Department of Transportation. Since these items are proposed to be finalized after approval of the Final Development Plan, the applicant is advised that any change in the configuration may trigger a required amendment to the Preliminary and Final Planned Development plans.
3. Upon separate application for construction of any docking facility on the Anclote River the applicant shall also include educational signage related to the natural resources of the Anclote River Watershed, with the approval of the applicable permitting agencies.
4. The applicant shall demonstrate compliance with the wetland mitigation protocol outlined in the City’s Comprehensive Plan Coastal Management Element Policy 1.1.1, Item 2 in the event that the option of mitigating wetland impacts on the project site is rejected by the applicable permitting agencies.
5. The developer is responsible for obtaining applicable permits from all other agencies and meeting the minimum requirements of the Comprehensive Zoning and Land Development Code and for paying all applicable fees.
6. A site work and building permit application with construction plans that are in full compliance with the approved Final Planned Development shall be submitted within one year of the date of Final Planned Development approval.

Items Required to be Verified Prior to Issuance of Any Site Work or Building Permits for the Project:

7. An application for Future Land Use Map (FLUM) amendment and adjustment shall be provided prior to, or at the time of submittal of the site work/building permits along with digital map coverage of all final Recreation/Open Space (R/OS) and Preservation (P) coverage in a format acceptable to the City. The proposed Recreation/Open Space (R/OS) FLUM) category designation shall cover the entire acreage of longleaf pine/xeric oak habitat proposed for preservation (currently estimated at 13.89 acres). The Preservation (P) FLUM designation shall be adjusted to cover the entire acreage of wetlands proposed for preservation (currently estimated at 21.17 acres).
8. National Green Building Standard Bronze-level building features and materials, solar panels and electric vehicle charging network layout.
9. The Wetland Enhancement Plan (**Exhibit D**) details including a tree and vegetation survey, and a planting layout plan.
10. A first finished floor elevation of a minimum of three (3) feet above the required base flood elevation for all occupied buildings.
11. Acceptable flood proofing/mitigation for the sewer lift station and electrical components.
12. Completion of, and State verification of, a Level 1 Cultural Resource Assessment Survey of the entire project site.
13. Other required agency permits:
 - a. Southwest Florida Water Management District and any other applicable agency for wetland impacts and mitigation and stormwater management system;

- b. Permits for the installation of the sewer infrastructure from all applicable agencies including, but not limited to, City of Tarpon Springs right-of-way utilization permits;
 - c. Florida Department of Transportation for roadway improvements;
 - d. Florida Department of State for archaeological resources impacts.
- 14. Construction management and notice to contractor shall be included directly on the plan set addressing:
 - a. Bald eagle impacts avoidance and permit provisions;
 - b. Impacts avoidance and management for other listed species including indigo snake, gopher tortoises and other species as required by applicable jurisdictional agencies;
 - c. Protocol to be followed in the event of disturbance of previously unidentified archaeological resources (including human remains);
 - d. Protocol and code requirements for compliance with the City's noise ordinance.
- 15. Preliminary discussion of the proposed Public Art project with the City's Public Art Committee to determine feasibility of a project that meets the intent of the Public Art Ordinance in conjunction with a private/gated development. The applicant/developer may elect to pay into the City's public art fund if an acceptable onsite project cannot be provided.
- 16. Building architecture shall be substantially compliant with the provided Architectural Elevations (**Exhibit E**).

Items Required to be Verified Prior to Issuance of Any Certificate of Occupancy for the Project:

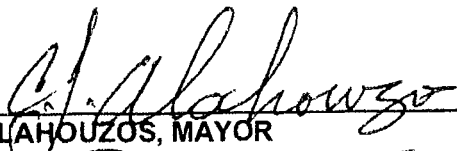
- 17. The donation to the City in the amount of \$444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
- 18. The Conservation Easement (**Exhibit F**) approved as part of the Preliminary & Final Planned Development shall be recorded in the records of the Pinellas County Clerk prior to issuance of the Final Certificate of Occupancy for the project.
- 19. The post-development eagle management plan contained in the "Environmental Assessment Report" (**Exhibit G**) shall be implemented, including signage locations on the plan set and copies of the educational board and the informational inserts.
- 20. The Transportation Management Plan (**Exhibit H**) strategies shall be implemented / documented, including location of bike storage configuration, documentation of specific methods to be used for demand management / commuter assistance, documentation of wireless network and other features that will support the business center, and the location details and operating documents for the bike share program.
- 21. The Hurricane Response Plan (**Exhibit I**) shall be implemented, including documentation of written materials to be provided to residents, documentation of a central electronic web site, web application or email listserv for property staff to communicate information to residents, and verification of clubhouse emergency back-up power system.
- 22. The baseline monitoring report for the completed wetland enhancement plan.

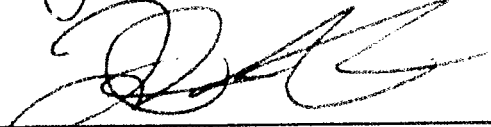
23. Documentation of National Green Building Standard Certification at a minimum Bronze level shall be required prior to the issuance of the Final Certificate of Occupancy for the project.
24. Completion of the Public Art project on site that meets the standards of Section 296.00(B)(1) of the Land Development Code (LDC) shall be required prior to the issuance of the Final Certificate of Occupancy for the project. Alternatively, the Applicant may elect to pay into the City's public art fund.
25. A copy of the leasing provisions prohibiting the parking or storage of recreational vehicles within the project site shall be provided prior to the issuance of a Certificate of Occupancy.
26. Verification of all required tree plantings and exotics eradication associated with the Final Planned Development shall be required prior to the issuance of the Final Certificate of Occupancy for the project.
27. All trash and debris shall be removed from the entire property prior to the issuance of a Certificate of Occupancy.
28. All tree plantings on the site will be guaranteed for 100% survival over a one year period from the date of issuance of a Final Certificate of Occupancy.

Section 5. **EFFECTIVE DATE**

This Resolution shall become effective upon adoption.

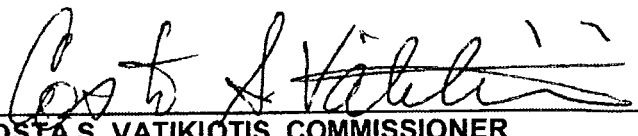
PASSED and ADOPTED this 9th * day of November, 2021.


CHRIS ALAHOUZOS, MAYOR


JACOB KARR, VICE MAYOR

TOWNSEND TARAPANI, COMMISSIONER


CONNOR DONOVAN, COMMISSIONER


COSTA S. VATIKIOTIS, COMMISSIONER

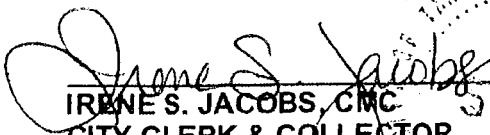
MOTION BY: VICE MAYOR KARR
SECOND BY: COMMISSIONER DONOVAN

VOTE ON MOTION

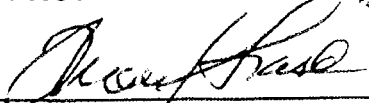
COMMISSIONER VATIKIOTIS	<u>No</u>
COMMISSIONER DONOVAN	<u>Yes</u>
COMMISSIONER TARAPANI	<u>Abstained</u>
VICE MAYOR KARR	<u>Yes</u>
MAYOR ALAHOUZOS	<u>Yes</u>

*Meeting was continued to November 10th. This
Resolution was voted on and signed on November 10, 2021.

ATTEST:


IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:


THOMAS J. TRASK, B.C.S
CITY ATTORNEY

Resolution 2021-60

RESOLUTION 2021-60

EXHIBITS

- A. Legal Description**
- B. Final Development Plans Sealed on Nov 1, 2021**
- C. U.S. 19 Roadway Improvement Plans dated July 2021**
- D. Wetland Enhancement Plan dated Oct. 13, 2021**
- E. Architectural Elevations**
- F. Conservation Easement**
- G. Environmental Assessment Report dated Oct. 13, 2021**
- H. Transportation Management Plan dated Oct. 12, 2021**
- I. Hurricane Response Plan dated Oct. 28, 2021**

Resolution 2021-60. Exhibit A.

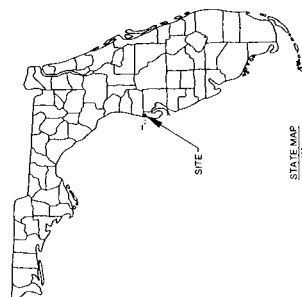
**ANCLOTE HARBOR
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SECTION 6, TOWNSHIP 27, RANGE 16E
SECTION 7, TOWNSHIP 27, RANGE 16E

CODE SUMMARY

BUILDING CODES IN EFFECT	
Florida Building Code, Building - 7th Edition, 2020	
Florida Building Code, Existing Buildings, 7th Edition, 2020	
Florida Building Code, Electrical, 7th Edition, 2020	
Florida Building Code, Fuel Gas - 7th Edition, 2020	
Florida Building Code, Plumbing - 7th Edition, 2020	
Florida Building Code, Mechanical - 7th Edition, 2020	
Florida Building Code, Test Protocols - 7th Edition, 2020	
Florida Building Code, Energy Conservation - 7th Edition, 2020	
Florida Building Code, Fire Prevention - 7th Edition, 2020	
NFPA 70, National Electrical Code - 2020 Edition	
NFPA 71, Uniform Fire Code - 7th Edition, 2021	
NFPA 221, Standard for Suburban Construction, 2021 Edition	
City of Jacksonville Municipal Code, Current Edition	
Municipal Code, Current Edition	

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FLORIDA 33602
PHONE: (813) 620-1460

CITY
ELECTRIC
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

CABLE
 COMMUNICATIONS
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

CABLE
 COMMUNICATIONS
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

WATER / WASTEWATER
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

ROADWAY
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

CONCRETE / COMMERCIAL / CIVIL
 1100 E. 1st Avenue, Newark, NJ 07102
 (201) 462-2000

PROJECT DESIGN TEAM

[illegible]

INDEX OF SHEETS	
C000	COVER SHEET
C001	GENERAL NOTES
C002	SWPPY NOTES
C003	SWPPY DETAILS
C100	SWPPY PLAN
C100	OVERALL SITE PLAN
C200	SITE PLAN - 01
C202	SITE PLAN - 02
C203	SITE PLAN - 03
C204	SITE PLAN - 04
C205	SITE PLAN - 05
C210	WETLAND IMPACT PLAN
C300	OVERALL DRAINAGE PLAN
C301	GRADING PLAN - 01
C302	GRADING PLAN - 02
C303	GRADING PLAN - 03
C304	GRADING PLAN - 04
C305	GRADING PLAN - 05
C310	ROADS TO ADJACENT DETAILS
C311	SHADOWS
C320	SHADING SECTIONS
C401	UTILITY PLAN - 01
C402	UTILITY PLAN - 02
C403	UTILITY PLAN - 03
C404	UTILITY PLAN - 04
C405	UTILITY PLAN - 05
C410	UTILITY CONNECTION DETAIL
C420	LIFT STATION SITE PLAN
C500	CITY OF TARPON SPRINGS CONSTRUCTION DETAILS
C501	CITY OF TARPON SPRINGS CONSTRUCTION DETAILS
C502	CITY OF TARPON SPRINGS CONSTRUCTION DETAILS
C510	CITY OF TARPON SPRINGS WATER DETAILS
C511	CITY OF TARPON SPRINGS WATER DETAILS
C520	CITY OF TARPON SPRINGS SANITARY SEWER DETAILS
C521	CITY OF TARPON SPRINGS SANITARY SEWER DETAILS
C532	STANDARD PRIVATE LIFT STATION DETAILS
C500	PAVEMENT DETAILS
L 80	FREE MITIGATION PLAN
L 81	FREE MITIGATION PLAN
L 82	FREE MITIGATION PLAN
L 83	FREE MITIGATION PLAN
L 84	FREE MITIGATION PLAN
L 85	FREE MITIGATION PLAN
L 86	FREE MITIGATION PLAN
L 87	FREE MITIGATION PLAN
L 88	FREE MITIGATION PLAN
L 89	FREE MITIGATION DATA
L 80	FREE MITIGATION DATA
L 81	FREE MITIGATION DATA
L 82	FREE MITIGATION SPECIFICATIONS
L 00	OVERALL FPD LANDSCAPE PLAN
L 01	FPD LANDSCAPE PLAN
L 02	FPD LANDSCAPE PLAN
L 03	FPD LANDSCAPE PLAN
L 04	FPD LANDSCAPE PLAN
L 05	FPD LANDSCAPE PLAN
L 06	FPD LANDSCAPE PLAN
P100	PHOTOMETRIC LIGHTING PLAN
P150	PHOTOMETRIC LIGHTING PLAN

DEVELOPER:
MORGAN GROUP DEVELOPMENT, LLC
5606 S. RICE AVENUE
HOUSTON, TEXAS 77081

811  **CALL BEFORE YOU DIG**
 Digging? Call 811 to get the location of underground utilities before you dig.
 To learn more, visit www.call811before.com

[illegible][illegible][illegible][illegible]

DEMOLITION NOTES

1. ALL MATERIALS SHOWN ON THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER PER THE INSTRUCTIONS OF THE ENVIRONMENTAL CONSULTANT.

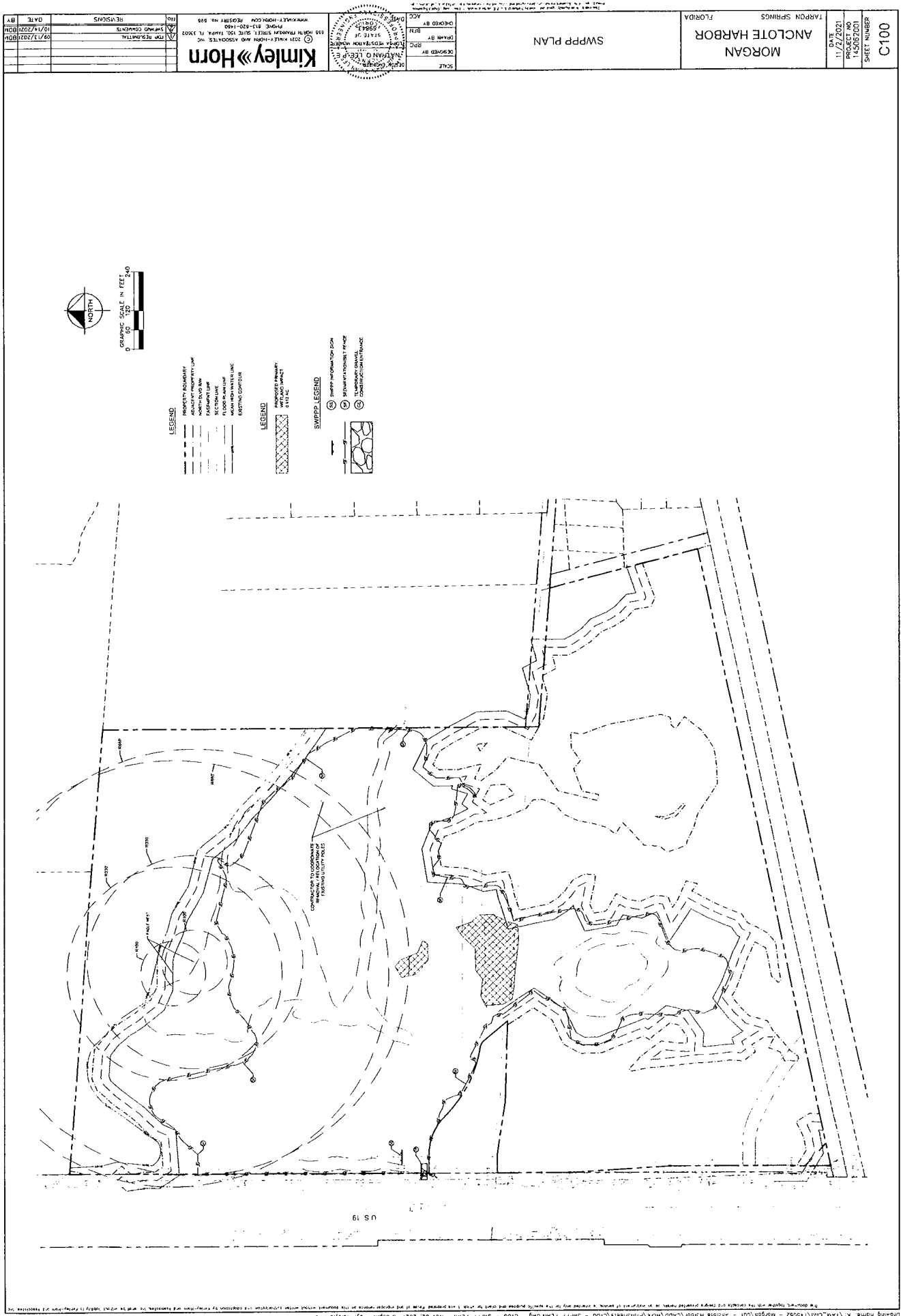
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC CONTROL IN A MANNER APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL PREPARE, MAINTENANCE OF TRAFFIC PLAN BY A CERTIFIED MOT. CONTRACTOR AND SUBMIT FOR APPROVAL TO THE FDOT.

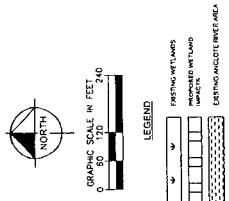
13. ALL AT GRADE UTILITY IMPROVEMENTS SHALL BE ADJUSTED TO MEET FINAL PROPOSED GRADES IN OR AT THE DIRECTION OF THE UTILITY OWNER

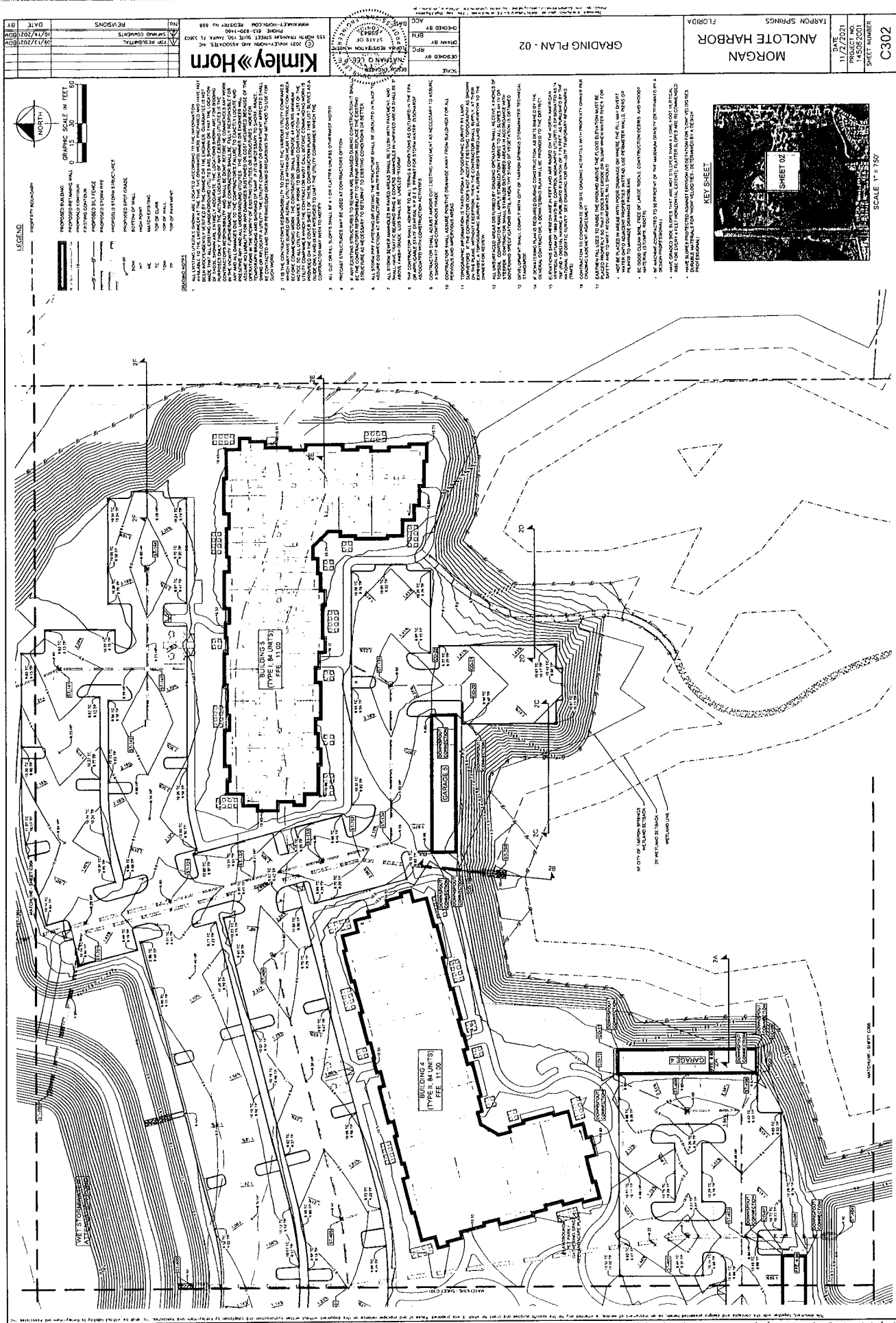
14. CONTRACTOR MUST NOTIFY THE CITY 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK INVOLVING POSTING UTILITIES

[illegible]









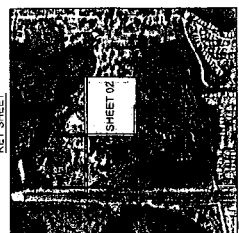
FLORIDA
MORGAN
ANCLOTHE HARBOR
TAMPA SPRINGS
DATE: 11/27/2021
PROJECT NO.: 14505-001
SHEET NUMBER: C302

GRADING PLAN - 02

Kimley-Horn
355 NORTH MAIN STREET, SUITE 100, TAMPA, FL 33602
PHONE: 813-993-1400
WWW.KIMLEY-HORN.COM
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12543
EXPIRATION DATE: 12/31/2024

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	02/17/2021	BY

KEY SHEET



SCALE: 1" = 750'

C310

TARPON SPRINGS
MORGAN
ANCLOTE HARBOR
FLORIDA

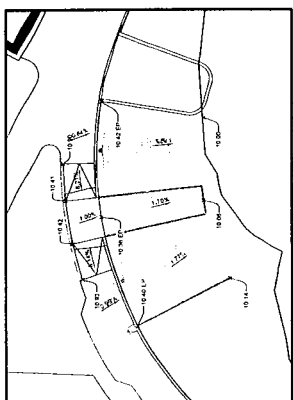
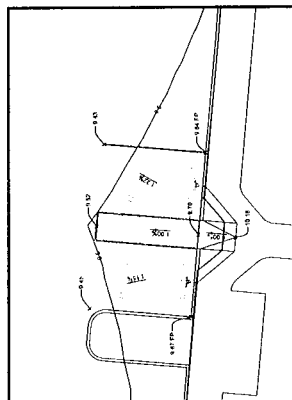
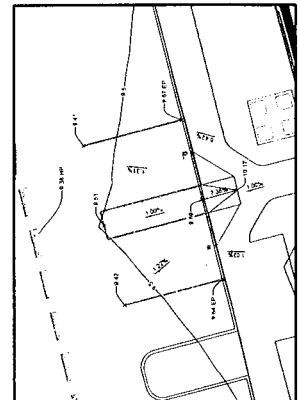
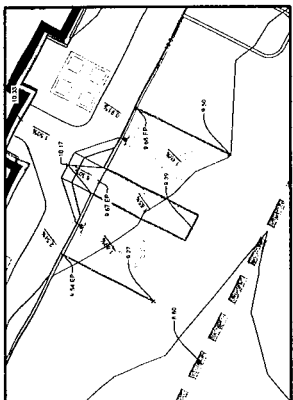
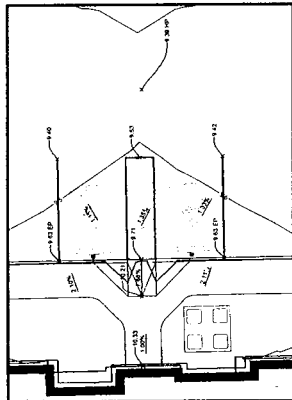
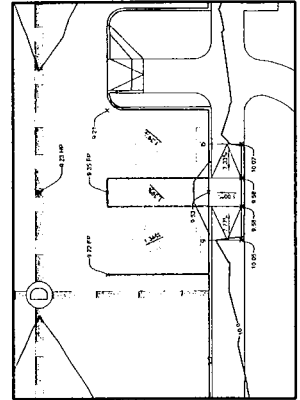
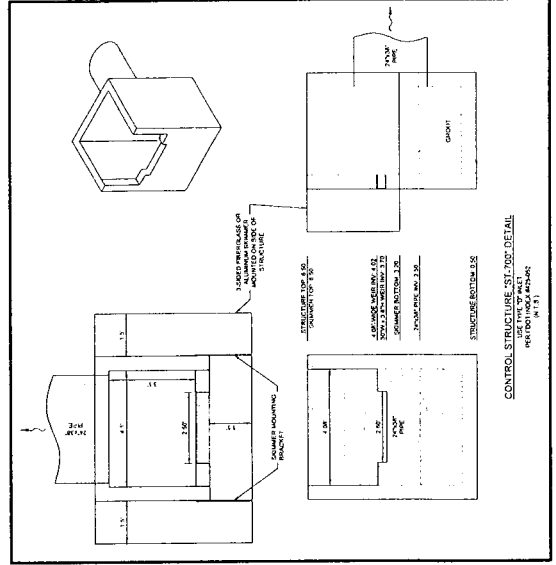
GRADING AND DRAINAGE DETAILS

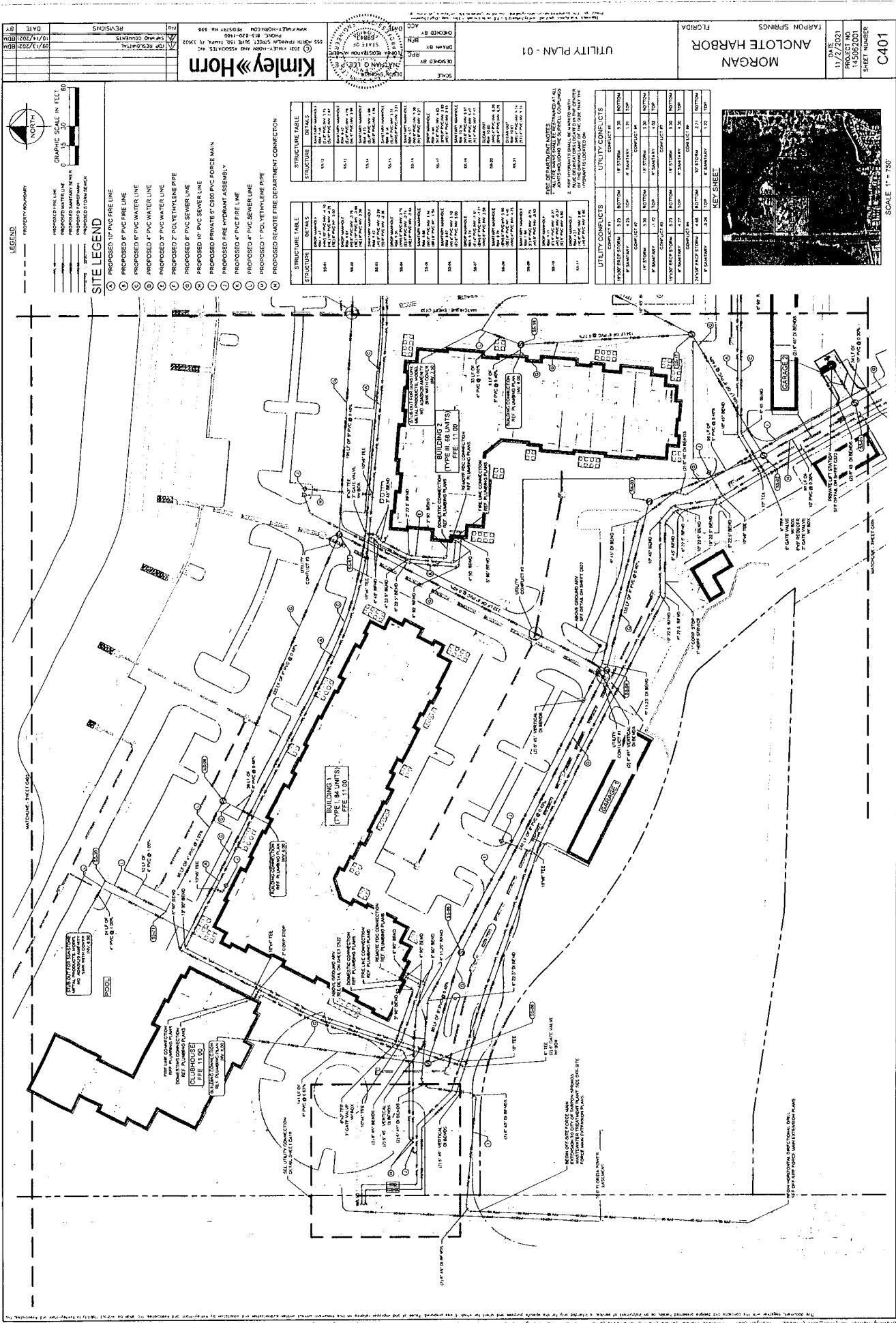
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PROJECT NO: 145052001
SHEET NUMBER: C310

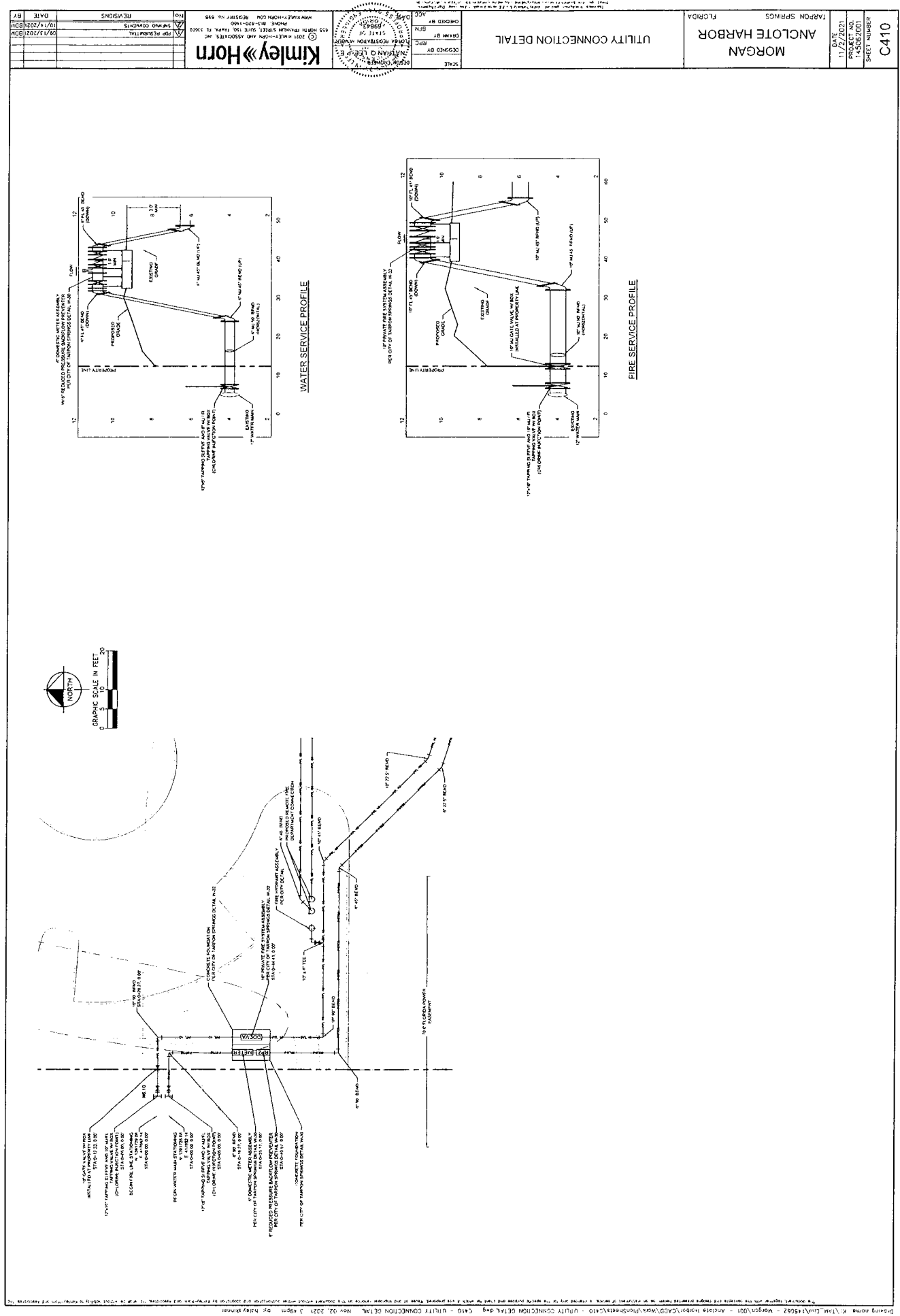
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CHECKED BY: N/A
SCALE: N/A

PROJECT NO: 145052001
SHEET NUMBER: C310

DATE: 11/17/2021
BY: N/A







GROUNDWATER / DEWATERING NOTE

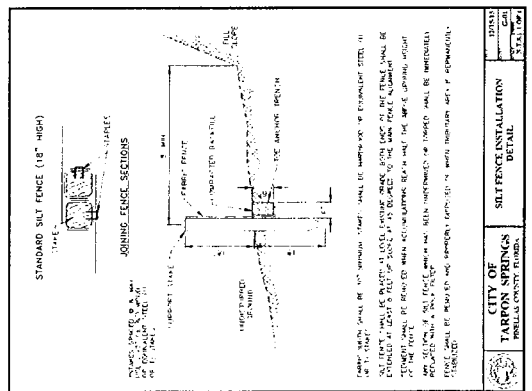
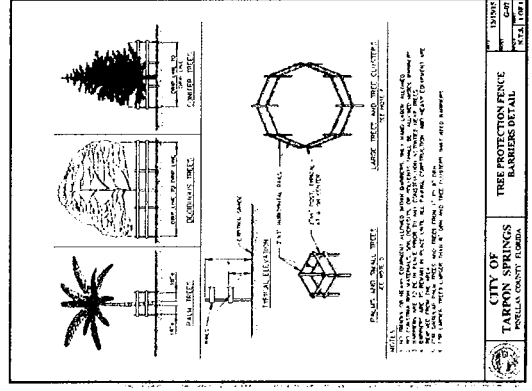
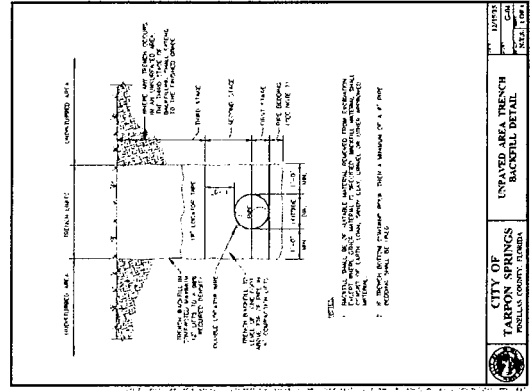
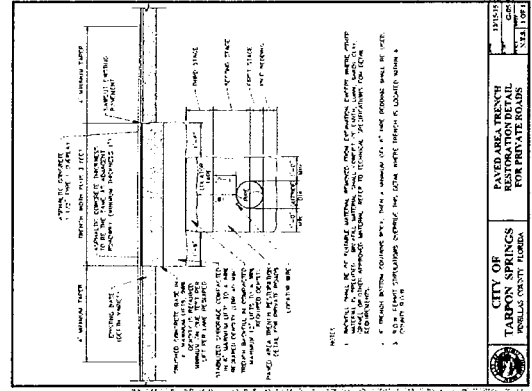
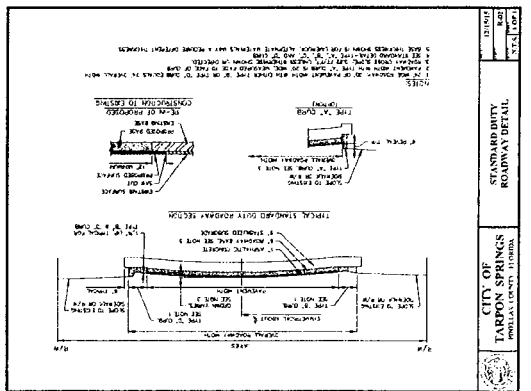
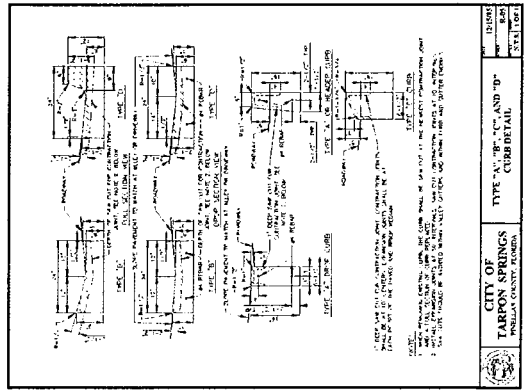
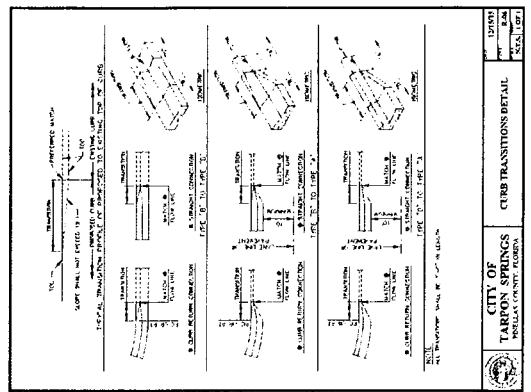
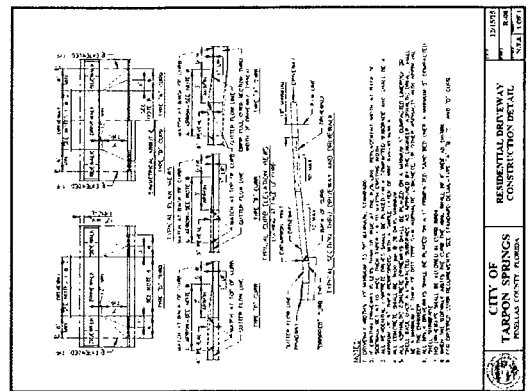
THE CITY OF TARPON SPRINGS HAS REVIEWED THE PROPOSED DEWATERING SYSTEM AND HAS DETERMINED THAT THE PROPOSED SYSTEM IS ADEQUATE TO DRY THE SITE. THE CITY OF TARPON SPRINGS HAS REVIEWED THE PROPOSED DEWATERING SYSTEM AND HAS DETERMINED THAT THE PROPOSED SYSTEM IS ADEQUATE TO DRY THE SITE.

CITY OF TARPON SPRINGS
CONSTRUCTION DETAILS

SCALE	AS SHOWN
DATE	11/17/2021
BY	145082001
NO.	145082001

Kimley-Horn

NO.	145082001
DATE	11/17/2021
BY	145082001
NO.	145082001

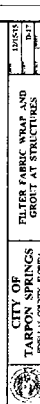
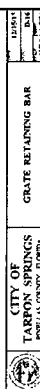
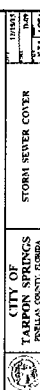
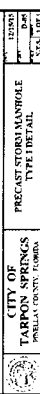


[illegible]



A. The design for marking for traffic control signage shall be as shown in Figure 1 below and shall meet the following standards:

- (1) Sign posts shall be black or dark green in color.
- (2) Sign posts shall be round or fluted in shape.
- (3) Sign posts shall be at least three inches in diameter.
- (4) Sign posts shall have a round or fluted design in base.
- (5) Signs shall have a black or dark green bander of at least one inch in width. Signs identifying school crossing zones are exempt from this requirement.



GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS POSSIBILITY. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



**DO NOT SPEAK
TIL 11 YEARS OLD
NOTING 5, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836,**

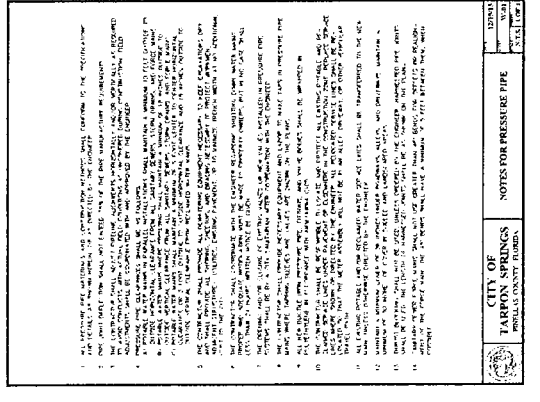
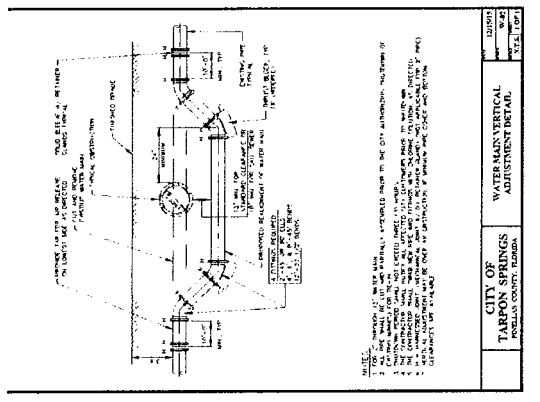
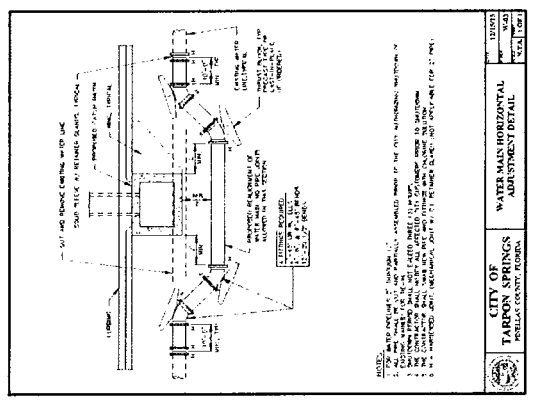
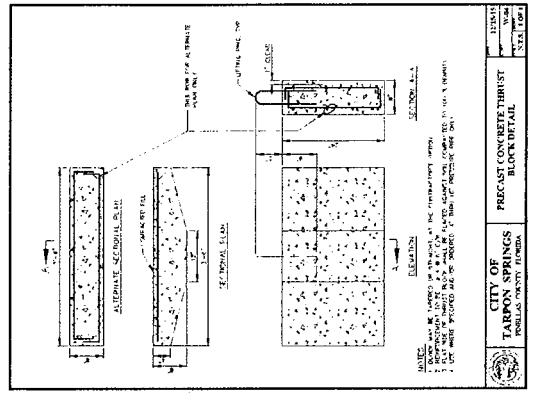
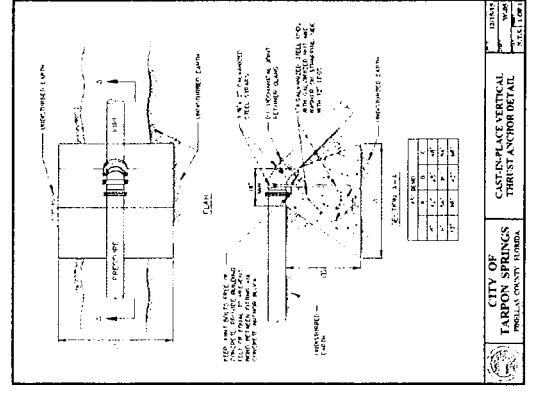
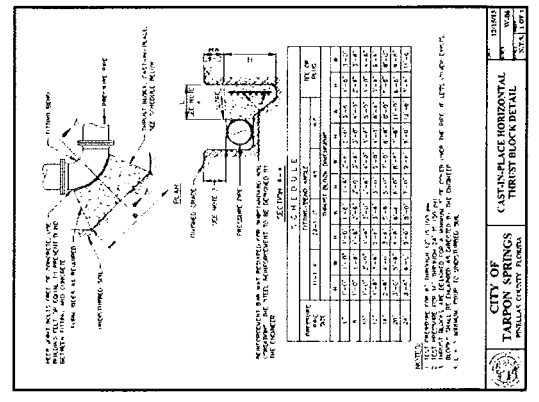
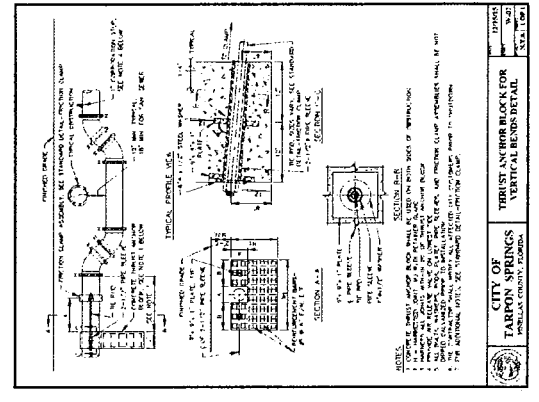
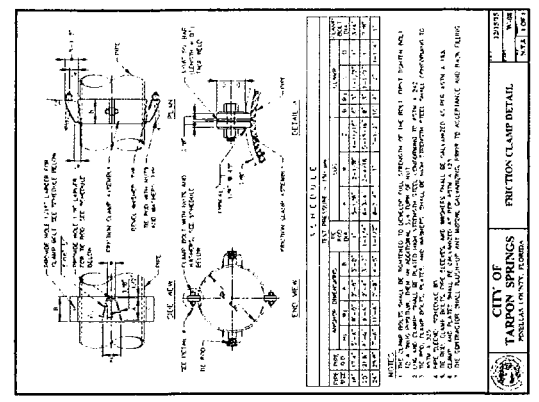
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PROJECT NO.	145062001
SHEET NUMBER	C502

CITY OF TARPON SPRINGS
CONSTRUCTION DETAILS

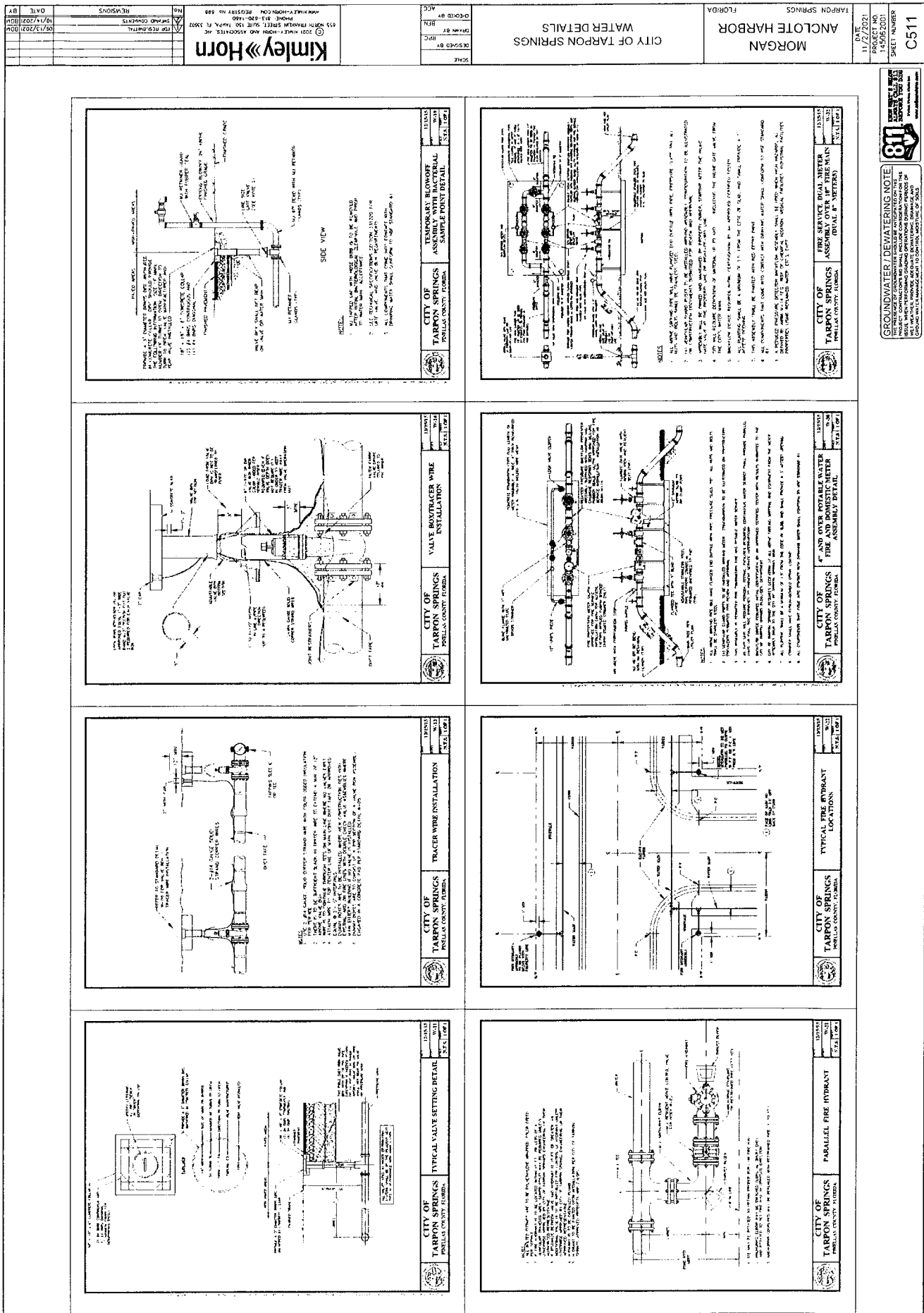
ACC	ORDERED BY
BTM	ORDERED BY
RPC	ORDERED BY

Kimley»Horn
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NORTH TRAVELER STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-220-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 858

REVISIONS	DATE	BY
FOR REQUALIFICATION	09/13/2021	BCV
5-MINUTE COMMENTS	10/14/2021	BDM



Drawing name: K:\Plan\City\15052 - Morgan\001 - Anclole Harbor\000\Work\PSheet\CS11 - City of Tarpon Springs Water Details.dwg CS11 02/02/2021 3:51pm J. Holey, J. Holey



GROUNDWATER / DEWATERING NOTE

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. ANY GROUNDWATER ENCOUNTERED SHOULD BE REPORTED TO THE CITY OF TARPON SPRINGS. THE CITY OF TARPON SPRINGS WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR THE COST OF GROUNDWATER MONITORING AND REMEDIATION. THE CITY OF TARPON SPRINGS WILL BE RESPONSIBLE FOR THE COST OF GROUNDWATER MONITORING AND REMEDIATION.

PROJECT NO. 1-15052-001
SHEET NUMBER CS11

MORGAN
ANCLOLE HARBOR
FLORIDA

CITY OF TARPON SPRINGS
WATER DETAILS

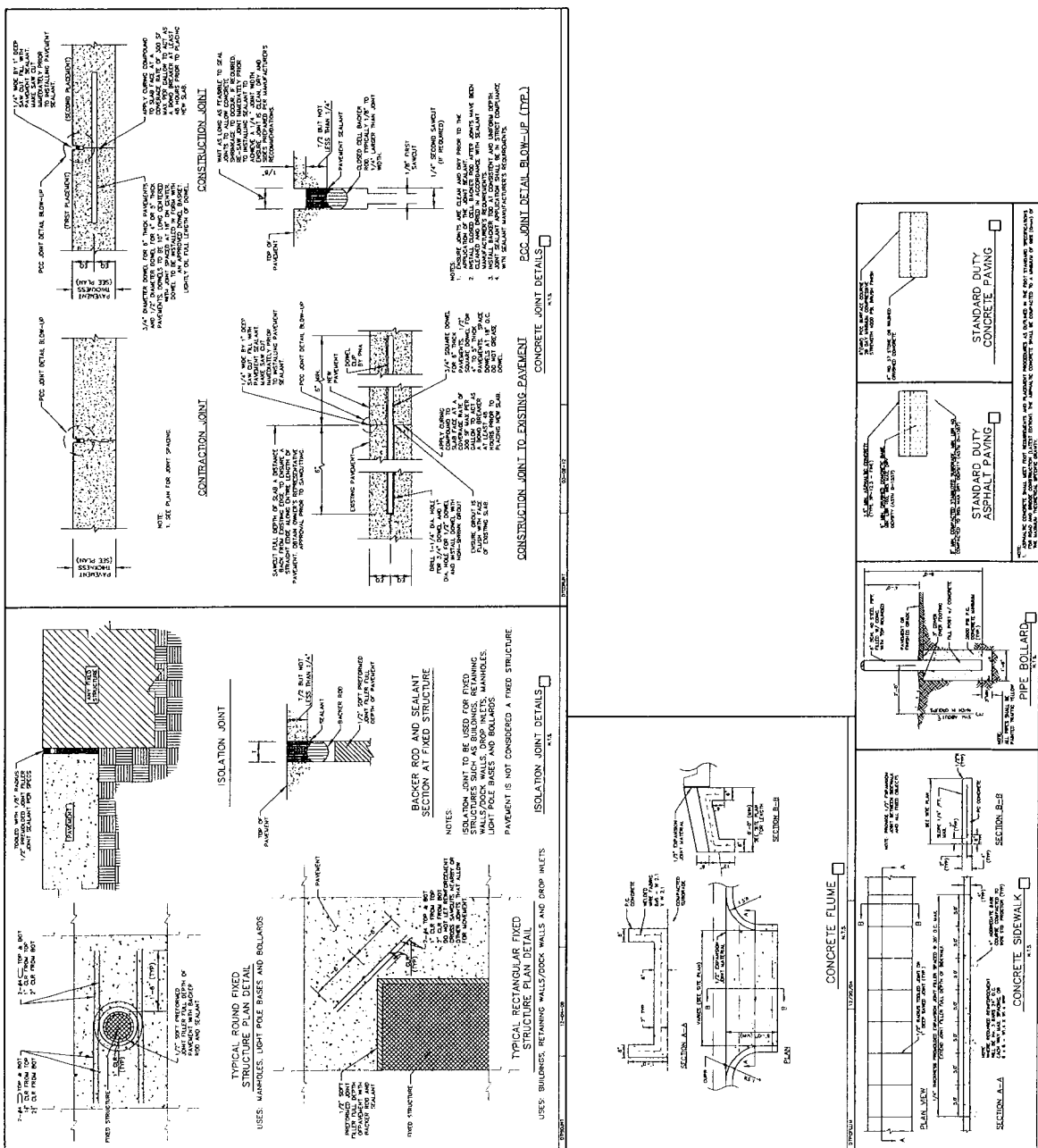
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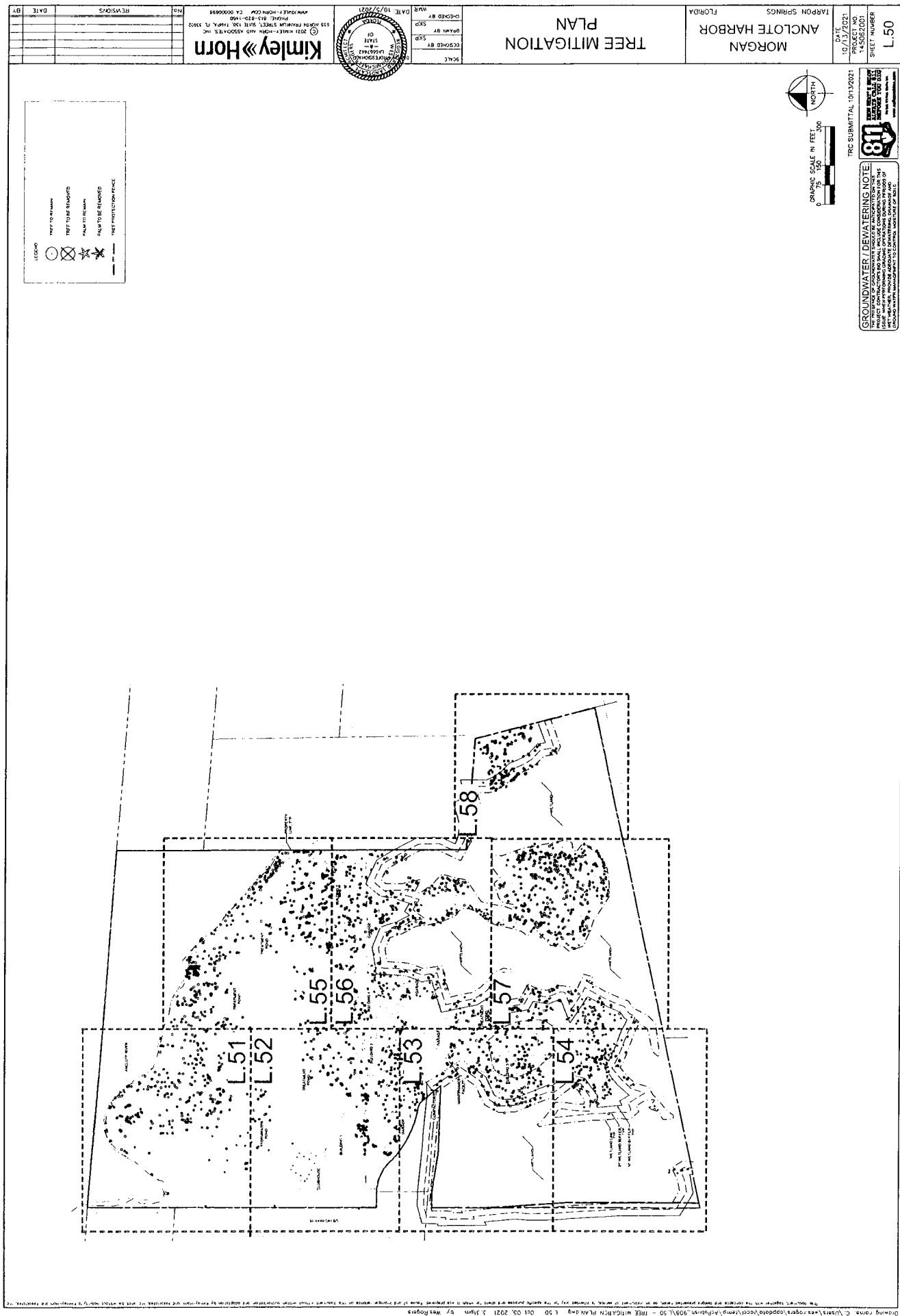
Kimley-Horn
555 NORTH PENNSACOLA AVENUE, SUITE 200, TAMPA, FL 33609
PHONE: 813-282-1400
FAX: 813-282-1401
WWW.KIMLEY-HORN.COM
REGISTERED PROFESSIONAL ENGINEERS
REGISTER NO. 588

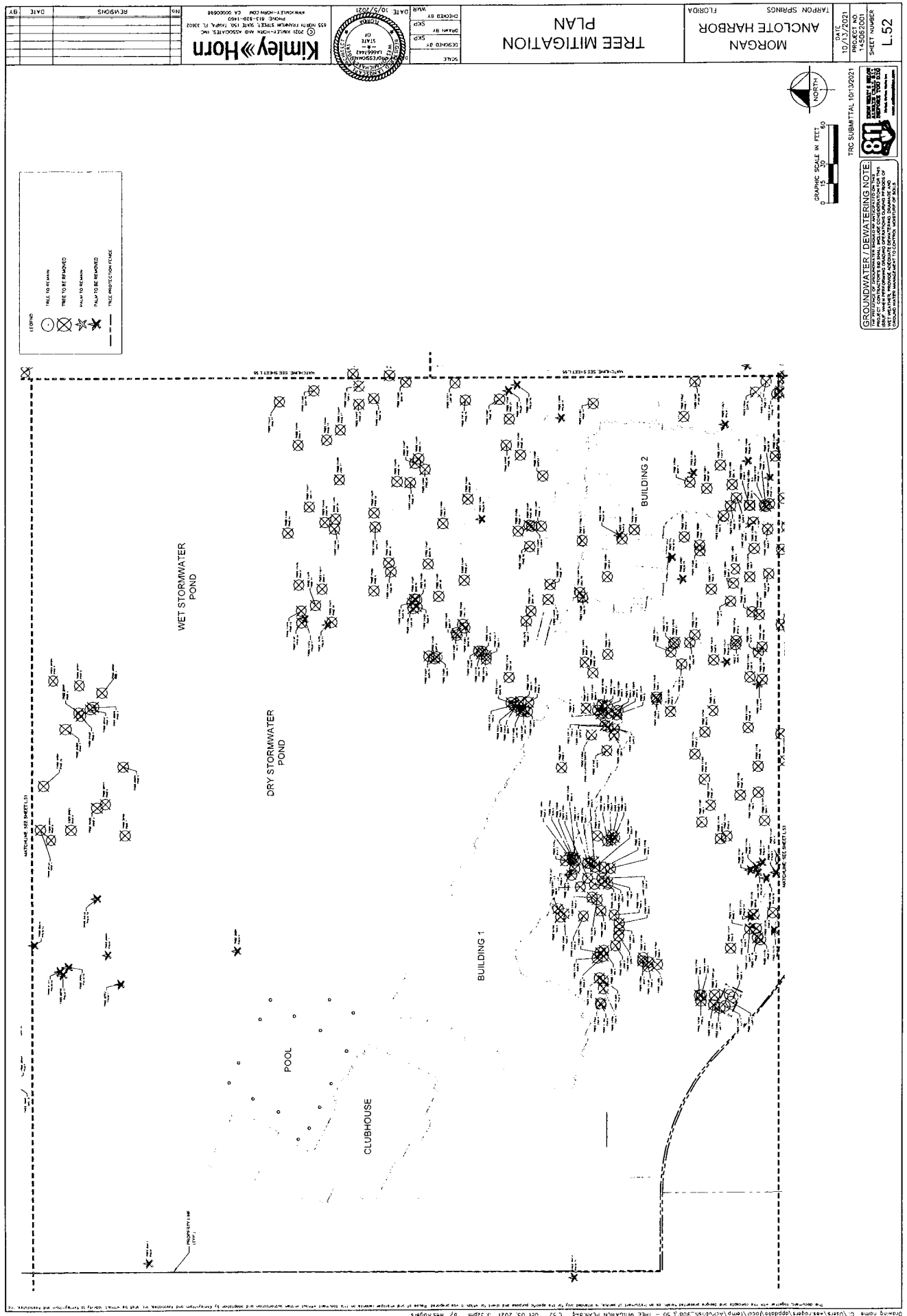
DATE 09/13/2021
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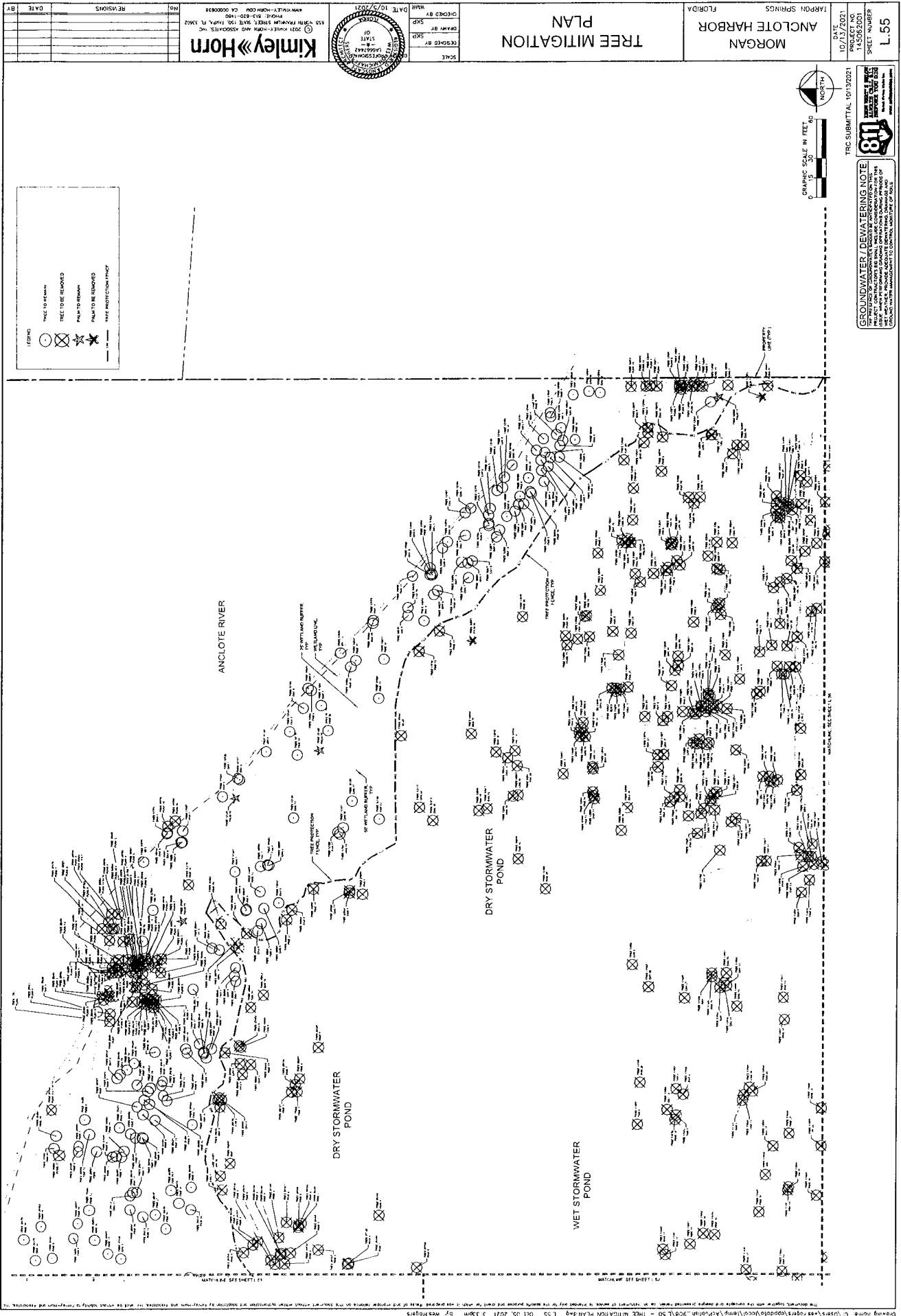


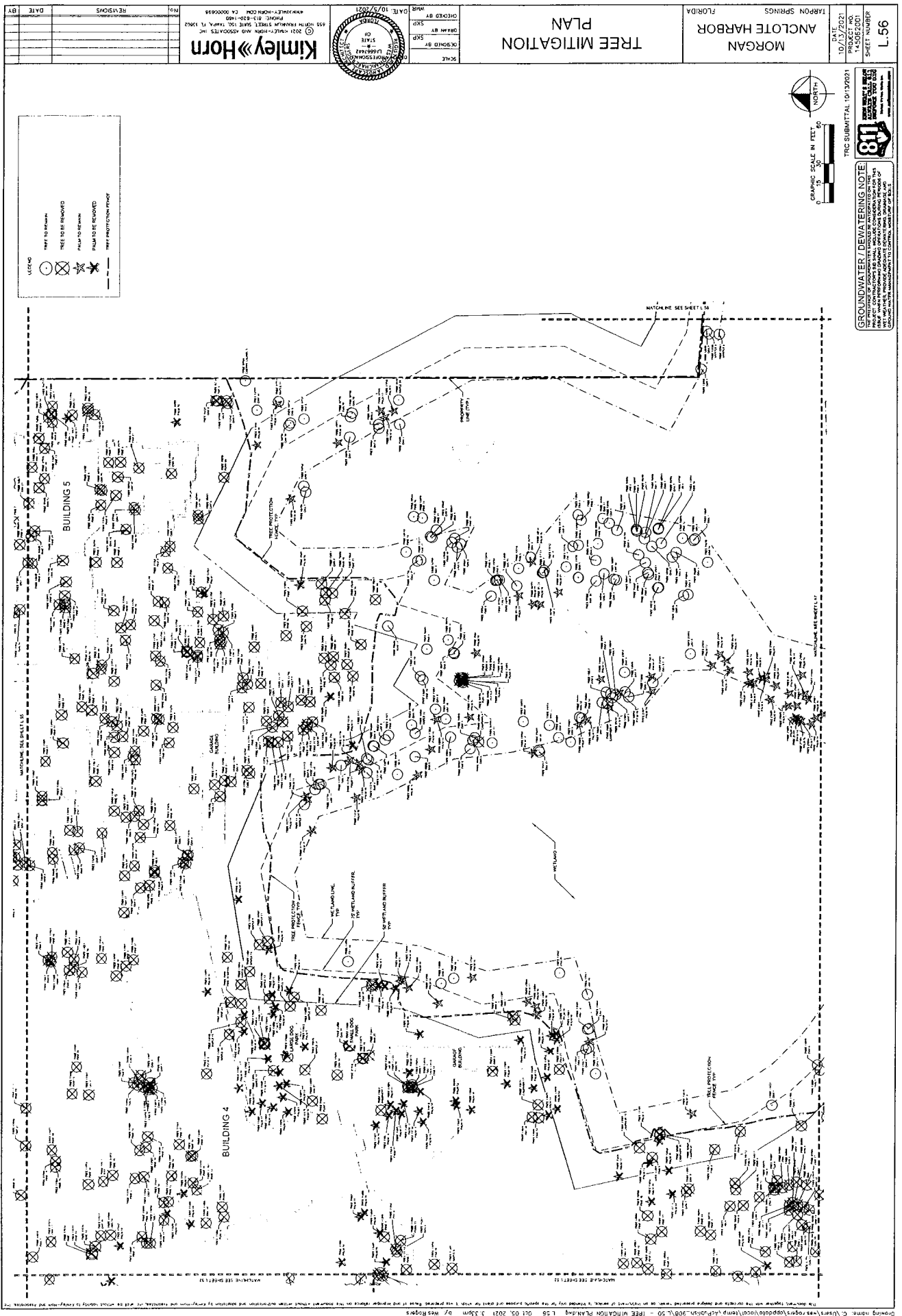
GROUNDWATER DEWATERING NOTE
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED IN ALL AREAS OF THE PROJECT. WHERE GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING THE AREA TO THE REQUIRED DRY CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF DEWATERING.



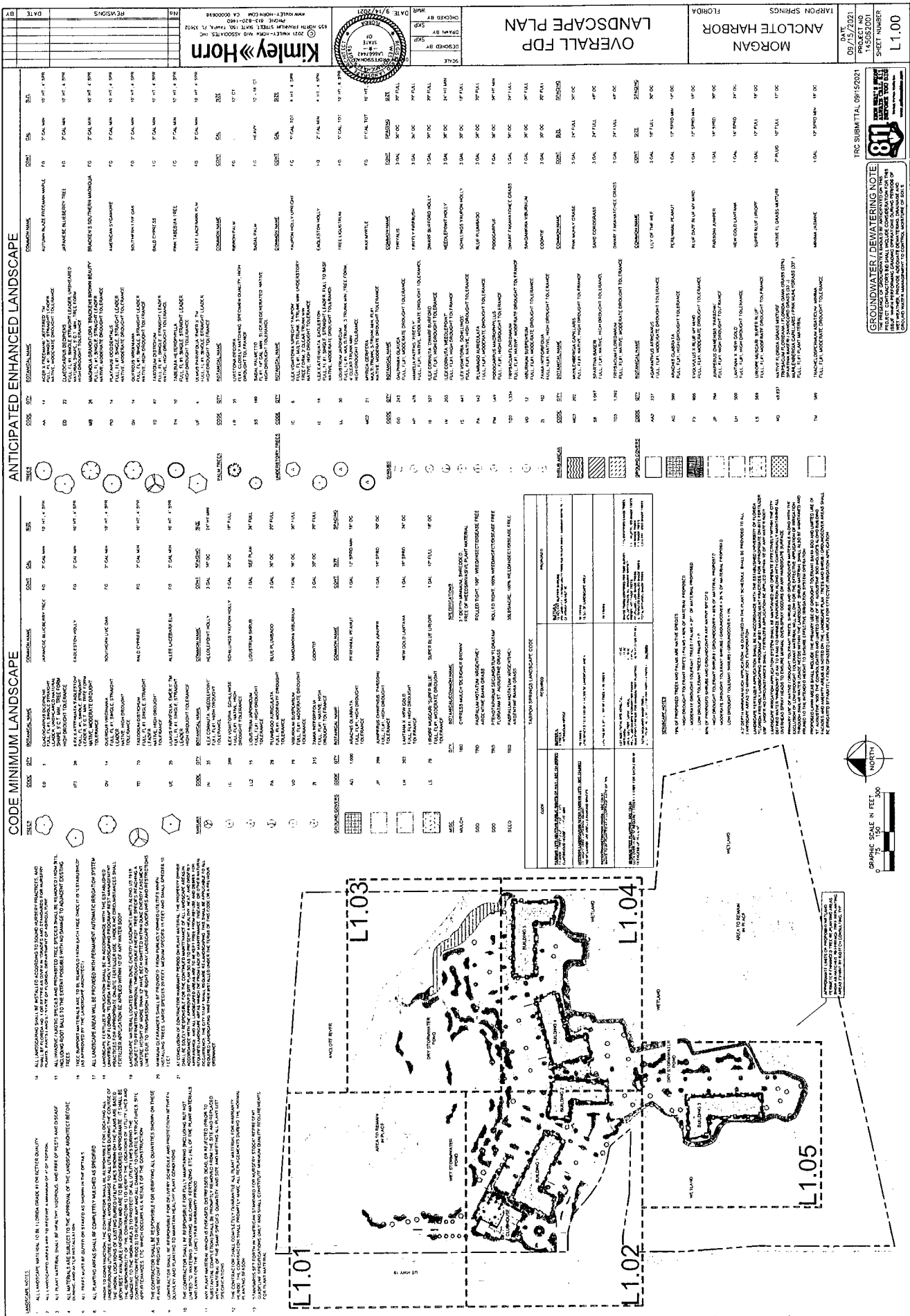


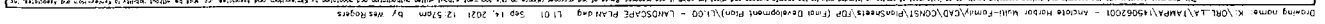


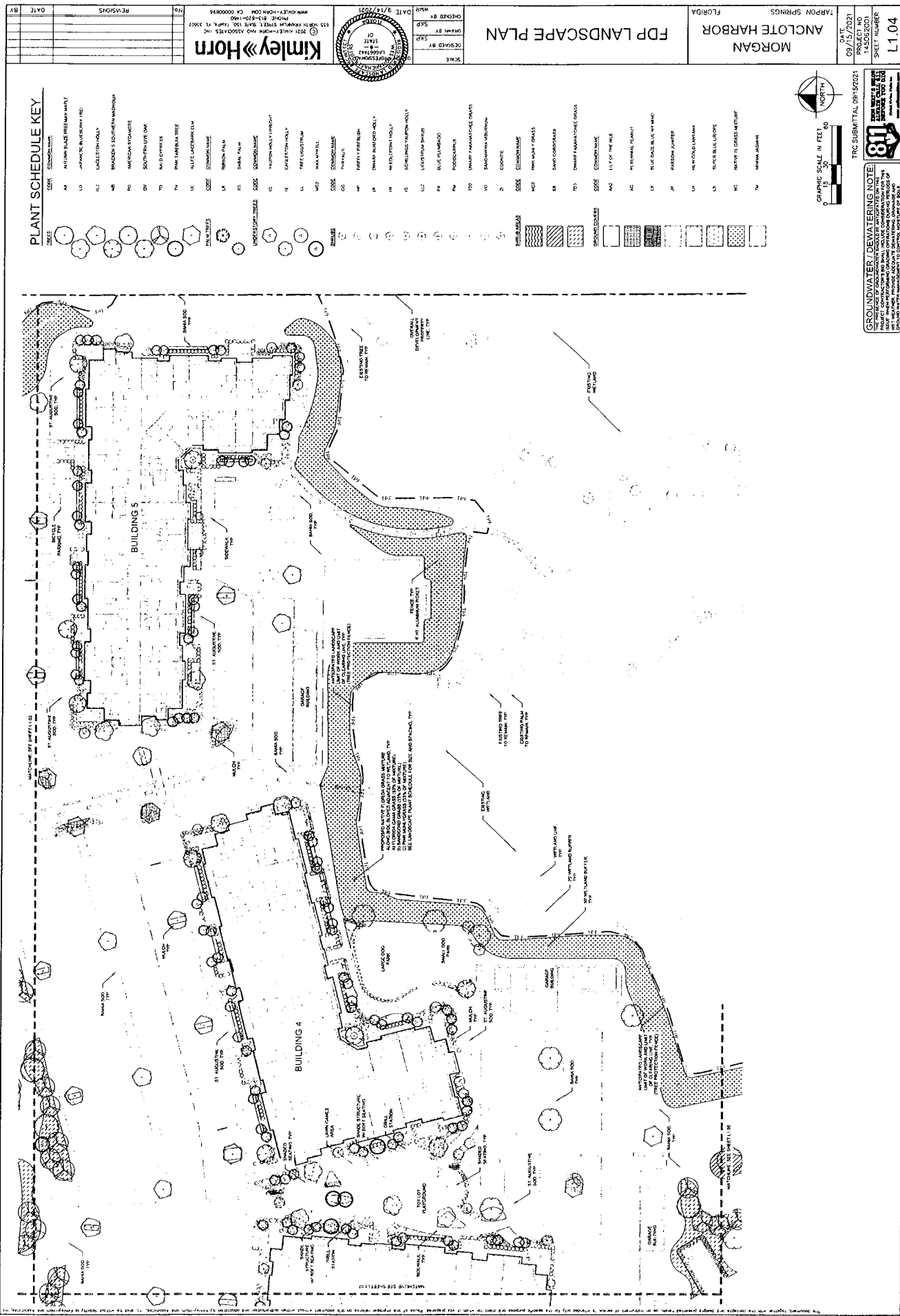




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Project name: K:\0814\A\TAMPA\14555-001 - Morgan Ancote Harbor FDP (Final Development Plan)\14555-001 - Landscape Plan.dwg L1.04 Sep 14, 2021 12:59pm P:\7 - Ben Rodriguez

SCALE	DESIGNED BY	SKP	DATE: 7/19/2021
	DRAWN BY	SKP	
	CHECKED BY	WHR	

Kimley»Horn
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835 NORTH FRANKLIN STREET, SUITE 100, TALLAHASSEE, FL 32302
PHONE: (904) 613-1940
WWW.KIMLEY-HORN.COM CA 00000693

[illegible]

MORGAN - ANCLOTE HARBOR

U.S. 19 ROADWAY IMPROVEMENTS

PINELLAS COUNTY (15150000)

STATE ROAD NO. 55 (U.S. 19)

MILE POST 32.191

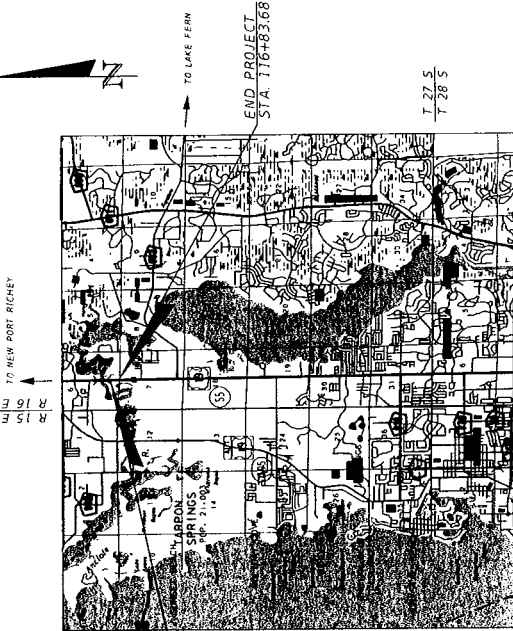
ACCESS DRIVEWAY CONNECTION PERMIT #2021-X-XXX

CONTRACT PLANS COMPONENTS

ROADWAY PLANS

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	GENERAL NOTES
4 - 5	TYPICAL SECTIONS
6	DRAINAGE MAP
7 - 10	ROADWAY PLAN
11 - 13	BACK OF SIDEWALK PROFILES
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30 - 32	SIGNING AND PAVEMENT MARKING PLAN
33	TEMPORARY TRAFFIC CONTROL PLAN
L1	POLE DATA, LEGEND AND GENERAL NOTES
L2 - L4	LIGHTING PLAN



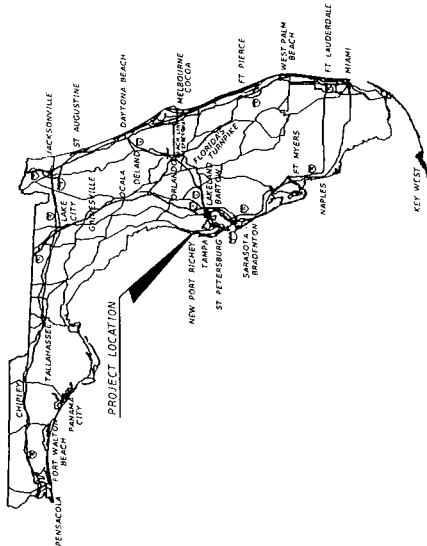
GOVERNING DESIGN STANDARDS:
Florida Department of Transportation, FY2021-22 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) at the following website:
<http://www.fdot.gov/design/standards>

GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, July 2021 Standard Specifications for Road and Bridge Construction at the following website:
<http://www.fdot.gov/programmanagement/implemented/SpecBooks>

SITE LOCATION MAP

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

JULY 2021



ROADWAY PLANS

ENGINEER OF RECORD:

JOHN R. SEALS, P.E. NO. 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
(813) 620-1460

DRAINAGE PLANS

ENGINEER OF RECORD:

VICTOR GALLO, P.E. NO. 75592
KIMLEY-HORN AND ASSOCIATES
189 SOUTH ORANGE AVE., SUITE 1000
ORLANDO, FL 32801
(407) 998-1311

PLANS PREPARED BY:

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FLORIDA 33602
PHONE (813) 620-1460

FISCAL YEAR	SHEET NO.
21	1

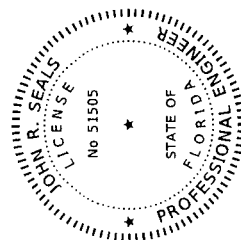
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7/14/2021

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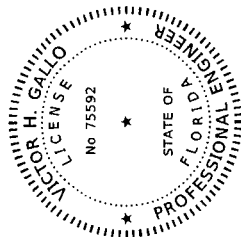
KIMLEY-HORN AND ASSOCIATES, INC.
655 N. FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
(813) 627-1400
CERTIFICATE OF AUTHORIZATION: 696
JOHN R. SEALS, P.E. NO.: 51505

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE
FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	GENERAL NOTES
4 - 5	TYPICAL SECTIONS
7 - 10	ROADWAY PLANS
11 - 13	SIDEWALK PROFILES
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L-2 - L-4	LIGHTING PLAN

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ORLANDO, FL 32801
(407) 898-1511
CERTIFICATE OF AUTHORIZATION NO. 696
VICTOR H. GALLO, P.E. NO.: 75592

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FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
6	DRAINAGE MAP
24	DRAINAGE DETAIL
25 - 26	STORMWATER POLLUTION PREVENTION PLAN
27 - 29	EROSION CONTROL PLAN

REVISIONS	
DATE	DESCRIPTION

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STATE OF FLORIDA	
DEPARTMENT OF TRANSPORTATION	
ROAD NO.	FINANCIAL PROJECT ID
55	PINELLAS

SIGNATURE SHEET	
SHEET NO.	
2	

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1. COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN NECESSARY WORK PERMITS THAT ARE REQUIRED PRIOR TO CONSTRUCTION.

- COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN NECESSARY
LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND
OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION
AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT
GUARANTEE THE ACCURACY OF THE SHOWN LOCATION, ELEVATION, AND
DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES
AFFECTING THE WORK.

3. PROVIDE TWO WORKING DAYS NOTICE TO UTILITY AGENCY/OWNERS (UAO), AND PINELLAS COUNTY PUBLIC WORKS, IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" KNOWN UAO'S ARE

UTILITY COMPANY
CHARTER COMMUNICATIONS
CITY OF TARDON SPRINGS
CLEANWATER GAS
DUKE ENERGY COMMUNICATIONS
MCIVERLIZON
PINELLAS COUNTY PUBLIC WORKS
PINEBELL COUNTY UTILITIES
CAIG GROUP
CONTRACT
OSZIE PEREZ
PAUL HOPKINS
PATRICK ALLEN
YONAH MASTRO-CINTRON
JAMES BARBA
JAMES JOHNSON
HENRY KLOBUCHAR
JANUSZ KLOBUCHAR

4. COORDINATE CONSTRUCTION SCHEDULING WITH UTILITY AGENCY/OWNERS. MEET WITH UAO'S PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONSTRUCTION SCHEDULE.

5. UTILITY ADJUSTMENTS SHOWN IN THIS CONTRACT PLAN SET MUST BE PERFORMED BY THE UTILITY AGENCY WHEN UTILITY CONSTRUCTION PLANS ARE NOT INCLUDED IN THE CONTRACT PLAN SET

6. ERECT EROSION CONTROL DEVICES PRIOR TO LAND ALTERATIONS, MAINTAIN THEM DURING CONSTRUCTION, AND REMOVE THEM FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED BY ACTUAL SITE CONDITIONS TO REFLECT PROJECT PHASING REQUIREMENTS.

- 7 IF AREA OF DISTURBED SOIL IS ONE (1) ACRE OR GREATER, PREPARE AND SUBMIT A NOTICE OF INTENT FOR COVERAGE UNDER THE FDEP NPDES CONSTRUCTION GENERIC PERMIT, COMPLY WITH ALL PROVISIONS OF THAT PERMIT AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PER FDEP GUIDANCE.

- DO NOT DISCHARGE DIRECTLY TO RECEIVING WATERS OR EXISTING CONVEYANCES THAT DISCHARGE TO RECEIVING WATERS OR WETLAND SYSTEMS DURING Dewatering OPERATIONS. UTILIZE TEMPORARY SEDIMENT BASINS OR TRAPS TO COLLECT THE DISCHARGE FROM Dewatering ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFFSITE SEDIMENT TRANSPORT.

9. ALL EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN THE RIGHT-OF-WAY CORRIDOR ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.

- 10 PROPOSED PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

- 117 SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROAD BED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THOSE LOCATIONS

12. ALL CONCRETE COLLARS AND CONCRETE JACKETS MUST BE CURED AND INSPECTED TO BE FREE OF CRACKING PRIOR TO BACKFILLING.

13. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY HAULING OR EXCAVATION EQUIPMENT MUST BE REPAIRED TO THE SATISFACTION OF FDOT AT THE CONTRACTOR'S EXPENSE

- 14 ALL DISTURBED AREAS IN THE FOOT RIGHT OF WAY WILL BE SODDED

15. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED
IF IN DANGER OF DAMAGE. PROJECT ENGINEER SHOULD NOTIFY:
DIRECTOR, NATIONAL GEODETIC SURVEY
1315 EAST-WEST HIGHWAY
SILVER SPRING, MARYLAND 20910-3282
PHONE: (301) 713-3242

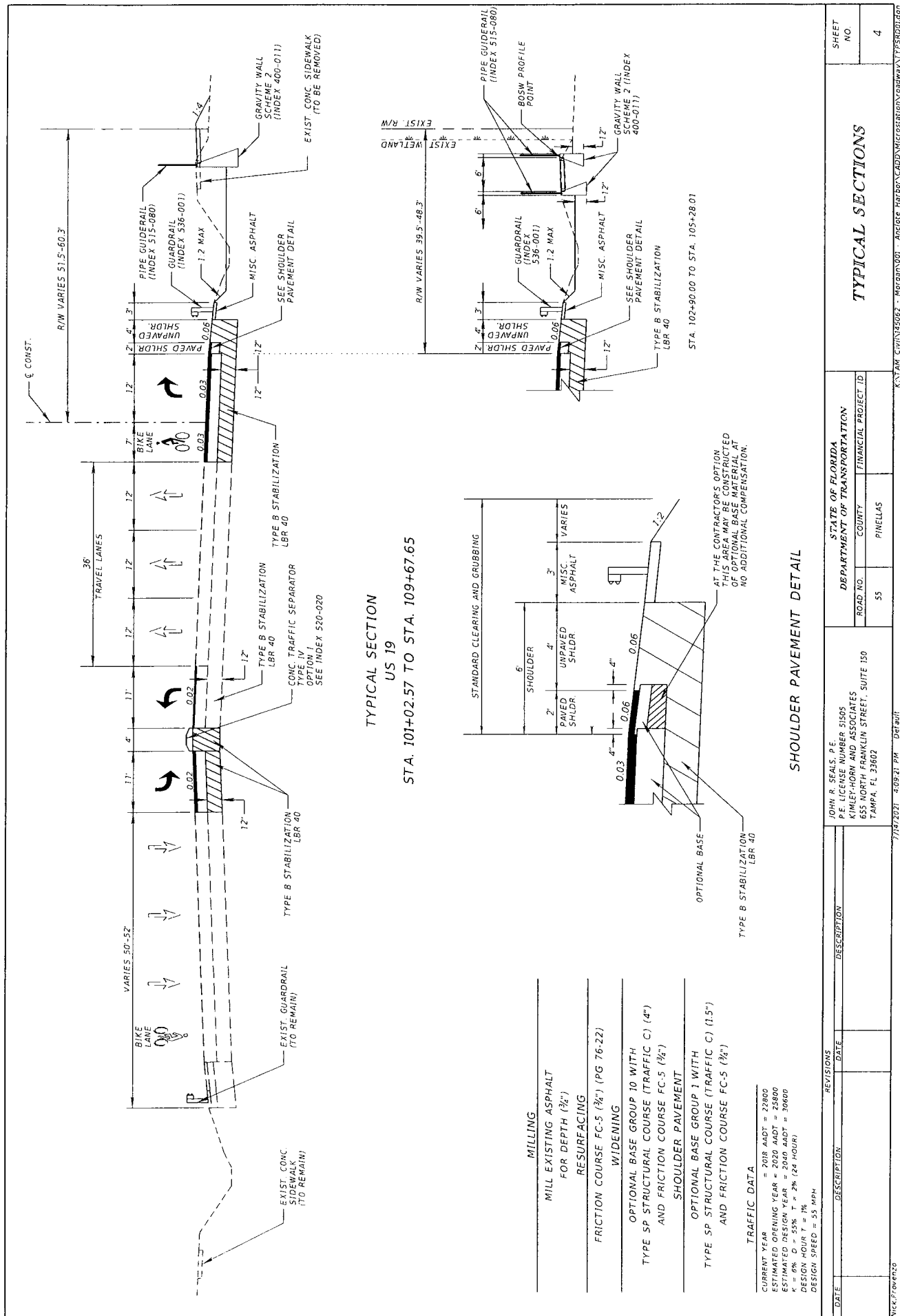
16. ALL STATION AND OFFSET REFERENCES ARE TO CENTERLINE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.

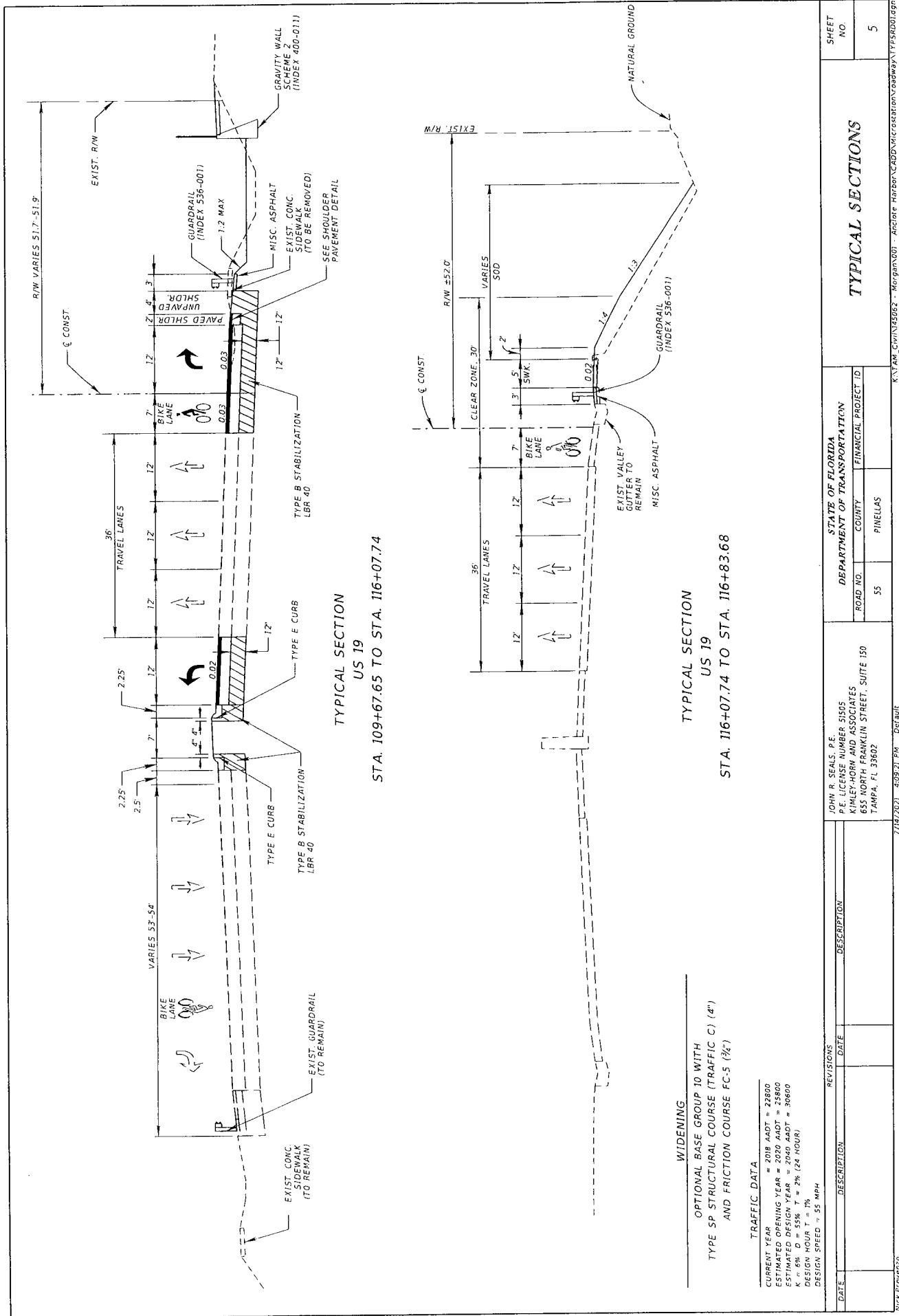
17. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH WEST RIGHT-OF-WAY BOUNDARY OF HARNEY ROAD HAVING A GRID BEARING OF S27°24'44"W.
18. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND REFERENCE TO HILLSBOROUGH COUNTY BENCHMARK VA-782. PUBLISHED ELEVATION 38.99 (NAVD88).

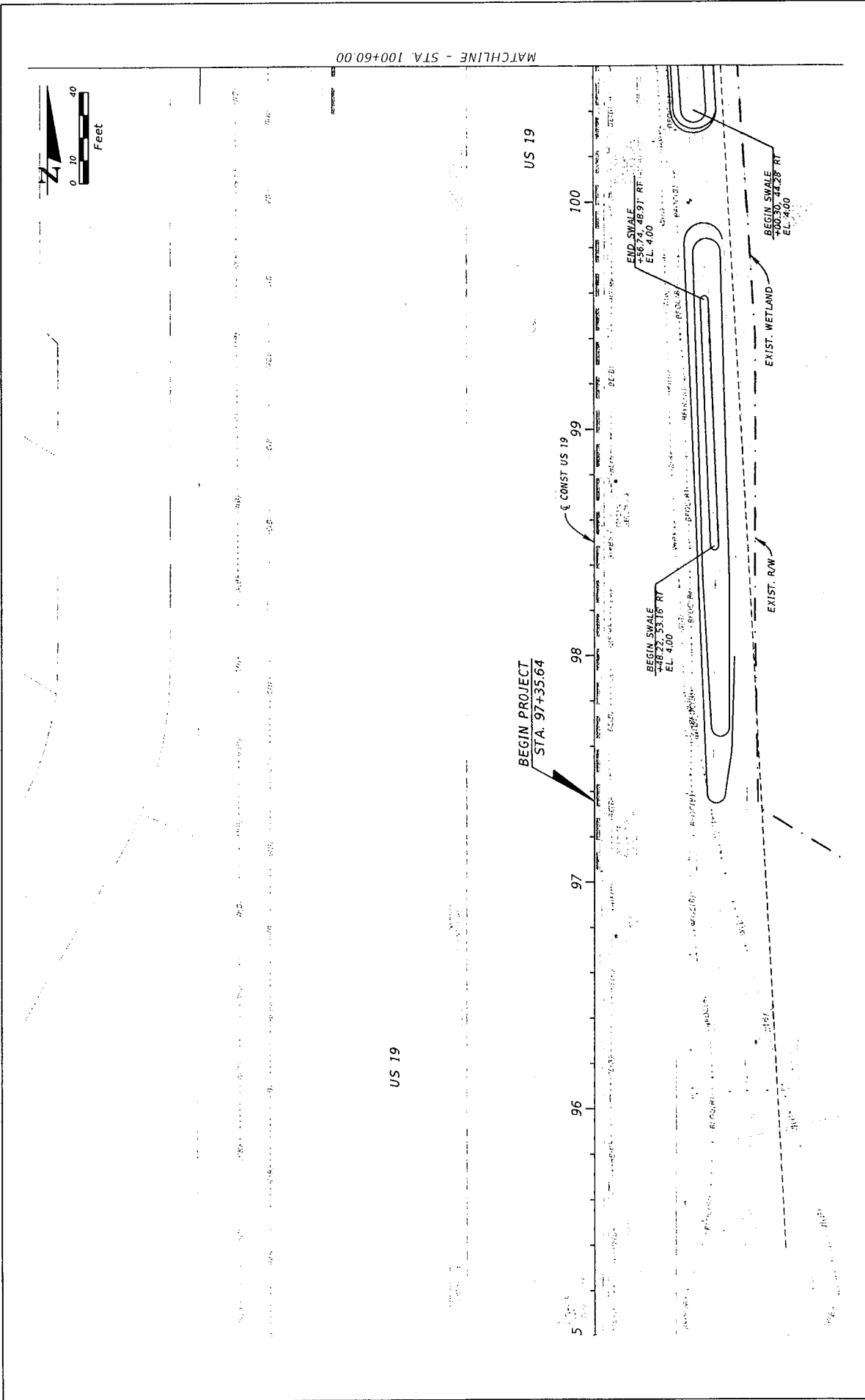
SIGNING AND PAVEMENT MARKINGS:

1. ALL EXISTING TRAFFIC SIGNS MUST BE MAINTAINED DURING CONSTRUCTION.
2. ALL TRAFFIC SIGN POSTS MUST BE COMPATIBLE WARE DESIGN WITH POSTS NOW IN USE BY THE PHELPS COUNTY PUBLIC WORKS TRAFFIC OPERATIONS.
3. CAUTION MUST BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO THE SIGNS. DAMAGED SIGNS MUST BE REPLACED.
4. SIGN LOCATIONS SHOWN ARE APPROXIMATE. ANY FIELD ADJUSTMENT MUST BE AT THE DISCRETION OF THE CONSTRUCTION PROJECT MANAGER AND THE NUMBER OF RECORD

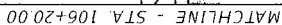
REVISIONS		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO.
DATE	DESCRIPTION	ROAD NO.	COUNTY	
	DESCRIPTION		FINANCIAL PROJECT ID	
		55	PINELLAS	3
JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 51505 KIMLEY-HORN AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602				
GENERAL NOTES				



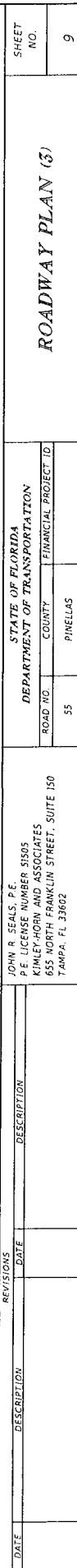




REVISIONS		STATE OF FLORIDA		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	
JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 51905 KIMLEY-HORN AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602		DEPARTMENT OF TRANSPORTATION ROAD NO. COUNTY FINANCIAL PROJECT ID 55 PINELLAS		ROADWAY PLAN (1)
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NICK FLORENZO				7



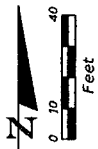
STA. 106+40.0, 26.21' RT
CONST. MODIFIED DBI TYPE D
PER INDEX 425-052
GRATE EL. 5.70
FL EL. -1.00 (AH)



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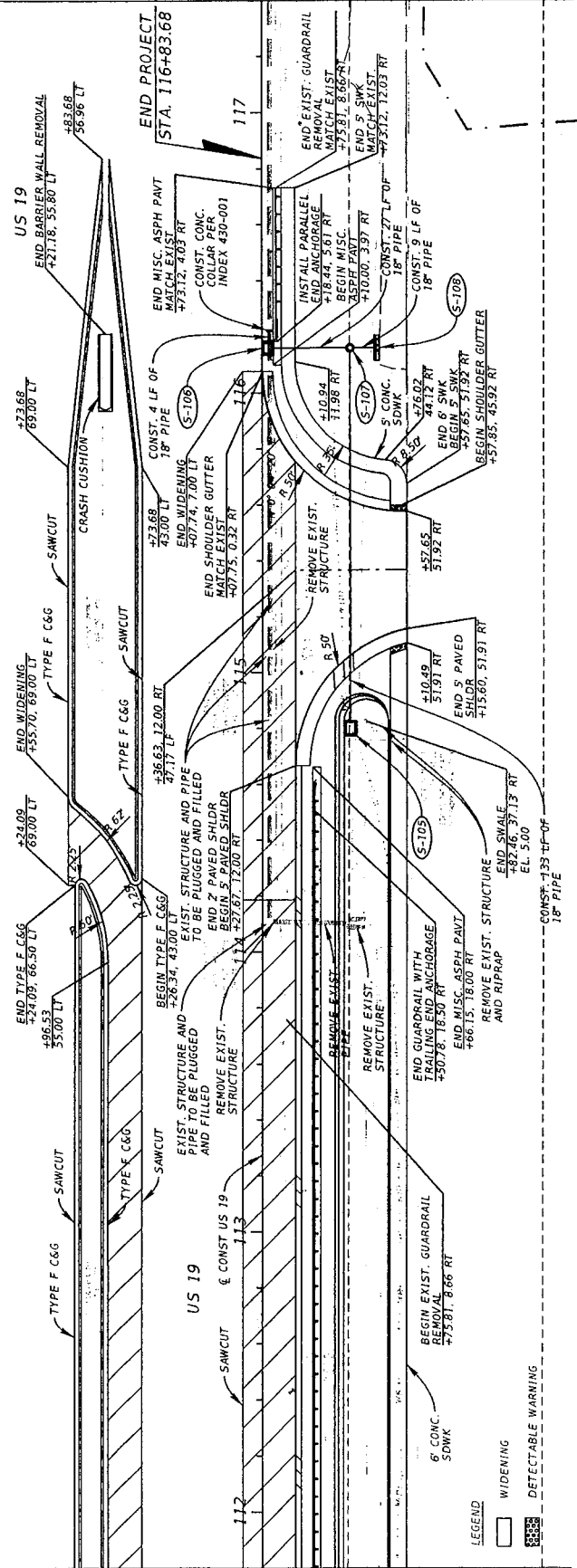
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Wick, Provenzo



- (S-105) STA. 114+80.00, 31.41 RT
CONST. CONC. ENDWALL
PER INDEX 425-052
GRATE EL. 7.60
FL EL. 5.00 (AH)
- (S-106) STA. 116+16.00, 2.12 RT
CONST. CONC. ENDWALL
PER INDEX 425-052
GRATE EL. 8.6
FL EL. 4.8 (BK)
FL EL. 4.8 (RT)
- (S-107) STA. 116+16.00, 31.41 RT
CONST. CONC. ENDWALL
PER INDEX 425-001
GRATE EL. 4.7
FL EL. 4.7
- (S-108) STA. 116+16.00, 40.80 RT
CONST. CONC. ENDWALL
PER INDEX 430-036
FL EL. 4.7

MATCHLINE - STA. 111+80.00

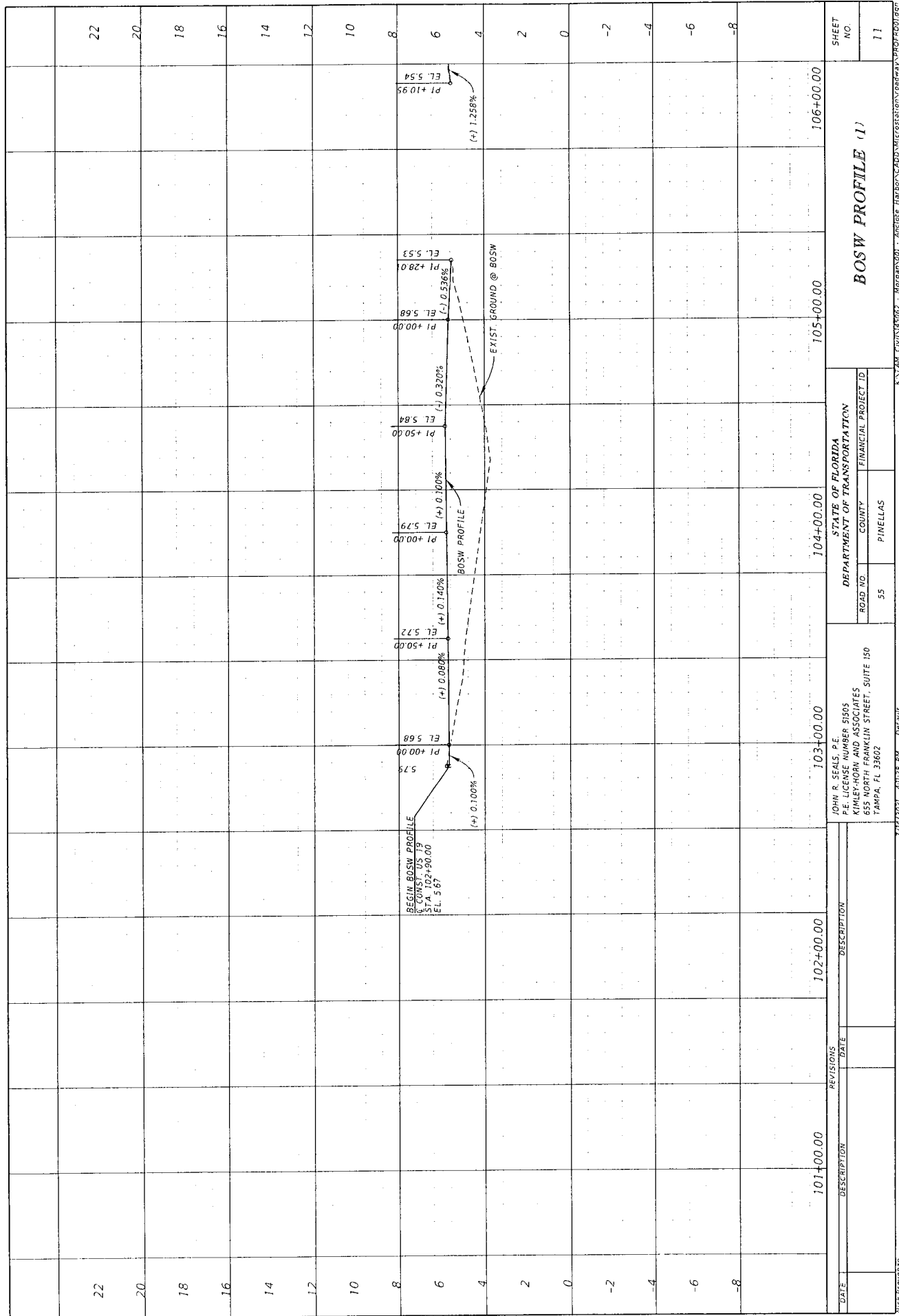


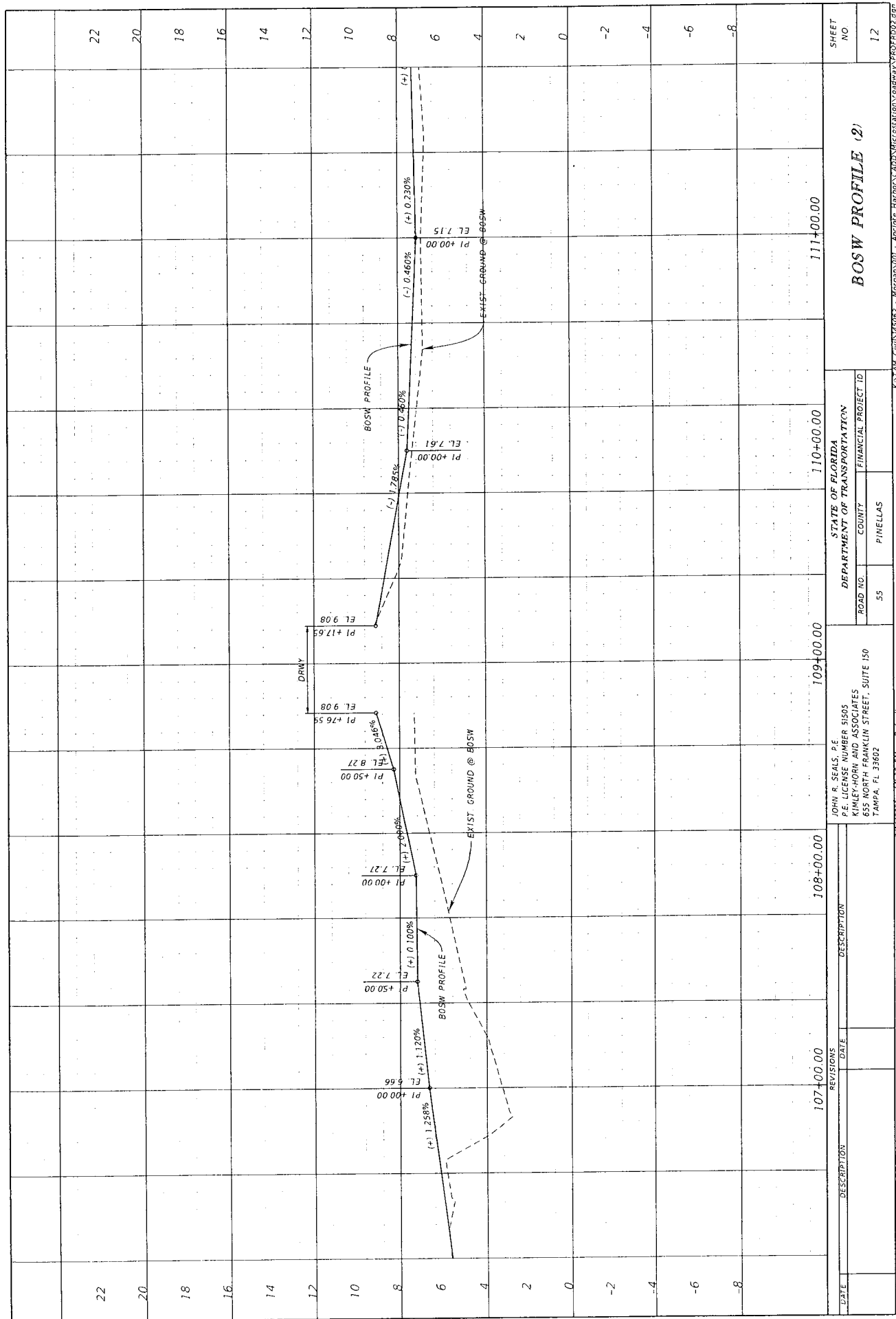
- LEGEND
- WIDENING
 - DETECTABLE WARNING

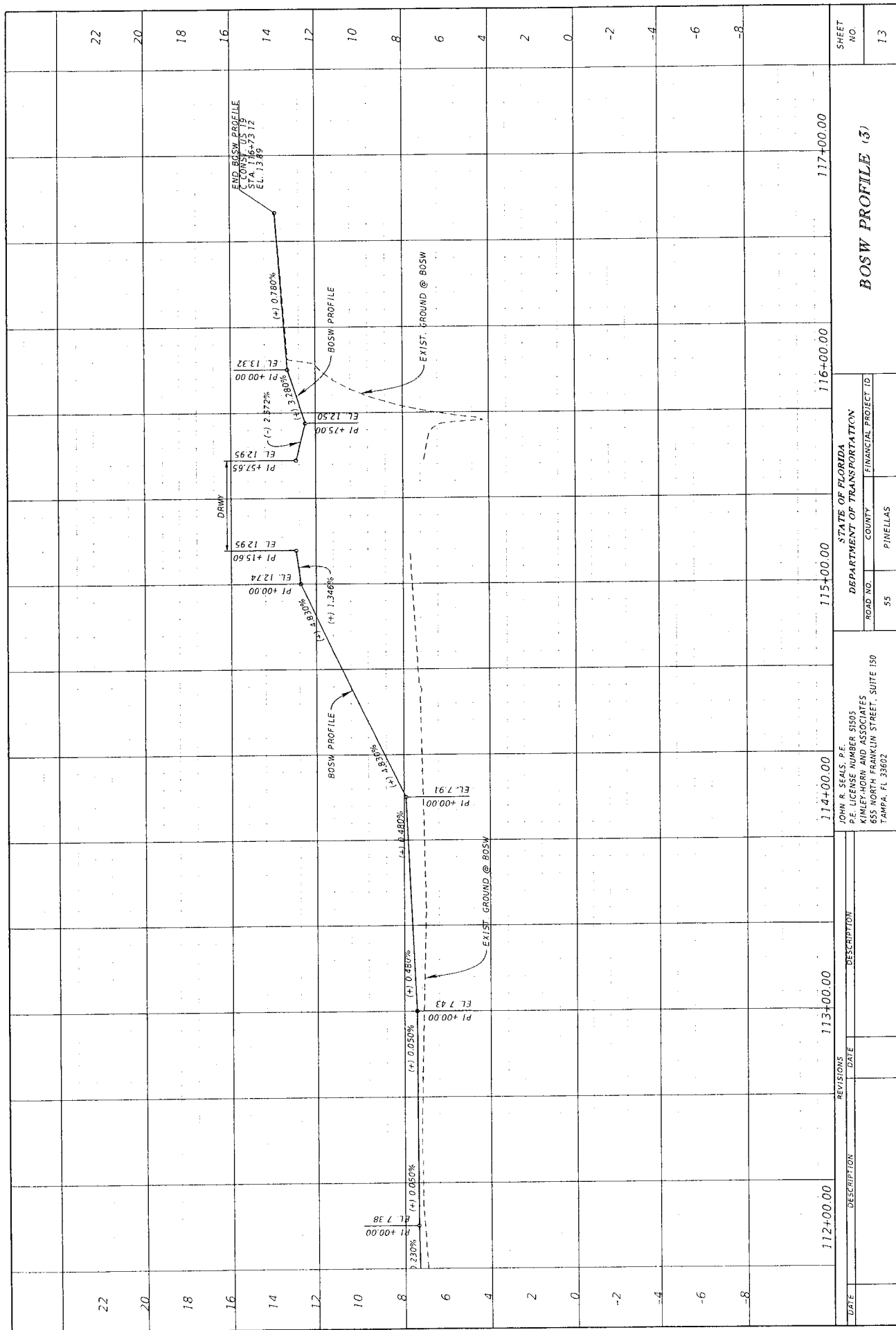
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DATE	DESCRIPTION	DATE	DESCRIPTION

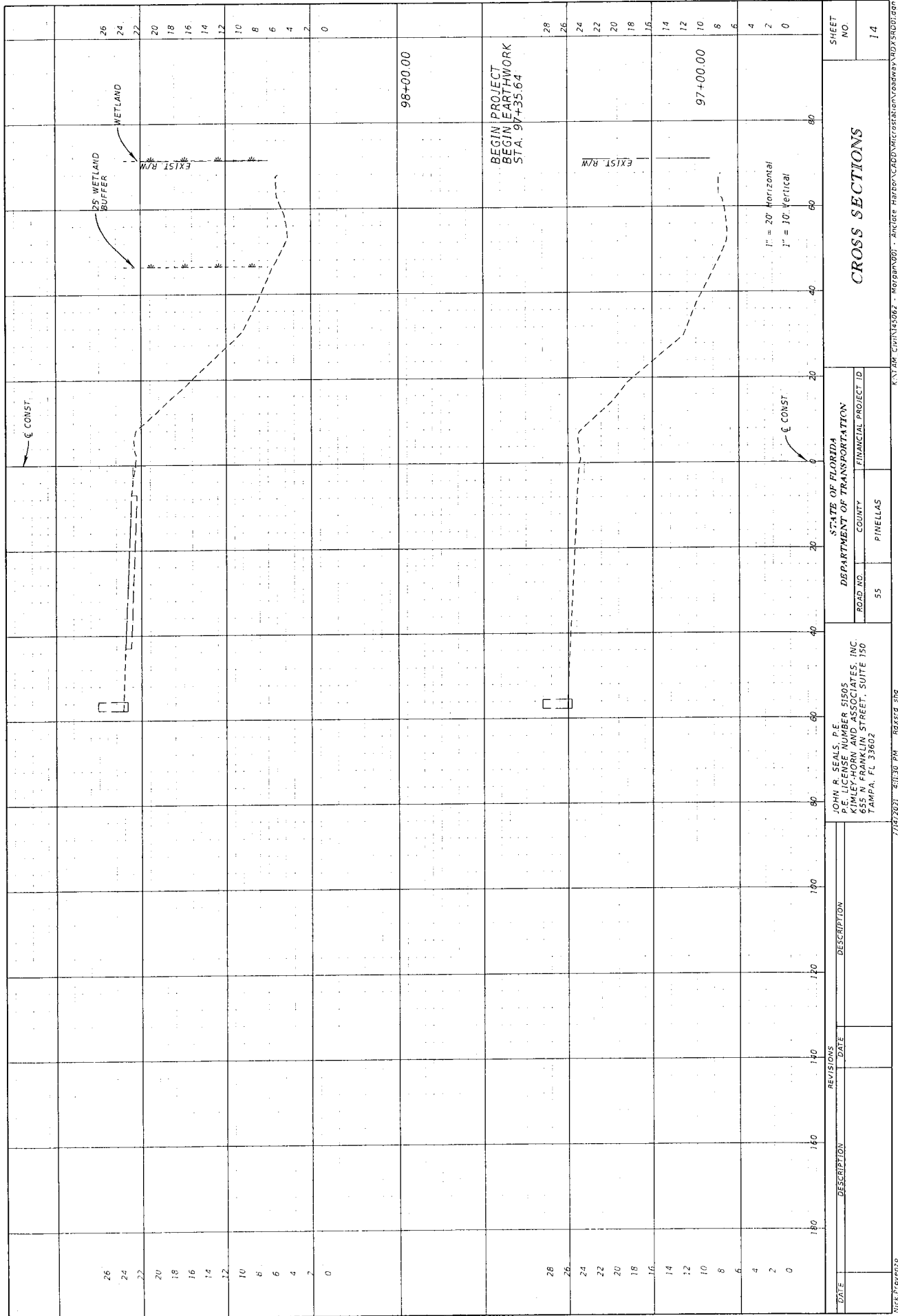
STATE OF FLORIDA		ROADWAY PLAN (4)	
DEPARTMENT OF TRANSPORTATION		SHEET NO. 10	
ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
55	PINELLAS		

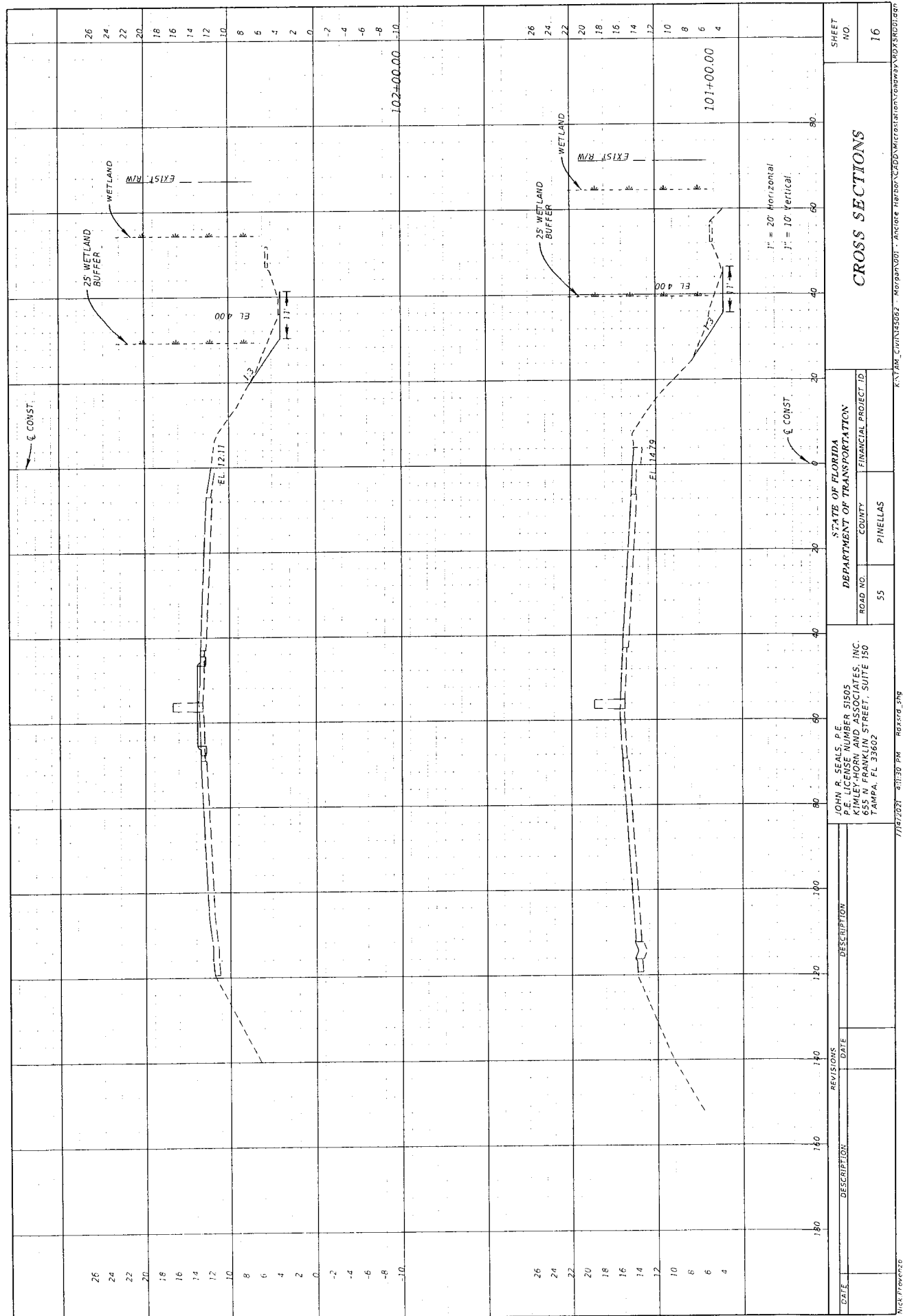
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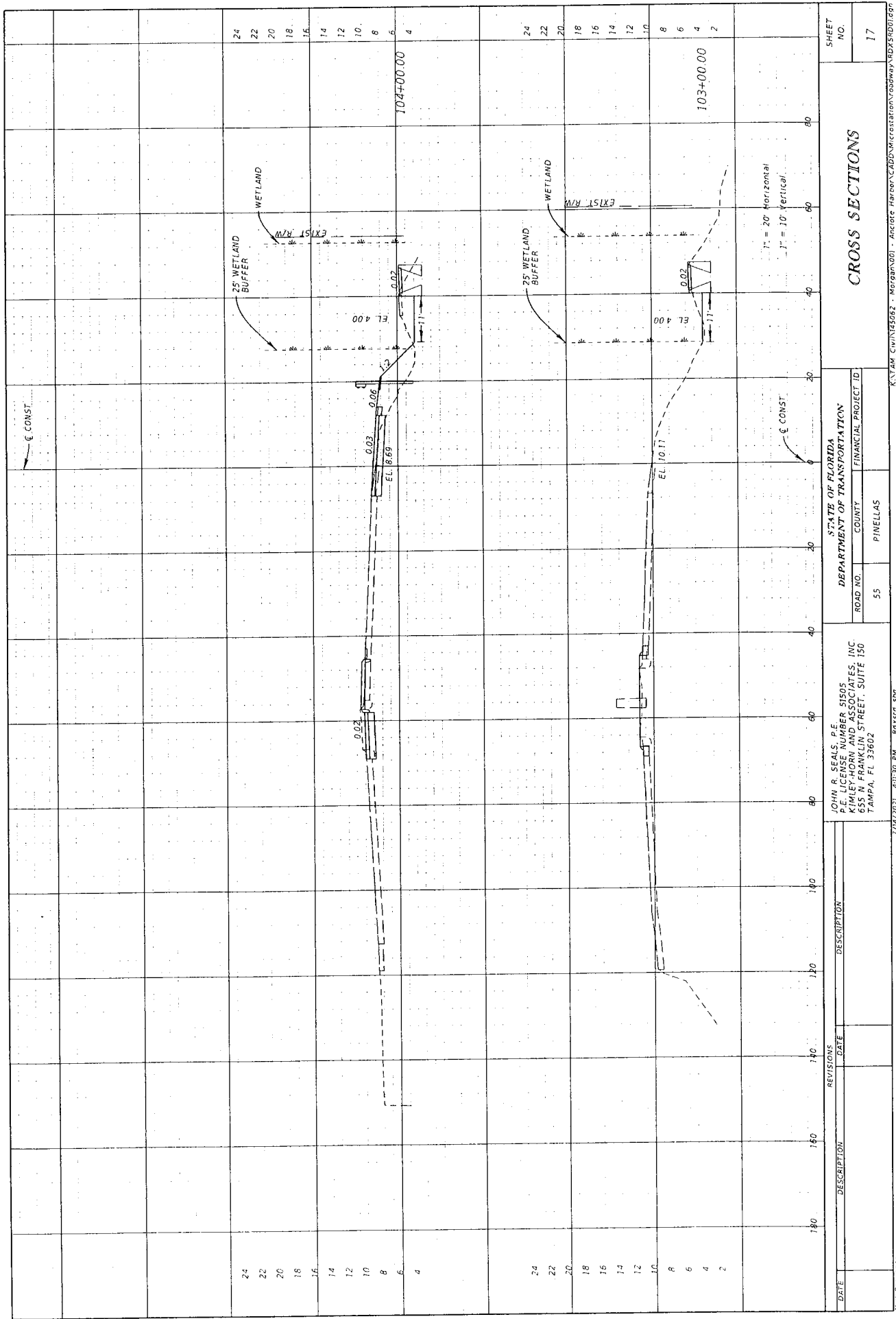


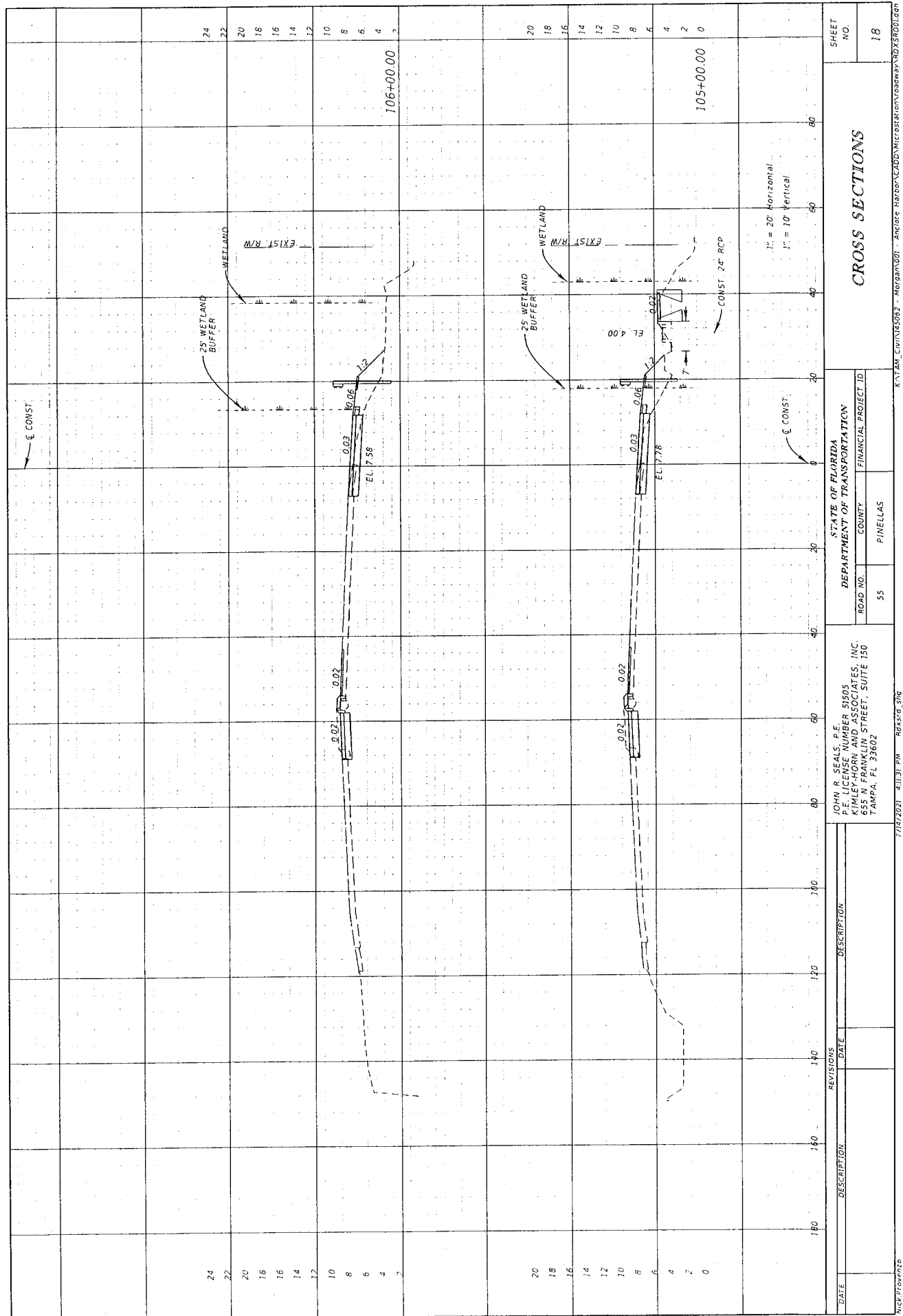


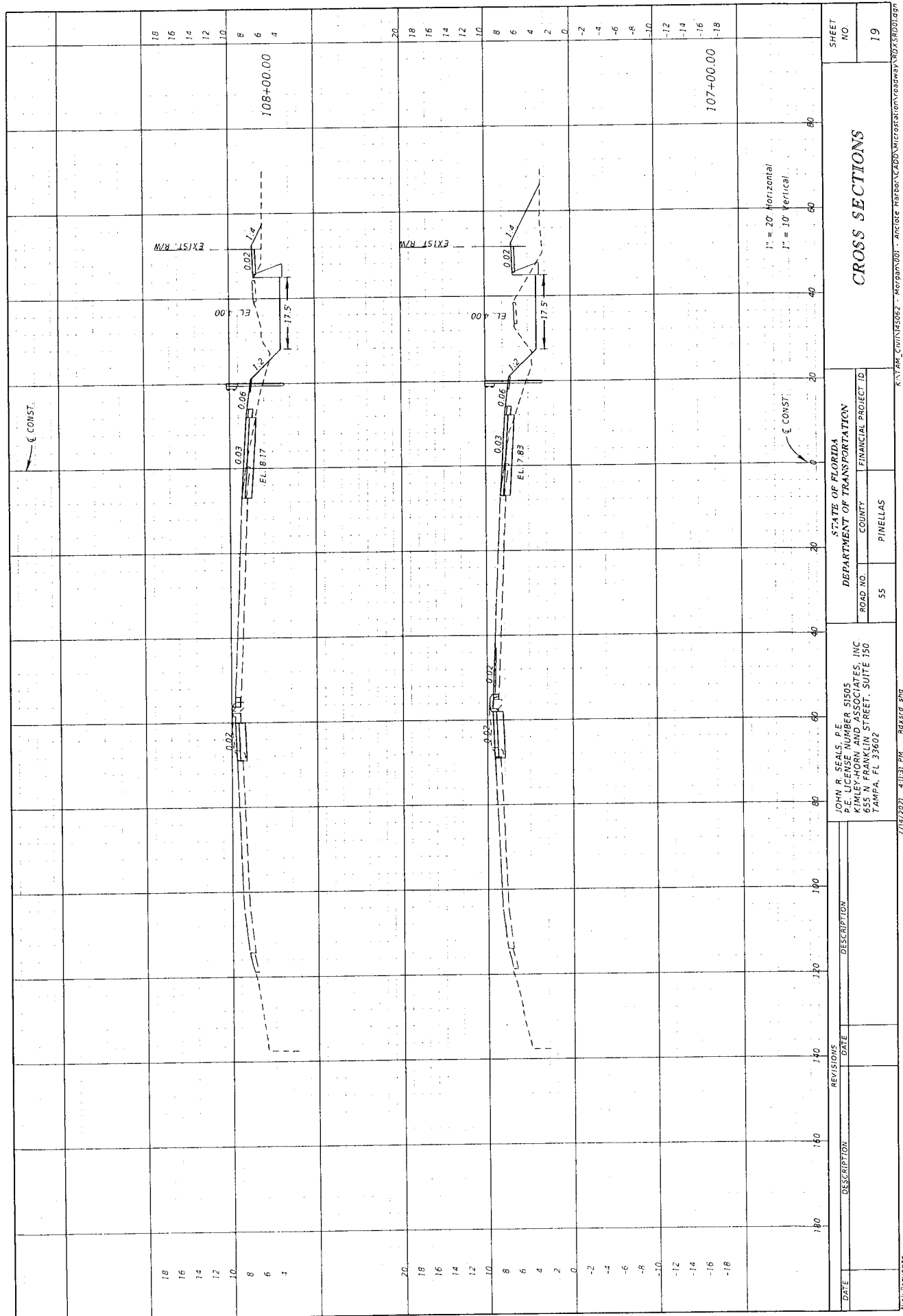


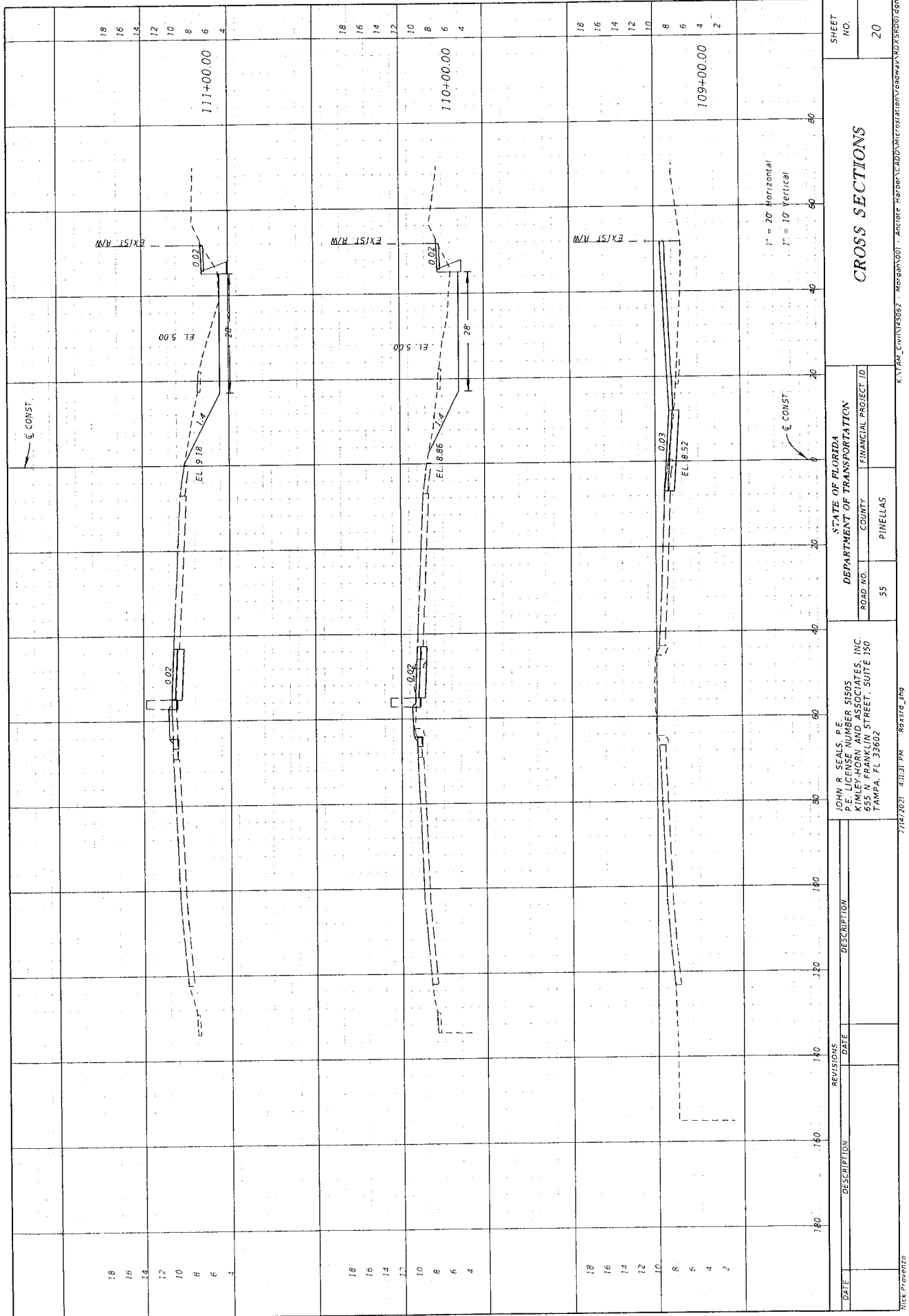












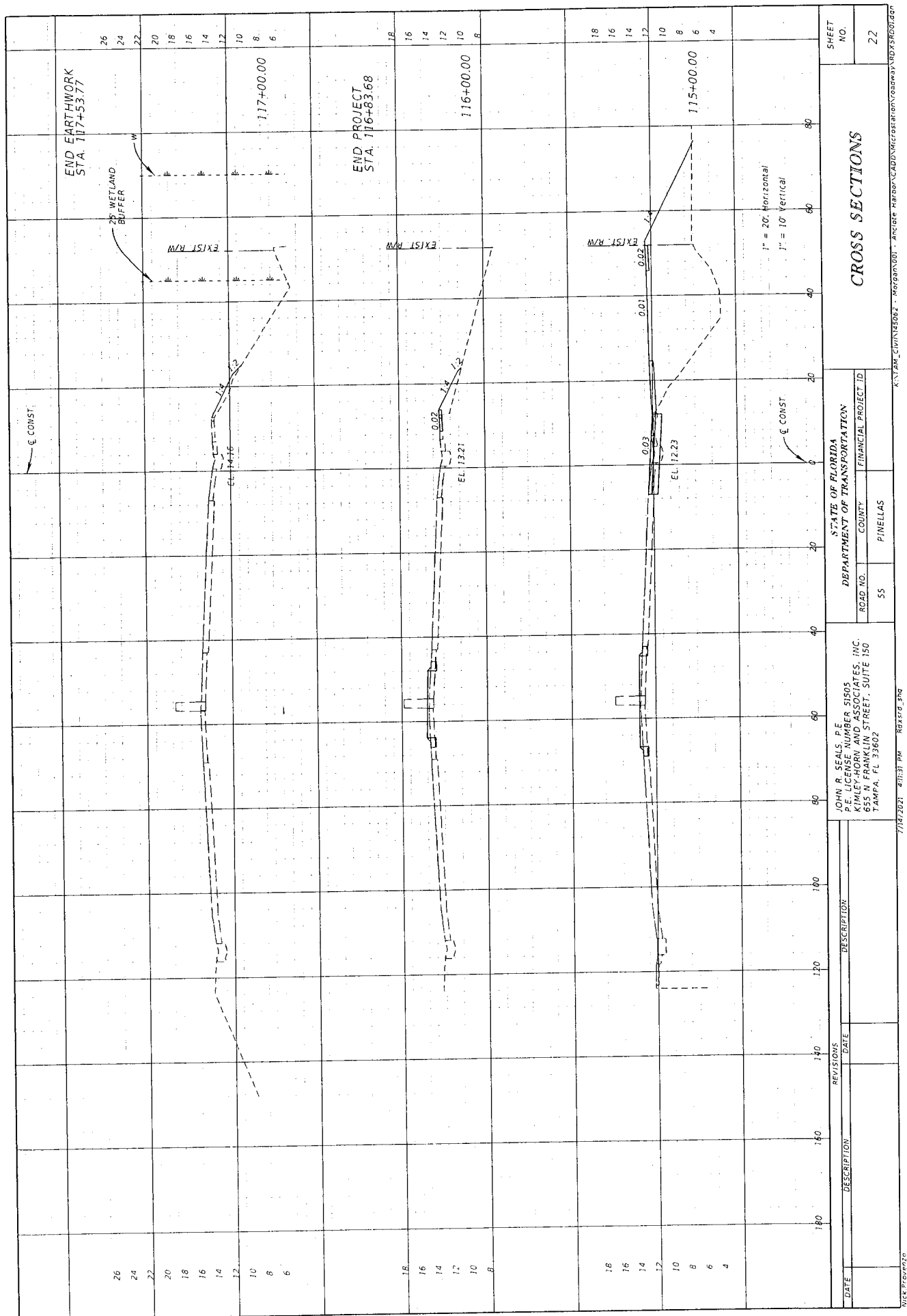
JOHN R. SEALS, P.E.
 P.E. LICENSE NUMBER 51805
 SEALS ENGINEERING, INC.
 3501 FRANKLIN STREET, SUITE 150
 TAMPA, FL 33602

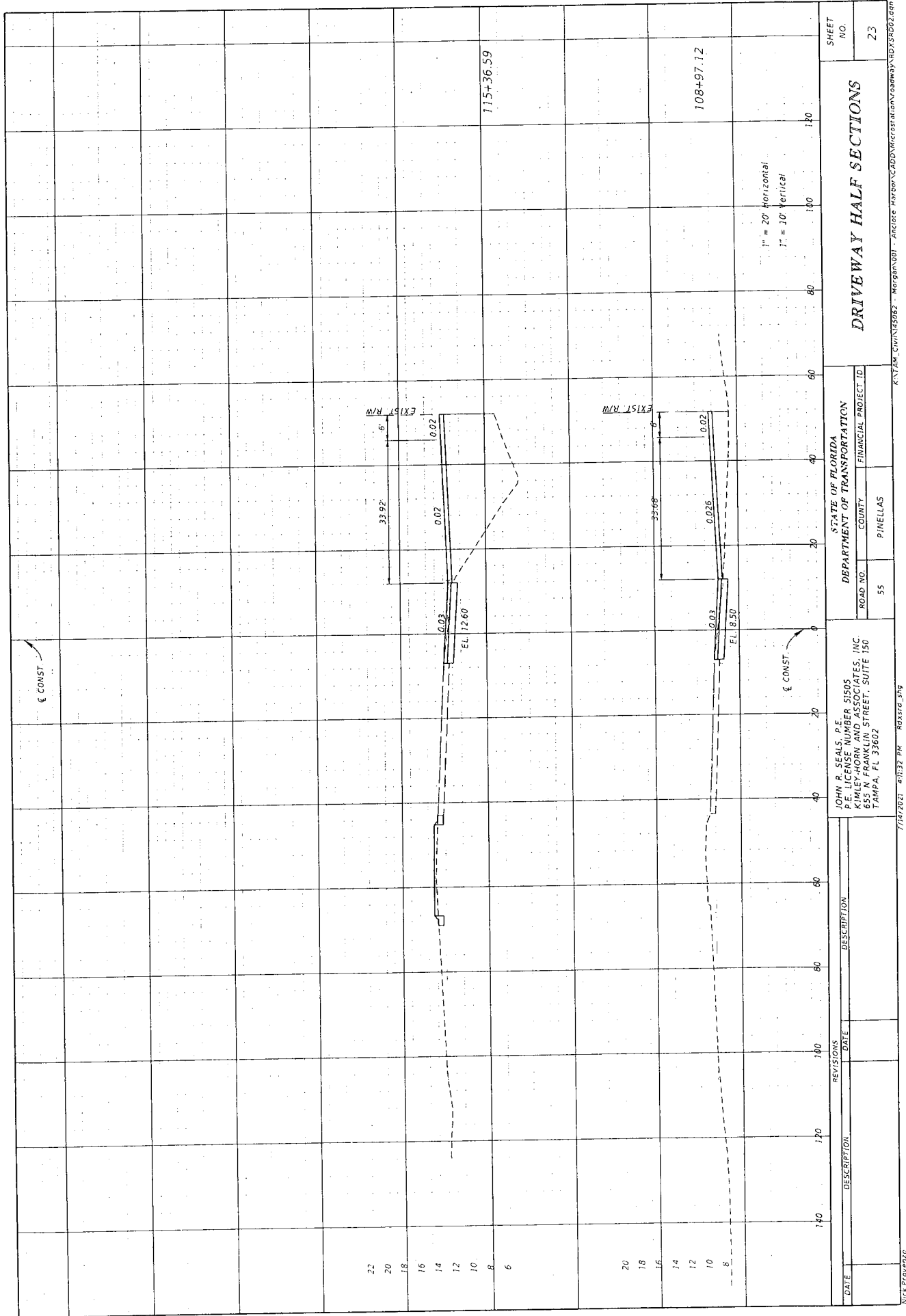
STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. 55
 COUNTY PINELLAS

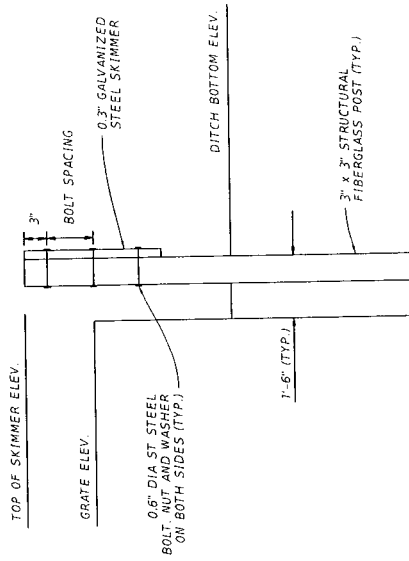
CROSS SECTIONS

SHEET NO. 20

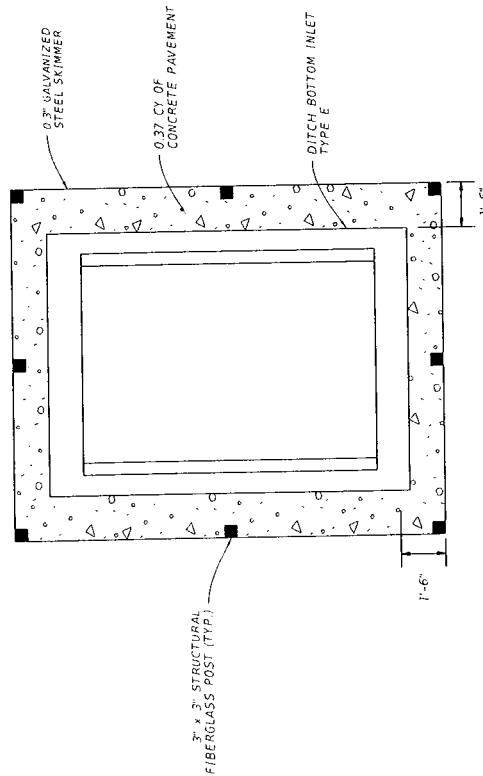
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ELEVATION



PLAN

GENERAL NOTES:

1. HOT DIP GALVANIZE THE PANELS AND FLAT BARS AFTER FABRICATION.
3. COST OF SKIMMER TO BE INCLUDED IN THE COST OF STRUCTURE.
- J. SOD IS INCLUDED IN THE COST OF STRUCTURE.

STRUCTURE NUMBER	DITCH BOTTOM ELE. (FT.)	GRATE ELE. (FT.)	TOP OF SKIMMER ELE. (FT.)	BOLT SPACING (IN)
S-100	4.00	5.1	5.6	3
S-105	5.00	5.9	6.4	3

DBI WITH SKIMMER

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO. 24	
ROAD NO. 55	COUNTY PINELLAS	PROJECT ID FINANCIAL PROJECT ID	
VICTOR GALLO P.E. P.E. LICENSE NUMBER 75592 KIMLEY-HORN AND ASSOCIATES 189 SOUTH ORANGE AVE., SUITE 1000 ORLANDO, FL 32801		DATE 7/14/2021 4:11:33 PM	
DATE		DESCRIPTION	
REVISIONS		DESCRIPTION	
DATE		DESCRIPTION	
DATE		DESCRIPTION	

SWPPP / EROSION CONTROL PLAN
PROJECT NAME: US 19 / ANCLOTE HARBOR

The Property Owner has implemented a site-wide SWPPP. The Contractor will be required to become a signatory to the site-wide SWPPP and to comply with all SWPPP provisions. The following narrative reflects basic elements of the site-wide Stormwater Pollution Prevention Plan and contains references to the FDOT Standard Specifications for Road and Bridge Construction (the "SS") and the FDOT Design Standards (2021) and other sheets of the construction plans. The first sheet of the construction plans (called the Cover Sheet) contains an index to the other sheets. The complete Stormwater Pollution Prevention Plan includes several items:

- complete narrative description,
- the documents referenced in this narrative,
- the Contractor's approved Erosion Control Plan required by Section 104 of the FDOT Standard Specifications for Road and Bridge Construction (latest edition) hereinafter referred to as the "Section 104 Erosion Control Plan" and
- reports of inspection made during construction.

1.0 SITE DESCRIPTION

1.a Nature of Construction Activity

The project is the streetscape improvements to US 19 from Fred Marquis Pinellas Trail to the Anclote River (approximately 0.30 miles) in Pinellas County, Florida. The project corridor is located in Section 06 and 07, Range 16, and Township 27. The proposed roadway improvements will consist of adding a northbound right-turn lane access driveway for the neighboring Anclote Harbor project, a left-turn lane in the median, and a southbound right-turn lane improvements to the storage swales and storm sewer systems are also proposed.

1.b Sequence of Major Soil Disturbing Activities

In the Section 104 Erosion Control Plan, the Contractor shall provide a detailed sequence of construction for all construction activities. The Contractor shall follow the sequence of major activities described below, unless the Contractor proposes a different sequence that is equal or better at controlling erosion and trapping sediment and is approved by the Engineer.

For each construction phase, install perimeter controls after clearing and grubbing necessary for installation of controls but before beginning other work for the construction phase. Remove perimeter controls only after all upstream areas are stabilized.

1. Clearing and grubbing, earthwork, and storm sewer construction for the roadway improvements.
2. Storm sewer construction. Construct the storm drain pipe in the upstream direction.
3. Earthwork associated with roadway, and construction of curb, subgrade, base, pavement, and sidewalk.

1.c Area Estimates:

Total project area: 8.0 Acres

Total area to be disturbed: 4.3 Acres

1.d Runoff Data

Runoff Coefficients:

Runoff Coefficient for Impervious Areas: $C = 0.95$

Runoff Coefficient for Pervious Areas: $C = 0.25$

Runoff Coefficient for Wet Areas: $C = 1.00$

1.e Soils Data:

The results of the soil borings along the roadway are shown in the Geotechnical Exploration documentation provided in the report.

1.f Outfall Information:

#1 Description: 2d MES
Location: N 28°09'33.1" W 82°44'24.6"

#2 Description: 18" MES
Location: N 28°09'33.4" W 82°44'24.7"

#3 Description: 18" ENDWALL
Location: N 28°09'43.7" W 82°44'24.5"

1.g Site Map:

The construction plans are being used as the site maps. The location of the required information is described below. The sheet numbers for the plan sheets referenced are identified on the Cover Sheet of these construction plans.

Approachable Slopes: The slopes of the site can be seen in the Cross Section Sheets, Plan Sheets and Profile Sheets.

Drainage Patterns: Refer to drainage maps.

Areas Of Soil Disturbance: The areas to be disturbed are indicated on the Plan Sheets, the Cross Section Sheets, and the Detail Sheets. Any area of new construction will be disturbed.

Areas Not To Be Disturbed: The areas not to be disturbed are the existing banks beyond the limits of construction with exceptions shown on the Plan Sheets.

Locations Of Temporary Controls: These are shown on the Erosion Control Plans.

Locations Of Permanent Controls: The sod stabilization is the primary permanent runoff/erosion controls. These are shown on the Traffic Control Plans and the Plan Sheets.

Areas To Be Stabilized: Temporary stabilization practices are shown in the same location as the temporary controls mentioned above. Permanent stabilization is shown on the Typical Section Sheets, the Plan Sheets and the Detail Sheets.

Discharge Points To Surface Waters: The discharge points are shown on the plan sheets.

1.h Receiving waters:

- The storm sewer system and ponds being constructed as part of this project ultimately discharge to Anclote River.

2.0 CONTROLS:

2.a Erosion And Sediment Controls:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed stabilization and structural practices based on the Contractor's proposed Traffic Control Plan. The following recommended guidelines are based on the Erosion Control Plans outlined in the construction plans. The Contractor may choose to accept the following guidelines or modify them in the Section 104 Erosion Control Plan, subject to approval of the Engineer. As work progresses, the Contractor shall modify the plan to adapt to seasonal variation, changes in construction activities, and the need for better practices.

- Install Sediment Barrier as shown on the Erosion Control Plans.
- Install and maintain portable toilets for sanitary waste.
- Install inlet protection around existing inlets where applicable, in accordance with Design Standard 102.
- Maintain and remove erosion control features according to SWPPP requirements.
- All fencing, grading, signing, grassing, and/or sodding shall be maintained during the contract life. All damaged work shall be restored as determined by the Engineer at no cost to the Department.

2.b Stormwater Management:

Contractor's work site fully complies with volume and water quality criteria as established in the site-wide SWPPP and all stormwater permits. Construction will be required to implement all necessary measures to ensure that stormwater runoff from Contractor's work site does not adversely impact other Contractor's or property. The Contractor must clean all new and existing storm structures and pipes of debris and obstructions when construction is completed. In addition, Contractor must clean all off-site structures and pipes of sediment and debris, if these were the result of construction activity.

2.c Other Controls:

2.c.1 Waste Disposal:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed methods to prevent the discharge of solid materials, including building materials, to any of the United States. The proposed methods shall include at least the following, unless otherwise approved by the Engineer.

- Providing litter container and collection within the project during construction activities.
- Disposing of fertilizer or other chemical containers according to EPA's standard practices.
- Disposing of solid materials including building and construction materials off the project site but not in surface waters or wetlands.

2.c.2 Off-Site Vehicle Tracking & Dust Control:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed methods for minimizing off-site vehicle tracking of sediments and generating dust. The proposed methods shall include at least the following, unless otherwise approved by the Engineer.

- Covering loaded haul trucks with tarps.
- Removing excess dirt from paved areas daily.
- Using roadway sweepers during dust generating activities such as excavation and milling operations.

2.c.3 State and Local Regulations For Waste Disposal, Sanitary Sewer, Or Septic Tank Regulations:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed procedures to comply with applicable state and local regulations for waste disposal, and sanitary sewer or septic systems.

STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION		STORMWATER POLLUTION PREVENTION PLAN (01)		SHEET NO. 25
ROAD NO. 55		COUNTY PINELLAS		FINANCIAL PROJECT ID		
JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 51505 KIMLEY-HORN AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602		17/10/2021 4:13:34 PM		Default		
DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION		

2.c.4 Fertilizers and Pesticides:

In the Section 104 Erosion Control Plan, the Contractor shall describe the procedures for applying fertilizers and pesticides. The proposed procedures shall comply with applicable subsections of either Section 570 or 577 of the Specifications.

2.c.5 Toxic/Hazardous Substances:

In the Section 104 Erosion Control Plan, the Contractor shall provide to the Engineer and the Owner's Representative current copies of Safety Data Sheets (SDS's) for all toxic/hazardous substances and materials that Contractor plans to use on the job and provide a plan addressing the generation, application, migration and storage of these substances. Contractor to categorize, label and temporarily store all waste toxic/hazardous substances for further management and disposal by Property Owner. Contractor will be charged for Owner's costs to manage and dispose of all hazardous and regulated substances.

2.d Approved State and Local Plans and Permits:

SWFWMD Environmental Resource Permit
NPDES

3.0 MAINTENANCE

In the Section 104 Erosion Control Plan, the Contractor shall provide a plan for maintaining all erosion and sediment controls throughout construction. The maintenance plan shall at a minimum, comply with the following:

- Sediment Barrier shall be replaced when it is no longer effective or as directed by the Engineer
- Stabilized construction entrances shall be maintained to prevent clogging of rock bedding which may impede the usefulness of the structure.

4.0 INSPECTIONS:

The Contractor shall inspect the following items at least once every seven calendar days and within 24 hours of the receipt of a written inspection request from the Engineer. The Contractor shall install and maintain rain gauges and record daily rainfall. Where sites have been permanently stabilized, inspections shall be conducted at least once every month. The Contractor shall be responsible for the cost of the inspection. The Contractor shall be responsible for the cost of the inspection. The Contractor shall be responsible for the cost of the inspection.

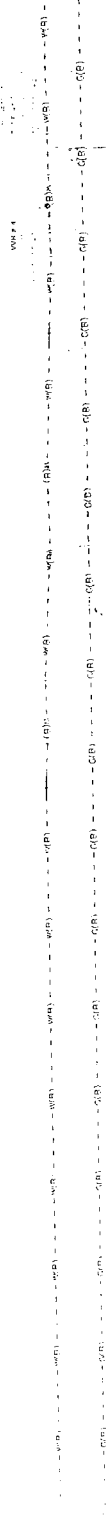
- Disturbed areas of the site that have not been finally stabilized.
- Areas used for storage of materials that are exposed to precipitation.
- Structural controls.
- Stormwater management systems.
- Locations where vehicles enter or exit the site.
- The Contractor shall initiate repairs within 24 hours of inspections that indicate items are not in good working order.
- If inspections indicate that the installed stabilization and structural practices are not sufficient to minimize erosion, the Contractor shall be responsible for the cost of the inspection. The Contractor shall be responsible for the cost of the inspection. The Contractor shall be responsible for the cost of the inspection.

5.0 NON-STORMWATER DISCHARGES:

In the Section 104 Erosion Control Plan, the Contractor shall identify all anticipated non-stormwater discharges (except for rainwater) and develop a plan to prevent pollution of these non-stormwater discharges such as:

- Dust Control
The Contractor shall develop in Section 104 Erosion Control Plan a dust control plan and remedial action to correct any malfunctioning measures.
- Equipment Washout
The Contractor shall develop in Section 104 Erosion Control Plan a plan to prevent pollution of these non-stormwater discharges (except for rainwater) and develop a plan to prevent pollution of these non-stormwater discharges such as:
- Hazardous Material Spill
The Contractor shall develop in Section 104 Erosion Control Plan an effective plan to control in the event any hazardous materials should spill. Contractor to immediately notify the Engineer of a hazardous material or regulated substance. Contractor to take all appropriate immediate steps to minimize the impact of such release or spill. Contractor shall be responsible for the cost of such subsequent remedial actions.

DATE		DESCRIPTION	REVISIONS	DATE	DESCRIPTION	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		STORMWATER POLLUTION PREVENTION PLAN (02)		SHEET NO.
						ROAD NO.	COUNTY	FINANCIAL PROJECT ID		26
						55	PINELLAS			
						JOHN R. SEALE, P.E. REGISTERED PROFESSIONAL ENGINEER KYLE GORDON AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602				
						1/14/2023 4:11:53 PM DWB:BLT				
						\\F:\AM\201\FL_TAM\TAM_02\Stormwater\Stormwater Pollution Prevention Plan (02).dwg				



U.S. HIGHWAY : 9
COUNTY : LAUREL

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CONST. 227 LF OF SEDIMENT BARRIER

-102-

103

01-

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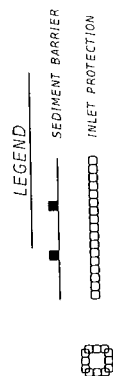
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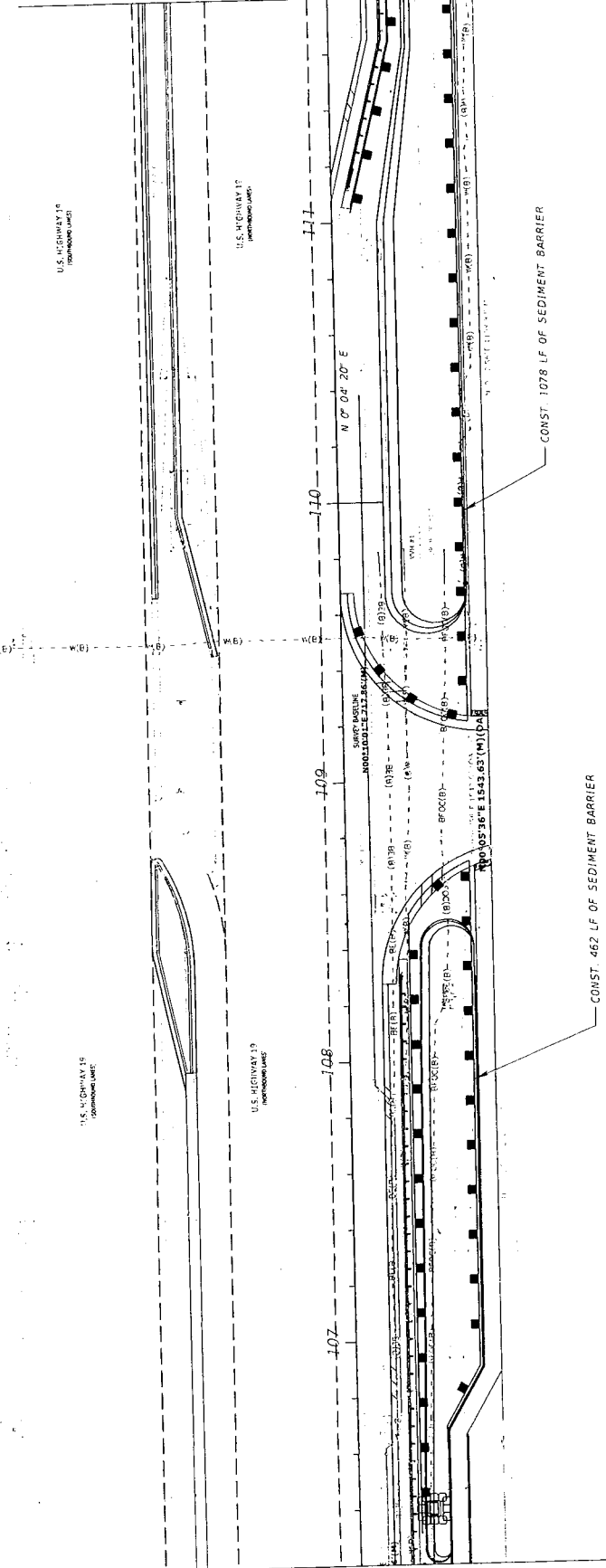
CONST. 239 LF OF SEDIMENT BARRIER -

N00°05'36"E 1543.63'(M)(OA)



DATE		DESCRIPTION		REVISES		JOHNS R. SEALS, P.E. P.E. LICENSE NUMBER 51505 KIMLEY-HORN AND ASSOCIATES 655 NORTH PARKLINE STREET, SUITE 150 TAMPA, FL 33602		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. COUNTY FINANCIAL PROJECT ID 55 PINELLAS		EROSION CONTROL PLAN (01) SHEET NO. 27	
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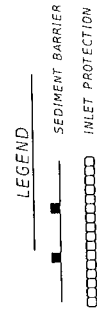
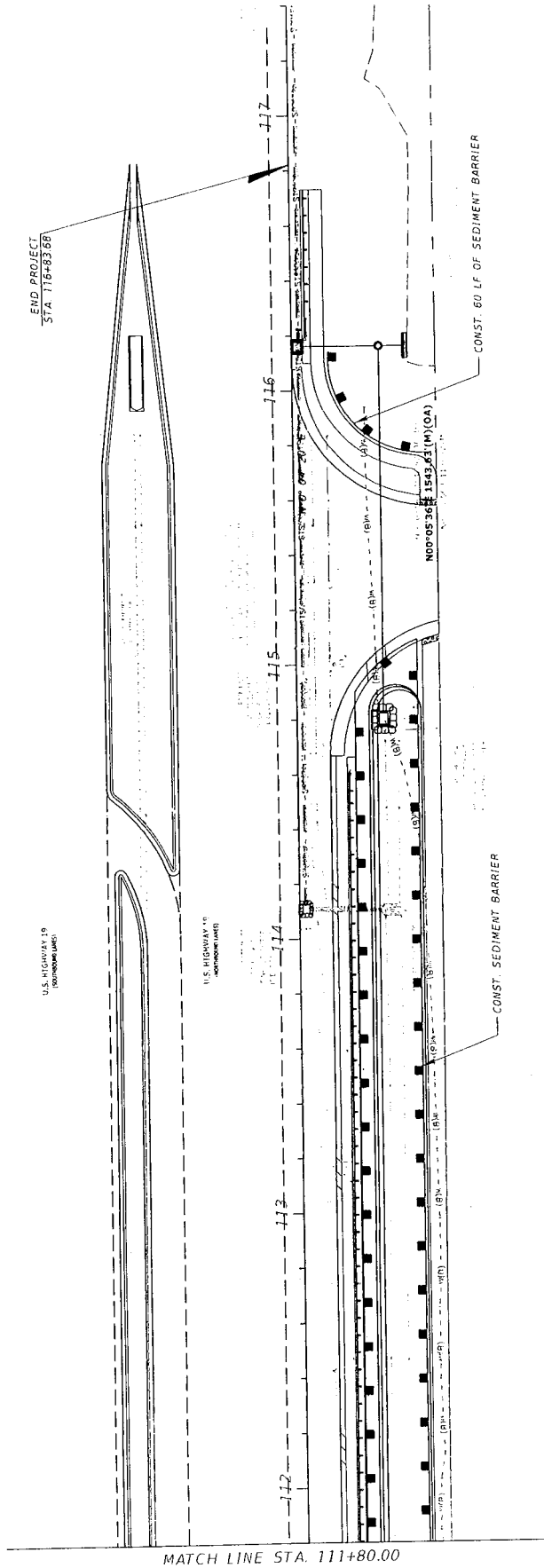
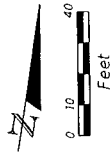
VICK, PROVENZO



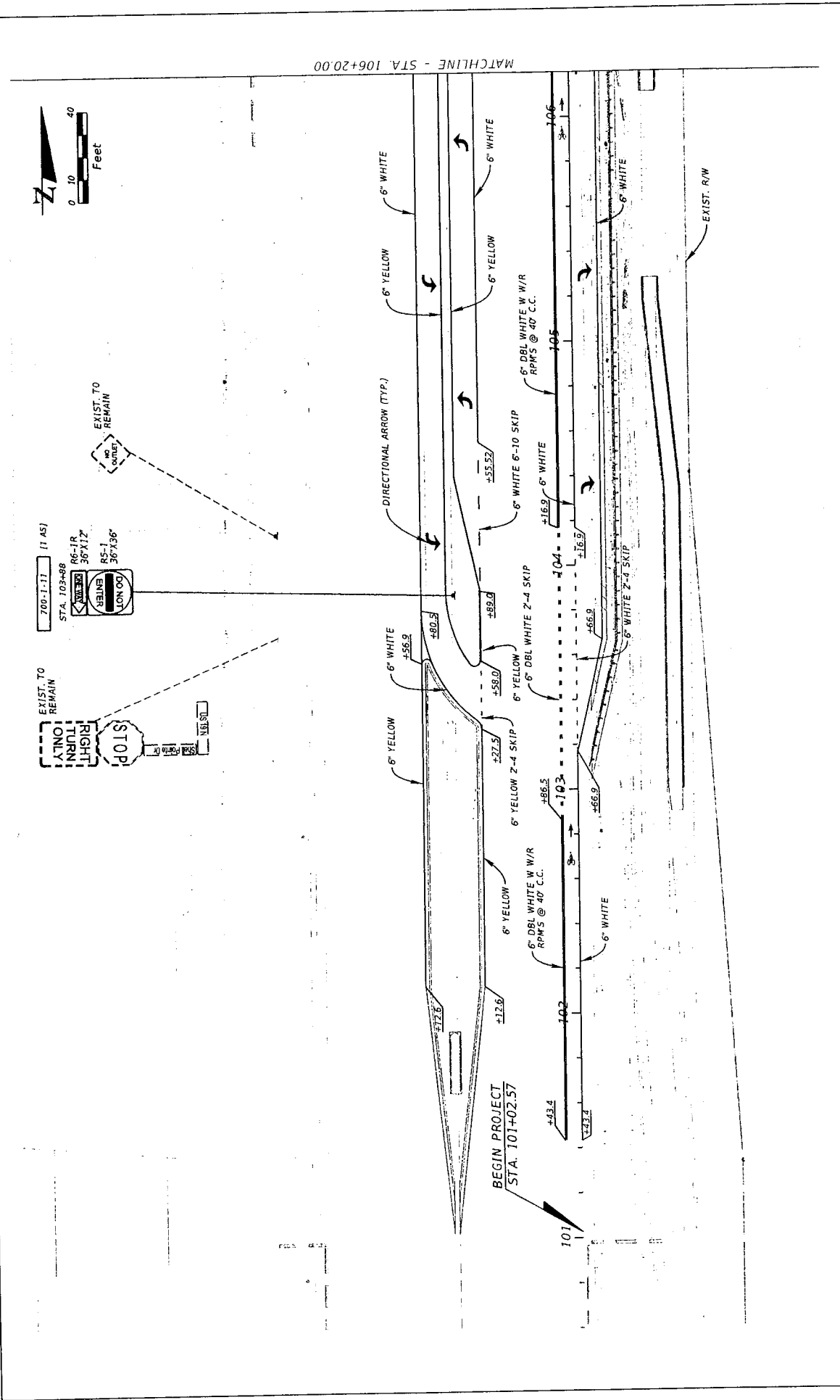
LEGEND

JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 31505 KIMLEY-HORN AND ASSOCIATES 6530 BAYVIEW BLVD., SUITE 150 TAMPA, FL 33602		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		EROSION CONTROL PLAN (02)		SHEET NO.
REVISIONS		ROAD NO.		COUNTY		FINANCIAL PROJECT ID
DATE	DESCRIPTION	SS		PINELLAS		
7/14/2021		4:11:38 PM		DWT/btlt		28

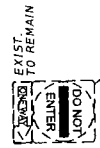
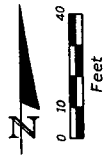
NICK. PROVENZO



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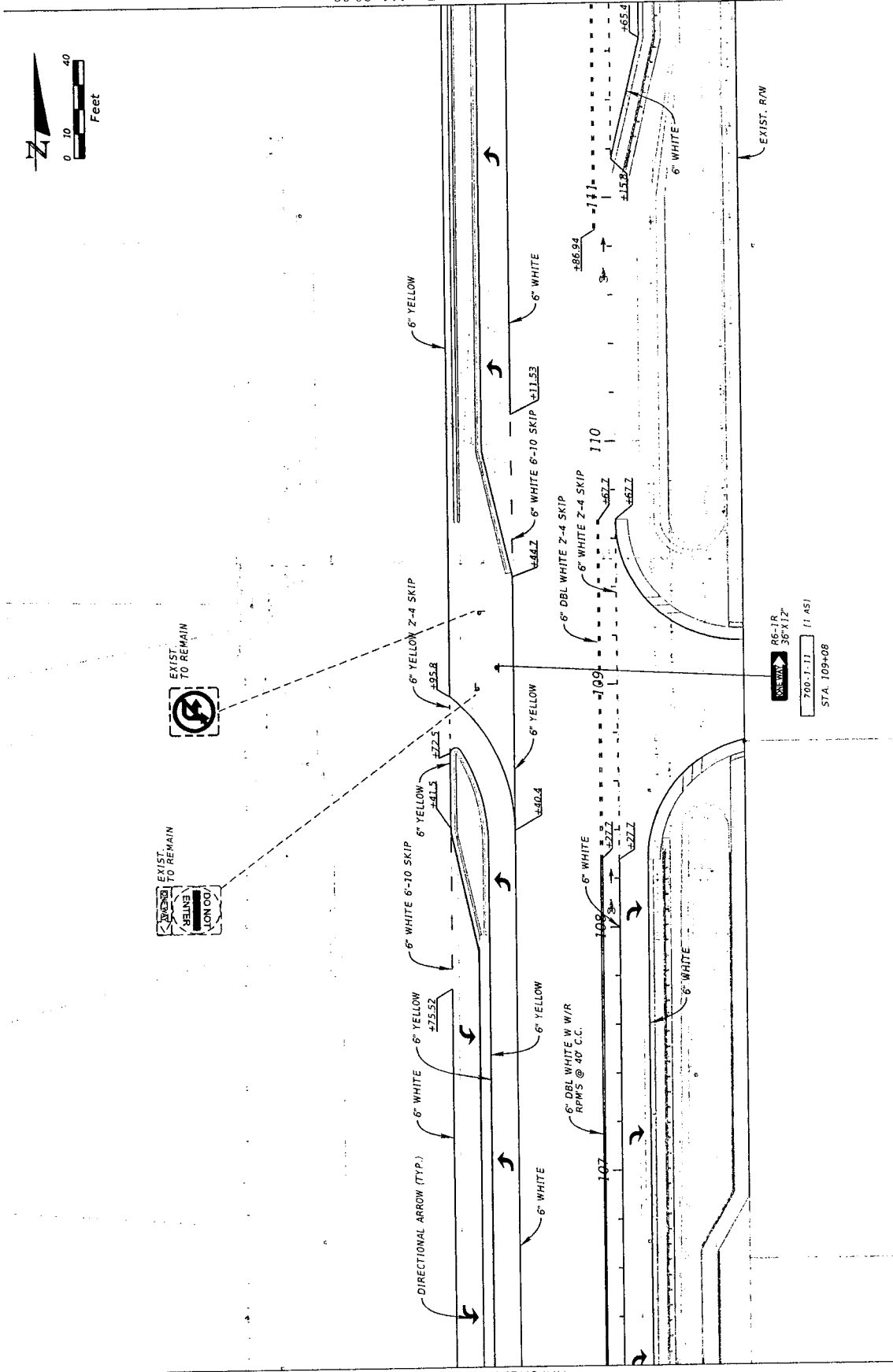


SIGNING AND PAVEMENT MARKING PLAN (1)		SHEET NO	
		30	
STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION	
ROAD NO.		COUNTY	
SS		PINELLAS	
FINANCIAL PROJECT ID			
JOHN R. SEALS, P.E.		P.E. LICENSE NUMBER 5105	
KIMBLE-HORN AND ASSOCIATES		655 NORTH PARKWAY STREET, SUITE 150	
TAMPA, FL 33602			
1/14/2017		4:27:23 PM	
DR: JLR			
DATE	DESCRIPTION	REVISIONS	DATE



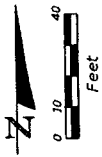
MATCHLINE - STA. 106+20.00

MATCHLINE - STA. 111+80.00



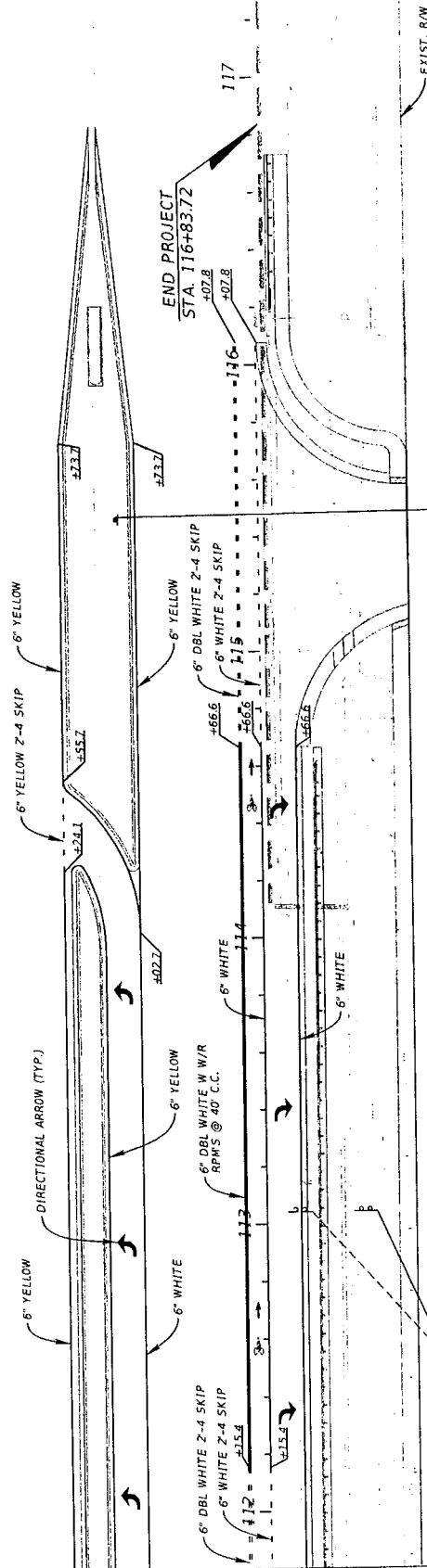
SNEED
 700 1-11 (1 AS)
 STA. 109+08

DATE		REVISIONS		DESCRIPTION	
STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION		SIGNING AND PAVEMENT MARKING PLAN (2)	
ROAD NO.		COUNTY		FINANCIAL PROJECT ID	
SS		PINELLAS			
JOHN R. SEALS, P.E.		P.E. LICENSE NUMBER 51505		KIMLEY-HORN AND ASSOCIATES	
		655 NORTH FRANKLIN STREET, SUITE 150		TAMPA, FL 33602	
1/14/2021		4:12:34 PM		DRB/BLR	
SHEET NO.		31		K:\TAMPA_CIVIL\2020\2 - HARBOR\ADD\PAVEMENT MARKING PLANS\2020\2020	



DATE: 11/14/2021

MATCHLINE - STA. 111+80.00



Beckett Way
NEXT SIGNAL

86-1P
36' X 12'

700-1-11 (1 AS)
STA. 115+47

TO BE RELOCATED
700-2-50 (1 AS)
STA. 113+05

SIGNING AND PAVEMENT MARKING PLAN (3)		SHEET NO.	
		32	
STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION	
ROAD NO.		FINANCIAL PROJECT ID	
55		PINELLAS	
JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 51505 KIMLEY-HORN AND ASSOCIATES 655 NORTH PARKLIN STREET, SUITE 150 TAMPA, FL 33602		7/14/2021 4:12:46 PM Default	
REVISIONS	DESCRIPTION	DATE	

NICK PROVERZO

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TEMPORARY TRAFFIC CONTROL PLAN GENERAL NOTES

1. FOR WORK WITHIN FOOT RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-010-010
2. FOR WORK WITHIN FOOT RIGHT-OF-WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-010-010.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES
SR 55 / US 19
55 MPH

DATE		REVISIONS		JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 55556 KIMLEY-HORN AND ASSOCIATES 655 NORTH PARKWAY, SUITE 150 TAMPA, FL 33602		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. 55 COUNTY PINELLAS FINANCIAL PROJECT ID		TEMPORARY TRAFFIC CONTROL PLAN		SHEET NO. 33
										K:\TAM_Civil\145082 - Norbay\DOT - Ancote\TAMCADD\MISC\OTR\CONV\08BWAY\TC\08B201.dgn

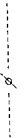
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NICK PROVERA

POLE DATA

POLE NO.	CIRCUIT	STATION & OFFSET	ARM LENGTH	LUMINAIRE WATTAGE	MOUNTING HEIGHT	POLE SETBACK
EX-1	B-2	104+79.25' RT	EXIST.	EXIST.	EXIST.	11.5'
EX-2	B-2	106+71.25' RT	EXIST.	EXIST.	EXIST.	11.5'
EX-3	B-2	108+28.25' RT	EXIST.	EXIST.	EXIST.	11.5'
EX-4	B-2	113+14.25' RT	EXIST.	EXIST.	EXIST.	11.5'
EX-5	B-2	114+60.25' RT	EXIST.	EXIST.	EXIST.	11.5'

SYMBOLS



LEGEND
DESCRIPTION

EXISTING LIGHT POLE TO BE RELOCATED

EXISTING LIGHT POLE TO REMAIN

2" SCHEDULE 40 PVC CONDUIT, OPEN TRENCH, EXTEND CONDUIT BEYOND EDGE OF PAVEMENT TO PULL BOXES RUN ONE (1) COPPER BOND CONDUCTOR INSIDE CONDUIT WITH OTHER CONDUCTORS

2" SCHEDULE 40 CONDUIT, DIRECTIONAL BORED, EXTEND CONDUIT BEYOND EDGE OF PAVEMENT TO PULL BOXES RUN ONE (1) COPPER BOND CONDUCTOR INSIDE CONDUIT WITH OTHER CONDUCTORS

EXISTING CONDUIT AND CONDUCTORS TO REMAIN

EXISTING CONDUIT AND CONDUCTORS TO BE REMOVED

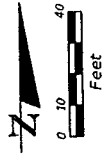
PROPOSED LIGHTING PULL BOX WITHOUT CONCRETE PAD, PER FOOT INDEX, FOR SPECIFICATIONS SEE SECTION 635 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

PULL BOX TO REMAIN

LIGHTING GENERAL NOTES

1. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE UTILITY OWNERS DURING CONSTRUCTION.
2. USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
3. NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA INC. (1-800-432-4770) AND UTILITY OWNERS LISTED ON THE ROADWAY PLAN GENERAL NOTES 2 FULL BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.
4. ALL PROPOSED PULL BOXES SHALL BE 13"x24" UNLESS OTHERWISE STATED IN THE PLANS.
5. NOTIFY POWER COMPANY AT LEAST 48 HOURS PRIOR TO ANY INSTALLATION THAT IS WITHIN 10 FEET OF ENERGIZED ELECTRICAL CONDUCTORS. AT ITS OPTION, THE POWER COMPANY SHALL COVER UP OR DE-ENERGIZED CONDUCTORS AT INSTALLATION SITE. TAKE ALL NECESSARY PRECAUTIONS AS NECESSARY. EXTREME CAUTION SHALL BE EXERCISED IN ALL WORKS IN PERFORMANCE OF WORK AROUND THE PRIMARY HIGH VOLTAGE COMPONENTS. PERFORM WORK IN ACCORDANCE WITH OSHA STANDARDS.
6. GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CURRENT EDITION.
7. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, LATEST REVISION.
8. ALL ELECTRICAL WORK SHALL MEET ALL REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE. ALL COMPONENTS SHALL BE PROPERLY GROUND AND BONDED PER N.E.C. REQUIREMENTS.

DATE		DESCRIPTION		REVISIONS		DATE		DESCRIPTION		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		POLE DATA, LEGEND AND GENERAL NOTES		SHEET NO. L-1	
										ROAD NO. 55		COUNTY PINELLAS		K:\PLAN_Civil\142062 - Morgan\001 - Ancible Harbor\CADD\Microstation\Night\mvp\LD L-1.dgn	



EXIST. R/W

EXIST. R/W

MATCHLINE - STA. 106+20.00

US 19

BEGIN LIGHTING
STA. 102+84.00

EXIST. CONDUIT AND CONDUCTORS
TO REMAIN (EXIST. CKT B-2)

US 19

EXIST. CONDUIT AND CONDUCTORS
TO BE REMOVED

RELOCATE EXIST. LIGHTPOLE TO
STA. 104+79.25 RT.
POLE EX-1, EXIST. CKT B-2

2-#6 AWG (EXIST. CKT B-2)
1-#6 GND
1-#6 GND
193' RUN

SPlice PROPOSED CIRCUITRY
INTO EXISTING LIGHTING
SYSTEM (EXIST. CKT B-2)

EXIST. CONDUIT AND CONDUCTORS
TO BE REMOVED

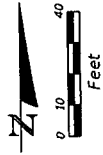
2-#6 AWG (EXIST. CKT B-2)
2-#6 GND
2-#6 GND
193' RUN

EXIST. R/W

DATE		REVISIONS		DESCRIPTION	
JOHN R. SEALS, P.E. P.E. LICENSE NUMBER 51005 KIMLEY-HORN AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602					
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION					
ROAD NO.		COUNTY		FINANCIAL PROJECT ID	
SS		PINELLAS			
LIGHTING PLAN (1)					
SHEET NO.				L-2	

K:\7481_CIVIL\N5067 - Morgan\1001 - Andalee Harbor\ADD\Interstation Lighting PLAN11.dwg

WICK PROWERTZ



EXIST. R/W

US 19

END LIGHTING
STA. 116+07.00

US 19
112
EXIST. CONDUIT AND CONDUCTORS
TO BE REMOVED

RELOCATE EXIST. LIGHTPOLE TO
STA. 113+14.25 RT
POLE EX-4, EXIST. CKT B-2

US 19
115
CONST US 19

RELOCATE EXIST. LIGHTPOLE TO
STA. 114+60.25 RT
POLE EX-5, EXIST. CKT B-2

SPICE PROPOSED CIRCUITRY
INTO EXISTING LIGHTING
SYSTEM (EXIST. CKT B-2)

117

EXIST. CONDUIT AND CONDUCTORS
TO REMAIN (EXIST. CKT B-2)

EXIST. R/W
EXIST. CONDUIT AND CONDUCTORS
TO BE REMOVED

2-#6 AWG (EXIST. CKT B-2)
1-#6 GND
2-PVC
135'-RUN

2-#6 AWG (EXIST. CKT B-2)
1-#6 GND
2-PVC
145'-RUN

2-#6 AWG (EXIST. CKT B-2)
1-#6 GND
2-PVC
130'-RUN

MATCHLINE - STA. 111+80.00

REVISIONS		STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION		LIGHTING PLAN (3)		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID			
				55	PINELLAS			L-4	
JOHN P. SEARS, P.E. P.E. LICENSE NUMBER 51505 KIMLEY-HORN AND ASSOCIATES 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602				K:\TAM_Civil\43082 - Morgan\001 - Ancoche Harbor\CAD\Drawings\Lighting\PLAN\03.dgn		1/14/2021 4:13:38 PM DWT/BUE			



Resolution 2021-60 Exhibit D

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

October 13, 2021

Harvey Gonzalez
Morgan Group
2750 NW 3rd Avenue, Suite 2
Miami, FL 33127

Proj: Anclote Harbor Site – Pinellas County, Florida
(BTC File #1119-03)
Re: Wetland and Upland Buffer Enhancement Plan

Dear Mr. Gonzalez:

Based on the site plan provided by Kimley Horn, the Anclote Harbor Project Site is proposing to impact two isolated wetland systems (0.78 acres and 0.14 acres) that total 0.92 acres. A Unified Mitigation Assessment Methodology (UMAM) evaluation has been conducted on the proposed wetland impacts that require mitigation, as well as the enhancement of the remaining post-development on-site wetlands (22.08 acres). The UMAM evaluation calculated a 0.39 functional loss with the proposed direct wetland impacts and a 1.77 functional gain with the on-site wetland enhancement. Therefore, the proposed wetland impacts should be more than offset with the on-site wetland enhancement activities. The following provides details to the proposed wetland enhancement plan:

BEST MANAGEMENT PRACTICES *ANCLOTE RIVER WATERSHED MANAGEMENT PLAN*

Section 5.2 - Natural System Enhancement East of US Highway 19 North within the Anclote River Watershed Management Plan (ARWMP) provides recommendations for Best Management Practices (BMP's) that will be followed and/or have already been provided. These recommendations include,

- Mapping and ecological assessment of the existing natural systems.
(Please see *Environmental Assessment*)
- Confirmation of bald eagle nest location and activity of the nest by Florida Fish and Wildlife Conservation Commission.
(Please see *Environmental Assessment*)

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

**Aquatic & Land
Management Operations**
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

Orlando

Vero Beach

Jacksonville

Tampa

Key West

- Identification of area for improved habitat and scenic view, including removal of Brazilian pepper and selective planting of appropriate vegetation.
 (This document provides information for above recommended BMP)

WETLAND ENHANCEMENT

In order to enhance and restore the 22.08 acres of on-site wetlands and associated upland buffers in the post-development condition, an initial maintenance event will be implemented with the goal of elimination of existing exotic vegetative species. Once maintenance activities have eliminated the exotic vegetation, the wetlands and upland buffers will then be planted with the following species, See Tables 1 & 2 below:

Table 1. Wetland Enhancement Plantings.

Species	# Planted	Size	Centers
Canopy			
Red Maple (<i>Acer rubrum</i>)	1,143	15-gallon	20'
Slash Pine (<i>Pinus elliottii</i>)	1,143	15-gallon	20'
Bald Cypress (<i>Taxodium distichum</i>)	2,093	15-gallon	15'
Sweet Gum (<i>Liquidambar styraciflua</i>)	300	15-gallon	20'
Sea Grape (<i>Coccoloba uvifera</i>)	300	15-gallon	20'

Table 2. Buffer Enhancement Plantings.

Species	# Planted	Size	Centers
Canopy			
Southern Magnolia (<i>Magnolia grandiflora</i>)	536	15-gallon	10'
Slash pine (<i>Pinus elliottii</i>)	536	15-gallon	10'
Sweetgum (<i>Liquidambar styraciflua</i>)	200	15-gallon	10'

All trees will be 15-gallon specimens and average caliper size of 2".

No herbaceous plantings are proposed with this enhancement plan. However, the enhancement areas will be maintained to promote the natural recruitment of native desirable species, including herbaceous groundcover.

ENHANCEMENT MAINTENANCE

Maintenance of the enhancement areas will consist of hand-removal and non-restricted use herbicide application. All exotic woody species will be cut at the stump and treated with an

appropriately rated herbicide. The cut material will be removed from the enhancement area. Off-site and brought to an appropriate dump site. This will be conducted by hand specifically to not impact any native species and/or their root systems. No heavy equipment will be used within the drip line of native trees to remain post development. The maintenance will be conducted monthly for the first two (2) years, and quarterly for the last three (3) years to ensure that the level of exotic and/or noxious vegetation (as defined by the Florida Exotic Pest Plant Council) present within the enhancement areas does not exceed 10% aerial coverage between maintenance activities and exotic vegetation is less than 5% total aerial coverage. Once the enhancement area has been released for required monitoring the area will be perpetually maintained to maintain the success levels identified in the success criteria below.

ENHANCEMENT MONITORING

The wetland and upland buffer enhancement areas will be monitored on a semi-annual basis to verify the survivorship of the planted species and ensure the exotic coverage is below the required threshold. Additionally, these areas will be placed under a conservation easement dedicated to the SWFWMD.

The monitoring will consist of quantitative and general qualitative observations in the wetland and upland buffer enhancement areas. A Baseline monitoring event will be conducted after the proposed plantings are installed and will include photographs of the enhancement areas. The Baseline Monitoring Report will be submitted to the City of Tarpon Springs and SWFWMD. A summary of the bi-annual data collected will be included in an annual report submitted to SWFWMD and the City of Tarpon Springs each year. The recorded data obtained from the vegetative monitoring will be provided in report form and will be submitted on an annual basis. Reports will include the following:

- A. The dates and time of the monitoring event.
- B. The person responsible for performing the measurements.
- C. The analytical techniques or methods utilized.
- D. The results of such analyses including:
 - 1. Status of invader species
 - 2. Coverage by wetland and FACW vegetation.
 - 3. Survivorship of the planted species.
 - 4. Groundcover photographs from established photo stations.

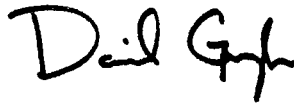
In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report.

SUCCESS CRITERIA

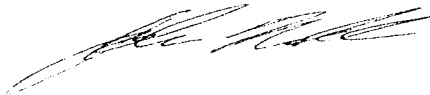
The success criteria for the wetland and upland buffer enhancement areas will consist of greater than 85 percent survivorship of planted species, 90 percent coverage by desirable species, and less than 5 percent areal coverage by exotic species in the enhancement areas after five (5) years.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



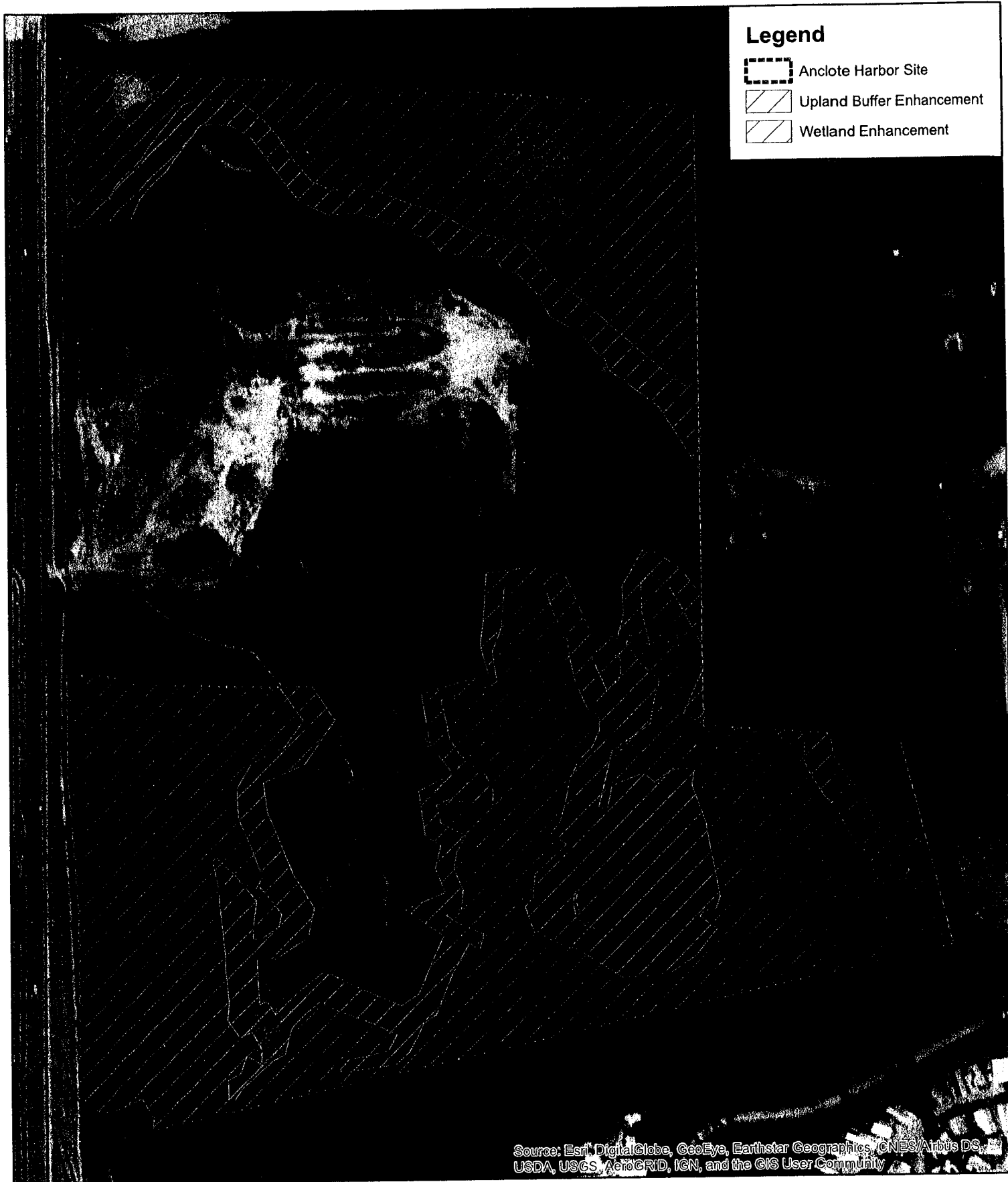
Daniel Gough
Project Manager



John Miklos
President

Attachments:

Enhancement Areas Map
Tree Replanting Areas Map
Analysis of Potential Topographic Alteration



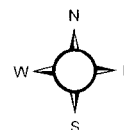
Legend

-  Anclote Harbor Site
-  Upland Buffer Enhancement
-  Wetland Enhancement

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Anclote Harbor Site
Pinellas County, Florida
Enhancement Areas



290 Feet
Project #: 1119-03
Produced By: JDH
Date: 7/21/2021

Legend

-  Anclole Harbor Site
-  Wetland Tree Planting Areas (12.1 acres)
-  Buffer Tree Plantings (5.84 acres)

Tree Planting Legend

Wetland Plantings (12.1 acres):

Bald Cypress – 15' centers = 2,343 trees
 Red Maple – 20' centers = 1,318 trees
 Slash Pine – 20' centers = 1,318 trees

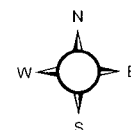
Upland Buffer Plantings (5.84 acres):

Slash Pine – 10' centers = 636 trees
 Southern Magnolia – 10' centers = 636 trees

Total of 6,251 trees

Source: Esri, DigitalGlobe,
 USDA, USGS, AeroGRID

Anclole Harbor Site
 Pinellas County, Florida
 Tree Replanting Areas



370

 Feet

Project #: 1119-03

Produced By: JDH

Date: 7/7/2021

Anclore Harbor

Analysis of Potential for Topographic Alteration of Enhancement Areas

This document had been created to address the potential for restoration of the Mitigation/Enhancement areas to what historically appears to have been a shallow marine salt water marsh system. Specifically, the City of Tarpon Springs asked the applicant to provide the below analysis.

An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to the original wetland elevation with the goal of achieving long-term functional condition that discourage or prevent invasive exotic plant recruitment.

History of the Wetland Enhancement Area

The southern portion of the subject site appears to have historically been a Saltwater Marsh (642 – FLUCFCS). The area of salt marsh was legally excavated sometime between 1962 and 1976. Once excavation was complete the excavated area appears to have been maintained through 1986. After 1986 some of the open water has filled in with vegetative species.

Analysis for Potential Topographic Alteration within the Enhancement Areas

To return the enhancement area to a native salt marsh system several factors must be analyzed including the potential for success, the permitting required, and the cost incurred.

Potential for success – Returning the area to a salt marsh system has a high level of environmental risk associated with exotic species. Fill placed within the excavated areas will be ideal for exotic species to get a foot hold, out compete native species, and become a monoculture of exotic species. This scenario has played out many times throughout the state of Florida. Any time a project has exposed dirt with a continual supply of water and an ample exotic seed source the area provides an easy target for exotic species to get a foothold and thrive. The area would be planted with herbaceous salt tolerant species but since this area is tidally influenced the seed source for exotic species float into the area on a daily basis. Even if all exotic species can be eradicated within the subject site, exotic seeds will be carried into the subject area with every high tide. Returning the area back to a native state is ideal in concept but has been proven many times that the risk of this area becoming an exotic vegetative monoculture is much higher than the potential reward.

This area currently provides valuable habitat to Florida vegetative and marine species. The root systems for mangroves (located in the area currently and will not be removed) provide beneficial habitat to juvenile fish, crustaceans, and mollusks. Additionally, the open water component provides foraging opportunities to native avian species. If this area were to be converted to a salt marsh system, many of these will no longer be available to native flora and fauna.

Permitting required – Although it is obvious this area was excavated through legal means between 1962 and 1976, any effort to recontour to match historic elevations and return to historic habitat would need to be permitted through all local, state, and federal agencies. Approvals for

this work may occur but the level of detail, engineering and environmental permitting would be immense. This is not a simple case of “we have an environmental idea, let us do it.” It also must be considered that since many agencies would require permitting to conduct these actions there are very real implications that not all agencies would be able to permit these actions. Even without considering the potential harm of turning what is currently a functioning open water tidally influenced system into a historic salt marsh system, the effort to permit this will take years and has a high level of potential permitting risk.

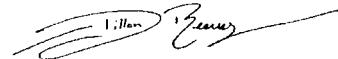
Cost incurred – The area that was excavated is vast, not only in surface area but also depth. To return this area to a native salt marsh, a massive amount of fill would be required. One of the most expensive items to purchase when it comes to site development is dirt. Many times, when a project requires dirt, it will be sourced within the subject site. This is why compensating storage and stormwater ponds are over excavated during construction. This helps alleviate the need to purchase dirt for the project. The cost to purchase dirt to return this area to saltwater marsh system is not financially viable to develop this project.

Conclusion

To return the mitigation/enhancement areas to a Florida native salt marsh system carries a high level of risk of creating a habitat that is not a viable Florida native system. The action would also carry a high level of risk with associated permitting agencies and their ability to permit this action. Additionally, the cost incurred would be exorbitant and would create a situation in which this project would not be financially viable.

Should you have any questions, comments or concerns please contact Dillon Reeves at dillon@bio-techconsulting.com or via phone at (877) 894-5969.

Regards

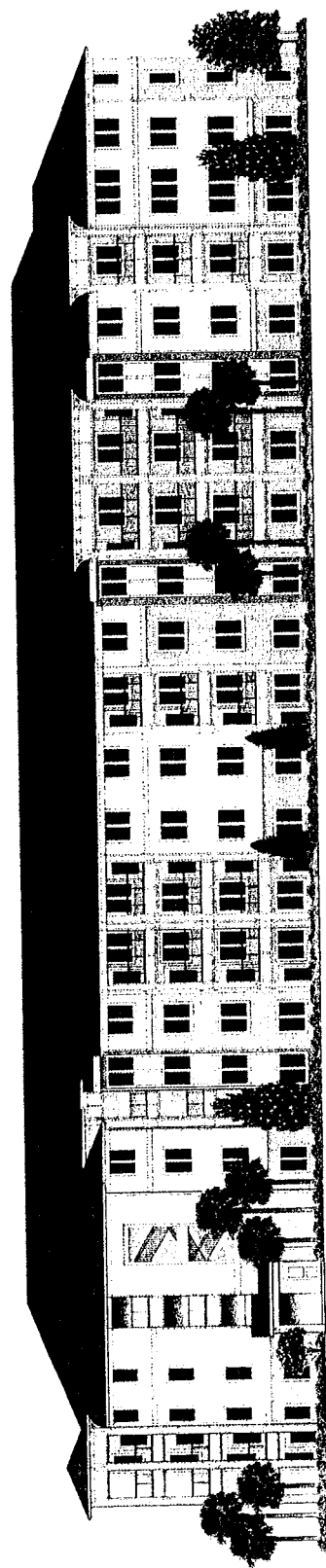


Dillon Reeves
Project Manager



John Miklos
President

Resolution 2021-60 Exhibit E



Rear Elevation

302' • 11'-0"



Front Elevation

302' • 11'-0"

SW 7006 Extra White Body Color 1, Panel, & Trim & Doors	SW 7013 Repose Gray Body Color 2	SW 7035 Pavilion Gray Body Color 3	SW 6991 Black Magic Shutters	SW 6991 Black Magic Railings	CertainTeed Landmark Shingles Colonial Slate	Storefront & Vinyl Windows at Clubhouse Dark Bronze	Vinyl Windows at All Other Locations White
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SW 7006 Extra White
Body Color 1, Panel, &
Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dover Gray
Body Color 3

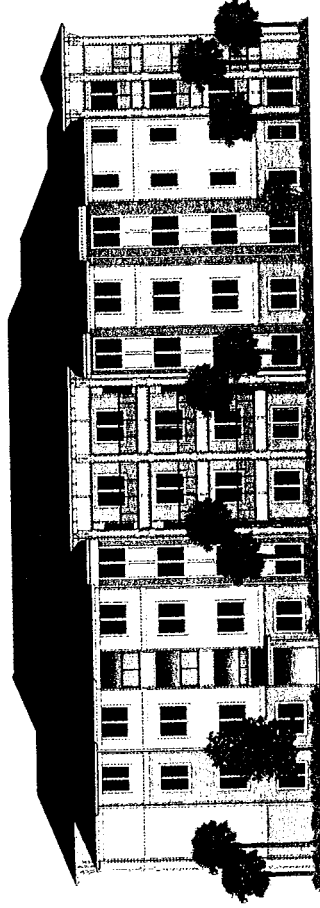
SW 6591 Black Magic
Shutters

SW 6591 Black Magic
Sillings

Certainteed Landmark
Shingles
Colonial Slate

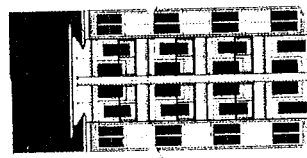
Storefront & Vinyl
Windows at Clubhouse
Dark Bronze

Vinyl Windows at All
Other Locations
White



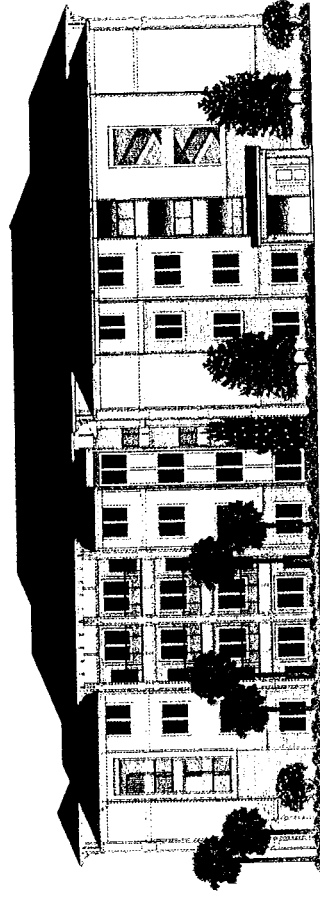
Left Elevation

302' x 120'



Inside Corner Elevation

302' x 120'



Right Elevation

302' x 120'

ANCLOTE HARBOUR

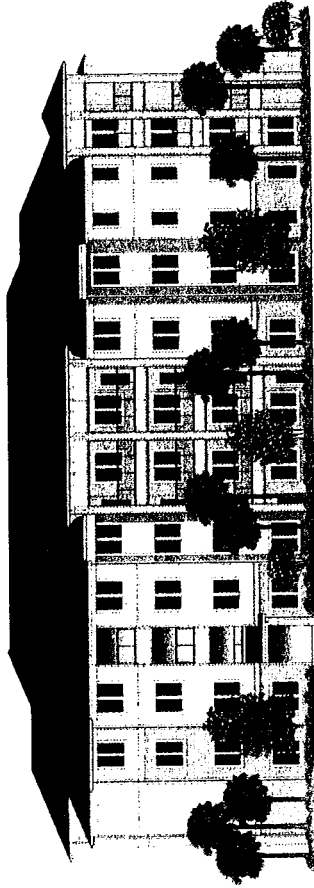
Building Type I - Colored Elevations

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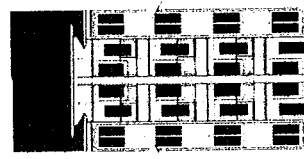
237 S Weasmonie Drive • Suite 200 • Altamonte Springs, FL 32714
407-830-1400 • www.ForumArchitecture.com • 408-124

SW 7006 Extra White Body Color 1, Panel, & Trim & Doors	SW 7015 Repose Gray Body Color 2	SW 7017 Dorian Gray Body Color 3	SW 6991 Black Magic Shutters	SW 6991 Black Magic Rollings	Certainteed Landmark Shingles Colonial Slate	Storefront & Vinyl Windows at Clubhouse Dark Bronze	Vinyl Windows at All Other Locations White
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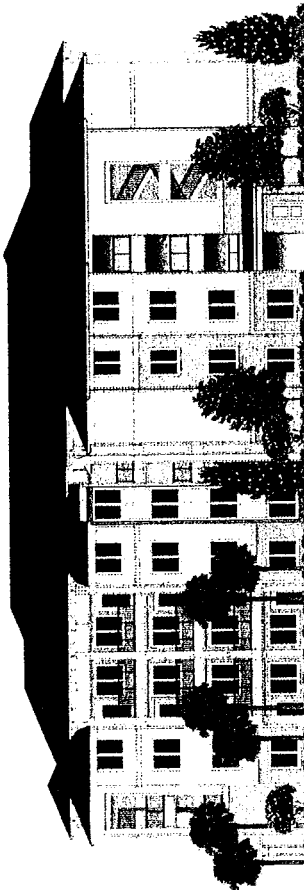
Left Elevation

3.02' x 1'-0"



Inside Corner Elevation

3.02' x 1'-0"



Right Elevation

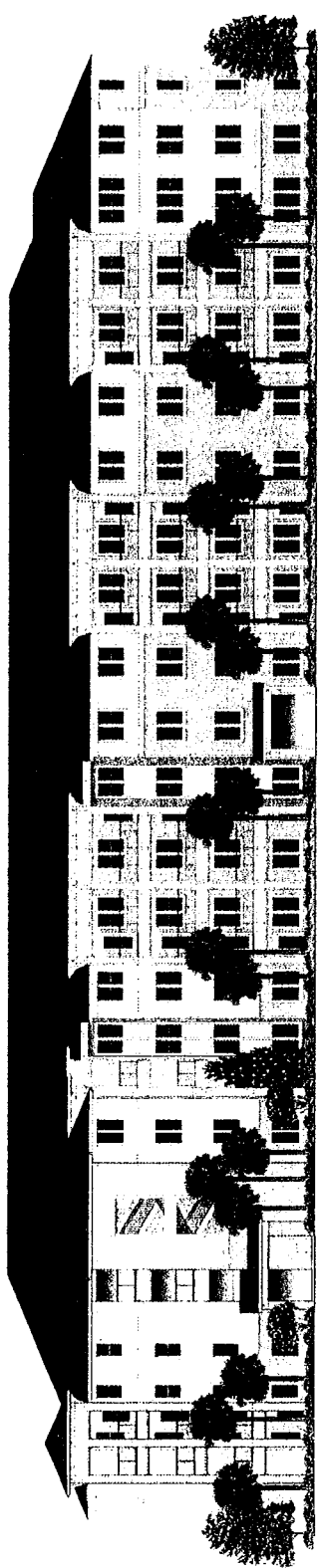
3.02' x 1'-0"

ANCLOTE HARBOUR

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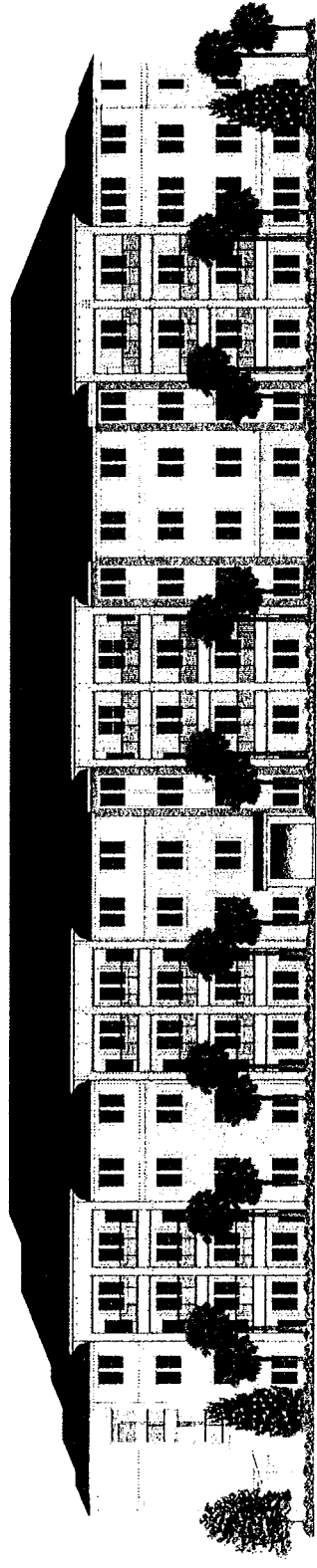
Building Type II - Colored Elevations

- SW 7006 Extra White
Body Color 1, Panel, &
Trim & Doors
- SW 7015 Repose Gray
Body Color 2
- SW 7017 Doric Gray
Body Color 3
- SW 6991 Black Magic
Shutters
- SW 6991 Black Magic
Rollings
- Certainteed Landmark
Shingles
Colonial Slate
- Staveland & Vinyl
Windows at Clubhouse
Dark Bronze
- Vinyl Windows at All
Other Locations
White



Rear Elevation

3,027' x 110'



Front Elevation

3,027' x 110'

SW 7006 Extra White
Body Color 1, Panel, &
Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
Body Color 3

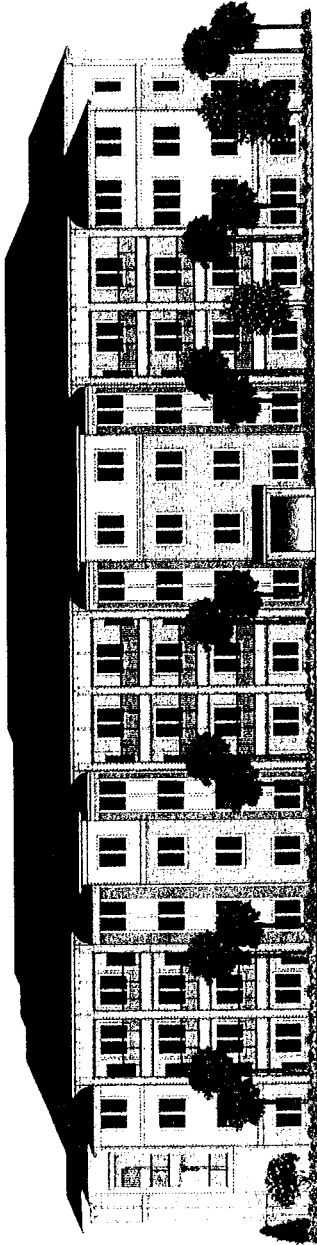
SW 6991 Black Magic
Shutters

SW 6991 Black Magic
Railings

Ceraintes Landmark
Shingles
Colonial Slate

Storefront & Vinyl
Windows at Clubhouse
Dark Bronze

Vinyl Windows at All
Other Locations
White



Rear Elevation



Front Elevation

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Building Type III - Colored Elevations



237 S Westmonte Drive • Suite 220 • Altamonte Springs FL 32714
407-830-1400 • www.ForumArchitecture.com • A0601128

SW 7006 Extra White
Body Color 1, Panel, &
Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
Body Color 3

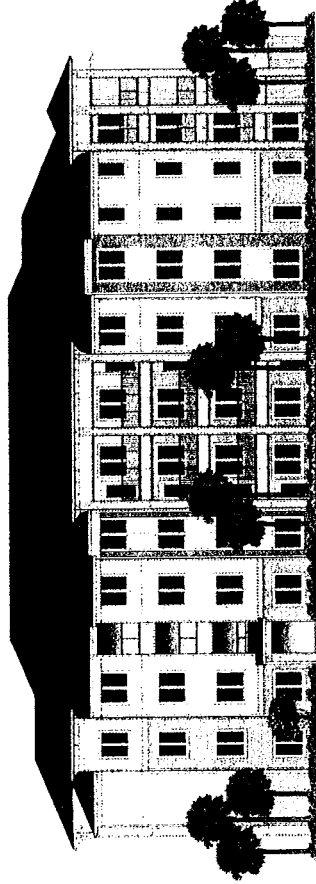
SW 6971 Black Magic
Shutters

SW 6991 Black Magic
Railings

Certainteed Landmark
Shingles
Colonial Slate

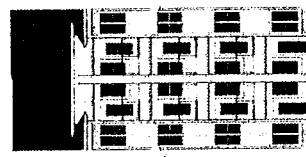
Storefront & Vinyl
Windows at Clubhouse
Dark Bronze

Vinyl Windows at All
Other Locations
White



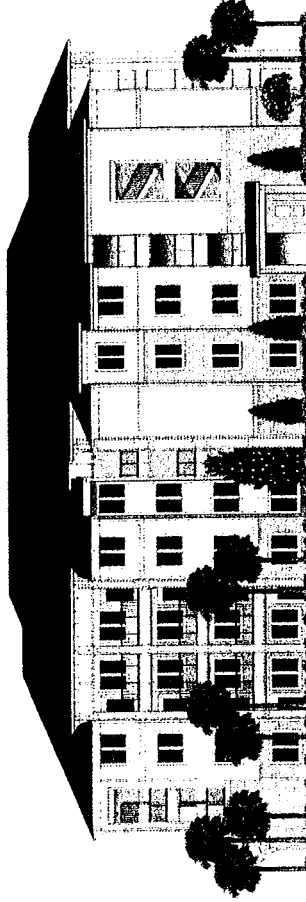
Left Elevation

327' x 132'



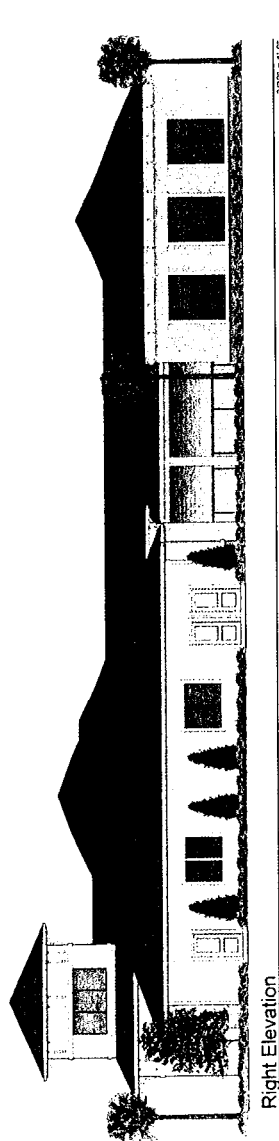
Inside Corner Elevation

327' x 132'

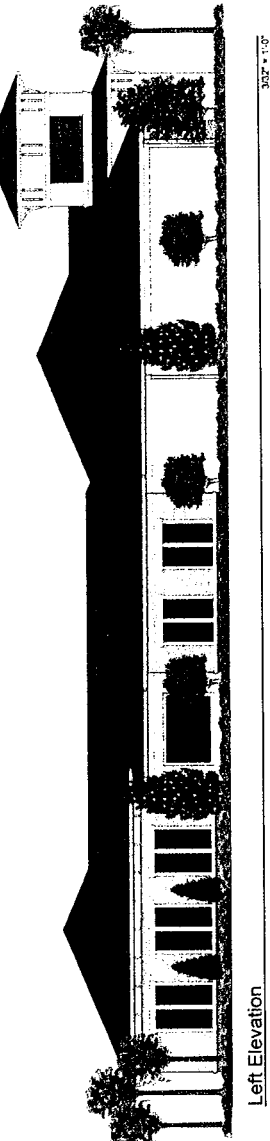


Right Elevation

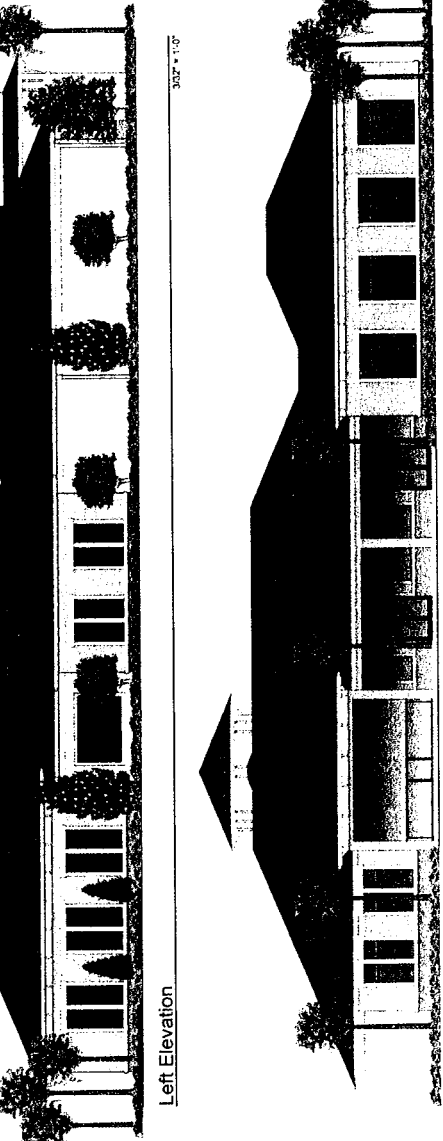
327' x 132'



SW 7006 Extra White
Body Color 1, Panel, &
Trim & Doors



SW 7015 Repose Gray
Body Color 2



SW 7017 Dorian Gray
Body Color 3

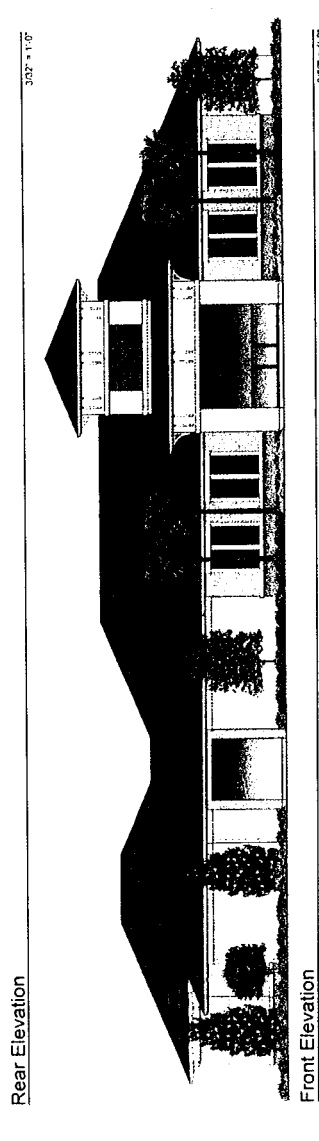
SW 6991 Black Magic
Shutters

SW 6991 Black Magic
Rollings

Ceramtec Lamark
Shingles
Colonial Slate

Storefront & Vinyl
Windows at Clubhouse
Dark Bronze

Vinyl Windows of All
Other Locations
White



Prepared by:
City of Tarpon Springs Planning Department
324 E. Pine Street
Tarpon Springs, FL 34689

Return original or certified recorded document to:
City of Tarpon Springs
Attn. Irene Jacobs, City Clerk
324 E. Pine Street
Tarpon Springs, FL 34689

Deed of Conservation Easement Standard

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this ____ day of ____, 2__, by Morgan Group Development, L.L.C. or entity to be formed ("Grantor") whose mailing address is ____ to the City of Tarpon Springs ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Pinellas County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and,

WHEREAS, City of Tarpon Springs Permit Nos. ____ (collectively known as "the Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands, surface waters, or, upland habitat in or of the State of Florida; and,

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and,

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and,

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition;

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.



The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S., by facilitating the continued and enhanced functional ecological integrity of wetland and pineland habitats within the Easement area. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Plan attached hereto as Exhibit "C" ("Wetland and Upland Buffer Enhancement Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto). This includes, but is not limited to, the requirement to eradicate all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) from the entire property with maintenance of the property free of these two species in perpetuity.

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity, use, or lack of maintenance resulting in a condition that is inconsistent with the purpose of this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) which may include restoration, creation, enhancement, maintenance, monitoring activities, surface water management improvements or other activities described herein or in the Enhancement Plan (if any), any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, billboards or other advertising, utilities, or other structures, other than those enumerated in Section 4 herein, on, in, or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that pose an immediate potential hazard to persons utilizing the property while within authorized activity areas, or, that could potentially cause damage to structural property, is authorized upon submittal of a certified arborist's report documenting the nature of such potential hazard or potential damage;

ii. Routine landscape maintenance.

d. Excavation, dredging, topographic alteration, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Alteration of the Anclote River shoreline including bulkheads/seawalls and similar structures and, including boardwalks, walkways or docking facilities designed as perimeter structures (parallel with the shoreline) of any material;

g. Launching or landing of vessels of any type along any waterbody shoreline on the property outside the designated water access/docking facilities described in Section 4 herein;

h. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, or use of pesticides except for that appropriate for the eradication of invasive exotic organisms;

i. Acts or uses detrimental to such aforementioned retention of land or water areas; and

j. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Uses Expressly Allowed.** Notwithstanding and in addition to the provisions of Section 3, Prohibited Uses, the following specific uses are expressly allowable, and, notwithstanding the dimensional standards listed below must be in compliance with the standards of the Americans with Disabilities Act (ADA):

- a. The placement and maintenance of underground or above ground utilities approved in the Permit (or any modification thereto);
- b. The establishment of a water access and docking structure along the Anclote River, and, which location, design and materials shall be approved by Grantee and all other applicable permitting agencies with the intent being to provide water access consistent with the purpose of this Conservation Easement. The water access facility shall not include any land features other than those approved in the Permit;
- c. The establishment of a water access facility for access by non-motorized craft to the dredged lake located in the southwest portion of the property which design shall be approved by Grantee and all other applicable permitting agencies;
- d. The establishment of a looped nature trail/walkway consisting of pervious surface material for the purpose of passive enjoyment of nature and the outdoors located in the southeast upland area of the property as generally depicted in the Permit, which design and materials shall be approved by Grantee and all other applicable permitting agencies;
- e. The eradication of noxious, nuisance and exotic invasive plant or animal species as listed on the most recent List of Invasive Species of the Florida Invasive Species Council or other list approved by Grantee;
- f. Activities authorized by the Permit or described in the Enhancement Plan or otherwise approved in writing by Grantee that are consistent with the purpose of the Conservation Easement.

5. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purpose of this Conservation Easement.

6. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

7. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

8. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. Should Grantee deem it necessary, Grantee may enter upon the property pursuant to the provisions of Subsection 2.a herein to carry out activities associated with the maintenance, Management Plan implementation or other required provisions of this Conservation Easement upon due notice to Grantor and shall be entitled to recover all costs associated with carrying out the activities required of this Conservation Easement through all normal remedies available up to and including placing a lien on the property described in Exhibit A for the recovery of those costs incurred by the Grantee. Notwithstanding the foregoing, Grantee shall provide Grantor with written notice specifying in detail Grantor's alleged breach of this Conservation Easement, and shall provide Grantor with 30 days from Grantor's receipt of such written notice for Grantor to rectify the alleged breach.

9. **Taxes.** When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

10. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

11. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

12. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. The Conservation Easement shall be held and remain in common ownership with the development site that is the subject of the Permit.

13. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

14. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Pinellas County, Florida.

15. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Pinellas County, Florida, prior to issuance of the Final Certificate of Occupancy and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

- a. Grantor shall record this Conservation Easement in the manner specified above prior to issuance of the final Certificate of Occupancy for the construction activities contained in and approved by the Permit. Grantee shall not issue said final Certificate of Occupancy to Grantor until this Conservation Easement is recorded in accordance with the terms herein.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent

with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, ("Grantor") has hereunto set its authorized hand this _____ day of _____, 20____.

☐ A Florida corporation or ☐ _____ (choose one)

By: _____
(Signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned notary public, by means of ☐ physical presence ☐ online notarization, _____, the person who subscribed to the foregoing instrument, as the _____ (title), of _____ ☐ (corporation), a Florida corporation, or ☐ _____ (choose one) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☐ _____ (choose one) and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Morgan Group Development, LLC, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book _____ at Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Pinellas County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the City of Tarpon Springs, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this

_____ day of _____, 20_____.

By: _____
(Signature)

(Mortgagee/Lender)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned notary public, by means of ☐ physical presence ☐ online notarization

(print name), _____ as (title) _____

of (Mortgagee/Lender) _____, the person who subscribed to the

foregoing instrument on behalf of the ☐ corporation, or ☐ _____ (choose one).

He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

EXHIBIT A

[LOCATION MAP]

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

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Resolution 2021-60 Exhibit G

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

October 11, 2021

Kamil Salame
Morgan Group Development, LLC
3000 Richmond Avenue
Houston, TX 77098

Proj: Anclote Harbor Site – Pinellas County, Florida
Sections 16 & 17, Township 27 South, Range 16 East
(BTC File #1119-03)
Re: Environmental Assessment Report

Dear Mr. Salame:

During May of 2021, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 64.17-acre Anclote Harbor site. This site is located north of East Tarpon Avenue, south of Beckett Way, west of and immediately adjacent to US Highway 19 North, within Sections 16 & 17, Township 27 South, Range 16 East; within Pinellas County, Florida (Figures 1, 2, & 3). The site is also located within the city limits of Tarpon Springs and contains portions of the Anclote River. This environmental assessment included the following elements:

- Review of soil types mapped within the site boundaries;
- Evaluation of land use types/vegetative communities present and discussion of habitat value;
- Field and database review for occurrence of protected flora and fauna;

SOILS

According to the Soil Survey of Pinellas County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), three (3) soil types exist within the subject site (Figure 4). The following presents a brief description of the soil types mapped for the subject site:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

**Aquatic & Land
Management Operations**
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

Orlando

Vero Beach

Jacksonville

Tampa

Key West

Astatula soils and Urban Land, 0 to 5% slopes (#4) are very deep, excessively drained soils found on lower coastal plains on broad ridges. Urban land consists of high-density residential developments, commercial buildings, streets, highways, parking lots and other types of impervious ground cover. Typically, the surface layer of Astatula soil consists of very dark gray fine sand about 0 to 3 inches thick. During most years the seasonal high-water table for this soil type is at a depth of more than 6 feet. The permeability of Astatula soil is rapid.

Myakka soils and Urban Land (#17) are very deep, poorly drained soils found on lower coastal plains on flatwoods. Urban land consists of high-density residential developments, commercial buildings, streets, highways, parking lots and other types of impervious ground cover. Typically, the surface layer of Myakka soil consists of black fine sand about 0 to 4 inches thick. During most years the seasonal high-water table is apparent, at a depth of ½ to 1½ feet from June through November. The permeability of Myakka soils is moderately rapid or rapid.

Wulfert muck, very frequently flooded (#32) is very deep, very poorly drained soil found on lower coastal plains on the tidal marshes. Typically, the surface layer of Wulfert muck consists of black muck about 0 to 36 inches thick. During most years the seasonal high-water table is apparent, at the surface to a depth of ½ foot from January through December. The permeability of Wulfert muck is rapid.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of the Wulfert muck, very frequently flooded (#32) soil type to be hydric in nature. Further, the FAESS considers inclusions present within Wulfert muck, very frequently flooded (#32) soil type associated with the subject site to be hydric in nature. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition, March 2007.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Anclote Harbor site currently supports six (6) land use types/vegetative communities. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004) (Figure 5). One land use type/vegetative community has special protections provided within the Tarpon Springs Comprehensive Plan. This special protection is identified as Significant Upland Habitat and applies to the Longleaf Pine – Xeric Oak land use type/vegetative community. The on-site upland land use types/vegetative communities are classified as Longleaf Pine – Xeric Oak (412) and Disturbed Land (740). The on-site wetland and surface water land use types/vegetative communities are classified as Streams and Waterways (510), Bays and Estuaries (540) Mixed Wetland Hardwoods (617) and Vegetated Non-Forested Wetland (640). The following provides a brief description of the on-site land use types/vegetative communities:

Uplands:

412 – Longleaf Pine – Xeric Oak

TARPON SPRINGS – SIGNIFICANT UPLAND HABITAT (SUH) as defined by the Comprehensive Plan is defined as high quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine - Xeric Oak, or Hardwoods Conifer Mix as defined by the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) and as determined by a qualified professional. Although the Longleaf Pine – Xeric Oak has been degraded through current and historic use as well as exotic vegetative species such that it may not qualify as high quality, the proposed project will maintain the intent of the protections required within the Comprehensive Plan for protection of on-site significant upland habitat. Under this requirement the Open Space within the project site must be a minimum of 30% of the gross site acreage and this open space can consist only of land or water in its natural state.

The Longleaf Pine – Xeric Oak vegetative community (SUH) encompasses approximately 30.34 acres (Figure 8). Thirty percent of the total site acreage equates to 21.79 acres of required open space. The proposed project will provide 43.43 acres of appropriate open space as defined above. This represents 60% of the subject site and exceeds the required open space associated with significant upland habitat acreage for the subject project.

*NOTE: This site has been previously reviewed by a different ecological consultant and estimates of FLUCFCS acreages were identified. Specifically, the area deemed as SUH was identified as approximately 33 acres. When the site was reviewed by SWFWMD and USACE for a formal determination of the extent of the on-site wetlands, it was determined a few of the wetlands were larger than they were estimated to be in the original review. This reduced the size of the SUH, but provided more accurate information as to the extent of the SUH within the subject site.

Throughout the central portion of the subject site is an area best classified as Longleaf Pine – Xeric Oak (412) per the FLUCFCS. Vegetative species observed within this area include long leaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*), earpod tree (*Enterolobium cyclocarpum*), punk tree (*Melaleuca quinquenervia*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), Eastern false-willow (*Baccharis* spp.), pepper vine (*Ampelopsis arborea*), blackberry (*Rubus* spp.), greenbriar (*Smilax* spp.), common persimmon (*Diospyros virginiana*), carrotwood (*Cupaniopsis anacardioides*), and broomsedge (*Andropogon virginicus*).

Throughout the areas identified as Longleaf Pine – Xeric Oak are several homeless camps (See photo page attachment). These are scattered throughout this entire vegetative community. As with many homeless camps trash and refuse is strewn throughout the camp sites, the ingress/egress used for these camp sites, and in general pockets throughout the entire project area. Additionally, the subject vegetative community has in some areas a large component of exotic vegetative species (Brazilian pepper, earpod tree, and punk tree). These factors greatly diminish the habitat value for native flora and fauna.

740 – Disturbed Land

Within the northwestern portion of the subject site is a land use type/vegetative community best classified as Disturbed Land (740) per the FLUCFCS. This land use/community type is used by vehicles with small engines, essentially as a dirt track for motor bikes and other small engine off-road vehicles. Vegetation within this community type is sparse. The majority of the area is open bare ground with fine white sand. Vegetative species observed within this area include laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), wax myrtle (*Morella cerifera*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium* spp.), salt bush (*Baccharis halimifolia*), natal grass (*Melinis repens*), southern carpetgrass (*Axonopus* spp.), hairy indigo (*Indigofera hirsuta*), blackberry (*Rubus* spp.), common sow thistle (*Sonchus oleraceus*), caesarweed (*Urena lobata*), winged sumac (*Rhus copallinum*), Brazilian pepper (*Schinus terebinthifolius*), cogongrass (*Imperata cylindrica*), bushy bluestem (*Andropogon virginicus*), and passion flower (*Passiflora incarnata*).

The land use type/vegetative community identified as Disturbed Land is devoid of vegetative species throughout a majority of the area (See photo page attachment). This area appears to be used on a continual and regular basis by off-road vehicles. The ground disturbance and noise created with off-road vehicles greatly degrades any potential habitat value this land use type/vegetative community may be able to provide. Additionally, much like the Longleaf Pine – Xeric Oak vegetative community, this area has a component of trash and refuse strewn throughout. Both of these factors greatly reduce any potential habitat value this area could attain.

Wetlands:

510 - Streams and Waterways

Within the northern portion of the subject site is a land use type/vegetative community best classified as Streams and Waterways (510) per the FLUCFCS. This area is essentially the Anclote River. Most of this area is delineated by a Top of Bank along the river's edge, but a small portion is within the annual mean high of this tidally influenced section of the river but remains low enough to allow for more frequent inundation of water. Vegetative species identified within these areas includes bushy bluestem (*Andropogon virginicus*), maidencane (*Panicum hemitomon*), dotted smartweed (*Persicaria punctata*), primrose willow (*Ludwigia peruviana*), wax myrtle (*Morella cerifera*), dog fennel (*Eupatorium capillifolium*), soft rush (*Juncus effusus*), and salt bush (*Baccharis halimifolia*).

The only impacts proposed for this community types are associated with a community dock.

540 – Bays and Estuaries

Within the southern portion of the subject site is a land use type/vegetative community best classified as Bays and Estuaries (540) per the FLUCFCS. These are large areas that appear to have been dredge prior to 1985. They have an open water component and are tidally influenced. There

is a control structure along the west side of the subject site that allows for water to move into and out of this community type. Vegetative species observed with these areas include Brazilian pepper (*Schinus terebinthifolia*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), Eastern false-willow (*Baccharis* spp.), pepper vine (*Ampelopsis arborea*), and soft rush (*Juncus effusus*).

The majority of this land use type/vegetative community is open water (See photo page attachment). Along the fringe of the open water is a high component of exotic species. The dominate exotic species in this area is Brazilian pepper. Additionally, several of the on-site homeless camps are in close proximity to the fringe of this community type. Human presence and disturbance in close proximity to this habitat devalues the wildlife utilization. No Impacts to this land use/vegetative community type are proposed.

617 – Mixed Wetlands Hardwoods

Within the central portion of the subject site is a land use type/vegetative community best classified as Mixed Wetland Hardwoods (617) per the FLUCFCS. This community type appears to have been dredged in the past but has filled in with sub-canopy and canopy species. Vegetative species observed with this area includes Brazilian pepper (*Schinus terebinthifolia*), sweet bay (*Persea borbonia*), Melaleuca (*Melaleuca quinquenervia*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), and soft rush (*Juncus effusus*).

This land use/community type is hydrologically isolated, has a high component of exotic species, and is used to dump refuse and trash (See photo page attachment). Additionally, several homeless camps were observed in close proximity to this vegetative community. Because of these factors the habitat value is greatly diminished.

640 - Vegetated Non-Forested Wetlands

Within the central and south-eastern portions of the subject site are a land use type/vegetative community best classified as Vegetated Non-Forested Wetlands (640) per the FLUCFCS. These are small depressional areas either natural or created through vehicular traffic. Vegetative species observed include Brazilian pepper (*Schinus terebinthifolia*), wax myrtle (*Morella cerifera*), bushy bluestem (*Andropogon glomeratus*), soft rush (*Juncus effusus*), and other forbes, grasses, and herbaceous wet tolerant species.

Three small isolated areas are identified as Vegetated Non-Forested Wetlands. One of these is a portion of a two rut road that had enough factors to qualify as a wetland. The other two are small depressional areas that have enough indicators to qualify as wetland. All three Vegetated Non-Forested wetlands have a high component of exotic species, trash, and refuse. The ground disturbance, high component of exotic vegetative species, proximity of homeless camps, and dumping greatly reduce the habitat value of these areas (See photo page attachment).

HISTORICAL AERIAL PHOTOGRAPH REVIEW

A review of site conditions based on available historic aerial photography was conducted to determine the current functional value of the on-site habitats compared to the historic condition of the subject property. The following is a description of the attached historical aerial figures provided:

1941 – In the 1940's the subject site appears to be in a natural state. The tidally influenced wetlands in the southern portion of the subject site appear to have been unaltered. Upland areas appear to have sparse canopy vegetative species throughout. It is unknown if the sparse vegetative cover of the upland areas had been silviculture, but silviculture of the region was very common at that time.

1951 – Prior to the date of the 1951 aerial, construction of what is currently US 19 was completed. US19 is adjacent to the subject site to the west. The wetlands located in the southern portion of the subject site were excavated. This is the first time a signature for the disturbed land appeared in the northern portion of the subject site. Additionally, several trails can be seen along the Anclote River.

1957 – Between 1951 and 1957 it appears the site was allowed to fill in with vegetative species. Even while vegetative species grew the signature of the disturbed land remained.

1962 – Between 1957 and 1962 major works were completed within the subject site. In the northern portion a canal was excavated that connected directly to the Anclote River. This canal was approximately 720' long, 80' wide and 6.5' deep. Additionally, a centrally located pond was excavated. The signature of disturbed land remains and it appears trees were removed throughout a large portion of the north uplands. Signatures of trails are also evident during this time frame.

1976 – Between 1962 and 1976 the site appears to have undergone major dredging within the southern wetlands. The constructed canal, disturbed land, and multiple trails remain. Additionally, structures are evident in the northeastern portion of the subject site adjacent to the Anclote River.

1986 – The subject site appears to be used in the same capacity as seen in the 1976 aerial. Some vegetative species have filled in but the signature of the disturbed land, canal, structures, trails, and southern dredged wetland areas remain.

1998 – Between 1986 and 1998 some major changes to the subject site occurred. The canal that was constructed in the northern portion of the site was filled in. The filling of this canal was permitted through the U.S. Army Corps of Engineers. The permit number for this action was 84M-4218 and was issued in 1985. Additionally, it is evident many of the upland areas were managed for vegetative species. A majority of the canopy and mid-level vegetation was removed in the uplands in the southern portion of the subject site where the uplands are surrounded by the dredged wetland. The signature of the disturbed land, structures, and trails remain.

2007 – By 2007 management of the subject site as a whole appears to have ceased. The dredged wetlands in the southern portion appears to be unmanaged so exotic/invasive species encroached

and populated areas that have been maintained as open water systems since their construction. The uplands adjacent to the dredged wetland located in the southern portion appears to have filled in with vegetative species. The structures seen in previous aerials are no longer evident. The signature of the disturbed land remains.

2010 & 2017 – As seen in the 2010 and 2017 aerials not much change in the use throughout the subject site is evident. It appears trails have been maintained. The signature of the disturbed land remains.

2021 – Since the site has been severally disturbed throughout its history and not managed as a Florida Native ecological system, many exotic and invasive vegetative species have invaded the site and taken over. Invasive/Exotic species in general are the first ones to be recruited into a disturbed site. The southern uplands that had mid-level and canopy level vegetative species removed (1998 aerial) have had a large component of invasive/exotic species fill in. These have out competed native species and continue to do so. This has also occurred throughout the north portions, but not to the same extent. The approximate extent/location where exotic/invasive species are dominant can be viewed in the Figure 9.

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 - revised July 2020); an assessment for "listed" floral and faunal species was conducted at the site in May 2021. This assessment, which covered a portion of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and birdcalls that indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018) that have the potential to occur in Pinellas County (Table 1). The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians

brown anole (*Norops sagrei*)
eastern racer (*Coluber constrictor*)
gopher tortoise (*Gopherus polyphemus*)
green anole (*Anolis carolinensis*)

Birds

Bald Eagle (*Haliaeetus leucocephalus*)
Black Vulture (*Coragyps atratus*)
Blue jay (*Cyanocitta cristata*)
Downy Woodpecker (*Picoides pubescens*)
Great Horned Owl (*Bubo virginianus*)

Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Red Bellied Woodpecker (*Melanerpes carolinus*)
Red Shouldered Hawk (*Buteo lineatus*)
Red Tailed Hawk (*Buteo jamaicensis*)

Mammals

eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
eastern cottontail rabbit (*Sylvilagus floridanus*)

Two of the above wildlife species are identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018). These species are the gopher tortoise and Bald Eagle. The following provides brief description of wildlife species as they relate to the development of the site.

Gopher Tortoise (*Gopherus polyphemus*)

State Listed as "Threatened" by FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned citrus groves. Several other protected species known to occur in Pinellas County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Peromyscus floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 60% of the suitable habitat present within the site's boundaries. Several gopher tortoise burrows were identified during the environmental assessment.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Based on the tortoise population that exists within the site and the expected development plan for the property, there is only one potential option for resolving the gopher tortoise issue. This option is off-site relocation and will require that any tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site.

Prior to relocation of the gopher tortoise population all appropriate permits will be applied for and received through FFWCC. All regulations, recommendations, and best management practices will be followed as they pertain the relocation of the gopher tortoise population within the subject site.

Bald Eagle (*Haliaeetus leucocephalus*)

State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the U.S. Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*)).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for "listed" species, BTC conducted a review for any Audubon EagleWatch and FFWCC recorded Bald Eagle nests on or within the vicinity of the subject site. This review revealed one recorded Bald Eagle nest within the subject site (current through the 2016-2017 nesting season for FFWCC data and 2019-2020 nesting season for Audubon EagleWatch data), within 660-feet of the subject site (see attached search results). This nest is identified as PI041. No Bald Eagles have been directly observed within the last year on the identified nest or the subject property. Two potential Bald Eagle nests were identified in close proximity to each other during site visits associated with the environmental assessment. One of these nests (smaller nest) is obviously abandoned and is dilapidated, the second nest (larger nest) is occupied by a Great Horned Owl (See photo page attachment). Great Horned Owls have been documented using abandoned Eagle nests and have been documented physically evicting Bald Eagles from their nests. However, Great Horned Owls do not typically use the same nest from year to year and Bald Eagles may return to nests previously abandoned. The presence of the Great Horned Owl gives an indication that Bald Eagles may not use this nest location currently, but it does not preclude a Bald Eagle from potentially using this nest site in the coming years.

The subject site was surveyed for potential Bald Eagle nesting in January and May of 2021. Bald Eagle nesting season is from October-April. If Bald Eagles were using the nest, they would have been observed during the January survey. Although the on-site nests do not appear to be used by Bald Eagles, in an abundance of caution because a recorded Bald Eagle nest is located within the subject site, a short term Eagle Incidental Take Permit was applied for and issued by USFWS associated with the on-site Bald Eagle nests. The Short-Term Eagle Incidental Take permit was issued on April 2, 2021. The permit number for this short term incidental take permit is MB81938D (Attached). The activities allowed in the Short-Term Eagle Incidental take permit are consistent with the proposed activities shown on the Preliminary Development Plan. Even though the nests are not currently occupied by an eagle(s), the approved Incidental Take Permit does not allow removal of these Eagle nests (See Condition E of the Permit).

Per the Eagle Incidental Take Permit, the nest will be monitored per the following:

I. Monitoring Requirements.

1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended.

Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.

If a new eagle nest is built on the property described in Condition D or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.

2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not eagles return to the nesting territory as identified in Monitoring Requirements No.1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest.

3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:

- a. During each eagle nesting season, defined as October 1 through May 15, or when the nest is in-use; and
- b. For an additional (1) nesting season after project has been completed.

Frequency	Schedule	Time	Time of Day
Once	November	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60 – 90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:

- a. Date and length of time Bald Eagles were observed;
- b. Time of day;
- c. Number and age of Bald Eagles observed (i.e. juvenile, immature, sub-adult, adult); if age is not known, provide description;
- d. Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
- e. If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
- f. If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
- g. A description of any human activity at the time eagles are observed during each month of the monitoring period (e.g. construction, road building, use of machinery, etc.).

Post Development Eagle Management Plan

To avoid disturbing potential nesting Bald Eagles, the site is being designed around the existing Bald Eagle nests and incorporating features to keep resident activity and the nests separated to minimize any possible disturbance. This is being achieved by preserving the natural wooded areas surrounding the nests and adding retention ponds between the nests and buildings. In addition to the physical features and landscape surrounding the nest area that minimize any potential disturbance, advisory signs are being placed at the 100 ft perimeter of the existing nests. The provided buffer areas serve to minimize visual and auditory impacts associated with human activities near nest sites. These buffer areas are large enough to protect existing nest trees and provide for alternative or replacement nest trees.

A Bald Eagle educational board will be featured in the clubhouse which will help educate residents and visitors about Eagles and provide guidance to minimize potential causes of nesting disturbances. During the leasing process future residents will be educated on Eagle habitat preservation and nesting precautions. Leases will include an informational insert about Eagles and habitat protection in general and include language to promote Eagle habitat preservation, such as avoiding intentionally feeding Bald Eagles, avoid producing loud sounds such as using fireworks etc. during nesting season, and promote the use of pesticides, herbicides, fertilizers, and other chemicals only in accordance with Federal and State laws, amongst other guidelines. This Management Plan will continue for at least 5 years after the project is completed. If no Bald Eagle nesting occurs during that time, the plan can be terminated at the owners discretion. If Bald Eagle nesting does occur during this time, the 5 year plan would re-start.

Wood Stork (*Mycteria americana*)

Federally Listed as "Threatened" by USFWS

The subject site is shown to be located within a Wood Stork Nesting Colony Core Foraging Area (Figure 6). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, there is no record of a Wood Stork rookery on the subject site or within close proximity. The USFWS and the U.S. Army Corps of Engineers (USACE) require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging

habitat. No Wood Storks were observed within the subject site during the environmental assessment conducted by BTC. A review of the proposed site plan reveals no impacts to typical wood stork foraging habitat. Additionally, it should be noted that the development of the subject project will create typical Wood Stork foraging habitat within the littoral zones of the constructed on-site ponds. As such, no further action is anticipated in regards to Wood Storks.

USFWS CONSULTATION AREAS

The USFWS has established “consultation areas” for certain listed species (Figure 7). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with Section 404 permitting through FDEP and Section 10 permitting through the USACE. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultation Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

Florida Scrub-jay (*Aphelocoma coerulescens*)

Federally Listed as “Threatened” by USFWS

Currently the Florida Scrub-jay is listed as threatened by the USFWS. Florida Scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50 percent to 90 percent of the area; bare ground or sparse vegetation less than 15 cm (6 in.) tall covering 10 percent to 50 percent of the area; and scattered trees with no more than 20 percent canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-jays were observed on the subject site during the cursory survey conducted by BTC. No suitable habitat exists within the limits of the site. It is not anticipated that a formal survey will be required by the USFWS or another agency to determine if any Florida Scrub-jays utilize any portions of the site.

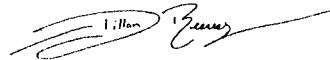
Piping Plover (*Charadrius melodus*)
Federally Listed as "Threatened" by USFWS

Piping Plover (*Charadrius melodus*) are small shorebirds approximately seven inches long with sand-colored plumage on their backs and crown and white underparts. Piping plovers breed only in North America Coast, the Northern Great Plains, and the Great Lakes. Atlantic Coast plovers nest on coastal beaches, sandflats at the ends of sand spits and barrier islands, gently sloped foredunes, sparsely vegetated dunes, and washover areas cut into or between dunes. In recent decades, piping plover populations have drastically declined, especially in the Great lakes.

No Piping Plovers were observed on the subject site during the survey conducted by BTC. The subject site does not contain suitable habitat for this species. A species specific survey is not anticipated to be required.

The environmental limitations as described in this document are based on observations and technical information available on the date of the on-site evaluation. The environmental assessment and wildlife surveys conducted within the site boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

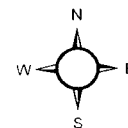
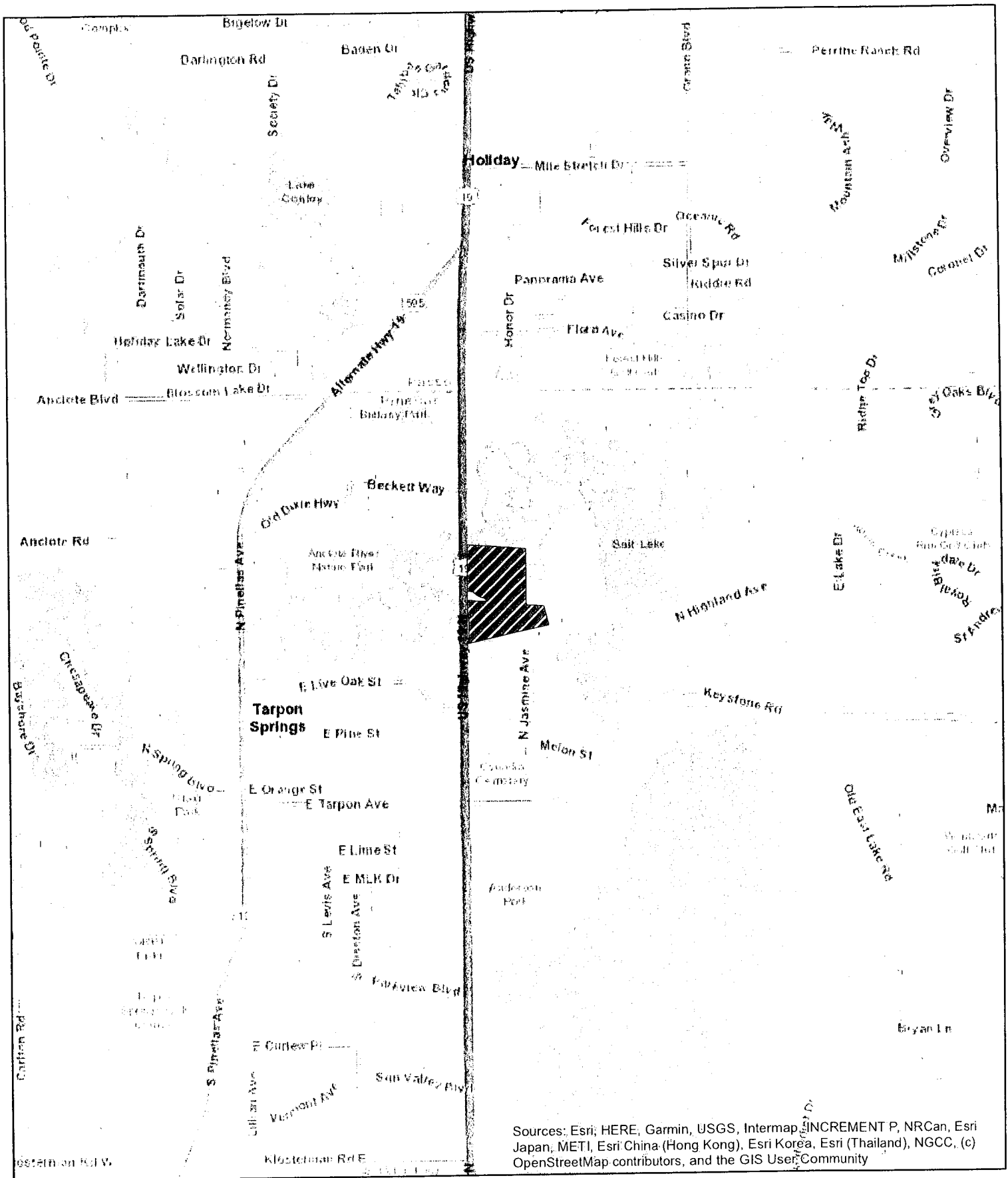


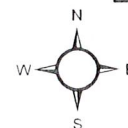
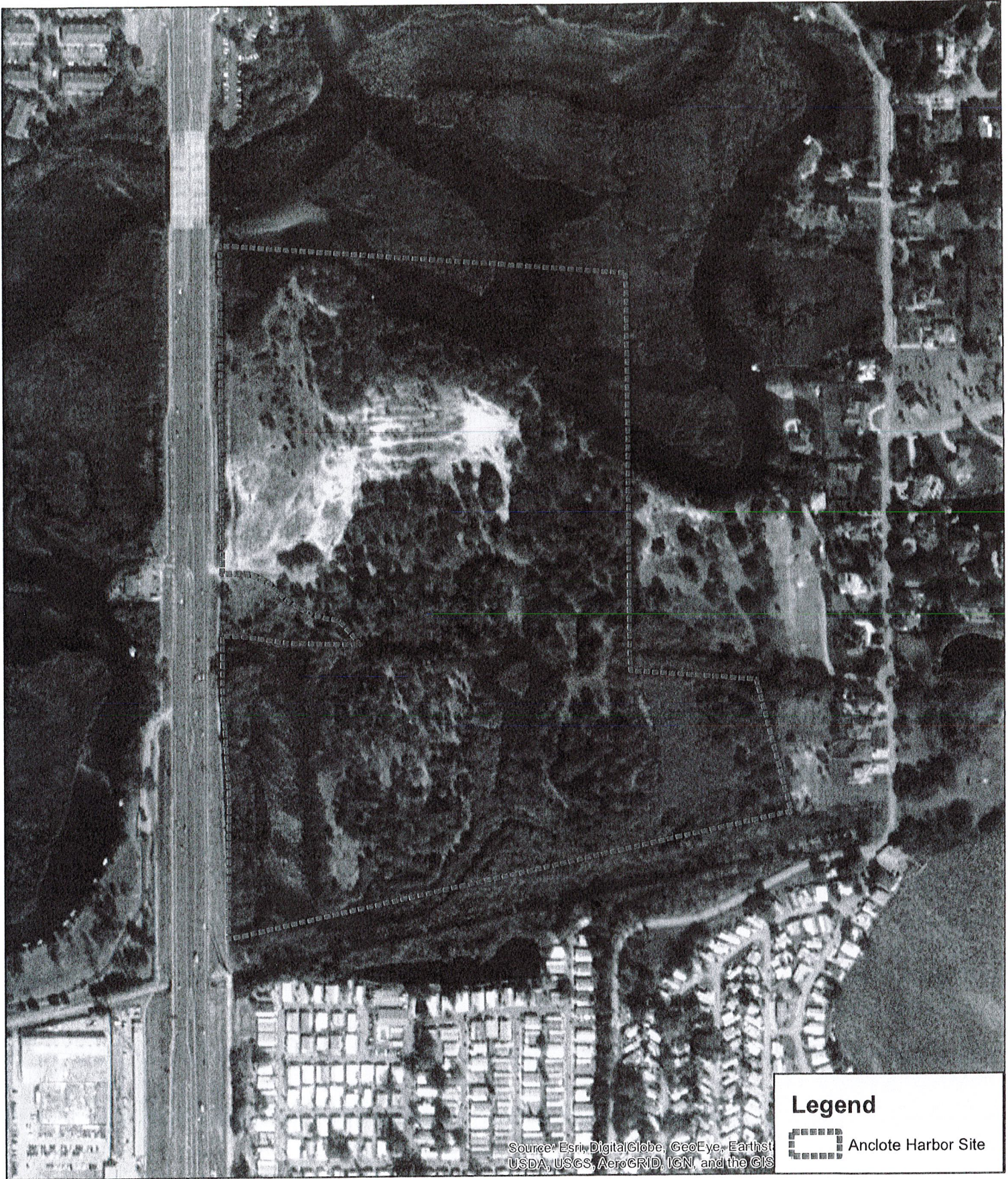
Dillon Reeves
Project Manager

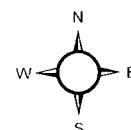
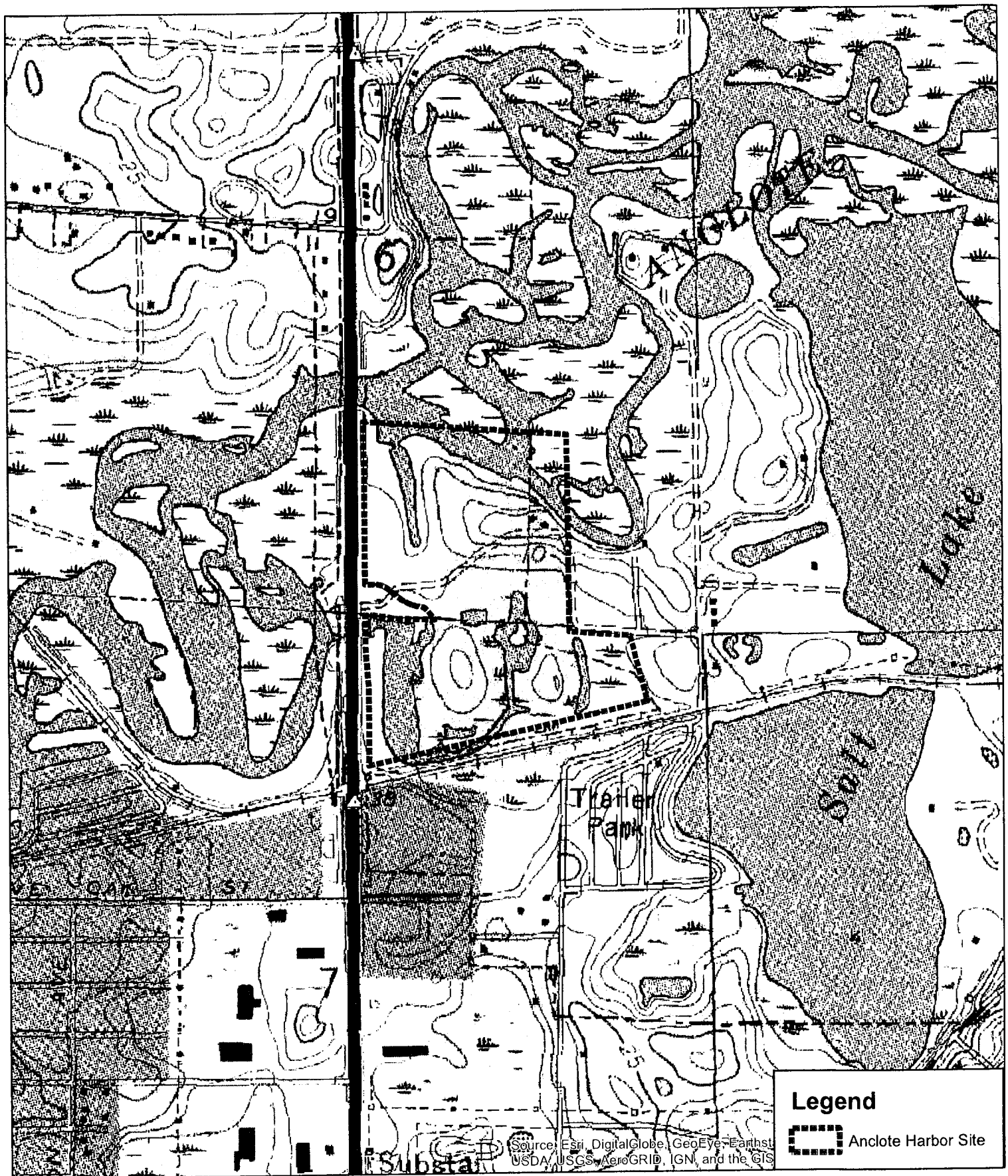


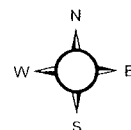
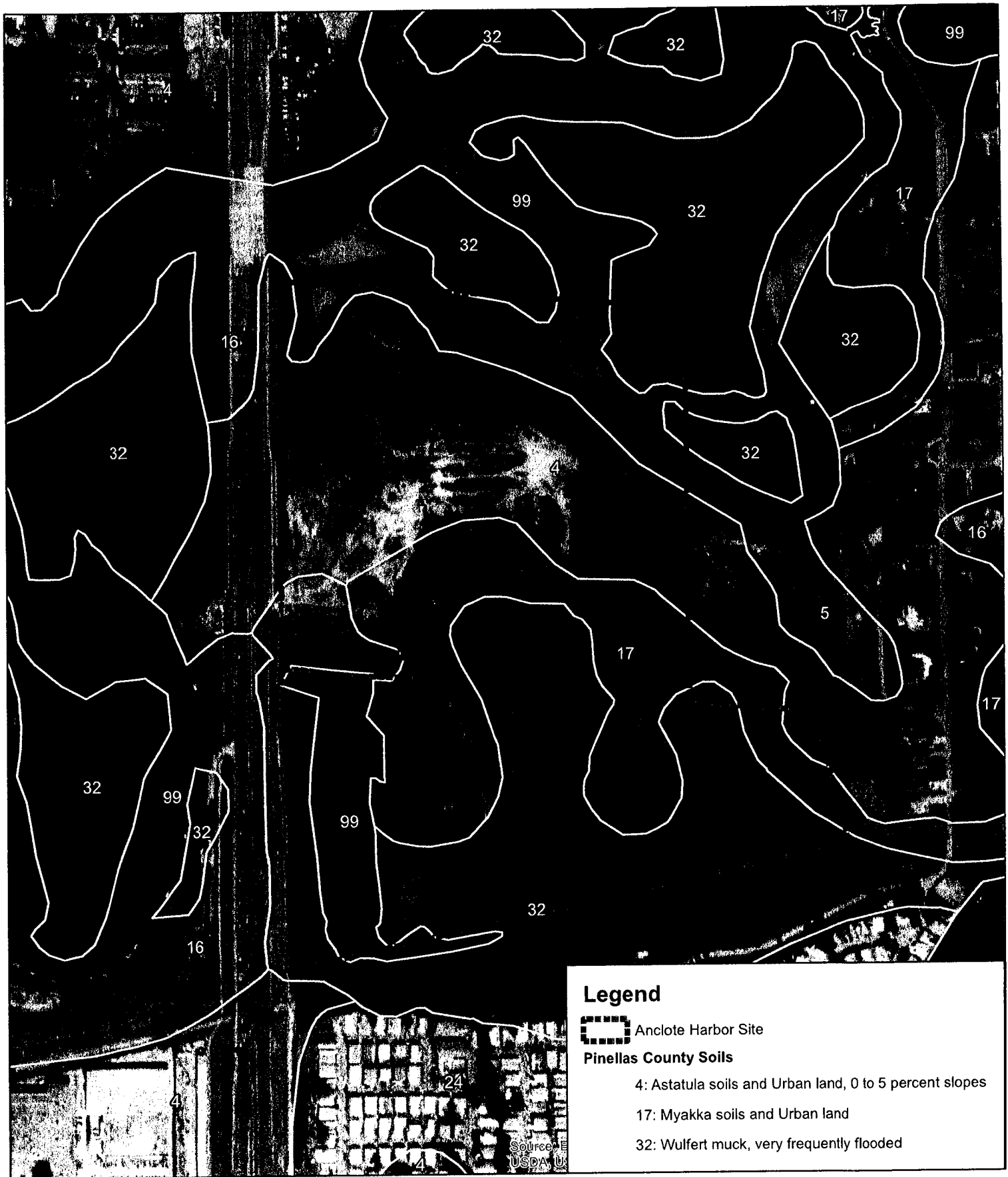
John Miklos
President

Attachments







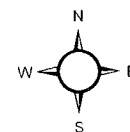
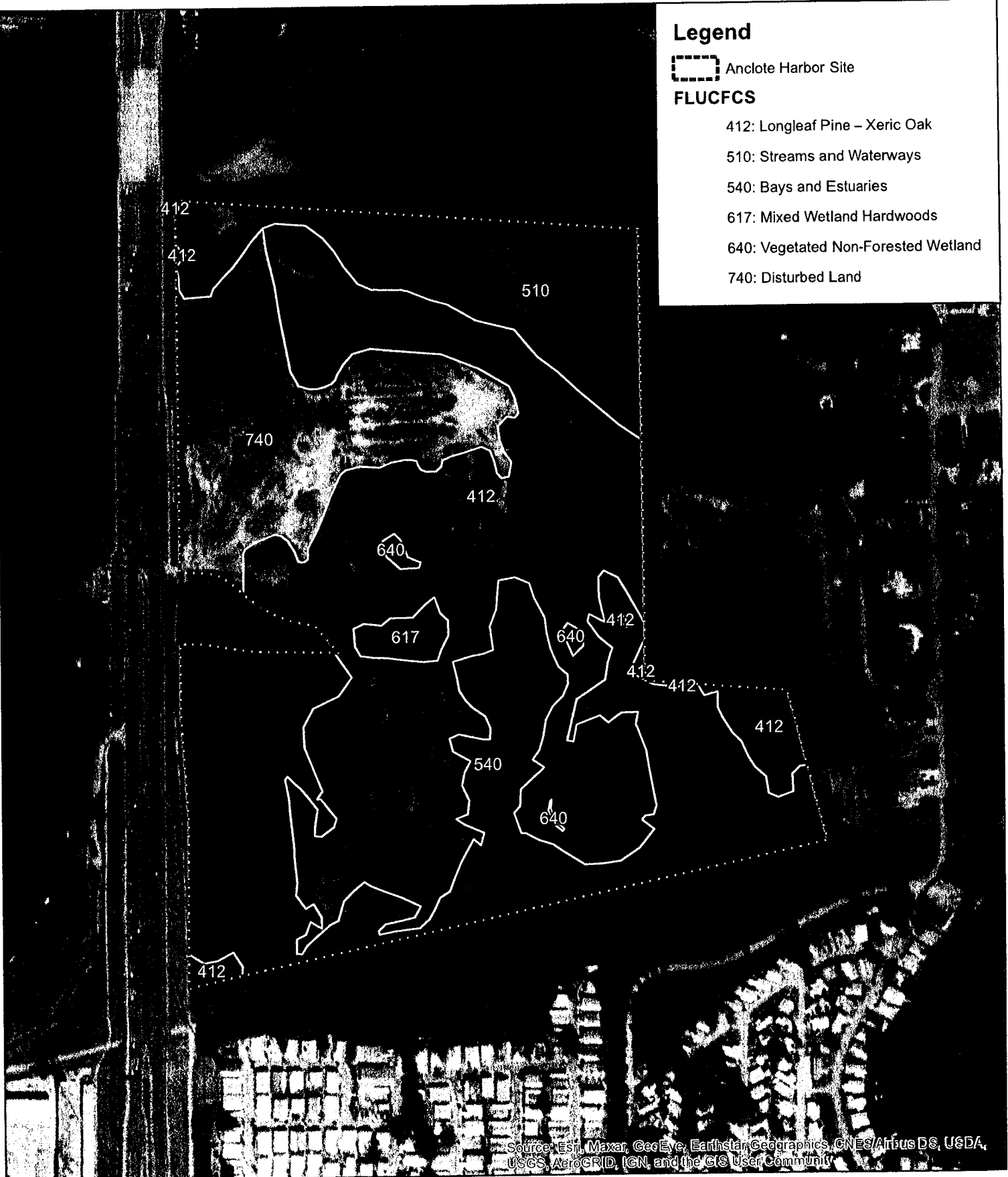


Legend

 Anclole Harbor Site

FLUCFCS

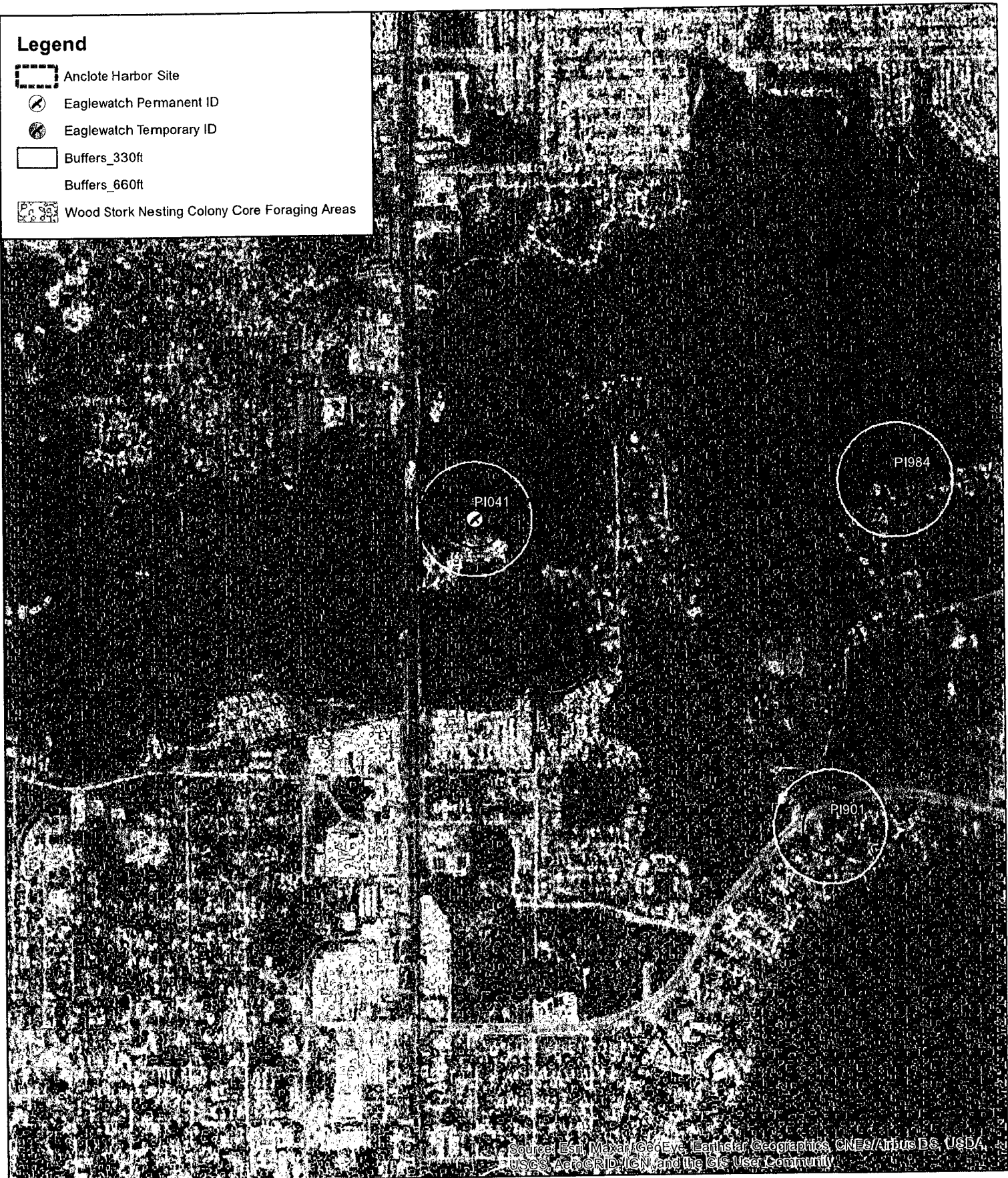
- 412: Longleaf Pine – Xeric Oak
- 510: Streams and Waterways
- 540: Bays and Estuaries
- 617: Mixed Wetland Hardwoods
- 640: Vegetated Non-Forested Wetland
- 740: Disturbed Land



400

Legend

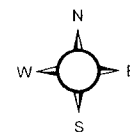
-  Ancote Harbor Site
-  Eaglewatch Permanent ID
-  Eaglewatch Temporary ID
-  Buffers_330ft
-  Buffers_660ft
-  Wood Stork Nesting Colony Core Foraging Areas



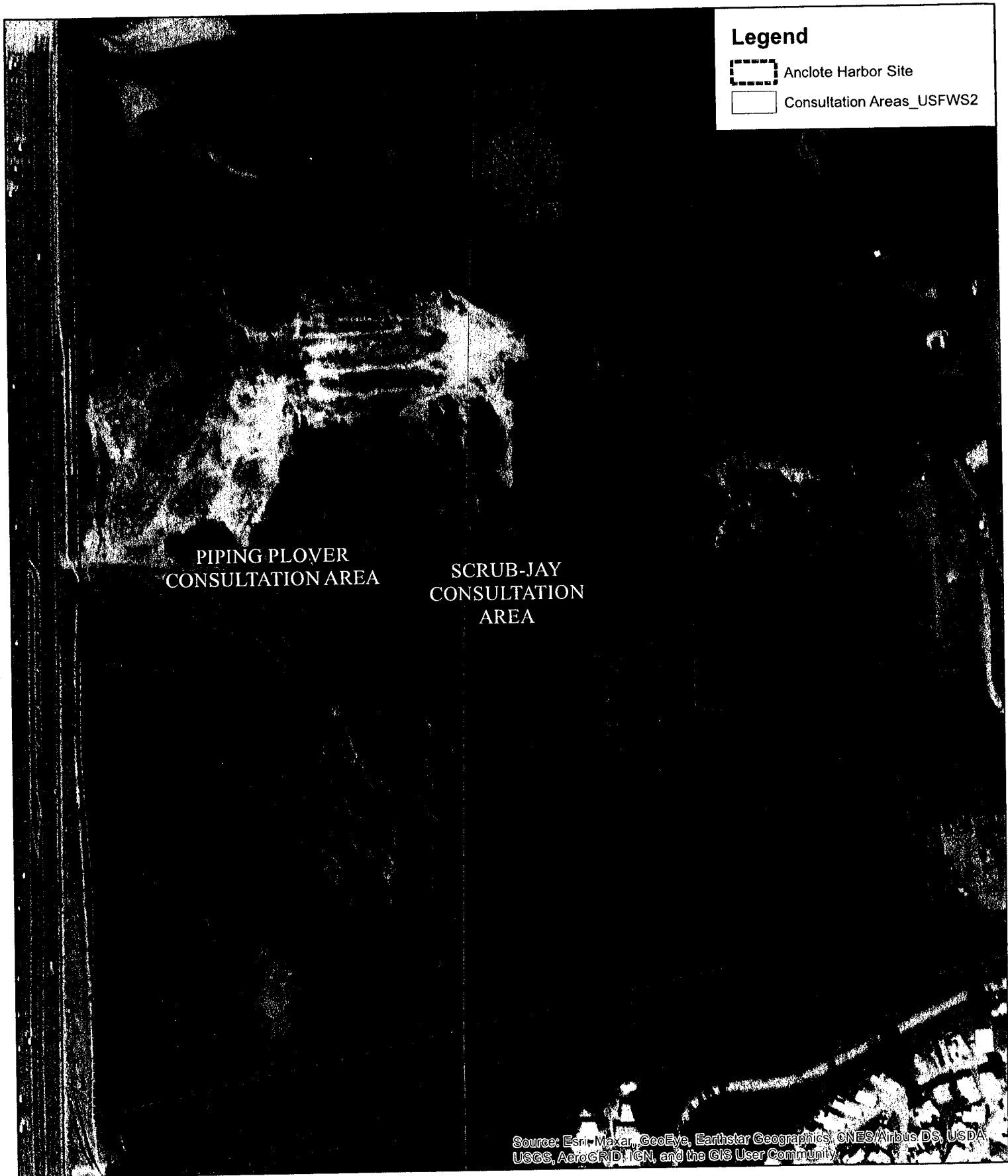
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

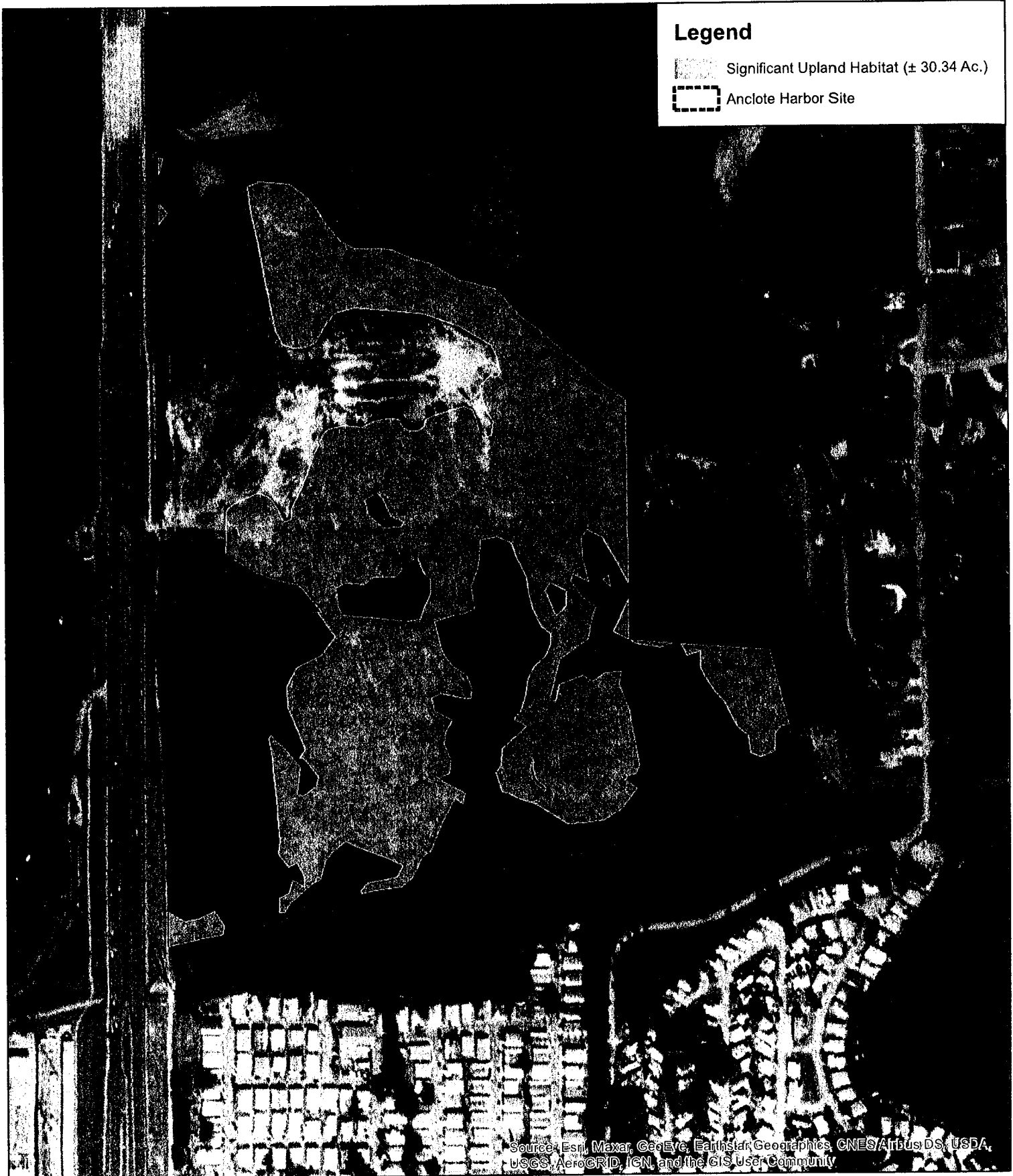
Bio-Tech Consulting Inc.
 Environmental and Permitting Services
 3025 E. South Street Orlando, FL 32803
 Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ancote Harbor Site
 Pinellas County, Florida
 Figure 6
 Wildlife Proximity



1,500 Feet
 Project #: 1119-03
 Produced By: JDH
 Date: 6/15/2021





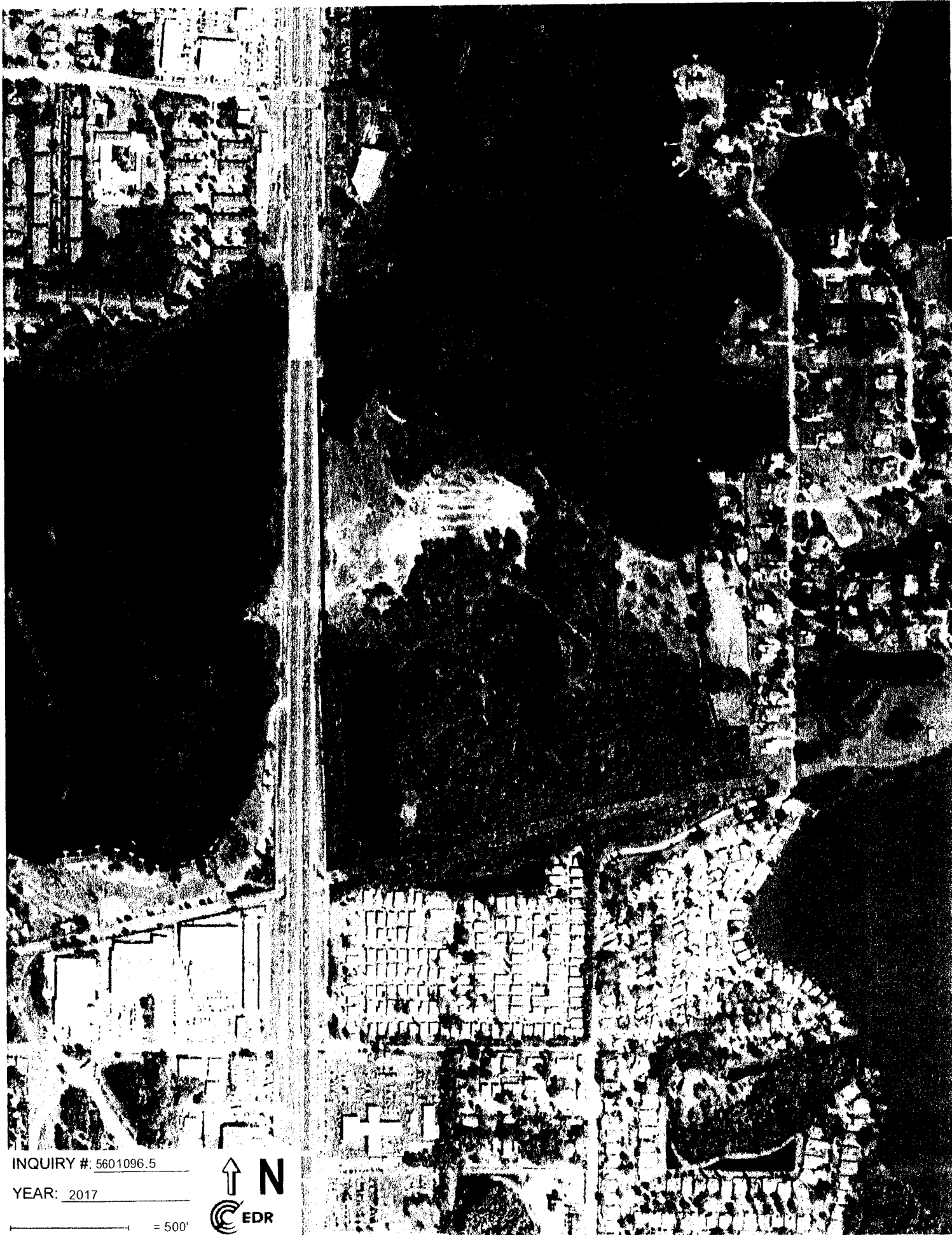


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Anclote Harbor Offsite Roadway Improvements
 Pinellas County, Florida
 Figure 1
 Brazilian Peppertree Dominance

400 Feet

 Project #: 1119-03
 Produced By: JDH
 Date: 8/16/2021



INQUIRY #: 5601096.5

YEAR: 2017

— = 500'



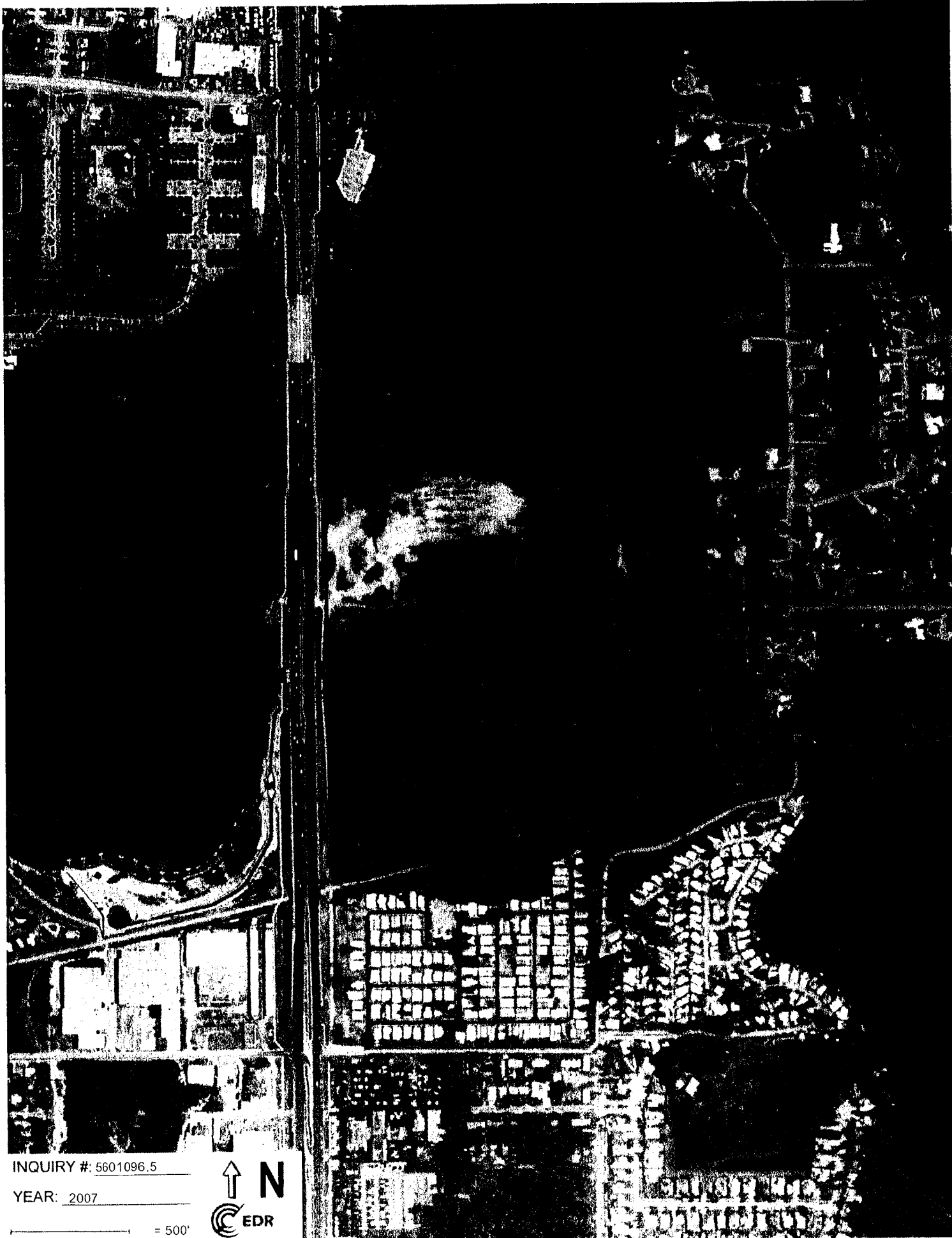


INQUIRY #: 5601096.5

YEAR: 2010

= 500'





INQUIRY #: 5601096.5

YEAR: 2007

= 500'





INQUIRY #: 5601096.5

YEAR: 1998

= 500'





INQUIRY #: 5601096.5

YEAR: 1986

= 500'





INQUIRY #: 5601096.5

YEAR: 1976

= 500'





INQUIRY #: 5601096.5

YEAR: 1962

= 500'





INQUIRY #: 5601096.5

YEAR: 1957

_____ = 500'





INQUIRY #: 5601096.5

YEAR: 1951

= 500'





INQUIRY #: 5601096.5

YEAR: 1941

= 500'



Table 1: Potentially Occuring Listed Wildlife and Plant Species in Pinellas County, Florida			
Scientific Name	Common Name	Federal Status	State Status
Plants and Lichens			
Lepidochelys kempii	Kemp's Ridley Sea Turtle	E	FE
Bigelovia nuttallii	Nuttall's rayless goldenrod		E
Chamaesyce cumulicola	sand-dune spurge		E
Chrysopsis floridana	Florida goldenaster	E	E
Eragrostis pectinacea var. tracyi	Sanibel lovegrass		E
Glandularia tampensis	Tampa vervain		E
Lechea cernua	nodding pinweed		T
Lechea divaricata	pine pinweed		E
Najas filifolia	narrowleaf naiad		T
Pteroglossaspis ecristata	giant orchid		T
Reptiles			
Alligator mississippiensis	American Alligator	SAT	FT(S/A)
Caretta caretta	Loggerhead Sea Turtle	T	FT
Chelonia mydas	Green Sea Turtle	T	FT
Dermochelys coriacea	Leatherback Sea Turtle	E	FE
Drymarchon couperi	Eastern Indigo Snake	T	FT
Gopherus polyphemus	Gopher Tortoise	C	ST
Lampropeltis extenuata	Short-tailed Snake		ST
Birds			
Athene cunicularia floridana	Florida Burrowing Owl		ST
Charadrius melodus	Piping Plover	T	FT
Charadrius nivosus	Snowy Plover		ST
Egretta caerulea	Little Blue Heron		ST
Egretta rufescens	Reddish Egret		ST
Egretta tricolor	Tricolored Heron		ST
Falco sparverius paulus	Southeastern American Kestrel		ST
Haematopus palliatus	American Oystercatcher		ST
Mycteria americana	Wood Stork	T	FT
Pandion haliaetus	Osprey		SSC*
Platalea ajaja	Roseate Spoonbill		ST
Rynchops niger	Black Skimmer		ST
Sternula antillarum	Least Tern		ST
Mammals			
Sciurus niger shermani	Sherman's Fox Squirrel		SSC
Trichechus manatus	West Indian Manatee	T	FT



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB81938D

Version Number: 0

Effective: 2021-04-02 **Expires:** 2025-09-30

Issuing Office:

Department of the Interior
U.S. FISH AND WILDLIFE SERVICE

Migratory Bird Permit Office
1875 Century Boulevard, NE
Atlanta, Georgia 30345
permitsR4MB@fws.gov
Tel: 404-679-7070
Fax: 404-679-4180

Digitally signed by

Chief, Migratory Bird Permit
Office, Atlanta, Georgia

Permittee:

EVAN SCHLECKER, REGIONAL VICE
PRESIDENT
MORGAN GROUP DEVELOPMENT LLC
2750 NW 3RD AVENUE, SUITE #2
MIAMI, FL 33127
US

Authority: Statutes and Regulations: 16 U.S.C. 668-668(d), 16 U.S.C 703-712 50 CFR Part 13, 50 CFR 22.26

Location where authorized activity may be conducted:

See Condition D.

Reporting requirements:

Monitoring requirements are outlined in Condition I Monitoring Requirements.
Reporting requirements are outlined in Condition D, E, I1 and in Condition J Reporting Requirements.
Condition J Reporting Requirements outlines the required schedule of monitoring reports (Condition I3) and the content of the annual summary monitoring report.

Authorizations and Conditions:

Southeast Region Eagle Biologist Ulgon da Kirkpatrick, Ulgon da_Kirkpatrick@fws.gov, (352) 406-6780



SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB81938D

Version Number: 0

Effective: 2021-04-02 **Expires:** 2025-09-30

Southeast Region Eagle Permit Coordinator Resee Collins, Resee_Collins@fws.gov, (404) 679-4163

Link to federal permit regulations: <https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php>

Eagle nest means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction.

In-use nest means a bald or golden eagle nest characterized by the presence of one or more eggs, dependent young, or adult eagles on the nest in the past 10 consecutive days during the breeding season.

Alternate nest means one of potentially several nests within a nesting territory that is not an in-use nest at the current time. When there is no in-use nest, all nests in the territory are alternate nests.

Disturb/disturbance means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. You are responsible for ensuring that the permitted activity is in compliance with all federal, tribal, state, and local laws and regulations applicable to eagles.

C. Valid for use by permittee named and any subpermittees (See Condition H).

D. Due to all building activities associated with the construction of (5) four-story multi-family apartment buildings and community amenities (clubhouse), parking lot and stormwater management ponds for the Anclote Harbor project site located in Tarpon Springs, Pinellas County, Florida, you are authorized to:

Take (1) pair of nesting Bald Eagles at (2) nest locations by means of disturbance, including the loss of productivity of eggs or young due to potential abandonment of either Bald Eagle nest identified as PI041 or PI041a

Bald Eagle Nest PI041 Location: 28.162333, -82.738167, Tarpon Springs, Pinellas County, Florida

Bald Eagle Nest PI041a Location: 28.162168, -82.738177, Tarpon Springs, Pinellas County, Florida

Reporting Required: Annual Summary by June 30 of 2021, 2022, 2023, 2024, 2025, 2026

Construction activities will be phased over a multi-year period and will include, but is not limited to, land clearing, grading, and infrastructure installation. The Bald Eagle nests being impacted are within the 660 foot radius buffer zone around each eagle nest, with the closest construction occurring no closer than a 100 foot radius from either Bald Eagle nest during any time of year. Construction and all project activities are prohibited within a 330 foot radius of either eagle nest when the nest is in-use.



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The authorizations granted by this permit apply only to take that results from activities conducted in accordance with the description contained in the permit application and the terms of the permit. If the permitted activity changes, you must immediately contact the Eagle Biologist to determine whether a permit amendment is required in order to retain take authorization.

E. This permit does not authorize intentional take or injury of any live eagles, excluding take of eggs or young by nest abandonment as described in Condition D, nor does it authorize take of any eagle nest.

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any unanticipated take or regarding any apparent injury or death occurring to any eagle, including viable eggs or young, for any reason, during project activities. You must immediately contact Tampa Bay Raptor Rescue at (727) 798-2385 or (813) 205-1851 to coordinate transporta. on of any injured eagle.

F. You are authorized to salvage eagle feathers found on the ground in the vicinity of the Bald Eagle nests located in Condition D. Any salvaged items found at the site must be shipped within 30 days to the National Eagle Repository, Contact: **U.S. Fish and Wildlife Service, National Eagle and Wildlife Repository, RMA, Bldg. 128, 6550 Gateway Road, Commerce City, Colorado, 80022, (303) 287-2110.**

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any eagle carcass(es) at the location listed in Condition D.

G. You must comply with the following avoidance or minimization measures prescribed by this permit for take of eagle(s) identified in Condition D. **All minimization measures, unless noted otherwise, are applicable when any eagles are present at any nest site and the nest meets the definition of an in-use nest during the Bald Eagle nesting season (October 1 – May 15); or when the nest is in-use before October 1 or after May 15:**

1. Eagle Nest Buffer Zones. You will erect a temporary protective barrier to delineate the 100 foot radius buffer zone around each eagle nest tree identified in Condition D to prevent construction personnel or heavy equipment from entering into this buffer while any construction or associated project activities are occurring.

2. FOR ACTIVITIES WITHIN 660 FEET OF EITHER EAGLE NEST TREE:

a. If any construction work or project activities outlined in Condition D are conducted when either nest is in-use:

(1) Initiate a noise abatement program for construction personnel within 660 feet of an eagle nest, to include:

(a) No excessive and/or sudden loud noise, including engine braking, tailgate banging, loud radios, shouting, singing, etc.;

(b) All motorized equipment, including saws or other hand held power tools, must be moved indoors if possible or placed behind a temporary structure to minimize noise at and reflect noise away from the direction of either eagle nesting area;

(c) Minimize the need for "reverse" indicator horns and utilize ground flag crews to the degree practicable to avoid using reverse indicator horns; and



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(d) Provide signage in English and Spanish (if applicable) indicating the need for quiet to the extent practicable.

3. FOR ACTIVITIES BETWEEN 660 and 330 FEET OF EITHER EAGLE NEST TREE:

a. If any construction work or project activities outlined in Condition D are conducted when either nest is in-use, you must initiate a traffic abatement program which includes that you establish offsite parking/carpool locations for construction personnel outside of 330 feet from either eagle nest tree.

4. FOR ACTIVITIES WITHIN 330 FEET OF EITHER EAGLE NEST TREE:

a. All exterior construction, heavy landscaping and associated activities within 330 feet of either eagle nest tree is prohibited when either eagle nest is in-use.

5. FOR ACTIVITIES WITHIN 100 FEET OF EITHER EAGLE NEST TREE:

a. Exterior construction, use or placement of heavy equipment, heavy landscaping and associated activities are prohibited within 100 feet of either eagle nest tree during any time of year; and
b. To the extent practicable, minimize human access by foot or vehicle, including mowing and/or foot traffic within 100 feet of either eagle nest tree anytime either nest is in-use.

6. Prior to conducting or while activities in Condition D are occurring, you must provide educational materials that outline how to minimize disturbance to eagles as listed in Condition G, along with the contact information for an eagle rehabilitator provided in Condition E in the event any eagle is injured or is found on the ground, to the following:

- a. The contractor and construction personnel;
- b. Occupants of any structure described in Condition D; and
- c. Maintenance personnel responsible for the post-project maintenance of the project area described in

Condition D.

7. Site stormwater ponds no closer than 100 feet from either nest and construct them when both nests are not in-use. Plant native pines and/or hardwoods and native groundcover around the pond to create, enhance or expand the visual vegetation buffer between construction activities and the eagle nests by planting appropriate native pines or hardwoods.

8. Retain the largest native pines and hardwoods for use as potential eagle roost or nest sites by preserving all native trees outside of the project footprint. Maintain and/or create, enhance or expand the visual vegetation buffer between construction activities and the eagle nests by planting appropriate native pines or hardwoods.

9. To the extent practicable, construction or associated project activities farthest from either eagle nest should occur prior to construction or associated project activities closest to either nest.

10. Down-shield all new permanent exterior lighting so that lights do not shine directly onto either eagle nest.

11. Follow state and federal guidelines, laws and label instructions at all times if using pesticides, herbicides, or other chemicals on property identified in Condition D.



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12. If applicable, coordinate the design and construction or retrofitting of new and existing utility lines to be in compliance with the Avian Power Line Interaction Committee (APLIC) Guidelines found at www.aplic.org (<http://www.aplic.org>) to reduce the potential for any electrocution, collision and/or nesting of avian species.

H. Subpermittees.

1. Any person who is employed by or under contract to you for the activities specified in this permit, or otherwise designated a subpermittee by you in writing, may exercise the authority of this permit.
2. A subpermittee is an individual to whom you have provided written authorization to conduct some or all of the permitted activities in your absence. Subpermittees must be at least 18 years of age.
3. Any subpermittee who has been delegated this authority may not re-delegate to another individual/business.
4. You are responsible for ensuring that your subpermittees are qualified to perform the work and adhere to the terms of your permit. You are also responsible for maintaining current records of designated subpermittees. As the permittee, you are ultimately legally responsible for compliance with the terms and conditions of this permit and that responsibility may not be delegated.
5. You and any subpermittees must carry a legible copy of this permit and display it upon request whenever exercising its authority.

I. Monitoring Requirements.

1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended.

Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.

If a new eagle nest is built on the property described in Condition D or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.



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2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not eagles return to the nesting territory as identified in Monitoring Requirements No.1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest.

3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:

- During each eagle nesting season, defined as October 1 through May 15, or when the nest is in-use; and
- For an additional (1) nesting season after project has been completed.

Monitoring must be conducted according to the following schedule:

Frequency	Schedule	Time	Time of Day
Once	November	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60 – 90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:

- Date and length of time Bald Eagles were observed;
- Time of day;
- Number and age of Bald Eagles observed (i.e. juvenile, immature, sub-adult, adult); if age is not known, provide description;
- Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
- If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
- If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
- A description of any human activity at the time eagles are observed during each month of the monitoring period (e.g. construction, road building, use of machinery, etc.).

J. Reporting Requirements.



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1. You may use Form 3-202-15 (Eagle Take Annual Report) found online at www.fws.gov/forms/3-202-15.pdf (<http://www.fws.gov/forms/3-202-15.pdf>) to report monthly and annual Bald Eagle monitoring activities. Use of this form is not mandatory, but the same information must be submitted.
2. You must submit an annual report, Eagle Take Annual Report Form 3-202-15, to the Service summarizing the information you obtained through monitoring and include your monthly monitoring reports as an attachment by June 30 of each calendar year a report is required as follows:
 - a. Electronically to FW4eaglemonitoring@fws.gov (<mailto:FW4eaglemonitoring@fws.gov>). The email subject line for each report submitted must reference the permit number, project title or name, and month/year of report, and
 - b. Mailed to U.S. Fish and Wildlife Service Migratory Bird Permit Office, 1875 Century Boulevard, Atlanta, Georgia, 30345.

If no eagle activity is observed, a report indicating "no activity observed" is required.
If project activities were delayed or not conducted, an annual report indicating "no activities occurred" is required.

50 CFR 22.26 STANDARD CONDITIONS EAGLE TAKE (DISTURBANCE PERMIT)

All of the provisions and conditions of the governing regulations at 50 CFR part 13 and 50 CFR part 22.26 are conditions of your permit. Failure to comply with the conditions of your permit could be cause for suspension of the permit and/or citation. The standard conditions below are a continuation of your permit conditions. If you have questions regarding these conditions, refer to the regulations and forms, or to obtain contact information for your issuing office, visit:

<https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php>
(<https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php>)

1. This permit does not authorize you to conduct activities on federal, state, tribal or other public or private property without additional prior written permits or permission from the agency/landowner.
2. You remain responsible for all outstanding monitoring requirements and mitigation measures required under the terms of the permit for take that occurs prior to cancellation, expiration, suspension, or revocation of the permit. Provisions for discontinuance of permit activity are outlined in 50 CFR 13.26.
3. You must maintain records as required in 50 CFR 13.46. Your records must also include the data gathered for monitoring and reporting purposes. All records relating to the permitted activities must be kept at the location indicated in writing by you to the migratory bird permit issuing office.
4. Acceptance of this permit authorizes the U.S. Fish and Wildlife Service to inspect and audit or copy any permits, books or records required to be kept by the permit and governing regulations (50 CFR 13.47).



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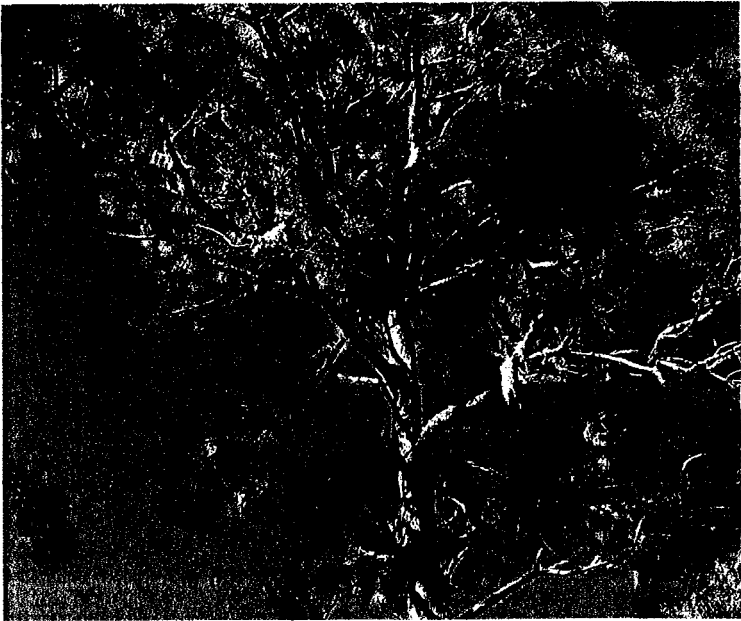
5. You must allow Service personnel or other qualified persons designated by the Service, access to the areas where eagles are likely to be affected by your project activities, at any reasonable hour, and with reasonable notice from the Service, for purposes of monitoring eagles at the site(s) while the permit is valid and for up to 3 years after it expires.

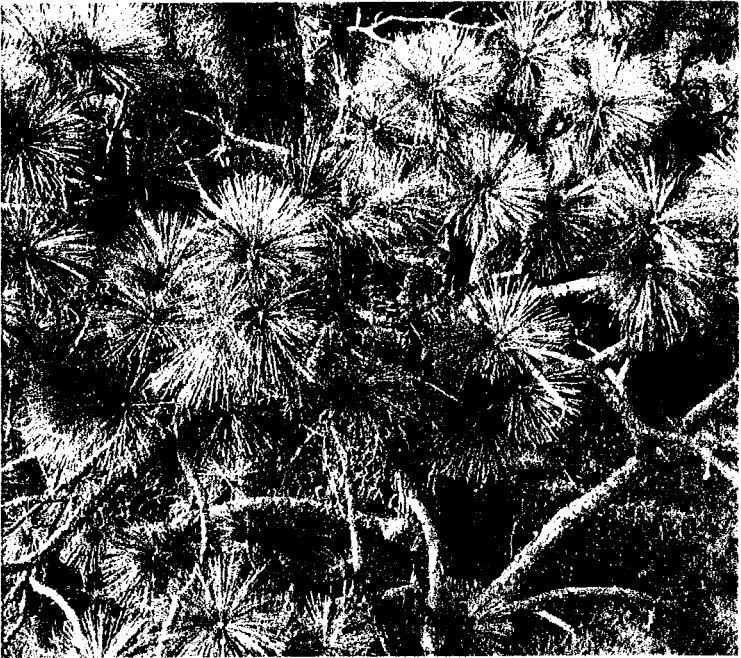
6. The Service may amend, suspend, or revoke a permit issued under this section if new information indicates that revised permit conditions are necessary, or that suspension or revocation is necessary, to safeguard local or regional eagle populations. This provision is in addition to the general criteria for amendment, suspensions and revocation of Federal permits set forth in 50 CFR 13.23, 13.27, and 13.28 of this chapter.

7. To renew this permit if the activities described in Condition D have not been completed by the expiration date of this permit, permittee must meet issuance criteria at the time of renewal and must also have been in compliance with permit conditions, including all monitoring and reporting requirements of the original permit.

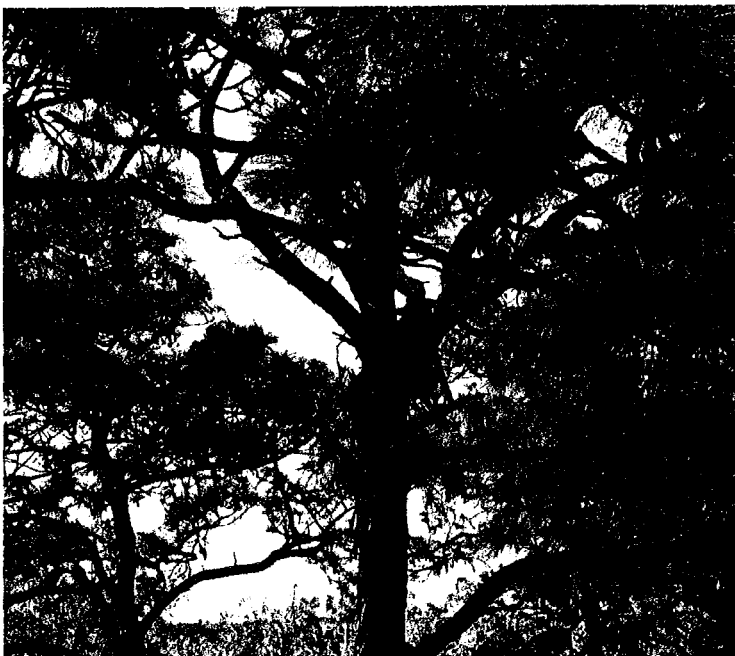
8. You may request amendment to your permit. The Service will charge a fee for substantive amendments made to permits within the time period that the permit is still valid. The fee is \$500 for commercial permittees and \$150 for non-commercial permittees (50 CFR 13.11(d)(4)). Substantive amendments are those that pertain to the purpose and conditions of the permits and are not purely administrative. Administrative changes, such as updating name and address information, are required under 13.23(c), and the Service will not charge a fee for such amendments. Requests for substantive amendment must be submitted via Form 3-220-71.

###

General ID: Large Eagle Nest Notes: From the ground level this appears to be the most recent nest construction.		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Large Eagle Nest Notes: When photo was taken from above a Great Horned Owl was documented using this nest. Center of the photo.		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Smaller recorded eagle nest Notes: This nest is dilapidated.		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Smaller recorded eagle nest Notes: Additional Photo of dilapidated nest		
Photo # 2	Date of Photograph: 01/14/2021	

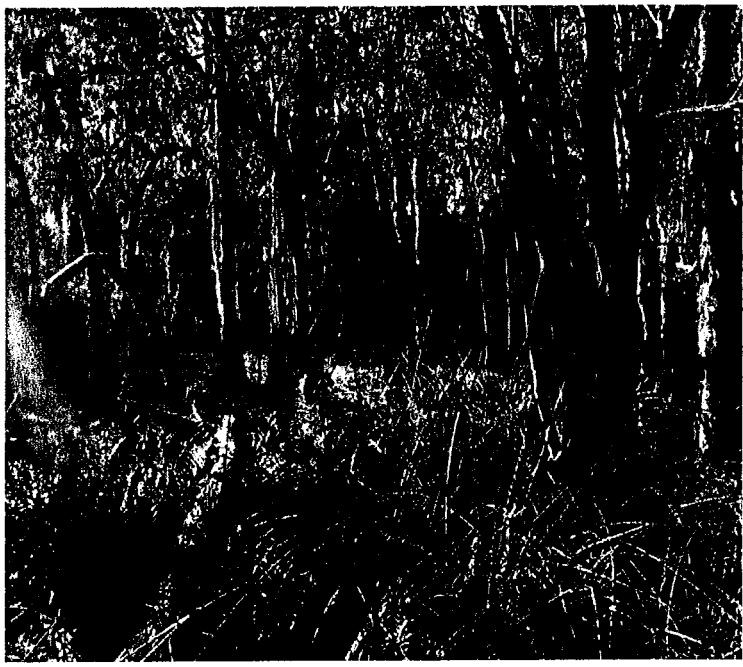
General ID: One of several homeless Camps Notes:		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Homeless Camp Notes:		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Dumping Notes:		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Dumping Notes:		
Photo # 2	Date of Photograph: 01/14/2021	

Wetland Photo Log		Page 1
General ID: Wetland 2 Notes: Trash and refuse		
Photo # 1	Date of Photograph: 01/14/2021	

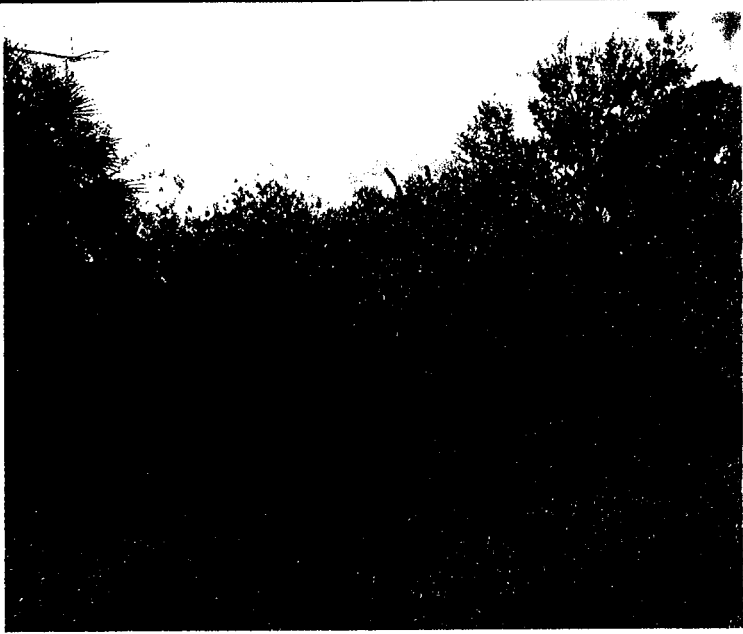
General ID: Wetland 2 Notes: Exotic species, Punk Tree dominant		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Wetland 6 Notes: Dumping		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Wetland 6 Notes: Exotic species		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Open water with fringe of Brazilian pepper Notes: Cardinal Direction:		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Landward side of Open water with Brazilian pepper fringe Notes: Cardinal Direction:		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Exotic species Brazilian pepper and Fedilia Notes:		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Dumping and Exotic Species Notes:		
Photo # 2	Date of Photograph: 01/14/2021	

General ID: Disturbed Land – Off road vehicle use Notes:		
Photo # 1	Date of Photograph: 01/14/2021	

General ID: Disturbed Land – Off road vehicle use Notes:		
Photo # 2	Date of Photograph: 01/14/2021	

Resolution 2021-60 Exhibit H



October 12, 2021

Ms. Patricia L. McNeese, AICP
Principal Planner
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, Florida 34688

RE: ***Anclote Harbor Apartments
East of US 19 and North of E Live Oak Street
City of Tarpon Springs, Florida
Transportation Management Plan***

Dear Ms. McNeese,

This Transportation Management Plan (TMP) memorandum documents the proposed transportation demand management strategies for the Anclote Harbor Apartments residential development. The proposed Anclote Harbor Apartments are located along US 19 in Pinellas County, Florida, north of the Pinellas Trail. The Florida Department of Transportation (FDOT) context classification for US 19 is C3 – Suburban and the speed limit on US 19 is 55 miles per hour (MPH). This development is proposed to include up to 404 mid-rise multi-family dwelling units.

Introduction

This Transportation Management Plan has been prepared to meet the requirements set forth in the City of Tarpon Spring Land Development Code (LDC). The LDC requirements include the following:

Section § 122.11.03:

“Transportation management plans are to be submitted by applicants of development projects in conjunction with their site plans. Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts.”

Section § 122.11.04:

“Developers of tier 1 projects are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.”

Development projects located within deficient road corridors that generate between 51 and 300 new peak hour trips are classified as tier 1. The Anclote Harbor Apartments meets the criteria of a tier 1 project as US 19 currently operates with a deficient Level of Service (LOS) and the development is anticipated to generate between 51 and 300 new peak hour trips.



655 North Franklin Street, Suite 150, Tampa, FL 33602

813-620-1460

The LDC identifies twelve (12) transportation management strategies. The eight (8) bolded/italicized strategies in the list below are proposed for the Anclote Harbor Apartments residential development:

1. ***Intensity reduction***
2. ***Density reduction***
3. Project phasing
4. Outparcel deletion
5. ***Physical highway improvements***
6. ***Operational improvements (signal)***
7. ***Access management strategies***
8. Mass transit initiatives
9. ***Demand management/commuter assistance***
10. ***Bicycle/pedestrian improvements***
11. Intelligent transportation system improvements
12. ***Livable community site design features***

The Project phasing (#3) and Outparcel deletion (#4) are not applicable as the project is proposed to contain one phase and will not include any outparcels. The developer also continues to coordinate with Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT) for Mass transit initiatives (#8). However, neither agency has requested transit stops or transit stop improvements at the project site at this time. Finally, the portion of US 19 that the project is adjacent to does not currently have Intelligent transportation systems (#9), therefore this transportation demand strategy is not applicable.

The eight (8) proposed transportation management plan strategies for the Anclote Harbor project are detailed in the following section.

Transportation Management Plan Strategies

The following transportation demand strategies have been developed through coordination with the Florida Department of Transportation (FDOT) and City of Tarpon Springs staff for the proposed Anclote Harbor development. The proposed strategies are detailed in the following subsections.

1. Intensity Reduction

The project is proposing a rezoning to Residential Planned Development (RPD). The site is currently zoned for commercial use. As stated in the City's staff report, intensity for this project was reviewed in terms of proposed project trip generation and the proposed residential use generates significantly less trips compared to trip generation rates for either office or retail land uses.

A comparison of the proposed land use and other potential allowable density and intensity is provided in **Table 1**. A 50,000 square foot retail and 400,000 square foot office development on the site would generate approximately 300% more trips.

Table 1: Intensity Comparison

Land Use	A.M. Peak-Hour Trips	P.M. Peak-Hour Trips	% Increase Over Apartment
400,000 square feet Office 50,000 square feet Retail	579	750	299% AM 321% PM
203,091 square feet Shopping Center 75 Multifamily dwelling units 30,056 square feet Office 6,000 square feet Convenience Retail & Gas Station	701	1,245	383% AM 599% PM
404 Apartment Units	145	178	--

2. Density Reduction

The project is proposing a density reduction. The project is reducing density by 17.4%. The density allows for the development of up to 489 units, but the applicant is seeking approval for only 404 dwelling units. The reduction in density supports a reduction in new trips to and from the project site.

3. Project Phasing

The Anclote Harbor Apartments project will be developed in one phase; therefore, project phasing is not applicable.

4. Outparcel Deletion

The Anclote Harbor Apartments residential development does not include any proposed commercial uses, therefore there are no outparcels to delete on the site.

5. Physical Highway Improvements

The Anclote Harbor Apartments development is proposing right turn deceleration lanes at the two US 19 project driveways and left-turn lanes at the offset median u-turns. The turn lanes will help offset project traffic impacts to US 19. The offset left-turn median openings will also provide median openings for existing traffic to utilize along US 19 without having to impact the adjacent traffic signals along US 19.

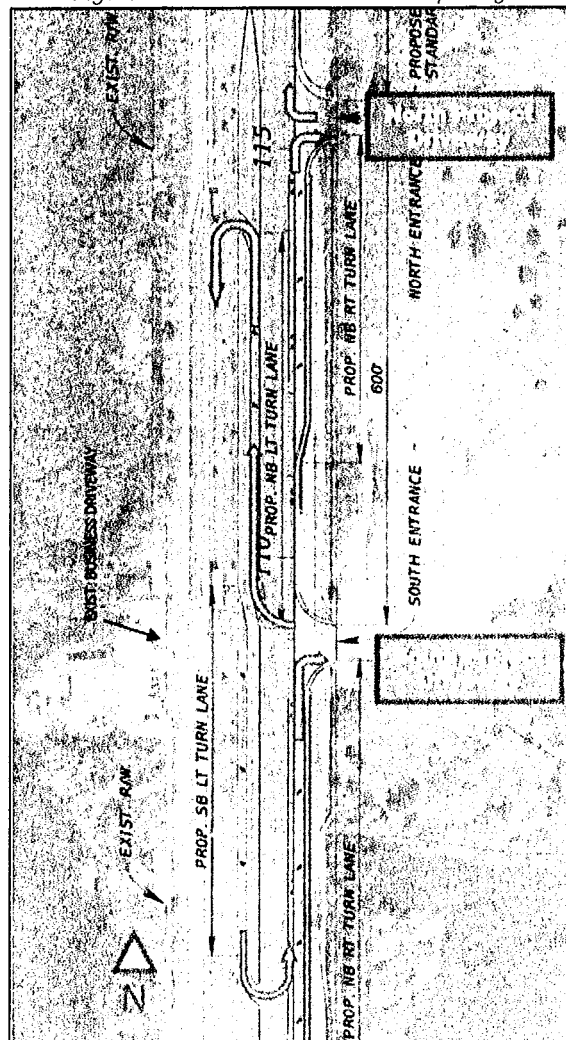
6. Operational improvements (Signal Retiming)

Signal timing adjustments are identified at the intersection of US 19 & Klosterman Road in the Traffic Impact Analysis (TIA) submitted for the Anclote Harbor Apartments residential development. The project developer will coordinate with Pinellas County should signal timing adjustments or retiming be needed after buildout of the project.

7. Access Management Strategies

To provide access to the site, offset left-turn lanes will be constructed along US 19 (**Figure 1**). The offset left-turn lanes are required by the FDOT as a safer alternative to a full median or a directional median opening at the project access location. The offset left-turn lanes improvement will allow vehicles traveling on US 19 to make a southbound or northbound u-turn movement, improving existing conditions as it provides an opportunity for vehicles to make a u-turn in both directions prior to the existing northbound and southbound left-turn lanes at the signalized intersections of US 19 & E Live Oak Street and US 19 & Beckett Way. This improvement is anticipated to reduce the future northbound and southbound u-turn movements at these adjacent signalized intersections and the existing median openings and improve the intersection operations for these movements.

Figure 1: Offset Left-Turn Median Openings



8. Mass Transit Initiatives

The project development has coordinated with Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT). Neither agency has requested transit stops or transit stop improvements at the project site at this time.

9. Demand Management/Commuter Assistance

The Anclote Harbor Apartment community will foster multimodal transportation by providing bicycle storage, electric vehicle charging, and encouraging ride sharing and resident carpooling programs. Electric vehicle charging stations will be installed in the parking area to serve each of the five residential buildings and the Clubhouse. Underground conduit will also be installed in the area of each residential building to enable future, additional installation of electric vehicle charging stations to meet future increased demand for electric vehicle charging in the community.

Bicycle storage will be provided on site to encourage multimodal trips and reduce vehicle trips to and from the community. Bicycle storage will be provided near residential areas and the Clubhouse. Residents will be able to connect to the Bicycle facilities and the Pinellas Trail from the development via existing sidewalk or existing bicycle lanes along US 19.

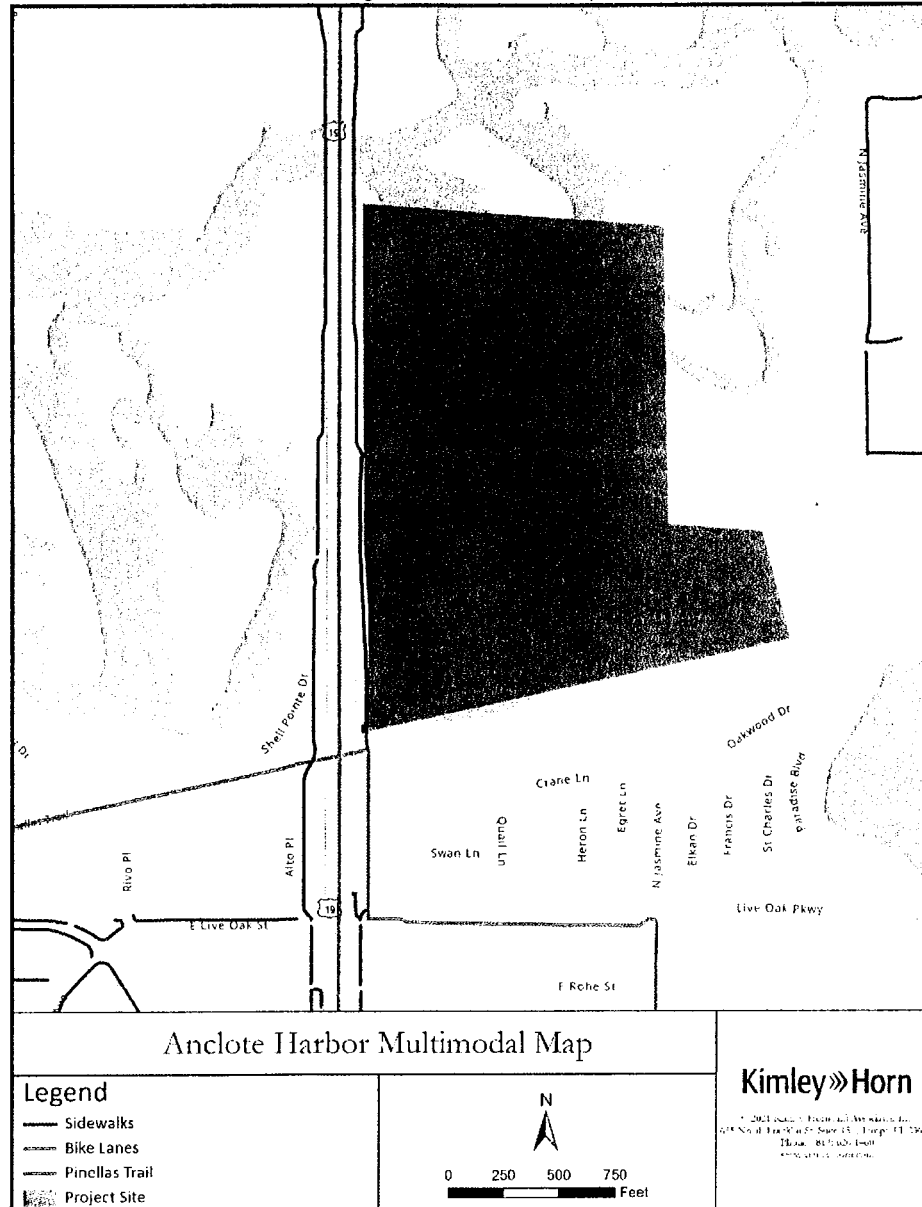
Commuter assistance will be provided in the form of the resident carpooling programs, as well as the encouragement of ride share program usage to reduce single occupancy personal vehicle trips. Transportation information for the commuter assistance will be provided in the leasing office.

10. Bicycle/Pedestrian Improvements

The site design promotes a pedestrian-friendly design with an internal sidewalk/path network and sidewalk connections from the site to US 19 and the Fred Marquis Pinellas Trail. Sidewalks and bicycle lanes currently exist along both sides of US 19. The Fred Marquis Pinellas trail is approximately 0.25 miles south of the site and will be connected to the site via the existing sidewalk along US 19. The trail provides multimodal access throughout Pinellas County including downtown Tarpon Springs as well as existing and future trail connections in Pasco County.

The sidewalk connection will be provided from the site to the existing sidewalk along US 19. A map illustrating the existing multi-modal connectivity is provided in **Figure 2**. A proposed sidewalk circulation exhibit is provided on the site plan showing the proposed sidewalk connections on site. Pedestrian facilities will be provided on site as well as additional gathering spaces including trails, pocket park, playground and pet park. Additionally, the Anclote Harbor Apartments community will offer a bike share program for its residents.

Figure 2: Multimodal Map



11. Intelligent Transportation System Improvements

The project is located adjacent to US 19. The portion of US 19 that the project is adjacent to does not currently have intelligent transportation systems, therefore this transportation demand strategy is not applicable.

12. Livable Community Site Design Features

Anclote Harbor Apartments will encourage traffic reduction by promoting a livable community through site design features. The apartments will enable a live-work-play lifestyle. Residents will have access to on-site recreational amenities such as a resort style pool, fitness center with yoga, cardio and strength training studios, dog park, grill stations, on-site boat dock access, kayak/canoe launch areas, and walking paths with a sidewalk connection to the Pinellas Trail.

The project will also enable working-from-home by featuring a co-working inspired business center with large collaborative spaces, private conference room, and private office spaces. The provision of working-from-home feature will reduce vehicles trips by supporting residents' business needs on-site.

Summary of Transportation Management Plan Strategies

The Anclote Harbor Apartments residential development is providing eight (8) of the twelve (12) transportation demand strategies identified in the City of Tarpon Springs LDC. The eight (8) bolded/italicized strategies in the list below are proposed for the Anclote Harbor Apartments residential development:

1. ***Intensity reduction***
2. ***Density reduction***
3. Project phasing
4. Outparcel deletion
5. ***Physical highway improvements***
6. ***Operational improvements (signal)***
7. ***Access management strategies***
8. Mass transit initiatives
9. ***Demand management/commuter assistance***
10. ***Bicycle/pedestrian improvements***
11. Intelligent transportation system improvements
12. ***Livable community site design features***

Four (4) strategies are not included in the Anclote Harbor TMP due to the applicability and feasibility of the strategies related to the proposed project.

Transit Agency Coordination

Transit service on US 19 adjacent to the project site is jointly provided by PSTA and PCPT. Route 19 service operates on US 19. The stops nearest to the project site are located near the intersection of US 19 & E Live Oak Street and at the Beckett Way intersection. Both PSTA and PCPT have been contacted regarding the provision of a transit stop at the project site. Both PSTA and PCPT indicated they are not requesting a transit stop at the project site at this time. Documentation of correspondence from PSTA in September 2021 is attached. Coordination with PCPT is currently on-going.

Bus Rapid Transit Potential

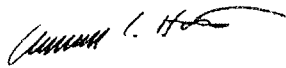
US 19 is designated as a priority corridor for future Bus Rapid Transit (BRT) by Forward Pinellas, Pinellas County's transportation planning authority. US 19 is identified as a Primary Corridor of Forward

Pinellas' Countywide Plan Transit-Oriented Land Use Vision Map. Primary Corridors are those identified as appropriate for investment in high-frequency, limited-stop transit, which may provide local or regional connectivity. The development should participate and coordinate in future planning efforts for BRT on US 19. At this time, stop and route specifics of BRT implementation on US 19 have not been determined.

Please review this Transportation Management Plan memorandum and let us know if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher Hatton, P.E.
Senior Vice-President



Kelly Fearon, P.E.
Traffic Engineer

Attachments: Communication Documentation from PSTA

From: Henry Lukasik <hlukasik@psta.net>
Sent: Friday, September 17, 2021 1:46 PM
To: Cintron, Artie <Artie.Cintron@kimley-horn.com>
Subject: RE: Anclote Harbor Multi-Family: Transit Discussion

Afternoon Artie,

Good to hear from you. All is well and hope the same for you.

There has been no change on our side since we last spoke. PSTA does not provide service that far north on US 19 so we should not have a need for any transit improvements.

Thanks for checking back with us and if you need anything else do not hesitate to contact me.

Have a good weekend!

Henry

Henry Lukasik
Director of Maintenance
Pinellas Suncoast Transit Authority (PSTA)
St. Petersburg, Florida
O: (727) 540-1845 | C: (727) 580-1094



From: Cintron, Artie <Artie.Cintron@kimley-horn.com>
Sent: Wednesday, September 15, 2021 2:09 PM
To: Henry Lukasik <hlukasik@psta.net>
Subject: RE: Anclote Harbor Multi-Family: Transit Discussion

Henry,

I hope all is well and it has been some time since we last spoke.

Our multi-family project (attached for reference) that we previously spoke about is going back through rezoning. One of the conditions was that we had direct coordination with PSTA to determine if there is any service stop need for our site. The last time we spoke verbally I believe it was discussed that there was not a service need at our location. I wanted to follow up to confirm this is still the case. I appreciate your response and please call me with any questions.

Artie Cintron
Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813 635-5585 | Office: 813-620-1460

From: Cintron, Artie
Sent: Wednesday, September 23, 2020 2:47 PM
To: hlukasik@psta.net
Cc: Kamil Salame <kamils@morgangroup.com>; Harvey D. Gonzalez <harveyg@morgangroup.com>; Richard Buck <RichardB@morgangroup.com>
Subject: Anclote Harbor Multi-Family: Transit Discussion

Henry,

Pleasure to meet you. I called you earlier this week but wanted to follow up.

We are the civil engineer for the proposed Anclote Harbor project that is currently going through a rezoning with the City of Tarpon Springs (see attached). It is located on U.S 19 just along the south side

of the Anclote River. As we progress with transportation studies and design, the City wanted us to reach out with PSTA to confirm if there is a ridership need in the area that may warrant any action or discussion.

Please let me know if you are available for a coordination discussion. I received your contact from Dan Rodriguez at HART who informed me that you would be a great contact to begin discussion.

Kimley»Horn

Artie Cintron

Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813 635-5585 | Office: 813-620-1460

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Anclore Harbor Hurricane Response Plan

This hurricane response plan was developed to:

- Provide proactive risk mitigation before a hurricane event
- Ensure employee and resident safety
- Expedite recovery with infrastructure plans

PRE-HURRICANE SEASON PLANNING

At least 60 days prior to the beginning of hurricane season (June 1st), Management will issue notice to residents informing them of the governmental resources available to them in case of emergency (Exhibit A). Residents will be encouraged to prepare a hurricane plan for their entire household. This outline will specify what every member of the household will do before, during and after a hurricane. Guidelines for preparing the hurricane plan are as follows:

- Gather a two-week supply of all items listed in "Suggested Hurricane Supply Checklist" (Exhibit B)
- Asking an out-of-town relative or friend to be an emergency contact, and to make sure everyone knows that person's phone number. Telling emergency contact person your location during the hurricane.
- Making arrangements, in advance, for where residents will stay during a hurricane - at home, a friend's home, a shelter or a hotel. Making arrangements for a back-up location as well. Making sure your emergency contact knows the location, address and phone number.
- Making arrangements for those with special needs or pets and register with county.
- Practice and reviewing hurricane plan.
- Management will mass email periodic updates to all residents and advise current conditions or when services have been restored. Please make sure that management has an updated email address for you.

Elderly and Special needs Residents will be reminded of the following

- Elderly, frail, or a persons with disabilities will be encouraged to have friends or relatives help with housing and welfare.
- Making a list of prescribed medications, and get a month's supply. Making copies of the prescriptions. Special diets should be budgeted for at least 3 days
- Making sure you are wearing an I.D. bracelet with your name, medications, allergies and contact information.
- If someone in the residence requires special attention or medical care, contact Pinellas County Emergency Management at (727) 464-3800 to register and receive more information about available assistance.

BEFORE A HURRICANE EVENT:

In the event of a hurricane, Management issue notice (Exhibit C) informing residents of action plans. Residents and team members will be encouraged to adhere closely to the emergency response guidelines (Exhibit D). When an evacuation order is issued, EVERYONE must evacuate the community. Employees and emergency responders are expected to evacuate as well. There will be reduced access to emergency services during a storm, and authorities will not be available to help you. Essential operations, such as the elevators, air conditioning, water service etc. may be suspended. Please also keep in mind that if you do not evacuate, you can expect that there will be no staff available for possibly several days after the storm. Once evacuated, you should plan on having to stay away for up to a week or more. Government officials may block the return of all persons, except essential emergency personnel, from coming back to the area for up to several days. Residents who do not evacuate will be encouraged to comply with the Hurricane shelter in place recommendations (Exhibit E)

Residents will be advised to prepare their units for a hurricane as follows:

- Remove all furniture and decorative wall fixtures from any open balcony or patio.
- Close and firmly lock all sliding glass doors and windows.
- Prepare for the loss of utility services
- Clean bathtubs and fill with water in case water lines are damaged. Use this water for cleaning and to refill toilet as needed.

AFTER A HURRICANE EVENT:

Management Team will assess damage caused by the community and work with available resources to remediate and mitigate property damage to the extent possible. Management will issue post-storm notifications on guidelines (Exhibit F) to expedite recovery efforts. In the event of a power outage, the Clubhouse will serve as an emergency space to issue resident directives and help manage relief efforts. To help expedite community recovery efforts, emergency back-up power at the clubhouse will be provided via a rechargeable battery system utilizing solar panels to recharge batteries. This system will power essential appliances such as refrigeration critical for medicine, essential food items, lighting during night time, charging of mobile devices, and access control. When used conservatively, the backup system will be able to power clubhouse essentials for 7 days or more. A draft of this system is shown on Exhibit G.

Customer Service Statement

Governmental and nongovernmental agencies in the community at large can provide vital information and resources in emergencies and natural disasters.

Standard

- Team Members maintain a listing of governmental and nongovernmental agencies that can be a valuable resource before, during, and after emergencies and natural disasters.

Task Breakdown

1. American Red Cross - www.redcross.org
 - a. Agency provides disaster relief that includes shelter, food, health and mental health services. Local chapters can be located on the website.
2. Federal Emergency Management Agency (FEMA) - www.fema.gov
 - a. Agency provides information and resources for planning, preparing, and managing disasters. The website also provides information about disaster survivor assistance and response and recovery.
3. NOAA National Weather Service - www.weather.gov
 - a. Site includes weather conditions, forecast, and active alerts and warnings.
4. National Hurricane Center - www.nhc.noaa.gov
 - a. Site includes forecasts and information on resources and preparedness.
5. FEMA tornado information - www.ready.gov/tornadoes
 - a. Site includes information on preparing for tornadoes and management during and after the storm.
6. FEMA earthquake information - www.ready.gov/earthquake
 - a. Site includes information on preparing for earthquakes, plus measures to take during and after the earthquake.
7. State emergency preparedness agencies: _____

Last Updated 11/24/2019 02:57 PM ET

Exhibit B

SUGGESTED HURRICANE SUPPLY CHECKLIST

HURRICANE SUPPLY KIT CHECKLIST (maintain a two-week supply for each person in your home of each of the following items):

Baby Supplies:	Formula, bottles, powdered milk, jarred/canned baby foods, diapers, towelettes and special medications.
Food Supplies:	Purchase foods that require no refrigeration and little preparation such as: ready-to-eat canned food, canned juices, milk/parmalat, soup, soft drinks, instant coffee/tea, lots of ice (you can freeze your water supply).
Medical Supplies:	First aid kit, rubbing alcohol, aspirin, non-aspirin pain reliever, anti-diarrheals and antacids, extra prescription medication (especially for those with heart problems and diabetics). Ask your physician or pharmacist how to store prescription medication.
Other Supplies:	Wind-up or battery-operated radios, flashlights, non-electric can opener, extra batteries, ABC-rated fire extinguisher in a small canister, portable cooler, absorbent towels, plastic trash bags, wind-up or battery operated clock, extra set of keys, screw driver, hammer, photocopies of prescriptions, photo identification, proof of occupancy of residence (utility bills), medical history and information.
Personal Items:	Toilet paper, towels, soap, shampoo, personal and feminine hygiene products, denture needs, contact lenses and an extra pair of eye glasses, sun protection and insect repellent
Water:	A minimum of seven gallons of water per person (1/2 gallon for drinking and 2 gallons for bathing, tooth brushing, etc.). Please store water in clean plastic containers.

Exhibit C

Dear Residents:

You may be aware that _____ is under a Hurricane Watch, which would mean that our area could be subject to hurricane conditions including high force winds and potentially heavy rainfall that could cause flooding, as well as additional post-storm rainfall over several days. While we hope that this severe weather threat passes, we urge you to take the necessary steps to be prepared in the event we do experience hurricane force winds and rain. We would like to advise you to closely monitor weather bulletins, forecasts and official declarations until the hurricane threat has passed.

In an effort to help you prepare for the effects of possible hurricane conditions we would like to share the following information gathered from the American Red Cross, National Weather Service and Federal Emergency Management Agency:

When a Hurricane Threatens

- Turn your refrigerator and freezer to the coldest settings, opening them only when absolutely necessary.
- Freeze water in plastic jugs and use them to fill every space in the refrigerator/freezer to keep food cool.
- Prepare an emergency water supply before the hurricane strikes. Figure one gallon of drinking water per person per day. Also, fill coolers with ice.
- Sterilize the bathtub, jugs, bottles, cooking utensils and other containers. Scrub thoroughly, sponge and swab with bleach, then rinse. Let the bathtub and other containers dry, and then fill with water. This water can be used for sanitary purposes.
- Make sure you have at least a two week supply of non-perishable foods. Don't forget a non-electric can opener.

Evacuations

- Given our location, the Pinellas County Emergency Management Department will likely issue an immediate evacuation order. All residents and employees will be required to evacuate the building in short order. Residents are encouraged to stay with family members or friends who live in a non-evacuation area.
- Upon receipt of the evacuation order, the Management Team will relay the evacuation requirement via e-mail and to mobile numbers on file via SMS (Short Message Service).
- Please ensure the Management Office has your most updated contact information (cell phones, emails, emergency contacts). These will be used to communicate when it is safe to return
-

Residents are responsible for securing their personal belongings

- Remove everything from your balconies.
- Secure all windows and sliding glass doors.
- Place towels around windowsills in case of water intrusion.
- Closely monitor projected conditions. Follow directions issued by local, state, and federal agencies
- Insurance is recommended to insure your belongings against loss or displacement. You may want to review the terms of your current policy to ensure that you have coverage for any personal loss.
- Unplug your television, computer, DVD and stereo equipment.
- Back up your computer. If you are in a flood-prone area, move electronic equipment above the floor level.
- Bring in all objects that can be easily blown away, such as patio furniture, bikes, plants and grills.
- Prepare your vehicle. Fill your gas tank early. Gasoline may not be available for days after the hurricane strikes due to power outages.
- If available, park your car in a garage or away from trees. Try to avoid sub-grade parking areas and if possible, park your vehicle above ground level.
- Check all flashlights, battery powered lanterns and portable radios and have spare batteries on hand.
- Make sure you have plenty of water and food for your pet. You may also consider having disposable waste pads available in the event you cannot take your pet outdoors.
- Collect your disaster supply kits, along with blankets and sleeping bags and keep them with you.
- Store valuables and documents, place valuables, personal papers and insurance information in a waterproof container and store them in the highest possible spot.
- Make sure you have plenty of cash, as ATM machines will be down if there is a power outage.
- Inventory your personal property (a video is an excellent idea).

During a Hurricane

- Weather conditions may deteriorate rapidly, hours before the arrival of the actual hurricane. Stay indoors. An interior room or a room without windows is usually the safest.
- If the center (eye) of the hurricane passes through our area, continue to stay indoors unless emergency repairs are absolutely necessary. Wind and rain may stop for a few minutes or for more than an hour. If this occurs, beware, the winds can/will suddenly pick up again from the opposite direction and possibly with more force than before.
- If winds become strong, stay away from windows and doors. Take refuge in a small interior room, closet or hallway. Take a battery powered radio or TV and a flashlight with you to your place of refuge. Close all interior doors and secure all exterior doors.
- If flooding threatens your home, turn off the electricity at the main breaker.
- If you lose power, turn off major appliances such as the A/C and water heater to reduce damage.

After a Hurricane

- Remain indoors until the official “All Clear” is given. Continue to monitor television and/or radio on your battery powered unit. Your local news stations will be issuing official announcements from the National Hurricane Center and local officials.
- Do not use your telephone unless you have an emergency. Do not call 911 except for life threatening situations. Consider putting your mobile device on power-save mode.
- Do not report individual interruptions in electricity, water or telephone services. The utility companies have plans to restore service as quickly as possible, and property management has no control over utility service restoration. Report individual trouble only after service has been generally restored in your area.
- If the water supplies should become contaminated, the Public Health Department will issue a boil water order after the hurricane passes. The order will remain in effect for at least 72 hours.

The on-site office will remain open as long as possible in order to assist you in any way that we can. Emergency service will be available by dialing our office telephone number as long as telephone service is still available. On site management will utilize the Active Building Resident Portal, the Community App and Facebook to send notifications and post updates to our residents.

For medical or other emergencies such as fire always dial 911 first.

EMERGENCY CONTACT INFORMATION

Medical, Police, Fire	911	
Federal Emergency Management Administration	1-800-621-3362	www.fema.gov
American Red Cross		www.redcross.org
Check here for a recommended supply list:	http://www.wcather.gov/tbw/	

You may also want to download helpful apps to stay updated on storm and flooding developments.

We hope that you and your family will monitor the weather conditions closely and be safe throughout. If you have any other questions, concerns or special needs, please do not hesitate to contact us.

Sincerely,



Exhibit D

5085

Hurricane , Preparation and Evacuation

Customer Service Statement

Morgan is committed to making optimal preparations in the event of a hurricane so as to minimize loss of life and damages.

Standard

- Team Members prepare effectively for hurricanes, recognizing that hurricanes have the potential for catastrophic damage.
- Team Members understand hurricane-related terminology and are aware of sources for monitoring storm progression (National Weather Service, local television and radio).
 - Hurricane watch: Hurricane conditions are possible within the area. A watch can be issued up to 48 hours in advance of the storm.
 - Hurricane warning: A hurricane is expected within the area. The warning may be issued 36 hours in advance.
- Team Members follow the guidelines in the Communicating within the Company and Communicating with Residents and Others standards.
- Team Members seek approval by the Regional Property Manager for all Resident communication.
- Team Members provide Resident notification in timely manner.
- Team Members follow the directives of local authorities, including orders to evacuate.
- If ordered to evacuate, Team Members close the offices and follow the guidelines in the Evacuation Plan standard. If evacuated from the Community, they will be off-duty (including from on-call responsibilities) until the storm has passed.
- Maintain a list of current and approved Supplier Partners (such as general contractors, roofers, tree companies, water extraction, etc.) and be prepared to contact them in advance.

Task Breakdown

Hurricane Watch

1. If under a hurricane watch, be alert.
 - a. Stay tuned to the local media and/or the National Weather Service for changing weather conditions.
2. Consult with the Regional Property Manager regarding precautions and Resident notification.
3. Review the Evacuation Plan standard and emergency procedures.
4. Gather emergency supplies (bottled water, flashlight, batteries, garbage bags, shovels, rakes, cell phones, plywood, gasoline and first aid kit).
5. Determine the location of nearest storm shelter.

Hurricane Warning

1. If a hurricane warning is issued, perform all of the above (if not already done).
2. Notify the Residents as soon as possible by posting hurricane warning notices in all common areas and entrances to the Community. All communications/notifications must be approved by the Regional Property Manager.
3. Follow precautions issued by the Regional Property Manager and local authorities, including:
 - a. Electrical/maintenance:
 - Disconnect electrical power, where appropriate.
 - Shut down irrigation systems to prevent water intrusion.
 - Store maintenance/shop inventory above anticipated water level.
 - Call elevators up to at least the 4th floor and notify residents.
 - b. Pool:
 - Lower pool water levels and turn off power to pool pumps.
 - Secure pool furniture or move to storage area.
 - c. Office:
 - Back up and print key code list. Store in a safe, accessible place.
 - Back up computers prior to turning them off. Store hard drives in a secure place.
 - Move equipment above anticipated water level.
 - d. Community (general):
 - Secure dumpsters, signage, and loose gutters.
4. Board up windows to the Leasing Office, maintenance shop, clubhouse, and other common areas, as directed by supervisors and local authorities.

Notes and Materials

- Notification letter to Residents
- Emergency Contact List

Last Updated 04/07/2021 05:05 PM ET

Attachments



Exhibit E

5090

Hurricane, In Progress

Customer Service Statement

Team Members comply with the directives of local officials and company supervisors during a natural disaster such as a hurricane. If unable to evacuate prior to the storm, Team Members will take measures to maximize their safety.

Standard

- Team Members will attempt to complete hurricane preparations and close the offices before the storm, but they understand that following the directives of local authorities and company supervisors takes priority.
- If the hurricane strikes before evacuation is possible, Team Members take measures to maximize their safety.

Task Breakdown

1. If you are unable to evacuate, take shelter in a wind-safe room (a reinforced room able to withstand high winds and airborne debris) or an area such as the following:
 - a. A windowless room in the center of the building, such as a closet or bathroom, on the lowest level (safest location)
 - b. An interior hallway with few or no windows
2. Close all interior doors. Secure external doors.
3. Quickly gather any immediately needed emergency supplies such as cell phones, flashlights, batteries, radios, and water.
4. Take cover, staying low to the ground.
5. Remember: If there is a lull, it could be the eye of the storm. Once the eye passes, the storm will begin again.
6. Remain indoors until storm passes.

Last Updated 04/15/2015 04:31 PM ET



Exhibit F

5095

Hurricane , After

Customer Service Statement

Morgan is committed to optimizing the safety of Residents, Team Members, and others in the Community after a hurricane .

Standard

- Team Members follow the guidelines in the Accident or Medical Emergency standard if injuries are suffered during and after the storm.
- Team Members understand that potential hazards (extensive rainfall, flooding, broken gas lines or power lines, weakened structures) exist after a hurricane has passed and take measures to maximize the safety of themselves and others and to minimize damage.
- Team Members assess the Community for risks and work with the company and local agencies to restore the Community.
- Team Members communicate with the company, Residents, and others following company standards.

Task Breakdown

Health and Safety

1. Immediately following the storm, determine the health and safety of individuals in the area.
 - a. Refer to the Accident or Medical Emergency standard, as necessary.
2. Take measures to calm and comfort the Residents and others.

Post-Storm Communication

1. Communicate with the Regional Property Manager to:
 - a. Provide an update on the situation and receive any directives.
 - b. Obtain directives regarding Resident notifications and information to be given to the answering service.
2. Notify the answering service of the Regional Property Manager-approved statement to be given out in response to inquiries.
3. Distribute the notification/information letter to the Residents (following approval by Regional Property Manager).
4. Consult with the local authorities, including utility companies, regarding issues in the Community (see below). Water quality may need to be determined before tap water can be safely ingested.

Assessment of the Community

1. Once storm has passed, assist authorities, as appropriate, with the inspection of the Community before re-entering buildings or damaged areas. Note hazards such as:
 - a. Flooded areas/roads
 - b. Loose or dangling power lines/utility outage (refer to the Utility Outage standard)
 - c. Fallen objects
 - d. Suspected gas leaks (refer to the Gas Leak standard)
 - e. Structural damage
2. When entering buildings without electricity, use only flashlights (no candles) to help visibility. Turn on flashlights outside before entering building (battery may spark and ignite leaking gas).
3. Document and photograph the damaged areas.
4. Submit the property damage claims to the company's insurance claims representative. Send a copy to the Regional Property Manager.
5. Complete an incident report. Refer to the Incident Reporting and Distribution standard.
6. Wear proper PPE (e.g., hard hats) if entering buildings.
7. As soon as practically possible, set up a meeting with the Facilities Project Manager to assess property damage and prepare a preliminary budget. Forward the preliminary budget to the Risk Management Department as soon as possible.

Post-Storm Housing/Resident Belongings

1. Resident belongings should be insured through the Residents' personal renter's insurance. The company's insurance carrier may make later settlements once responsibility for the loss is determined.
2. When situations warrant, contact the Red Cross to request assistance with coordinating temporary housing, food, and clothing vouchers. The agency may establish a crisis center location within the Community and be available to counsel Residents.

Notes and Materials

- Notification letter to Residents
- Camera
- Emergency Contact List
- Incident Report

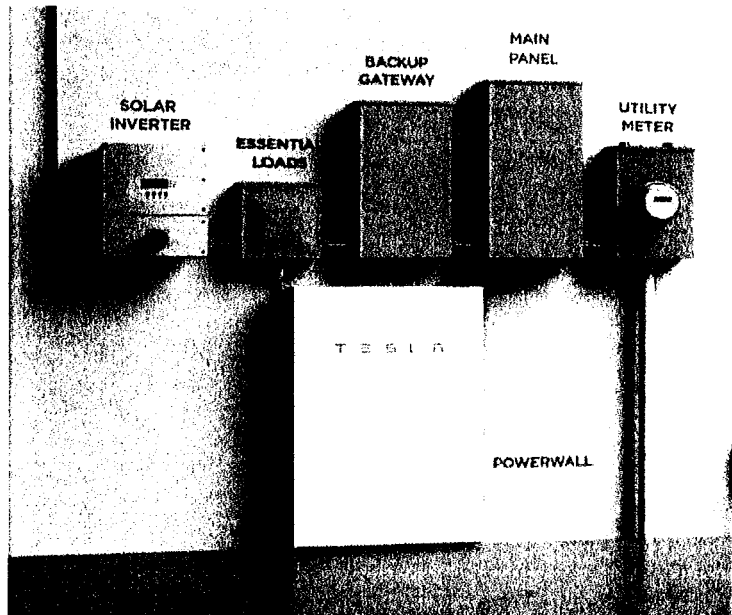
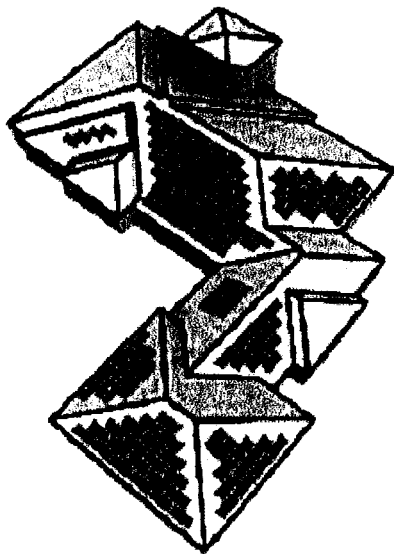
Last Updated 11/24/2019 03:47 PM ET

Exhibit G

Clubhouse Backup Power, Preliminary Design

This preliminary plan is subject to changes based on the evolution of electrical plans of the clubhouse, permissibility, and alternative back-up power innovations during the design and construction of the project.

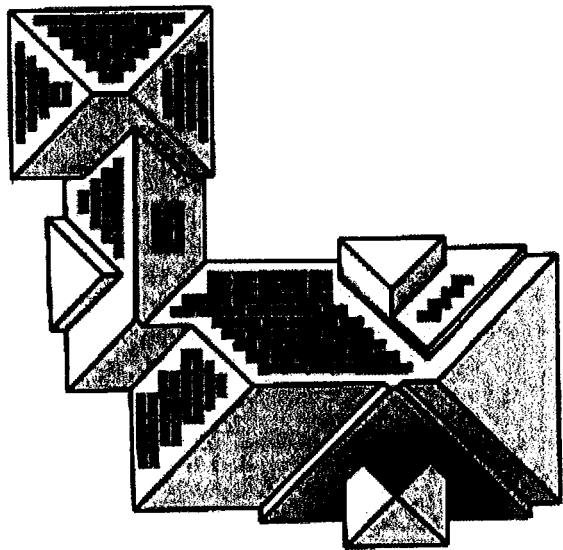
System Overview:



The Total Maximum demand amps for the clubhouse are expected to range from 450 to 500 amps. The systems considers a maximum emergency load of 400 amps or 133.94 kWhs when excluding non-essentials demand. The solar system as currently designed is expected to produce an average 233 kWh per day split into two gateways of 116 kWh each, allowing for some margin over the expected load. When solar is down (night time), battery back up will have a storage capacity of 81 kWhs or 60% of the expected total demand load during an emergency. This overnight use should be fully recharged and the cycle can continue indefinitely weather permitting.

Design details on following pages:

PROPOSED SOLAR SYSTEM



PV SYSTEM DETAILS

TOTAL SOLAR MODULES	138
SYSTEM SIZE	57.96 kW
EST. ANNUAL SOLAR ENERGY PRODUCTION (ASSUMING ZERO SHADING)	85,378 kWh
MODULE MANUFACTURER & WATTAGE	Tesla 420W
INVERTERS & DC OPTIMIZERS TYPE	SolarEdge Technologies Inc.

ENVIRONMENTAL FACTORS



PLANTING
29,895
TREES

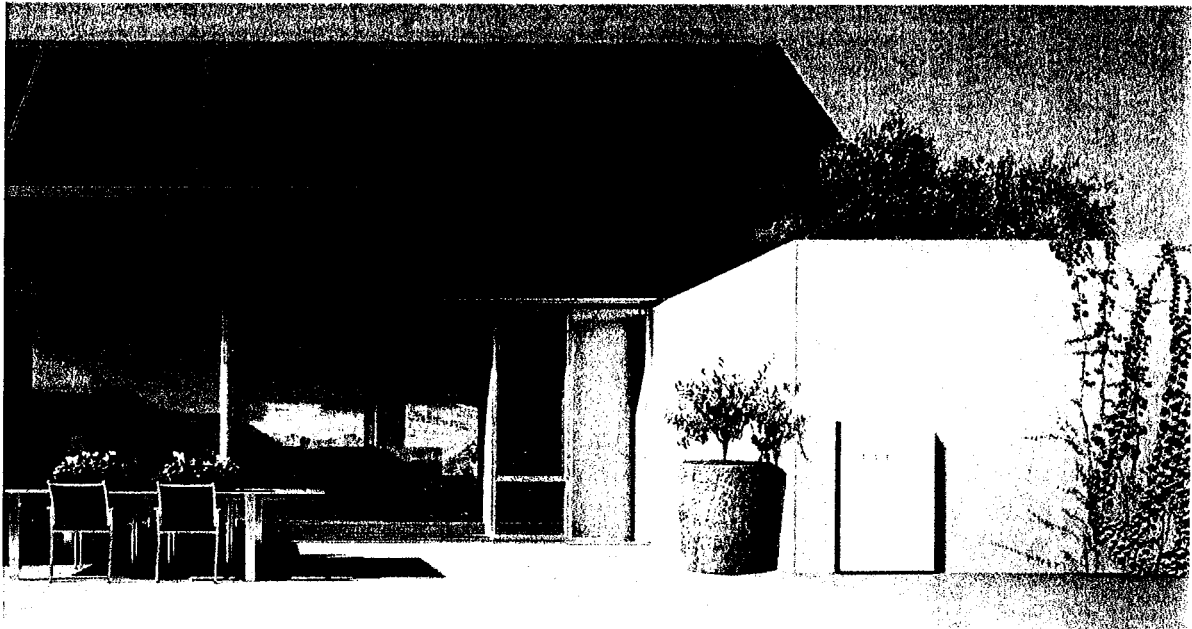


DRIVING
115,435
FEWER
MILES PER
YEAR



TAKING 10
CARS OFF THE
ROAD

PROPOSED STORAGE SYSTEM



SYSTEM PERFORMANCE & COST ANALYSIS

NUMBER OF TESLA POWERWALLS 12

TOTAL MAX CONTINUOUS REAL POWER 60 kW

TOTAL USABLE ENERGY 162 kWh

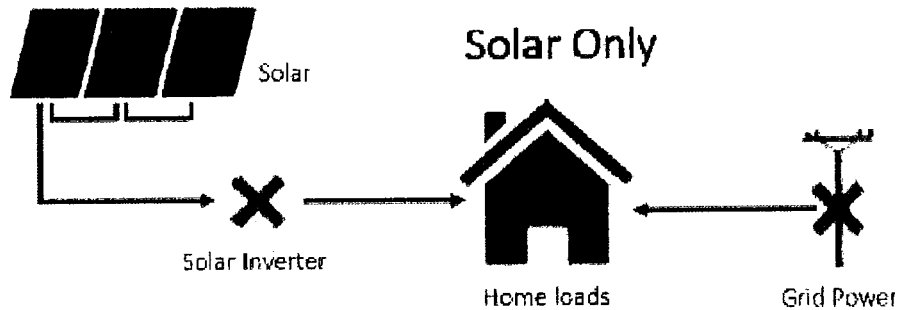
TESLA

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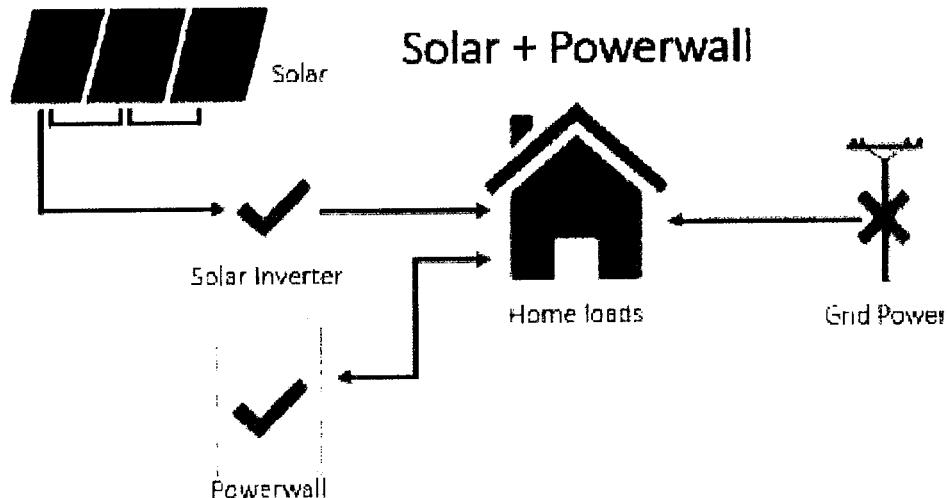
HOW IT WORKS

DURING A GRID OUTAGE A SOLAR ONLY SYSTEM IS DESIGNED TO SHUT OFF FOR SAFETY REASONS. THIS MEANS THAT EVEN WITH THE SUN SHINING THE HOME IS LEFT WITHOUT POWER.



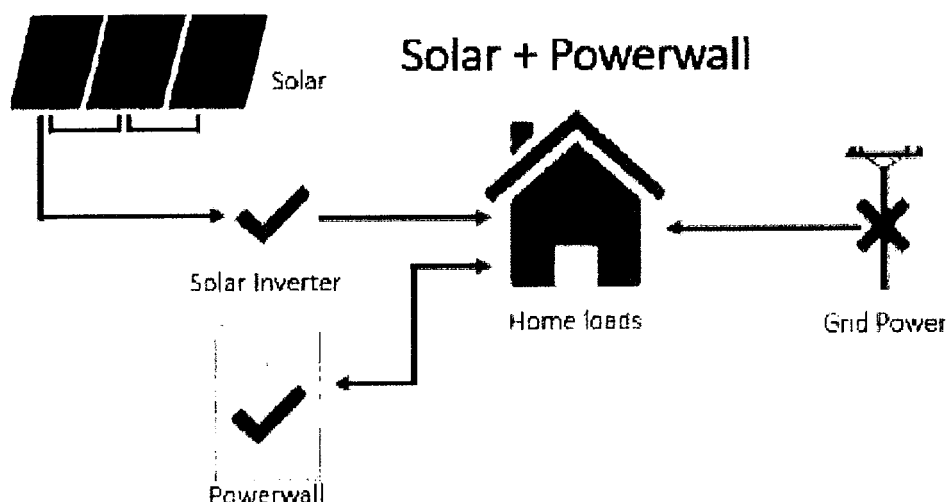
SEAMLESS BACKUP POWER (POWER RESTORED IN 1/4 SECOND!)

IN THE EVENT OF A POWER OUTAGE, THE BACKUP GATEWAY DISCONNECTS POWER BETWEEN THE UTILITY METER AND MAIN PANEL (WHOLE HOME CONFIGURATION) OR THE MAIN PANEL AND SUBPANEL (PARTIAL HOME CONFIGURATION) AND REESTABLISHES POWER. THE TIME FROM POWER OUTAGE TO POWER RESTORED IS A QUARTER OF A SECOND. UNLIKE GENERATORS THAT TAKE 30 SECONDS TO 3 MINUTES TO RESTORE POWER, POWERWALL IS FAST ENOUGH THAT CLOCKS AND APPLIANCES ARE NOT AFFECTED. MOST CUSTOMERS WILL ONLY EXPERIENCE A BRIEF DIP IN LIGHTING WHILE THE TRANSITION OCCURS.



HOW IT WORKS

IN THE EVENT OF A POWER OUTAGE, THE BACKUP GATEWAY DISCONNECTS POWER BETWEEN THE UTILITY METER AND MAIN PANEL (WHOLE HOME CONFIGURATION) OR THE MAIN PANEL AND SUBPANEL (PARTIAL HOME CONFIGURATION) AND REESTABLISHES POWER. THE TIME FROM POWER OUTAGE TO POWER RESTORED IS A QUARTER OF A SECOND. UNLIKE GENERATORS THAT TAKE 30 SECONDS TO 3 MINUTES TO RESTORE POWER, POWERWALL IS FAST ENOUGH THAT CLOCKS AND APPLIANCES ARE NOT AFFECTED. MOST CUSTOMERS WILL ONLY EXPERIENCE A BRIEF DIP IN LIGHTING WHILE THE TRANSITION OCCURS.



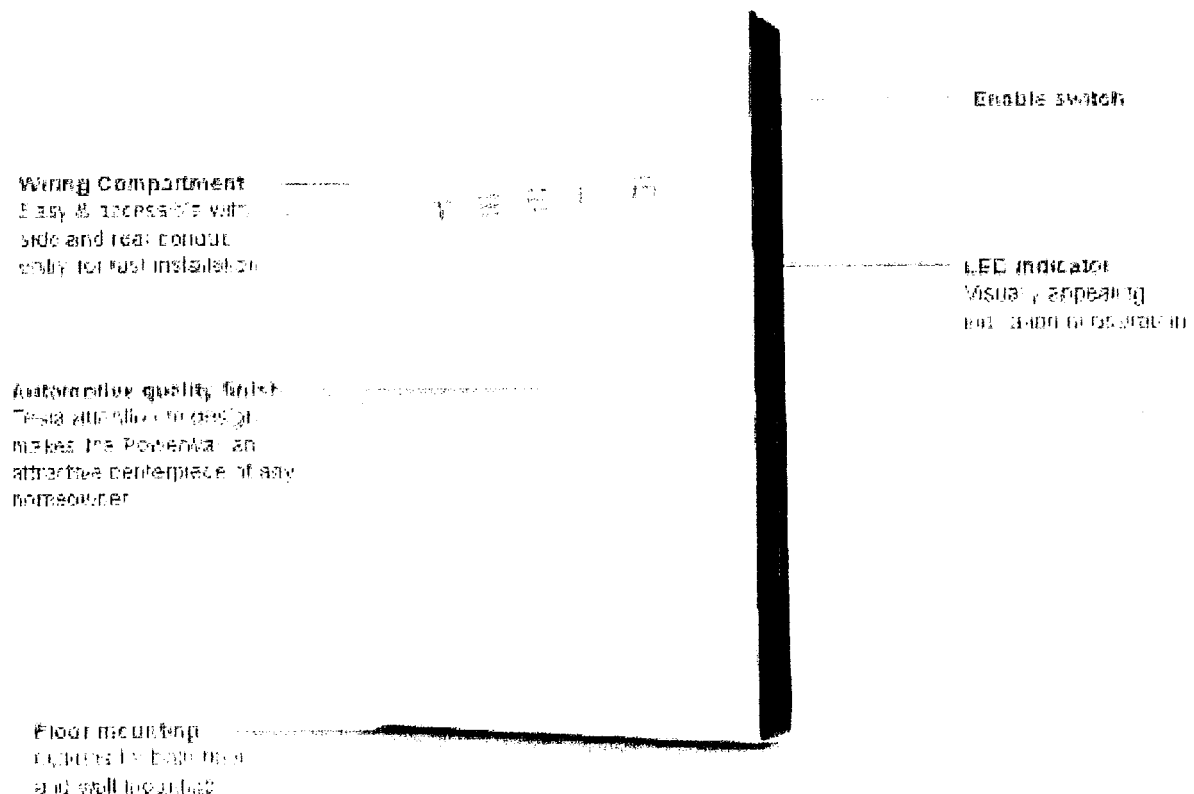
HOW BACKUP WORKS:

- BACKUP GATEWAY DETECTS OUTAGE
- POWERWALL PROVIDES POWER
- INVERTER DETECTS VOLTAGE/FREQUENCY AND KEEPS WORKING
- SOLAR KEEPS GENERATING POWER FOR THE HOME AND CHARGING POWERWALL

POWERWALL DESIGN

POWERWALL IS THE CENTERPIECE OF A TESLA HOME ENERGY SYSTEM. IN ORDER TO FULLY PURSUE OUR MISSION, TO ACCELERATE THE WORLD'S TRANSITION TO SUSTAINABLE ENERGY, WE MUST NOT ONLY BE FOCUSED ON THE ADOPTION OF ELECTRIC VEHICLES, WE MUST FOCUS ON THE SOURCE OF THE ENERGY USED IN EVS.

POWERWALL IS COMPACT, STACKABLE AND WITH A BUILT-IN INVERTER, POWERWALL ALSO COMES READY TO INTEGRATE SEAMLESSLY WITH TESLA SOLAR OR ALTERNATIVE SOLAR PV SYSTEMS, ENABLING CUSTOMERS TO SELF-POWER THEIR HOME OR EVEN GO 0 -GRID.



PRODUCT HIGHLIGHT

Powerwall is a high-capacity, high-voltage battery storage system that can be used in a variety of applications. It is designed to be installed in a variety of locations, including indoors and outdoors. Powerwall is a high-capacity, high-voltage battery storage system that can be used in a variety of applications. It is designed to be installed in a variety of locations, including indoors and outdoors.

INSIDE POWERWALL

Inverter

Built-in inverter converts all DC energy to the AC energy required for your home, lowering cost and complexity.

TEELIT

Liquid Cooling

Regulates Powerwall's internal temperature to maximize battery performance in any climate.

Battery Pack

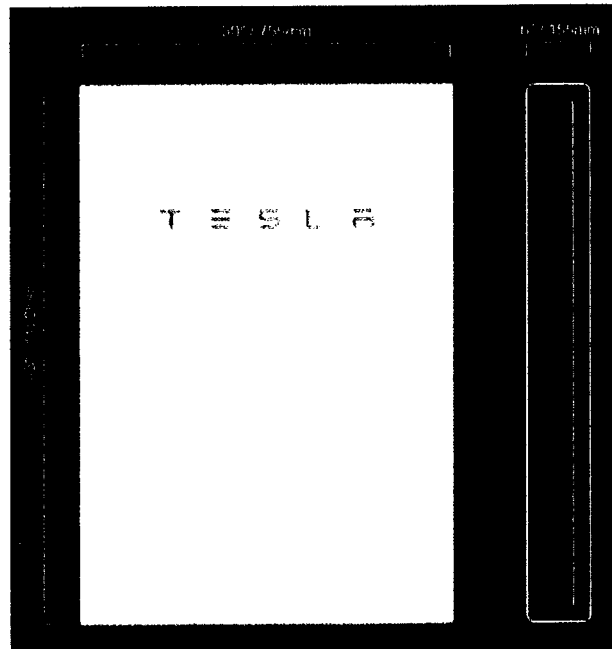
The economies of scale gained by the Gigafactory makes Powerwall one of the lowest cost per kWh.

- ALL IN ONE BATTERY + BATTERY INVERTER
- INSTALLED IN AN AC COUPLED CONFIGURATION TO ANY COMPATIBLE ELECTRICAL SYSTEM CAPABLE OF PROVIDING WHOLE HOME BACKUP
- CAN BE USED WITHOUT SOLAR, RETRIFITTED WITH EXISTING SOLAR OR PAIRED WITH NEW SOLAR UP TO 10 POWERWALLS IN A SYSTEM
- PROVIDES FLEXIBILITY OF INSTALLATION BY DECOUPLING BATTERIES WITH SOLAR

Powerwall is a high-capacity, high-voltage battery storage system that can be used in a variety of applications. It is designed to be installed in a variety of locations, including indoors and outdoors. Powerwall is a high-capacity, high-voltage battery storage system that can be used in a variety of applications. It is designed to be installed in a variety of locations, including indoors and outdoors.

TECHNICAL SPECIFICATION

POWERWALL PROVIDES 5KW (7KW PEAK) OF CONTINUOUS POWER AND 14KWH (13.5KWH USABLE) OF ENERGY. IT'S INTEGRATED DESIGN PROVIDES THIS BEST IN CLASS ENERGY AND POWER CAPABILITY WITH MINIMAL FOOTPRINT. IT'S UNIQUE ACTIVE COOLING SYSTEM ALLOWS IT TO BE INSTALLED IN ALMOST ANY CLIMATE.



Usable Capacity
13.5 kWh

Depth of Discharge
100%

Efficiency
>90% round-trip

Power
7kW peak / 5kW continuous

Supported Applications
Solar self-consumption
Time of use load shifting
Backup
Off grid

Warranty
10 years

Scalable
Up to 10 Powerwalls

Operating Temperature
-4° to 122°F / -20°C to 50°C

Dimensions
L x W x D: 44" x 29" x 5.5"
(1150mm x 755mm x 155mm)

Weight
276 lb / 125 kg

Installation
Floor or wall mounted
Indoor or outdoor

Certification
North American and International Standards
Grid code compliant

Tesla

Photovoltaic Module

T420S, T425S, and T430S

Maximum Power

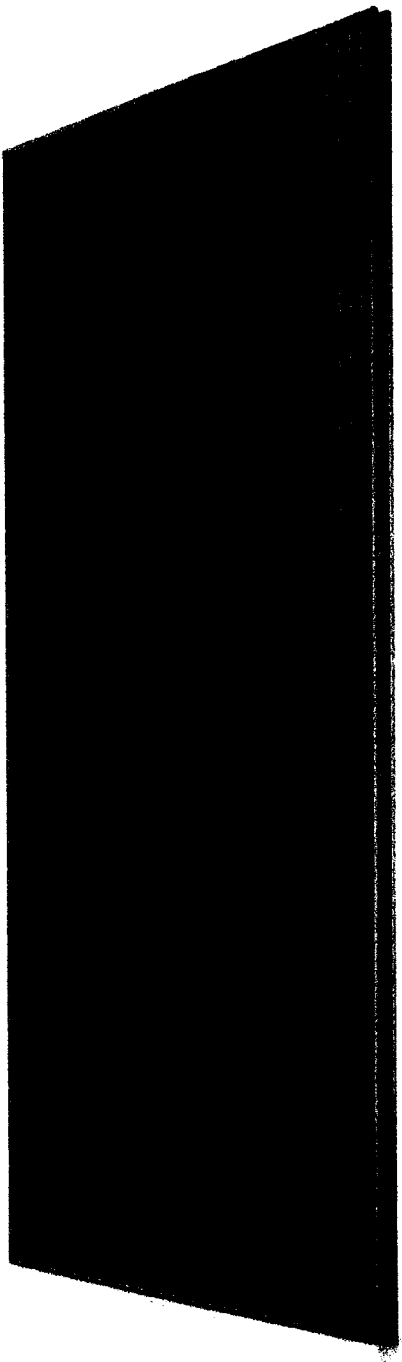
The Tesla module is one of the most powerful residential photovoltaic modules available. Our system requires up to 20 percent fewer modules to achieve the same power as a standard system. The module boasts a high conversion efficiency and a half-cell architecture that improves shade tolerance.

Beautiful Solar

Featuring our proprietary Zep Groove design, the all-black module connects easily with Tesla ZS components to keep panels close to your roof and close to each other for a blended aesthetic with simple drop-in and precision quarter-turn connections.

Reliability

Tesla modules are subject to automotive-grade engineering scrutiny and quality assurance, far exceeding industry standards. Modules are certified to IEC / UL 61730 - 1, IEC / UL 61730 - 2 and IEC 61215.



Limited Warranty

Materials and Processing	25 years
Extra Linear Power Output	25 years

The maximum Pmax degradation is 2% in the 1st year and 0.54% annually from the 2nd to 25th year.

See the Tesla Balance of System (BOS) Manual for details.

Linear Power Warranty



Module Specifications

Electrical Characteristics

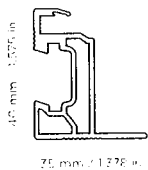
Power Class	T420S		T425S		T430S	
Test Method	STC	NOCT	STC	NOCT	STC	NOCT
Max Power P_m (W)	420	317.7	425	317.4	470	321.1
Open Circuit Voltage V_{oc} (V)	48.5	45.47	48.65	45.61	48.8	45.75
Short Circuit Current I_{sc} (A)	11.16	9.02	11.24	9.09	11.32	9.15
Max Power Voltage V_m (V)	40.90	38.08	41.05	38.22	41.20	38.36
Max Power Current I_{mp} (A)	10.27	8.24	10.36	8.3	10.44	8.37
Module Efficiency (%)	19.3		19.6		19.8	
STC	1000 W/m ² , 25°C, AM1.5					
NOCT	800 W/m ² , 20°C, AM1.5, wind speed 1m/s					

Mechanical Loading

Front Side Test Load	6120 Pa 128 lb/ft ²
Rear Side Test Load	5190 Pa 106 lb/ft ²
Front Side Design Load	4080 Pa 85 lb/ft ²
Rear Side Design Load	3460 Pa 72 lb/ft ²
Hailstone Test	25 mm Hailstone at 23 m/s

Temperature Rating (STC)

Temperature Coefficient of I_{sc}	+0.040%/°C
Temperature Coefficient of V_{oc}	-0.260%/°C
Temperature Coefficient of P_m (W)	-0.331%/°C



Mechanical Parameters

Cell Orientation	144 (6 x 24)
Junction Box	IP68 3 diodes
Cable	4 mm 12 AWG 1400 mm 55.1 in Length
Connector	Staubli MC4 or EVO2
Glass	3.2 mm ARC Glass
Frame	Black Anodized Aluminum Alloy
Weight	25.3 kg 55.8 lb
Dimension	2094 mm x 1038 mm x 40 mm 82.4 in x 40.9 in x 1.57 in

40 mm ± 0.5 mm
1.57 in ± 0.020 in

1038 mm ± 2 mm | 40.9 in ± 0.08 in

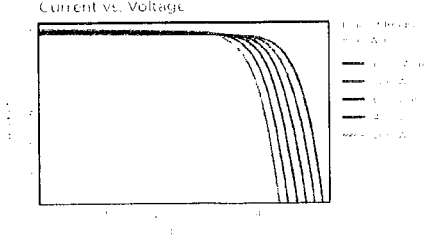
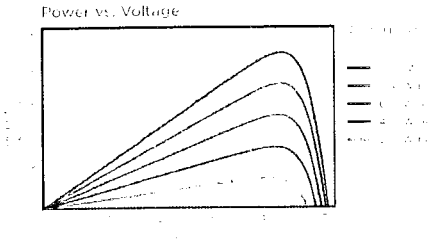
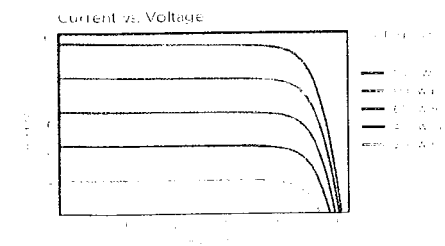
Operation Parameters

Operational Temperature	-40 °C up to +85 °C
Power Output Tolerance	±0.15 W
V_m & I_{mp} Tolerance	±1.3%
Max System Voltage	DC 1000 V (IEC/UL)
Max Series Fuse Rating	20 A
NOCT	45.7 ± 0.2 °C
Safety Class	Class II
Fire Rating	UL Type I or 2

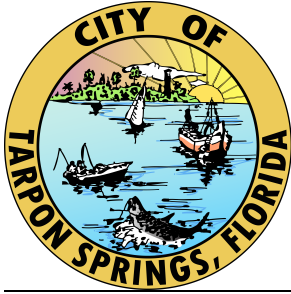
2094 mm ± 2 mm | 82.4 in ± 0.08 in

1256 mm | 49.4 in

1038 mm | 40.9 in



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City of Tarpon Springs

TRC Comment Report

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

Project **22-02**
PNZ - Anclote Harbor Plan Amendment

Project Address 42501 N US Highway 19
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 00005]

Patricia McNeese

ADVISORY COMMENT: The submittal of this application for a change to Recreation/Open Space (R/OS) was required by Resolution 2021-60 approving a Final Planned Development for this project. The change to R/OS for the upland pineland habitat area of the amendment request is appropriate. The categories depicted on the existing Future Land Use Map (FLUM)

for the amendment area include Commercial General (CG), Residential/Office General (R/OG) and Preservation (P). The applicant has also requested that the Preservation (P) area be adjusted to cover the delineated wetland area on site. All FLUM amendments/adjustments are being processed under Application #22-02.

[Comment 00006]

Patricia McNeese

ADVISORY COMMENT: The applicant submitted digital coverage (shapefiles) of the amendment area. The digital files are in a form acceptable to the City.

[Comment 00007]

Patricia McNeese

ADVISORY COMMENT: This application is tentatively for the August 19, 2024 regular meeting of the Planning and Zoning Board.

[Comment 00008]

Patricia McNeese

ADVISORY COMMENT: This document contains comments resulting from the Technical Review Committee meeting of July 11, 2024.

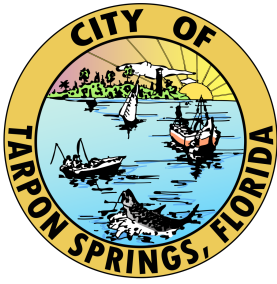
[Comment 00009]

Patricia McNeese

ADVISORY COMMENT: The applicant is aware and understands that the allowable uses under the proposed Recreation/Open Space (R/OS) FLUM category are restricted to the uses approved as part of the applicant's Planned Development under Resolution 2021-60 and the conservation easement that is required to cover both the R/OS category and the Preservation category.

Reviewers

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



PLANNING AND ZONING DEPARTMENT

TRC Comment Report

324 EAST PINE STREET, TARPON SPRINGS, FLORIDA, 34689
Telephone: (727) 942-5611

Project **22-02**
PNZ - Anclote Harbor Plan Amendment

Project Address 42501 N US Highway 19
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, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).

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 00002 |]

Patricia McNeese

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application is on hold pending receipt of required shapefiles.

[Comment 00004 |]

Patricia McNeese

This document reflects FINAL comments resulting from the Technical Review Committee (TRC) meeting of April 14, 2022.

[Comment 00005 |]

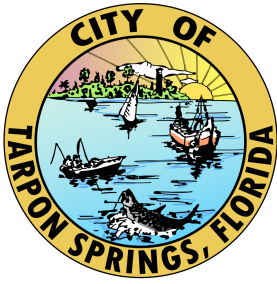
Patricia McNeese

The submittal of this application for a change to Recreation/Open Space (R/OS) was required by Resolution 2021-60 approving a Final Planned Development for this project. The change to R/OS for the upland pineland habitat area of the amendment request is appropriate. The categories depicted on the existing Future Land Use Map (FLUM) for the amendment area include Commercial General (CG), Residential/Office General (R/OG) and Preservation (P). The applicant has submitted an accompanying letter requesting that the Preservation (P) area be adjusted to cover the delineated wetland area on site (See Application #22-41).

[Comment 00006 |]

Patricia McNeese

The applicant submitted digital coverage (shapefiles) of the amendment area. The digital files are in a form acceptable to the City.



PLANNING AND ZONING DEPARTMENT

TRC Comment Report

324 EAST PINE STREET, TARPON SPRINGS, FLORIDA, 34689
Telephone: (727) 942-5611

Project**22-02**

Anclote Harbor Plan Amendment

Project Address

42501 N US Highway 19
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, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).

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

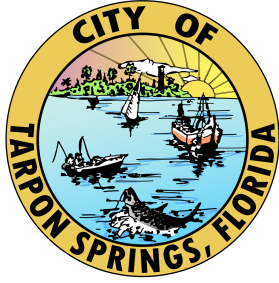
[Comment 00002 |]**Patricia McNeese**

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application is on hold pending receipt of required shapefiles.



PLANNING AND ZONING
DEPARTMENT

13 January 2022 9:29:24 AM

TRC Comment Report

324 EAST PINE STREET, TARPON
SPRINGS, FLORIDA 34689
Telephone: (727) 942-5611

Project

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Planning and Zoning

[Comment 00002 |]

Patricia McNeese

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application will be scheduled for the February 28, 2022 Planning and Zoning Board meeting. The tentative date for the Board of Commissioners hearing is March 8, 2022.

Tampa Bay Times
Published Daily

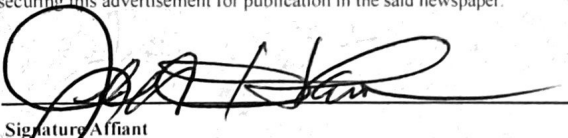
STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

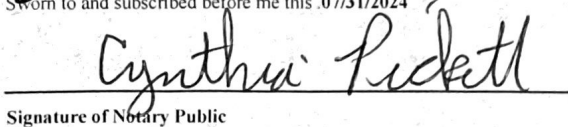
} ss

Before the undersigned authority personally appeared **Jill Harrison** 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 NO. 2024-06** was published in said newspaper by print in the issues of: **7/31/24** 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

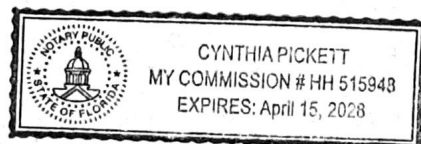

Signature Affiant

Sworn to and subscribed before me this .07/31/2024


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

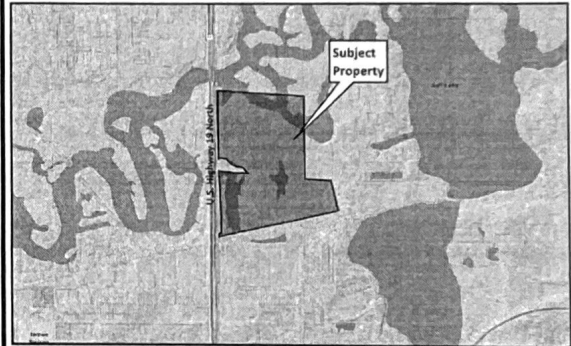


**NOTICE OF PROPOSED
AMENDMENT TO THE FUTURE
LAND USE MAP OF THE CITY OF
TARPON SPRINGS**

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

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A PORTION OF THE 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 36.64 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATIONS R/OG (RESIDENTIAL/OFFICE GENERAL), CG (COMMERCIAL GENERAL) AND (P) PRESERVATION, TO, FUTURE LAND USE MAP DESIGNATIONS R/OS (RECREATION/OPEN SPACE) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE .



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

Monday, August 19, 2024 at 6:30 P.M., and,

before the **Board of Commissioners** on the following dates:

Tuesday, September 3, 2024 at 7:30 P.M. (1st Reading)

THE PLANNING AND ZONING BOARD AND THE BOARD OF COMMISSIONERS 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 #22-02

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

NOTICE OF UPCOMING PUBLIC HEARING REGARDING FUTURE LAND USE
Application 22-02

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 visit the Tarpon Springs City Hall for assistance. Also, you can visit the "Boards & Committees" link at the City of Tarpon Springs website for a copy of the public hearing agenda (www.ctsfl.us).

«AddressBlock»



Application Description: The applicant is requesting an amendment to the Future Land Use Map (FLUM) designations for a portion of the real property located at 42501 U.S. Highway 19 North from CG (Commercial General), R/OG (Residential/Office General) and P (Preservation) to R/OS (Recreation/Open Space) and P (Preservation).

(Please Reference Application #22-02)

If approved, this proposal would allow a portion of the property to change designations as indicated above, on the FLUM.

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 19, 2024 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, September 3, 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 ancloteharbor@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.



SUNSHINE CITY LAW

Jane Graham, Esq.
737 Main Street, Suite 100
Safety Harbor, FL 34695
(727) 291-9526

August 14, 2024

Renea Vincent
Planning and Zoning Department
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689
Via email

Re: Concerned Citizens of Tarpon Springs, Inc. Request for intervenor status for Ordinance 2024-06: FLUM Amendment for 42501 U.S. Highway 19 North

Dear Ms. Vincent:

I am writing on behalf of my client Concerned Citizens of Tarpon Springs, Inc., a Florida non-profit corporation also known as Friends of Anclote River (hereinafter "Friends"). Due to its unique history, Friends has long been recognized as having intervenor status for land use and zoning issues impacting the property at 42501 U.S. Highway 19 North. Friends respectfully requests the City grants intervenor status/affected party status for the August 19, 2024 Planning and Zoning meeting and the September 3, 2024 City Commission meetings relating to Ordinance 2024-06 for the Anclote Harbor Apartments future land use map amendment. Friends respectfully requests additional time for presentation. Peter Dalacos is the President of Friends and respectfully requests fifteen minutes to testify to the Planning and Zoning Commission, and several members and counsel respectfully request a total of fifteen minutes to testify at the City Commission hearing.

The Planning and Zoning Board Rule 3.2(B)(C) of Procedure provides,

B. Intervener status may be granted by the Board to a representative of an organization or group of persons who have a substantial and compelling interest in the matter under consideration if the organization or group of persons can demonstrate that it is prepared to present competent and relevant evidence which would be of significant assistance to the Board in making its quasi-judicial decision.

C. Persons, organizations or groups desiring intervener status shall file a request to be granted intervener status with the Planning and Zoning Department no later than five (5) days



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prior to the date of the scheduled hearing, and a copy of such request shall be mailed to the applicant.

This letter explains why Friends has a substantial and compelling interest in this matter, and as such, must be afforded l status as an intervenor/affected party during the hearing.

Friends is a non-partisan group of citizens who are guardians of the Anclote River, the water body adjacent to the Anclote Harbor Apartment project. Over fifteen years ago, a group of citizens started Friends as an organization dedicated to the preservation of the life, health, and environmental beauty of the Anclote River with the goal of minimizing and limiting new development and all sources of pollution to Anclote River while protecting the fish and wildlife that inhabit it. Specifically, in 2005, Friends objected to a proposed Wal-Mart development located on the same property for consideration at the January 7, 2021 meeting. After the Wal-Mart Supercenter site plan was approved, Friends petitioned for writ of certiorari, and the group and its members were recognized to have standing.

Since 2005, Friends has used their collective voice and actions to help preserve the unique identity, small town character and cultural heritage of the community directly bordering the Anclote River by ensuring future development adheres to these goals while providing adequate protection for the environment, natural resources and wildlife. The organization is committed to preserving the environmental beauty of the Anclote River as an important feature of Tarpon Springs' cultural history. A substantial amount of members of Friends enjoy the Anclote River area adjacent to the proposed development through kayaking, fishing, birding, stargazing, and drone photography, among other activities.

At the quasi-judicial hearings in 2021 for rezoning and the final site plan approvals, Ordinance 2021-15 and Resolution 2021-60, the Commission allowed Friends to participate in the proceedings as an intervenor. Additionally, in *Concerned Citizens v. City of Tarpon Springs*, (6th Jud. Cir.), Case No. 21-0004 (Consolidated Cases 21-00004-AP, 21-00030-AP, and 21-00031-AP), the circuit court and second district court of appeal allowed the cases to move forward based on Friends' showing of standing.

Friends, with its purpose of guarding the adjacent Anclote River, and its longstanding history of holding a direct stake in the outcome of this property, should be afforded the opportunity to provide and rebut testimony throughout the hearing. Friends will also submit written evidence into the record. While we acknowledge that a FLUM amendment is legislative, Friends requests additional time for testimony and rebuttal.

Friends intends to provide testimony on August 19, 2024 and September 3, 2024 about (1) the impact of redesignating preservation lands to be recreation/open space; (2) the environmental



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quality and floodplain of the property and impact of FLUM amendment; and (3) procedural and enforcement issues relating to the Conservation Easement.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you have any questions.

Cc: Morgan Group, c/o Cynthia Tarapani,
Andrew Dickman, Esq.

Sincerely,

Jane Graham, Esq.
Sunshine City Law