



City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34688-5004
(727) 938-3711
<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA TUESDAY, MARCH 19, 2024 6:30 PM - City Hall Auditorium

CALL TO ORDER

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE (5 Minutes)

PUBLIC COMMENTS (30 Minutes)

CONSENT AGENDA (10 Minutes)

1. Attorney's Fees
 - a. Unice Salzman Jensen, P.A. Invoice 80597
 - b. Unice Salzman Jensen, P.A. Invoice 80598
 - c. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. Invoice 4779
 - d. Johnson Jackson Invoice 12446
2. Increase File No. 200087-C-AM Maintenance, Repair and Operations (MRO) Supplies and Related Services through the Omnia Partners Contract No. R192006
3. Award File No. 240039-B-PH, Flexi-Pave Tree Well Installation

SPECIAL CONSENT AGENDA

4. Public Art Committee Submission for BOC Approval - Coach Rudy Mural, Dorsett Park **(10 Minutes)**
5. Dredge Spoil Site Lease Extension **(20 Minutes)**
6. City Projects Update **(20 Minutes)**
7. **Request to Negotiate a Development Agreement** for property at 44098 US 19 North (former driving range), Moses Tucker Partners **(10 Minutes)**

ORDINANCES AND RESOLUTIONS

8. **APPLICATION #23-01 Resolution 2024-07** Conditional Use Approval and Site Plan Approval for property located at 38954 U.S. Highway 19 North (Quasi-Judicial) **(20 Minutes)**
9. **APPLICATION #23-68, Resolution 2024-09** Site Plan Approval for property located at 332 Anclote Road (Quasi-Judicial) **(20 Minutes)**

10. **APPLICATION #23-122 & #23-123, Resolution 2024-06** Conditional Use Approval and Site Plan Approval for property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street (Quasi-Judicial) **(30 Minutes)**
11. **Ordinance 2024-02 Application #23-07** Amendment to the Land Development Code, Development Agreements (Legislative) 2nd Reading **(10 Minutes)**

BOARD AND STAFF COMMENTS (5 Minutes)

ADJOURNMENT (Estimate 9:40 pm)

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

Received
MAR 11 2024
City Manager
Tarpon Springs

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

Page: 1
March 04, 2024
Account No: 1924-0000M
Invoice No: 80597

City of Tarpon Springs/General



Description			Hours	
02/01/2024	AJS	Attend meeting with Chief Young and Chief Gennaro regarding Mutual Aid;		
		Attend Meeting with Chief Gennaro regarding Mutual Aid.	0.70	157.50
	AJS	Review Public Records Request.	0.10	22.50
	AJS	Review correspondence from City Manager regarding development.	0.10	22.50
02/05/2024	AJS	Review correspondence and prepare email to Mark Buell; Review filing;		
		Prepare email to City Manager regarding Sagonias property; Review		
		correspondence and prepare email to Mayor Vatikiotis; Review		
		correspondence and prepare email to Irene Jacobs regarding Public Records;		
		Conference with Mayor Vatikiotis.	1.10	247.50
	AJS	Review correspondence from City Manager; Prepare email to Mimi Rollins	0.20	45.00
		regarding Sagonias.	0.20	45.00
	AJS	Conference with City Manager.		
02/06/2024	AJS	Conference with City Manager.	0.20	45.00
02/08/2024	AJS	Attend meeting with City Manager; Prepare and attend Code Board meeting;		
		Conference with Commissioner; Review correspondence regarding Tax Deed		
		State; Analysis of same; Review filing regarding Schwartz.	2.70	607.50
02/13/2024	AJS	Review Court Order from Judge Crane regarding Petition for Return of		
		Firearm; Prepare email to Chief Young; Review correspondence from Attorney		
		Conner; Prepare email to Attorney Conner regarding Sagonias; Review		
		correspondence and prepare email to Attorney Conner regarding Meeting;		
		Review correspondence from City Manager regarding Meeting; Review		
		correspondence from Janina Lewis; Analysis of changes to Agreement;		
		Prepare email to Janina Lewis.	1.60	360.00
02/14/2024	AJS	Prepare purchase agreement; Review correspondence and prepare email to		
		Chief Ruggiero; Attend meeting with Insurance Counsel regarding Sagonias.	6.20	1,395.00
02/15/2024	AJS	Review correspondence from Jordan Wilcox; Review and analysis of		
		Amended Grant Agreement; Prepare email to Jordan Wilcox; Review		
		correspondence from PSTA Counsel regarding confidentiality of surveillance.	1.80	405.00

			Hours	
02/16/2024	AJS	Review correspondence from City Manager; Review and revise Purchase Agreement; Prepare email to City Manager.	0.60	135.00
02/19/2024	AJS	Conference with Commissioner regarding several issues.	0.50	112.50
02/20/2024	AJS	Review correspondence from Anela Saday; Review and analysis of ASTERRA agreement; Prepare email to Anela Saday regarding sufficiency and proposed changes; Review correspondence and prepare email to Anela Saday regarding follow-up; Review correspondence from Ken Rush; Review correspondence and prepare email to Ken Rush regarding deeds.	2.00	450.00
02/21/2024	AJS	Review correspondence from Janina Lewis; Review and analysis of second Stormwater Engineer Agreement; Prepare email to Janina Lewis; Review correspondence and conference with Attorney Tsangaris regarding lift station; Review correspondence from Janina Lewis; Review follow-up to terms and conditions involving Stormwater agreement; Prepare email to Janina Lewis; Review correspondence and prepare email to Anela Saday regarding changes to service agreement; Review correspondence from Florida League regarding status of claim; Conference with City Manager regarding property purchase.	2.30	517.50
02/22/2024	AJS	Finalize and execute Tetra Tech, Inc. Agreement; Review correspondence from Janina Lewis; Review and analysis of Bid Documents and Memorandum; Prepare email to Janina Lewis regarding legal sufficiency; Review correspondence from Janina Lewis; Review and analysis of construction documents; Prepare email to Janina Lewis regarding Notice; Review email from Nick Makris; Review correspondence from Janina Lewis regarding Notice.	4.30	967.50
02/23/2024	AJS	Review correspondence from Patricia Hall; Review and analysis of bid documents; Prepare email to Patricia Hall regarding legal sufficiency.	1.70	382.50
02/28/2024	AJS	Prepare and attend Project Meeting; Review correspondence from Janina Lewis; Review and analysis of amendments and documents regarding Department of Transportation; Review filings regarding Schwartz.	3.60	810.00
02/29/2024	AJS	Conference with City Manager (2x) regarding pending issues; Review correspondence and prepare email to John Conner regarding Sagonias; Review email from Joni Holt; Prepare email to Joni Holt regarding Habitat; Review correspondence from Anela Saday; Review and analysis of bid documents; Prepare email to Anela Saday regarding legal sufficiency; Prepare email to Renea Vincent regarding lien.	3.80	855.00
For Current Services Rendered			33.70	7,582.50
Total Current Work				7,582.50
Balance Due				<u>\$7,582.50</u>

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

Attn: Mark LeCouris

Page: 1
March 04, 2024
Account No: 1924-0008M
Invoice No: 80598

City of Tarpon Springs/Trask Daigneault

<u>Description</u>			<u>Hours</u>	
02/05/2024	AJS	Review correspondence and prepare email to Elliot Haney regarding depositions; Review Notice; Conference with Elliot Haney regarding depositions; Prepare email to Elliot Haney regarding depositions.	0.50	87.50
	AJS	Review correspondence from Mayor Vatikiotis regarding deposition.	0.10	17.50
02/07/2024	AJS	Prepare and attend Case Management Conference.	0.50	87.50
02/26/2024	AJS	Review file and attend meeting with Mayor Vatikiotis; Review Amended Notice of Deposition; Prepare email with Notice to Mayor Vatikiotis.	2.20	385.00
		For Current Services Rendered	3.30	577.50
		Total Current Work		577.50
		Balance Due		<u>\$577.50</u>

am

am
asw

Received

MAR 11 2024

City Manager
Tarpon Springs

INVOICE

Invoice # 4779
Date: 03/01/2024
Due On: 03/31/2024

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$12,292.50	) - (\$0.00	) = \$12,292.50

City Attorney Services

Representation for Board of Adjustment, Planning and Zoning Board, and Heritage Preservation Board; legal advice for Public Art, Sustainability, and Budget Advisory committees.

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RAK	02/01/2024	Receipt and review of email correspondence from the Building Official regarding milestone inspection information and preparation of response.	0.20	\$225.00	\$45.00
Service	RAK	02/01/2024	Review of Statewide Mutual Aid Agreement. Preparation of resolution and email correspondence regarding same.	0.70	\$225.00	\$157.50
Service	RAK	02/01/2024	Receipt and review of email correspondence with inquiry regarding the requested documents for candidates for the vacancy on the Commission; review of documents and preparation of response.	0.30	\$225.00	\$67.50
Service	RAK	02/01/2024	Receipt and review of email correspondence with public records request from citizen. Review of emails and documents potentially responsive to the request, and forwarding of same to City Clerk.	0.40	\$225.00	\$90.00
Service	RAK	02/01/2024	Receipt and review of fire truck master lease/purchase agreement and accompanying email correspondence. Preparation of brief response.	1.30	\$225.00	\$292.50

Service	RAK	02/02/2024	Receipt and review of email correspondence from the Mayor regarding public records request and attached screenshot.	0.20	\$225.00	\$45.00
Service	RAK	02/02/2024	Receipt and review of email correspondence regarding revisions to the Statewide Mutual Aid resolution and preparation of response.	0.20	\$225.00	\$45.00
Service	RAK	02/02/2024	Receipt of voicemail from Heritage Preservation Board member.	0.10	\$225.00	\$22.50
Service	RAK	02/04/2024	Beginning review of the agenda for tomorrow's Heritage Preservation Board meeting.	0.50	\$225.00	\$112.50
Service	RAK	02/05/2024	Preparation of message to Board member with links to the Code of Ordinances and Land Development Code.	0.20	\$225.00	\$45.00
Service	RAK	02/05/2024	Brief review of scheduled meetings for this afternoon.	0.10	\$225.00	\$22.50
Service	RAK	02/05/2024	Final review of the agenda materials for this evening's meetings.	0.50	\$225.00	\$112.50
Service	RAK	02/05/2024	Attendance at scheduled meetings with Department Heads on various matters, including one (1) hour travel time.	3.50	\$225.00	\$787.50
Service	RAK	02/05/2024	Attendance at regularly scheduled Heritage Preservation Board meeting; travel included in previous entry.	1.40	\$225.00	\$315.00
Service	RAK	02/06/2024	Review of agenda materials and backup materials in preparation for tonight's meeting.	2.20	\$225.00	\$495.00
Service	RAK	02/06/2024	Receipt, review and response to email correspondences regarding holding regular City office hours.	0.20	\$225.00	\$45.00
Service	RAK	02/06/2024	Attendance at regularly scheduled meeting of the Board of City Commissioners, including (1) hour travel time.	6.10	\$225.00	\$1,372.50
Service	RAK	02/06/2024	Receipt and review of email correspondences regarding opinion letter for compliance with purchasing guidelines for FDEP grant contract; brief review of the contract request.	0.50	\$225.00	\$112.50
Service	RAK	02/07/2024	Telephone conference with Commissioner regarding the Commission meeting and action items following same.	0.40	\$225.00	\$90.00
Service	RAK	02/09/2024	Receipt and review of email	0.20	\$225.00	\$45.00

			correspondences from citizen to Mayor regarding the appointment to the Commission vacancy, and the Mayor's response.			
Service	RAK	02/09/2024	Telephone conference with Public Works Director and Human Resources Director regarding restructuring after retirement and creation of new City position along with Charter interpretation regarding residency requirement.	0.20	\$225.00	\$45.00
Service	RAK	02/09/2024	Telephone conference with TSPD regarding suspicious property transfers and corporate records; review of the property appraiser's records.	0.30	\$225.00	\$67.50
Service	RAK	02/09/2024	Follow up with TSPD after review of the records and the case.	0.20	\$225.00	\$45.00
Service	RAK	02/09/2024	Receipt and review of email correspondence from the Planning Department regarding approval of the agenda item for the Board of Adjustment in the new software. Telephone conference with Planning Director regarding the ownership status of the property.	0.20	\$225.00	\$45.00
Service	RAK	02/12/2024	Review of the previously provided emails from FDEP on Grant Agreement T2102 to verify requested information. Preparation of new correspondence tailored to FDEP's request, and email correspondence to the City regarding same.	1.10	\$225.00	\$247.50
Service	RAK	02/12/2024	Receipt and review of email correspondence from the City Clerk regarding the new form 6 and the Commission on Ethics webinar questions. Preparation of response to questions from City Clerk regarding same.	0.40	\$225.00	\$90.00
Service	RAK	02/12/2024	Receipt and review of memorandums and agenda materials regarding the appointment of a new Public Services Director and the creation of a new temporary Senior Administrator position. Preparation of revisions to the proposed Resolution, and email correspondence to the City regarding same.	0.70	\$225.00	\$157.50
Service	RAK	02/12/2024	Receipt and review of inquiry regarding the Habitat for Humanity Deeds, and response to the City regarding same; receipt of reply.	0.30	\$225.00	\$67.50
Service	RAK	02/12/2024	Receipt and review of email correspondence forwarded from Trask's	0.20	\$225.00	\$45.00

			office with copy of letter regarding demand for sewer relocation; forwarding of same to the City and Litigation Counsel.			
Service	RAK	02/12/2024	Receipt and review of email correspondence regarding the BOA item; preparation of formal correspondence declining approval on the item due to ownership issues and email correspondence to City with copy of same.	0.70	\$225.00	\$157.50
Service	RAK	02/12/2024	Receipt of response from City Manager to proceed to BOCC for litigation approval on matter involving sewer system relocation.	0.10	\$225.00	\$22.50
Service	RAK	02/14/2024	Receipt of telephone call and follow up message to City Manager regarding next week's meeting.	0.20	\$225.00	\$45.00
Service	RAK	02/14/2024	Receipt of email correspondence regarding 1099 for the firm.	0.10	\$225.00	\$22.50
Service	RAK	02/15/2024	Review of agenda item materials for the bingo hall.	1.10	\$225.00	\$247.50
Service	RAK	02/15/2024	Receipt and review of follow up items for the Statewide Mutual Aide Agreement, and request to wait on additional approvals until the revised state materials are disseminated.	0.20	\$225.00	\$45.00
Service	RAK	02/15/2024	Preparation of draft scheduling memorandum and scheduling confirmation memorandum for City Hall office hours.	0.50	\$225.00	\$112.50
Service	RAK	02/19/2024	Telephone conference with Vice Mayor regarding tomorrow's meetings.	0.30	\$225.00	\$67.50
Service	RAK	02/19/2024	Telephone conference with Mayor regarding tomorrow's meetings, and request to appear by zoom.	0.40	\$225.00	\$90.00
Service	RAK	02/20/2024	Telephone conference with City Manager regarding the ability to appear via zoom at tonight's meeting.	0.20	\$225.00	\$45.00
Service	RAK	02/20/2024	Receipt and review of the agenda items for approval in the new software for agenda management and email correspondences regarding same.	1.80	\$225.00	\$405.00
Service	RAK	02/20/2024	Final review and preparation of the agenda materials for tonight's meeting.	1.90	\$225.00	\$427.50
Service	RAK	02/20/2024	Telephone conference with the Building Official regarding the permit extension letter from Atty. Aungst.	0.30	\$225.00	\$67.50

Service	RAK	02/20/2024	Receipt and review of email correspondence from the City Clerk with a copy of requested public comment, review of Rules of Procedure, and preparation of response. Telephone conference regarding same and this evening's meeting.	0.40	\$225.00	\$90.00
Service	RAK	02/20/2024	Virtual attendance at Board of Commissioners' meeting.	3.60	\$225.00	\$810.00
Service	RAK	02/20/2024	Receipt and review of email correspondences regarding the Habitat for Humanity deeds.	0.20	\$225.00	\$45.00
Service	RAK	02/21/2024	Telephone conference with Commissioner regarding last night's Board meeting.	0.60	\$225.00	\$135.00
Service	RAK	02/21/2024	Receipt and review of proposed release of lien. Legal research to verify current property appraiser's information. Preparation of new release of lien. Legal research regarding the authority to execute documents under the Charter, and revision to signature block accordingly.	1.10	\$225.00	\$247.50
Service	RAK	02/21/2024	Receipt and review of email correspondence from Planning Department regarding the Board of Adjustment property with an attached deed; preparation of response.	0.30	\$225.00	\$67.50
Service	RAK	02/22/2024	Receipt and review of response to the employment investigation by Auditor from attorney for the former Building Official, Kevin Powell.	0.30	\$225.00	\$67.50
Service	RAK	02/22/2024	Receipt and review of Pinellas County Mutual Aide Agreement. Preparation of response and provision of correspondence regarding PSTA surveillance footage.	0.50	\$225.00	\$112.50
Service	RAK	02/26/2024	Final download and review of Planning and Zoning agenda for this evening's meeting.	0.30	\$225.00	\$67.50
Service	RAK	02/26/2024	Attendance at the regularly scheduled meeting of the Planning and Zoning Board, including one (1) hour travel.	4.50	\$225.00	\$1,012.50
Service	RAK	02/27/2024	Receipt and review of email correspondence from Attorney Aungst regarding the permit extension for his client, and preparation of response. Receipt and review of reply requesting phone consultation, and forwarding of same to City for scheduling.	0.40	\$225.00	\$90.00
Service	RAK	02/28/2024	Attendance at meeting regarding the	2.70	\$225.00	\$607.50

			progression of the Anclote Harbor project with staff and developer, including one (1) hour travel.			
Service	RAK	02/28/2024	Legal research regarding language used in previous contracts for copyright and intellectual property rights. Office conference with City Clerk regarding the lien and language for the art agreements. Travel in previous entry.	0.50	\$225.00	\$112.50
Service	RAK	02/28/2024	Final review and download of the agenda for tonight's meeting.	0.20	\$225.00	\$45.00
Service	RAK	02/28/2024	Attendance at regularly scheduled meeting of the Board of Adjustment; travel charged in previous entry.	0.80	\$225.00	\$180.00
Service	RAK	02/29/2024	Review of the tree limb grant documents and approval of same.	0.60	\$225.00	\$135.00
Service	RAK	02/29/2024	Receipt, review, and reply to email correspondences from property owner's attorney regarding the change of General Contractors and coordination of telephone conference with Building Official.	0.20	\$225.00	\$45.00
Service	RAK	02/29/2024	Receipt and review of cemetery resolution and fee schedule. Preparation of revisions to the resolution and email correspondence regarding same.	0.70	\$225.00	\$157.50
Service	RAK	02/29/2024	Receipt and review of email correspondence regarding the award of bid for the consent agenda to the third lowest bidder. Review of bid materials and memorandum regarding same. Preparation of response.	0.80	\$225.00	\$180.00
Service	RAK	03/01/2024	Administrative Fee	1.00	\$1,200.00	\$1,200.00

Subtotal \$12,292.50

Total \$12,292.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

INVOICE

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

Invoice #: 12446
Date: 03-11-2024
Due On: 04-10-2024

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

Matter Number:0010.0001 City of Tarpon Springs/General

Services

Date	TK	Description	Hours	Rate	Total
02-05-24	MKM	Draft Certification Agreement.	0.30	225.00	\$67.50
02-07-24	EGJ	Review job description and correspondence from Jane Kniffen	0.30	225.00	\$67.50
02-08-24	EGJ	Phone conference with Paul Smith; analyze employment matter	0.80	225.00	\$180.00
02-08-24	EGJ	Analyze correspondence provided by Paul Smith	0.20	225.00	\$45.00
02-08-24	EGJ	Phone conference with Jane Kniffen and Paul Smith regarding employment matters	0.80	225.00	\$180.00
02-08-24	EGJ	Review and analyze correspondence and documents provided by Paul Smith and Jane Kniffen regarding personnel matters	0.50	225.00	\$112.50
02-21-24	EGJ	Phone conference with Chief Jeff Young	0.20	225.00	\$45.00
02-21-24	EGJ	Phone conference with Chief Jeff Young regarding employment matter	0.20	225.00	\$45.00
02-21-24	EGJ	Review correspondence from Jane Kniffen; review documents provided by Jane Kniffen regarding employment matter; prepare response	0.20	225.00	\$45.00
02-22-24	EGJ	Phone conference with Jane Kniffen regarding employment issue	0.20	225.00	\$45.00
02-22-24	MKM	Draft Agreement for Fire Rescue.	2.20	225.00	\$495.00
02-22-24	MKM	Revise Agreement for Fire Rescue.	0.40	225.00	\$90.00

02-22-24	EGJ	Review correspondence from Mark LeCouris	0.30	225.00	\$67.50
02-22-24	EGJ	Phone conference and review correspondence from Jane Kniffen	0.30	225.00	\$67.50
02-22-24	EGJ	Phone conference with Chief Jeff Young	0.20	225.00	\$45.00
02-22-24	EGJ	Analyze tuition reimbursement contract for City of Tarpon Springs TFR for Chief Scott Young	0.40	225.00	\$90.00
02-24-24	EGJ	Revise Hiring and Training Expenses Reimbursement Agreement	0.90	225.00	\$202.50
02-24-24	EGJ	Review email regarding Reimbursement Agreement	0.10	225.00	\$22.50
02-24-24	EGJ	Phone conferences with Chief Scott Young; prepare two reimbursement agreements; prepare correspondence to Chief Scott Young	1.40	225.00	\$315.00
02-26-24	EGJ	Phone conference with Mark LeCouris regarding employment matter	0.20	225.00	\$45.00

Services Subtotal: \$2,272.50

Subtotal:	\$2,272.50
Total Invoice Due:	\$2,272.50
Payment	\$0.00

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



Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Increase File No. 200087-C-AM Maintenance, Repair and Operations (MRO) Supplies and Related Services through the Omnia Partners Contract No. R192006

Recommendation

Increase File No. 200087-C-AM, Maintenance, Repairs and Operations (MRO) Supplies and Related Services through Omnia Partners Contract No. R192006 to Lowe's Home Center, LLC from an estimated annual amount of \$150,000 to \$185,000, an increase of \$35,000, further, renew the file for the period of April 1, 2024, through March 31, 2025, for City wide use.

Background

On April 1, 2020, Board of Directors of Region 4 Education Service Center awarded the MRO contract. On March 24, 2020, the Board of Commissioners awarded the contract. On October 27, 2022, the Board of Directors of Region 4 Education Service Center awarded the first renewal. On February 28, 2023, the Board of Commissioners awarded the renewal contract. On October 27, 2023, Board of Directors of Region 4 Education Service Center, awarded the final renewal of the contract. The purpose of this contract is to provide access to 40,000 MRO items and over 500,000 on-line items with a minimum discount of 7%.

The increase is needed to be able to purchase items through the end of the remainder of the current contract period. Omnia Partners is a Group Purchasing Organization which allows its members to join together to leverage purchases in order to acquire goods and services at lower prices which is accomplished by competitively soliciting proposals and awarding contracts for commonly purchased items. Amount expended in the past 11 months: \$148,000.

Funding

Funding will be identified at the time orders are placed.

Strategic Plan Objective

N/A



October 27, 2023

Mr. Scott Matthews
scott.matthews@lowes.com
VP Pro Sales
Lowe's Home Centers, LLC
1000 Lowe's Blvd
Mooresville, NC 28117

Re: Renewal Award of Contract #R192006

Dear Mr. Matthews:

Per official action taken by the Board of Directors of Region 4 Education Service Center on October 24, 2023, Region 4 ESC is pleased to announce that Lowe's Home Centers, LLC has been awarded an annual contract renewal for the following, based on the sealed proposal submitted to Region 4 on December 9, 2019, and subsequent performance thereafter:

Contract

Maintenance, Repair and Operations (MRO) Supplies & Related Services

The contract will expire on March 31, 2025, completing the fifth year of a five-year term contract. The contract is available through OMNIA Partners, Public Sector. Your designated OMNIA Partners, Public Sector contact is Melissa Williams, at (810) 666-0972 or melissa.williams@omniapartners.com.

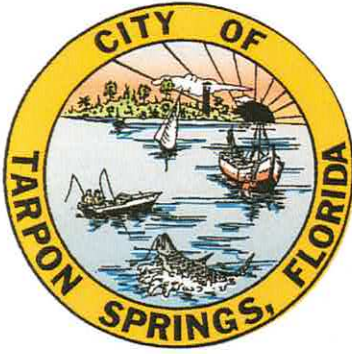
The partnership between Lowe's Home Centers, LLC, Region 4 and OMNIA Partners, Public Sector can be of great help to participating agencies. Please provide copies of this letter to your sales representative(s) to assist in their daily course of business.

Sincerely,

DocuSigned by:


AB11C26E709E4C4...
Robert Zingelmann

Chief Financial Officer, Finance and Operations Services



CITY OF TARPON SPRINGS, FL

Procurement Services

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

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

FROM: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director 

DATE: 02/28/2023

SUBJECT: Renew File No. 200087-C-AM Maintenance, Repair and Operations (MRO) Supplies and Related Services through the Omnia Partners Contract No. R192006

RECOMMENDATION:

Award File No. 200087-C-AM, Maintenance, Repairs and Operations (MRO) Supplies and Related Services through Omnia Partners Contract No. R192006 to Lowe's Home Center, LLC in an estimated annual amount of \$150,000 for the period April 1, 2023, through March 31, 2024, for City wide use. Purchase orders will only be issued against approved budgets.

BACKGROUND:

On March 24, 2020, the Board awarded the contract. The purpose of this contract is to provide access to 40,000 MRO items and over 500,000 on-line items with a minimum discount of 7%. The contract has one (1) remaining one-year renewal.

Omnia Partners is a Group Purchasing Organization which allows its members to join together to leverage purchases in order to acquire goods and services at lower prices which is accomplished by competitively soliciting proposals and awarding contracts for commonly purchased items. Amount expended in the past 11 months: \$131,000.

FUNDING:

Funding will be identified at the time orders are placed.

ACCEPTED BY: 

CITY MANAGER

ATTEST 

CITY CLERK





October 27, 2022

Mr. Scott Matthews
scott.matthews@lowes.com
VP Pro Sales
Lowe's Home Centers, LLC
1000 Lowe's Blvd
Mooresville, NC 28117

Re: Renewal Award of Contract #R192006

Dear Mr. Matthews:

Per official action taken by the Board of Directors of Region 4 Education Service Center on October 25, 2022, Region 4 ESC is pleased to announce that Lowe's Home Centers, LLC has been awarded an annual contract renewal for the following, based on the sealed proposal submitted to Region 4 on December 9, 2019, and subsequent performance thereafter:

Contract

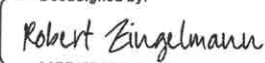
Maintenance, Repair and Operations (MRO)
Supplies & Related Services

The contract will expire on March 31, 2024, completing the fourth year of a five-year term contract. The contract is available through OMNIA Partners, Public Sector. Your designated OMNIA Partners, Public Sector contact is Jessica Goforth, at (210) 729-0281 or jessica.goforth@omniapartners.com.

The partnership between Lowe's Home Centers, LLC, Region 4 and OMNIA Partners, Public Sector can be of great help to participating agencies. Please provide copies of this letter to your sales representative(s) to assist in their daily course of business.

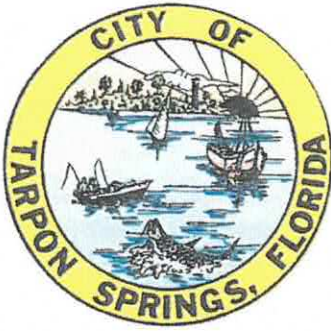
Sincerely,

DocuSigned by:


30EE158FEF1C4C8...

Robert Zingelmann

Chief Financial Officer, Finance and Operations Services



CITY OF TARPON SPRINGS, FL

Procurement Services

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

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director
FROM: Anthony McGee, CPPB, MBA, Senior Procurement Analyst
DATE: 03/24/2020
SUBJECT: Award File No. 200087-C-AM Maintenance, Repair and Operations (MRO) Supplies and Related Services through the Omnia Partners Contract No. R192006

RECOMMENDATION:

Award File No. 200087-C-AM, Maintenance, Repairs and Operations (MRO) Supplies and Related Services through Omnia Partners Contract No. R192006 to Lowe's Home Center, LLC in an estimated annual amount of \$150,000 for the period April 1, 2020 through March 31, 2023 for City wide use. Purchase orders will only be issued against approved budgets.

BACKGROUND:

The purpose of this contract is to provide access to 40,000 MRO items and over 500,000 on-line items with a minimum discount of 7%. The contract has two (2) remaining one-year renewals.

Omnia Partners is a Group Purchasing Organization which allows its members to join together to leverage purchases in order to acquire goods and services at lower prices which is accomplished by competitively soliciting proposals and awarding contracts for commonly purchased items.

FUNDING:

Funding will be identified at the time orders are placed.

ACCEPTED BY: _____

CITY MANAGER

ATTEST _____

CITY CLERK





Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 240039-B-PH, Flexi-Pave Tree Well Installation

Recommendation

Award File No. 240039-B-PH, Flexi-Pave Tree Well Installation to Beato Group, Inc., for the period of March 19, 2024 through March 18, 2027 in an estimated annual amount of \$40,000.00 for the Public Works Department – Parks and Parkways.

Background

The purpose of this contract is to provide flexible, porous tree wells on Tarpon Avenue from South Ring Street to Pinellas Avenue and Mother Meres Parking Lot as well as other locations as future budgets allow. This product is Americans with Disabilities Act (ADA) compliant and will be utilized for tree wells and other areas of pedestrian traffic (see attached memo).

This contract was competitively bid, broadcast to 707 suppliers, and the City received one (1) response.

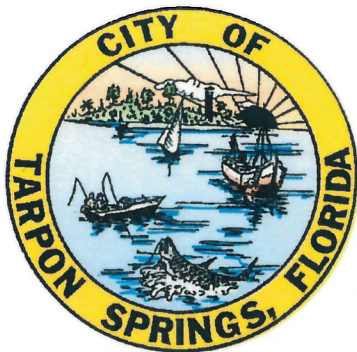
Funding

Funding will be identified as need arises.

Strategic Plan Objective

N/A

BID PROPOSAL TABULATION/CITY OF TARPON SPRINGS Note: This is a preliminary summary. THIS IS NOT AN AWARD		OPENED: January 17, 2024 @ 3:00 PM BID No. 240039-B-PH				BID TITLE: Flexi-Pave Tree Well Installation			
						ADVERTISED: 12/18/2023			
ITEM/ QUANTITY	BIDDER>>> DESCRIPTION	Beato Group, Inc.				Laub Landscaping			
		UNIT		TOTAL		UNIT		TOTAL	
	Flexi-Pave Material and Installation	SF	2350			SF	2350		
	Other Brand	SF	2350	\$14.87		SF			
Total Net Bid Price		\$34,944.50				No Response			



CITY OF TARPON SPRINGS

PUBLIC WORKS DEPARTMENT

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5610

MEMORANDUM

To: Janina Lewis, Procurement Services Director

Through: Tom Funcheon, Public Works Director 

From: James Burke, Parks Supervisor *James Burke*

Date: February 28, 2024

Subject: Award (Bid No. IFB # 240039-B-PH) Flexi-Pave Tree Well Installation

RECOMMENDATION:

Award (Bid No. IFB # 240039-B-PH) Flexi-Pave Tree Well Installation on Tarpon Ave and Mother Meres Lot through the Beato Group, Inc. for \$34,944.50

BACKGROUND:

Utilizing this contract will provide a quality product that is ADA compliant and will be utilized for tree wells and other areas where pedestrian traffic is present. Based on our experience and investigation of their previous work that has been done for The City of Tampa, we are confident in the Beato Group's workmanship.

FUNDING:

The funding source will be identified and paid by the respective Department, based on individual projects.

RECOMMENDATION FOR AWARD

TO: Tom Funcheon, Public Works Director
FROM: Patty Hall, CPPB, Senior Procurement Analyst
DATE: 2/21/2024
RE: IFB # 240039-B-PH, Flexi-Pave Tree Well Installation

I reviewed the one (1) bid received and recommend for award:

Beato Group, Inc.

Total Bid: \$34,944.50

This low bidder meets the specifications, terms, and conditions of Bid No. 240039-B-PH. Attached is the bid tabulation and copy of the bid for your review. This contract is over \$25,000.00 and will be scheduled for approval by the Board of Commissioners.

Please indicate your response in the space provided.

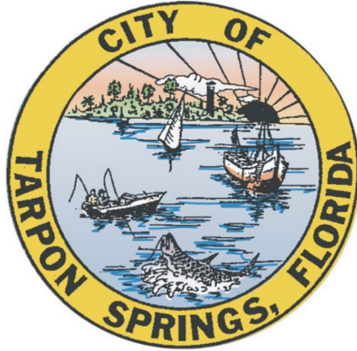
IFB # 240039-B-PH
Flexi-Pave Tree Well Installation

I concur with the recommendation. YES ☒ NO ☐

If no, please explain:



Tom Funcheon, Public Works Director



CITY OF TARPON SPRINGS, FL

Procurement Services

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

INVITATION TO BID

Flexi®-Pave Tree Well Installation

Date: December 18, 2023

Bid No.: 240039-B-PH

Sealed bids will be received electronically by the City of Tarpon Springs, Procurement Services, 324 East Pine Street, Tarpon Springs, FL 34689 through the online services of DemandStar.com. All documents and attachments must be uploaded by the date and time indicated:

3:00 p.m., Wednesday, January 17, 2024

at which time bids will be publicly opened and read aloud for:

Flexi®-Pave Tree Well Installation

Bids and all addenda shall be available only through DemandStar (www.demandstar.com).

Instructions to Bidders

Submission and Receipt of Bids

Submitting electronically through the online services of DemandStar, all documents and attachments must be uploaded by the date and time indicated. Respondents who are E-Bidding for the first time are strongly encouraged to contact DemandStar.com at (800)711-1712 or obtain assistance by e-mailing questions to suppliersservices@onvia.com.

Solicitation responses uploaded to DemandStar.com (i.e., www.demandstar.com) after the Solicitation Response Due Date and time shall not be considered. It is the sole responsibility of the Respondent to ensure that its solicitation response is uploaded before such date and time. Tarpon Springs Procurement Services shall not be responsible for delays caused by any power outages or internet failures. No exceptions will be made.

Note: It is strongly recommended to upload your response in adequate time to assure that it will post on the day prior to the closing date.

Preparation of Bids

Bids will be prepared in accordance with the following:

- a. The enclosed Bid Form is to be used in submitting your bid. All information required by the Bid form shall be furnished. The bidder shall print or type its name and manually sign

the schedule and each continuation sheet on which an entry is made. Bids having any erasures or corrections must be initialed by the bidder in ink. Bids shall be signed in ink. All bid amounts shall be typewritten or filled in with ink.

- b. All bids must be signed with the firm's name and by an officer or employee having authority to bind the company or firm by vendor's signature.
- c. Unit price shall be shown and where there is an error in extension of price, the unit price shall govern.
- d. Proposed service/delivery times must be shown and shall include Saturdays, Sundays, and Holidays (if applicable).
- e. Bidders shall thoroughly examine the drawings, specifications, schedule, instructions and all other contract documents.
- f. Bidders shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of material and equipment, services as required by the bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as result of failure or omission on the part of the bidder to make the necessary examinations and investigations or failure to fulfill in every detail the requirements of the contract documents will be accepted as a basis for varying the requirements of City or the compensation to the vendor.
- g. Bidders are advised that all City contracts are subject to all legal requirements provided for in any Purchasing Resolutions or Policies of City and State and Federal Statutes.
- h. The bidder shall retain a copy of all bid documents for future reference.

Explanations to Bidders

All questions or requests for additional information are required to be in writing and may be e-mailed to purchasing@ctsfl.us.

Questions must be submitted, in writing, not later than December 27, 2023.

Any verbal responses to questions or changes or additions to the Scope of Services or any part of this Invitation to Bid shall not be binding on the City or its representatives. Only changes or additions made by Addenda issued by the City of Tarpon Springs through DemandStar should be considered for your bid submittal.

Compliance

Failure to comply with the ITB in full may be cause for rejection of bid. Bids must conform to the scope of services and terms and conditions. Bids must be returned on the forms provided. Nonconformance with these instructions is grounds for rejection of bid.

Rejection of Bids

The City reserves the right to accept or reject any and all bids or parts of bids, waive minor informalities, and request rebids on the material or services described in the ITB. The City reserves the right to waive minor informalities.

Ex-Parte Communication. In order to ensure fair evaluation of bids, ex parte communication initiated by bidders is prohibited from the time the responses are opened until a final decision has been made. No bidder may initiate communication with any City Commissioner or any City official, staff, or employee who is participating in the evaluation process. Any and all communication initiated by a bidder after the responses are opened must be in writing to:

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director
City of Tarpon Springs
Procurement Services
PO Box 5004
Tarpon Springs, FL 34688-5004
jlewis@ctsfl.us.

The City may, however, initiate communication with any bidder in order to obtain additional information or clarification necessary for fair evaluation of their bid. Ex parte communication initiated by a bidder may disqualify that bidder from consideration for this or future Invitations to Bid.

Janina Lewis, CPPO, NIGP-CPP
Procurement Services Director

JL:ph

EXHIBIT(S)
Exhibit A - Photographs

SECTION 1 - INSTRUCTIONS

1.1 COMMENCEMENT OF WORK. If bidder begins any billable work prior to the City's final approval and execution of the contract, bidder does so at its own risk.

1.2 RESPONSIBILITY TO READ AND UNDERSTAND. Failure to read, examine and understand the solicitation will not excuse any failure to comply with the requirements of the solicitation or any resulting contract, nor shall such failure be a basis for claiming additional compensation. If a vendor suspects an error, omission or discrepancy in this solicitation, the vendor must immediately and in any case not later than seven (7) business days in advance of the due date notify the contact on page three (3). The City is not responsible for and will not pay any costs associated with the preparation and submission of the bid. Bidders are cautioned to verify their bids before submission, as amendments to or withdrawal of bids submitted after time specified for opening of bids may not be considered. The City will not be responsible for any bidder errors or omissions.

1.3 FORM AND CONTENT OF BIDS. Unless otherwise instructed or allowed, bids shall be submitted on the forms provided. An original and the designated number of copies of each bid are required. Bids, including modifications, must be submitted in ink, typed, or printed form and signed by an authorized representative. Please line through and initial rather than erase changes. If the bid is not properly signed or if any changes are not initialed, it may be considered non-responsive. In the event of a disparity between the unit price and the extended price, the unit price shall prevail unless obviously in error, as determined by the City. The City may require that an electronic copy of the bid be submitted. The bid must provide all information requested and must address all points. The City does not encourage exceptions. The City is not required to grant exceptions and depending on the exception, the City may reject the bid.

1.4 SPECIFICATIONS. Technical specifications define the minimum acceptable standard. When the specification calls for "Brand Name or Equal," the brand name product is acceptable. Alternates will be considered upon demonstrating the other product meets stated specifications and is equivalent to the brand product in terms of quality, performance and desired characteristics. Minor differences that do not affect the suitability of the supply or service for the City's needs may be accepted. Burden of proof that the product meets the minimum standards or is equal to the brand name, product, is on the bidder. The City reserves the right to reject bids that the City deems unacceptable.

1.5 MODIFICATION/WITHDRAWAL OF BID. Written requests to modify or withdraw the bid received by the City prior to the scheduled opening time will be accepted and will be corrected after opening. No oral requests will be allowed. Requests must be addressed and labeled in the same manner as the bid and marked as a MODIFICATION or WITHDRAWAL of the bid. Requests for withdrawal after the bid opening will only be granted upon proof of undue hardship and may result in the forfeiture of any bid security. Any withdrawal after the bid opening shall be allowed solely at the City's discretion.

1.6 DEBARMENT DISCLOSURE. If the vendor submitting this bid has been debarred, suspended, or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any federal, state, or local government, or if any such preclusion from participation from any public procurement activity is currently pending, the bidder shall include a letter with its bid identifying the name and address of the governmental unit, the effective date of this suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating the suspension or debarment.

1.7 RESERVATIONS. The City reserves the right to reject any or all bids or any part thereof; to rebid the solicitation; to reject non-responsive or non-responsible bids; to reject unbalanced bids; to reject bids where the terms, prices, and/or awards are conditioned upon another event; to reject individual bids for failure to meet any requirement; to award by item, part or portion of an item, group of items, or total; to make multiple awards; to waive minor irregularities, defects, omissions, technicalities or form errors in any bid. The City may seek clarification of the bid from bidder at any time, and failure to respond is cause for rejection. Submission of a bid confers on bidder no right to an award or to a subsequent contract. The City is charged by its Charter to make an award that is in the best interest of the City. All decisions on compliance, evaluation, terms and conditions shall be made solely at the City's discretion and made to favor the City. No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.8 OFFICIAL SOLICITATION DOCUMENT. Changes to the solicitation document made by a bidder may not be acknowledged or accepted by the City. Award or execution of a contract does not constitute acceptance of a changed term, condition or specification unless specifically acknowledged and agreed to by the City. The copy maintained and published by the City shall be the official solicitation document.

1.9 COPYING OF BIDS. Bidder hereby grants the City permission to copy all parts of its bid, including without limitation any documents and/or materials copyrighted by the bidder. The City's right to copy shall be for internal use in evaluating the proposal.

1.10 CONTRACTOR ETHICS. It is the policy of the City to promote courtesy, fairness, impartiality, integrity, service, professionalism, economy, and government by law in the Procurement process. The responsibility for implementing this policy rests with each individual who participates in the Procurement process, including Respondents and Contractors. To achieve the purpose of this Article, it is essential that Respondents and Contractors doing business with the City also observe the ethical standards prescribed herein. It shall be a breach of ethical standards to:

- a. Exert any effort to influence any City employee or agent to breach the standards of ethical conduct.
- b. Intentionally invoice any amount greater than provided in Contract or to invoice for Materials or Services not provided.
- c. Intentionally offer or provide sub-standard Materials or Services or to intentionally not comply with any term, condition, specification or other requirement of a City Contract.

1.11 GIFTS. the City will accept no gifts, gratuities or advertising products from bidders or prospective bidders and affiliates. the city may request product samples from vendors for product evaluation.

1.12 PROTESTS AND APPEALS. If a Respondent believes there is a mistake, impropriety, or defect in the solicitation, believes the City improperly rejected its proposal, and/or believes the selected proposal is not in the City's best interests, the Respondent may submit a written protest. All protests and appeals are governed by the City of Tarpon Springs Purchasing Policy and Procedures. If any discrepancy exists between this Section and the Purchasing Policy, the language of the Purchasing Policy controls.

Protests based upon alleged mistake, impropriety, or defect in a solicitation that is apparent before the bid opening must be filed with the Procurement Officer no later than five (5) business days before Bid Opening. Protests that only become apparent after the Bid Opening must be filed within ten (10) business days of the alleged violation of the applicable purchasing ordinance. The complete protest procedure can be obtained by contacting the Procurement Services Department.

1.13 EVALUATION PROCESS. Bids will be reviewed by the Procurement Services Department and representative(s) of the respective department(s). The City staff may or may not initiate discussions with bidders for clarification purposes. Clarification is not an opportunity to change the bid. Bidders shall not initiate discussions with any City employee or official.

1.14 CRITERIA FOR EVALUATION AND AWARD. The City evaluates three (3) categories of information: responsiveness, responsibility, and price. All bids must meet the following responsiveness and responsibility criteria to be considered further.

a) Responsiveness. The City will determine whether the bid complies with the instructions for submitting bids including completeness of bid which encompasses the inclusion of all required attachments and submissions. The City must reject any bids that are submitted late. Failure to meet other requirements may result in rejection.

b) Responsibility. The City will determine whether the bidder is one with whom it can or should do business. Factors that the City may evaluate to determine "responsibility" include, but are not limited to: excessively high or low priced bids, past performance, references (including those found outside the bid), compliance with applicable laws-including tax laws, bidder's record of performance and integrity - e.g. has the bidder been delinquent or unfaithful to any contract with the City, whether the bidder is qualified legally to contract with the City, financial stability and the perceived ability to perform completely as specified. A bidder must at all times have financial resources sufficient, in the opinion of the City, to ensure performance of the contract and must provide proof upon request. City staff may also use Dun & Bradstreet and/or any generally available industry information. The City reserves the right to inspect and review bidder's facilities, equipment and personnel and those of any identified subcontractors. The City will determine whether any failure to supply information, or the quality of the information, will result in rejection.

c) Price. We will then evaluate the bids that have met the requirements above.

1.15 COST JUSTIFICATION. In the event only one response is received, the City may require that the bidder submit a cost proposal in sufficient detail for the City to perform a cost/price analysis to determine if the bid price is fair and reasonable.

1.16 CONTRACT NEGOTIATIONS AND ACCEPTANCE. Bidder must be prepared for the City to accept the bid as submitted. If bidder fails to sign all documents necessary to successfully execute the final contract within a reasonable time as specified, or negotiations do not result in an acceptable agreement, the City may reject bid or revoke the award, and may begin negotiations with another bidder. Final contract terms must be approved or signed by the appropriately authorized City official(s). No binding contract will exist between the bidder and the City until the City executes a written contract or purchase order.

1.17 NOTICE OF INTENT TO AWARD. Notices of the City's intent to award a Contract are posted to Procurement's website located at Demandstar.com. It is the bidder's responsibility to check the City of Tarpon Springs's bid posting website at demandstar.com to view relevant bid information and notices.

1.18 AWARD OF CONTRACT.

(a) The contract will be awarded to the lowest responsive, responsible bidder whose bid, conforming to the Invitation to Bid, is most advantageous to City of Tarpon Springs, price and other factors considered. For Invitation to Bid for Sale of Surplus Property, award will be made to the highest and most advantageous bid including price and other factors considered.

(b) The City reserves the right to accept and award item by item, and/or by group, or in the aggregate, unless the bidder qualifies their bid by specified limitations.

(c) If two or more bids received are for the same total amount or unit price, quality and service

being equal, the contract shall be awarded in accordance with the Purchasing Administrative Code.

(d) Prices quoted must be FOB City of Tarpon Springs with all transportation charges prepaid unless otherwise specified in the Invitation to Bid.

A written award of acceptance (Purchase Order), mailed or otherwise furnished to the successful bidder, shall result in a binding contract without further action by either party.

1.19 BID TIMELINE. Dates are tentative and subject to change.

Release ITB: December 18, 2023

Advertise City website/Demandstar.com: December 18, 2023

Bids due: January 17, 2024 at 3:00 p.m.

Award recommendation: February 6, 2024

SECTION 2-STANDARD TERMS AND CONDITIONS

2.1 DEFINITIONS. Uses of the following terms are interchangeable as referenced: "vendor, contractor, supplier, proposer, company, parties, persons", "purchase order, PO, contract, agreement", "city, Tarpon Springs, agency, requestor, parties", "bid, proposal, response, quote".

2.2 INDEPENDENT CONTRACTOR. It is expressly understood that the relationship of Contractor to the City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against the City, Contractor will defend, indemnify and hold harmless the City from all such claims.

2.3 SUBCONTRACTING. Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein.

2.4 ASSIGNMENT. This Agreement may not be assigned either in whole or in part without first receiving the City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such event the City will have the right at its option to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.

2.5 SUCCESSORS AND ASSIGNS, BINDING EFFECT. This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

2.6 NO THIRD-PARTY BENEFICIARIES. This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create, or will create any benefits, rights, or responsibilities in any third parties.

2.7 NON-EXCLUSIVITY. The City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.

2.8 AMENDMENTS. There will be no oral changes to this Agreement. This Agreement can only be modified in a writing signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by the City and Contractor.

2.9 TIME OF THE ESSENCE. Time is of the essence to the performance of the parties' obligations under this Agreement.

2.10 COMPLIANCE WITH LABOR AND IMMIGRATION LAWS.

The Contractor shall comply with all Applicable Laws concerning the protection and rights of employees, including but not limited to equal employment opportunity laws, minimum wage laws, immigration laws, the Americans with Disabilities Act, and the Fair Labor Standards Act.

Immigration Compliance; E-Verify. Contractor acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, U.S.C. § 1324, et seq., and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. The Contractor's employment of unauthorized aliens is a violation of § 274(e) of the Federal Immigration and Employment Act. The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of this Agreement and shall require the same verification procedure of any Subcontractors authorized by the City. Pursuant to Florida Statutes § 448.095(2), beginning January 1st, 2021, Contractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. Contractor's contract with the City cannot be renewed unless, at the time of renewal, Contractor certifies in writing to the City that it has registered with and uses the E-Verify system. If Contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and Contractor shall maintain a copy of such affidavit for the duration of the contract. If Contractor develops a good faith belief that any subcontractor with which it is contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) Contractor shall terminate the contract with the subcontractor. If the City develops a good faith belief that Contractor has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) City shall terminate this contract. Pursuant to Florida Statutes § 448.095(2)(c)(3), termination under the above circumstances is not a breach of contract and may not be considered as such.

2.11 SALES/USE TAX, OTHER TAXES. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement, including by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees as required. If any taxing authority should deem Contractor or Contractor employees an employee of the City or should otherwise claim the City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, Contractor will indemnify the City for any tax liability, interest, and penalties imposed upon the City.

The City is exempt from paying state and local sales/use taxes and certain federal excise taxes and will furnish an exemption certificate upon request.

2.12 AMOUNTS DUE THE CITY. Contractor must be current and remain current in all obligations due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due the City or fees and charges owed to the City.

2.13 OPENNESS OF PROCUREMENT PROCESS. Written competitive proposals, replies, oral presentations, meetings where vendors answer questions, other submissions, correspondence, and all records made thereof, as well as negotiations or meetings where negotiation strategies are discussed, conducted pursuant to this Invitation to Bid (ITB), shall be handled in compliance with Chapters 119 and 286, Florida Statutes.

Proposals or replies received by the City pursuant to this ITB are exempt from public disclosure until such time that the City provides notice of an intended decision or until 30 days after opening the proposals, whichever is earlier. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the rejected proposals or replies remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A proposal or reply shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.

Oral presentations, meetings where vendors answer questions, or meetings convened by City staff to discuss negotiation strategies, if any, shall be closed to the public (and other proposers) in compliance with Chapter 286 Florida Statutes. A complete recording shall be made of such closed meeting. The recording of, and any records presented at, the exempt meeting shall be available to the public when the City provides notice of an intended decision or until 30 days after opening proposals or final replies, whichever occurs first. If the City rejects all proposals or replies pursuant to this ITB and provides notice of its intent to reissue the ITB, then the recording and any records presented at the exempt meeting remain exempt from public disclosure until such time that the City provides notice of an intended decision concerning the reissued ITB or until the City withdraws the reissued ITB. A recording and any records presented at an exempt meeting shall not be exempt from public disclosure longer than 12 months after the initial City notice rejecting all proposals or replies.

In addition to all other contract requirements as provided by law, the contractor executing this agreement agrees to comply with public records law.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
410 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
727-942-5614
CITYCLERK1@CTSFL.US**

The contractor's agreement to comply with public records law applies specifically to:

- a) Keep and maintain public records required by the City of Tarpon Springs (hereinafter "public agency") to perform the service being provided by the contractor hereunder.
- b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, as may be amended from time to time, or as otherwise provided by law.
- c) Ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- e) A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.
- f) The contractor hereby acknowledges and agrees that if the contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.
- g) A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes.
- h) If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:
 - 1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
 - 2. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.
- h) A notice complies with subparagraph (h)2. if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified

mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.

A contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

2.14 AUDITS AND RECORDS. Contractor must preserve the records related to this Agreement for five (5) years after completion of the Agreement. The City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, the City may inspect any and all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by the City. The audit of records may occur at Contractor's place of business or at City offices, as determined by the City.

2.15 DRUG FREE WORKPLACE. Preference shall be given to businesses with drug-free workplace programs in accordance with Section 287.087, Florida Statutes. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied bidders have a drug-free workplace program.

2.16 ATTORNEY'S FEES. In any civil, administrative, bankruptcy, or other proceeding concerning the interpretation, performance or enforcement of this Agreement, each Party shall pay all of their own costs, attorneys' fees and expenses, including all costs, fees, and expenses incurred in any administrative hearing, trial, appeal, and mediation. Each Party hereby waives any award of attorney fees it might otherwise recover as the prevailing Party in such proceedings.

2.17 SCRUTINIZED COMPANIES PURSUANT TO FLORIDA STATUTE SECTIONS 287.135 AND 215.473.

Contractor must certify that the company is not participating in a boycott of Israel. Contractor must also certify that Contractor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or has been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in state law, the City will not contract for the provision of goods or services with any scrutinized company referred to above. Contractor must submit the certification that is attached to this contract. Submitting a false certification shall be deemed a material breach of contract. The City shall provide notice, in writing, to the Contractor of the City's determination concerning the false certification. The Contractor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, the Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.

2.18 TERM OF THE CONTRACT/AGREEMENT. The term of this agreement shall be for three (3) years from the date of contract execution with two (2) one (1)-year renewal options.

2.19 TERMINATION FOR CONVENIENCE. The City reserves the right to terminate this Agreement in part or in whole upon thirty (30) calendar days' written notice.

2.20 TERMINATION FOR CONFLICT OF INTEREST. Florida Statutes Section 112. Pursuant to F.S. Section 112, the City may cancel this Agreement after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for the City becomes an employee or agent of Contractor.

2.21 TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT. The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under this Agreement, the City will have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, the City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.

2.22 PAYMENT TO CONTRACTOR UPON TERMINATION. Upon termination of this Agreement, Contractor will be entitled only to payment for those services performed up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

2.23 NON-WAIVER OF RIGHTS. There will be no waiver of any provision of this agreement unless approved in writing and signed by the waiving party. Failure or delay to exercise any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.

2.24 INDEMNIFICATION/LIABILITY.

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs, attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) the services provided by Contractor personnel under this Agreement; (ii) any negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. Contractor will update the City during the course of the litigation to timely notify the City of any issues that may involve the independent negligence of the City that is not covered by this indemnification.

c. The City assumes no liability for actions of Contractor and will not indemnify or hold Contractor or any third party harmless for claims based on this Agreement or use of Contractor-provided supplies or services.

2.25 WARRANTY. Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like and professional manner. The City's acceptance of service or materials provided by Contractor will not relieve Contractor from its obligations under this warranty. If any materials or services are of a substandard or unsatisfactory manner as determined by the City, Contractor, at no additional charge to the City, will provide materials or

redo such services until in accordance with this Agreement and to the City's reasonable satisfaction.

Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.

2.26 THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES. Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery.

2.27 NO GUARANTEE OF WORK. Contractor acknowledges and agrees that it is not entitled to deliver any specific amount of materials or services or any materials or services at all under this Agreement and acknowledges and agrees that the materials or services will be requested by the City on an as needed basis at the sole discretion of the City. Any document referencing quantities or performance frequencies represent the City's best estimate of current requirements, but will not bind the City to purchase, accept, or pay for materials or services which exceed its actual needs.

2.28 OWNERSHIP. All deliverables, services, and information provided by Contractor or the City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, and survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of the City and will not be used or released by Contractor or any other person except with prior written permission by the City.

2.29 USE OF NAME. Contractor will not use the name of the City of Tarpon Springs in any advertising or publicity without obtaining the prior written consent of the City.

2.30 PROHIBITED ACTS. Pursuant to Florida Constitution Article II Section 8, a current or former public officer or employee within the last two (2) years shall not represent another organization before the City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment or over which they had a substantial or material administrative discretion.

2.31 FOB DESTINATION FREIGHT PREPAID AND ALLOWED. All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.

2.32 RISK OF LOSS. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder.

2.33 SAFEGUARDING CITY PROPERTY. Contractor will be responsible for any damage to City real property or damage or loss of City personal property when such property is the responsibility of or in the custody of Contractor or its employees.

2.34 WARRANTY OF RIGHTS. Contractor warrants it has title to, or the right to allow the City to use, the materials and services being provided, and that the City may use same without suit, trouble or hindrance from Contractor or third parties.

2.35 CONTRACT ADMINISTRATION. The contract will be administered by the Procurement Administrator and/or an authorized representative from the using department. All questions

regarding the contract will be referred to the administrator for resolution. Supplements may be written to the contract for the addition or deletion of services. Payment will be negotiated and determined by the contract administrator(s).

2.36 FORCE MAJEURE. Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including acts of nature, acts of the public enemy, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

2.37 COOPERATIVE USE OF CONTRACT. The City has entered into various cooperative purchasing agreements with other Florida government agencies, including the Tampa Bay Area Purchasing Cooperative. Under a Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Florida with the approval of Contractor. Any such usage by other entities must be in accordance with the statutes, codes, ordinances, charter and/or procurement rules and regulations of the respective government agency.

Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City is not responsible for any disputes arising out of transactions made by others.

2.38 FUEL CHARGES AND PRICE INCREASES. No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by the City's Procurement Division.

2.39 NOTICES. All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be (i) personally delivered; (ii) sent via certified or registered mail, postage prepaid; (iii) sent via overnight courier; or (iv) sent via facsimile. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier or facsimile, receipt will be deemed effective two (2) calendar days after the sending thereof.

2.40 GOVERNING LAW, VENUE. This Agreement is governed by the laws of the State of Florida. The exclusive venue selected for any proceeding or suit in law or equity arising from or incident to this Agreement will be Pinellas County, Florida.

2.41 INTEGRATION CLAUSE. This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.

2.42 PROVISIONS REQUIRED BY LAW. Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated in it.

2.43 SEVERABILITY. If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect.

The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.

2.44 SURVIVING PROVISIONS. Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive and remain in full force and effect. Except as specifically provided in this Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

SECTION 3- SCOPE OF SERVICES

INTRODUCTION

The City of Tarpon Springs Parks and Parkways Department is seeking a qualified company to install Flexi®-Pave or approved equal tree wells in the City on an as-needed basis.

3.1. SERVICES SUMMARY DESCRIPTION

Material delivered is subject to inspection. Material that fails to meet the City's standards shall be returned to the vendor at no cost to the City. Acceptance of materials shall be based on the furnishing of a uniform material consistently complying with the requirements of these specifications.

Flexible porous product is to consist of 3/8-inch nominal recycled rubber granules and ½ inch nominal aggregate, bonded with single-component, moisture-cured urethane. Color of flexible porous product will be as specified by the Project Manager prior to ordering product. Flexible porous product is to be Flexi®-Pave as manufactured by KB Industries, Inc.; RubberWay Sidewalks and Tree Wells as manufactured by World Recycling Surfacing Group; Eco-Rubber Pour in Place Rainbow Turf as manufactured by Eco-Smart; or approved equivalent.

3.2. SAFETY REQUIREMENTS

The vendor shall insure safety precautions are in existence for employees and all other persons in or around the work area during loading of materials at the vendor's site and when installing materials in the City's location(s).

3.3. REJECTION OF WORK

Contractor agrees that the City has the right to make all final determinations as to whether the work and/or material has been satisfactorily completed.

3.4. ESTIMATED QUANTITIES

Estimated quantities listed in the ITB are given only as a guideline for preparing your bid and should not be construed as representing actual quantities to be purchased under this Agreement.

3.5. REQUIRED BIDDER SUBMITTALS

To ensure compliance with these requirements Bidders must submit:

a. References - Provide five (5) references from present or former clients, complete with contact person's telephone number and email address. References shall be for work performed within the last three (3) years.

b. Licenses, Certifications, Etc.: A list of documents proving ability or authorization to perform the work specified herein and current certificates of Insurance.

3.6. SCOPE OF WORK (for Fiscal Year 2024 - other projects will be identified as budgets allow)

Mother Meres Parking Lot

- The Contractor is to supply and install approximately 1,170sf of Flexi®-Pave at a minimum of one and one-half inch (1-1/2") thickness.
- The Contractor is responsible for square footage totals.
- The Contractor must include all ground preparation, base material including stonework, light root grinding and grading of approximately 1,170sf of tree surrounds to Flexi®-Pave standards.
- Rubber surface shall be level with surrounding surfaces.
- The Contractor is responsible for any Maintenance of Traffic (MOT), barriers, and any permits required by the City of Tarpon Springs.
- 100% of the material, freight and mobilization shall be included in the bid price.
- The Contractor shall provide a one (1)-year warranty on all workmanship including labor and materials.
- The Contractor is required to meet A.D.A. specifications.
- Only Flexi®-Pave product or equivalent shall be installed. The recycled tire granule size will not have more than one-eighth (1/8) difference.
- The Contractor shall dispose of material waste daily at no cost to the City.
- Period of Performance shall be 30-45 days from receipt of Purchase Order or as discussed with the City Representative.

Tarpon Avenue from South Ring Street west to Pinellas Avenue

- The Contractor is to supply and install approximately 1,180sf of Flexi®-Pave at a minimum of one and one-half inch (1-1/2") thickness.
- The Contractor is responsible for square footage totals.
- The Contractor must include all ground preparation, base material including stonework, light root grinding and grading of approximately 1,180sf of tree surrounds to Flexi®-Pave standards.
- Rubber surface shall be level with surrounding surfaces.
- The Contractor is responsible for any Maintenance of Traffic (MOT), barriers, and any permits required by the City of Tarpon Springs.
- 100% of the material, freight and mobilization shall be included in the bid price.
- The Contractor shall provide a one (1)-year warranty on all workmanship including labor and materials.
- The Contractor is required to meet A.D.A. specifications.
- Only Flexi®-Pave product or equivalent shall be installed. The recycled tire granule size will not have more than one-eighth (1/8) difference.
- The Contractor shall dispose of material waste daily at no cost to the City.
- Period of Performance shall be 30-45 days from receipt of Purchase Order or as discussed with the City Representative.

Additional Locations

Additional locations will be identified as the need arises throughout the term of this contract.

SECTION 4-GENERAL CONDITIONS

4.1. AGREEMENT/NOTICE OF AWARD. A purchase order, blanket purchase order or notice of award will be issued by Procurement Services for the term of this Agreement.

4.2. EXTENSION. The City reserves the right to extend the term of this contract, provided however, that the City shall give written notice of its intentions to extend this contract no later than thirty (30) days prior to the expiration date of the contract.

4.3. PRICES. All pricing shall be firm for the initial term of one (1) year; except where otherwise provided by the specifications, and include all transportation, insurance and warranty costs. The City shall not be invoiced at prices higher than those stated in any contract resulting from this bid. The Contractor certifies that the prices offered are no higher than the lowest price the Contractor charges other buyers for similar quantities under similar conditions. The Contractor further agrees that any reductions in the price of the goods or services covered by this bid and occurring after award will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

During the sixty **(60) day period prior** to each annual anniversary of the contract effective date, the Contractor may submit a written request that the City increase the prices for an amount for no more than the twelve month change in the Consumer Price Index for All Urban Consumers (CPI-U), US City Average, All Items, Not Seasonally Adjusted as published by the U.S. Department of Labor, Bureau of Labor Statistics (<http://www.bls.gov/ppi/home.htm>). The City shall review the request for adjustment and respond in writing; such response and approval shall not be unreasonably withheld.

At the end of the initial term, pricing may be adjusted for amounts other than inflation based on mutual agreement of the parties after review of appropriate documentation. Renewal prices shall be firm for at least one year and may be adjusted thereafter as outlined in the previous paragraph.

No fuel surcharges will be accepted.

4.4. Prohibition Against Considering Social, Political Or Ideological Interests In Government Contracting -- F.S. 287.05701: Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the City will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the City's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

BID FORM

BID No. 240039-B-PH

FLEXI®-PAVE TREE WELL INSTALLATION

BIDDER BEATO GROUP, INC.

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with City of Tarpon Springs to provide all Services specified and in accordance with the other terms and conditions of the Contract Documents.

This Bid will remain subject to acceptance for ninety (90) days after the day of Bid opening.

1. In submitting this Bid, Bidder represents that:

- a. Bidder has examined and carefully studied the Bidding Documents and the following Addenda (receipt of all which is hereby acknowledged):

<u>Date</u>	<u>Number</u>	<u>Date</u>	<u>Number</u>
<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

- b. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

BID FORM PRICING
BID No. 240039-B-PH
FLEXI®-PAVE TREE WELL INSTALLATION

Description	Estimated Quantity (SF)	Unit Price Per Square Foot	Estimated Quantity x Unit Price
Flexi®-Pave Material and Installation Other Brand <u>POROUS PAVE/ FLEXPAVE</u>	2,350	\$ <u>14.87</u>	\$ <u>34,944.50</u>

Bidder acknowledges that all applicable licenses (City, County, State, and Federal) have been obtained and shall provide proof immediately upon request.

ePayables: Bidder is currently set up with a merchant account or will set up a merchant account to accept payment by VISA credit card and will accept payment from the City by VISA account through the ePayables electronic payment solution. Yes x No

Payment: We accept Visa for payment: x Yes No. Payment must be processed in 7 days after receipt of proper invoice or services accepted (whichever is the latter).

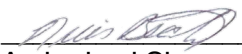
Bidder: BEATO GROUP, INC.

Address: 4532 WEST KENNEDY BLVD., SUITE 465

City: TAMPA State: FLORIDA Zip: 33609

Phone No.: 813-252-0196 Fax No.: NA Email: INFO@BEATOGROUP.COM

LUIS BEATO, PRESIDENT
Printed Name and Title


Authorized Signature

1/16/2024
Date

QUESTIONNAIRE

This questionnaire must be completely filled out and returned as part of your bid/proposal. Failure to do so may result in disqualification of your bid/proposal. Evaluation of this questionnaire is a prime factor in the award of this Agreement.

1. Please state the full, legal name (including any d/b/a) of your firm and provide contact information.

Company Name: BEATO GROUP, INC.

Contact Name: LUIS BEATO

Address: 4532 WEST KENNEDY BLVD., SUITE 465

Address:

City: TAMPA State: FL Zip: 33609

Telephone: 813-252-0196 Fax: NA

E-Mail Address: INFO@BEATOGROUP.COM Website: INFO@BEATOGROUP.COM

2. How long has your firm been in business? 12

3. How long has your firm provided these services? 6

4. Annual gross revenues of your firm? (Check the appropriate box)
☐ under \$100,000 ☒ \$100,000 - \$499,000 ☐ \$500,000 - \$999,000
☐ \$1,000,000 - \$2,000,000 ☐ over \$2,000,000

5. How many full and part-time employees do you currently employ?
Full-time: 3 Part-time: 3

6. Provide information on your employee staffing by category and the number of employees in each category.

Category	# of employees
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MANAGEMENT/SUPERVISION	3
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FOREMAN/LABORER 3

7. Who will be supervising the services to be performed under this Agreement and what are their qualifications, years of experience, number of years employed with your firm, etc.?

MANAGEMENT/SUPERVISION: OVER 40 YEARS IN THE CONSTRUCTION INDUSTRY COMBINE: EMPLOY 12 YEARS.

8. What tools, vehicles and equipment currently owned by your firm will be utilized to provide the requirements of this Agreement?

12CF MORTAR MIXER, 8CF WHEELBARROW, ENCLOSED TRAILER, EQUIPMENT TRAILER, SAFETY DEVICES, MOT, FLOATS, BLOWER/BROOM, PICK-UP TRUCKS.

9. List additional equipment your firm will require to provide services to the City and when and how you plan to acquire the equipment.

NONE.

10. Have you had a contract terminated by a customer in the past 3 years? NO If yes, please explain.

11. List at least five references you have provided similar services for in the past three years (Preferably government agencies).

Firm Name

Address

**Contact Person
Telephone/Email**

NATURAL DESIGNS LANDSCAPING-1810 CLEMENT ROAD, LUTZ, FL 33549- RICHARD THIBEAU-813-267-6261-RTHIBEAU@NDLLC.COM

KALSTO LOCKSMITH- LAKELAND, FLORIDA 33810- KEVIN KALSTO-1-631-680-7732-KALSTOLOCKSMITH@GMAIL.COM

CITY OF TAMPA PARK AND RECREATION-CITY OF TAMPA, FL-KARLA PRICE-813-274-5134-KARLA.PRICE@TAMPAGOV.NET

CITY OF TAMPA PARK AND RECREATION--CITY OF TAMPA, FL-CHRIS THOMPSON-813-274-5155-CHRIS.THOMPSON@TAMPAGOV.NET

CITY OF TAMPA BLDG MAINT. DEPT.-CITY OF TAMPA, FL-BOB RADKE-813-931-2636-BOB.RADKE@TAMPAGOV.NET

CITY OF TAMPA FACILITY MANAGEMENT-CITY OF TAMPA, FL-JR BINNICKER-813-436-6561-JR.BINNICKER@TAMPAGOV.NET

12. Provide a copy of your firm's Occupational License No. with the Expiration Date (if applicable).
13. Provide a copy of your firm's Federal Employer Tax ID certificate.
14. Provide a copy of all your current insurance coverages for General Liability, Automobile and Worker's Compensation.
15. Provide evidence of a certification through Pinellas County Licensing Board (if applicable).
16. Provide documentation that your firm is registered with the Florida Division of Corporations to do business within the state of Florida.

DRUG FREE WORKPLACE FORM

PREFERENCES TO BUSINESSES WITH DRUG-FREE WORKPLACE PROGRAMS UNDER SECTION 287.087, FLORIDA STATUTES.

1. This statement is submitted with the attached Bid/Proposal.
2. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:
 - a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
 - b. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
 - c. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (a).
 - d. In the statement specified in subsection (a), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, violation of Chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
 - e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
 - f. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

VENDOR'S PRINTED NAME: BEATO GROUP, INC.

AUTHORIZED SIGNATURE: 

MINIMUM INSURANCE REQUIREMENTS

Contractor shall carry the following minimum types and amounts of insurance at its own expense, for the contract period:

- A. Prior to the time Contractor is entitled to commence any part of the project, work, or services under this contract, Contractor shall procure, pay for, and maintain at least the following insurance coverages and limits. Said insurance shall be evidenced by delivery to Procurement Services for the City of Tarpon Springs of a Certificate of Insurance executed on a standard ACORD form, listing all coverage and limits, expiration dates and terms of policies, and all endorsements whether or not required by the City. The insurance requirements shall remain in effect throughout the term of this Contract, or any Contract extension.
- 1) Worker's Compensation limits as required by law; Employers' Liability Insurance of not less than \$1,000,000 for each accident.
 - 2) Comprehensive General Liability Insurance including, but not limited to, Independent Contractor, Contractual, Premises/Operations, Products/Completed Operations and Personal Injury covering the liability assumed under indemnification provisions, with limits of liability for personal injury and/or bodily injury, including death, of not less than \$1,000,000, each occurrence; and property damage of not less than \$100,000, each occurrence. (Combined Single Limits of not less than \$1,000,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an occurrence basis, and the policy shall include Broad Form Property Damage coverage, and Fire Legal Liability of not less than \$50,000 per occurrence, unless otherwise stated by exception herein.
 - 3) Comprehensive Automobile and Truck liability covering owned, hired, and non-owned vehicles with minimum limits of \$1,000,000 each occurrence, and property damage of not less than \$100,000 each occurrence. (Combined Single Limits of not less than \$500,000, each occurrence, will be acceptable unless otherwise stated). Coverage shall be on an occurrence basis, such insurance to include coverage for loading and unloading hazards.
 - 4) \$500,000 combined single limits, personal injury and/or bodily injury, including death, and property damage liability bodily injury, including death, and property damage liability insurance as an excess of the primary coverage required above.
- B. Each Insurance Policy shall include the following conditions by endorsement to the policy:
- 1) Each policy shall require that thirty (30) days prior to expiration, cancellation, non-renewal, or any material change in coverages or limits, a notice thereof shall be given to the City by certified mail to: City of Tarpon Springs, Procurement Services, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004. Contractor shall also notify City, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, non-renewal, or material change in coverage received by said Contractor from its insurer; and nothing contained herein shall absolve Contractor of this requirement to provide notice.

- 2) Companies issuing the insurance policy, or policies, shall have no recourse against City for payment of premiums or assessments for any deductibles which all are at the sole assessments for any deductibles which all are at the sole responsibility and risk of Contractor.
- 3) The term "CITY" shall include all Authorities, Boards, Commissions, Divisions, Departments, and offices of City and individual members, employees thereof in their official capacities, and/or while acting on behalf of the City.
- 4) **City of Tarpon Springs shall be endorsed to the required policy or policies as an additional insured or additional named Insured.**
- 5) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by City to any such future coverage, or to City's Self-Insured Retentions of whatever nature.

VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LIST

Respondent Vendor Name: BEATO GROUP, INC.

Proposer/Contractor FEIN: 45-4003966

Proposer/Contractor's Authorized Representative Name and Title:

LUIS BEATO, PRESIDENT

Address:

4532 WEST KENNEDY BLVD., SUITE 465

City: TAMPA

State: FLORIDA

Zip: 33609

Phone Number:

813-252-0196

Email Address:

INFO@BEATOGROUP.COM

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000.00 or more that are on either the Scrutinized Companies with Activities in Sudan list, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector lists which are created pursuant to s. 25.473 Florida Statute (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 Florida Statute (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to s. 287.135 Florida Statute (Current Edition), the submission of a false certification may subject company to civil penalties, attorney's costs, and/or other costs and does not have business operations in Cuba or Syria.

Certified by: 

Who is authorized to sign on behalf of the above-referenced company.

Print Name and Title:

LUIS BEATO, PRESIDENT

Date: 01/16/2024





















































City of Tarpon Springs, Florida

324 East Pine Street
Post Office Box 5004
Tarpon Springs, Florida 34689-5004
(727) 938-3711
Fax: (727) 937-8199
www.ctsfl.us

MEMO

March 14, 2024

To: Mark LeCouris, City Manager
From: Diane Wood, Cultural & Civic Services Director
Re: Public Art Committee (PAC) Submission for BOC Approval

At the March 13, PAC meeting, the committee unanimously approved the purchase of the Coach Rudy artwork by artist Noland Anderson to be installed on the west wall of the Dorsett Park concession building. Submitted as back up is the artist proposal, image of the artwork approved by Nancy Royal and her selection committee for the Rudy Day celebration on April 27, 2024, and the SpeedPro invoice for the installation of the artwork on the building.

Please note that the method chosen for installation is the same as the application of the Christopher Still artwork on the Chamber of Commerce building. This method was selected and approved by the PAC to provide flexibility should the Dorsett Park building be remodeled at a future date. If that causes damage to the artwork, it can easily be reinstalled at the completion of the remodeling project.

The PAC requests final approval from the Board of Commissioners to purchase the Coach Rudy artwork and the method of installation. Total cost of project is \$4,776.61.



Attachments

NOBLEART LLC
18799 Henequen Lane
Spring Hill L,34610

Artist
Noland Anderson 954
756 0750
nolandandersonart@gmail.com

SPORTS MURAL DESIGN	Cost
Custom Full color sports theme illustration design and placed in a PDF/Tiff formatted File to be delivered to mural print company who will then be responsible for enlarging, printing and placing on building wall.	\$2,500
Materials	\$300
	Total \$2,800



12380 Race Track Rd.
Bldg. 5, Studio 6
Tampa, FL 33626
(813) 891-9400

Great. Big. Graphics.
www.speedprotampawestchase.com

ESTIMATE

EST-22193

Payment Terms: Due on Completion

Created Date: 3/14/2024

DESCRIPTION: Reorder: Building wall mural - outside wall

Bill To: Dorsett Park
500 E. Harrison Street
Tarpon Springs, FL 34689
US

Installed: Dorsett Park
500 E. Harrison Street
Tarpon Springs, FL 34689
US

Requested By: Diane Wood
Email: dwood@ctsfl.us
Work Phone: (727) 942-5605
Cell Phone: (727) 942-5605

Salesperson: Pat DelBrocco
Email: pdelbrocco@speedpro.com
Entered By: Pat DelBrocco

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Option #3: Premium Cast vinyl (similar to TS Chamber of Commerce building)	1	\$1,402.61	\$1,402.61
1.1.1	3M™ SV480mC Envision™ Printable Wrap Film - Part Qty: 1 Width: 156.00" Height: 103.00"			
	Print Type - Flex Media - Print Type - Flexible Media: Single Side - (Quality - 10 PASS)			
1.1.2	3M™ ENVISION 8548G/8549L 2 MIL - Part Qty: 1 Width: 156.00" Height: 103.00"			
2	Option #3: Installation (to include Labor, Materials, Parts)	1	\$449.00	\$449.00
2.1	Installation -			
3	Setup	1	\$125.00	\$125.00
3.1	Setup Fee -			

This estimate is valid for two weeks. Changes, additions and deletions to the estimate may result in additional charges. The estimate is based on print-ready files. Design is available at an hourly rate. Sales tax will be added to the invoice unless a Sales Tax Exemption Certificate is on file.

Subtotal:	\$1,976.61
Taxes:	\$0.00
Grand Total:	\$1,976.61
Deposit Required:	\$988.31

Acceptance of the estimate authorizes Speedpro Imaging to initiate production. Generally, a deposit of 50% is also required. All amounts are due upon delivery of the products unless other arrangements have been formally agreed upon.

PUBLIC ARTWORK SERVICES AGREEMENT

THIS AGREEMENT is entered into as of this 14th day of March 2024 by and between the City of Tarpon Springs, a Florida municipal corporation (the "City"), and Nolan Anderson ("the Artist").

- A. The City of Tarpon Springs is undertaking a series of murals throughout the City:
and
- B. Artist has submitted a proposal for a mural and the City has selected its proposal (the "Project"); and
- C. The parties wish to memorialize their understandings about the Project in a binding contract.

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

1. Scope of the Work.

Artist must furnish all of the materials and perform all of the work for the Project as shown on the drawings and described in the specifications attached as Exhibit A and incorporated by reference into this Agreement. The Project consists in general terms of the design and installation. The Artist's work must be of high quality, in compliance with generally accepted standards of workmanship, and in conformity with this Agreement.

2. Protection, Prevention of Site Access and Risk. (This Section Not Applicable)

The Artist must keep competent supervisory personnel on the Project and provide efficient supervision, using Artist's best skill and attention. The Artist must use reasonable efforts at all times to safely guard the Project, the City's property and adjacent property from damage, injury or loss in connection with the Project. Artist shall provide, erect, and maintain barricades, fences, lights, and other traffic control devices, and shall furnish such personnel (as the City may require) to warn the public and guard the site and shall take such other precautionary measures as are reasonably necessary to protect persons, property, and the work done under this Agreement.

During installation of the Project, Artist shall clean up the site at reasonable intervals and at other times when directed by the City. At all times while finish work is being accomplished, the site shall be kept clean, free of dust, debris and trash. Directly upon completion of the Project, Artist shall remove from the site all equipment and any waste materials not previously disposed of, leaving the site thoroughly clean and ready for the City's final inspection.

The Artist must protect the Project and related materials from damage due to the nature of the work, the elements, carelessness of the Artist, or from any cause until the completion and acceptance of the Project by the City. The Artist assumes all risk of loss or damages under this agreement arising out of the nature of the work, the elements, carelessness of the Artist, or from any other causes which may be encountered in the performance of the work, until final acceptance

of the Project by the City, except loss or damage proximately caused by the City, its employees, agents or other contractors.

3. Time of Completion and Formal Acceptance.

The Project shall be fully installed and completed by Artist by April 22, 2024, unless delays are caused by the City, or by events beyond the control of both parties, at which time completion may be amended. Any extensions of time must be agreed to in writing by both parties.

The Artist must notify the City when the Project is fully installed and complete. No more than thirty (30) days after receiving such notice, the City will provide the Artist a written response, informing the Artist that either (i) the City agrees that the Project is fully installed and is complete consistent with the terms of this Agreement, and the City formally accepts the Project as completed ("Letter of Acceptance"); or (ii) the City does not consider the Project to be completed due to unresolved issues or defects that remain, and describing the outstanding issues or defects and the time frame in which the Artist must then cure before the City will issue a Letter of Acceptance.

The Project is not finally complete for purposes of this Agreement until the City has issued a Letter of Acceptance ("Final Acceptance."). Once the City has issued a Letter of Acceptance the City will be the sole owner of the Project.

4. City Representative.

The City will designate its project representative who will make all necessary and proper decisions with reference to the Project within the scope of his or her authority. The Artist must direct all requests for clarification or instruction to the City representative. The City has assigned Diane Wood, Cultural & Civic Services Director to serve as the City's representative to the Project.

5. Design and Construction Fee.

The total design and construction fee paid by the City to Artist under this Agreement will be \$2,800. It is based on the specifications provided by Artist as shown on Exhibit A. The fee includes all design, materials, labor, delivery and installation of the Project.

6. Payment Schedule and Terms.

Payment shall occur as follows:

\$2,800 upon approval and acceptance by the City at the March 19, 2024, Board of Commissioners Meeting and receipt of original artwork.

Invoices shall be submitted by Artist to the City for each payment and payment shall be made within 15 days of receipt. Artist shall pay all subcontractors promptly.

The City will not make payment for completion and acceptance until it has accepted maintenance instructions for the Project.

7. Ownership and Rights Related to the Project.

7.1. Ownership. Ownership of the Project shall pass to the City upon Final Acceptance. The Artist shall confirm in writing that ownership of the Work belongs to the City. Artist hereby irrevocably assigns, conveys and otherwise transfers to City and its respective successors and assigns title to the Project.

7.2. Reproduction. In view of the intention that the Project in its final dimensions shall be unique, Artist shall not make any additional exact duplicate reproduction of the final Project, nor shall Artist grant permission to others to do so except with the written permission of the City. Artist grants to the City and its assigns an irrevocable license to make reproductions of the Project for non-commercial purposes, including, but not limited to, reproductions used in advertising, brochures, media publicity, and catalogues or other similar publications, provided that these rights are exercised in a tasteful and professional manner and not to market goods or services. The Artist, however, may use photographic reproductions of the Project in its portfolio, in critical and scholarly writings, or for non-commercial purposes, including reproductions used in advertising brochures, media publicity, and catalogues or other similar publications

7.3. Credits. Any reproduction by the City shall contain a credit to Artist and display a copyright notice. Artist shall use its best efforts to give a credit reading substantially, "an original work owned and commissioned by the City of Tarpon Springs," in any public showing of the Project or reproductions thereof.

7.4. Copyright Notice. The Artist shall place a copyright notice on the Project that informs the public that a work is protected by copyright, identifies the copyright owner, and shows the year of first publication.

7.5. Registration. If the copyright is registered with the U.S. Copyright Office, the Artist shall provide the City with the Copy of the application for registration, the registration number, and the effective date of the registration.

7.6. Rights under the Visual Artists' Rights Act. To the extent the uses, modification, destruction or removal of the Project under this Agreement affect any rights Artist may have under the provisions of federal or state law, including the 1990 Visual Artists' Rights Act under 17 U.S.C. §106A(a) and §113, the Artist hereby knowingly waives any rights provided by those laws.

8. Maintenance, Repairs and Restoration.

8.1. Maintenance. The City recognizes that maintenance of the Project on a regular basis according to the maintenance instructions is essential to the integrity of the Project and that the City will be solely obliged to maintain the Project after Final Acceptance. The City shall nonetheless have the right to determine, in its sole discretion, when and if maintenance, repairs, and restorations to the Project will be made. To the extent practical and if the Artist has provided a current address pursuant to Section 12, during the ten years following submission of the Letter of Acceptance, the Artist shall be given the opportunity to consult on repairs or restorations in addition to those described in the maintenance instructions.

8.2. Removal or Destruction. Nothing in this Agreement shall preclude any right of the

City in its sole discretion to (i) remove the Project from public display; (ii) destroy the Project.

9. Warranties.

9.1. Uniqueness. The Artist represents and warrants to the City that the Project is artistically unique and agrees not to create or be involved in the creation of an identical artwork within 100 miles of Tarpon Springs, Florida. Additionally, Artist represents and warrants that:

- A. The Project is solely the result of the artistic effort of the Artist;
- B. Except as otherwise disclosed in writing to the City prior to the time of execution hereof, the Project is unique and original and does not infringe upon any copyright and any other property or personal right;
- C. That neither the Project delivered hereunder, nor a duplicate thereof, has been accepted for sale elsewhere; and
- D. The Project is free and clear of any liens or claims or encumbrances from any source whatsoever.
- E. The Artist shall defend and indemnify the City if a third party asserts a copyright infringement or claim involving the Project.

9.2. Workmanship. Artist warrants to City that all work performed will be performed in a workmanlike manner.

9.3. Materials. The Project, as executed, will use materials that are of good quality, fit for the selected purpose, within manufacturer tolerances and warranties, and free from all faults and defects not inherent in the quality required.

9.4. Defects & Deficiencies. Any work or material that is found to be defective or deficient, Artist will, without cost to City, correct it promptly after receipt of a written notice from the City, unless City has previously issued a Change Order accepting the defect or deficiency or City is the cause of the defect or deficiency, for example installation error.

For a period of two (2) years from the date of the City's Final Acceptance of the Project, the Artist agrees to replace or correct any material defects in the Project and that relate to a defect in the design, workmanship, or materials. The City shall give notice to Artist of any observed material defect. If Artist fails to cure any such material defects, or to make arrangements to do so within a reasonable time satisfactory to the City, the City has the right to arrange for such replacements or corrections, and Artist must reimburse the City for the costs of any such replacements or corrections. If the City asks Artist to repair damage caused to the Project not related to the design, workmanship, or materials, for example by vandalism, collision, extreme environmental conditions, or other unforeseeable causes, the City will reimburse Artist for reasonable material and labor costs for such repairs, except to the extent such damage is due to a defect in design, workmanship or materials used in Project.

This warranty and guarantee exclude any responsibility on the part of Artist to remedy any defect or deficiency caused by any abuse, misuse, or failure to properly maintain by City or others, and changes or modifications not performed by Artist.

In the event of any alteration or damage to the Project, whether intentional or accidental, the Artist shall have the right to disclaim authorship of the Project and upon written request of the Artist to the City shall remove the identification plaque at its own expense.

10. Indemnification.

The Artist shall defend, release, indemnify, and save and hold harmless the City from any and all claims, demands, suits, liabilities, actions, causes of action, or legal or equitable proceedings of any kind or nature, including worker's compensation claims of or by anyone whomsoever to the extent that such claims, losses, damages, or expenses are caused by the Artist's intentional or negligent acts, errors, or omissions, including acts or omissions of the Artist or her officers, employees, representatives, suppliers, invitees, licensees, sub-contractors, contractors, and agents. Provided, however, the Artist need not indemnify and save harmless the City, its officers, agents, and employees from damages proximately resulting from the negligence of the City's officers, agents, and employees. This indemnity clause shall also cover the City's reasonable defense costs in the event that the City, in its sole discretion, elects to provide its own defense. This indemnity clause shall survive termination of this Agreement.

11. Termination/Default.

A. Termination. The City may terminate this Agreement on no less than fourteen (14) days written notice to the Artist. In such event the City will compensate Artist for all services performed and materials provided or procured to the date Artist receives the notice of termination, together with reasonable expenses and prorated profit then due, unless the parties agree otherwise in writing.

B. Default. Each and every term and condition of this Agreement is deemed to be a material element of this Agreement. If either party fails or refuses to perform according to the terms of this Agreement; it may be declared in default thereof. A declaration of default by either party must be made in writing to the other party, describe how the allegedly defaulting party has failed to perform according to the terms of this Agreement, and provide an opportunity for consultation with the other party to review what steps may be necessary to cure the default.

C. Remedies Upon Default. If one party declares the other in default of this Agreement and performance is possible, the allegedly defaulting party will have a period of fourteen (14) days within which to cure the default. If the allegedly defaulting party fails to correct the default or timely performance is not possible, the party declaring default may elect to: (1) immediately terminate the Agreement; (2) treat the Agreement as continuing and require specific performance; and/or (3) avail itself of any other remedy at law or equity. If either party elects to terminate the agreement for default, termination will be effective upon the mailing, by the terminating party, of written notice of termination to the defaulting party and the City will compensate the Artist for all services performed and materials provided or procured in accordance with the terms of this Agreement up to the point of termination and the Artist will deliver or otherwise make available all design plans, sketches, fabrications, or other materials that the Artist may have created or purchased in performance of the Agreement up to the point of termination.

12. Miscellaneous Provisions.

A. Assignment. Artist understands that the City enters into this Agreement based on the special abilities of Artist and that the City considers this Agreement to be an agreement for personal services. Accordingly, Artist must neither assign any responsibilities nor delegate any duties arising under this Agreement without the prior written consent of the City.

B. Independent Contractor. The relationship between the Artist and the City is that of an independent contractor. The Artist shall not be deemed to be, nor shall it represent itself as, an employee, partner, or joint ventures of the City. No employee or officer of the City shall supervise the Artist. The Artist is not entitled to worker's compensation benefits and is obligated to directly pay federal and state income tax on money earned under this Agreement.

C. License and Business. The Artist must hold, in the Artist's name, all necessary licenses and permits to perform the work. The Artist must have full authority to do business in the State of Florida and have a designated place of business for making and accepting communications with or from the City. The Artist must maintain a current address and telephone number with the City throughout the term of this Agreement.

D. Governing Law. This Agreement is governed by the laws of the State of Florida. Any suit between the parties shall be brought only in the courts of the Sixth Judicial Circuit in Pinellas County, Florida.

E. Notice. Any notice or other communication given by either party to the other related to this Agreement must be hand delivered; sent by a commercial carrier; or sent by mail, addressed to the party at its address as set forth below. The notice or other communication will be effective on the date it is delivered or on the third business day after being sent, whichever comes first.

If to the City:

Mark LeCouris, City Manager
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34689-5004

If to the Artist:

Noland Anderson
Noble Art LLC
18799 Henequen Land
Spring Hill, FL 34610

The Artist shall notify the City of changes in his address. The failure to do so, if such failure prevents the City from locating the Artist, shall be deemed a waiver by the Artist of the rights granted to or retained by the Artist in this Agreement, the exercise of which requires response by the Artist. A mailing of notice by the City by certified mail with return receipt requested to the address of the Artist or of her attorney currently on file with the City at the time of such mailing

shall be deemed to be an adequate notification effort by the City hereunder.

F. Entire Agreement. This document constitutes the entire agreement between the parties and supersedes all prior understandings and discussions. This Agreement may only be modified in writing by an amendment signed by both parties

G. No Multiple Fiscal Year Obligation. Nothing herein shall constitute a multiple fiscal year obligation. Notwithstanding any other provision of this Agreement, the City's obligations under this Agreement are subject to annual appropriation by the Board of Commissioners of the City. Any failure of a Board of Commissioners annually to appropriate adequate monies to finance the City's obligations under this Agreement shall act in effect to terminate this Agreement at such time as such then-existing appropriations are to be depleted. Notice shall be given as soon as reasonably possible to the Artist of any failure of a Board of Commissioners to appropriate such adequate monies.

H. Authority. Artist warrants that the individual executing this Agreement is properly authorized to bind the Artist to this Agreement.

I. Headings. The captions and headings set forth herein are for convenience of reference only and shall not be construed as to define or limit the terms and provisions hereof.

J. Severability. If any part, term, or provision of this Agreement is held by the Courts to be illegal or in conflict with any law of the State of Florida, the validity of the remaining portions or provisions shall be unaffected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

K. Disputes. The parties agree to use the principles of collaboration and cooperation, to identify and engage in measures to prevent and resolve potential sources of conflict before they escalate into disputes, claims or legal actions. The Parties agree that any and all claims, controversies, breaches or disputes arising from or related to this Agreement, including those pertaining to the formation, construction, performance, applicability, interpretation, or enforceability of this Agreement is subject to a requirement to mediation in Florida prior to filing any lawsuit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

CITY OF TARPON SPRINGS

BY: _____
Costa Vatikiotis, Mayor

ATTEST:

Irene S. Jacobs, City Clerk

APPROVED AS TO FORM:

Regina A. Kardash, Esq., , City Attorney

ARTIST:

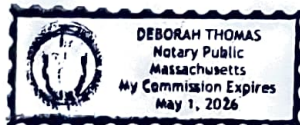

Noland Anderson

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online authorization, by Noland Anderson, who is personally known to me or has produced FL DL as identification, this 18 day of March, 2024.


Notary Public, State of Florida

My Commission Expires: 5/1/2026



Original Art to be presented to Nancy Royal commemorating Rudy Day, April 27, 2024.





Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: March 19, 2024
To: Mayor, and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Bob Robertson, Project Administration Department Director *RRB*
Subject: Anclote River Dredge Project, Spoils Site Lease Extension (Fifth Amendment)

Request

Approval is requested for an extension of an existing property lease agreement between the City and Anclote Properties, LLC through September 30, 2024 for the Anclote River Dredge project.

Background

As the local sponsor the dredging of the Anclote River Federal Channel by the United States Army Corps of Engineers (USACE), the City is responsible for securing a site for storage and dewatering of spoils (sediments) dredged from the river. The City accomplished this by leasing a property on L&R Industrial Blvd from Anclote Properties LLC. The lease is scheduled to expire on March 31, 2024.

At the time of this writing, dredging activities have been completed in the Federal portion of the Anclote River and 99-percent of the dredging activities in the City-controlled Extended Turning Basin have been completed. City Staff is requesting this lease contract extension to allow time for site restoration, which is the responsibility of the City after dredging activities are completed.

The property owner has agreed to amend the existing lease agreement through September 30, 2024. Please see **Attachment 1** Fifth Amendment to Lease of Spoils Site document.

Funding for this lease is provided through a reimbursement from the State of Florida.

Attachment 1:

Fifth Amendment to Lease of Spoils Site

FIFTH AMENDMENT TO LEASE OF SPOILS SITE

THIS FIFTH AMENDMENT TO LEASE OF SPOILS SITE ("Fifth Amendment") is hereby entered into by and between ANCLOTE PROPERTIES, LLC, a Florida limited liability company, hereinafter referred to as "ANCLOTE PROPERTIES," and the CITY OF TARPON SPRINGS, a Florida municipal corporation, hereinafter referred to as "CITY."

RECITALS

WHEREAS, ANCLOTE PROPERTIES and CITY entered into that certain Lease of Spoils Site, hereinafter referred to as "Lease," dated February 7, 2017 and subsequently amended on April 17, 2020, whereby ANCLOTE PROPERTIES leased to CITY approximately 8.5 acres along the Anclote River in Tarpon Springs, Florida, for a period terminating on January 1, 2022, and subsequently amended again on March 9, 2021 for a revised period terminating on July 1, 2022 and subsequently amended again on June 24, 2022 for a revised period terminating on July 1, 2023; and subsequently amended again on June 27, 2023 for a revised period terminating on March 31, 2024; and

WHEREAS, ANCLOTE PROPERTIES and CITY wish to further extend the Lease for an additional period of time as described herein; and

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, the parties mutually agree that:

1. Paragraph 3 of the Lease is amended to read as follows:

TERM OF LEASE. The term of this Lease shall commence on the day specified in a written notice from the City to Anclote Properties, but not earlier than the first day of February, 2017, and not later than the first day of September, 2017, and shall end on the first day of the month following written notices from the City to Anclote Properties of its desire to terminate the Lease following completion of the Project including the completion of the property restoration in accordance with the *Anclote River Dredge*

DMMA Restoration Plan Revised March 2024 to the satisfaction of the ANCLOTE PROPERTIES, but not later than the September 30, 2024, unless renewed or extended as hereinafter provided. Upon termination of the lease the City shall be responsible for the payment of an additional two months' rent from the date that the lease is duly terminated. Furthermore, the City shall restore the property in accordance with the *Anclore River Dredge DMMA Restoration Plan, Revised March 2024* or as amended by mutual agreement and in writing by representatives of both parties. The final grading and restoration plan must be approved by the City and Anclore Properties prior to the start of restoration work. FDEP ERP modifications to accommodate the restoration plan shall be the responsibility of the City to act as the owner's agent. The City or its assigned shall remove debris and vegetated scrapings from the property and unwanted material or debris that may be deposited on the property as part of the restoration effort.

2. Except as expressly set forth herein, all of the terms, covenants and conditions of the Lease are hereby ratified and confirmed by ANCLOTE PROPERTIES and CITY, and each, by the execution of this Amendment, hereby signifies their intent to be bound thereby.

IN WITNESS WHEREOF the Parties hereto have executed this Amendment on the day and year set forth next to their signatures below.

[remainder of this page intentionally left blank]

ANCLOTE PROPERTIES, LLC
(This section to be completed by Anclore Properties only)

WITNESSES:

ANCLOTE PROPERTIES, LLC
a Florida limited liability company

Print Name: _____

By: _____
George P. Stamas, Manager

Dated: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online authorization, by George P. Stamas, as Manager of ANCLOTE PROPERTIES, LLC, who ☐ is personally known to me or ☐ has produced _____ as identification, this _____ day of _____, 2024.

Notary Public, State of Florida

My Commission Expires:

CITY OF TARPON SPRINGS
(This section to be completed by CITY only)

CITY OF TARPON SPRINGS
a Florida municipal corporation

ATTEST:

Costa Vatikiotis, Mayor

Irene Jacobs, City Clerk

Mark LeCouris, City Manager

Dated: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online authorization, by COSTA VATIKIOTIS, as Mayor of the City of Tarpon Springs, who ☐ is personally known to me or ☐ has produced _____ as identification, this _____ day of _____, 2024.

Notary Public, State of Florida

My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online authorization, by MARK LECOURIS, as City Manager of the City of Tarpon Springs, who ☐ is personally known to me or ☐ has produced _____ as identification, this _____ day of _____, 2024.

Notary Public, State of Florida

My Commission Expires:



Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: March 14, 2024
To: Mark LeCouris, City Manager
From: Bob Robertson, P.E., Project Administration Department Director
Subject: Projects Update

At your request I will present an update on City projects at the March 19, 2024, Regular Session of the Board of Commissioners. The discussion will focus on the status of the following projects. Other projects may be addressed upon request. An updated project status spreadsheet will be provided prior to the meeting.

- Mango Street Phase II Construction Project
- Lemon/Shaddock Brick Street Construction Project
- MLK/South Spring Intersection Improvements Project Construction
- Pent/Grosse Stormwater Project Construction
- Anclote River Dredge Project (Extended Turning Basin)
- Seabreeze Drive Sanitary Sewer Project
- Bayshore Drive Force Main Construction Project
- Elfers Spur Trail Extension Construction Project



Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **Request to Negotiate a Development Agreement** for property at 44098 US 19 North (former driving range), Moses Tucker Partners **(10 Minutes)**

Recommendation

The Board of Commissioners should review and evaluate the request to negotiate the Development Agreement. After review, the Board may authorize or deny the request to negotiate with the applicant in accordance with Section 97.00(C) of the City's Land Development Code.

Staff Review Comments for Consideration:

- The applicant's proposal for the Development Agreement is consistent with the original land use amendment application.
- Utilization of the Development Agreement process will enable the Board and Applicant to achieve a reasonable certainty of outcomes and memorialize the actions necessary for the project to move forward.
- The proposed site plan may become a condition of approval.
- The applicant has agreed to impose the same restrictions included in the private agreement with Brittany Park Town Homes.
- The Board may seek additional conditions during the negotiation process, if necessary.
- Ordinance 2024-02 (first reading on March 5, 2024) proposes to reduce the length of a development agreement from 10 years to 5 years (or less). The duration of the proposed development agreement should be subject to the requirements of Ordinance 2024-02.

If authorized, the City Manager will provide the Board of Commissioners with draft terms of a development agreement or with a report on the status of negotiations within 90 days of a determination by the Technical Review Committee of the proposal's compliance with the Land

Development Code.

Background

Pursuant to [Section 97.00](#) of the City's Land Development Code (LDC) the City has received a request to negotiate a Development Agreement to redevelop the former driving range property on west side of US 19, directly south of the Pasco County line. The intended use of the project includes a mini storage building and two commercial retail buildings/out parcels. The proposed development requires a land use map change from Residential Office Retail to Commercial General and a Conditional Use approval for the proposed mini storage. The property is zoned Highway Business and zoning map amendment is not needed.

Location Map



Previous Application Information:

The Board of Commissioners previously reviewed and denied a similar land use map amendment (Application 22-141, Ordinance 2023-) from Residential Office Retail to

Commercial General. The following timeline and summary of actions on the previous application is provided below:

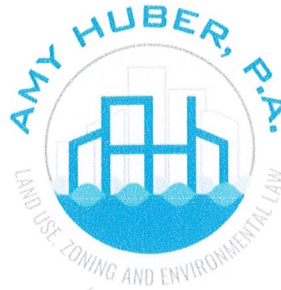
- February 27, 2023: Planning and Zoning Board Hearing – With a vote of 3 to 2, the Board recommended denial of Ordinance 2023-05. The Board’s overall concerns were the expanded list of potential permitted uses in comparison to the current allowances and the potential impacts to the Brittany Park Townhomes.
- March 20, 2023: Planning and Zoning Board Request for Rehearing – With a vote of 3 to 2, the Board voted to rehear this application with the corrected R/O/R use and density/intensity allowances.
- April 17, 2023: Planning and Zoning Board Rehearing – With a vote of 5 to 1, the Board recommended denial of Ordinance 2023-05. The Board’s overall concerns were the potential impacts to the Brittany Park Townhomes and increased FAR allowance.
- June 13, 2023: BOC Hearing – Board of Commissioners sent the application back to the Planning & Zoning Board to consider additional information (Brittany Park Agreement).
- July 17, 2023: Planning & Zoning Board Hearing – With a vote of 4 to 1, the Board recommended approval of Ordinance 2023-05.
- July 25, 2023: Board of Commissioners reviewed and denied Ordinance 2023-05 citing the following concerns:
 - Inability of the City to enforce the private agreement between the applicant and adjacent residential community.
 - The Land Use Amendment would increase the floor area ratio, which could increase potential traffic generation.
 - Lack of certainty regarding the Duke Energy easement
 - Lack of certainty regarding the site layout

Funding

N/A

Strategic Plan Objective

N/A



Via Hand Delivery

December 4, 2023

Ms. Renea Vincent
Planning Director
City of Tarpon Springs
324 Pine Street
Tarpon Springs, FL 34689

Re: Request to Negotiate Development Agreement
44098 US 19 N, Tarpon Springs, FL (the "Subject Property")

Dear Ms. Vincent:

On behalf of the owners the Subject Property, Frederick and Jane McClimans, and the developer, Moses Tucker Partners (collectively, the "Applicants"), attached please find a completed Development Proposal and Agreement Application package. In support of this application, attached please find:

- One (1) Original executed Development Proposal and Agreement Application;
- One (1) Original Owner's Affidavit for Frederick and Jane McClimans;
- One (1) copy of the Legal Description for the Subject Property;
- Check in the amount of \$250.00; and
- One (1) copy of the Proposed Concept Plan for the development of the Subject Property.

The Applicants are requesting to negotiate a Development Agreement with the City of Tarpon Springs for the development of the Subject Property with a storage facility and two (2) commercial retail outparcels. In order to accomplish this

development, the Applicant will need to seek to change the Land Use Designation of the Subject Property from ROR to CG. The Zoning will remain HB. The Applicant will also seek a Conditional Use approval for the storage facility, as well as Site Plan Approval.

The Subject Property is located on US Highway 19 and sits on the border of Pinellas and Pasco Counties. The current Land Use designation of ROR requires a residential component to the development; however, the current Zoning does not permit residential as of right. This Property is the only parcel on US Highway 19 in this area with this inconsistent Land Use and Zoning. Moreover, this Site is not suited for residential development because of its location on U.S Highway 19 and the incompatible uses on the surrounding parcels. Moreover, the Subject Property is divided by a 100 foot Duke Energy easement. Duke Energy is currently installing power lines on the Property within its easement. This easement imposes significant development restrictions on the Site. Moreover, the Property has a significant stormwater area and wetlands on the Southwest corner of the site. These constraints impose limit the development of the Site.

The Applicants previously filed a Land Use Plan Amendment application with the City. During that process, the City Commission expressed some concerns regarding the development. The Applicants are proposing a Development Agreement to address these concerns in a legally binding manner with the City.

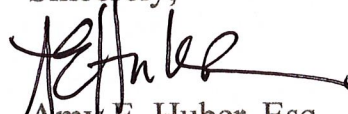
The Applicant agrees to impose the following on the development of the Site:

- To designate the 0.2 wetlands on the site and change the Land Use of the wetland area to Preservation.
- To limit the FAR for the Subject Property to .30.
- To install an 8 foot wall and 8 foot fence along the South property line to provide additional buffering for the adjacent property owners. See attached Concept Plan for location of wall and fence.
- To increase the side setback to 25' for the building footprint of the building pad for the outparcel adjacent to the Southern property owners. See attached Concept Plan for setback line for building pad.
- To limit the height of the building pad for the outparcel immediately adjacent to the Southern property owners to a single story 22' building. See attached Concept Plan for outparcel pad.
- To limit the use of the building pad immediately adjacent to the Southern property owners to not allow the following uses: 1) fast food

- restaurants; (2) adult entertainment/sales; (3) car wash facilities; (4) gas/service stations; (5) car dealerships; or (6) tire/automotive repair stores;
- To limit the hours of operation open to public of the building pad immediately adjacent to the Southern property owners from 6:00 a.m. to 10:00 p.m.
 - To develop the Subject Property in accordance with the attached Concept Plan.

We hope that imposing these restrictions addresses the City's concerns and look forward to working with you and your Staff during the Development Agreement process. Please feel free to contact me at amy@huberzoninglaw.com or 727.337.4239 with any questions or in the event you need additional information or documentation. Thank you for your anticipated attention to this matter.

Sincerely,



Amy E. Huber, Esq.

Cc: Matt Chandler

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement 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 Frederick and Jane McClimans		Email	
Address 40 Bahama Circle			
City Tampa		State Florida	
Phone		Zip 33606	
Fax		Cellular	

Applicant

Name Moses Tucker Partners		Email mchandler@mosestucker.com	
Address 200 River Market Avenuem Suite 501			
City Little Rock		State Arkansas	
Phone 501-231-5284		Zip 72201	
Fax		Cellular	

Agent (if applicable)

Name Amy Huber, Esq.		Email amy@huberzoninglaw.com	
Address 1299 Main Street, Suite C			
City Dunedin		State Florida	
Phone 727-337-4239		Zip 34698	
Fax		Cellular	

General Information

Property Location or Address 44098 U.S. 19 North, Tarpon Springs, Florida 34689			
Legal Description (attach additional sheets as necessary) See attached.			
Tax Parcel Number(s) 062716000002100100 & 062716000002100200			
Proposed Agreement Duration (not to exceed 5 years) ☐ 1 yr. ☐ 2 yrs. ☐ 3 yrs. ☐ 4 yrs. ☒ 5 yrs.	Present Designations of Property <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Land Use Category ROR</td> <td style="width: 50%; padding: 5px;">Zoning District HB</td> </tr> </table>	Land Use Category ROR	Zoning District HB
Land Use Category ROR	Zoning District HB		

Additional Information Required:

Applicant must submit a development proposal containing, at a minimum, the following information:

1. **Completed original application with digital copies of all application documents**
2. Application fees:

a. Request to Negotiate	\$ 250.00 (no mailing labels or advertisement fees required)
b. Development Proposal	\$2,500.00
c. Agreement Modification	\$1,000.00
d. Agreement Extension	\$ 250.00
3. Applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)
4. \$1,000.00 advertising fee (requires 2 advertisements at \$500 each)

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement Application

5. Proof of ownership or legal interest (warranty deed, title certification, contract, power of attorney, etc.).
6. Description of the proposed development use(s) including residential density, building intensity, FAR, if applicable, and proposed building height.
7. A level of service analysis of the impact upon existing and proposed public facilities and services, including who shall provide such facilities, the date any new facilities will be constructed, if needed, and a schedule to assure public facilities and services are available concurrent with the impacts of the development.
8. A description of any reservation or dedication of land for public purposes.
9. A description of all City development approvals necessary, including any zoning or land use modifications required.
10. Accurate survey of boundary and existing conditions including but not limited to easements, streets, buildings, land uses, historic sites, zoning, wetlands, watercourses, utilities, general topographic contours, and existing zoning and land uses for all contiguous properties.
11. A preliminary master drainage and grading plan.
12. The location of proposed buffers or screening.
13. An existing tree survey.
14. A conceptual master plan showing the locations and acreage of general land uses including dwelling unit types, general types of non-residential uses, open spaces, recreational facilities, and other proposed uses.
15. Circulation plan showing locations and types of all access points and internal streets.
16. Proposed development phasing.
17. A list of all federal, state, and local permit requirements.
18. Any further information deemed necessary to conduct a complete review of the proposal, including, but not limited to:
 - a. Hurricane Shelter Space Impact Study, if required by Section 122.12, LDC.
 - b. Endangered/Threatened Species Study, if required by Section 144.00, LDC.
 - c. Traffic Impact Study, if required by Section 122.11, LDC.

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement 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 Amy Huber, Esq. 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: _____

Title Holder/Property Owner: [Signature]

Date: _____

Title Holder/Property Owner: [Signature]

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 16th day of November, A.D., 2023
by Frederick J. McClimans, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____

Melanie Rouse
[Signature]



MELANIE ROUSE
Notary Public
State of Florida
Comm# HH079455
Expires 1/11/2025

LEGAL DESCRIPTION
44098 U.S. Highway 19, Tarpon Springs, FL 34689
Parcels 062716000002100100 & 062716000002100200

Parcel A:

A portion of Tract 17, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 6, Township 27 South, Range 16 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and portion of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 27 South, Range 16 East, Pinellas County, Florida, all being further described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 6 for a Point of Beginning; thence run along the North boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 6, South 89°58'25" East, a distance of 82.46 feet to the West right-of-way line of State Road No. 55, Section 15150 (U.S. Highway No. 19) as it is now established, thence along the West right-of-way line of said State Road No. 55, South 00°04'12" West, a distance of 225.00 feet; thence parallel with the North boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 6, North 89°58'25" West, a distance of 300.00 feet; thence parallel with the West right-of-way line of said State Road No. 55, North 00°04'12" East, a distance of 225.00 feet to the North boundary line of said Tract 17, the same being the North line of the Northwest 1/4 of said Section 6; thence along the North boundary line of said Tract 17; South 89°58'25" East, a distance of 217.54 feet to the Point of Beginning.

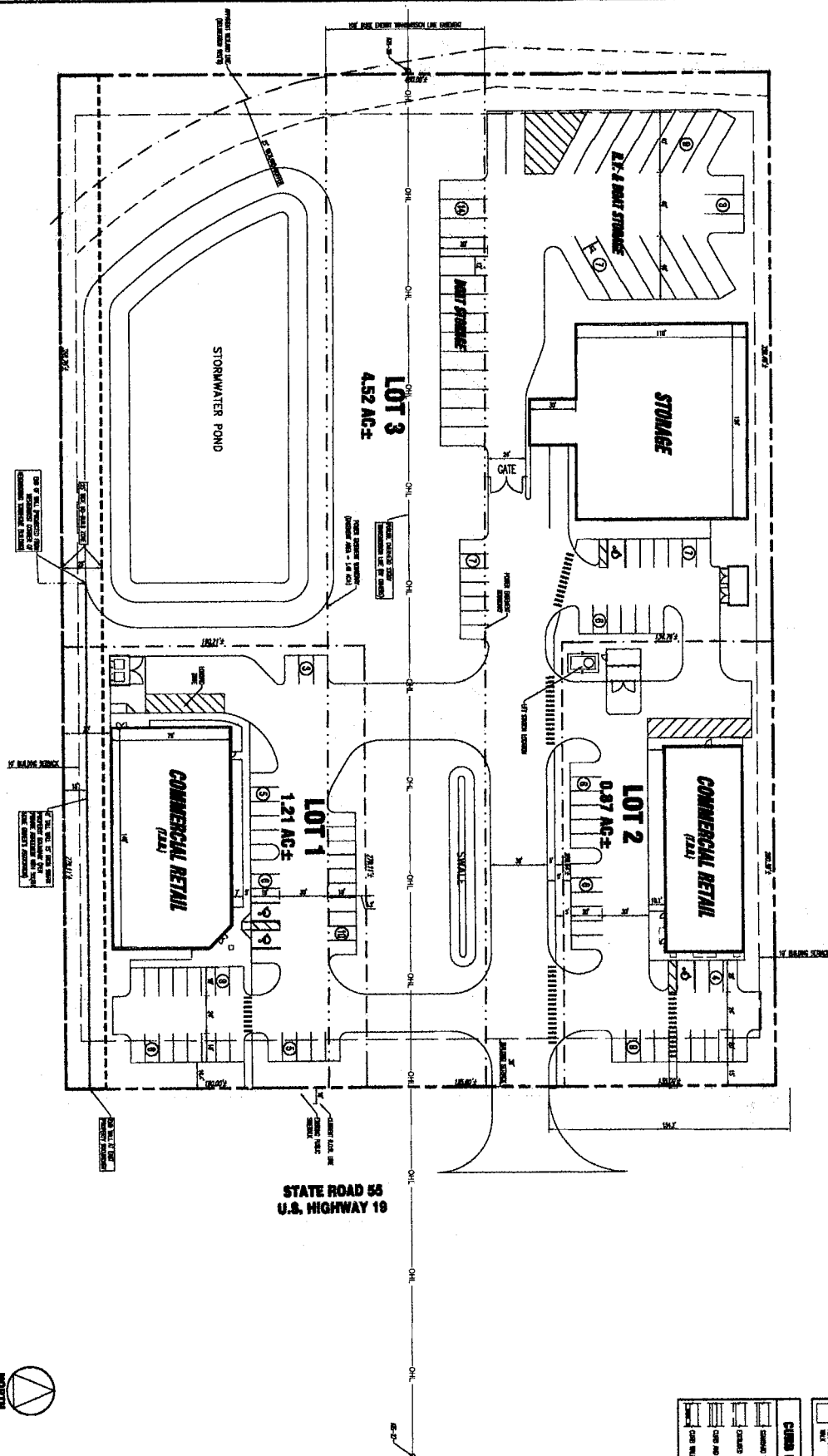
AND

Parcel B:

A portion of Tract 17 and 18, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 6, Township 27 South, Range 16 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and a portion of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 27 South, Range 16 East, Pinellas County, Florida, all being further described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 6; thence run along the North boundary line of the Northwest 1/4 of the Northeast 1/4 of Section 6, South 89°58'25" East, a distance of 82.46 feet to the West right-of-way line of State Road No. 55, Section 15150 (U.S. Highway No. 19) as it is now established, thence along the West right-of-way line of said State Road No. 55, South 00°04'12" West, a distance of 225.00 feet for a Point of Beginning; thence continue along the West right-of-way line of State Road No. 55, South 00°04'12" West, a distance of 225.00 feet; thence parallel with the North boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 6, North 89°58'25" West, a distance of 650.00 feet; thence parallel with the West right-of-way line of said State Road No. 55, North 00°04'12" East, a distance of 450.00 feet to the North boundary line of said Tract 18, the same being the North line of the Northwest 1/4 of said Section 6; thence along the North boundary line of said Tracts 18 and 17, South 89°58'25" East, a distance of 350.00 feet; thence South 00°04'12" West, a distance of 225.00 feet; thence South 89°58'25" East, a distance of 300.00 feet to the Point of Beginning.

NOTE: THIS IS A PRELIMINARY PLAN. THE LOCATION OF ALL UTILITIES AND THE EXACT LOCATION OF THE LOT LINES SHALL BE DETERMINED BY A SURVEYOR. THE EXACT LOCATION OF THE LOT LINES SHALL BE DETERMINED BY A SURVEYOR. THE EXACT LOCATION OF THE LOT LINES SHALL BE DETERMINED BY A SURVEYOR.



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SHEET No. 1	PROJECT TITLE COMMERCIAL CENTER US HIGHWAY 19 TARPON SPRINGS, FL	FREDERICK McCLIMANS L.A. Civil, Inc. Engineering Business License # 00029995 PO BOX 7549 Clearwater, Florida 33758-7549 Phone: 727-446-9000	SCOTT LINCOLN, P.E. Professional Engineer	Revisions	Project No.
	CADD Test Design Engineer			AVP AVP RAL	Scale Date
SHEET TITLE CONCEPTUAL LAYOUT PLAN					

MOSES TUCKER PARTNERS #22-141

Planning and Zoning Board – July 17, 2023

Board of Commissioners – July 25, 2023 & August 8, 2023





PUBLIC HEARING TIMELINE

February 27, 2023 Hearing – With a vote of 3 to 2, the Board recommended denial of Ordinance 2023-05. The Board's overall concerns were the expanded list of potential permitted uses in comparison to the current allowances and the potential impacts to the Brittany Park Townhomes.

March 20, 2023 Request for Rehearing – With a vote of 3 to 2, the Board voted to rehear this application with the corrected R/O/R use and density/intensity allowances.

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July 17, 2023 Planning & Zoning Board Hearing – With a vote of 4 to 1, the Board recommended approval of Ordinance 2023-05. There was one member of the public representing Brittany Park Townhomes who spoke in favor of the application.

SUMMARY OF REQUEST

- **#22-141 – Ordinance 2023-05** Future Land Use Map Amendment (FLUM)
 - Location: 44098 US Highway 19 N.
 - Land Use:
 - Current: R/O/R (Residential/Office/Retail)
 - Proposed: CG (Commercial General) & P (Preservation)
 - Zoning:
 - Current: HB (Highway Business)
 - Property Features
 - 6.71 acres (Upland = 6.51 acres / Wetland = 0.2 acres)
 - Vacant, formerly operated as a commercial golf driving range
- **Applicant:** Moses Tucker Partners
- **Owner:** Frederick & Jane McClimins
- *Request to amend FLUM designation to be consistent with the current HB (Highway Business) zoning and to remove requirement to develop mixed-use.*

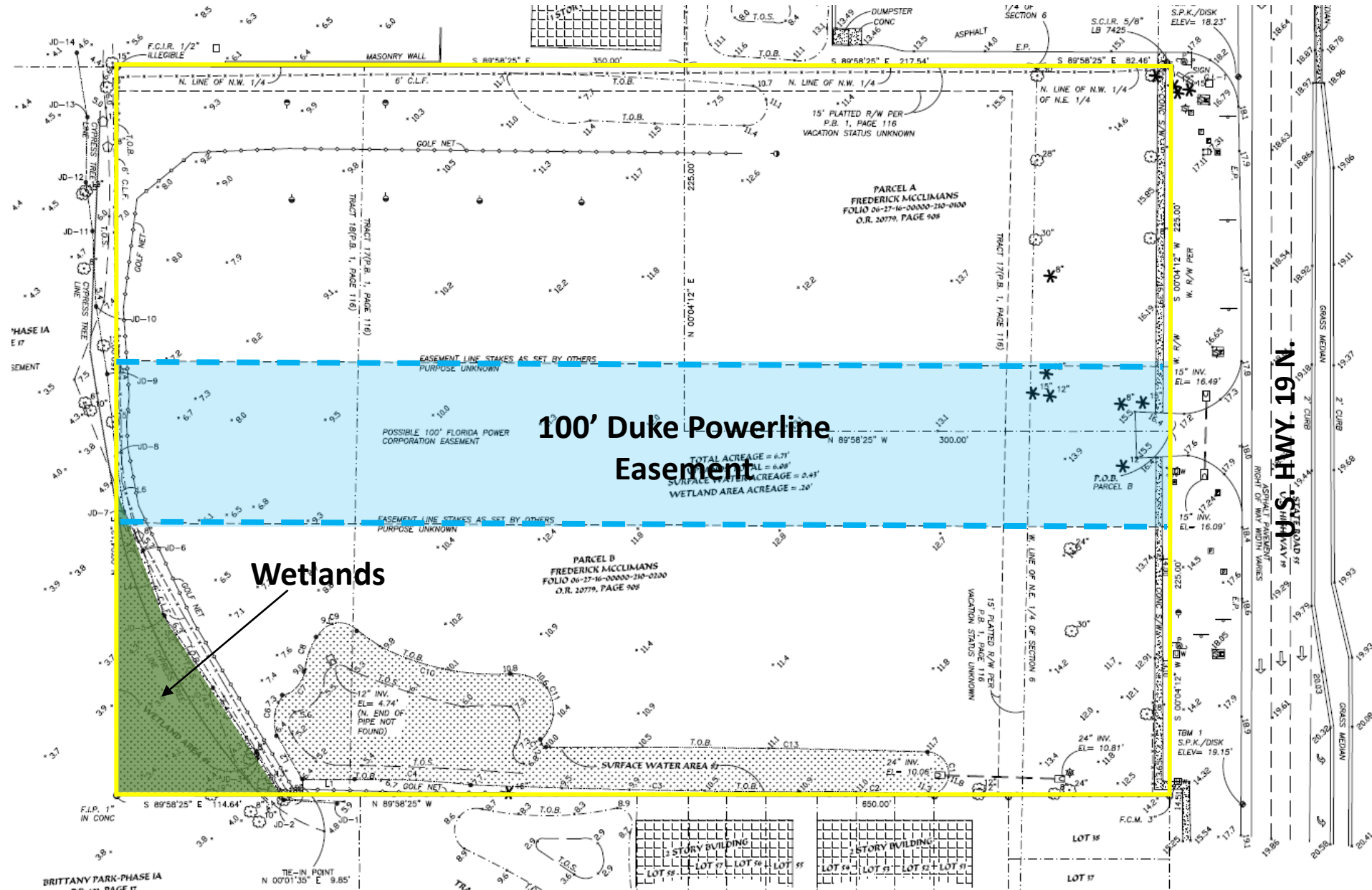




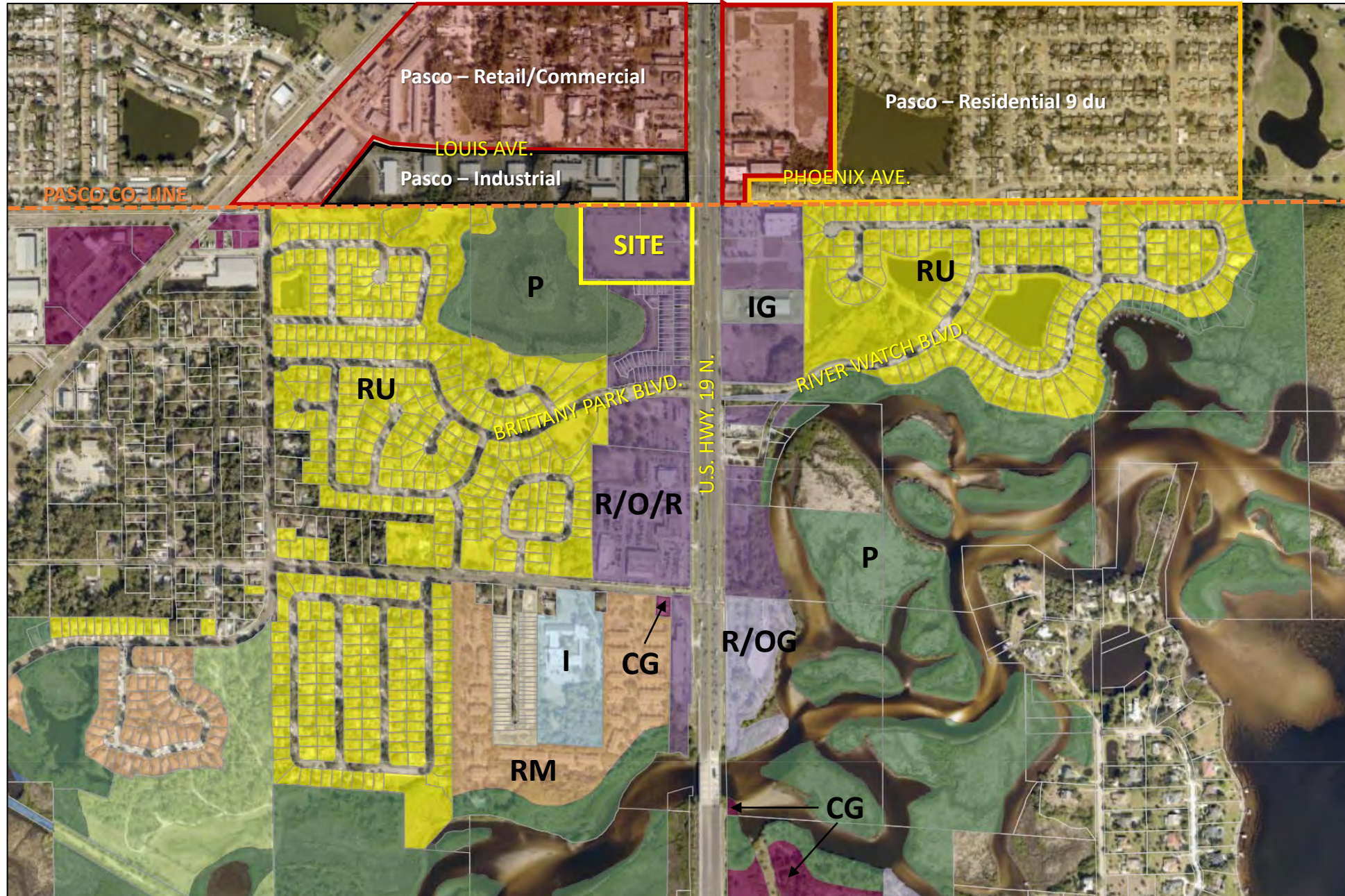
LOCATION & CONTEXT



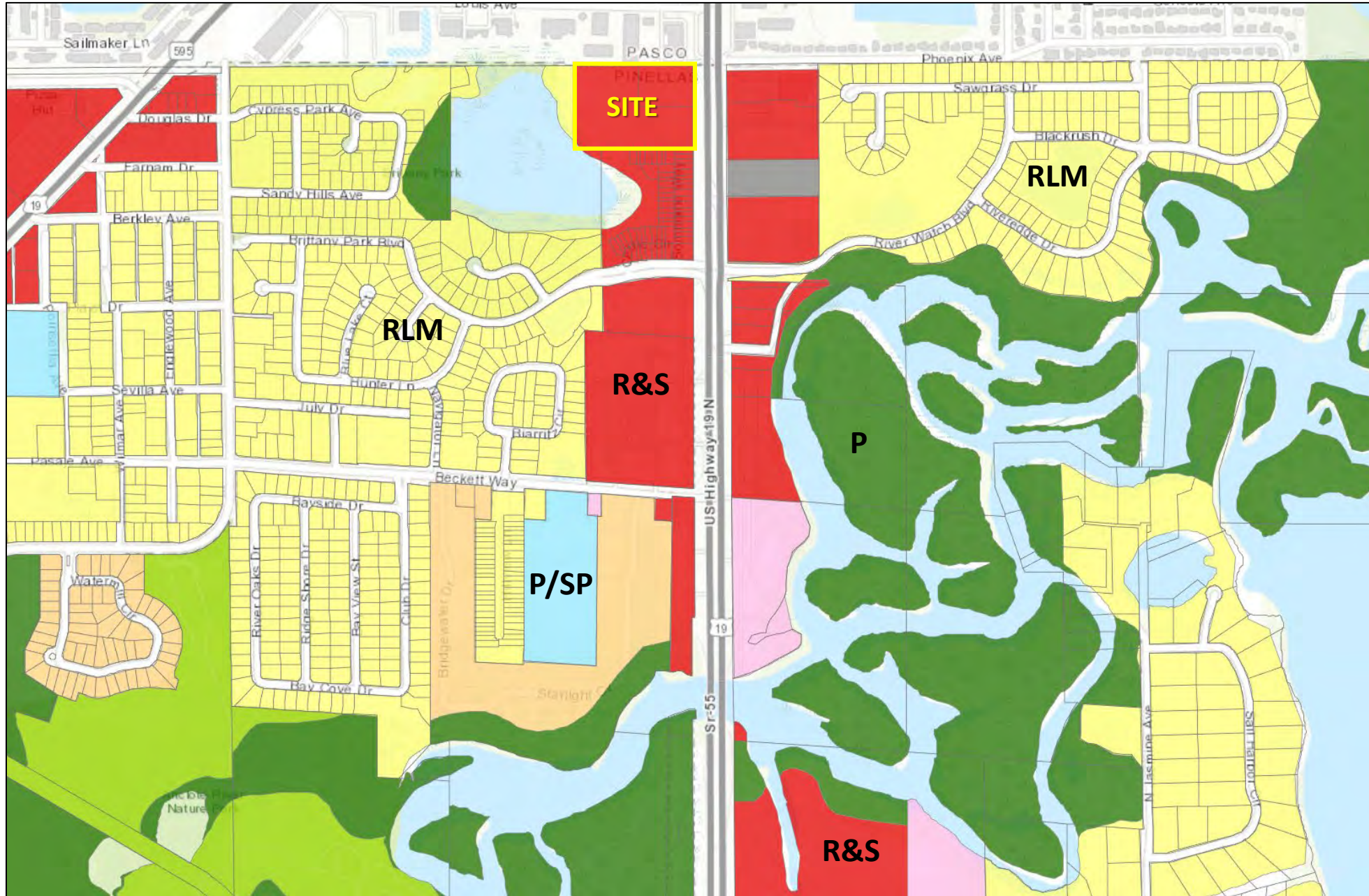
SURVEY



FUTURE LAND USE MAP - CURRENT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



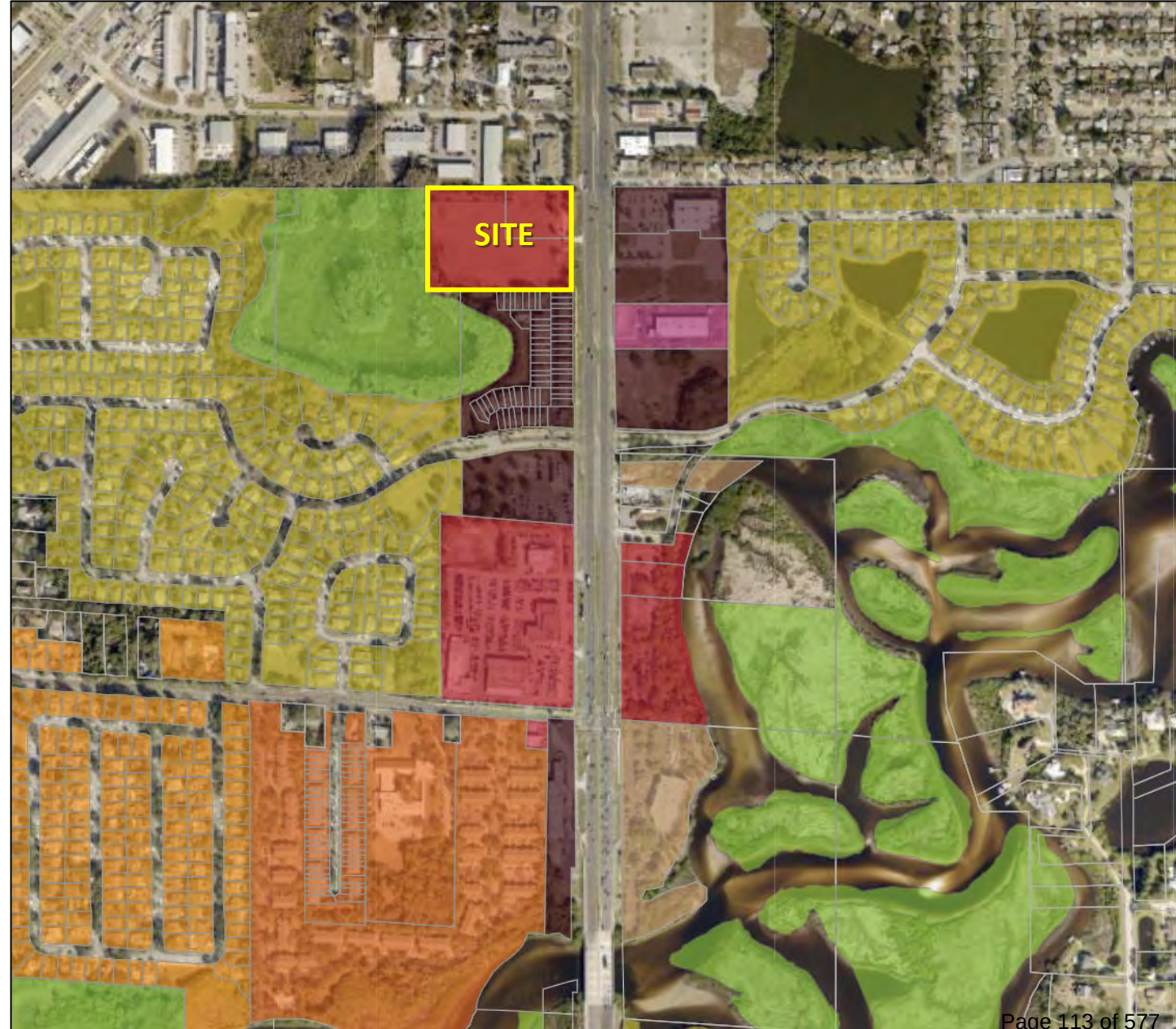
LAND USE CATEGORY COMPARISON

	Current FLU: R/O/R	Proposed FLU: CG	
Intent	To allow and encourage a range of complimentary uses in close proximity to facilitate shorter vehicle trips and alternative transportation choices such as walking and cycling. <i>All mixed-use categories shall require a mixture of uses distributed as follows: Residential (5%-30%) and Nonresidential (70%-95%).</i>	To designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity.	
Primary Uses	Office Retail Personal Services Transient Accommodations Residential	Not Subject to Acreage Thresholds: Personal Service/Office Support Retail Commercial Transient Accommodation Wholesale Distribution Storage/Warehouse Commercial Commercial Recreation Research/Development Light Manufacturing/Assembly	Subject to 5 Acre Maximum: Residential Residential Equivalent Institutional Transportation/Utility
Secondary Uses	Public Education Facilities Institutional Public/Semi-Public Research and Development	N/A – See acreage limitations above	
Max. Density	15 du/ac	15 du/ac	
Max. FAR	Commercial Uses - 0.20 FAR Office Uses – 0.30 FAR	0.45* FAR <i>*HB Zoning Limits FAR to 0.40</i>	
Max. ISR	0.75 ISR	0.85 ISR	

ZONING CONSIDERATIONS

HB (Highway Business)

- Most intensive commercial district that allows for a range of commercial, office, and light industrial uses.
- Multifamily Residential only allowed with conditional use approval.





ZONING CONSIDERATIONS

HB (Highway Business)

If amendment is approved, additional potential uses:

- **Permitted By Right:**
 - Bowling Alley
 - Commercial Recreation Facilities
 - Construction Equipment Sales/Rental (Light)
 - Light Printing Establishments
 - Light Utility Service
 - Transportation Terminal
- **Conditional Use (Public Hearing Process):**
 - Billiard Halls, Arcades and Game Rooms
 - Communication Towers
 - Construction Material Establishments
 - Construction Service Establishments
 - Heavy Utility Service
 - Landscape Service Establishment
 - Light Manufacturing
 - Miniwarehouse
 - Rental Service Establishment
 - Warehouses
 - Wholesale Trade



REVIEW CRITERIA – FLUM AMENDMENT

Consistency with Florida Statutes

- Qualifies as a ‘small-scale development amendment’
- Does not require any text changes and is not located in an area of critical concern.

Consistency with Comprehensive Plan GOPs

- Applicable GOPs
 - FLU Goal 2; FLU Objective 2.1; FLU Goal 3; FLU Policy 3.4.5; FLU Policy 6.4.3; Conservation Policy 1.6.7; Property Rights Policy 1.1.2.
- The allowable uses, densities and intensities of the requested CG land use category are consistent with those permitted within the HB (Highway Business) zoning district and are appropriate with the surrounding use along the US 19 corridor.
- Proposed CG category eliminates the requirement to have a residential component as a part of a future development, which is more consistent with the development pattern of the US 19 corridor.

Consistency with Countywide Plan

- Proposed CG and P categories do not require a countywide plan map amendment.



ADDITIONAL INFORMATION

- An agreement (provided in staff report attachments) has been reached between the applicant and the adjoining Brittany Park Townhomes HOA.
- During the public hearing at the April 2023 meeting of the Planning and Zoning Board it was disclosed that an agreement was being negotiated between the applicant/developer and the Brittany Park Townhomes HOA. Details could not be discussed at that time.
- City is NOT a party to the agreement

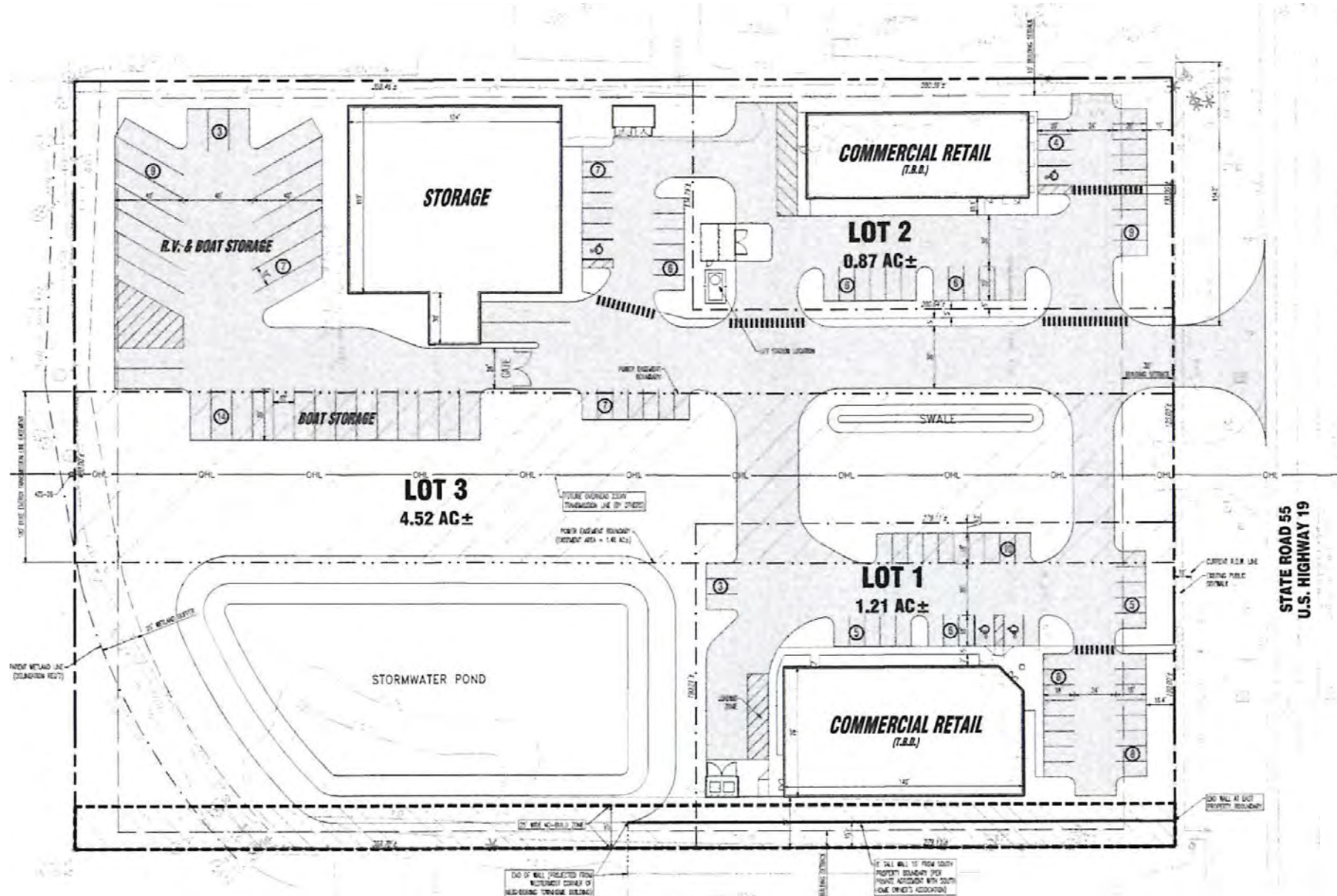


ADDITIONAL INFORMATION

Agreement Details:

- To install an 8 ft wall and 8 ft fence along the property line. The wall will run along and approximately five (5) feet past the buildings and then a fence will continue until the wetland area. Both the wall and the fence will be maintained by MTP, with the wall being repainted at least once every 10 years;
- To screen the remainder of the property line in accordance with the City of Tarpon Springs Code;
- To limit the height of the building pad immediately adjacent to the neighbors to a single story 22' building;
- To limit the use of the building pad immediately adjacent to the neighbors to not allow the following uses: 1) fast food restaurants; (2) adult entertainment/sales; (3) car wash facilities; (4) gas/service stations; (5) car dealerships; or (6) tire/automotive repair stores;
- To limit the hours of operation of the building pad immediately adjacent to the neighbors from 6:00 a.m. to 10:00 p.m.;
- 25 year agreement
- Binds any subsequent purchaser of the property

CONCEPT PLAN



SAMPLE RENDERING (STORAGE USE)



PRELIMINARY STAFF RECOMMENDATION

#22-141 - *Approval* of the Ordinance 2023-05, Future Land Use Map amendment from R/O/R (Residential/Office/Retail) to CG (Commercial General) & P (Preservation).

Public Notice Provided – no written responses were received

On-Line Future Land Use and Zoning Map:

<https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>

Comprehensive Plan Elements:

<https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>

PLANNING & ZONING BOARD RECOMMENDATION

At the July 17, 2023, meeting, the Board recommended *approval* of Ordinance 2023-05 with a vote of 4 to1.

Public Comment – One member of the public representing Brittany Park Townhomes spoke in favor of the application.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[FEBRUARY 27, 2023 ~~APRIL 17, 2023~~ / JUNE 13, 2023 & JUNE 27, 2023]
[JULY 17, 2023 / JULY 25, 2023 / AUGUST 8, 2023]

STAFF REPORT

Application No. / Project Title: #22-141 (Moses Tucker Partners)
Staff: Allie Keen, AICP, Senior Planner
Applicant / Owner: Moses Tucker Partners / Frederick & Jane McClimans
Property Size: **Total:** 6.71 acres
Uplands: 6.51 acres
Wetlands: 0.2 acres
Current Land Use: R/O/R (Residential/Office/Retail)
Proposed Land Use: CG (Commercial General) & P (Preservation)
Current Zoning: HB (Highway Business)
Location: 44098 U.S. Highway 19 North
Parcel ID(s): 06-27-16-00000-210-0200 & 06-27-16-00000-210-0100
Proposed Ordinance: **#2023-05**

BACKGROUND SUMMARY:

The applicant is requesting to amend the future land use map designation of the subject property from R/O/R (Residential/Office/Retail) to CG (Commercial General). Additionally, the applicant is seeking to amend the land use category of the 0.2 acre wetland area in the southwest corner of the site to P (Preservation).

At the February 27, 2023, meeting, the Planning and Zoning Board heard this request and recommend denial to the Board of Commissioners with a vote of 3 to 2. Following the hearing, staff realized incorrect information regarding the current land use category allowances was provided in the staff report and presentation. Staff cited the standards for the R/OG (Residential/Office General) category, rather than the R/O/R category. This resulted in incorrect use and density/intensity allowances being provided for the current land use designation.

At the March 20, 2023, meeting, the applicant requested the Planning and Zoning Board to rehear this application with the updated information at the next meeting. The Planning and Zoning Board voted to rehear the application, by a vote of 3 to 2, at the April 17, 2023, meeting. This application was readvertised, and the staff report and presentation have been updated (new information show in red).

Following the April 2023 meeting of the Planning and Zoning Board the applicant provided a signed letter from the developer and the adjoining Brittany Park HOA in advance of the June 13, 2023, Board of Commissioners (BOC) meeting. The agreement specifies certain buffering improvement, restricts certain heights, and uses and is effective for 25 years. It is provided as an attachment to this staff report. However, the City is NOT a party to this agreement, nor can it be a "condition of approval" to the land use amendment being requested by the applicant.



At the June 13, 2023, BOC meeting, the Board voted to send the application back to the Planning and Zoning Board in order to consider the additional information that was provided by the applicant. In addition to the signed letter, the applicant has also provided a copy of the signed agreement with Brittany Park, and a conceptual site plan with a sample rendering (storage use). Please note, the concept plan is provided for reference only and cannot be a condition of approval. The applicant will be required to submit a full site plan application, that will come back to the Board, if the current land use amendment is approved.

At the July 17, 2023, the Planning and Zoning Board reheard this application including the additional information (agreement, concept plan, and sample rendering) and recommended approval to the Board of Commissioners with a vote of 4 to 1. There was one member of the public representing the Brittany Park Townhomes spoke in favor of the application.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of Ordinance 2023-05 amending the Future Land Use Map (FLUM) from R/O/R (Residential/Office/Retail) to CG (Commercial General) and P (Preservation).

PLANNING AND ZONING BOARD RECOMMENDATION (FROM APRIL 17, 2023 MEETING):

The Planning and Zoning Board, with 5 members in attendance, held a public hearing on this application at the February 27, 2023 regular meeting. With a vote of 3 to 2, the Board recommended denial of Ordinance 2023-05. The Board's overall concerns were the expanded list of potential permitted uses in comparison to the current allowances and the potential impacts to the adjacent Brittany Park Townhome development to the South.

At the March 20, 2023 Planning and Zoning Board meeting, the applicant requested a rehearing on this application due to an error in the staff report and presentation regarding the use and density/intensity allowances of the current future land use designation of R/O/R. Staff incorrectly cited the standards of the R/OG category rather than the R/O/R category. With a vote of 3 to 2, the Planning and Zoning Board voted to rehear the application at the April 17, 2023 hearing.

The Planning and Zoning Board, with 6 members in attendance, held the rehearing on this application at their regular meeting of April 17, 2023. With a vote of 5 to 1, the Board recommended denial of Ordinance 2023-05. The Board's overall concerns were the potential impacts to the adjacent Brittany Park Townhome development to the south and increased FAR allowance.

There were 2 members of the public, representing the Brittany Park Townhomes, who spoke on this item. Their primary concerns with the proposed amendment were buffering between their property and the subject property, noise, and height.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant/Undeveloped – Formerly used as a commercial golf driving range
Site Features:	Existing curb cut on US Highway 19 N, a few trees, and a 100-foot wide Duke Energy Easement
Vehicle Access:	This property gains access from US Highway 19 N.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Pasco County – C3 (General Commercial)	Pasco County – IL (Industrial Light)



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

South:	CPD (Commercial Planned Development) – <i>Brittany Park Residential Development</i> LC (Land Conservation)	R/O/R (Residential/Office/Retail)
East:	CPD (Commercial Planned Development) IPD (Industrial Planned Development)	R/O/R (Residential/Office/Retail) IG (Industrial General)
West:	LC (Land Conservation)	P (Preservation)

PLANNING CONSIDERATIONS:

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

1. The subject property currently has a future land use designation of R/O/R (Residential/Office/Retail) and zoning designation of HB (Highway Business). The applicant is requesting to amend the land use designation to the CG (Commercial General) category to support the current HB commercial zoning. Additionally, there is an approximately 0.2-acre portion of the subject property that are wetlands. The applicant is requesting to place that piece into the P (Preservation) land use category.
2. The 6.71 acre site is currently vacant and was formerly a commercial golf driving range that is no longer in operation.
3. The R/O/R future land use category is one of the mixed-use land use categories. Per the Future Land Use Element (FLU) Objective 2.3, all mixed-use land categories are required to provide for a mix of uses, subsequently requiring the future development of the subject property to include a residential component. According to the survey, there is a 100-foot wide Duke Energy powerline easement that runs through the center of the property. The applicant has indicated the presence of this easement and transmission line creates a compatibility issue for residential development.
4. With the exception of the Caliber Collision property on the east side of US 19, all properties north of the Anclote River have a land use designation of R/O/R or R/OG (Residential/Office General). Although all of these properties have the mixed-use land use designation, none have been developed as a mixed-use project. The most recent development along this stretch of US 19 was Caliber Collision, which went through a land use amendment and rezoning in order to develop an industrial use.
5. In addition to the site limitations due to the powerline easement, the applicant has indicated that the inconsistencies between the current zoning and land use present additional issues for future development. **The HB zoning district is the most intensive commercial district that allows for a range of commercial, office, and light industrial uses. If the proposed amendment is approved, the following outlines the permitted and conditional uses of the HB zoning district that would now be allowed:**
 - **Permitted by Right**
 - o Bowling Alley
 - o Commercial Recreation Facilities
 - o Construction Equipment Sales/Rental (Light)
 - o Light Printing Establishments
 - o Light Utility Service
 - o Transportation Terminal
 - **Conditional Uses (Public Hearing Process)**
 - o Billiard Halls, Arcades and Game Rooms
 - o Communication Towers
 - o Construction Material Establishments (no outdoor storage)
 - o Construction Service Establishments
 - o Heavy Utility Service
 - o Landscape Service Establishment
 - o Light Manufacturing
 - o Miniwarehouse
 - o Rental Service Establishment
 - o Warehouses



O Wholesale Trade

A full list of permitted and conditional uses for the HB zoning district that highlights what is currently allowed under the R/O/R land use designation is provided as an attachment to this report.

The subject site is currently zoned HB (Highway Business), which primarily permits a range of commercial uses. The HB district only allows residential use (multifamily dwellings) by conditional use. The current R/O/R land use designation only allows for business/professional offices, residential, public education facilities, institutional uses, recreation/open space, and community gardens, but does not allow for general retail commercial uses.

6. The subject property is located off US Highway 19 N. which is primarily a mix of commercial and industrial uses. There is an existing townhome development, Brittany Park, to the south of the subject property, however, this is the only residentially developed property along the US 19 corridor north of the Anclote River. The site sits on the Pinellas/Pasco County border. The adjacent Pasco County properties are primarily commercial, office, and warehouse uses.
7. The applicant has provided trip generation information for the proposed land use amendment using the Forward Pinellas traffic generation matrix in the Countywide Rules. The property is located within the R&S (Retail & Services) category, which is consistent with the proposed local land use category. The R&S category generates 433 daily trips/acre and the proposed Preservation category only 0.3 trips per acre. The current proposal slightly reduces the daily traffic calculation from 2,905 trips to 2,818 trips by placing the wetlands into preservation. The applicant has indicated that highway-oriented businesses tend to capture passer-by traffic, as opposed to the new trips generated by a residential development. At the time a development is proposed, the city may require a detailed traffic study and/or a Transportation Management Plan if the proposed use will generate more than 50 new peak hour trips.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners.

Consistency with Florida Statutes

According to F.S. 163.3187, a small scale development amendment may be adopted under the following conditions:

1. The proposed amendment involves a use of 10 acres or fewer.
2. The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year.
3. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site specific small scale development activity.
4. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1).

Staff Analysis: The proposed amendment involves a 6.71-acre site and proposes a land use change for a site specific small scale development that would be consistent with the current HB zoning designation. The proposed amendment does not require any text changes to the City's Comprehensive Plan and is not located within an area of critical concern identified by the State (the Florida Keys).

Comparison of Current and Proposed Land Use Categories

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below. Please note, the provisions for the proposed P (Preservation) category are not provided because it is only being applied to the jurisdictional wetlands on the subject property.



	Current FLU: R/O/R	Proposed FLU: CG
Intent:	To allow and encourage a range of complimentary uses in close proximity to facilitate sorter vehicle trips and alternative transportation choices such as walking and cycling. All mixed use land categories shall require a mixture of uses distributed as follows within each category: Residential (5% to 30%), and Non-residential (70% - 95%). This requirement may be waived for parcels less than one acre.	To designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity.
Primary Uses:	Business/Professional Offices Residential Office Retail Personal Services Transient Accommodation Residential	Permitted Not Subject to Acreage Thresholds: 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 Permitted Uses Subject to 5 Acre Maximum: Residential Residential Equivalent Institutional Transportation/Utility
Secondary Uses:	Public Education Facilities Institutional Transportation Utility Recreation/Open Space Ancillary Nonresidential Residential Equivalent Community Gardens Public/Semi-Public Research and Development	N/A – See Acreage Limitations Above
Max. Density:	15 dwelling units/acre	15 dwelling units/acre
Max. Floor Area Ratio (FAR):	0.40 FAR Commercial Uses - 0.20 Office Uses – 0.30	0.45 FAR*
Max. Impervious Surface Ratio (ISR):	0.75 ISR	0.85 ISR

*Although the CG land use category allows up to a 0.45 FAR, the HB (Highway Business) zoning district further restricts the maximum FAR to 0.40 which would apply to any future development of this property.



Applicable Comprehensive Goals, Objectives, and Policies

The Goals, Objectives and Policies (GOPs) of the City's Comprehensive Plan were reviewed. The applicable GOPs are listed below:

Future Land Use (FLU) 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.*

FLU Objective 2.1: *The City of Tarpon Springs Future Land Use Map 2025 (FLUM) included in Appendix A of this Element characterizes the long term end toward which land use patterns in the City are ultimately directed. The FLUM also displays Future Land Use Categories for unincorporated areas in order to depict the relationship of the City's FLUM with other relevant jurisdictional areas.*

FLU Goal 3: *Ensure that new development and redevelopment is consistent with the public facility needs of current and future residents and discourages the proliferation of urban sprawl.*

FLU Policy 3.4.5: *Manage all development along U.S. 19 and Alternate 19 north of the Anclote River as follows:*

- a. Utilize the Planned Development review procedure (within the Land Development Code) where designated which allows the City more flexibility in terms of use selection and design*
- b. .20 to .40 maximum floor area ratio, depending upon the need to retain consistency with the Pinellas Planning Council [Forward Pinellas] Countywide Land Use Plan and interlocal planning agreement with Pinellas County unless otherwise approved as a Special Area Plan.*
- c. Require controlled access.*
- d. Require side street access.*
- e. Cluster development in activity centers.*
- f. Utilize mixed use zoning districts and land use categories where necessary to enhance the potential for activity centers and reduce the need for external vehicle trips.*

FLU Policy 6.4.3: *Encourage mixed use development patterns, where appropriate, to reduce commuting costs and vehicle miles traveled.*

Conservation Element Policy 1.6.7: *Wetlands that are not designated as 'Preservation' or 'Recreation/Open Space' on the FLUM shall require a future land use amendment to either of these two categories prior to issuance of any construction permits for adjacent upland development.*

Property Rights Element Policy 1.1.2: *Consideration of property rights shall also include ensuring city regulatory and land use decisions are based primarily on the public safety, health and welfare of the residents, institutions, and businesses of the city as whole, and on the goals, objectives and policies of this comprehensive plan.*

Staff Analysis: The allowable uses, densities and intensities of the requested CG land use category, as listed in the table above, are consistent with those permitted within the HB (Highway Business) zoning district and are appropriate with the surrounding uses along the US 19 corridor. The CG category eliminates the requirement to have a residential component as a part of the future development, which would be more consistent with the development pattern of the US 19 corridor in the immediate area.

Countywide Plan Map Consistency

The proposed CG (Commercial General) and P (Preservation) land use categories are consistent with the current countywide plan land use designation of R&S (Retail & Services), therefore a countywide plan map amendment is not required.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

TECHNICAL REVIEW COMMITTEE:

TRC reviewed this project on January 5, 2023, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Ordinance #2023-05
3. LDC Section 25.12 – HB (Highway Business) Uses Currently Allowed
4. Project Narrative
5. Survey
6. Pasco County Consistency Review
7. Brittany Park Agreement Letter (Provided for 6/13/23 BOC Hearing)
8. Brittany Park Signed Settlement Agreement (Provided for 7/17/23 P&Z Hearing)
9. Concept Plan & Sample Rendering (Provided for 7/17/23 P&Z Hearing)

ORDINANCE 2023-05

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 6.71 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 44098 US HIGHWAY 19 NORTH, FROM LAND USE DESIGNATION R/O/R (RESIDENTIAL/OFFICE/RETAIL) TO LAND USE DESIGNATIONS CG (COMMERCIAL GENERAL) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the Future Land Use Map designation of said parcel from Residential/Office/Retail (R/O/R) to Commercial General (CG) and Preservation (P); and,

WHEREAS, the permitted uses within the CG and P Future Land Use Map categories are compatible with the surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this future land use amendment Ordinance on July 17, 2023; and,

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

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

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to the Commercial General (CG) and Preservation (P) land use designations are appropriate.

Section 2. FUTURE LAND USE MAP AMENDMENT

That the Future Land Use Map of the City of Tarpon Springs is hereby amended for the property described as:

“A portion of Tract 17, Tampa-Tarpon Springs Land Company Subdivision of Section 6, Township 27 South, Range 16 East, as shown on plat recorded in Plat Book 1, Page 116 of the public records of Hillsborough County, Florida, of which Pinellas County was formally a part, and a portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 6, Township 27 South, Range 16 East, Pinellas County, Florida.”

AND

“A portion of Tract 17 and 18, Tampa-Tarpon Springs Land Company Subdivision of Section 6, Township 27 South, Range 16 East, as shown on

plat recorded in Plat Book 1, Page 116 of the public records of Hillsborough County, Florida, of which Pinellas County was formally a part, and a portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 6, Township 27 South, Range 16 East, Pinellas County, Florida.”

Section 4. EFFECTIVE DATE

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

DRAFT

§ 25.12 HB Highway Business District.

- (A) The HB District is established to provide for predominantly retail shopping and highway oriented service areas outside the central business district.
- (B) Permitted Uses
 - (1) Adult Entertainment Uses (Pursuant to Section 54.00 of this Code)
 - (2) Bowling Alleys
 - (3) Business and Professional Offices
 - (4) Car Wash
 - (5) Community Assembly
 - (6) Commercial Recreation Facilities
 - (7) Construction Equipment Sales/Rental (Light)
 - (8) Eating Establishments, Fast Food
 - (9) Eating Establishments, Sit Down and Taverns
 - (10) Emergency Service Facilities
 - (11) Financial Institutions
 - (12) Hotels and Motels
 - (13) Light Printing Establishments
 - (14) Light Utility Service
 - (15) Other Community Service Uses Not Specifically Listed
 - (16) Personal Service Establishments
 - (17) Post Offices
 - (18) Repair Service Establishments
 - (19) Retail Food Establishments
 - (20) Retail Nurseries and Garden Supplies
 - (21) Retail Sales Establishments
 - (22) Schools of Special Education
 - (23) Self-Service Gasoline Stations
 - (24) Service Stations
 - (25) Shopping Centers
 - (26) Theaters, Indoor
 - (27) Transportation Terminals
 - (28) Vehicle Repair (Minor and Major)
 - (29) Vehicle Sales and Rentals

(C) Conditional Uses

- (1) Billiard Halls, Arcades and Game Rooms
- (2) Communication Towers
- (3) Congregate Care Facilities
- (4) Construction Material Establishment (All material shall be stored indoors)
- (5) Construction Service Establishments
- (6) Day Care Centers
- (7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (8) Funeral Homes or Mortuaries
- (9) Heavy Utility Service
- (10) Landscape Service Establishment
- (11) Light Manufacturing
- (12) Miniwarehouse
- (13) Multifamily Dwellings
- (14) Overnight Boarding of Animals subject to Section 72.00
- (15) Private Clubs
- (16) Rental Service Establishment
- (17) Theaters, Drive-In
- (18) (Reserved)
- (19) Veterinary Clinics
- (20) Warehouses
- (21) Wholesale Trade

**NARRATIVE SUMMARY
LAND USE PLAN AMENDMENT FOR 44098 US 19 SITE**

Owner: Frederick & Jane McClimans
40 Bahama Circle
Tampa, FL 33606

Developer: Moses Tucker Partners (Attn: Matt Chandler)
200 River Market Avenue, Suite 501
Little Rock, AR 72201

Authorized Agent: Amy Huber, Esq.
Amy Huber, PA
1299 Main Street, Suite C
Dunedin, FL 34698

Planner: Robert Pergolizzi, AICP / PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

Robert Pergolizzi 1/20/23

Parcel ID # 06/27/16/00000/210/0100 & 06/27/16/00000/210/0200 (6.71 acres)

I. INTRODUCTION

The subject site contains a total of 6.71 acres and has Residential/Office/Retail (R/O/R) land use and Highway Business (HB) zoning in the City of Tarpon Springs. The site is presently vacant and was formerly a commercial golf driving range that has gone out of business. The owner seeks a land use plan amendment to Commercial General (CG) to establish fully commercial land use to support the existing HB zoning. As requested by staff, a small wetland area in the extreme SW corner of the site will be changed to Preservation (P). The site is located on the west side of US Highway 19 and is immediately south of the Pasco County border. The site is in a highly commercialized area on a major commercial corridor (US 19) through the city, Pinellas County and Pasco County.

The site has 450 feet of frontage on US 19 and extends 650 feet west of US 19. The site is bifurcated by a 100-foot Duke Energy Powerline Easement that runs through the center of the property for the entire 650-foot depth. The R/O/R Land Use category REQUIRES a portion of the site be developed residentially which creates a compatibility problem. In addition, the HB zoning district allows several uses that are not listed as allowable uses in the R/O/R Land Use Plan category, which creates internal inconsistency between zoning and Land Use. The proposed amendment to CG would resolve these inconsistencies and has prompted the request for the Land Use Plan Amendment to CG.

II. LAND USE / ZONING

The subject site is vacant, and the surrounding uses are as follows:

North: North of the site along Louis Avenue and US 19 in Pasco County are offices, warehouses, and various commercial uses. These include Holiday Warehouse Park, boat storage, a Frontier Communications switching station, Tidal Wave Auto Spa, Patriotic Fireworks sales, State Farm Insurance, Wells Fargo bank, and a vacant former retail center. These establishments are on land having C-2 zoning. This C-2 zoning in Pasco County is similar to the City of Tarpon Springs HB zoning.

South: Immediately south of the subject site are Brittany Park townhomes the ONLY residential use directly fronting US 19 which has CPD zoning and R/O/R land use. Further south are the Ferman Volvo and Ferman Chevrolet auto dealerships with full repair services. These auto dealerships are on land having HB zoning and R/O/R land use and directly front US 19 a major commercial thoroughfare through the city.

East: To the east are vacant property, Caliber Collision on land having IPD zoning and Industrial General (IG) land use, and Northern Tools, a tool sales business, on land having CPD zoning and R/O/R land use. Both of these businesses directly front US 19 and do not involve residential uses directly along US19.

West: To the west is a large wetland area with land Conservation (LC) zoning. This wetland conservation area serves as a large buffer between the subject property directly fronting US 19 and single-family residential homes further west having RPD zoning and Residential Urban (RU) land use.

Justification for the Plan Amendment to CG is supported by the following:

- 1. The R/O/R land use designation requires a residential use on part of the property.**
- 2. The existing Highway Business (HB) zoning allows various types of commercial development that are not allowed in the R/O/R land use category, and residential development can only be accomplished as a "Conditional Use", therefore an inconsistency exists between the zoning and the land use.**
- 3. The Duke Energy easement that bifurcates the property makes residential development difficult and nearly impossible to market given the presence of the transmission powerline.**
- 4. US 19 is a highly commercialized corridor that is dominated by retail/commercial and office uses, with extremely limited residential development directly fronting US 19.**

5. The Brittany Park townhomes to the south are an anomaly representing the **ONLY** residential development in the area that directly fronts US 19.
6. The large wetland just west of the site provides a natural buffer between the proposed CG and the residential development to the west of the wetland.

The land use amendment of the subject property would allow for consistent and compatible zoning and land use on the subject property. The depth of the “CG” land use would be limited by the adjacent wetland to the west which serves as a natural and effective buffer between the subject property and the residential development to the west of the wetland. The CG area would match the HB area.

IV. COUNTYWIDE LAND USE PLAN CONSISTENCY & TRANSPORTATION

The Countywide Planning Authority (CPA) requires all local government Land Use Plans be consistent with the Countywide Plan Map. A major update to the Countywide Plan completed in 2015 consolidated prior categories into new Countywide Land Use categories. As a result, the subject property and the overwhelming majority of properties fronting US 19 have a “Retail & Sales” (R&S) designation on the Countywide Plan Map. Both city categories of R/O/R and CG are considered R&S on the Countywide Plan Map. Therefore, this city amendment to CG would NOT require a Countywide Plan Map amendment and is fully consistent with the Countywide Plan.

Per the Forward Pinellas traffic generation matrix in the Countywide Rules, the R&S category generates 433 daily trips/acre and Preservation only 0.3 daily trips per acre. The proposed amendment to the 6.71-acre site would result in a slight reduction in traffic generation. The comparative traffic impact of the amendment to the city land use plan is shown below:

Existing LU Plan			
<u>Land Use Designation</u>	<u>Acres</u>	<u>Traffic Rate</u>	<u>Daily Traffic</u>
Retail & sales (R&S)	6.71	433 trips/acre	2,905
Proposed LU Plan			
<u>Land Use Designation</u>	<u>Acres</u>	<u>Traffic Rate</u>	<u>Daily Traffic</u>
Retail & sales (R&S)	6.51	433 trips/acre	2,818
Preservation (P)	0.20	0.3 trips/acre	0

Per the city Mobility Management regulations (Section 122.11 of the LDC) the city may require a detailed traffic study and/or Transportation Management Plan (TMP) during the Site Plan review process for developments generating more than 50 new peak hour trips. Preparation of a TMP or study would be appropriate when specific uses are identified on a Site Plan. Furthermore, highway-oriented businesses tend to have a high degree of passer-by capture which reduces their traffic impact to the roadway system, whereas residential traffic is 100% new vehicle trips.

V. AVAILABILITY OF PUBLIC UTILITIES

Public utilities are readily available to the site. The site is served by water and sanitary sewer facilities located within the US 19 right-of-way that are provided by the City of Tarpon Springs. There is an 8-inch directly in front of the site. There is an 8-inch sanitary sewer force main at US 19/Brittany Park Blvd that can be extended to the site by the applicant.

VI. DEVELOPMENT CONSIDERATIONS

Although the R/O/R Land Use and CG Land Use categories have varying FAR and ISR maximums with CG allowing up to 0.45 FAR, the existing HB zoning limits future development to a 0.40 FAR and a 0.85 ISR. Maximum height is limited to 35 feet (hotels 70 feet), and building setbacks are as follows:

Front = 30 feet

Side = 10 feet

Rear = 25 feet

R/O/R land use category requires a mixture of uses but allows non-residential uses to be between 70% up to 95% of the total development. The CG land use category is for 100% non-residential uses, which is only a 5% difference and very similar.

Section 25.12 of the LDC specifies that *“The Highway Business (HB) district is established to provide for predominantly retail shopping and highway-oriented service areas.”* Given the direct frontage on US 19, the HB zoning is appropriate. Policy 2.4.3 of the Comprehensive Plan specifies CG land use is *to designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity.* Finally, the Countywide Plan Rules Section 2.3.3.7 specify the following locational characteristics for R&S *“This category is generally appropriate to locations in and adjacent to activity centers where surrounding uses support and are compatible with intensive commercial uses; in areas in proximity to and with access to major transportation facilities.”* Given the site location along US 19 it clearly meets the locational characteristics of R & S (countywide) and CG (city).

VII. CONCLUSION

The proposed land use plan amendment from R/O/R to CG & P is appropriate given the predominantly commercial surrounding uses, the frontage on US 19 a 6-lane major arterial through the city, and the large wetland buffer to the west. The R/O/R land use is inconsistent with the existing “HB” zoning and the CG land use would eliminate that inconsistency. Since the site is not conducive to residential development the R/O/R land use category requirements cannot be complied with, and CG land uses are more compatible with the highway-oriented uses directly fronting US 19.

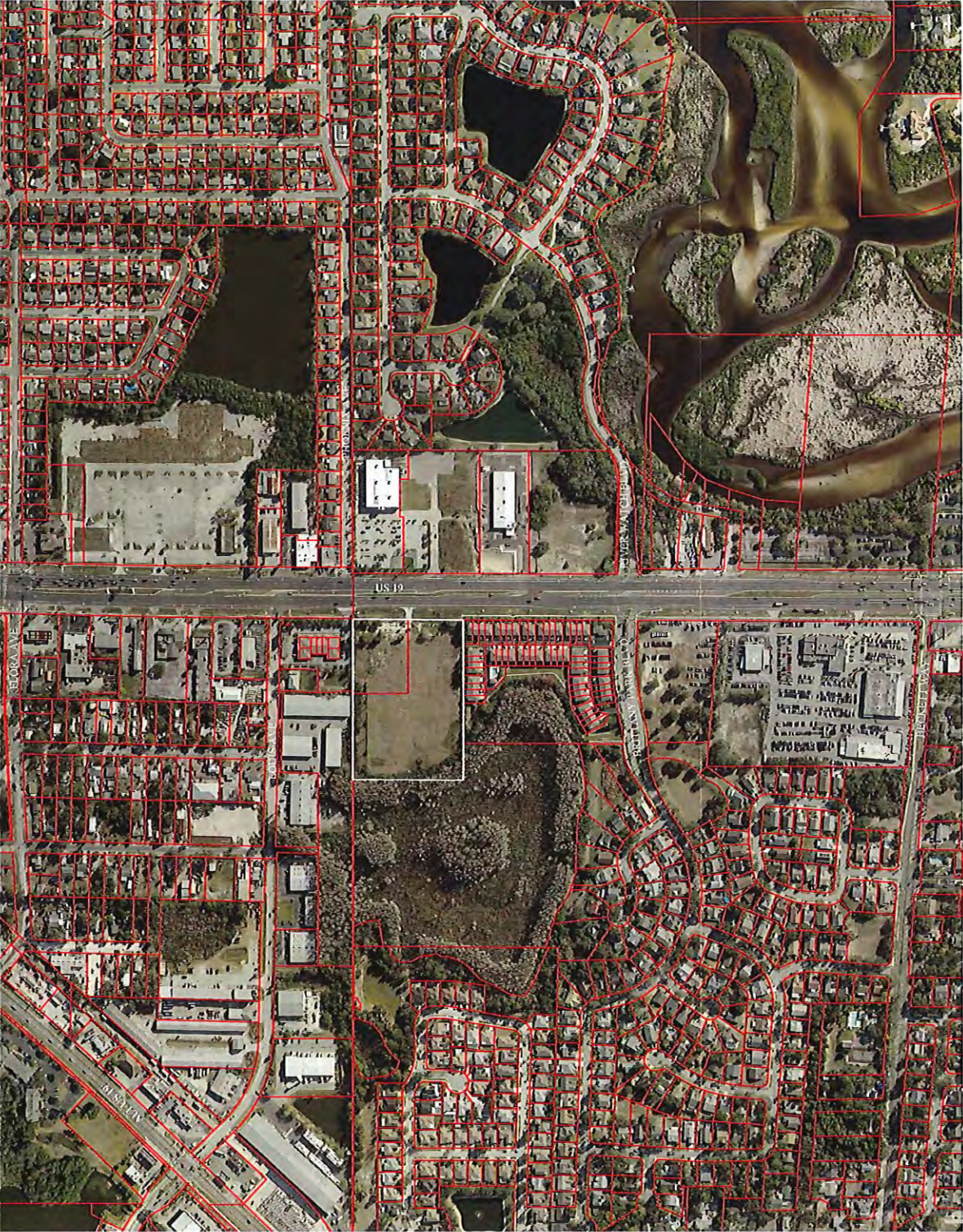


44098 US 19 SITE
AERIAL PHOTOGRAPH

CONCEPT PLAN ONLY
NOT FOR CONSTRUCTION
NOT FOR PERMITS
NOT FOR FUNDING
NOT FOR DISPOSITIONAL METHOD
CONSTRAINTS, SUBJECT TO SITE PLAN APPROVAL

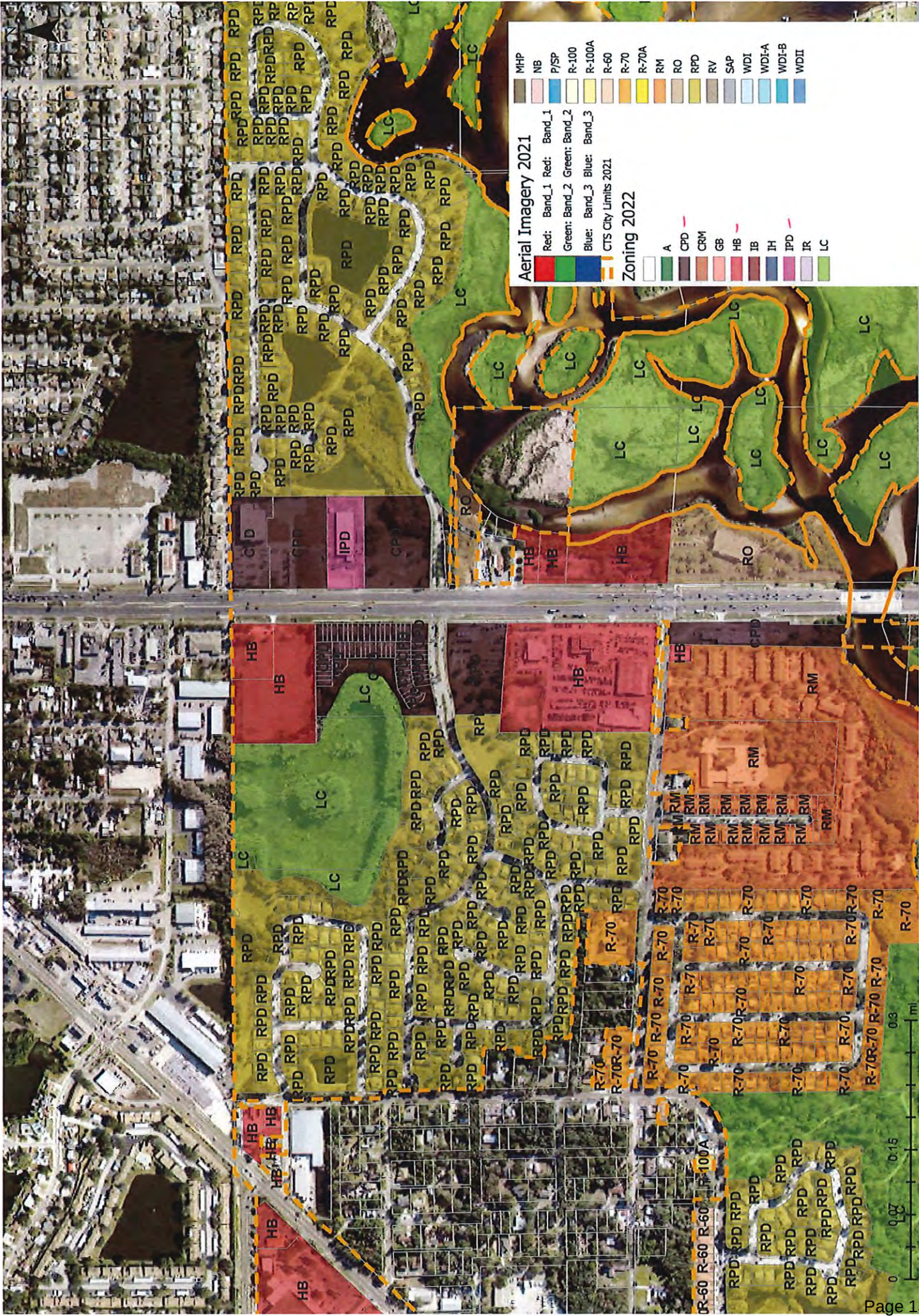


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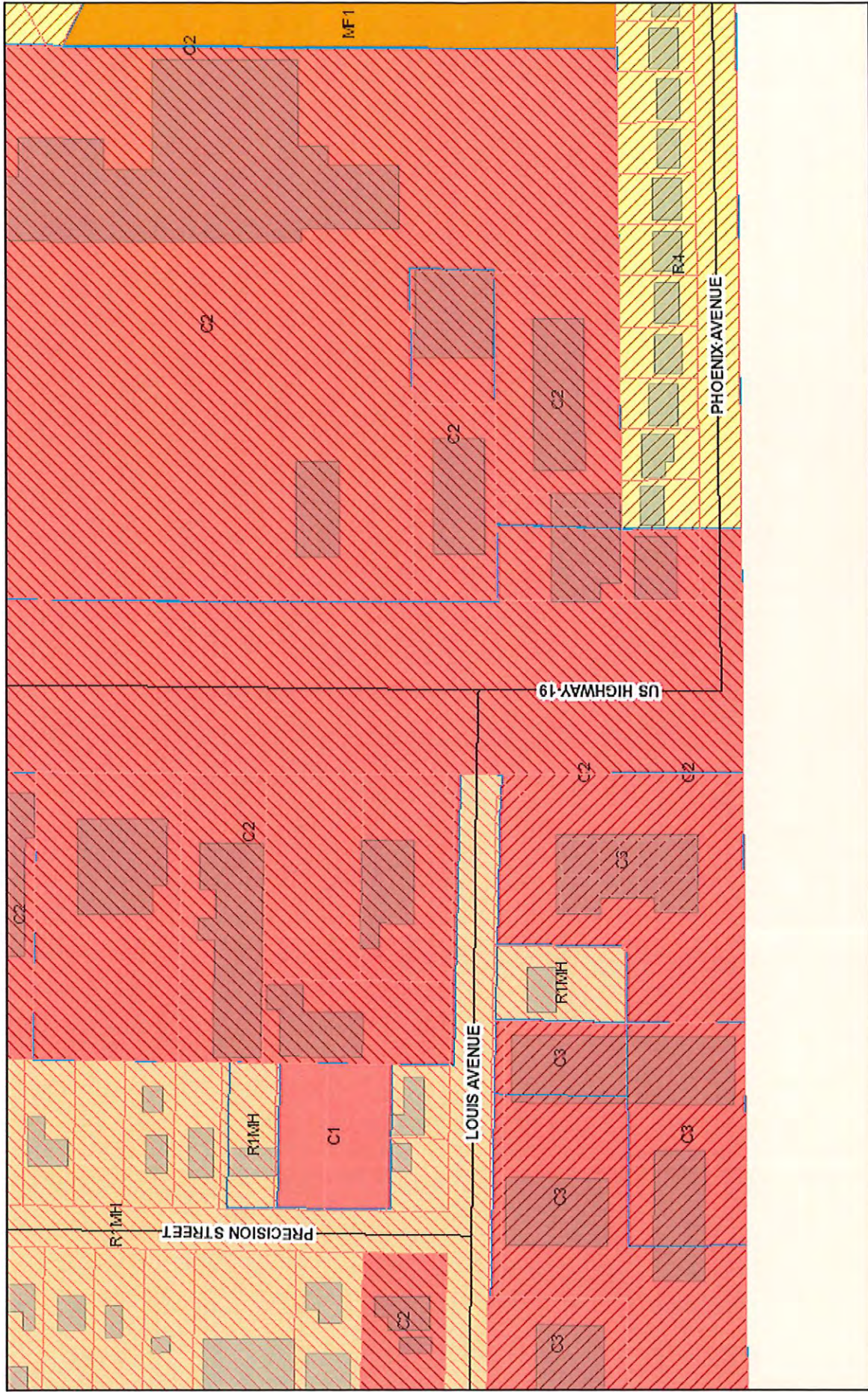
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CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY & TOPOGRAPHIC SURVEY
AND JURISDICTIONAL WETLAND CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL





Pasco County - ZONING



11/3/2022, 10:28:47 AM
 1:2,257
 0 0.01 0.03 0.05 0.06 mi
 0 0.03 0.05 0.1 km
 J Edwards, SWFWMD

- Parcels
- Footprints
- Railroad Zoning
- Roads
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Concerning the Administration of the Countywide Future Land Use Plan, As Amended, ("Countywide Plan Rules") including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules. Where certain standards are not identified or may be in conflict with the minimum criteria established in the Countywide Plan Rules, the standards of the Countywide Plan Rules shall be applied.

Policy 4.1.3 The City of Tarpon Springs shall review and amend all Future Land Use categories to establish/maintain consistency with the Countywide Plan Rules during the 2017 EAR based amendment cycle.

Policy 4.1.4 Per Article 4 of The Countywide Rules, (effective date August 7, 2015) the following Table 10 is provided showing the City's Future Land Use Categories corresponding to appropriate Countywide Plan Map Categories.

Table 10: Corresponding Future Land Use Categories and Countywide Map Categories

Plan Symbol	City Future Land Use Categories	Corresponding Countywide Map Categories
RVL	Residential Very Low	RVL
RS	Residential Suburban	RLM
RL	Residential Low	RLM
RU	Residential Urban	RLM
RLM	Residential Low Medium	RLM
RM	Residential Medium	RM
R/OG	Residential/Office General	O
R/OR	Residential/Office Retail	R&S
RFO	Resort Facilities Overlay	R
R/OL	Residential/Office Limited	O
RFM	Resort Facilities Medium	R
RFH	Resort Facilities High	R
CN	Commercial Neighborhood	R&S
CL	Commercial Limited	R&S
CR	Commercial Recreation	R
CG	Commercial General	R&S
CG-F	Commercial General-Fishing	R&S
IL	Industrial Limited	E
IG	Industrial General	I
IG-WF	Industrial General-Waterfront	I
P	Preservation	P
R/OS	Recreation/Open Space	R/OS
I	Institutional	P/SP
T/U	Transportation/Utility	P/SP
MU	Mixed Use	AC, MMC
IND	Industrial	I
W/DF	Water/Drainage Feature	
CRD	Community Redevelopment District	AC
CBD	Central Business District	AC

Objective 4.2

Transferable Development Rights are to be allowed within the City consistent with Article 5, Section 5.2.1, Rule 5.2.1.1 of Forward Pinellas' Countywide Rules as amended through May 31, 2016.

2.3.3.7 Category/Symbol – Retail & Services (R&S).

Purpose – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses 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.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a map amendment to another land use category that permits the use(s):
 - Uses Subject to Three Acre Maximum – Manufacturing-Medium.
 - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics. – US 19
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 433 trips per day per acre; which impacts may take into account the proximity and availability of transit service.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 24 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling

2.3.3.12 **Category/Symbol – Preservation (P).**

Purpose – 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.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government
- Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities
- Locational Characteristics – This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other categories. This category is also generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to a management plan approved by the local government.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be **0.3 trips per day per acre.**

Density/Intensity Standards – Shall include the following:

- Nonresidential Use:
 - Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.
 - No public water supply use shall exceed an FAR of .25 nor an ISR of .50.
- Where an entire parcel of property is located seaward of the Coastal Construction Control Line and no transfer of development rights has occurred, the property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment

**Table 5
Summary Category Matrix**

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Very Low (RVL)	1.0	.30	.60	6
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50	.75	89
		1.0 (specified uses in TEC)		101 (in TEC)
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55	.90	433
		1.1 (specified uses in TEC)		
Employment (E)	N/A	.65	.85	206
		1.3 (specified uses in TEC)		236 (in TEC)
Industrial (I)	N/A	.75	.95	216
		1.5 (specified uses in TEC)		246 (in TEC)
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
Target Employment Center (TEC)	See Otherwise Applicable Category and Multiplier Factor			
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District	45	2.0	N/A	364
Scenic/Noncommercial Corridor	See Otherwise Applicable Category			

Key to abbreviations:

UPA: dwelling units per acre
FAR: floor area ratio

ISR: impervious surface ratio
ADT: average daily trips

TEC: Target Employment Center

$$\begin{aligned}
 6.71 \times 433 &= 2905 \text{ daily trips} \\
 6.51 \times 433 &= 2818 \\
 0.20 \times 0.3 &= 0
 \end{aligned}$$

1"=40'

TOTAL ACRE = 0.43'
SQUARE FOOT = 1873.08'
LENGTH = 957.80'

CURVE	RADIUS	ARC LENGTH	CURVE LENGTH	CURVE BEARING	DELTA ANGLE
C1	14.00	38.53	26.56	N 05°20'27" E	164°47'35"
C2	81°43'19"	181.91	81°44'	N 88°45'42" E	4°42'38"
C3	6431.10'	202.62'	202.62'	S 88°45'42" E	1°48'19"
C4	558.29'	72.63'	72.58'	N 87°18'00" E	7°27'15"
C5	22.00'	3.20'	3.20'	S 89°59'32" E	3°58'38"
C6	24.71'	25.77'	24.62'	N 09°46'58" W	59°46'07"
C7	19.00'	22.07'	20.85'	N 39°48'43" E	66°32'35"
C8	40.61'	22.71'	22.41'	N 21°01'54" E	32°08'49"
C9	55.00'	28.19'	24.03'±	S 74°12'37" E	17°20'51"
C10	145.08'	101.23'	99.19'	S 74°12'37" E	1°58'58"
C11	23.51'	57.69'	49.26'	S 25°14'46" E	104°37'52"
C12	3.78'	6.37'	6.37'	S 05°15'47" E	1°59'29"
C13	5225.07'	179.62'	178.81'	S 89°09'32" E	1°58'11"

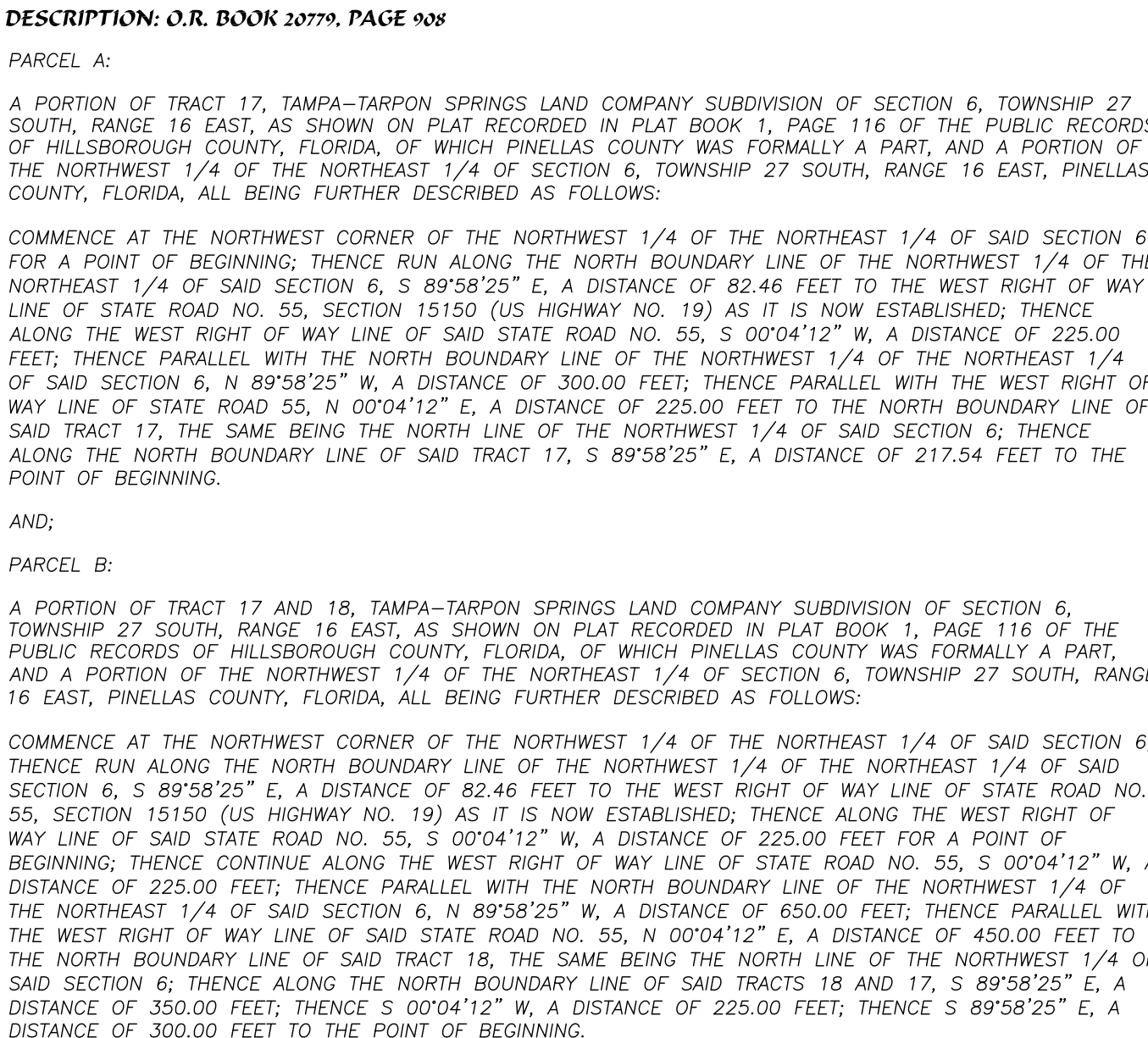
SQUARE FOOT = 8593'
LENGTH = 526.40'

LINE	BEARING	DISTANCE
L1	N 30°15'04" W	30.86'
L2	N 33°34'42" W	47.78'
L3	N 34°09'08" W	54.13'
L4	N 17°44'36" W	42.32'
L5	N 26°02'49" W	26.62'
L6	N 08°32'18" W	29.29'

	12"	OAK TREE AND SIZE
	6"	MISCELLANEOUS TREE AND SIZE
	12"	PALM TREE AND SIZE
	4"	PINE TREE AND SIZE

(W) CALCULATED MEASUREMENT	UGS UNDERGROUND SANITARY	Ⓢ UNDERGROUND CABLE MARKER
(N) RIGHT OF WAY MEASUREMENT	⑦ TELEPHONE MANHOLE	Ⓢ SANITARY MANHOLE
CONC CONCRETE	UGSP UNDERGROUND PHONE	WATER METER
EP EDGE OF PAVEMENT	UGSP MITERED END SECTION	WATER VALVE
MULT. MANHOLE	STMH STORM MANHOLE	F.C.W. FOUND CAPPED IRON ROD
CI CURB INLET	UGW UNDERGROUND FORCE MAIN	F.N.D. FOUND NAIL & DISK
GI GRATE INLET	UGW UNDERGROUND ELECTRIC	F.C.D. FOUND CONCRETE FOUNDMENT
SAH SANITARY MANHOLE	UGW OVERHEAD WIRES	(P) PLAT MEASUREMENT
STMH STORM MANHOLE	UGW UNDERGROUND GAS	(F) FIELD MEASUREMENT
FLA FLAG POLE	T.O.S. TOP OF SLOPE	N.C.F. NO CORNER FOUND
⑥ GASE TRAP MANHOLE	W.F. WOOD FENCE	SV SEWER VALVE
HYDRA NT	PVCY PLASTIC PRIVACY FENCE	Ⓜ MONITOR WELL
PREVENTER VALVES	E.O.W. EDGE OF WATER	S SIGNAL SUPPORT POLE
MIN. LIGHT POLE	LB LICENSED BUSINESS	ICV IRRIGATION CONTROL VALVE
CLEANOUT	OHV OVERHEAD WIRE	R.V. IRRIGATION VALVE(RECLAIM)
STORM MANHOLE	ⓧ TRANSFORMER PAD	P.O.B. POINT OF BEGINNING
GAS VALVE	ⓧ TYPICAL	P.O.C. POINT OF COMMENCEMENT
UNDERGROUND ELECTRIC	T.O.B. TOP OF BANK	Ⓢ UNDERGROUND GAS MARKER
UNDERGROUND WATER MARKER	ⓧ CROSS WALK SIGNAL	Ⓢ ELECTRIC BOX
CONCRETE LIGHT POLE	WELL	Ⓢ TRAFFIC BOX
WOOD LIGHT POLE	MAILBOX	Ⓢ UNDERGROUND PHONE MARKER
WOOD POWER POLE	GUY WIRE	RAILROAD LIGHT
CONC POWER POLE	SIGN	
RAILROAD X-ING GATE	PHONE BOX	
	CABLE BOX	
	WATER MANHOLE	
	FIRE DEPARTMENT CONNECTION	

P1 PARCEL 1



- 1) THIS IS A WETLAND DELINEATION SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
- 2) BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 6-27-16 AS BEING S 89°58'25" E, PER DEED AND GEODETIC BEARINGS, N.A.D. 83, ZONE WEST.
- 3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A WETLAND DELINEATION SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- 4) THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- 5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
- 6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12103C, COMMUNITY PANEL NUMBER 0036 H, MAP REVISED 08/24/2021.
- 8) ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88, UTILIZING NGS CONTROL POINT "Q 759" ELEVATION 15.64' (N.A.V.D. 88). SITE BENCHMARKS DEPICTED HEREON AND IN (N.A.V.D. 88) DATUM.
- 9) WETLAND AREA DEPICTED HERE BY ARMSTRONG ENVIRONMENTAL SERVICES FLAGGED ON 1/11/23.

Date Signed: 1/19/2023
Last Date of Field Survey: 1/18/2023

G.I.-1 (STORM GRATE)
TOP ELEV= 16.25'
12" N. INV. EL.= 13.85

29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com

[illegible]

WETLAND DELINEATION SURVEY

44098 US HIGHWAY 19 N.
PINELLAS COUNTY, FLORIDA

DESIGNED BY:		N/A	
DRAWN BY:		RWB	
CHECKED BY:		ABT	
SCALE:	DATE:		
1"=40'	1/19/2		
PARTY CHIEF:		DW	
FIELD BOOK: 10			
PAGE: 22			
CAD FILE:		2205-100-35	
JOB NUMBER:		2205-100-35	
SHEET		1 of 1	

COMMENTS
LONG RANGE PLANNING CONSISTENCY REVIEW

DATE: 4/7/23

Project ID: 44098 US Highway 19 N

FROM: Robert Irving, Long Range Planner I

PARCEL: N/a

SUBJECT: Long Range Planning Division
Comments for Accela

ATTACHMENT(S): n/a

To Whom it May Concern:

The following assessment was completed by Robert Irving, Planner I for the Pasco County Long Range Planning Division. This evaluation reviewed the 2025 Pasco County Comprehensive Plan for consistency with the proposed development/application and provides comments to the impacts of the proposed development.

This consistency review and conclusion is not binding on other departments and is subject to change, if conditions change or additional information is submitted. The provided comments are based on the information available at time of review. Should plans change, an additional review may be required.

Comments:

Pasco County Long Range Planning has reviewed the proposed amendment to CG (Commercial General) and P (Preservation) and the proposal is consistent with the abutting Pasco County parcels to the north.

For the Pasco County Parcels to the North:

Existing Future Land Use (FLU):
Zoning:

IL (Industrial-Light), ROR(Retail/Office/Residential)
C-2 (General Commercial)

Long Range has no further comments if you have any questions my contact info will be below.

Rirving@Pascocountyfl.net
727-847-8142 x7643

Via Electronic Mail

June 6, 2023

Renea Vincent, AICP, CPM
Planning Director
City of Tarpon Springs
324 Pine Street
Tarpon Springs, FL 34689
rvincent@ctsfl.us

Re: App # 22-141, Future Land Use Map Amendment

Dear Ms. Vincent:

This correspondence is transmitted to you on behalf of Moses Tucker Partners (“MTP”), the applicant, and the Townhomes of Brittany Park Homeowners Association, Inc. (“Brittany Park”), the abutting property owner (collectively referred to as the “Parties”). The Parties have spent a significant amount of time speaking with each other and are pleased to advise the City that they have reached an agreement (the “Agreement”) with respect to the proposed application. Brittany Park supports the approval of the above-referenced application to change the land use for the subject property.

In an effort to address potential concerns and impacts expressed by Brittany Park, MTP has agreed to the following:

- To install an 8 ft wall and 8 ft fence along the property line. The wall will run along and approximately five (5) feet past the buildings and then a fence will continue until the wetland area. Both the wall and the fence will be maintained by MTP, with the wall being repainted at least once every 10 years;
- To screen the remainder of the property line in accordance with the City of Tarpon Springs Code;
- To limit the height of the building pad immediately adjacent to the neighbors to a single story 22’ building;
- To limit the use of the building pad immediately adjacent to the neighbors to not allow the following uses: 1) fast food restaurants; (2) adult entertainment/sales; (3) car wash facilities; (4) gas/service stations; (5) car dealerships; or (6) tire/automotive repair stores;
- To limit the hours of operation of the building pad immediately adjacent to the neighbors from 6:00 a.m. to 10:00 p.m.;

The Parties have agreed to develop in accordance with the Agreement for a period of twenty-five (25) years, and the Agreement binds any subsequent purchaser of the MTP property

for that twenty-five (25) year period. The Parties have worked diligently and in good faith to reach a compromise so that the application and project can move forward.

As always, please free to contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Scott Gross', written in a cursive style.

Scott Gross, Esq.
On behalf of Brittany Park

A handwritten signature in black ink, appearing to be 'Amy Huber', written in a cursive style.

Amy Huber, Esq.
On behalf of MTP

cc: Allie Keen; akeen@ctsfl.us
Regina Kardash, Esq., rkardash@flgovlaw.com

CONFIDENTIAL SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into as of this ___ day of June, 2023 (the "Effective Date"), by and between **TOWNHOMES AT BRITTANY PARK HOMEOWNERS ASSOCIATION, INC.**, (the "Association") and MTEH, LLC d/b/a **MOSES TUCKER PARTNERS**, an Arkansas limited liability company ("MTP") (together, the "Parties").

RECITALS

WHEREAS, BRITTANY PARK is a Florida homeowners' association and the owner of certain real property having a physical address of 1773 Sommarie Way, Tarpon Springs, Florida (the "Association Property");

WHEREAS, MTP is the developer of certain real property having a physical address of 44098 U.S. Highway 19 North, Tarpon Springs, Florida (the "MTP Property"), located adjacent to the Association Property;

WHEREAS, MTP is currently seeking development approvals from the City of Tarpon Springs for the redevelopment of the MTP Property (the "Project");

WHEREAS, the Association has expressed concerns regarding the potential impacts of the Project;

WHEREAS, to amicably, speedily, and efficiently settle the disputes and issues between the Parties, the Parties have mutually agreed to enter into this Confidential Settlement Agreement;

NOW THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits to accrue to each, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

AGREEMENT

1. Recitals.

The above recitals are true and correct and are incorporated as if fully re-stated herein.

2. Obligations of the Association

In exchange for the obligations of MTP outlined in Section 3, below, the Association agrees to the following:

- a. To provide support at all public meetings for the Project, including but not limited to hearings for the following:
 - i. Future Land Use Map Amendment application from ROR to CG;
 - ii. Site Plan Application;
 - iii. Conditional Use Application for the approval of a storage facility on the MTP Property.

The Association, at the Association's sole and absolute discretion, will send its attorney to appear in person at all public hearings to speak on behalf of the Association. In the event, the Association's counsel cannot attend, they will send a mutually agreed upon letter of support; and

- b. To encourage the residents of the Association to support, and not object to the Project.
- c. In the event, the Association believes that the MTP Property is not being developed in accordance with the terms of this Agreement, the Association agrees to notify MTP so that the Parties can work together to reach an Agreement. In the event, they cannot reach an Agreement on their own, then prior to the Association or any of its members going to the City, the Parties agree to attend mediation in Pinellas County to amicably resolve their dispute. The purpose of mediation is to obtain opinions and proposed solutions to help the Parties resolve their dispute. In the event that the Association or its members object to the City or other Authority Having Jurisdiction, which interferes with the approvals or development of the project, or causes excessive conditions to the approval, rather than following the procedure in this Agreement to resolve disputes, then the Agreement and its terms and obligations are void. If any of the approvals are denied, this Agreement and its terms and obligations are void.
- d. The Association and the nine (9) individual property owners who own property abutting the wall and fence, agree and affirm that placement of the wall and fence off of its property line to allow for preservation of existing trees, does not grant any rights of adverse possession, ownership, right to use, construct, build or otherwise improve the MTP property abutting it/their property. The Association and the nine individual property owners agree to execute an Agreement confirming same that will be executed and enforceable against all future property owners.

3. Obligations of MTP.

In exchange for the obligations of the Association outlined in Section 2 above, MTP agrees to the following:

- a. MTP will develop the MTP Property in accordance with Exhibit "A" attached hereto. Specifically, MTP agrees to the following:
- i. "No Building Zone" – a side setback of 25' where no building footprint will be developed. Access drives, fire circulation or other non-building structures are permitted in this area;
 - ii. "Building A Envelope"- any building developed in the "Building A Envelope" depicted in the attached Exhibit will not exceed 22' in height and shall be a single story structure;
 - iii. Screening – Within four (4) weeks of receiving all of the approvals outlined above, MTP will apply for building permits to construct the wall and fence as provided below. MTP will use best efforts to immediately begin construction of the wall and fence after receiving permits from all authorities having jurisdiction. MTP furthers agrees that prior to the start of any vertical construction of any building,
 1. MTP will remove the existing chain link fence along the property line between the Association Property and the MTP Property only in the location where a wall or fence will be replacing the existing fence as outlined below. The existing fence along the remainder of the property shall remain. MTP shall not remove any fences or trees belonging to an individual owner, without the express written consent of the owner.
 2. MTP will construct an 8-foot-high finished concrete block wall along the property line between the Association Property and the MTP Property directly behind the Association residential buildings as depicted on the attached Exhibit. The exact location of the wall will be determined by MTP in an effort to maintain existing healthy trees on the property line. The wall will run approximately 295 linear feet in length along the property line behind the residential buildings and shall continue for at least five (5) feet beyond the westernmost point of the residential buildings. The wall shall be designed and maintained solely by MTP, and shall be painted at least once every ten (10) years.

3. MTP will construct an 8-foot-high fence approximately 172 linear feet along the property line and will run from the end of the wall referenced above to the beginning of the wetlands depicted on the attached Exhibit. The fence will be designed and maintained solely by MTP. The fence will include a locked gate that allows access to its property behind the wall and gate.
 4. The remainder of the property line shall be screened in accordance with City of Tarpon Springs Code. The Association agrees to execute any permits or other documents necessary to obtain approvals for the installation of the wall. The Association shall not be responsible for the payment of any permit fees related to this agreement.
 5. MTP agrees to grant an easement to allow the Association to clean or maintain the landscaped area abutting its property at its discretion. MTP will also regularly clean and maintain this area in accordance with its regular maintenance schedule.
- b. MTP agrees not to have any use on the Building Envelope "A" parcel that operates 24 hours a day, 7 days a week on the MTP Property. Moreover, MTP agrees not to have any business on the Building Envelope "A" parcel open to the public between the hours of 10:00 p.m. and 6:00 a.m. These hour restrictions do not apply to employees, maintenance, cleaning, or other activities necessary to maintain the business when closed to the public. MTP shall not develop the Building Envelope "A" on the attached Exhibit, or cause the Building Envelope "A" on the attached Exhibit to be utilized for the following activities: (1) fast food restaurants; (2) adult entertainment/sales; (3) car wash facilities; (4) gas/service stations; (5) car dealerships; or (6) tire/automotive repair stores. Under no circumstances, including transfer of ownership of the MTP Property, shall any of the activities (1 through 6, above) be allowed on the portion of the MTP Property identified as Building Envelope "A".
- c. MTP, and any subsequent owner, agrees to develop in accordance with this agreement for a period of twenty-five (25) years from the date of this Agreement. The parties agree that should MTP sell the property, the new owner of the MTP Property may request a meeting with the Association for purposes of discussing any modifications of this Agreement.

4. Confidentiality.

The Parties intend for this Confidential Settlement Agreement to remain confidential and not to be disclosed to anyone, other than the Parties of this Agreement and the MTP Property Owners at all times during the course of this Agreement and for five (5) years following the completion of the Project. The Parties agree to execute a joint letter outlining the terms of this Agreement to be submitted to the City or other jurisdictions having authority in order to implement the terms of this Agreement. The Association may disclose the agreement to its members pursuant to Fla. Stat. §720.303 and the open records provisions therein.

5. Construction.

The language used in this Agreement, and its Exhibits, will be deemed to be the language chosen by the Parties to express their mutual intent, and no rule of construction shall be applied against either Party as the drafter of this Agreement.

6. Expenses.

Except as otherwise specified, each of the Parties will bear its own costs and expenses (including legal fees and expenses) incurred in connection with the negotiation and consummation of, this Agreement and the transactions contemplated hereby.

7. Relationship of the Parties.

The Parties hereto acknowledge that the Association Property and the MTP Property are separate properties separately owned by separate and independent entities and nothing herein shall be deemed to create a joint venture, association, partnership, agency or employment relationship between the two. Neither party shall have the power to act in the name of, on behalf of, or incur obligations binding upon the other Party. Neither Party shall acquire an interest in the business or operations of the other by virtue of this Agreement. Furthermore, neither Party endorses or warrants the activities of the other or their business, business practices, projects, products, services, or other activities.

8. Consideration.

The Parties agree that the consideration referenced in the Recitals to this Agreement constitutes adequate and ample consideration for the rights and claims they are waiving under this Agreement, and for the obligations imposed upon them by virtue of this Agreement.

9. Enforcement of Settlement Agreement.

None of the Parties herein are settling or releasing their right to bring an action to enforce the terms of this Agreement. If any legal action or other proceeding is brought for the enforcement of this Agreement or because of any alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, court costs and all expenses incurred in that action or proceeding, even if not taxable as court costs (including, without limitation, such fees, costs and expenses incident to appeals), in addition to any other relief to which such party may be entitled.

10. Severability.

If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable. If any provision hereunder shall be held unenforceable by a court of competent jurisdiction, then the remaining provisions of this Agreement shall continue in full force and effect without being impaired in any way.

11. Waivers.

The failure or delay of any Party at any time to require performance by another Party of any provision of this Agreement shall not affect the right of such Party to require performance of that provision or any other provision hereunder. Any waiver by any Party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself or a waiver of any other right or remedy under this Agreement. Notice to or demand on any Party in any circumstance shall not, of itself, constitute any other or further notice or demand in similar or other circumstances.

12. Complete Agreement.

This Agreement, and all the terms and provisions contained therein, including without limitation the Exhibits thereto, constitute the full and complete agreement between the Parties hereto to the Effective Date with respect to the matters expressly set forth therein, and supersede and control over any and all prior agreements, understandings, representations, correspondence and statements, whether written or oral. Any provision of this Agreement shall be read and applied in *pari materia* with all other provisions hereof.

13. Amendments.

The provisions of this Agreement may not be amended, supplemented, waived or changed, other than by a writing signed by both Parties, making specific reference to this Agreement.

14. Captions.

The section headings and captions of this Agreement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Agreement or any part thereof, or in any way affect this Agreement or construe any article, section, subsection, paragraph or provision hereof.

15. Holidays.

It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday, it shall be postponed to the next following business day.

16. Notices.

The Parties designate the following persons as representatives to receive any notices with regard to this Agreement:

For Brittany Park: Brittany Park Homeowners Association

For MTP: Moses Tucker Partners
Attn. David Cole
200 River Market Ave, Suite 300
Little Rock, AR 72201

17. Further Assurances.

The Parties agree to execute and deliver from time to time such documents, and to perform all actions which may be necessary to effectively and completely carry out the intended effect of this Agreement, including but not limited to, defending the Agreement from legal or administrative challenges.

18. Execution.

The execution, delivery, and performance of this Agreement have been duly and validly authorized by all necessary corporate representatives of the Association and MTP. This Agreement constitutes, and when executed and delivered will constitute, a valid and binding obligation of the Parties enforceable in accordance with the terms set forth herein. The Parties agree that this Agreement may be executed in counterpart originals with the

same force and affect as if fully and simultaneously executed as a single original document. A facsimile or electronic copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.

19. Florida Law.

This Agreement shall be governed by, construed, and enforced in accordance with, the laws of the State of Florida.

20. Equitable Remedies.

Each party acknowledges that in the event of a breach of any of its obligations hereunder, the other parties' damages will be substantial and difficult, if not impossible to ascertain, that the other parties will be irreparably harmed and that money damages would be an inadequate remedy for any breach or threatened breach of this Agreement by such Party. Accordingly, in the event of a breach or threatened breach by any party of any provision of this Agreement, the other party shall be entitled, upon application to any court of competent jurisdiction, to seek both temporary and permanent injunctive relief to restrain such breach.

21. Jurisdiction and Venue.

All actions to enforce this Agreement shall be commenced in the 6th Judicial Circuit Court in and for Pinellas County, Florida.

22. Jury Waiver.

With respect to any civil action, counterclaim, or proceeding, whether at law or in equity, which arises out of, concerns or relates to this Agreement, any transactions contemplated hereunder, the performance hereof or the relationship created hereby, whether sounding in contract, tort, strict liability or otherwise, trial shall be to a court of competent jurisdiction and not to a jury. Each party hereby irrevocably waives any right (statutory, constitutional, common law or otherwise) it may have to a trial by jury. Any party may file an original counterpart or a copy of this Agreement with any court as written evidence of the waiver of the other parties' right to trial by jury. No party has made or relied upon any oral representations by any other party regarding the enforceability of this provision. Each party has read and understands the effect of this jury waiver provision.

23. Time is of the Essence.

Time is of the essence for each and every provision of this Agreement.

[Balance of Page Intentionally Left Blank – Signature Page(s) to Follow]

relied upon any oral representations by any other party regarding the enforceability of this provision. Each party has read and understands the effect of this jury waiver provision.

23. Time is of the Essence.

Time is of the essence for each and every provision of this Agreement.

[Balance of Page Intentionally Left Blank – Signature Page(s) to Follow]

IN WITNESS THEREOF, the Parties hereto have caused the execution of this Agreement by their duly authorized officials as of the day and year first written above.

Signed, sealed and delivered in the presence of:

**TOWNHOMES AT BRITTANY PARK
HOMEOWNERS ASSOCIATION,**
a Florida Not For Profit Corporation

Witnesses:

Witness:

Stacey Acker

By:

[Signature]
President

Print Name:

Stacey Acker

Dated:

7 day of JUNE, 2023

Witness:

Deborah L. Smith

Print Name:

Deborah L. Smith

STATE OF FLORIDA)

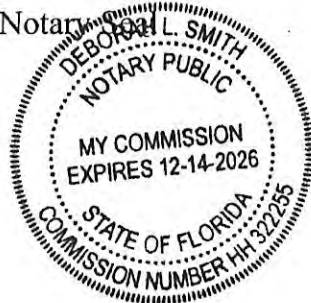
ss:)

COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Vince Manna, the President of **Townhomes at Brittany Park Homeowners Association**, who is personally known to me, or who has produced FL Drivers License, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of June, 2023.

Notary Seal



Deborah L. Smith
Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

an Arkansas limited liability company

By: [Signature]

Dated: 7th day of June, 2023

Print Name: David Cole

Witness: Angie

Print Name: George Friedmann

STATE OF Arkansas)

SS:)

COUNTY OF Pulaski

I HEREBY CERTIFY that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Chrismos, the Manager of **MOSES TUCKER PARTNERS**, who is ✓ personally known to me, or who has produced drivers license, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of June, 2023.

Notary Seal

Sharon Burkhead
Notary Public, State of Arkansas

Print Name: Sarah Burkhead

My Commission Expires: September 23, 2029

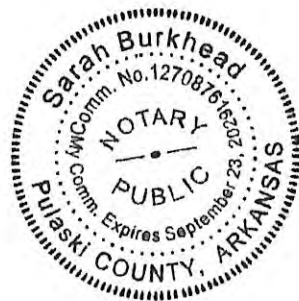
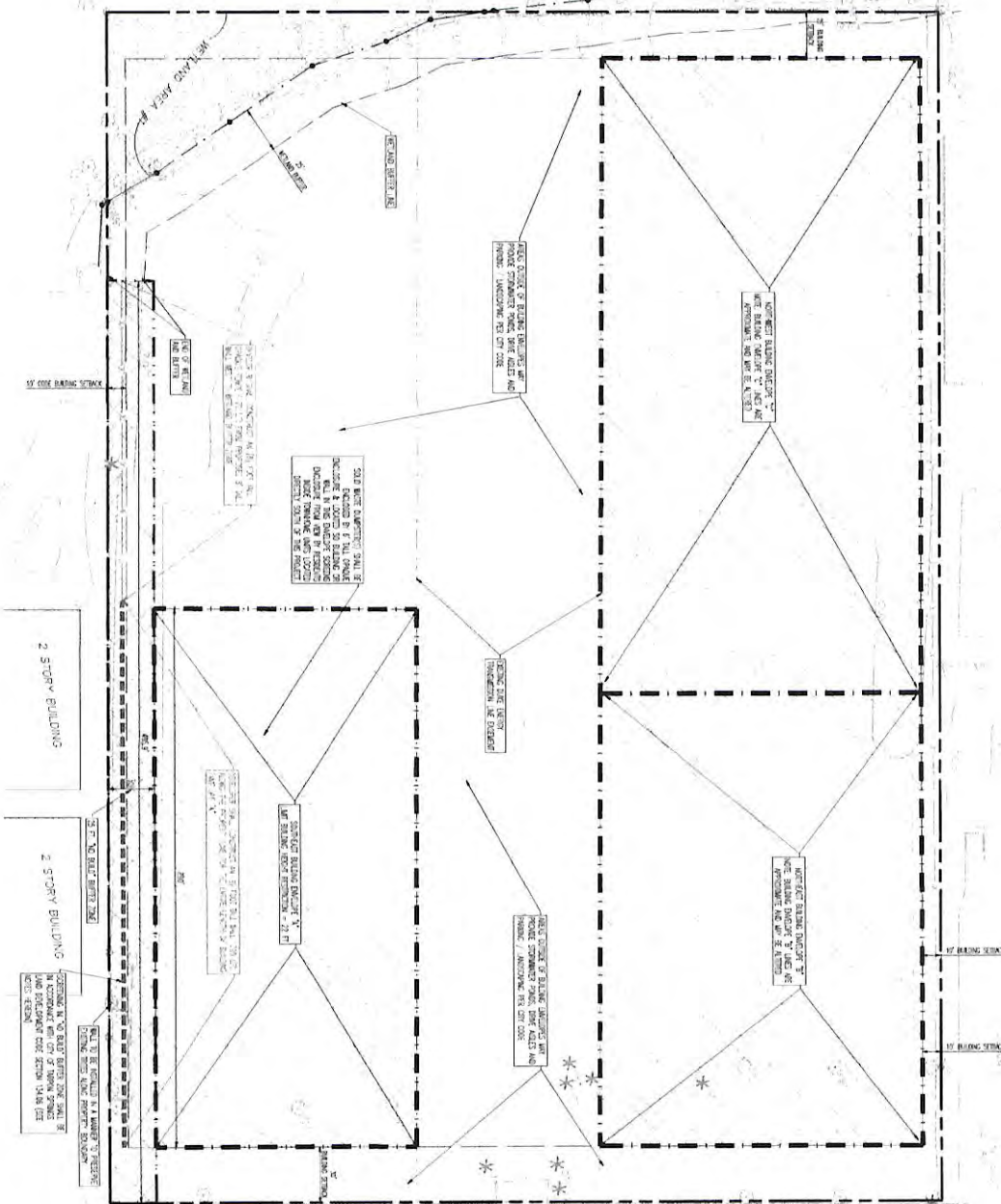


Exhibit “A”

Building Zones

THIS PLAN IS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I HAVE BEEN ADVISED BY THE OWNER THAT THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT.



STATE ROAD 55
U.S. HIGHWAY 19



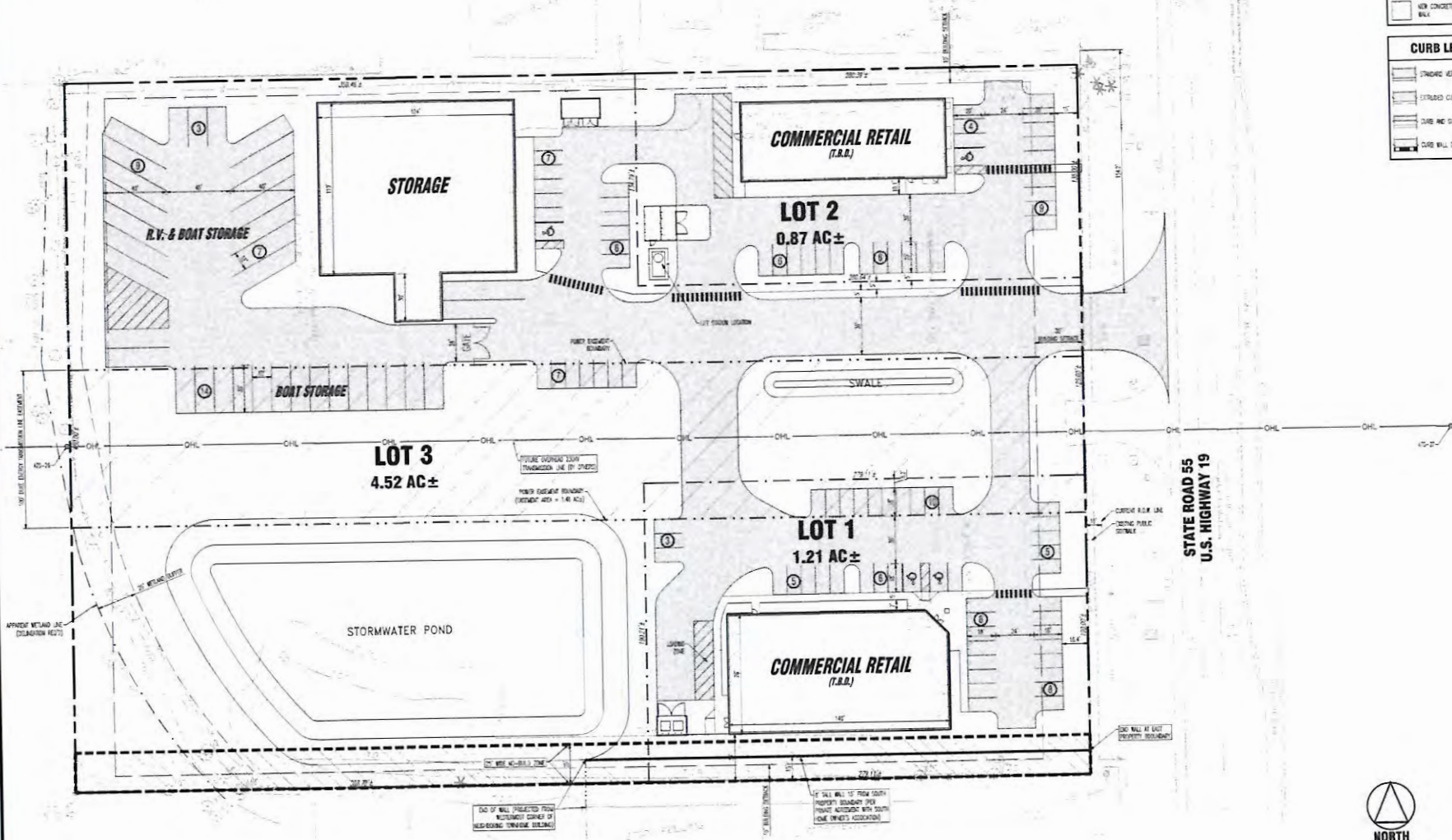
THIS EXHIBIT IS FOR SETTLEMENT PURPOSES ONLY - CONFIDENTIAL - NOT TO BE DISCLOSED OR TRANSMITTED

§ 154.08 SCHEDULING

- (1) ALL WORK SHALL BE COMPLETED WITHIN THE ESTIMATED DATE OF THE PROJECT'S COMPLETION DATE.
- (2) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (3) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (4) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (5) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (6) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (7) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (8) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (9) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (10) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (11) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (12) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
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- (17) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (18) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (19) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.
- (20) THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.

SHEET NO. EX.1	PROJECT TITLE	COMMERCIAL CENTER US HIGHWAY 19 TARPON SPRINGS, FL	FREDERICK McCLIMANS		Revisions	<table><tr><td>1</td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td></tr></table>				1				2				3				4			
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2																									
3																									
4																									
SHEET TITLE	SETTLEMENT EXHIBIT	 LA Civil, Inc. Engineering Business License # 00025995 P.O. BOX 7649 Clearwater, Florida 33758-7649 Phone: 727-446-0000		CADD Tech Designer Engineer	AVF AVF SAL	Project No. Scale Date	AS SHOWN 06/27/23																		

NOTE:
THIS PLAN IS PART OF AN OVERALL SET OF PLANS. THIS SHEET IS CONSIDERED VOID UNLESS ACCOMPANIED BY ALL OTHER DOCUMENTS IN THE SET OF PLANS ON THE JOB SITE ON FOR RECORD PURPOSES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF PLANS TO ALL THOSE CONDUCTING WORK ON THIS PROJECT.



PAVEMENT LEGEND

[Symbol]	NEW STANDARD ON-SITE ASPHALT PAVEMENT
[Symbol]	NEW HEAVY DUTY ON-SITE ASPHALT PAVEMENT
[Symbol]	NEW BEST-Q-BEST ASPHALT PAVEMENT
[Symbol]	NEW PAVEMENT PATCH, RETAIN OR OVERLAY
[Symbol]	NEW CONCRETE SLAB/SLAB OR WALL

CURB LEGEND

[Symbol]	STANDARD CEMENT CURB
[Symbol]	TEXTURED CURB
[Symbol]	CURB AND GUTTER
[Symbol]	CURB WALL OR DRAINAGE WALL

PROJECT TITLE COMMERCIAL CENTER U.S. HIGHWAY 19 TARPON SPRINGS, FL	SHEET TITLE CONCEPTUAL LAYOUT PLAN	FREDERICK McCLIMANS FLA. Lic. No. 14000 P.O. BOX 7649 Clearwater, FL 34616-7649 Phone: 727-464-0000			
		Project No. 06-22-23	Scale AS SHOWN	Date 06-22-23	Engineer [Signature]
SHEET No. 1					





Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **APPLICATION #23-01 Resolution 2024-07** Conditional Use Approval and Site Plan Approval for property located at 38954 U.S. Highway 19 North (Quasi-Judicial) **(20 Minutes)**

Recommendation

Staff recommends approval of Resolution 2024-07. The following conditions of approval are recommended:

Conditional Use Approval Conditions:

1. Upon receiving a Certificate of Occupancy for the building, the applicant shall obtain a local business tax receipt for the new location and keep it active.

Site Plan Approval Conditions:

1. All public utilities shall be verified on site by the applicant.
2. Site lighting and traffic control signage shall comply with the design standards set forth in Land Development Code Section 127.05.
3. The applicant is advised that a construction permit may be needed from the Florida Department of Transportation (FDOT) to ensure that all drainage, sidewalk, sodding, curbing and other FDOT right-of-way improvements are protected and restored if damaged.
4. 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.
5. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
6. The applicant is advised that if the project construction is valued at \$1,000,000 or greater, the project must address the provision of public art per Section 296.00 of the Land Development Code.

Planning and Zoning Board Recommendation

The Planning and Zoning Board reviewed this item at their regular meeting of February 26,

2024 with a full board present. The Board unanimously recommended approval with staff conditions. There was no public comment.

Background

The applicant proposes to redevelop the subject property to build and operate a commercial game room. The applicant is proposing to move the “Belcher Bingo” business currently located at 40140 U.S. Highway 19 North to the subject site that was last occupied by the “Los Mexicanos” restaurant. The current applicant has demolished the restaurant building and is redeveloping the site to house the bingo hall. The property is located in the Commercial General (CG) Future Land Use Map category and in the Highway Business (HB) zoning district. The HB district allows billiard halls, arcades and game rooms as conditional uses.

Project Location Map



See Full Staff Report and attachments for additional information.

Funding

not applicable

Strategic Plan Objective

not applicable



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[FEBRUARY 26, 2024 / MARCH 19, 2024]

STAFF REPORT
February 12, 2024

Application No. / Project Title: #23-01 and #23-98 (Tarpon Bingo Hall)

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: Jonathan Kreidler / KPM Tarpon LLC

Property Size: 1.3 acres

Current Zoning: Highway Business (HB)

Current Land Use: CG (Commercial General)

Location / Parcel ID: 38954 U.S. Highway 19 North / 19-27-16-89442-000-0251

Application Type: Conditional Use (#23-01) and Site Plan (#23-98)
Resolution 2024-07

BACKGROUND SUMMARY:

The applicant proposes to redevelop the subject property to build and operate a commercial game room. The applicant is proposing to move the “Belcher Bingo” business currently located at 40140 U.S. Highway 19 North to the subject site that was last occupied by the “Los Mexicanos” restaurant. The current applicant has demolished the restaurant building and is redeveloping the site to house the bingo hall. The property is located in the Commercial General (CG) Future Land Use Map category and in the Highway Business (HB) zoning district. The HB district allows billiard halls, arcades and game rooms as conditional uses.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval of Resolution 2024-07, the following conditions of approval are recommended:

Conditional Use Approval Conditions:

1. Upon receiving a Certificate of Occupancy for the building the applicant shall obtain a local business tax receipt for the new location and keep it active.

Site Plan Approval Conditions:

1. All public utilities shall be verified on site by the applicant.
2. Site lighting and traffic control signage shall comply with the design standards set forth in Land Development Code Section 127.05.



3. The applicant is advised that a construction permit may be needed from the Florida Department of Transportation (FDOT) to ensure that all drainage, sidewalk, sodding, curbing and other FDOT right-of-way improvements are protected and restored if damaged.
4. 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.
5. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
6. The applicant is advised that if the project construction is valued at \$1,000,000 or greater, the project must address the provision of public art per Section 296.00 of the Land Development Code.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant; last use was a restaurant
Site Features:	Two remaining building walls, parking lot, lighting
Vehicle Access:	The property is access from U.S. Highway 19 North

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	HB (Highway Business)	CG (Commercial General)
South:	HB (Highway Business)	RM (Residential Medium)
East:	LC (Land Conservation) and Pinellas County C-2 (General Commercial and Services)	R/OS (Recreation/Open Space) and Pinellas County ROS (Recreation Open Space)
West:	HB (Highway Business)	CG-F (Commercial General-Fishing)

PLANNING CONSIDERATIONS:

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

1. Per the applicant's narrative, the general proposal is to move the "bingo hall" operation from its current location at 40140 U.S. Highway 19 North (Olympic Plaza). The Tarpon Springs location has been operating for thirteen years and is one of three open to the public in Pinellas County. This applicant expects an average of 45-50 customers daily at this location. The operation will include a snack bar. Hours of operation are 3:00 pm to 10:00 pm five days a week.
2. The previous 5,930 square foot building footprint (now demolished) will be replaced with a building footprint of 9,626 square feet having a full seating capacity of 84.
3. Bingo and "gaming" operations are regulated by the State of Florida, specifically under Florida Statutes Section 849.0931, and, by Pinellas County under the Pinellas County Bingo Ordinance (County Code Section 10-61). The applicant has a current Pinellas County license.



4. The vertical structures on the property (former “Los Mexicanos” restaurant building) were demolished in June 2022 (Permit #22-682).
5. There are easements attached to this property for sharing of facilities with the adjacent property to the north including access, drainage, sewer maintenance and power distribution.
6. The applicant proposes to upgrade the site improvements including landscaping, parking and lighting.
7. Note that, by Ordinance 2023-09 adopted on September 19, 2023, Section 210.05 of the Land Development Code was modified to require obtaining a building permit within six months of Site Plan approval. This application was received and began processing on May 24, 2023 and is therefore governed by Section 210.05 as codified prior to September 19, 2023, which allowed one year for the applicant to submit a building permit application.

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 LDC. See Site Plan Review Standards below for details on how the requirements of the LDC are met.

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 applicant is proposing to relocate an existing game room (bingo hall) from its current location (about three-quarters of a mile north). The use will continue to be located in the U.S. Highway 19 strip commercial area and is appropriate for this area. The game room operates in compliance with all state and local laws.

With respect to compatibility, the project is located in the City’s higher-intensity commercial strip corridor along U.S. Highway 19 North. The site was previously used for a fast-turnover sit-down restaurant which has comparable hours of operation and traffic impact (see Concurrency Management discussion below). The building itself is located close to U.S. Highway 19 with adjacent uses including a mini-storage facility on the north side and a shopping plaza on the south side. The rear (west) side is heavily buffered from residential by the stormwater pond and a large wetland area, with the closest residential structure being over 600 feet away in the Sun Country Mobile Home Community. With this configuration, the operation of the bingo hall into the evening hours (until 10:00 pm as proposed by the applicant) should not be an issue. Pinellas County’s “Bingo Ordinance” restricts operating hours for bingo halls to between 12:00 p.m. and 3:00 a.m.



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 Commercial General (CG) Future Land Use Map category. This category envisions commercial area “which may be either highway or commercial oriented and include uses of varying degree and intensity.” Retail commercial is allowable as a primary use in this category. It is noted that the Highway Business zoning district allows both commercial recreation and commercial retail as uses by right under the CG “umbrellas” of retail commercial. “Game rooms” were classified as a conditional use in HB zoning, primarily to closely scrutinize the potential for adverse impacts from some “gaming” operations. This was a concern prior to changes in state law that now regulate gaming operations more closely. 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, and all environmental standards are addressed on the Site Plan. The property is not located within the City’s Historic District.

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

Provisional Findings: The subject property is located on the busy commercial strip of U.S. Highway 19 North. Redevelopment of this property, similar to other recent redevelopments along this corridor should result in stabilizing and potentially increasing property values as infrastructure is upgraded and replaced, and site improvements such as landscaping are installed.

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 with City facilities. Facility impacts will generally be reduced for this site with the change from a restaurant use to a bingo hall with limited food service. The existing vehicular access point to U.S. Highway 19 North will continue to be used. See the facilities impacts table below under “Site Plan Review Standards – Concurrency Management.”

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 project is a welcome redevelopment of a previously deteriorating property. It promotes efficient and orderly redevelopment in this area of the City as part of a recent trend of property redevelopments and upgrades along the U.S. Highway 19



corridor. Facilities infrastructure is in place and there will be no cost to the City to provide service.

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

Provisional Findings: The project is proposed at a pre-existing development site and complies with the provisions of the City's Land Development Code. The applicant will be required to meet all state and local laws with respect to the bingo hall operation, and, will obtain a local business tax receipt from the City to operate the business. There are no additional safety concerns associated with this project. The maintenance and upgrade of new building, landscaping, parking configuration, drainage and utilities protects the health and safety of the community.

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 HB (Highway Business) zoning district. The table below highlights selected standards of review from the Land Development Code:

Standards (HB District)		Proposed Project
Use Standards [LDC 25.12(C)]		
	Permitted and Conditional Uses	Billiard Halls, Arcades and Game Rooms are a conditional use.
Dimensional Regulations [LDC 25.12(D)]		
	Front Yard = 30 feet	✓ Front Yard = 30 feet
	Side Interior Yard = 10 feet	✓ Side Interior Yard = 14.7 feet
	Side Street Yard = 15 feet	✓ Side Street Yard = n/a
	Rear Yard = 25 feet	✓ Rear Yard = 167+ feet
	Height = 35 feet	✓ Height 18 feet
	Floor Area Ratio = 0.40	✓ Floor Area Ratio = 0.17
	Open Space Ratio = 0.15	✓ Open Space Ratio > 0.25
	Impervious Surface Ratio = 0.85	✓ Impervious Surface Ratio = 0.57

(continued)



Standards (HB District)		Proposed Project
Parking Requirements [LDC 127.00]		
1 space/200 s.f. GFA for Arcades and Game Rooms = 48 spaces	✓	48 spaces provided (includes three handicapped spaces)
Space dimensions (9 feet x 18 feet)	✓	9 feet x 18 feet provided
Aisle width = 24 feet for two-way traffic and 12 feet for one-way		Two-way aisle width = 24 feet One-way aisle width = 18 feet
Driveway, Access Management [LDC 129.00]		
All non-industrial uses = 30 feet allowable	✓	24-foot access to U.S. Highway 19 North
Sidewalks [LDC 132.00]		
Sidewalks required along street fronts		A sidewalk exists along U.S. Highway 19 North.

continued

	✓	
Landscaping and Screening [LDC 134.00]		
Parking Lot Landscaping = 8 foot buffer, 1 tree every 30 feet Stormwater Pond = 20% coverage	✓	Compliant with minimum parking lot and stormwater pond planting requirements
Stormwater Management [LDC 141.00]		
Stormwater Design	✓	Proposed decrease of 981 square feet of impervious surface on the site. Due to the full redevelopment of the site and the increase in floor area exceeding 30%, this project underwent a full stormwater review and is compliant with the standards of Section 141.00.

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	2,055 gallons per day
Wastewater	1,761 gallons per day
Solid Waste	18 tons per year
Transportation	40 peak hour trips proposed by applicant, but see analysis below.

Staff reviewed the transportation impact proposed by the applicant. The applicant used the Institute of Transportation Engineers (ITE) trip generation land use category of “bingo hall” (category 470) for up to 50 attendees which generates a p.m. peak hour trip rate of 41 (applicant notes 40). The previous restaurant use would most likely be placed in ITE land use category 932, “high-turnover (sit-down) restaurant.” At 5,930 square feet, the restaurant likely generated about 58 p.m. peak hour trips per day. Therefore, the transportation impact should be slightly reduced on an average basis with the new use, even with the expanded floor area. At full seating capacity (84 seats) the net



increase in p.m. peak hour trips would be approximately 11 trips using the ITE study for bingo hall "attendees."

SITE PLAN REVIEW STANDARD – BUILDING CODE:

The Building Development staff, Fire Marshal and Floodplain Manager have all reviewed this project and expect the applicant to be able to meet all applicable City building codes. Utilities staff is satisfied that code requirements can be met with the site facilities layout. Actual utilities details will be verified at the time of building permit review.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project three (3) times with its last review occurring on January 4, 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 12 addresses. Staff has not received any responses to the notices.

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution 2024-07
3. Site Plan
4. Landscape Plan
5. Survey
6. Applicant's Description of Business
7. Stormwater Report
8. Parking, Sewer and Drainage Easement
9. Power Distribution Easement
10. Stormwater Report
11. Certificate of Concurrency Application

TARPON BINGO HALL – #23-01 CONDITIONAL USE #23-98 SITE PLAN

Planning and Zoning Board – February 26, 2024

Board of Commissioners – March 19, 2024



SUMMARY OF REQUEST

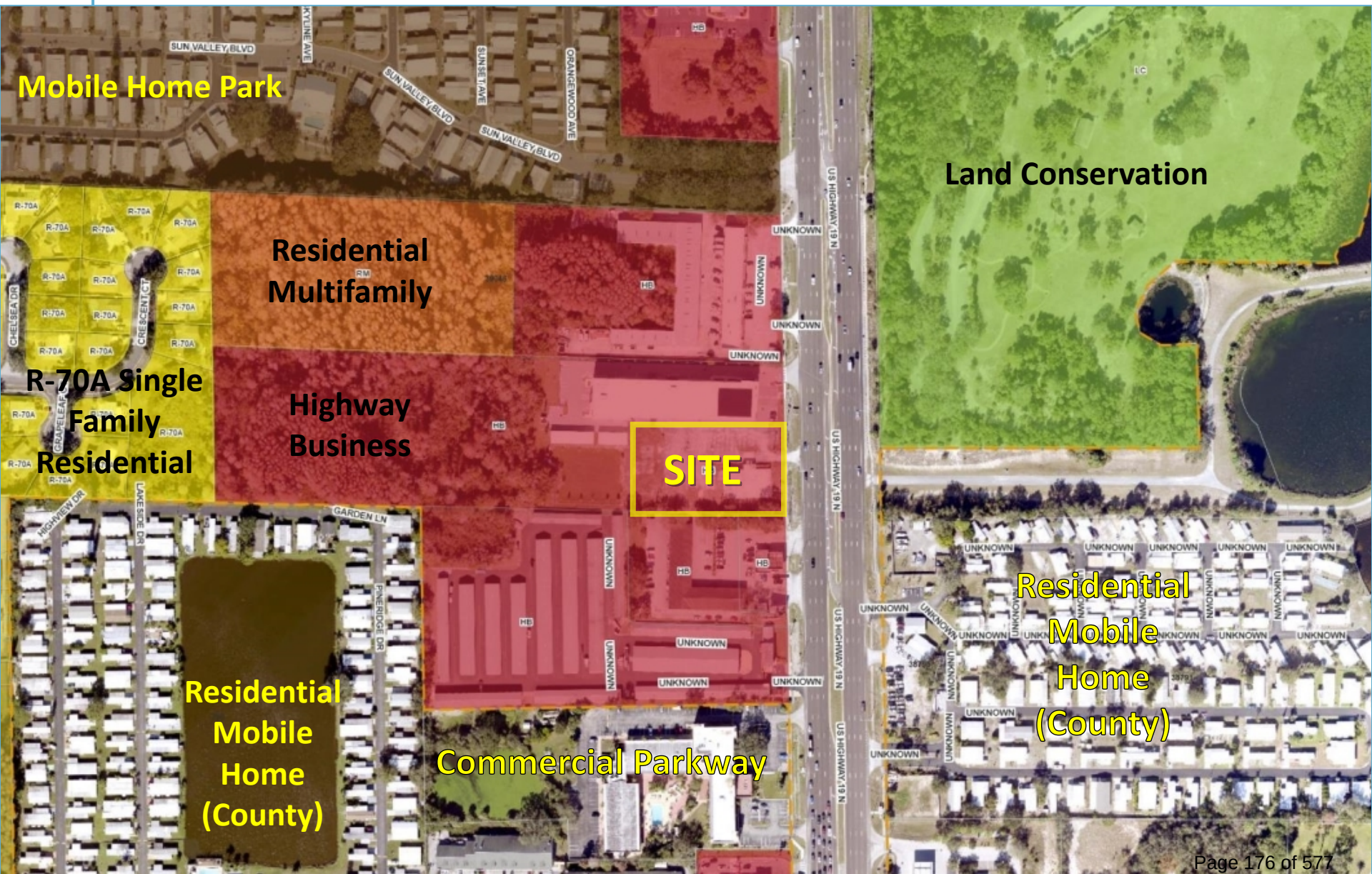
Resolution 2024-07 – Conditional Use (#23-01)

- Location: 38954 U.S. Highway 19 North
- Property Size: 1.3 acres
- Future Land Use: CG (Commercial General)
- Zoning: HB (Highway Business)
- Proposed Use of Property: Game Room (i.e., bingo hall)

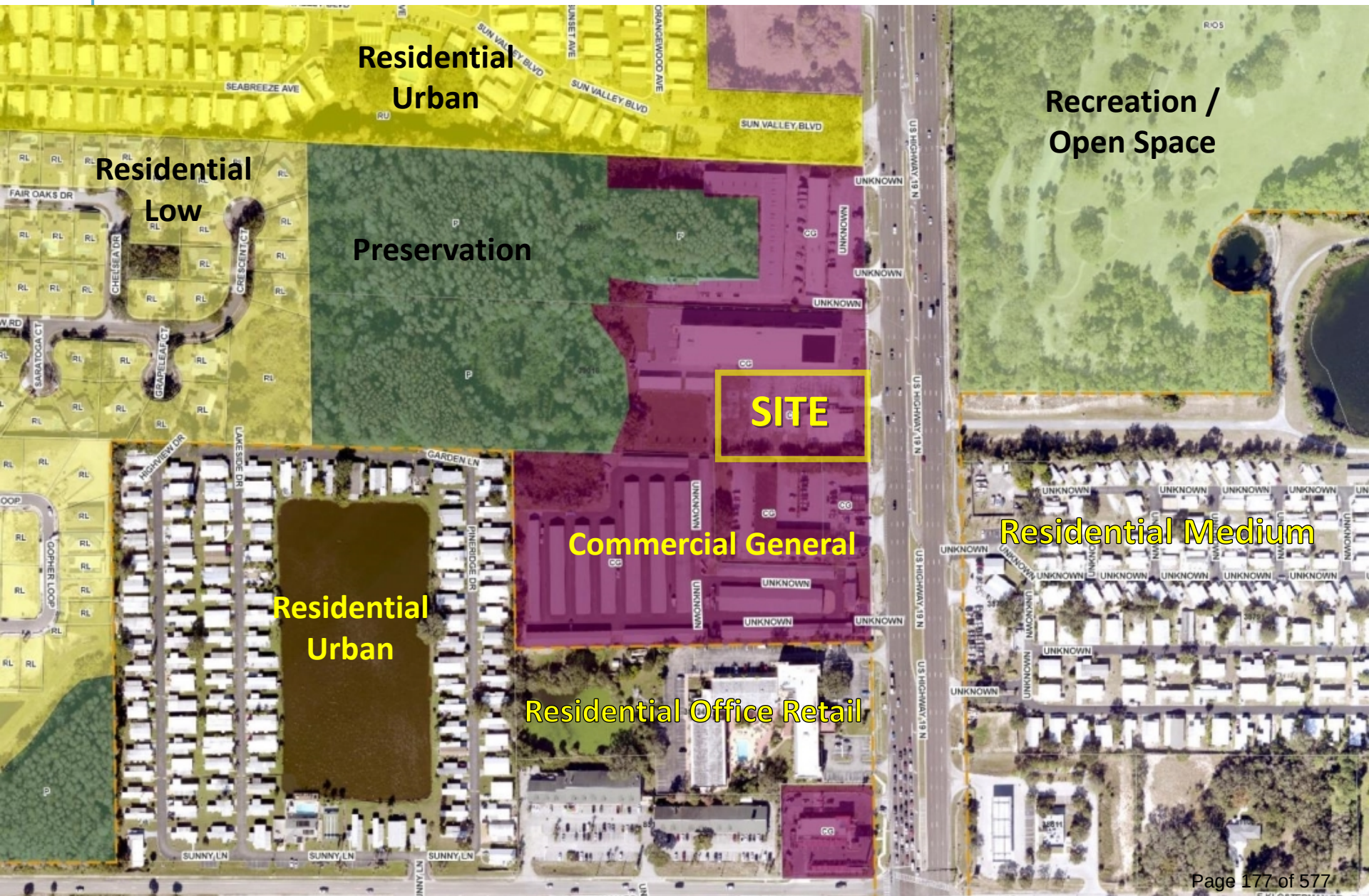
Resolution 2024-07 – Site Plan (#23-98)

- New expanded building to replace demolished building at same location on site.
- Parking, landscaping, lighting and other improvements to be upgraded to meet current code requirements.
- Stormwater facilities shared with adjacent mini-storage development.

LOCATION & CONTEXT - ZONING



LOCATION & CONTEXT – FUTURE LAND USE



LOCATION & CONTEXT



LOCATION & CONTEXT



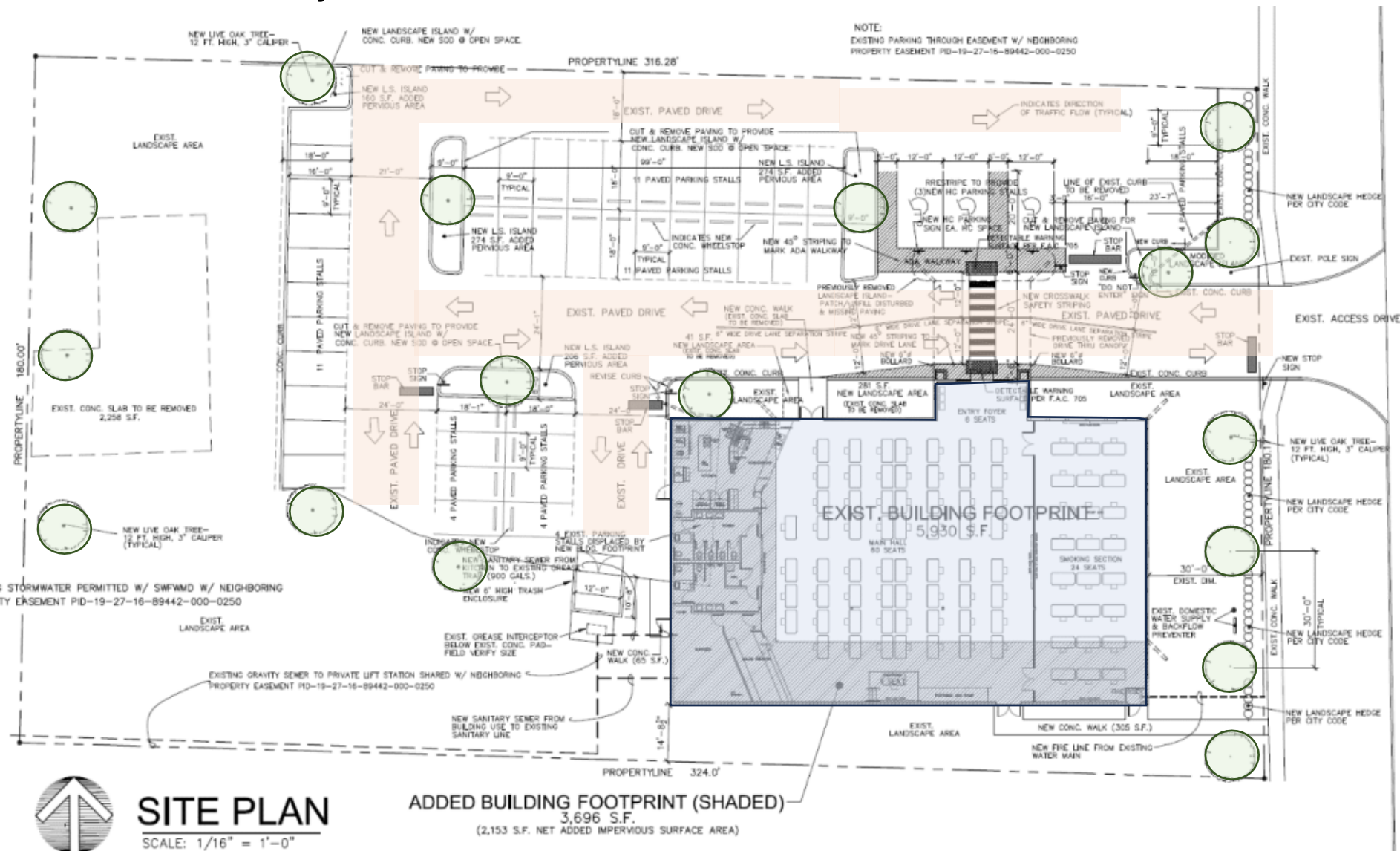
PREVIOUS USE OF SITE – RESTAURANT

2022 GOOGLE PHOTO

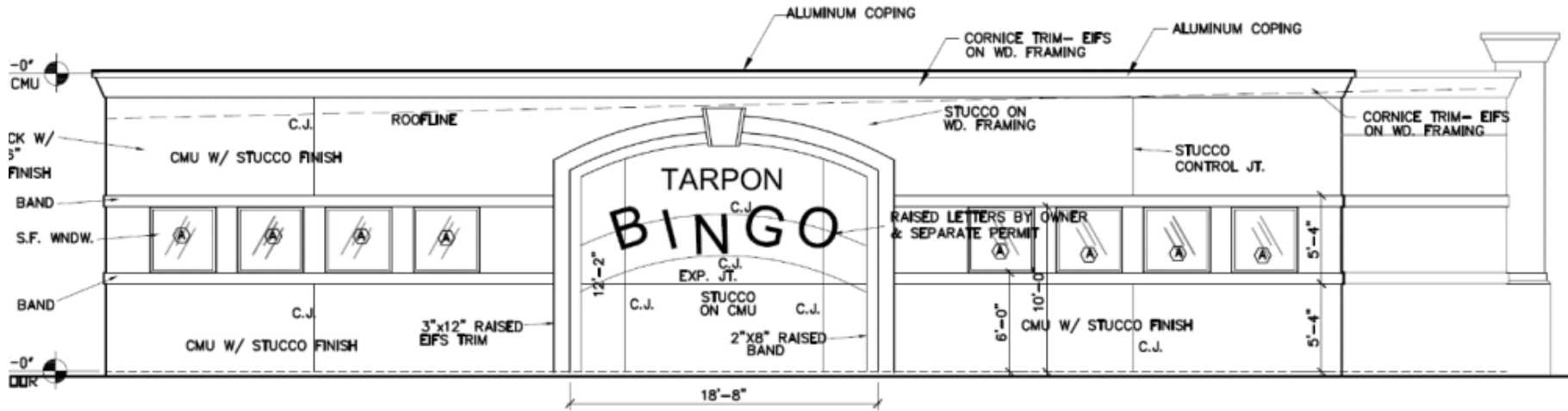




SITE PLAN, LANDSCAPE PLAN



EAST (FRONT) ELEVATION



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



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 project is a redevelopment site along the U.S. Highway 19 North commercial corridor. The use is appropriate and compatible with the surrounding area.

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

The use is consistent with the Commercial General Future Land Use Map category.

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.

Redevelopment and site upgrades 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.

The property is currently served by facilities. The project is part of a trend of redevelopment and upgrades along the U.S. Highway 19 North commercial corridor providing for an orderly development pattern.

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

The project is proposed at an existing site and complies with the Land Development Code. Replacement of the previously deteriorated building and upgrades to site conditions will protect public health and safety.

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

#23-01 and #22-98, Resolution 2024-07 – Staff recommends approval of the Conditional Use Approval and Site Plan with the following conditions:

Conditional Use Approval Conditions

1. Upon receiving a Certificate of Occupancy for the building the applicant shall obtain a local business tax receipt for the new location and keep it active.

Site Plan Approval Conditions

1. All public utilities shall be verified on site by the applicant.
2. Site lighting and traffic control signage shall comply with the design standards set forth in Land Development Code Section 127.05.
3. The applicant is advised that a construction permit may be needed from the Florida Department of Transportation (FDOT) to ensure that all drainage, sidewalk, sodding, curbing and other FDOT right-of-way improvements are protected and restored if damaged.
4. 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.
5. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
6. The applicant is advised that if the project construction is valued at \$1,000,000 or greater, the project must address the provision of public art per Section 296.00 of the Land Development Code.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board reviewed this item at their regular meeting of February 26, 2024 with a full board present and voted unanimously to approve **Resolution 2024-07** with staff-recommended conditions. There was no public comment on the item.

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-01 REQUESTING CONDITIONAL USE APPROVAL AND APPLICATION #23-98 REQUESTING SITE PLAN APPROVAL TO ALLOW FOR A GAME ROOM BUILDING (“BINGO HALL”) TOTALING 9,626 SQUARE FEET OF GROSS FLOOR AREA, AND INCLUDING PARKING AND OTHER SITE IMPROVEMENTS ON PROPERTY LOCATED AT 38954 U.S. HIGHWAY 19 NORTH IN THE HIGHWAY BUSINESS 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 game room (bingo hall) on property located at 38954 U.S. Highway 19 North in the HB (Highway Business) zoning district; and,

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for the construction of a new building totaling 9,626 square feet in gross floor area with parking and other site improvements at 38954 U.S. Highway 19 North in the HB (Highway Business) zoning district; and,

WHEREAS, Section 25.12 (C) of the Comprehensive Zoning and Land Development Code allows game rooms as a conditional use in the HB (Highway Business) zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of February 26, 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 23-01 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 23-98 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number 23-01 under Resolution 2024-07, requesting Conditional Use approval to allow for a game room on property located at 38954 U.S. Highway 19 North in the HB (Highway Business) zoning district, is approved with the following conditions:

1. Upon receiving a Certificate of Occupancy for the building the applicant shall obtain a local business tax receipt for the new location and keep it active.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #23-98 for property located at 38954 U.S. Highway 19 North and further described as,

"A PORTION OF LOT 25, TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19; THENCE S. 89°54'46" E., 2597.94 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SECTION 19, ALSO BEING THE CENTERLINE OF US HIGHWAY 19; THENCE N. 01°04'53" W., 942.17 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N. 88°37'33" W., 15.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 25, N. 88°37'33" W., 85.08 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 19 (STATE ROAD 55) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY N. 88°37' 33" W., 324 FEET; THENCE LEAVING SAID LOT BOUNDARY N. 01°22'27" E., 180.00 FEET; THENCE S. 88°37'33" E., 316.28 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID LINE S. 01°04'53" E., 180.17 FEET TO THE POINT OF BEGINNING. CONTAINING 1.32 ACRES, MORE OR LESS,"

prepared and sealed by Anthony Lepore on February 13, 2024 and attached as Exhibit A, and the landscape plan, prepared and sealed by Ronald Dale on

October 20, 2023 and attached as Exhibit B, 2024-07202 are hereby approved with the following conditions:

1. All public utilities shall be verified on site by the applicant.
2. Site lighting and traffic control signage shall comply with the design standards set forth in Land Development Code Section 127.05.
3. The applicant is advised that a construction permit may be needed from the Florida Department of Transportation (FDOT) to ensure that all drainage, sidewalk, sodding, curbing and other FDOT right-of-way improvements are protected and restored if damaged.
4. 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.
5. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
6. The applicant is advised that if the project construction is valued at \$1,000,000 or greater, the project must address the provision of public art per Section 296.00 of the Land Development Code.

SECTION 5: EFFECTIVE DATE

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

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT

TARPON BINGO HALL

38954 US HWY 19N

TARPON SPRINGS, FLORIDA

INDEX OF DRAWINGS

GENERAL CONTRACTOR:
AAGAARD—JUERGENSEN, LLC
5695 BEGGS ROAD, ORLANDO, FL 32810 (407)298-1550

CIVIL:
FLORIDA ENGINEERING GROUP
5127 S. ORANGE AVENUE, SUITE 200, ORLANDO, FL 32809 (407)895-0324

ARCHITECT:
ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVENUE, ORLANDO, FL 32803 PH. 407/ 425-4820

STRUCTURAL:
BEC STRUCTURES, LLC
4094 CARDINAL GLEN, OVIEDO, FL 32765 PH. 407/622-2477

MECHANICAL:
EIERMANN ENGINEERING, INC.
1015 WEBSTER AVENUE, ORLANDO, FL 32804 PH. 407/296-6991

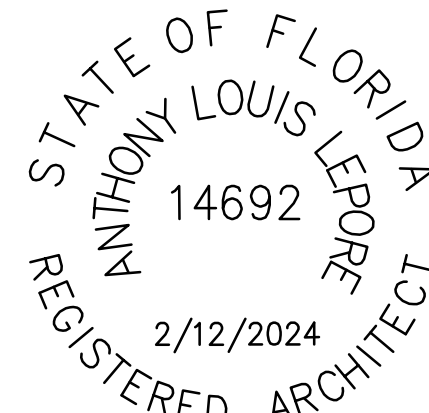
ELECTRICAL:
CLEAR ENGINEERING
13651 CRSTAL RIVER DRIVE, ORLANDO, FL 32828 PH. 407/277-3431

CS	COVER SHEET, DRAWING INDEX
SP-1	ARCHITECTURAL SITE PLAN
D-1	DUMPSTER ENCLOSURE PLAN & DETAILS
LS-1	LIFE SAFETY PLAN
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	DOOR SCHEDULE, FINISH SCHEDULE, WINDOW SCHEDULE
A-4	BUILDING SECTION, WALL SECTIONS
A-5	ARCHED WALL FEATURE CONSTRUCTION DETAILS
A-6	RESTROOM PLAN & DETAILS
A-7	INTERIOR WALL ELEVATION, PLAN DETAILS, RAMP & STAIR DETAILS
A-8	CEILING PLAN
A-9	ROOF PLAN
A-10	MILLWORK DETAILS
S101	STRUCTURAL NOTES, SLAB DETAILS, LINTEL SCHEDULE, FOUNDATION SCHEDULE
S102	STRUCTURAL DETAILS
S201	FOUNDATION & SLAB PLAN
S202	ROOF FRAMING PLAN
S301	STRUCTURAL TYPICAL DETAILS & SECTIONS
M100	H.V.A.C PLAN
M200	MECHANICAL NOTES, DETAIL, SCHEDULES
M300	MECHANICAL DETAILS
M301	MECHANICAL DETAILS
M302	MECHANICAL EQUIPMENT DATA SHEETS
M303	MECHANICAL EQUIPMENT DATA SHEETS
M304	MECHANICAL EQUIPMENT DATA SHEETS
M400	EXHAUST HOOD SCHEDULES
M401	EXHAUST HOOD PLAN, SECTION & DETAILS
M402	EXHAUST HOOD EXHAUST DETAILS
M403	EXHAUST HOOD EXHAUST DETAILS
M404	EXHAUST HOOD EXHAUST DETAILS
M405	EXHAUST HOOD WIRING DETAILS
M406	EXHAUST HOOD WIRING DETAILS
M407	EXHAUST HOOD ELECTRICAL DATA
M408	EXHAUST HOOD WIRING DETAILS
M409	EXHAUST HOOD WIRING DETAILS
P100	SANITARY FLOOR PLAN
P200	DOMESTIC WATER PLAN
P300	PLUMBING FIXTURE SCHEDULE, NOTES, DETAIL, FIXTURE UNIT COUNT, DETAILS
P400	SANITARY, WASTE, & VENT ISOMETRIC
P500	DOMESTIC WATER PIPING ISOMETRIC
E001	ELECTRIC SYMBOLS, NOTES, SPECIFICATIONS
E002	ELECTRICAL RISER DIAGRAM & SCHEDULES
E003	FIRE ALARM NOTE & RISER DIAGRAM
E101	LIGHTING FLOOR PLAN
E201	POWER FLOOR PLAN

Anthony
Lepore

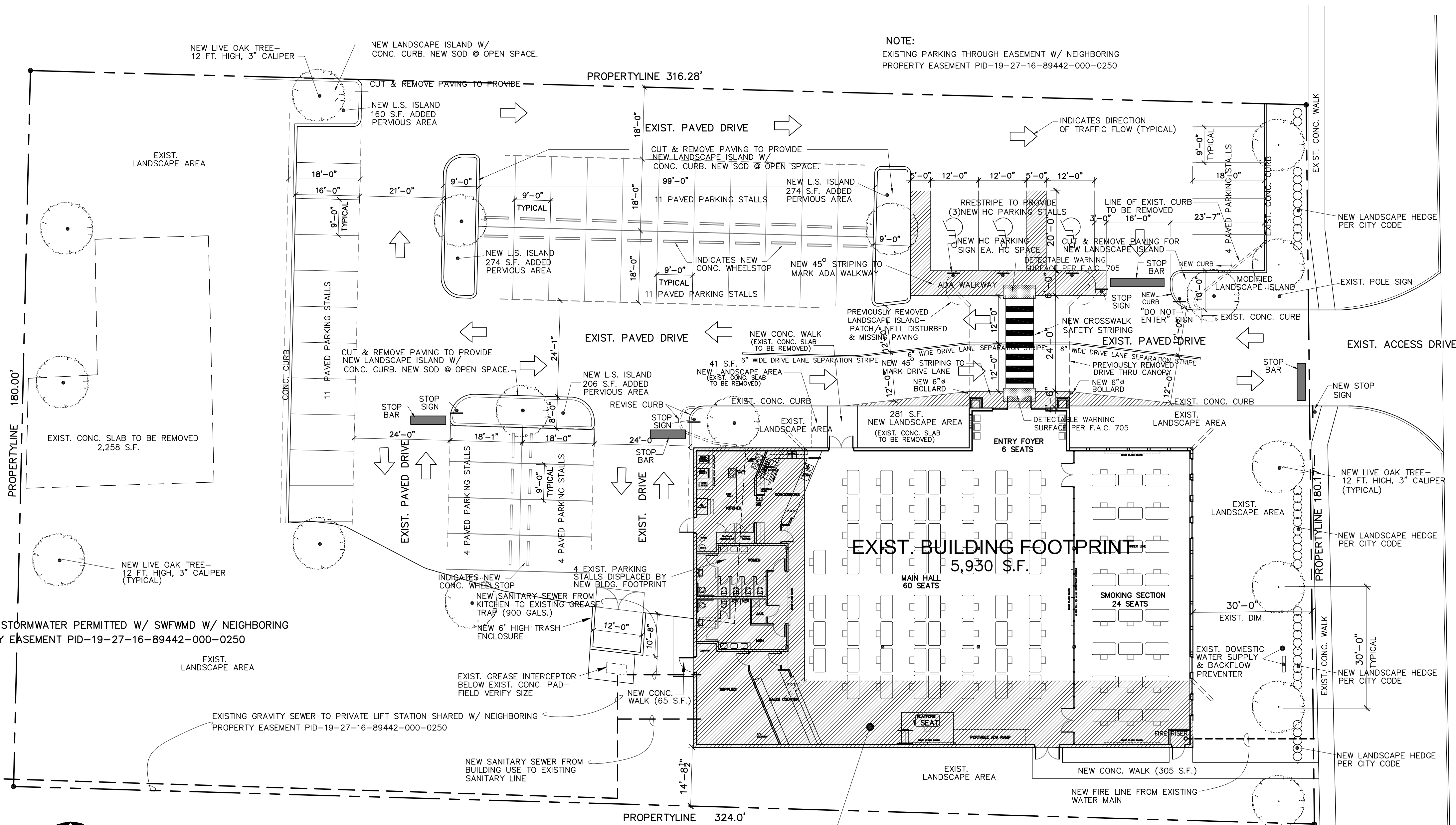
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Anthony Lepore
Date: 2024.02.13
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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY ANTHONY LEPORE, REGISTERED
ARCHITECT, ON THE DATE AND/OR TIME STAMP
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CS

ANTHONY LEPORE, ARCHITECT FL. LIC. NO. AR0014692



SITE PLAN

SCALE: 1/16" = 1'-0"

ADDED BUILDING FOOTPRINT (SHADED)
3,696 S.F.
(2,153 S.F. NET ADDED IMPERVIOUS SURFACE AREA)

IMPERVIOUS SURFACE AREA CHANGE

EXIST. CONC. SLAB REMOVED= 2,258 S.F. ADDED I.S.A.
NEW LANDSCAPE AREA @ EXIST. REMOVED IMPERVIOUS AREAS= 1,236 S.F. ADDED I.S.A.
ADDED BUILDING FOOTPRINT @ EXIST. PERVIOUS AREAS= 2,153 S.F. REMOVED I.S.A.
ADDED NEW CONC. WALKS @ EXIST. PERVIOUS AREAS= 360 S.F. REMOVED I.S.A.

981 S.F. NET IMPERVIOUS SURFACE AREA REMOVED FROM SITE

IMPERVIOUS SURFACE RATIO

IMPERVIOUS SURFACE AREAS
PARKING LOT= 22,574 S.F.
BUILDING FOOTPRINT= 9,626 S.F.
DUMPSTER PAD= 150 S.F.
CONCRETE WALKS= 460 S.F.
MISC. CONCRETE PADS= 75 S.F.
TOTAL IMPERVIOUS SURFACE AREA= 32,885 S.F.
SITE AREA= 58,037 S.F.
I.S.R.= 32,885 S.F./ 58,037 S.F.= .566

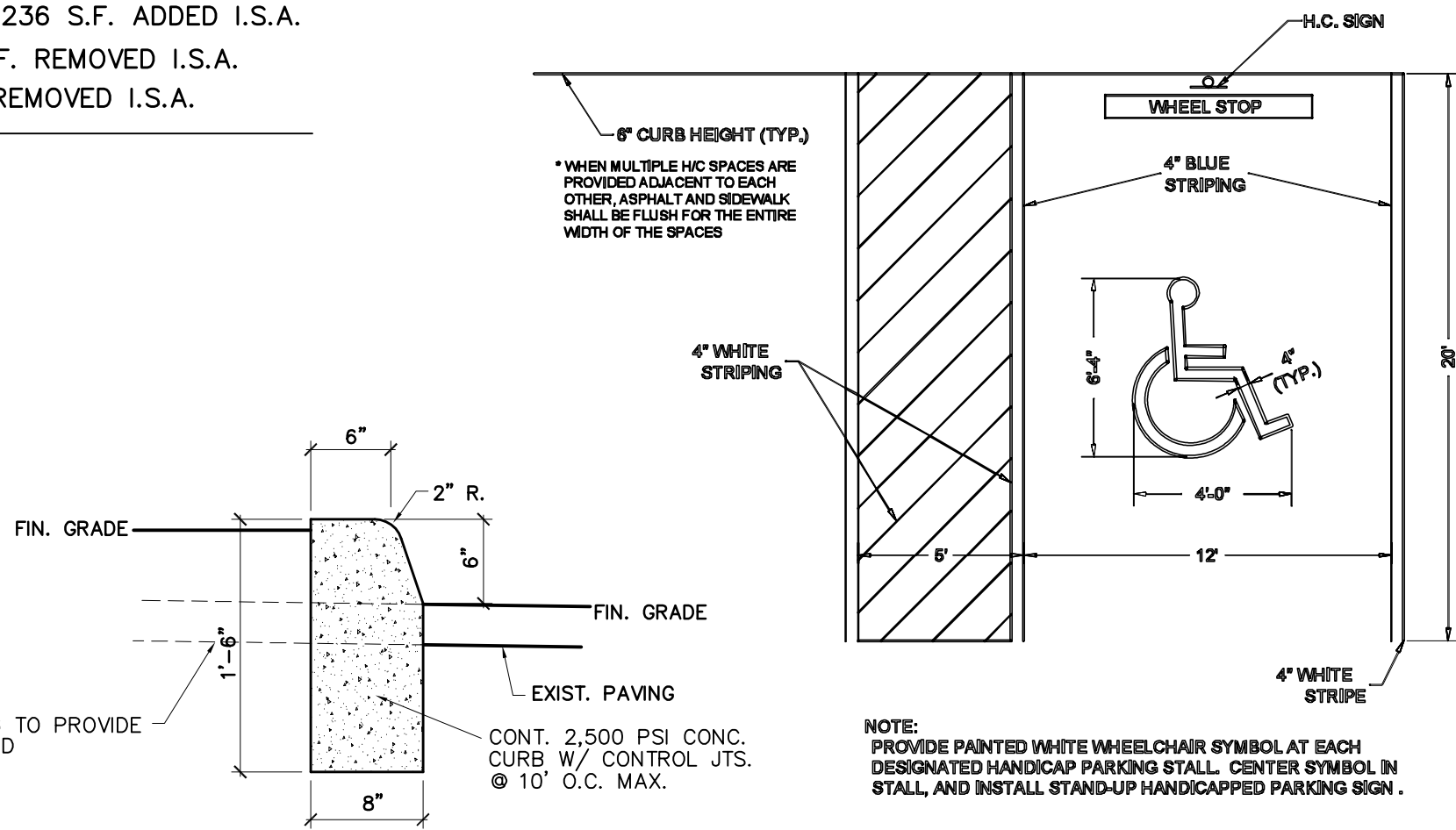
PARKING COUNT

45 STANDARD CAR SPACES
3 NEW HC SPACES (REPLACING 5 STANDARD SPACES)

48 TOTAL PARKING SPACES PROVIDED

SEAT COUNT

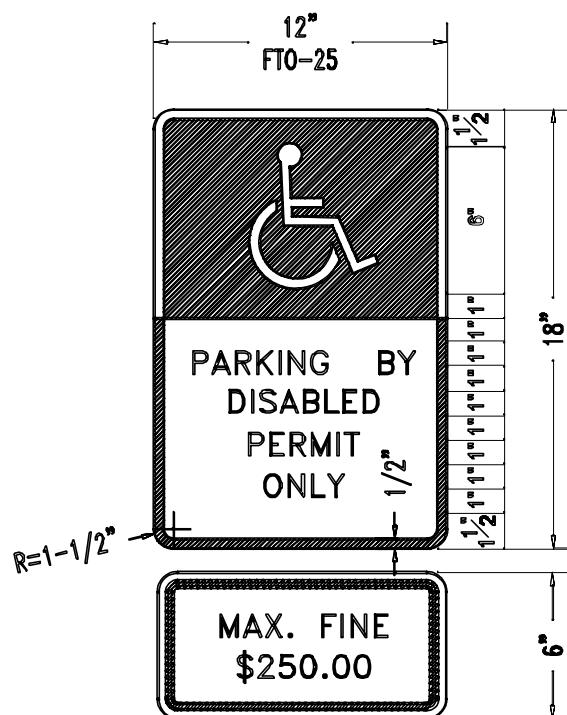
PROPOSED BINGO USE: 91 (SEE SEATING PLAN)
PREVIOUS RESTAURANT USE: 120 (ESTIMATED)



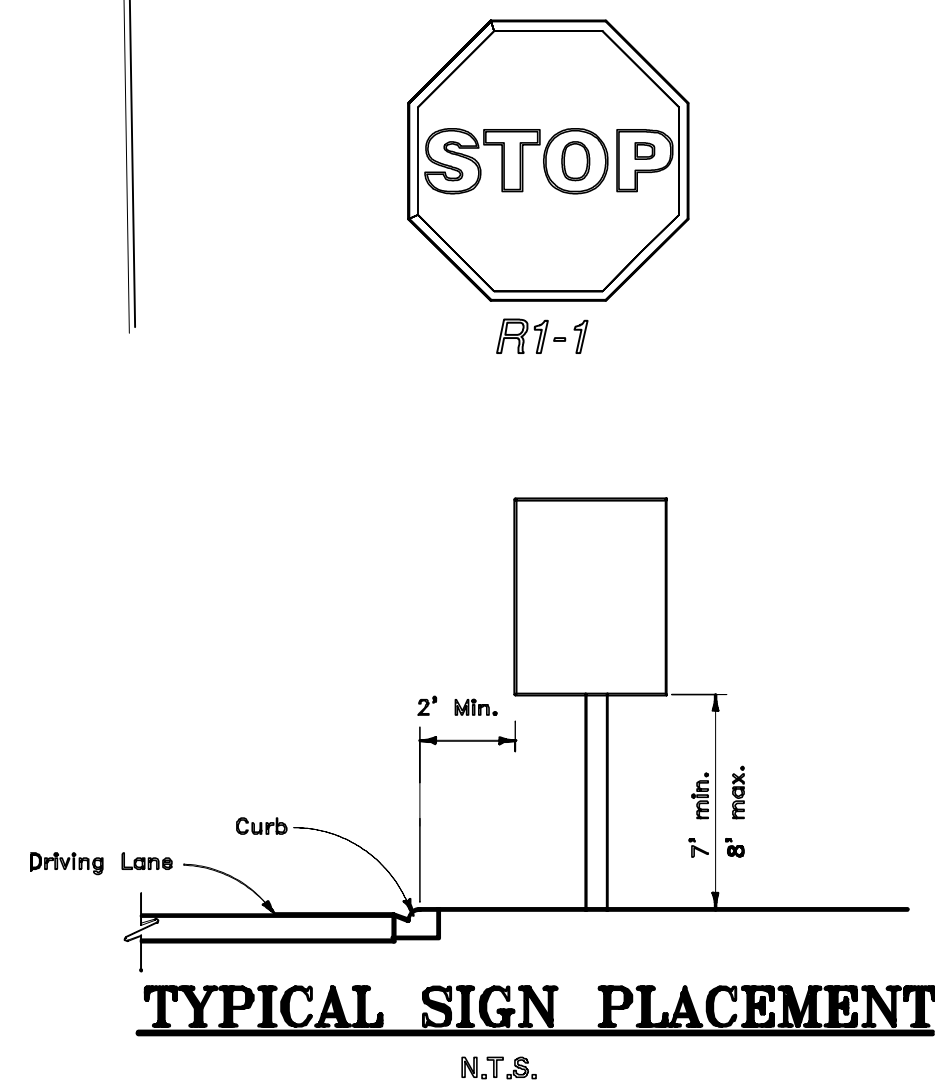
TYPICAL CURB
SCALE: 1" = 1'-0"

HANDICAP PARKING

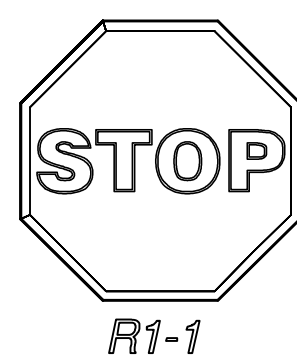
N.T.S.



HANDICAP SIGN
N.T.S.



TYPICAL SIGN PLACEMENT
N.T.S.

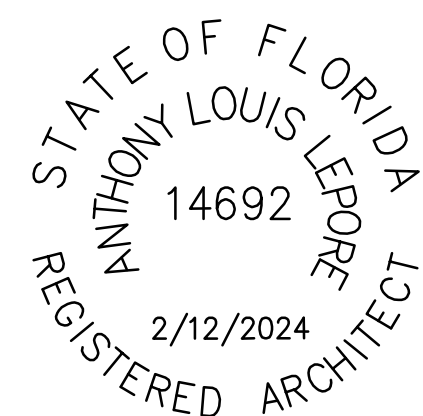


R1-1

Anthony
Lepore

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Anthony Lepore
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16:24:57 -05'00'

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ANTHONY LEPORE, ARCHITECT FL. LIC. NO. A00014692

DATA TABLE

PROPOSED BUILDING USE- BINGO (W/ TABLES & CHAIRS)
PREVIOUS BUILDING USE- RESTAURANT

ZONING: HWY BUSINESS DISTRICT
FEMA FLOOD ZONE: SHADED X AND X
*PER FIRMMAP 12103C00 386

MIN. PARKING REQUIRED= 1 SPACE PER 200 S.F.
= 9,626/ 200 = 48 SPACES

SCOPE OF WORK- WHOLE BUILDING RENOVATION W/ ADDITION.

PROPOSED OCCUPANCY GROUP- ASSEMBLY (A-2)

CONSTRUCTION TYPE- TYPE VB W/ FIRE SPRINKLERS

BUILDING HEIGHT- ONE STORY

BUILDING AREA: EXISTING= 5,930 S.F.
ADDED= 3,696 S.F.
TOTAL= 9,626 S.F.

NOTE:
ALL PARKING LOT STRIPING & MARKING IS NEW
ALL PARKING LOT STRIPING IS 4" WIDE WHITE
UNLESS NOTED OTHERWISE (SEE H.C. PARKING DETAIL)
ALL TRAFFIC SIGNAGE IS NEW UNLESS NOTED OTHERWISE.
NEW SIDEWALKS ARE 4" THK. 2,500 PSI CONC. W/
CONTROL JTS. @ 5' O.C., LIGHT BROOM FINISH
NEW PAVEMENT MARKING & SIGNAGE SHALL BE IN
CONFORMANCE W/ MUTCD (LATEST EDITION.) REFLECTIVE
PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE
W/ FDOT INDEX NO. 17352.

REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER A00014692
TELEPHONE 407-425-4820

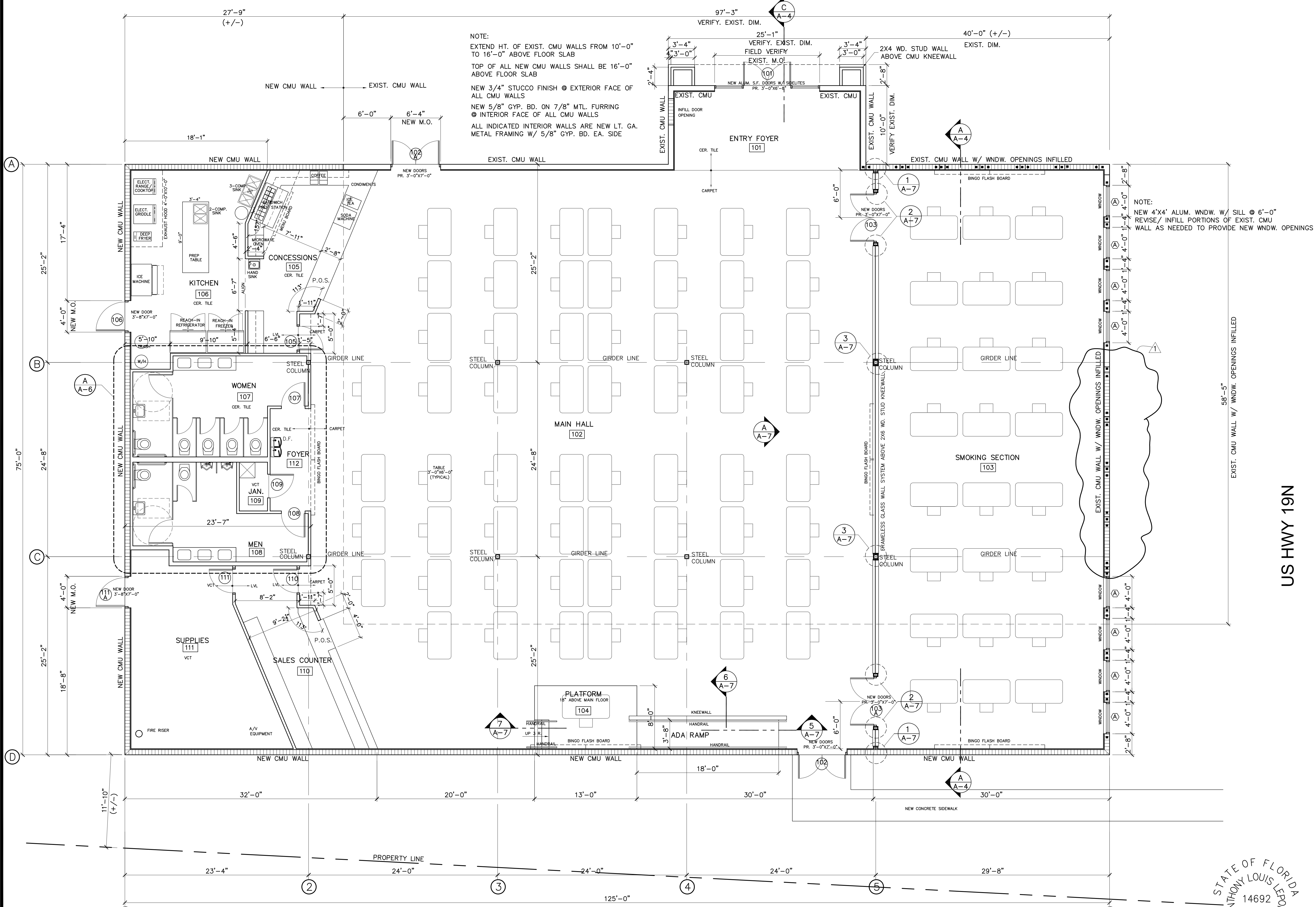
AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

DRAWN A.L.L.
CHECKED
DATE 11-14-2023
SCALE AS NOTED
JOB NO.

SHEET
SP-1

OF SHEETS

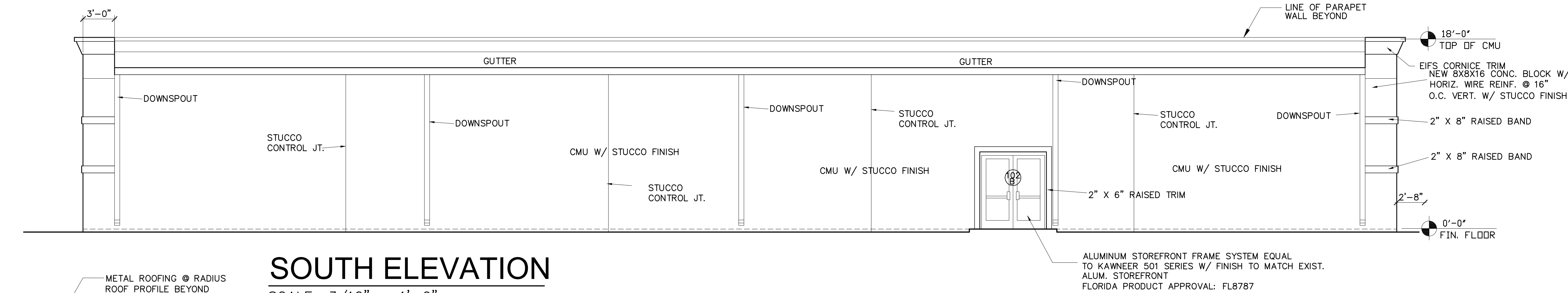


FLOOR PLAN
SCALE: 3/16" = 1'-0"

Anthony Lepore
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Date: 2024.02.13 16:26:02-05'00'

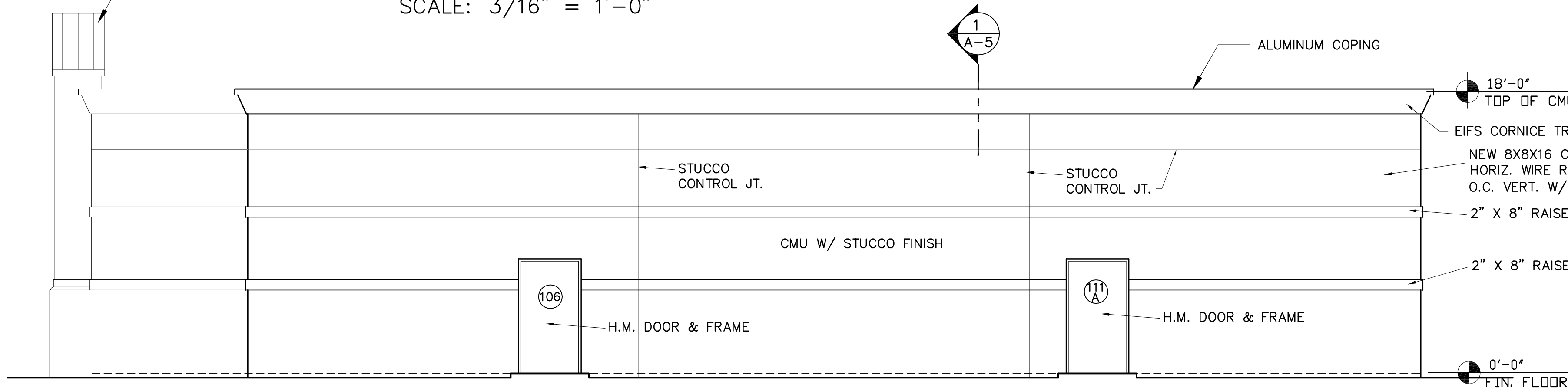
STATE OF FLORIDA
ANTHONY LOUIS LEPORE
REGISTERED ARCHITECT
14692
2/12/2024

REVISIONS	BY
2-12-2024 EAST EXT. WALL PROJECTION REMOVED	
ANTHONY L. LEPORE, ARCHITECT 839 N. MAGNOLIA AVE. ORLANDO, FLORIDA 32803 LICENSE NUMBER AR0014692 TELEPHONE 407-425-4820	
AAGAARD-JUERGENSEN, LLC 5695 BEGGS ROAD ORLANDO, FLORIDA 32810 (407) 288-1550	
BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT TARPON BINGO HALL 38954 US HWY 19N TARPON SPRINGS, FLORIDA	
DRAWN A.L.L. CHECKED	SHEET A-1
DATE 8-01-2023	OF SHEETS
SCALE AS NOTED	
JOB NO.	



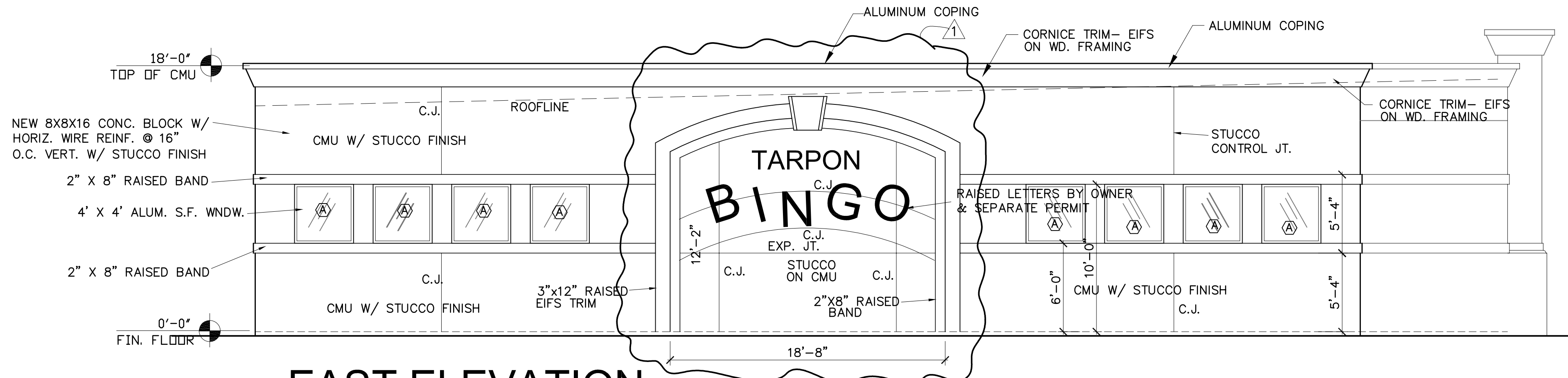
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



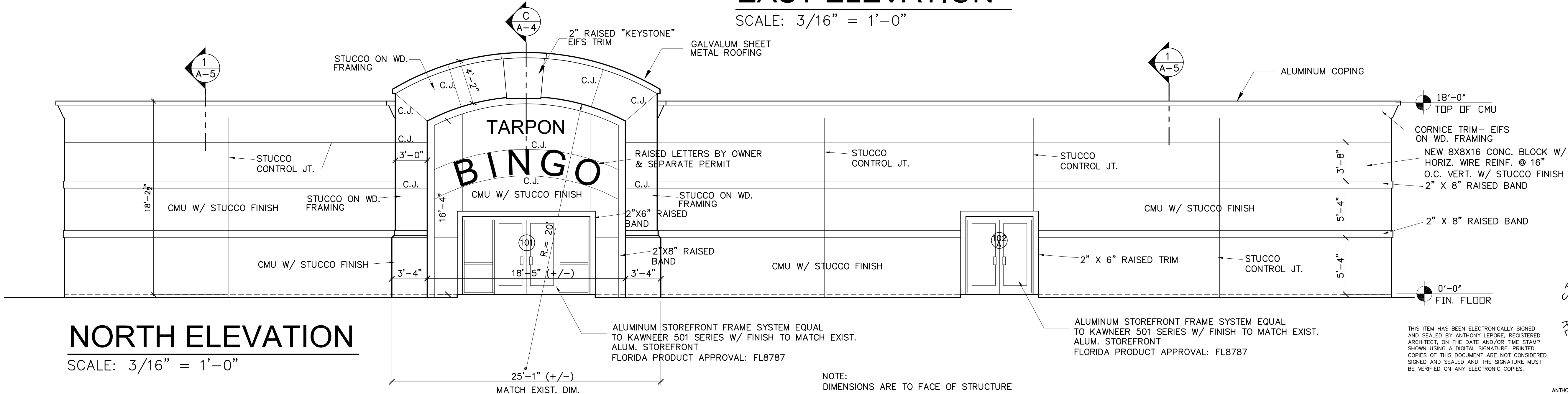
WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	BY
1	2-12-2024
EAST EXT. WALL PROJECTION REMOVED	

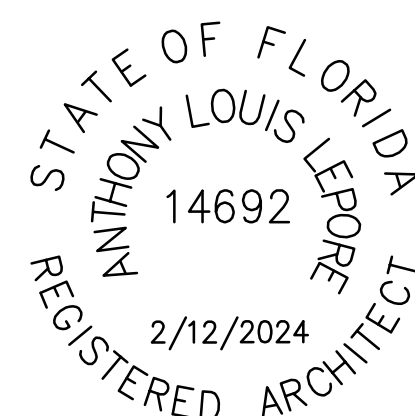
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839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
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AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

Anthony Lepore

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DATE 8-01-2023
SCALE AS NOTED
JOB NO.
SHEET A-2
OF SHEETS

ALL DOOR HARDWARE SHALL COMPLY W/ ADA GUIDELINES & FLORIDA ACCESSIBILITY CODE.
 PROVIDE MFR. STANDARD HARDWARE FOR ALUM. ENTRY DOOR SYSTEM TO INCLUDE: WEATHERSTRIPPING, THRESHOLD, BUTT
 HINGES, PUSH/ PULL, CLOSER, SECURITY LOCK.
 COORD. DOOR KEYING REQUIREMENTS W/ OWNER.

DOOR MARK	DOOR TYPE	ROOM	SIZE			MATERIAL			FINISH	GLASS		FRAME			THR.	REMARKS				
			WIDTH	HEIGHT	THICK	ALUM. STOREFRONT	S.C. WOOD	INSULATED H.M.	PAINT	FACTORY	1" TEMP. LOW "E" INSUL	1/4" TEMP. PL. GLASS	MATERIAL				FINISH		JAMB DETAIL	METAL
													HOL. MET.	ALUMINUM			PAINT	FACTORY		
101	B	ENTRY FOYER	PR. 3'-0"	6'-8"	1 3/4"	•			•	•			•		•	J-1	•	PANIC EXIT, CLOSER, KEY LOCK DOOR & SIDELITES IN EXIST. MD.- FIELD VERIFY MD.		
102	B	MAIN HALL	3'-0"	7'-0"	1 3/4"	•			•	•			•		•	J-1	•	PANIC EXIT, CLOSER, KEY LOCK		
102A	B	MAIN HALL	3'-0"	7'-0"	1 3/4"	•			•	•			•		•	J-1	•	PANIC EXIT, CLOSER, KEY LOCK		
103	B	SMOKING SECTION	3'-0"	7'-0"	1 3/4"	•				•	•		•		•	J-4		PANIC EXIT, CLOSER, KEY LOCK		
103A	B	SMOKING SECTION	3'-0"	7'-0"	1 3/4"	•			•	•	•		•		•	J-4		PANIC EXIT, CLOSER, KEY LOCK		
105	C	CONCESSIONS	3'-0"	6'-8"	1 3/4"		•	•			•	•			•	J-3		KEY LOCK		
106	A	KITCHEN	3'-8"	7'-0"	1 3/4"			•	•			•			•	J-2	•	KEY LOCK		
107	A	MEN RESTROOM	3'-0"	6'-8"	1 3/4"	•		•				•			•	J-3		PUSH-PULL, CLOSER		
108	A	WOMEN RESTROOM	3'-0"	6'-8"	1 3/4"	•		•				•			•	J-3		PUSH-PULL, CLOSER		
109	A	JANITOR	3'-0"	6'-8"	1 3/4"	•		•				•			•	J-3		KEY LOCK		
110	C	SALES COUNTER	3'-0"	6'-8"	1 3/4"	•		•			•	•			•	J-3		KEY LOCK		
111	A	SUPPLIES	3'-0"	6'-8"	1 3/4"	•		•				•			•	J-3		KEY LOCK		
111A	A	SUPPLIES	3'-8"	7'-0"	1 3/4"			•							•	J-1	•	KEY LOCK		

INTERIOR DOORS

1 3/4" THK., WOOD VENEER, BONDED CONSTRUCTION W/
ENGINEERED COMPOSITE CROSSBANDS, FIR EDGES, TYPE 1 FACE & CORE ADHESIVE,
FACTORY STANDARD STAIN/ VARNISH FINISH EQUAL TO MOHAWK DOORS MODEL PC.

INTERIOR DOOR HARDWARE

LEVER KNOB, STANDARD DUTY CYLINDRICAL LOCK, SATIN CHROME (626) FINISH
EQUAL TO STANLEY COMMERCIAL DOOR HARDWARE QCL200 SERIES. PROVIDE FOLLOWING HDW.
◎ EA. DOOR LEAF: 3 HINGES, 1 LOCKSET, 1 WALL BUMPER, 3 DOOR SILENCERS. PROVIDE
DOOR CLOSER AS INDICATED IN DOOR SCHEDULE.

EXTERIOR METAL DOORS

EXTERIOR METAL DOORS SHALL BE 1 3/4" W/ 20 GA. STEEL FACE SHEET, POLYSTYRENE CORE
EQUAL TO LEGION SERIES BY CECO DOOR. FLORIDA PRODUCT APPROVAL: FL 4553.1 R13
FACTORY PRIMED, FIELD PAINTED.

ALUMINUM STOREFRONT WINDOWS & ENTRY SYSTEMS

CORAL FL300 STOREFRONT SYSTEM (FL PRPDUCT APPROVAL
#26509.1(R)) OR EQUAL W/ BLACK CLEAR ANODIZED FINISH &
1" LOW "E" INSULATED TEMP. GLASS

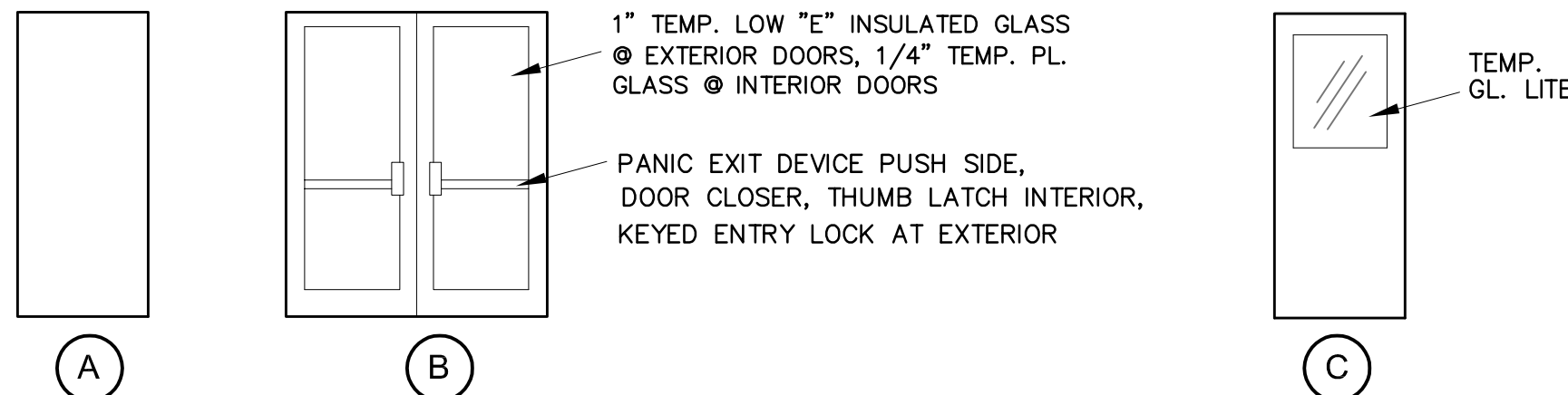
ALL EXTERIOR ALUM. STOREFRONT FRAMES SHALL BE ANCHORED
TO CMU BUILDING STRUCTURE PER SUBMITTED MFR. FLORIDA
PRODUCT APPROVAL ENGINEERED INSTALLATION DETAILS & INSTRUCTIONS

EXTERIOR DOOR HARDWARE

PROVIDE FOLLOWING HARDWARE @ EA. DOOR LEAF: 3 HINGES, 1 LOCKSET, 1 WALL BUMPER, RAINDRIP, METAL THRESHOLD, WEATHERSTRIPPING, DOOR CLOSER. SUBSTITUTE EXIT DEVICE FOR LOCKSET AS INDICATED IN DOOR TYPE DESCRIPTIONS.

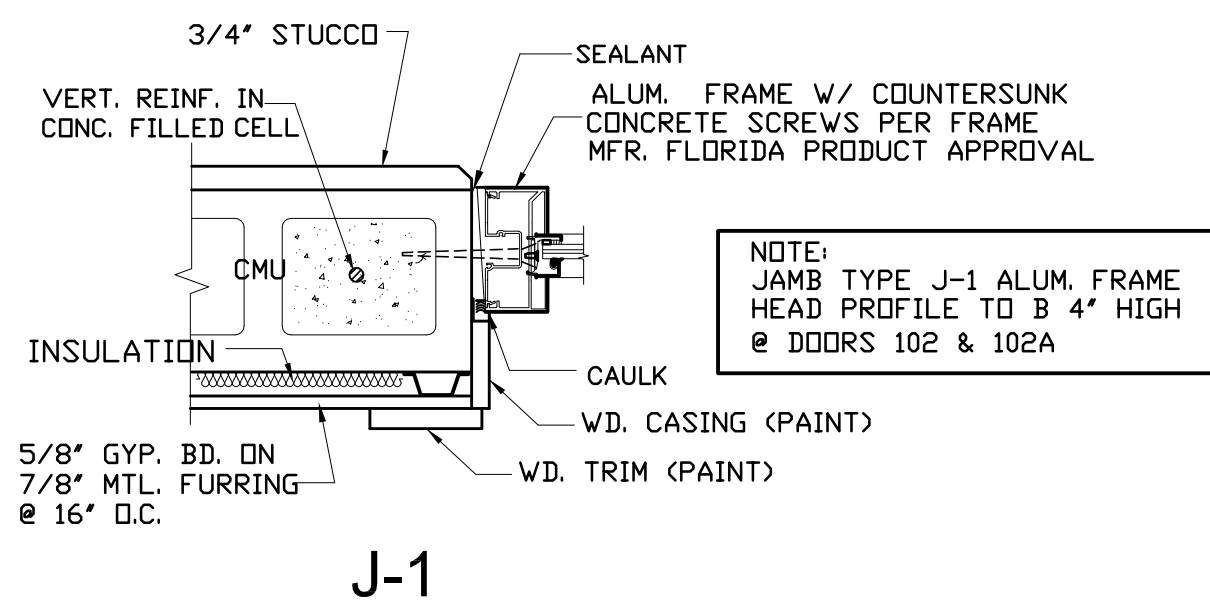
HOLLOW METAL FRAMES

HOLLOW METAL LEVEL 2, 16 GA., CONTINUOUS WELDED
CORNERS & SEAMLESS FACE JOINTS, FACTORY PRIMED, FIELD PAINTED.
ZINC COATED ANCHORS & ACCESSORIES. FRAMES IN MASONRY SHALL BE
GROUTED SOLID.

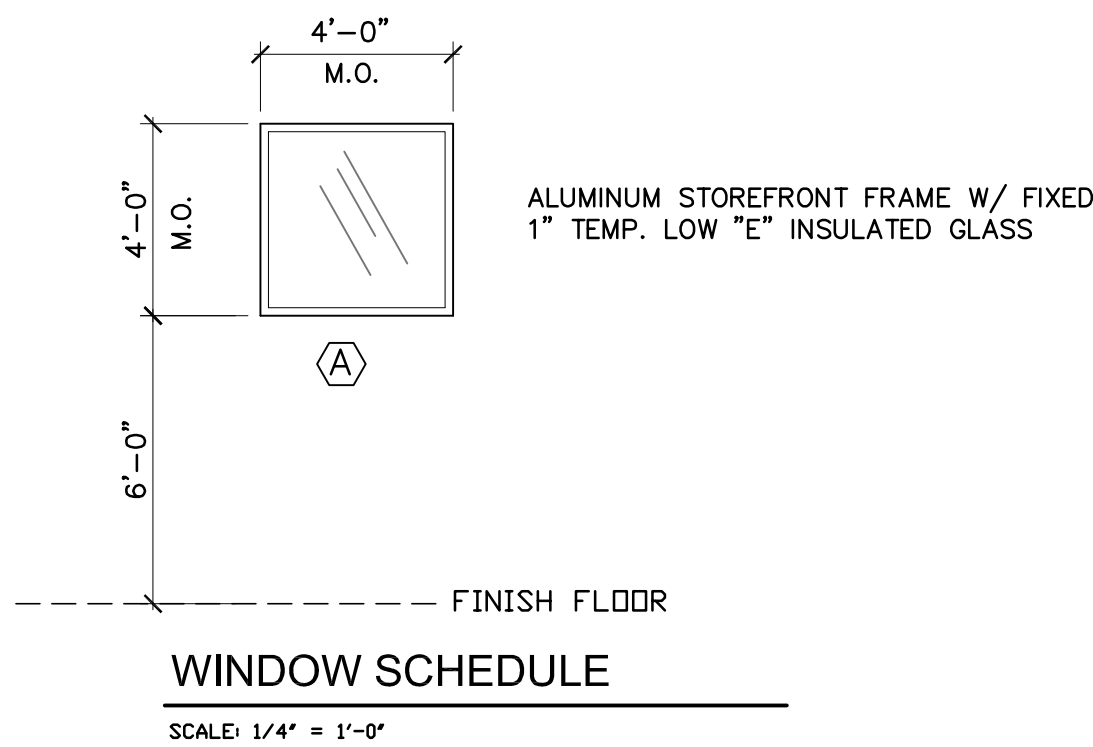


DOOR TYPES

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



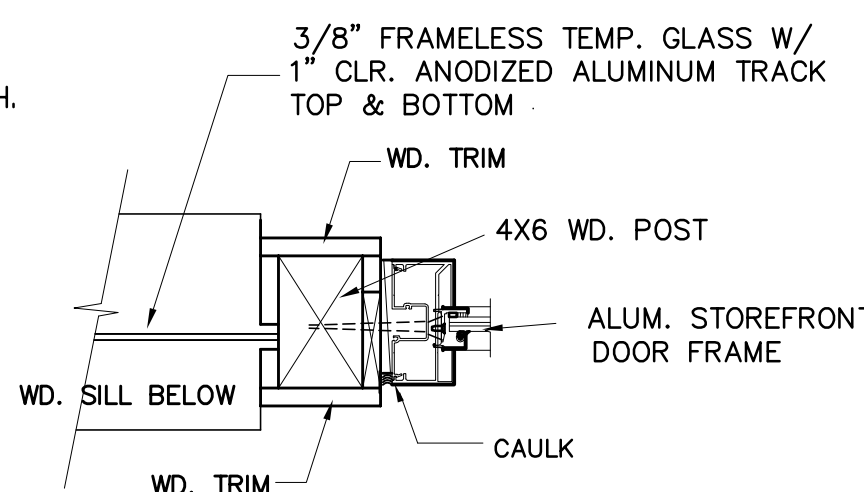
JAMB TYPES



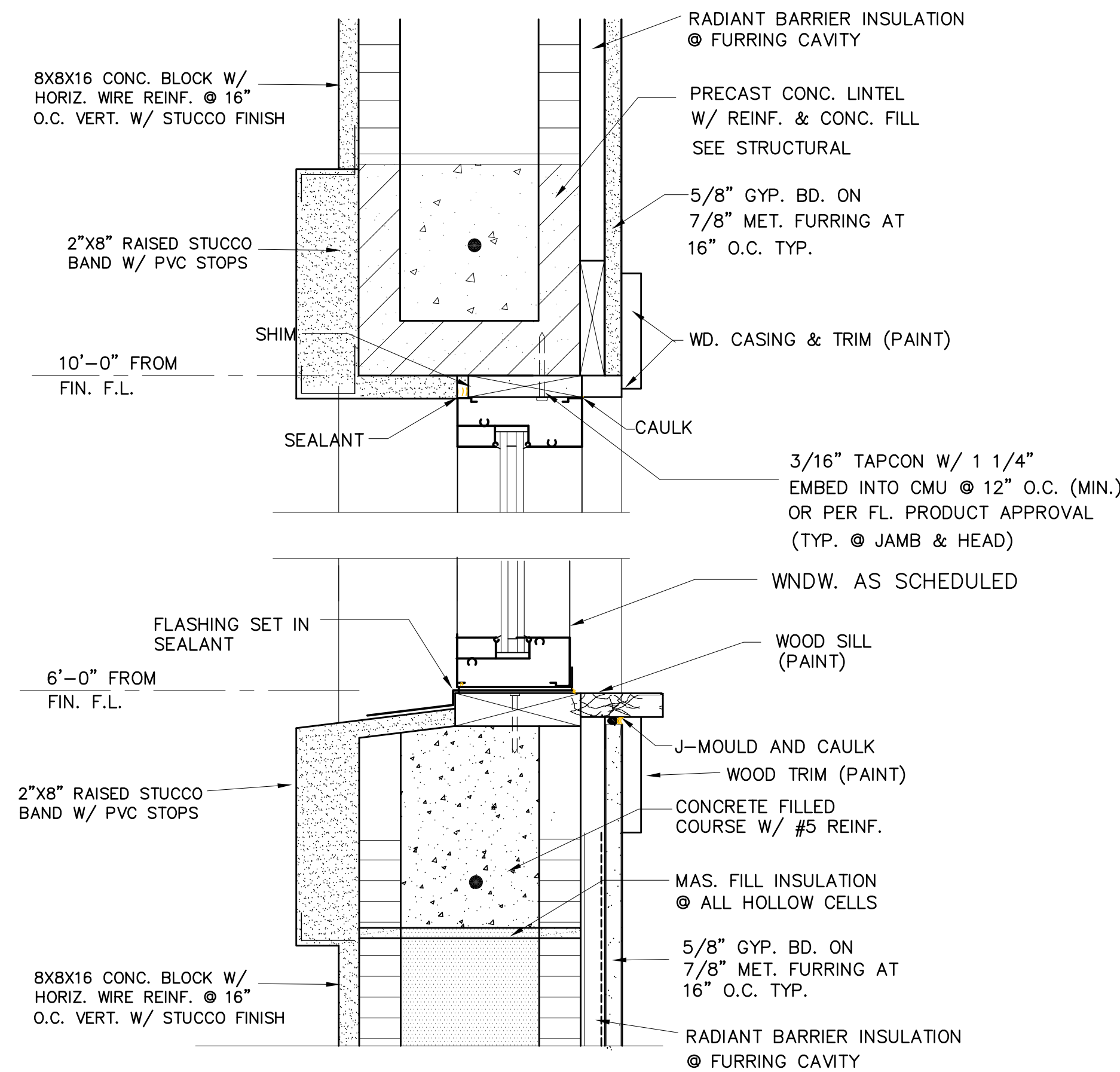
FINISHES

COORDINATE FINISH MATERIAL SELECTIONS & COLORS W/ OWNER.

MAIN HALL & SMILING SECTION	WALLS-- PAINT FLOORING-- CARPET WALL BASE-- 4" VINYL CEILING-- NONE (EXPOSED STRUCTURE)	KITCHEN	WALLS-- FRP (OVER GYP. BD.) FLOORING-- CERAMIC TILE WALL BASE-- CERAMIC TILE CEILING-- 2'X2' SUSP. A.T. CEILING SYSTEM
JANITOR	WALLS-- PAINT FLOORING-- V.C.T. WALL BASE-- 4" VINYL CEILING-- 5/8" GYP. BD. (PAINT)	SUPPLIES	WALLS-- PAINT FLOORING-- V.C.T. WALL BASE-- 4" VINYL CEILING-- NONE (EXPOSED STRUCTURE)
RESTROOMS	WALLS-- 5' H. TILE W/NSCT. W/ PAINTED G.B. ABOVE FLOORING-- CERAMIC TILE WALL BASE-- CERAMIC TILE CEILING-- 5/8" GYP. BD. (PAINT)	ENTRY FOYER	WALLS-- PAINT FLOORING-- CERAMIC TILE WALL BASE-- CERAMIC TILE CEILING-- NONE (EXPOSED STRUCTURE)
CONCESSIONS	WALLS-- PAINT FLOORING-- CERAMIC TILE WALL BASE-- 4" VINYL/ CERAMIC TILE CEILING-- NONE (EXPOSED STRUCTURE)	RESTRM. FOYER	WALLS-- PAINT FLOORING-- CERAMIC TILE WALL BASE-- CERAMIC TILE CEILING-- 5/8" GYP. BD. (PAINT)
SALES COUNTER	WALLS-- PAINT FLOORING-- LVL WALL BASE-- 4" VINYL CEILING-- NONE (EXPOSED STRUCTURE)		



J-4



WINDOW SECTION

SCALE: 3" = 1'-0"

Anthony
Lepore

Digitally signed by
Anthony Lepore
Date: 2024.02.13
16:26:51 -05'00'

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AND SEALED BY ANTHONY LEPORE, REGISTERED
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STATE OF FLORIDA
ANTHONY LOUIS LEPORE
14692
2-12-2024
REGISTERED ARCHITECT

ANTHONY LEPORE, ARCHITECT FL. LIC. NO. AR0014692

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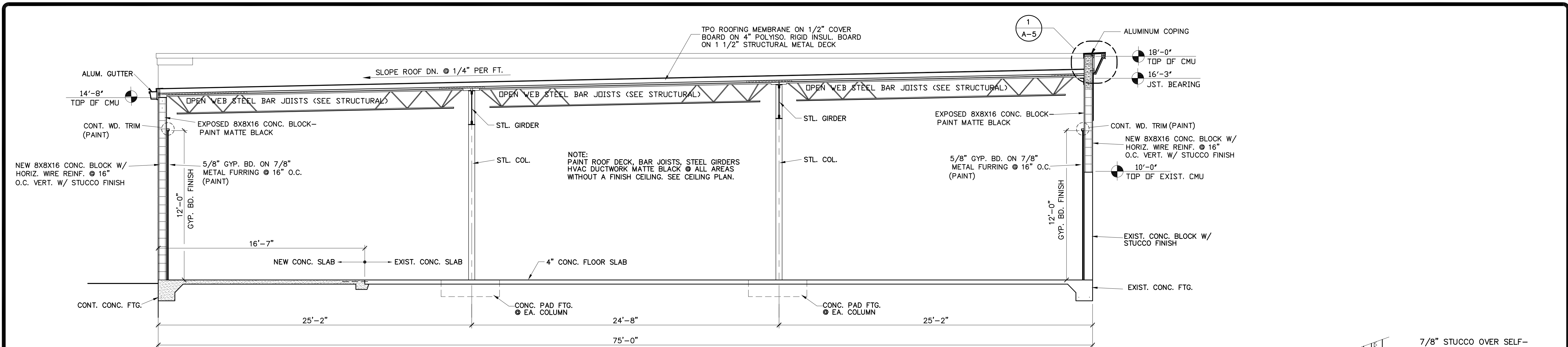
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LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

AAGAARD—JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1550

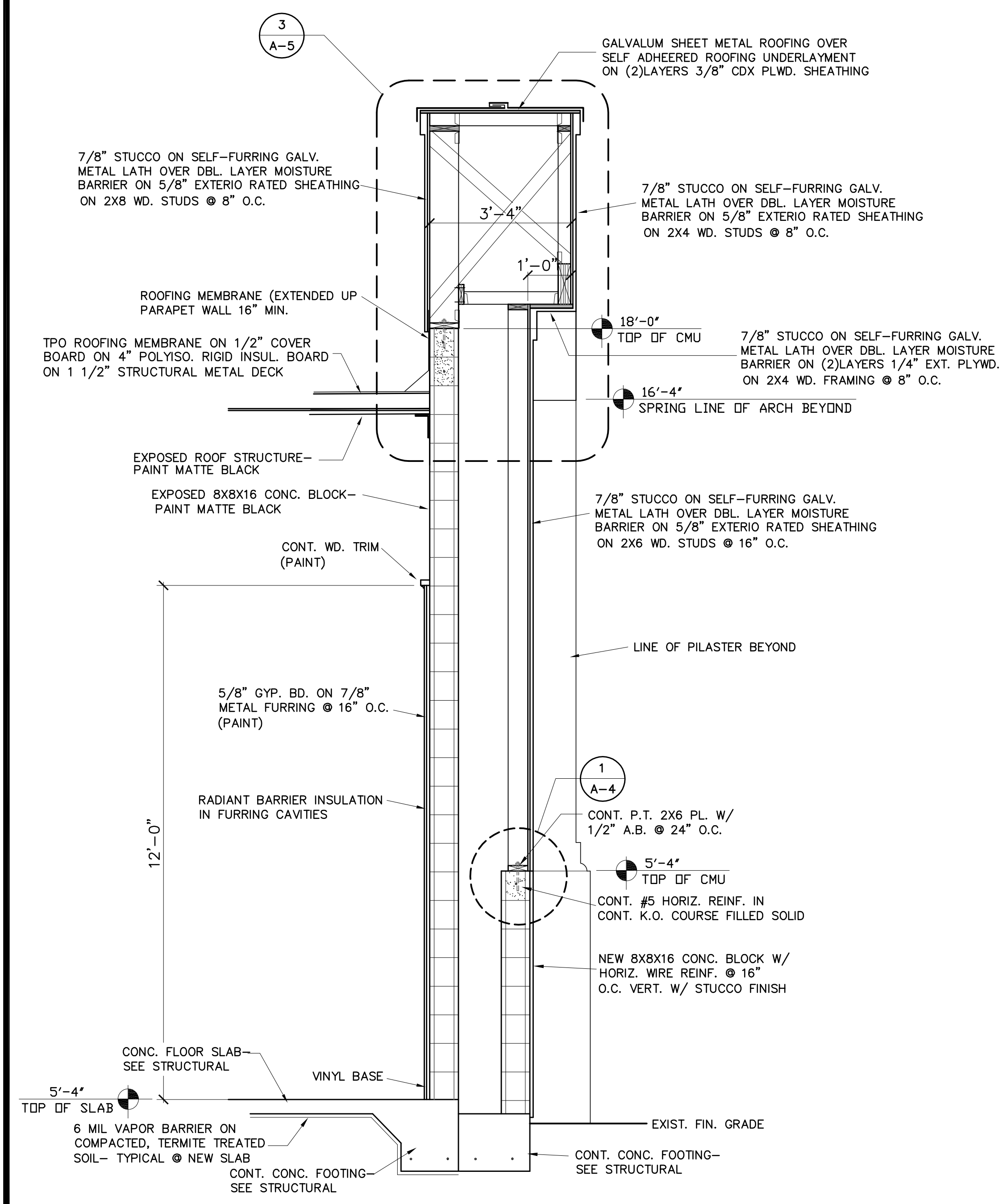
BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
 38954 US HWY 19N
 TARPON SPRINGS, FLORIDA

A-3

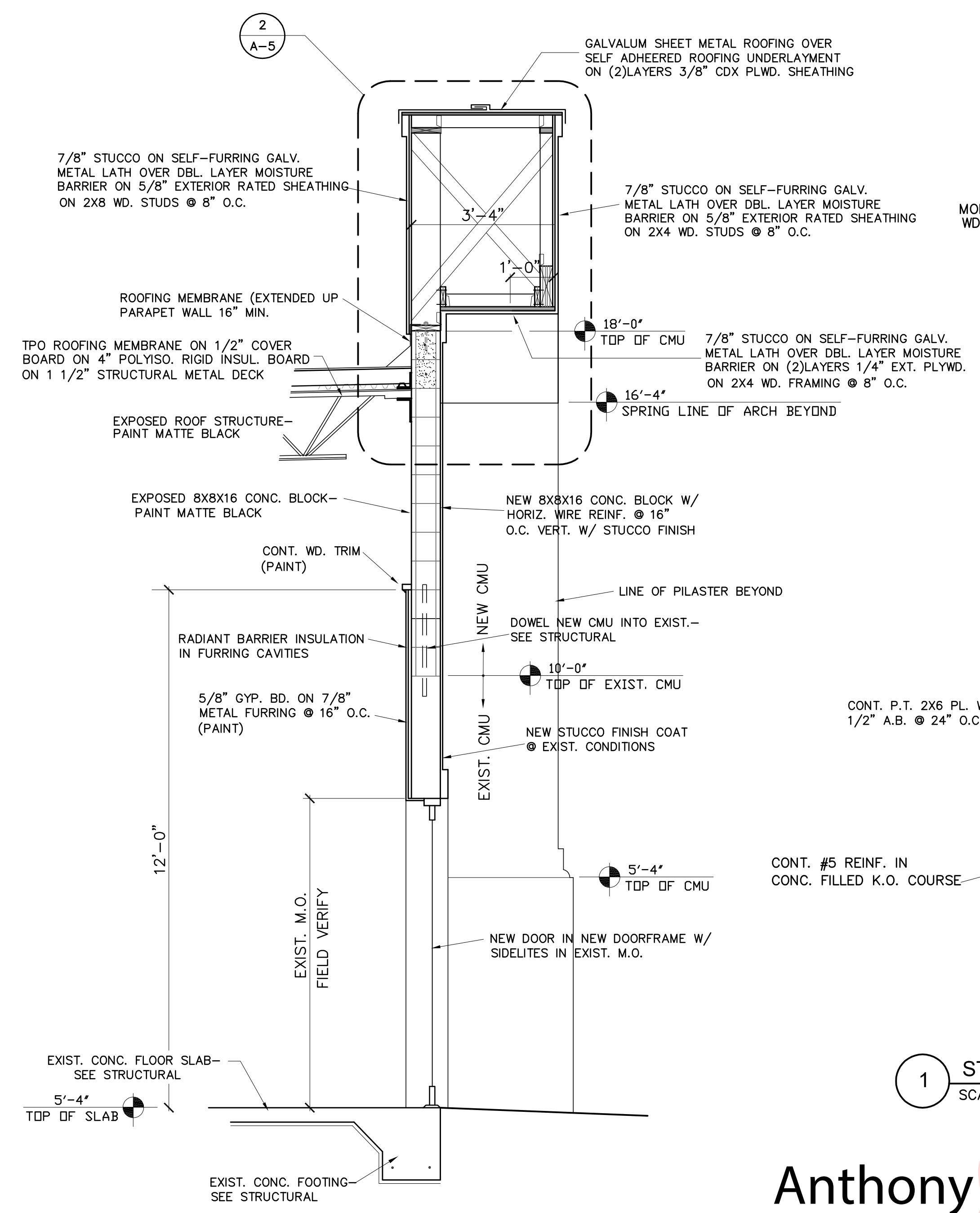
OF SHEETS



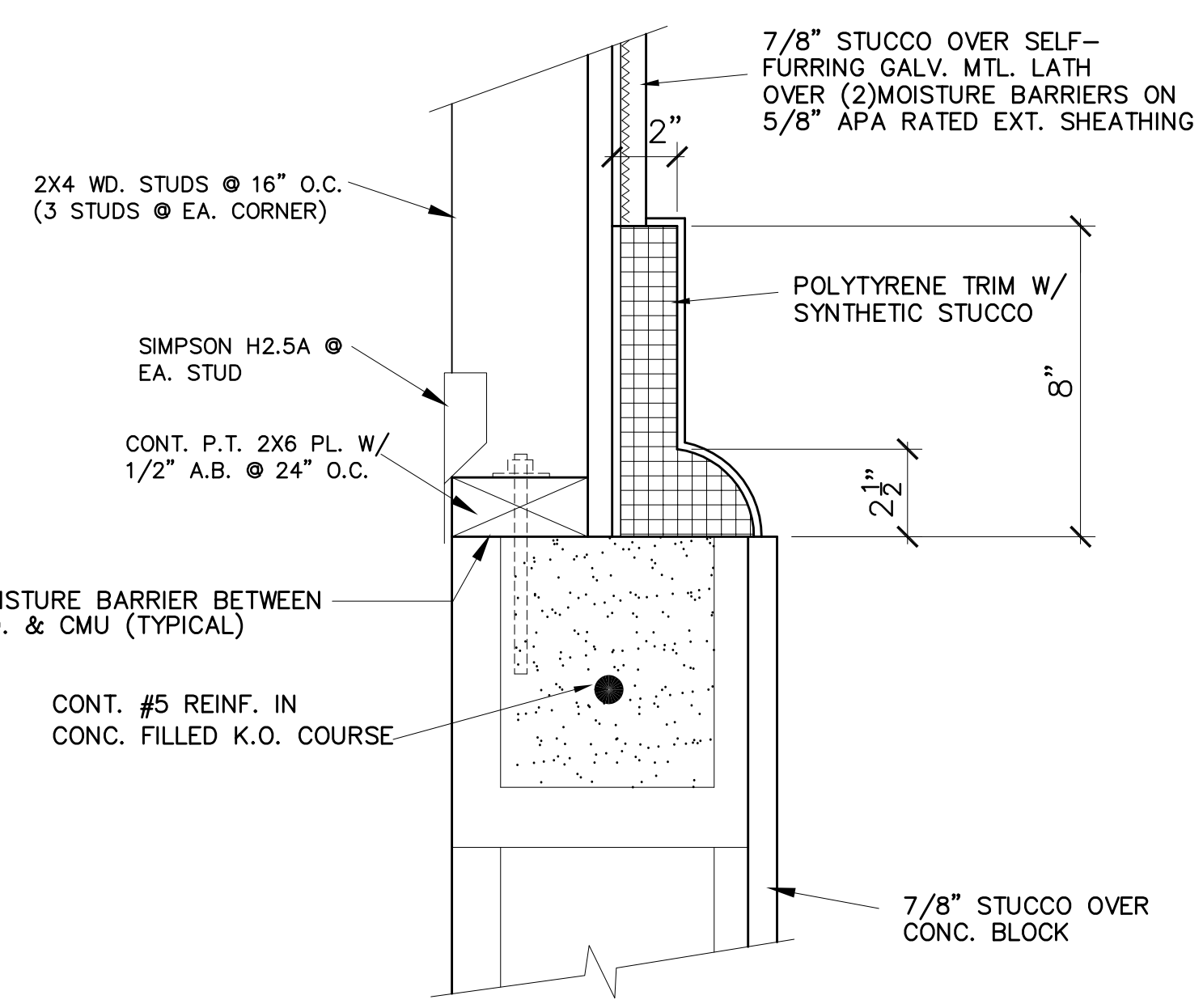
A TYPICAL BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"



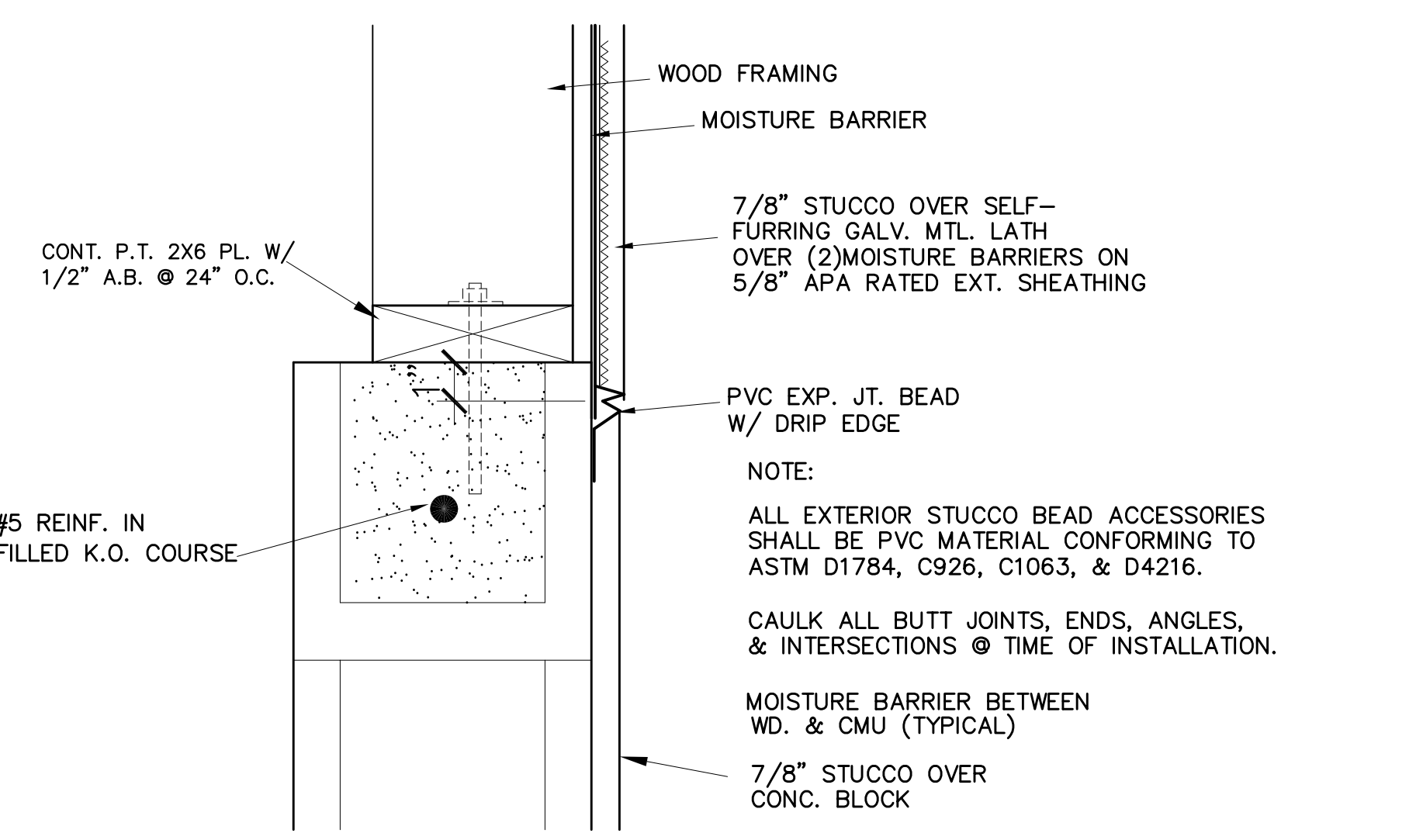
B EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



C EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

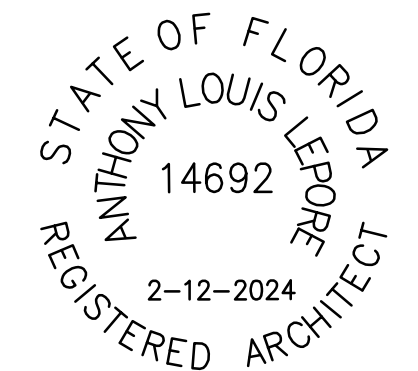


2 PILASTER TRANSITION DETAIL
SCALE: 3"=1'-0"



1 STUCCO TRANSITION JOINT
SCALE: 3"=1'-0"

Anthony Lepore
Digitally signed by Anthony Lepore
Date: 2024.02.13 16:27:10 -05'00'



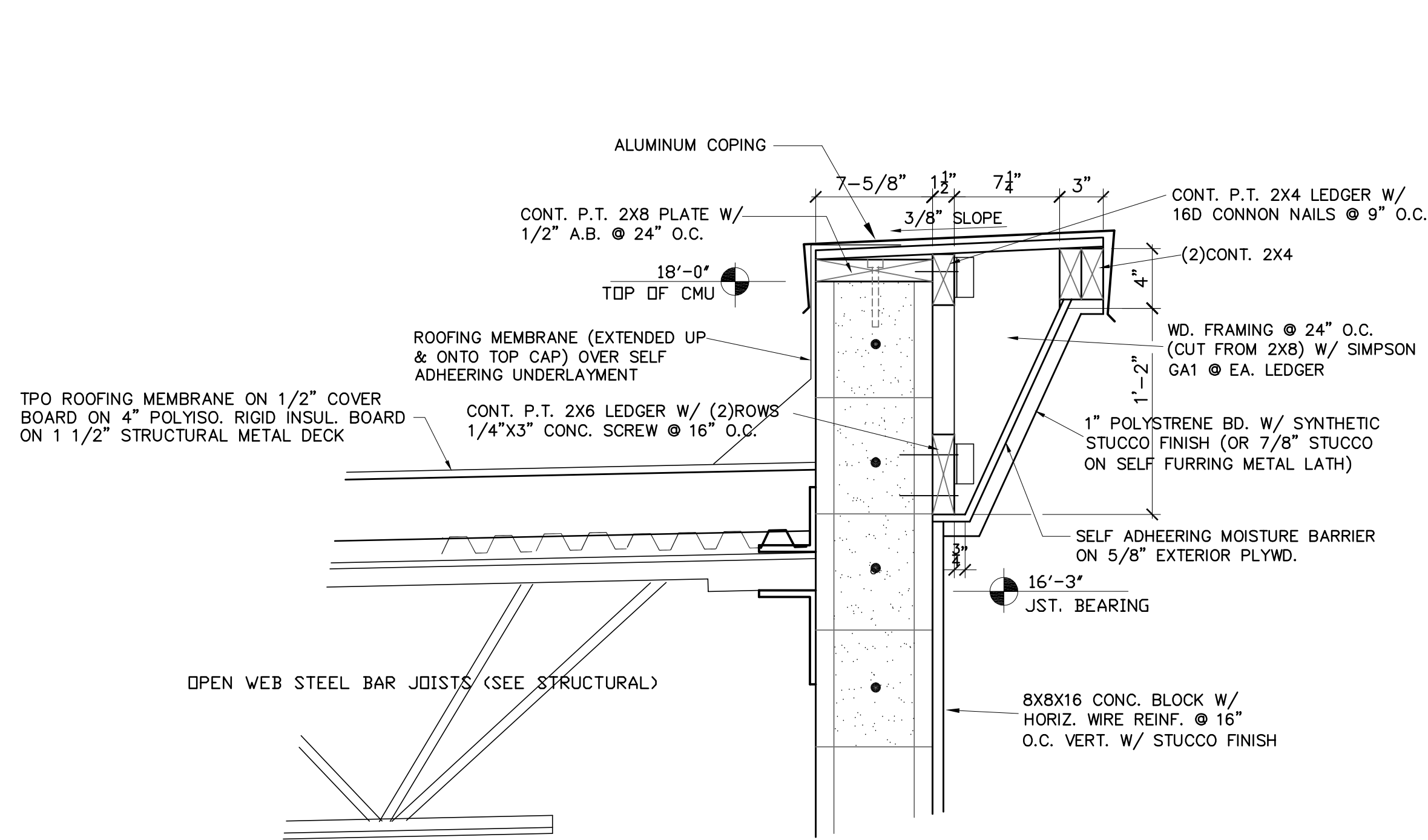
REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

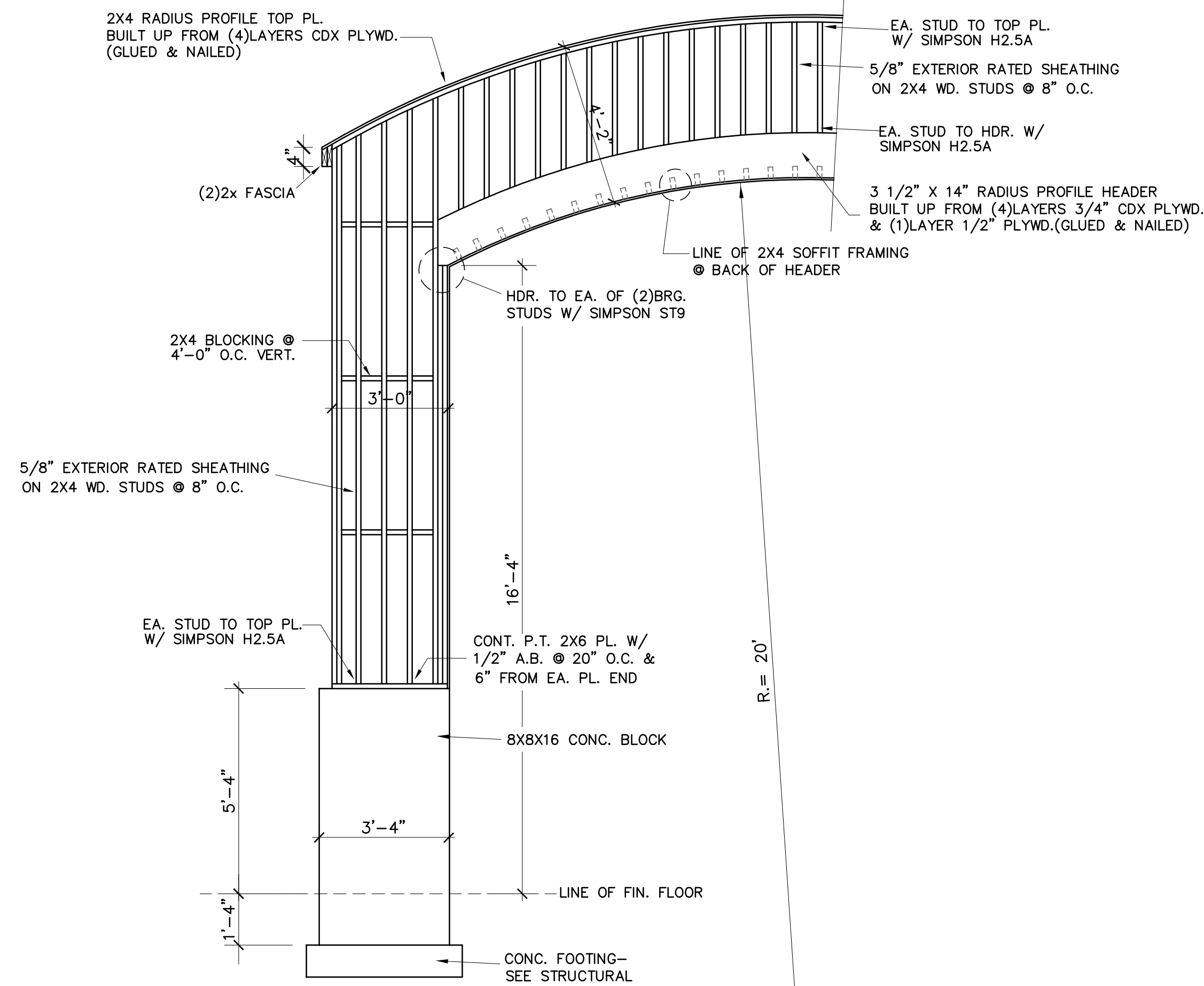
AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

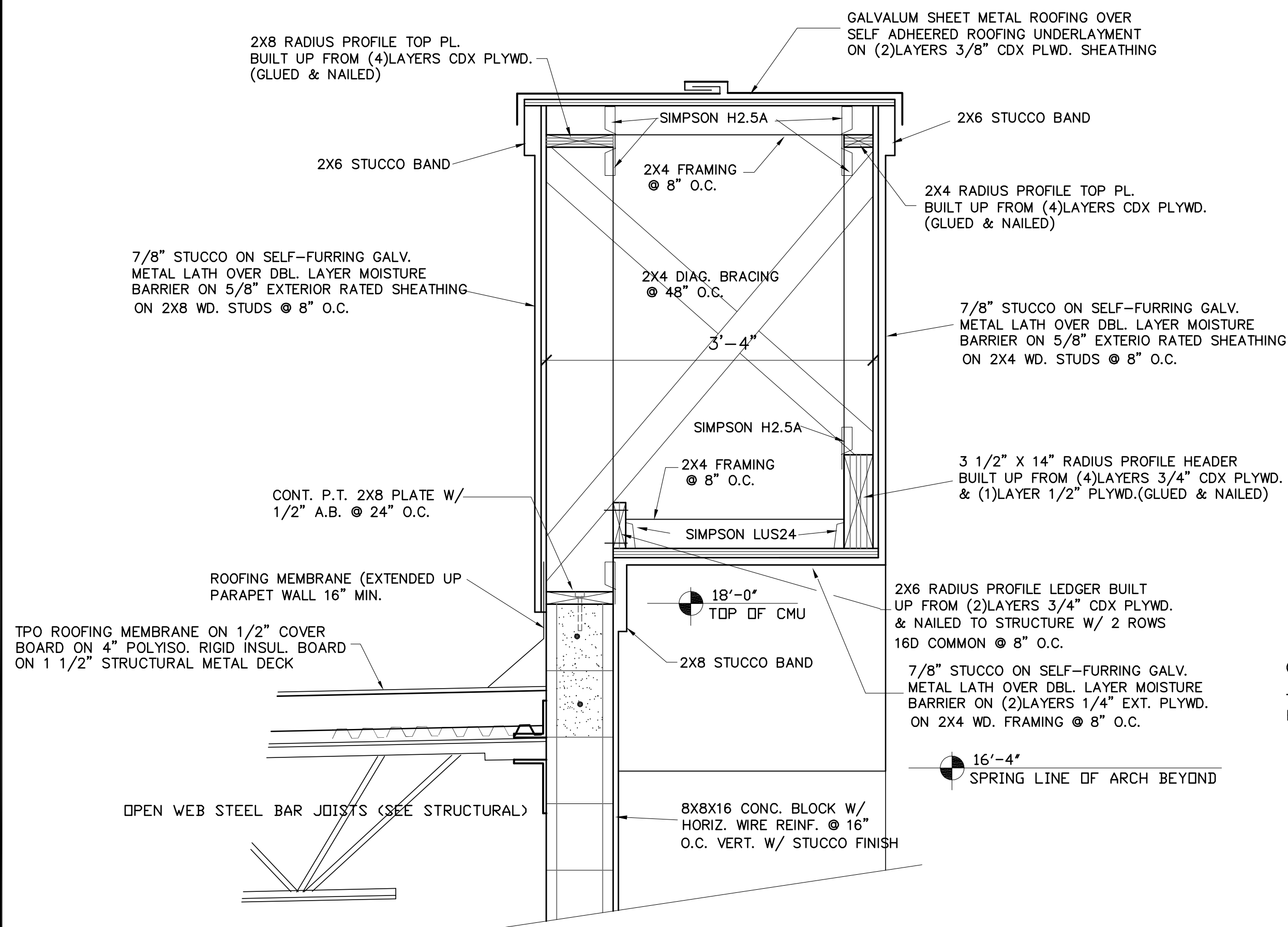
DRAWN A.L.L.
CHECKED
DATE 8-01-2023
SCALE AS NOTED
JOB NO.
SHEET A-4
OF SHEETS



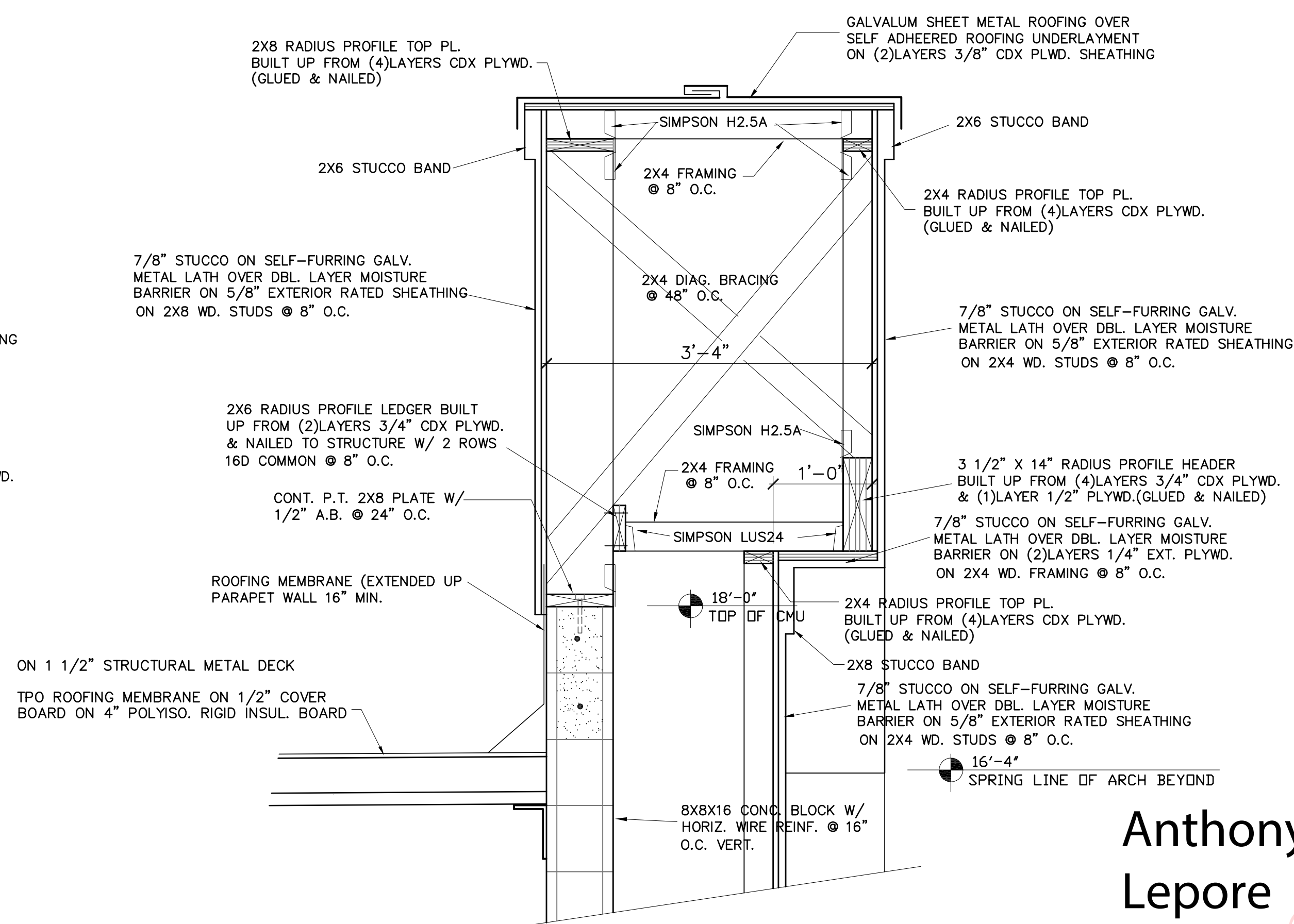
1 TYPICAL PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



4 ARCHED FACADE FRAMING ELEVATION
SCALE: 3/8" = 1'-0"



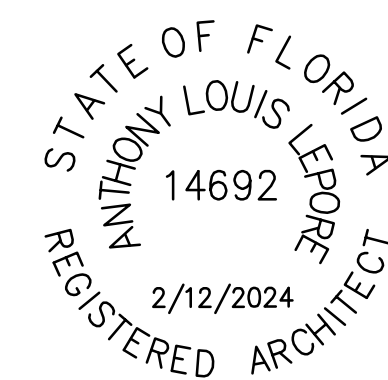
2 RADIUS PROFILE PARAPET DETAIL
SCALE: 1" = 1'-0"



3 RADIUS PROFILE PARAPET DETAIL
SCALE: 1" = 1'-0"

Anthony Lepore

Digitally signed by Anthony Lepore
Date: 2024.02.13 16:27:29 -05'00'



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANTHONY LEPORE, REGISTERED ARCHITECT, ON THE DATE AND/OR TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

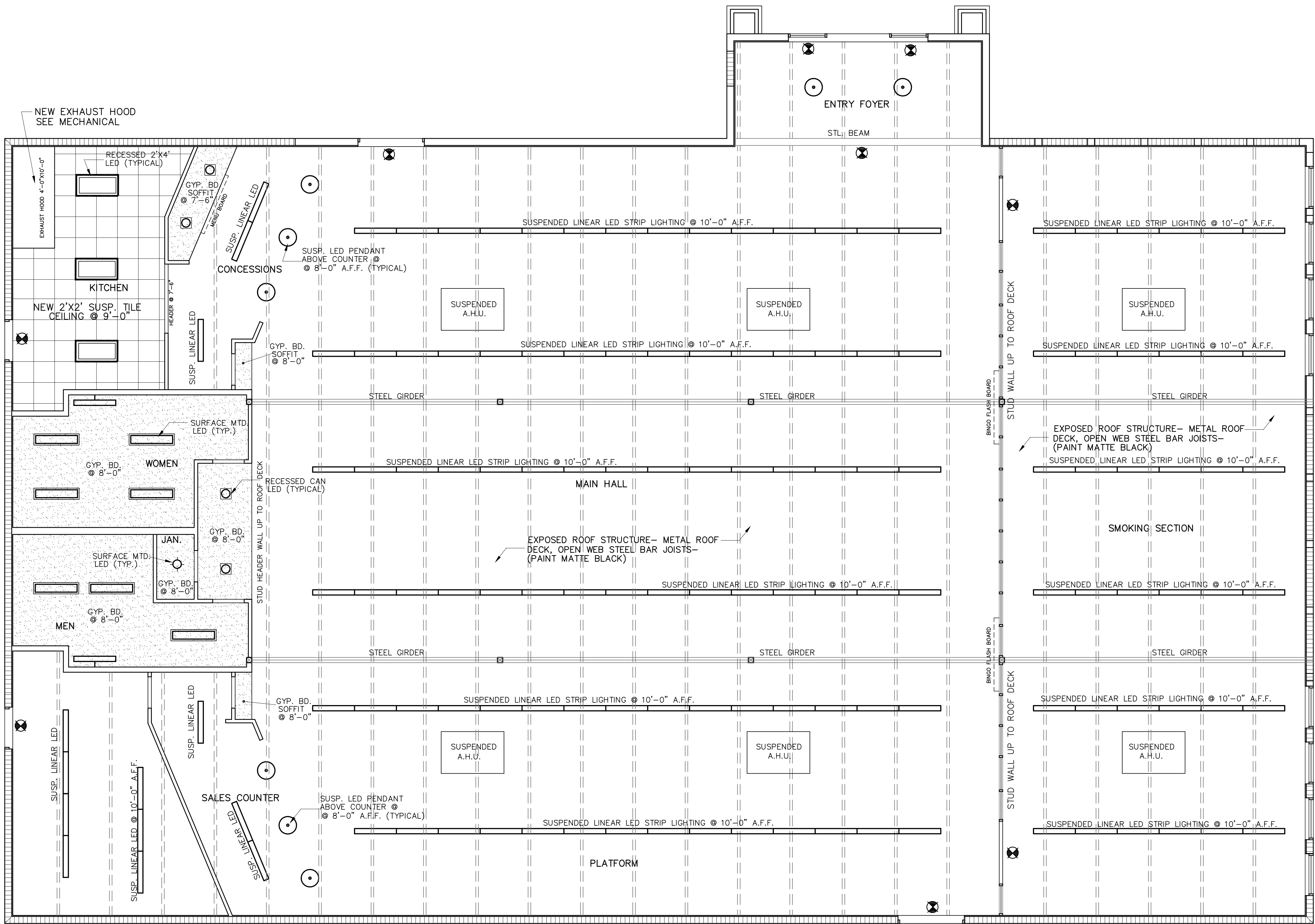
REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

DRAWN A.L.L.
CHECKED
DATE 8-01-2023
SCALE AS NOTED
JOB NO.
SHEET A-5
OF SHEETS

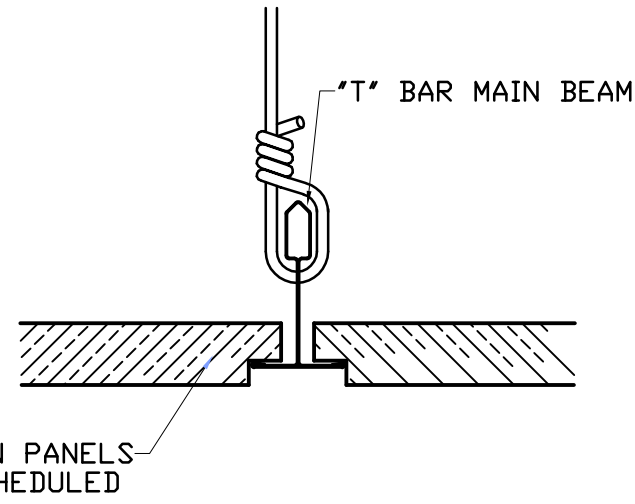
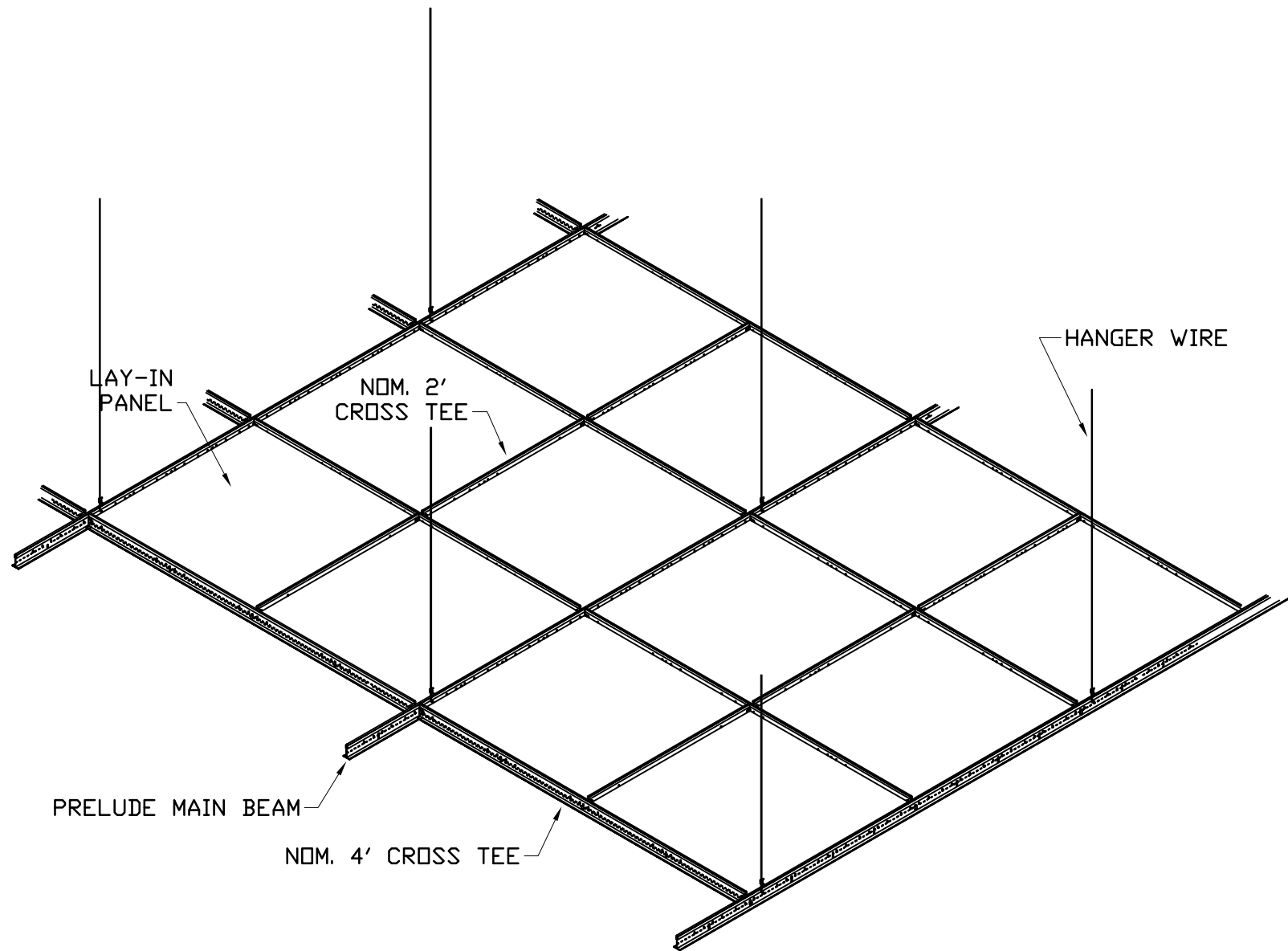


- CEILING LEGEND
- NEW 5/8" GYPSUM BOARD (PAINT) @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
 - EXPOSED ROOF STRUCTURE-- METAL ROOF DECK, OPEN WEB STEEL BAR JOISTS-- (PAINT MATTE BLACK)
 - NEW SUSPENDED 2' X 2' ACOUSTIC TILE CEILING SYSTEM (UNRATED) @ 9' A.F.F. U.N.O.
 - NEW 1' X 4' SURFACE MOUNTED LED LIGHT FIXTURE. SEE ELECTRICAL.
 - NEW 2' X 4' RECESSED FLAT PANEL LED LIGHT FIXTURE. SEE ELECTRICAL.
 - SUSPENDED LINERA LED STRIP LIGHT FIXTURE. SEE ELECTRICAL.
 - NEW SUSPENDED PENDANT LED LIGHT FIXTURE @ 10'-0" A.F.F. SEE ELECTRICAL.
 - NEW RECESSED CAN LED LIGHT FIXTURE. SEE ELECTRICAL.
 - NEW WALL MOUNTED LED LIGHT FIXTURE. SEE ELECTRICAL.
 - NEW SURFACE MOUNTED LED LIGHT FIXTURE. SEE ELECTRICAL.
 - NEW S MOUNTED LED LIGHT FIXTURE CENTERED ABOVE RESTRM. VANITY MIRROR. SEE ELECTRICAL.
 - INDICATES ILLUMINATED EXIT LIGHT PER FBC 1011 W/ DIRECTIONAL ARROW WHERE SHOWN (TYPICAL) SEE ELECTRICAL.



CEILING PLAN

SCALE: 3/16" = 1'-0"



PROVIDE 24" X 24" MYLAR FACED GYP. BD. LAY IN CEILING TILE

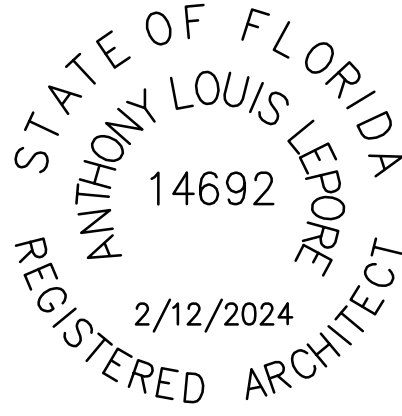
CEILING SUSPENSION SYSTEM SHALL BE EQUAL TO ARMSTRONG PRELUDE ML 15/16" 7300 EXPOSED TEE SYSTEM W/ 12 GA. HANGER WIRES @ 4'-0" O.C. E.A. WAY. PROVIDE WHITE FINISH.

CEILING SYSTEM

NO SCALE

Digitally signed by
Anthony Lepore
Date: 2024.02.13
16:28:42 -05'00'

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ANTHONY LEPORE, ARCHITECT FL. LIC. NO. AR0014692

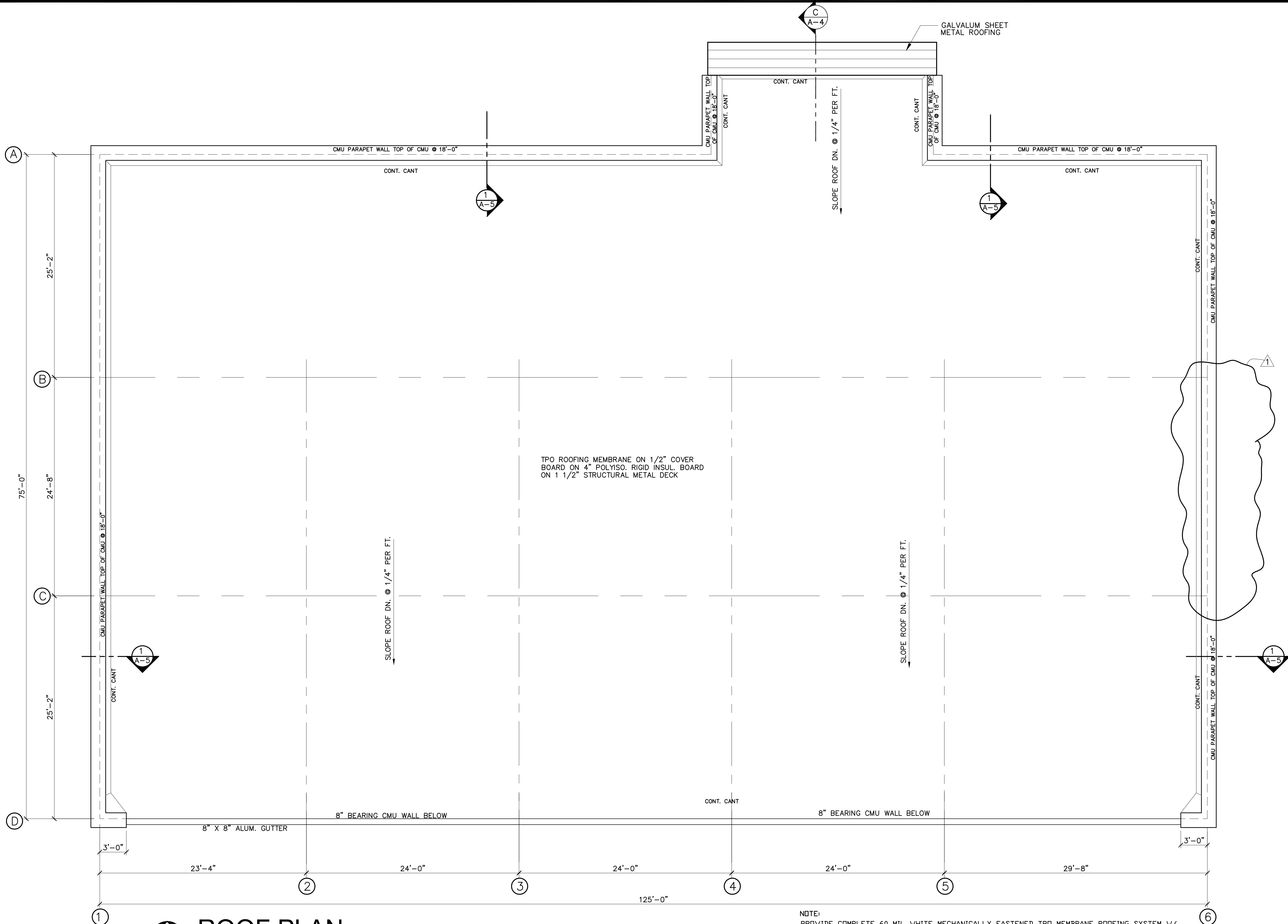
REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 298-1560

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

DRAWN A.L.L.
CHECKED
DATE 8-01-2023
SCALE AS NOTED
JOB NO.
SHEET A-8
OF SHEETS



ROOF PLAN

SCALE: 3/16" = 1'-0"

ROOFING SYSTEM SHALL BE FIRESTONE 060 ULTRAPLY TPO MECHANICALLY FASTENED ROOFING SYSTEM (20 YEAR WARRANTY) PER TESTED ASSEMBLY: -52.5 psf, MIAMI-DADE NDA NO. 17-0727.01, DECK TYPE 21, SYSTEM NO. D (22), PAGE 90 OF 104. ROOFING SYSTEM SHALL BE INSTALLED BY A LICENSED FIRESTONE REDSHIELD APPLICATOR & INSTALLED IN ACCORDANCE W/ ALL CURRENT FIRESTONE STANDARDS & WARRANTY REQUIREMENTS.

NOTE:

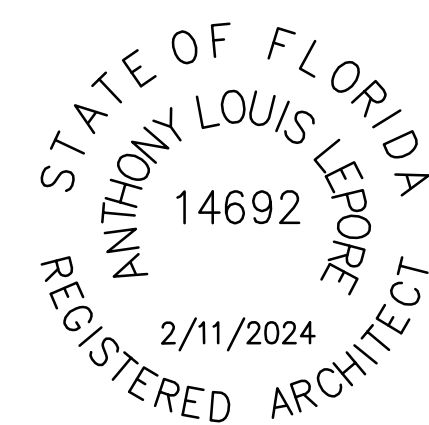
PROVIDE COMPLETE 60 MIL WHITE MECHANICALLY FASTENED TPO MEMBRANE ROOFING SYSTEM W/ ALL FASTENERS, ADHESIVES, FLASHING, & ROOFING ACCESSORY COMPONENTS AS SPECIFIED BY SELECTED ROOF MEMBRANE MANUFACTURER IN THEIR MOST RECENT SPECIFICATIONS & INSTALLATION MANUAL FOR WIND SPEED DESIGN V(UULT) 112 MPH, V (ASD) 112 MPH, & 20 YEAR NDL WARRANTY.

SHEET METAL COMPONENTS SHALL BE MIN. 24 GA & INSTALLED PER FBC/ SPRI ES-1.

Anthony
Lepore

Digitally signed by
Anthony Lepore
Date: 2024.02.13
16:29:16 -05'00'

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ANTHONY LEPORE, ARCHITECT FL LIC. NO. AR0014692

REVISIONS	BY
2-12-2024 EAST EXT. WALL PROJECTION REMOVED	

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

AAGAARD-JUERGENSEN, LLC
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ORLANDO, FLORIDA
(407) 298-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

DRAWN
A.L.L.
CHECKED

DATE
8-01-2023

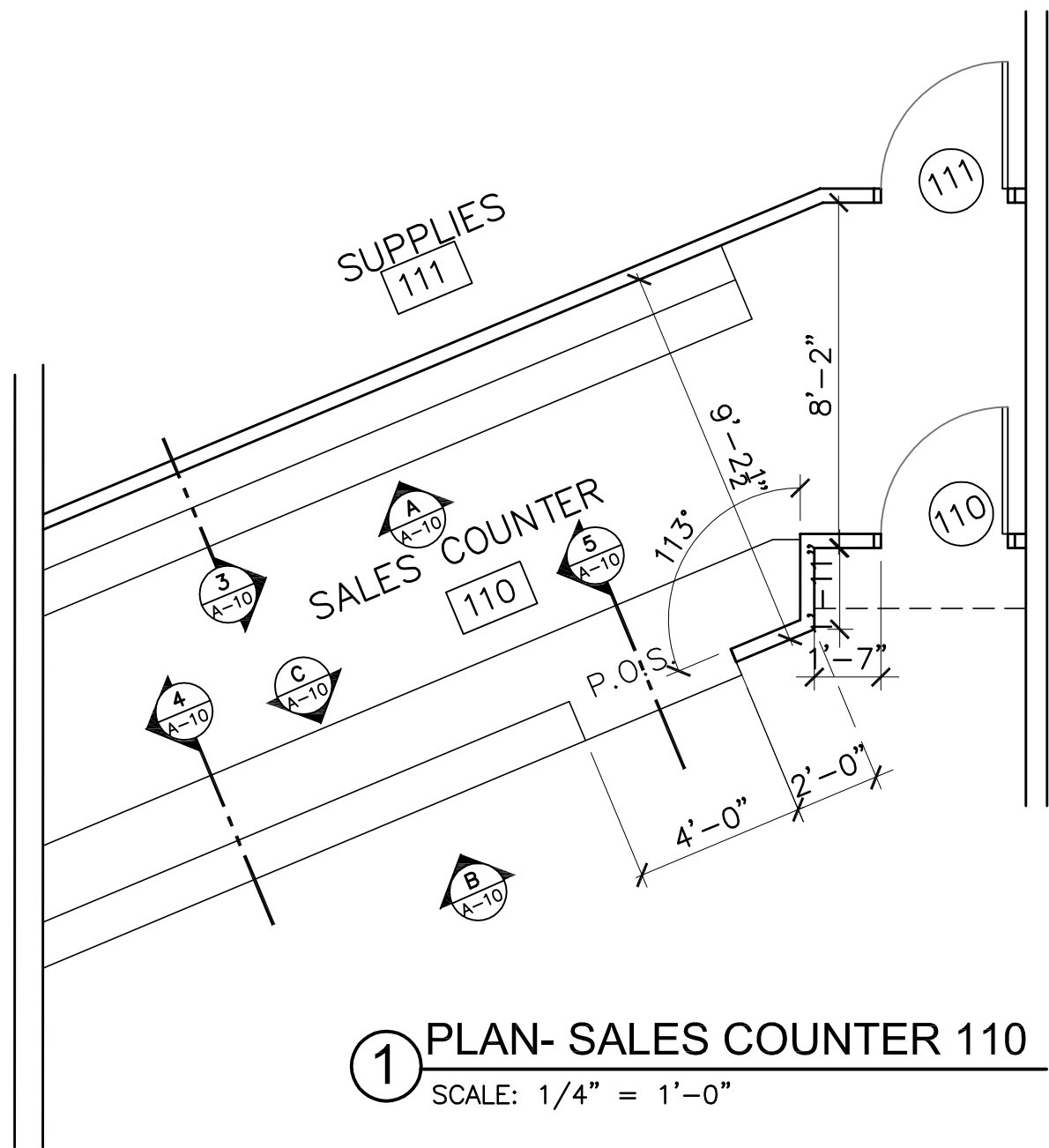
SCALE
AS NOTED

JOB NO.

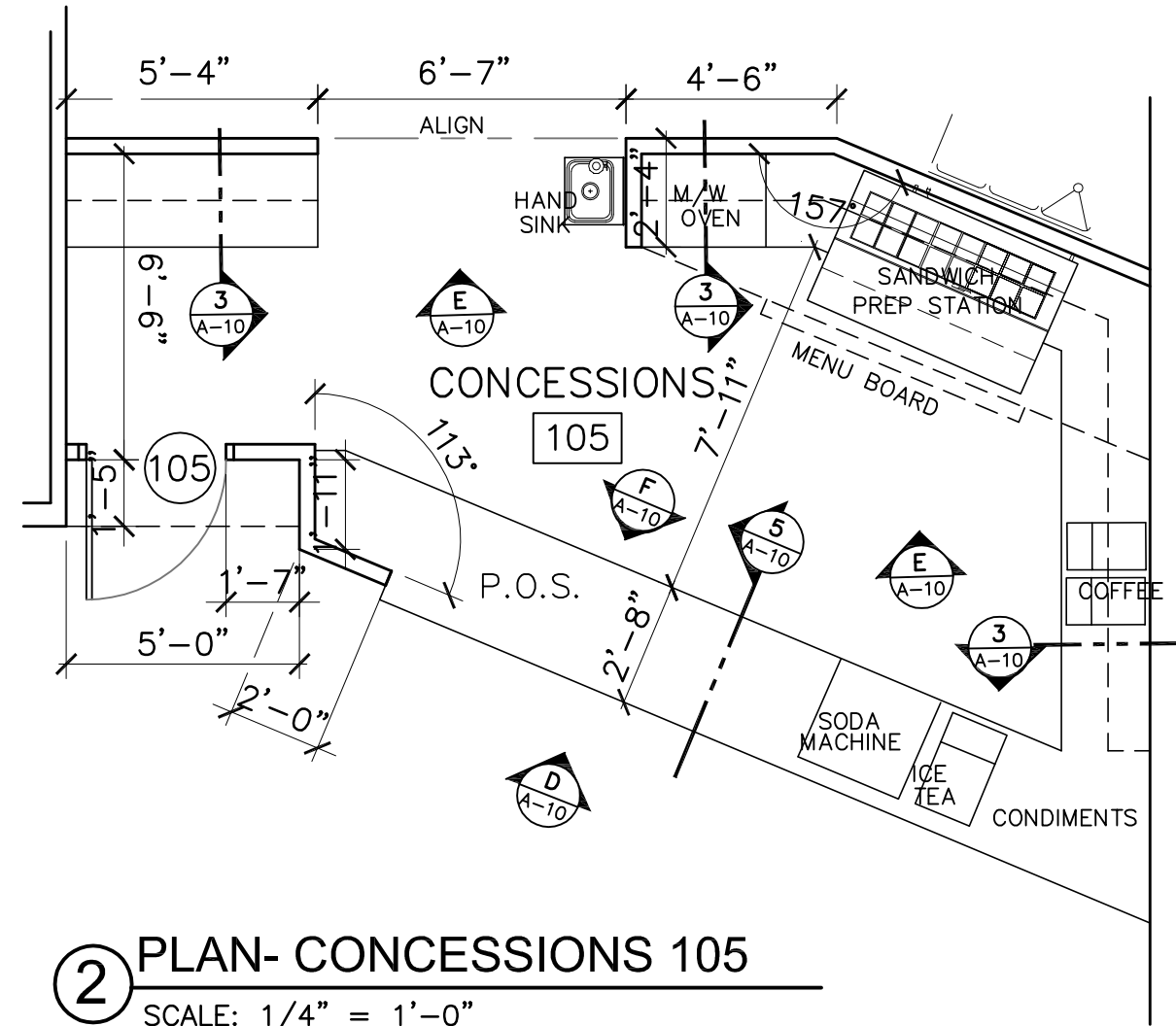
SHEET

A-9

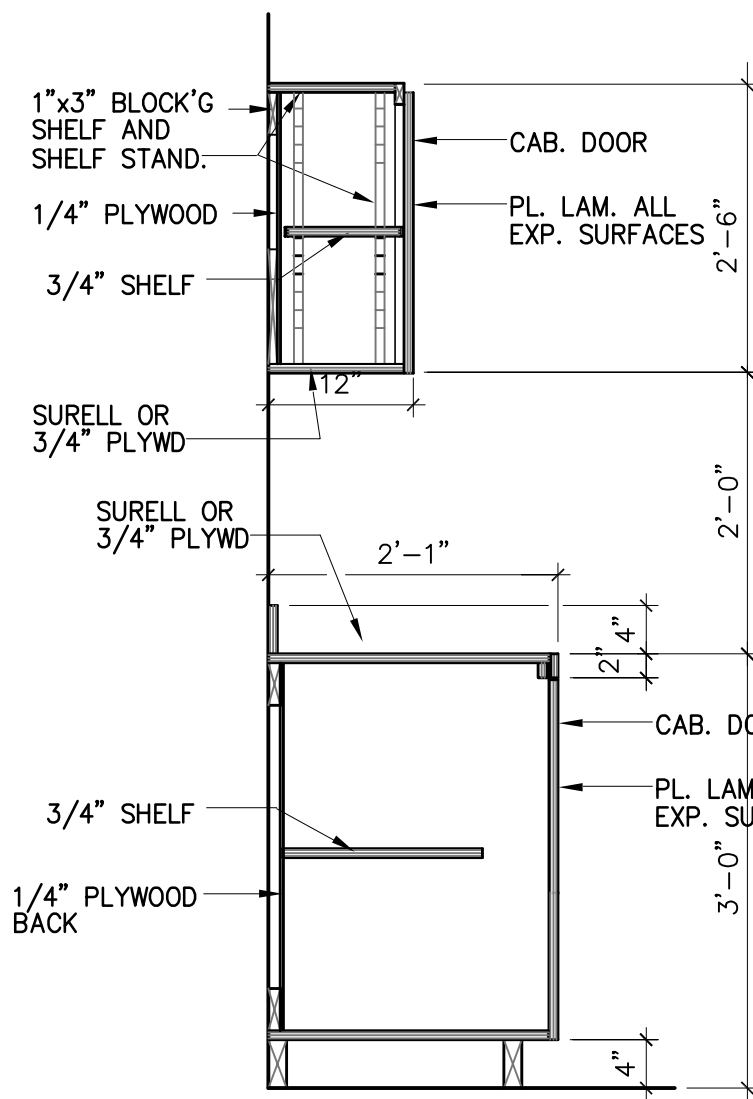
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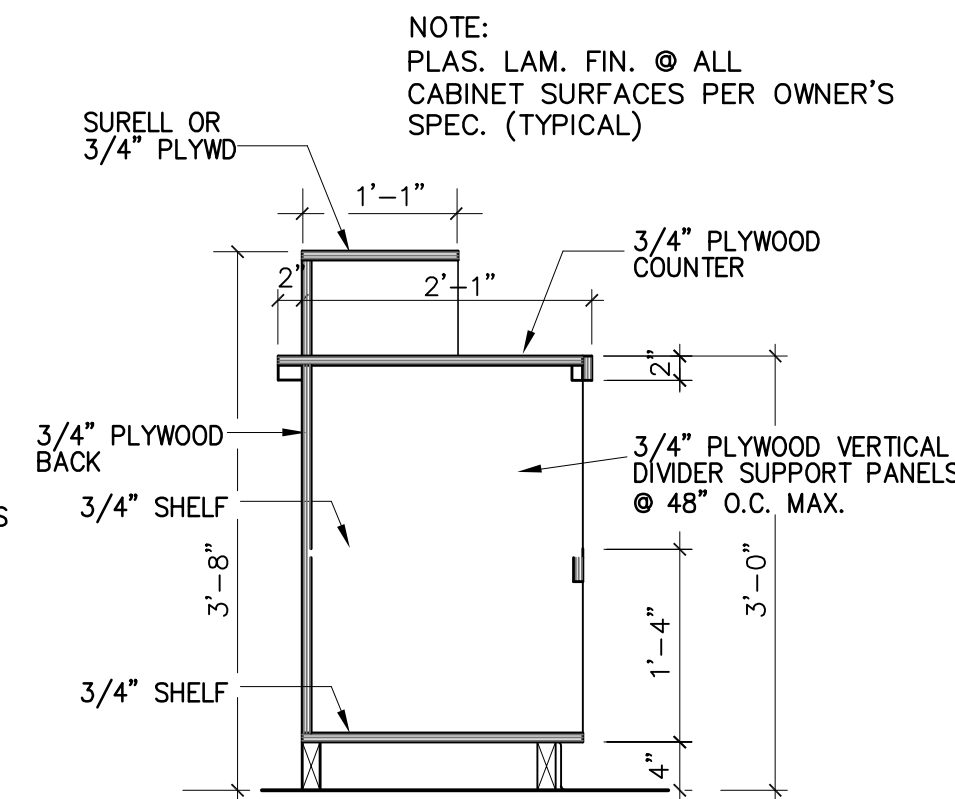
① PLAN- SALES COUNTER 110
SCALE: 1/4" = 1'-0"



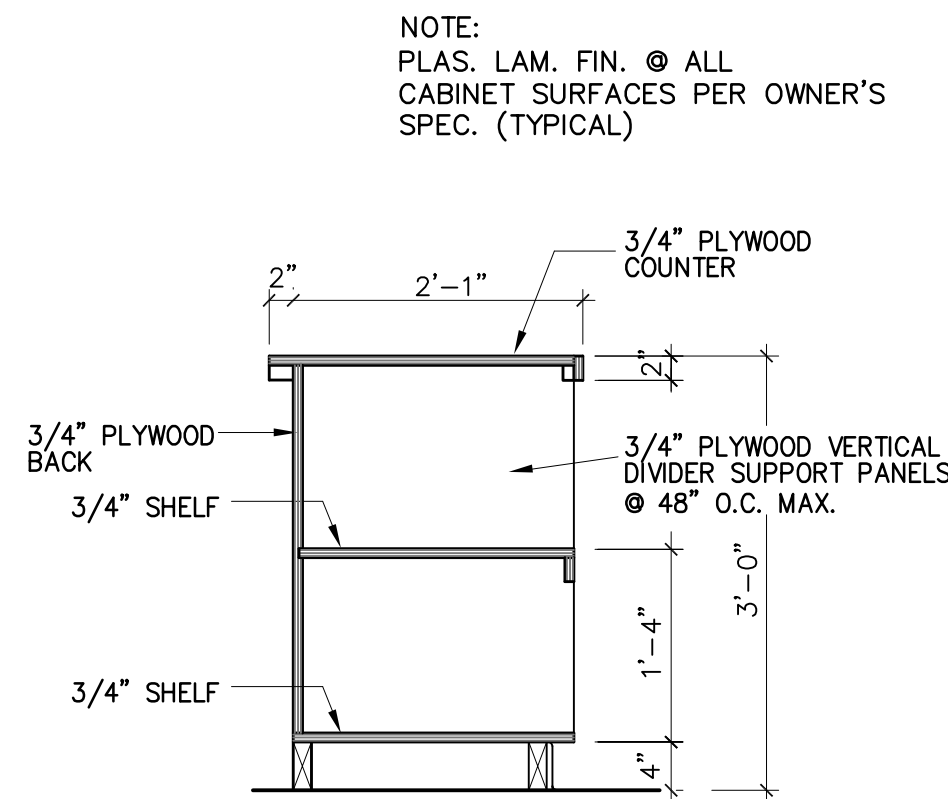
② PLAN- CONCESSIONS 105
SCALE: 1/4" = 1'-0"



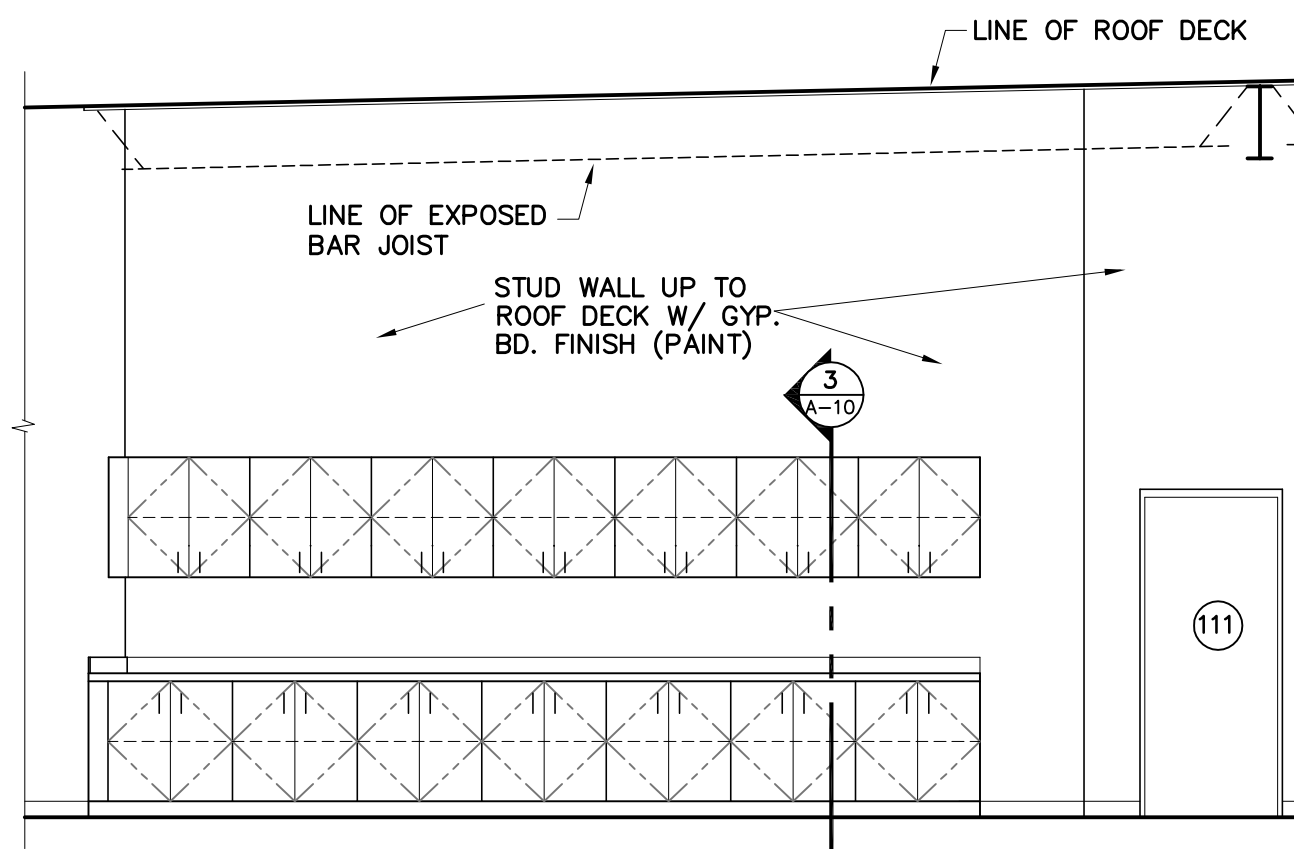
③ CABINET SECTION
SCALE: 3/4" = 1'-0"



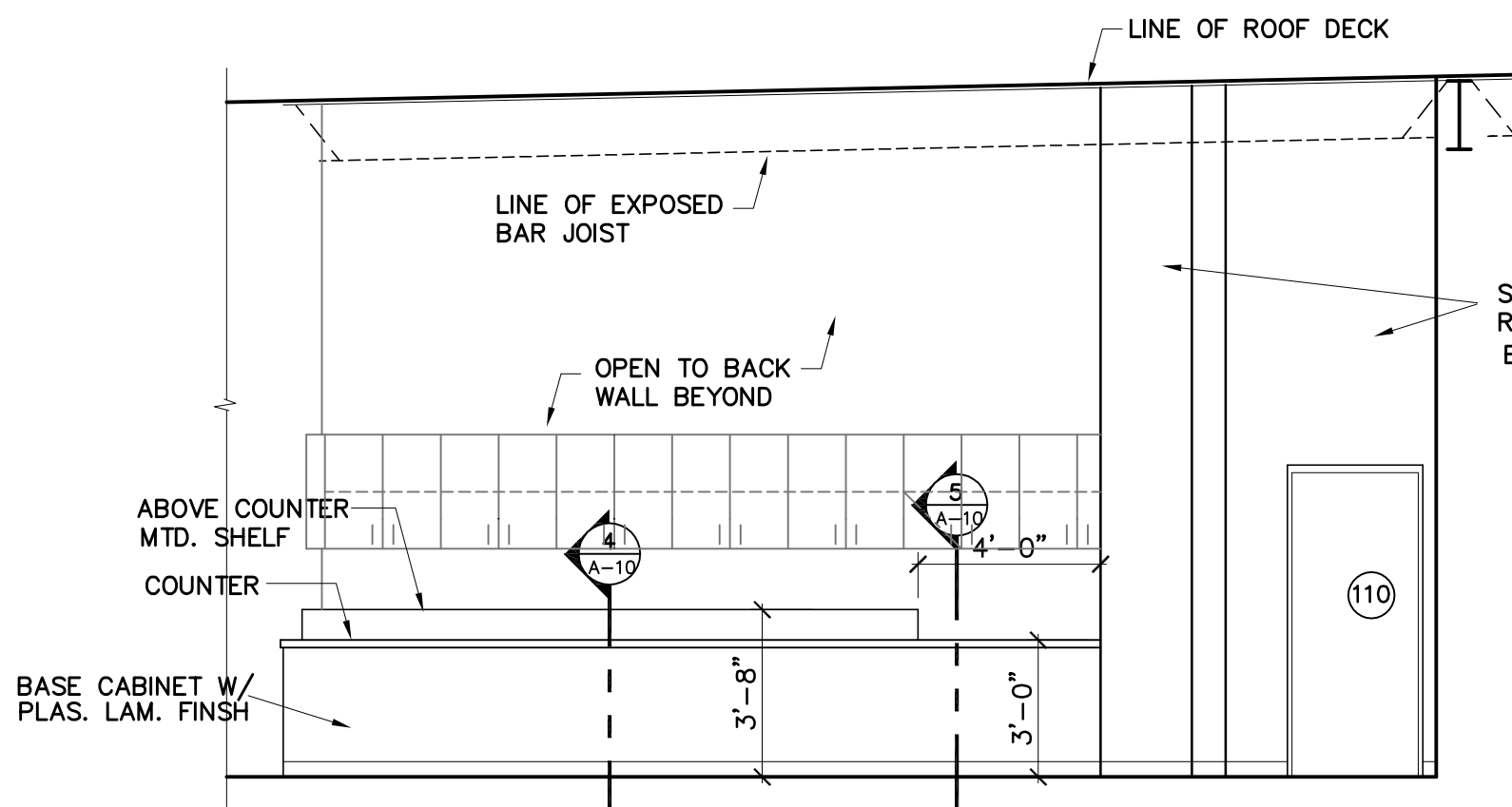
④ CABINET SECTION
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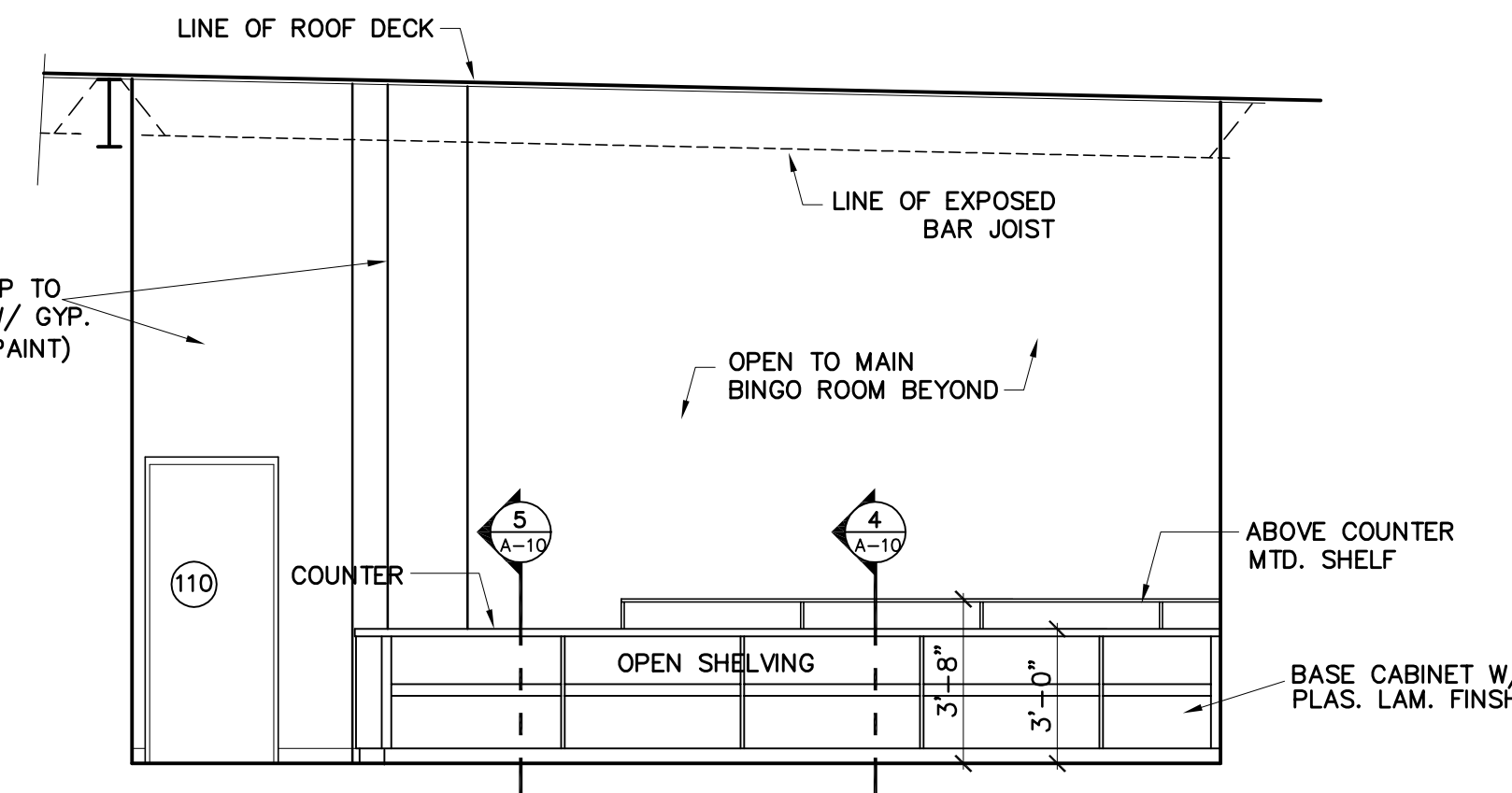
⑤ CABINET SECTION
SCALE: 3/4" = 1'-0"



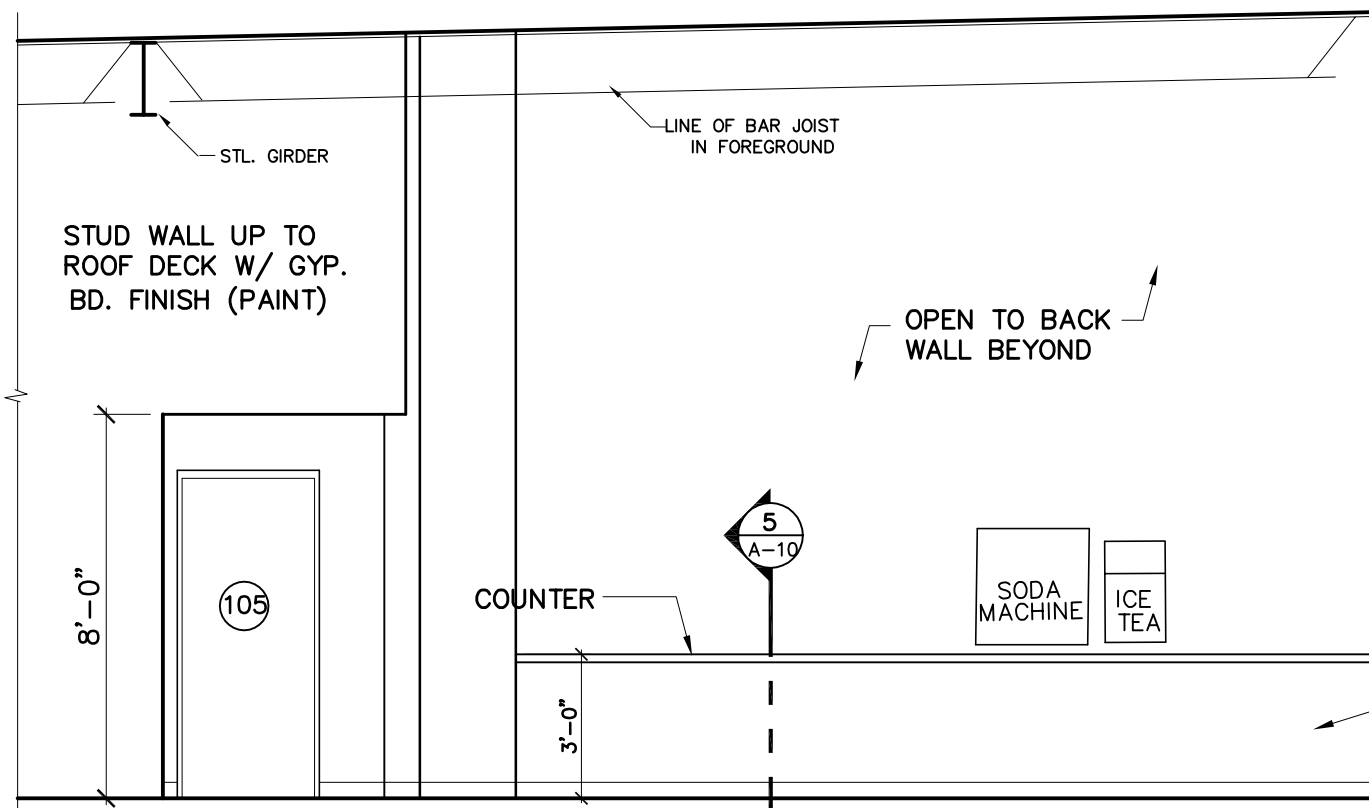
① SALES 110 BACK COUNTER
SCALE: 1/4" = 1'-0"



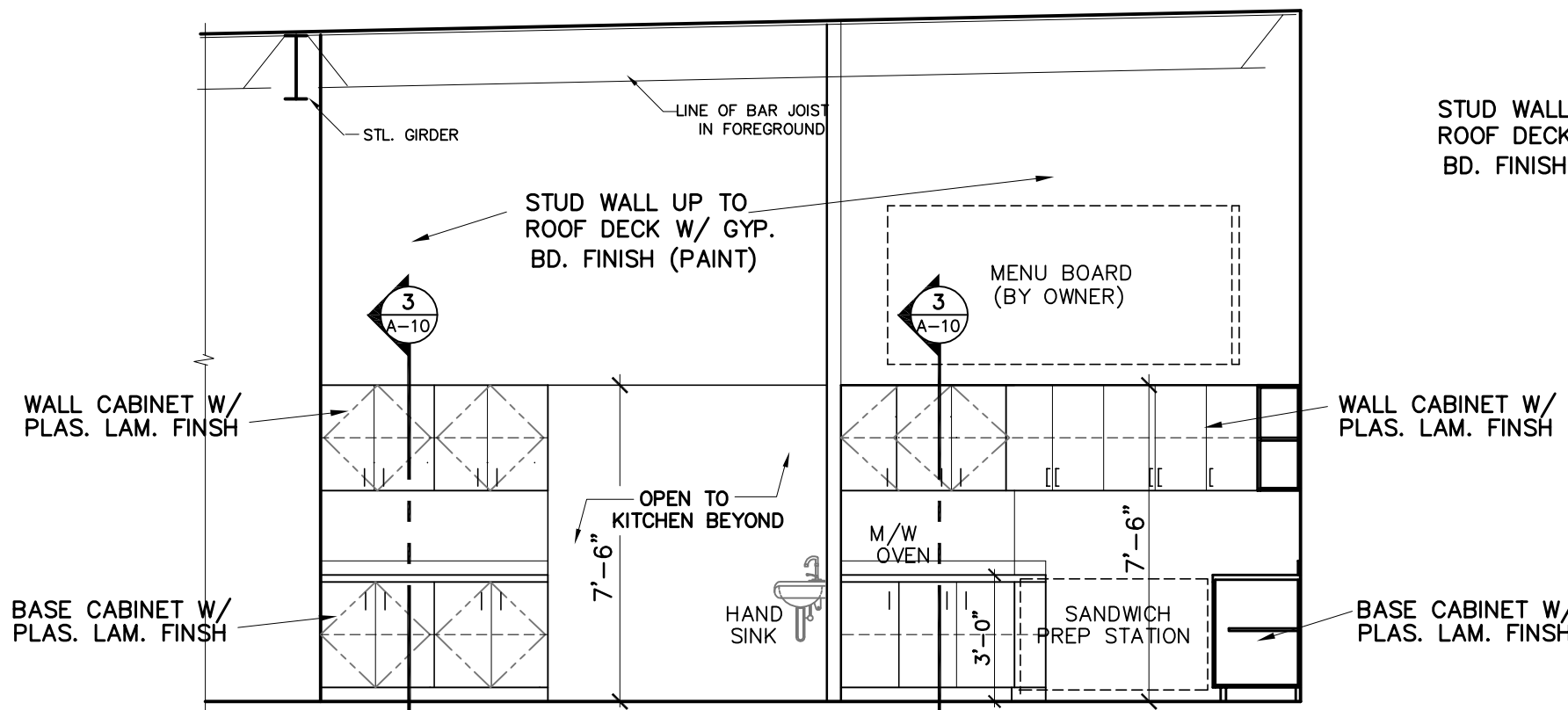
② SALES 110 FRONT COUNTER FRONT VIEW
SCALE: 1/4" = 1'-0"



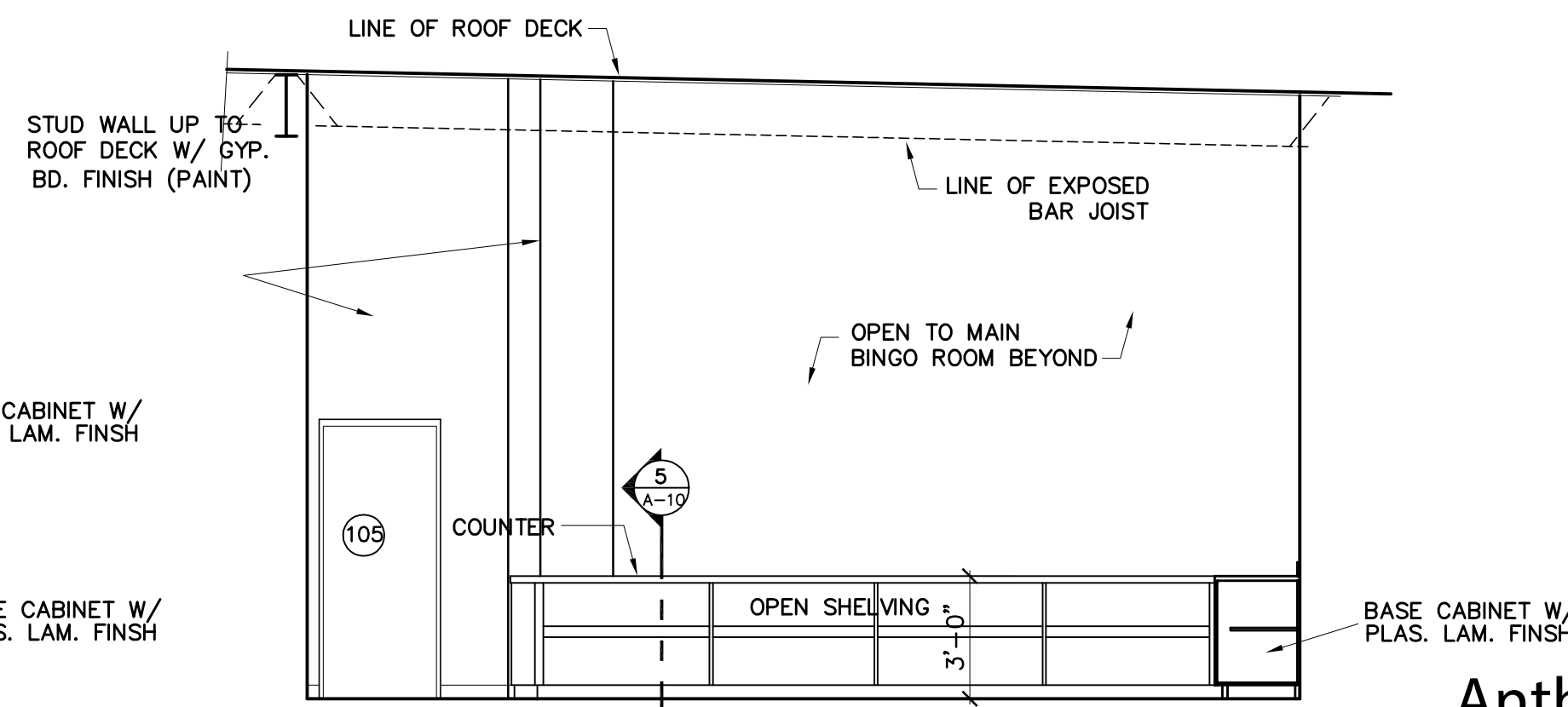
③ SALES 110 FRONT COUNTER REAR VIEW
SCALE: 1/4" = 1'-0"



④ CONCESSIONS 105 COUNTER FRONT VIEW
SCALE: 1/4" = 1'-0"

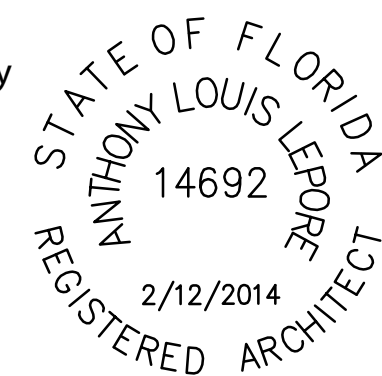


⑤ CONCESSIONS 105 BACK COUNTER
SCALE: 1/4" = 1'-0"



⑥ CONCESSIONS 105 FRONT COUNTER REAR VIEW
SCALE: 1/4" = 1'-0"

Anthony Lepore
Digitally signed by Anthony Lepore
Date: 2024.02.13 16:29:41 -05'00'



ANTHONY LEPORE, ARCHITECT FL. LIC. NO. AR0014692

REVISIONS	BY

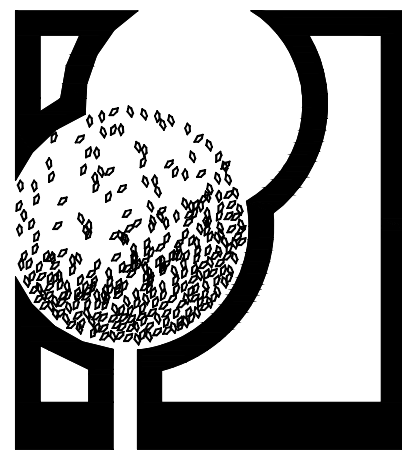
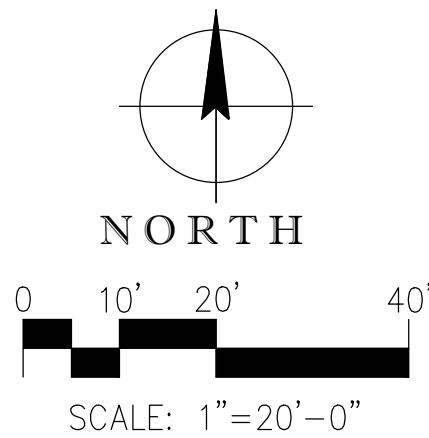
ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVE.
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

AAGAARD-JUERGENSEN, LLC
5695 BEGGS ROAD
ORLANDO, FLORIDA 32810
(407) 288-1550

BUILDING MODIFICATIONS, ADDITIONS, REDEVELOPMENT
TARPON BINGO HALL
38954 US HWY 19N
TARPON SPRINGS, FLORIDA

DRAWN A.L.L.
CHECKED
DATE 8-01-2023
SCALE AS NOTED
JOB NO.
SHEET A-10
OF SHEETS

Resolution 2024-07, Exhibit (1 page)



DALE & COMPANY
Ph: (407) 894-1317
Fax: (407) 894-8986
651 North Mills Avenue
Orlando, Florida 32803
Landscape Architecture Analysis Planning

LANDSCAPE ADDITION

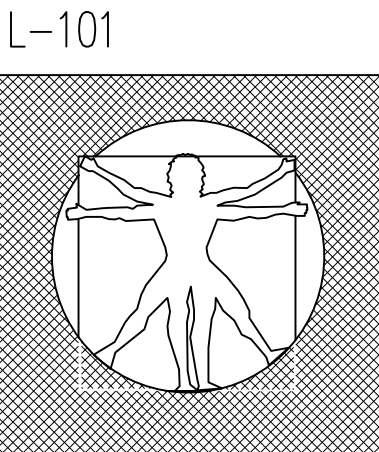
LANDSCAPE SITE PLAN
FOR

TARPON BINGO HALL

TARPON SPRINGS FLORIDA

DESIGNED BY: RCD
DRAWN BY: KHD
CHECKED BY: RCD
DATE: 08-10-23

- REVISIONS
- CC 10-3-23
 -
 -
 -
 -
 -

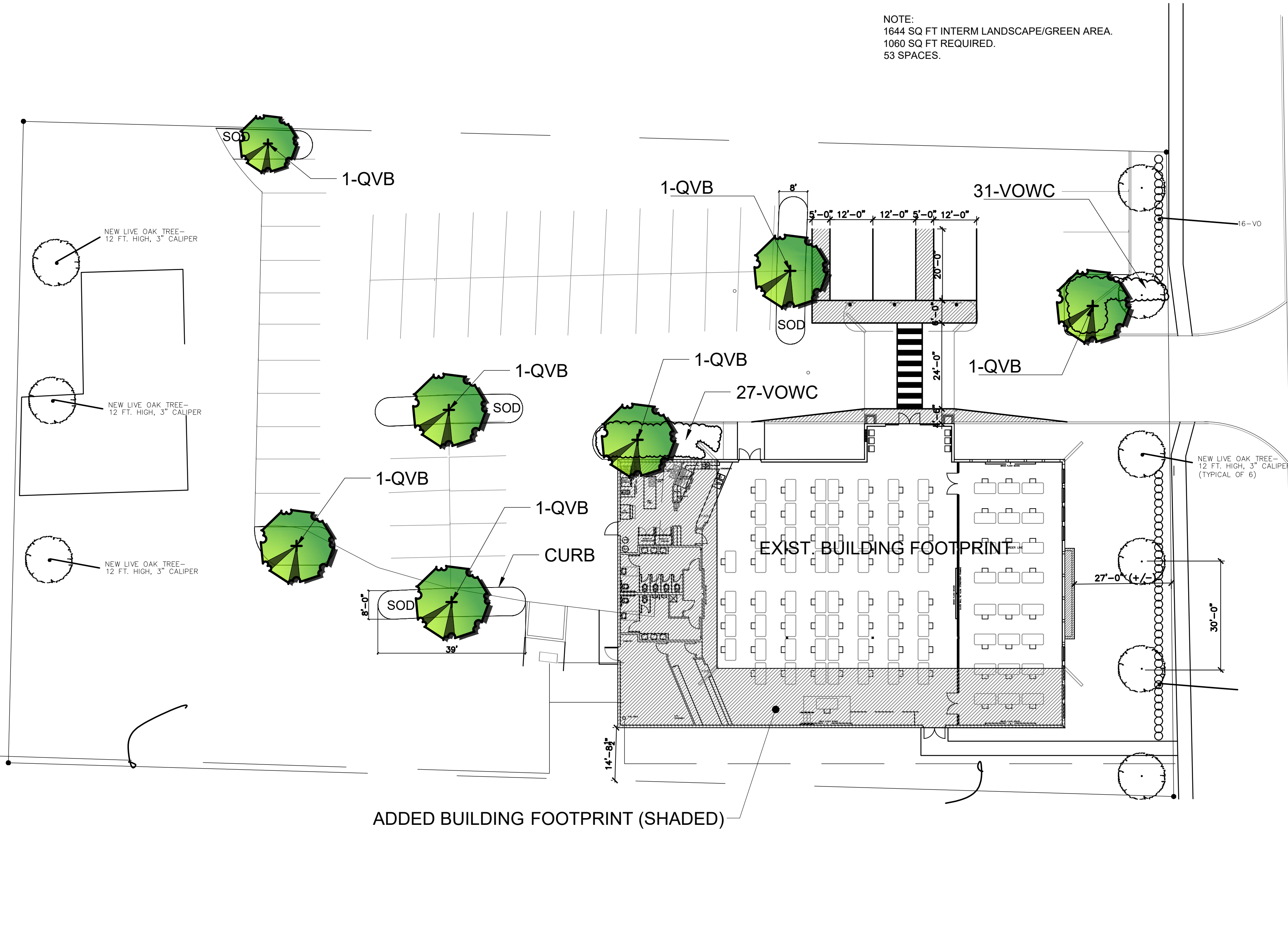


L-101



Digitally signed by
Ronald Dale
DN: cn=Ronald Dale,
o=Dale & Company,
ou,
email=daleron@aol.
com, c=US
Reason: I am
approving this
docuemnt
Location:
Orlando,Florida
Date: 2023.10.20
09:49:56 -04'00'

U . S . HIGHWAY 19



P L A N T L I S T						
KEY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE, HEIGHT, WIDTH	WATER USE	NATIVE
QVB	7	QUERCUS VIRGIANA	LIVE OAK	4" CAL 14' HT	LOW	YES
QV	9	QUERCUS VIRGINIANA	LIVE OAK	3" CAL /10'-12' HT.	LOW	YES
VO	46	VIBURNUM ODORATISSIUM	SWEET VIBURNUM	30" HT.	MEDIUM	NO
VOWC	58	VIBURNUM OBOVATUM "WHORLED CLASS"	WORLD CLASS VIBURNUM	18" HT. 3 GAL.	LOW	YES
SOD		BAHIA	ALL DISTURBED AREAS			

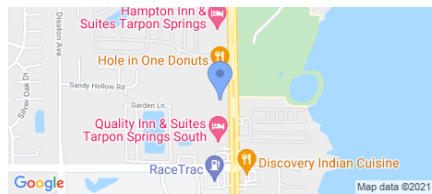
NOTE: ADJUST EXISTING IRRIGATION FOR PROPOSED NEW PLANT MATERIAL

Call before you dig

It's not just another catchy slogan. It's the law.
Only One Call, to tell them exactly what to call the law.

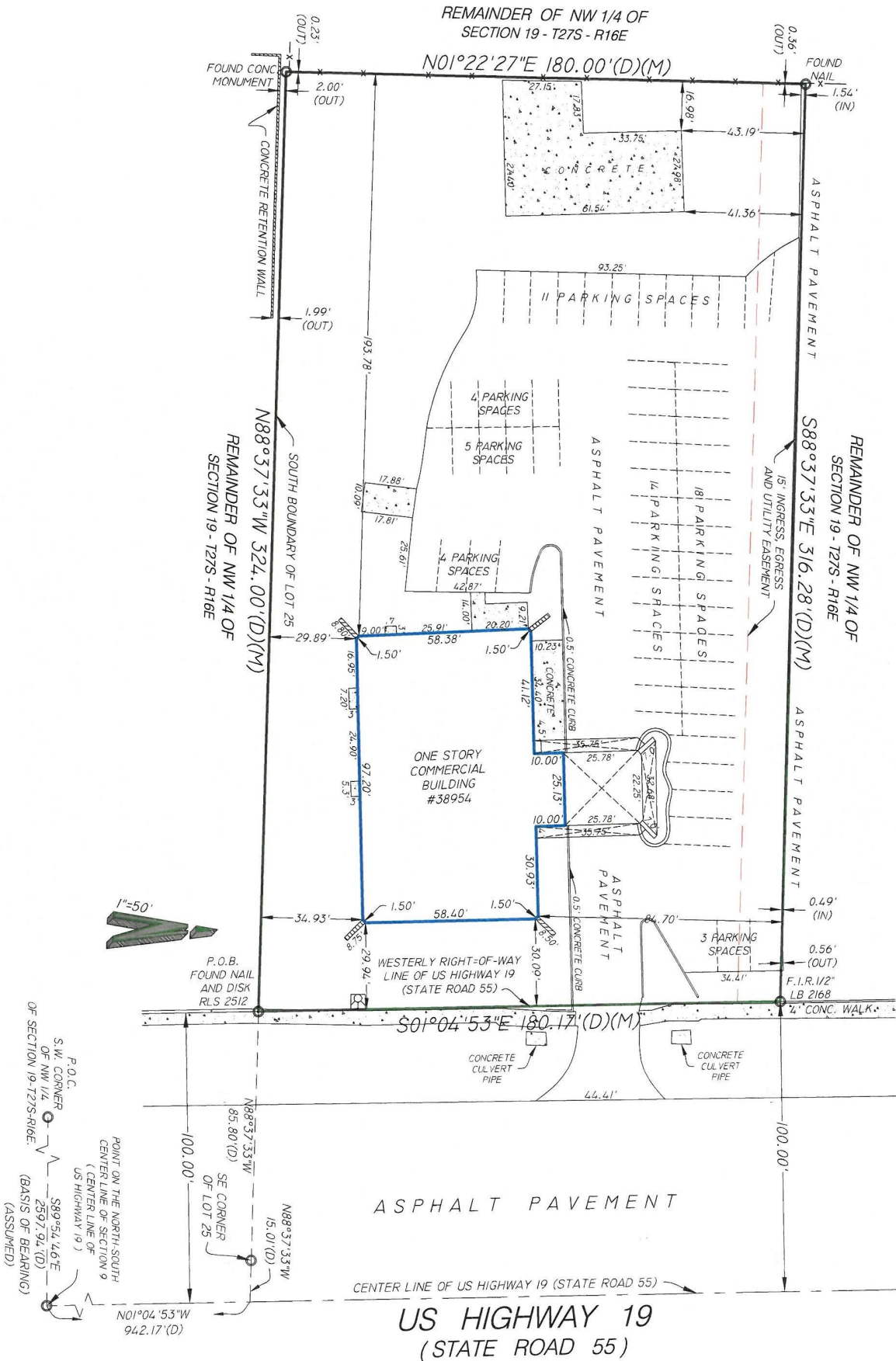
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

Sunshine State One Call
www.callsunshine.com
1-800-432-4770



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the Florida Real
Estate Community
for Over 20 Years
WWW.MELANDSERVICES.COM

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
38954 US Highway 19 N.
Tarpon Springs, FLORIDA 34689

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED
Efrain Lopez
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
	ASPHALT	⊕	BENCHMARK	N&D	NAIL & DISK	SCR.	SCREENED
	BRICK / TILE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	WATER	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.C.	POINT OF CURVATURE	⊙	WELL	N.T.S.	NOT TO SCALE
	COVERED AREA	P.R.M.	PERMANENT REFERENCE MONUMENT	⊠	FIRE HYDRANT	F.F.	FINISHED FLOOR
	TREE	P.C.C.	POINT OF COMPOUND CURVATURE	⊙	MANHOLE	T.O.B.	TOP OF BANK
	POWER POLE	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	CATCH BASIN	P.O.B.	POINT OF BEGINNING	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
		P.O.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
		P.C.P.	PERMANENT CONTROL POINT	⊠	WATER METER	B.S.L.	BUILDING SETBACK LINE
		M	FIELD MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
		D	DEED	CONC.	CONCRETE SLAB	⊙	CENTER LINE
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
EP	ELECTRIC POLE	CONC.	CONCRETE	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
PG.	PAGE	CSW	CONCRETE SIDEWALK	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
P.B.	PLAT BOOK	L	CURVE LENGHT	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
				WF	WOOD FENCE		

Property Address:

38954 US Highway 19 N.
Tarpon Springs, FLORIDA 34689

Flood Information:

Community Number: 120259
Panel Number: 12103C0038
Suffix: H
Date of Firm Index: 09/03/2003
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 10/28/2021
Date of Completion: 10/29/2021

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

A PORTION OF LOT 25, TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19; THENCE S. 89°54'46" E., 2597.94 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SECTION 19, ALSO BEING THE CENTERLINE OF US HIGHWAY 19; THENCE N. 01°04'53" W., 942.17 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N. 88°37'33" W., 15.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 25, N. 88°37'33" W., 85.08 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 19 (STATE ROAD 55) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY N. 88°37' 33" W., 324 FEET; THENCE LEAVING SAID LOT BOUNDARY N. 01°22'27" E., 180.00 FEET; THENCE S. 88°37'33" E., 316.28 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID LINE S. 01°04'53" E., 180.17 FEET TO THE POINT OF BEGINNING. CONTAINING 1.32 ACRES, MORE OR LESS.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

TBD

Legal Title Exchange, Inc.

WFG National Title Insurance Company

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 10/29/2021 bearing Job # B-103829 :

a. *NO NOTES*



M.E. Land Surveying, Inc.

10665 SW 190th Street, Suite 3110 Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Belcher Bingo Business Description.

Belcher Bingo is a local bingo hall in Pinellas County, Florida that has been in business since 2000. For 23 years we have had our charity sponsored bingo halls open to the public throughout Pinellas County and have expanded to 3 different locations. Our Largo location was the first location which opened in 2000, The Tarpon Springs location opened up in 2010 and our St Petersburg location opened in 2018. Belcher Bingo - Tarpon Springs has been in the same location 40140 US Hwy 19 N, Tarpon Springs FL 34689 in the Olympic Plaza all 13 years. We are a local charity sponsored bingo hall that donates portions of our proceeds to local non profit organizations each night of operation. Both Belcher Bingo and each of our non profit organizations are required by the Pinellas County Bingo Ordinance to obtain a specific class bingo license from Pinellas County Consumer Protection. Once approved, each license holder must renew annually and comply with all Pinellas County Bingo Ordinances along with all Florida State Statue 849.0931. We also have maintained local business licenses all these years including Tarpon Springs. Belcher Bingo plans to conduct the same type of business that we have for the last 13 years in this new location. We plan to bring a nice new building in place where an old run down business once was, to the city of Tarpon Springs and its residents. We expect to have an average of 45-50 customers daily coming to play bingo. We will also have a small snack bar at our location to serve food and drinks. Our menu will consist of concession stand items like, Sandwiches, hot dogs, candy, chips, fries, fountain sodas, and coffee etc. We are also Servsafe certified yearly. For 13 years we have ran our business successfully while complying with all local and state laws with out any penalties or fines. We plan to be open 5 days a week from the hours of 3pm - 10pm.

Thank You

Jonathan Kreidler

October 16, 2023

City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689
(727) 942-5617

Subject: Response to Staff Review Comments of September 13, 2023
23.98 PNZ – Tarpon Bingo Hall
FEG Project No. 23-072

Please find attached revised plans and other documents in response to staff review comments for the project dated September 13, 2023. The following is also an item-by-item response to each of the comments:

1. Per the City's stormwater review consultant, the project does not meet the exemptions criteria outlined in Section 141.01 of the Land Development Code (LDC) and must therefore meet stormwater management requirements listed in Section 141.05 and Section 141.06 of the LDC.

Response: Please note that the project site and its stormwater drainage were taken into consideration and accounted for in the Southwest Florida Water Management District (SWFWMD) Permit No. 43215-3, Application No. 785972 Storm Water Management Report for NitNeil Partners Mini-Storage dated August 2019. The permitted drainage area for the existing self-storage development included the project site (a.k.a. existing restaurant parcel), and the existing retention pond for the self-storage development addressed water quality treatment and water quantity concerns for the project site. Please refer to the attached Stormwater Management System Report.

As described in the attached report, the proposed re-development of the site results in a 0.02-acre net decrease in the overall impervious area; furthermore, the existing retention pond is designed to provide water quality treatment for the subject project site based on 0.84-acre of impervious cover, and the re-development of the site results in only 0.72-acre of impervious cover.

2. Per the City's stormwater review consultant: Per Section 141.03 of the Land Development Code (LDC), the entire site must be made to conform to the requirements of Section 141.00 through Section 141.08 of the LDC. If the project results in a net decrease of overall impervious area no attenuation of drainage flows will be required, but a stormwater management facility must still be added to site improvements in order to provide the needed stormwater treatment.

As indicated in the response to Comment 1., the project site and its stormwater drainage were taken into consideration and accounted for in the Southwest Florida Water Management District (SWFWMD) Permit No. 43215-3, Application No. 785972 Storm Water Management Report for NitNeil Partners Mini-Storage dated August 2019. The permitted drainage area for the existing self-storage development included the project site (a.k.a. existing restaurant parcel), and the existing retention pond for the self-storage development provides water quality treatment for the project site. Please refer to the attached Storm Water Management System Report.

As described in the attached report, the proposed re-development of the site results in a 0.02-acre net decrease in the overall impervious area; furthermore, the existing retention pond is designed to provide water quality treatment for the subject project site based on 0.84-acre of impervious cover, and the re-development of the site results in only 0.72-acre of impervious cover.

3. Per the City's stormwater review consultant, please submit a Stormwater Management Plan meeting the requirements of Section 141.05 and Section 141.06 of the Land Development Code.

Response: Please see the attached Storm Water Management System Report.

4. Per the City's stormwater review consultant, what is the relevance of the submitted ERP #43043215.001 Transfer to Operation Phase letter for the adjacent NNP Mini-storage site? If it is implied that this adjacent site stormwater pond is designed to accommodate the treatment requirements for the applicant's site, then please provide the proper documentation/confirmation (plans, calculations and mutual use agreement)

Response: The project site is included as part of SWFWMD Permit No. 43215-3, Application No. 785972. Please refer to the attached Storm Water Management System Report for supporting documentation. The storm water pond on the adjacent site is designed to provide treatment requirements for this site based on a larger impervious area than proposed with the re-development.

5. Per the City's stormwater review consultant, please note that this project lies within a volume sensitive basin and if a net increase of site impervious area is proposed, a new stormwater management facility must provide treatment and retention of the pre/post-development 100- year, 24-hour design storm flows, in accordance with Section 141.05 of the Land Development Code.

Response: As noted above and described in the attached Storm Water Management System report, the proposed re-development of the site results in a 0.02-acre net decrease in the overall impervious area; furthermore, the existing retention pond is designed to provide water quality treatment and address water quantity concerns for the subject project site based on 0.84-acre of impervious cover, and the re-development of the site results in only 0.72-acre of impervious cover.

I trust this letter and the attached documents adequately address the review comments and allow site plan approval. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or by email at SSebaali@feg-inc.us.

Sincerely,

Florida Engineering Group, Inc.

Sam J. Sebaali, P.E.
President



5127 S. Orange Avenue, Suite 200
Orlando, FL 32826
Phone: 407-895-0324
Fax: 407-895-0325

2302 Parklake Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582



Storm Water Management System Report

Tarpon Bingo Hall

Building Modifications, Additions, and Re-development

38954 US HWY 19 N

Tarpon Springs, Florida

Prepared for Aagaard-Juergensen, LLC
October 16, 2023


Simon H. Pham, P.E. 63841
Florida Engineering Group, Inc.
Certificate No. EB-0006595

Contents

Tarpon Bingo Hall.....	1
Contents	2
I. Project Narrative	3
A. Project Location	3
B. Project Site Description.....	3
C. Project Description.....	3
II. Surface Water Management System	5
A. General Description and Regulatory Requirements	5
B. Environmental Issues	5
C. Water Quality.....	5
1. Water Quality Volume Required.....	5
D. Water Quantity	5
1. Post-Development Condition.....	5
Appendix A – SWFWMD Permit No. 43215-3, Application No. 785972	6
Appendix B – Existing Conditions Plan	7
Appendix C – Proposed Conditions Plan	8
Appendix D – Excerpt from the Stormwater Management Report for NitNeil Partners Mini-Storage.....	9
Appendix E –Pre-Development and Post-Development Basin Maps from SWFWMD Permit No. 43215-3, Application No. 785972.	10
Appendix F – Excerpts from Permitted Construction Plan Sheets for NitNeil Partners Mini-Storage	11

I. Project Narrative

A. Project Location

The project site is located at 38954 US Hwy 19 N, Tarpon Springs, in Pinellas County Florida. The site is in Section 19, Township 27 South, Range 16 East.

B. Project Site Description

The total project site area is approximately 1.33 acres and consists of a single land parcel with a Pinellas County Property Appraiser Parcel I.D. Number of 19-27-16-89442-000-0251. The site is owned by KPM Tarpon, LLC.

The project site was previously occupied by Los Mexicanos Mexican Restaurant and included the restaurant building parking and other site infrastructure. The project site is bordered on the north side by StorQuest Self Storage and Saravan Plaza to the south. To the east is US Hwy 19 N and to the west is a stormwater dry retention pond which was designed and permitted with the self-storage facility development.

The proposed project consists of the re-development of this project site for a new Bingo Hall building. Stormwater runoff from the site currently drains to the west to an existing stormwater dry retention pond, which was previously designed to provide water quality treatment and attenuation for the self-storage development located to the north and for the currently developed condition of this subject project site.

The pond ultimately outfalls to the wetlands to the west. This pond is permitted under SWFWMD Permit No. 43215-3, Application No. 785972. Permit documentation is included in **Appendix A** of this report.

The project lies within Flood Zone "X" per FEMA FIRM Panel No. 12103C0038H dated 08/24/2021. Flood zone "X" is defined as areas outside the 500-year flood plain.

C. Project Description

The proposed re-development consists of the construction of building modifications, additions, and site re-development for the new proposed Bingo Hall use.

As part of the re-development, the existing building will be expanded by 3,696 S.F. from 5,940 S.F. to 9,636 S.F. The 3,696 S.F. building expansion is partially over existing impervious cover and results in a net increase of about 2,153 S.F. of impervious cover. An existing concrete slab, which is approximately 2,258 S.F. is being removed. In addition, asphalt areas and other impervious areas on the site are being removed to create landscape areas. The total impervious area being removed is approximately 3,270 S.F., which results in a net decrease of about 1,117 S.F. of impervious cover (3,270 S.F. – 2,153 S.F.).

Appendices B and C included in this report provide a breakdown of the existing and proposed impervious areas on the project site.

Water quality for the project site and its stormwater drainage were taken into consideration and accounted for in the Southwest Florida Water Management District (SWFWMD) Permit No. 43215-3, Application No. 785972 Stormwater Management Report for NitNeil Partners Mini-Storage dated August 2019. A copy of this report is included in **Appendix D** of this report.

As can be seen in the tables on Page 5 of the report, the permitted drainage area for the existing self-storage development, which contributes to the existing pond on the mini-storage site included the project site (a.k.a. 1.34 acre-restaurant parcel) as part of the pre-development and post-development basins contributing to the retention pond constructed for the NitNeil Partners Mini-Storage. These basin maps are included in **Appendix E** of this report. Also, Excerpts from Permitted Construction Plan Sheets for NitNeil Partners Mini-Storage are included in **Appendix F** of this report.

As can be seen on Page 3 of the report, water from the project site drains to the existing pond and is routed through the stormwater pond. Furthermore, the design of the existing pond takes into consideration 0.84 acre of impervious cover from this subject project site as shown in the tables on Page 5 of the report.

As indicated above, the proposed re-development of this site results in a net decrease in the overall impervious area. Based on our review of the existing site conditions, there is approximately 0.74 acre of impervious area on the subject site. The proposed re-development of the site will result in a reduction of 0.02 acre of impervious cover; thus, the proposed re-development will result in an impervious area of 0.72 acre on the subject site.

The impervious and pervious cover computations referenced on Page 5 of the report included in **Appendix D** used a slightly higher impervious area (0.84 acre) in designing the existing pond than the existing conditions on the subject site. As such, the re-development of the site does not cause any impacts on the existing stormwater system, which was designed to provide water quality treatment for this subject site. The following is a breakdown of the impervious and pervious area calculations for the subject site from the SWFWMD Permit No. 43215-3 drainage report, existing condition, and proposed condition:

Table 1 - Southwest Florida Water Management District (SWFWMD) Permit No. 43215-3, Application No. 785972 Stormwater Management Report for NitNeil Partners Mini-Storage

PERMITTED CONDITION	AREA (S.F.)	AREA (AC.)
IMPERVIOUS	36,806	0.84
PERVIOUS	21,850	0.50
TOTALS	58,656	1.34

Table 2 – Existing Condition (Obtained from Survey by M.E. Land Surveying, Inc. dated 10/29/2021)

EXISTING CONDITION	AREA (S.F.)	AREA (AC.)
IMPERVIOUS	32,226	0.74
PERVIOUS	25,522	0.59
TOTALS	57,748	1.33

Table 3 – Proposed Condition

PROPOSED CONDITION	AREA (S.F.)	AREA (AC.)
IMPERVIOUS	31,109	0.72
PERVIOUS	26,639	0.61
TOTALS	57,748	1.33

Note that the total proposed impervious cover with this re-development is 0.02 acre less than the existing condition and 0.12 acre less than the permitted impervious cover in the design of the stormwater dry retention pond for the NitNeil Partners Mini-Storage.

As stated previously, the Existing Conditions Plan in **Appendix B** and the Proposed Condition Plan in **Appendix C** of this report provide a graphical depiction of the proposed site improvements and a detailed breakdown of the pervious and impervious areas. Additionally, **Appendix E** provides Pre-Development and Post-Development Basin Maps from SWFWMD Permit No. 43215-3, Application No. 785972.

II. Surface Water Management System

A. General Description and Regulatory Requirements

The stormwater runoff from this project will discharge to the existing stormwater dry retention pond located to the west of the subject project like the existing conditions.

Water quality treatment and water quantity from the proposed project were previously considered in the design of the existing permitted stormwater dry retention pond as per the Southwest Florida Water Management District (SWFWMD) Permit No. 43215-3, Application No. 785972 according to the Stormwater Management Report for NitNeil Partners Mini-Storage dated August 2019, which is included in **Appendix D**.

B. Environmental Issues

The project site was previously developed and does not contain any jurisdictional wetlands or surface waters.

C. Water Quality

1. Water Quality Volume Required:

Water quality treatment for the project site is provided by the existing stormwater dry retention pond, which is designed and permitted by the Southwest Florida Water Management District Stormwater Management Report for NitNeil Partners Mini-Storage dated August 2019.

The existing stormwater dry retention pond was designed and permitted to receive runoff and provide water quality treatment from this project and the self-storage facility pursuant to the requirements of the City of Tarpon Springs and the Southwest Florida Water Management District. Specifically, the existing stormwater dry retention pond was designed to provide water quality treatment based on 0.84-acre of impervious cover within the project site. The proposed re-development will contain 0.72-acre of impervious cover.

Therefore, the water quality treatment provided in the existing retention pond is adequate for this development and no additional stormwater treatment is required for the proposed re-development.

D. Water Quantity

1. Post-Development Condition

Water quantity attenuation for the project site is provided by the existing permitted stormwater dry retention pond. The proposed re-development results in a 0.02-acre reduction of impervious cover. Therefore, no additional water quantity attenuation is required for the proposed re-development.

Appendix A – SWFWMD Permit No. 43215-3, Application No. 785972



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

August 14, 2019

CRP/NN Tarpon Springs Owner, LLC
Attn: Neil Sapra
14407 Peachtree Street, Suite 470
Atlanta, GA 30309

Subject: **Notice of Intended Agency Action - Approval
ERP Minor Modification**

Project Name: NNP - Mini-Storage Tarpon Springs
App ID/Permit No: 785972 / 43043215.003
County: Pinellas
Letter Received: June 14, 2019
Expiration Date: August 14, 2024
Sec/Twp/Rge: S19/T27S/R16E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

cc: John Mueller, P.E., Landis, Evans and Partners, Inc.



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

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August 14, 2019

CRP/NN Tarpon Springs Owner, LLC
Attn: Neil Sapra
14407 Peachtree Street, Suite 470
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Subject: **Notice of Agency Action - Approval
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Project Name: NNP - Mini-Storage Tarpon Springs
App ID/Permit No: 785972 / 43043215.003
County: Pinellas
Letter Received: June 14, 2019
Expiration Date: August 14, 2024
Sec/Twp/Rge: S19/T27S/R16E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

This modification of Environmental Resource Permit (ERP) No. 43043215.001 authorizes the following:

1. Construction of an additional 2,782 square feet of impervious surface due to revisions to the drive areas and building layout. The construction necessitates the replacement of an open swale conveyance with a closed pipe conveyance below the pavement. The on-line retention pond bottom elevation authorized under ERP No. 43043215.001 is being lowered by 4.08 inches to accommodate the additional runoff. The control structure design and pond footprint will not change. The Engineer-of-Record (EOR) has demonstrated that the proposed facilities will provide water quality and flood protection equivalent to the original design.
2. The project area for this ERP modification is adjacent to wetlands that have been previously reported in ERP No. 43043215.001. This permit modification does not authorize any wetland impacts or change any of the previously documented wetland features.
3. Adequate floodplain compensation has been demonstrated under the previous authorization and is not affected by the proposed modification. No additional fill within the floodplain is proposed or authorized.
- 4.. All other terms and conditions of Permit No. 43043215.001 dated May 25, 2018 and entitled "NNP - Mini-Storage Tarpon Springs" apply.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights
cc: John Mueller, P.E., Landis, Evans and Partners, Inc.

Notice of Rights

ADMINISTRATIVE HEARING

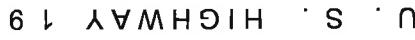
1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

Appendix B – Existing Conditions Plan

Appendix C – Proposed Conditions Plan



SITE AREA CALCULATIONS - PROPOSED	
TOTAL PORTLAND	2,829 SF
PERMANENT IMPERVIOUS AREA	21,473 SF
PERMANENT PAVED AREA	32,043 SF
PERMANENT PAVED AREA	53,516 SF
	6,291 AC
	0.33 AC
	100.00%

Appendix D – Excerpt from the Stormwater Management Report for NitNeil Partners Mini-Storage

Stormwater Management Report for NitNeil Partners Mini-Storage

Parcel ID# 19-27-16-89442-000-0250
Tarpon Springs, Pinellas County, Florida

Prepared for:

City of Tarpon Springs
Southwest Florida Water Management District
Florida Department of Transportation

Prepared by:



Landis Evans and Partners, Inc.

18115 U.S. Hwy. 41 N., Ste. 600
Lutz, FL 33549 (813) 949-7449

[Board of Professional Engineers Cert. of Authorization No. 4548]

John J. Mueller, P.E.
Registration # 58713
Revised August 2019

TABLE OF CONTENTS

A. Introduction.....	3
B. Description of Existing Conditions	3
C. Description of Proposed Conditions	3
D. Groundwater Conditions	3
E. Water Quality.....	3
F. Runoff Potential	4
G. Floodplain	5
H. Seepage Analysis.....	7
I. Onsite Conveyance	7
J. Conclusion.....	8
Appendix.....	9
Location Map	
Aerial Photo	
Soil Map	
FEMA Flood Insurance Rate Map	
Onsite Stormwater Modeling Data	
Wetland Flood Study Modeling Data (Pre/Post Basin and soil maps in pockets)	
PONDS Treatment Volume Recovery Analysis	
PONDS Closed Basin Volume Recovery Analysis	
FDOT Storm Tabulation for Onsite Conveyance	
Klosterman Road Pertinent Plan Sheets	
US 19 Pertinent Plan Sheets	
Hampton Inn Drainage Plan	

A. INTRODUCTION

Located on the west side of US Highway 19 (State Road 55) approximately 1134 ft north of the intersection of US Highway 19 and East Klosterman Road. This project is under the jurisdiction of Pinellas County and consists of one 2-story building, vehicular use area, and supporting infrastructure. The parcel area is 7.6 acres consisting of a roughly 4.8 acres wetland and project area of approximately 2.8 acres; refer to the existing conditions map. As shown on the aerial photograph the existing site is presently occupied by a parking lot. The property is zoned Highway Business District and within the Commercial and General Future Land Use District. The project site is located within Section 19, Township 27 South, Range 16 East.

The topographic survey provided by Deuel and Associates is presented in feet and based upon the North American Vertical Datum 1988 (NAVD88). Unless otherwise specified, all elevations are based on NAVD 88.

B. DESCRIPTION OF EXISTING CONDITIONS

As reflected on the survey contained in the site development plans, the site generally drains east to west discharging to the wetland in the western portion of the site. The site is currently developed with a parking lot on the site. Additional water drains from the restaurant parcel southeast of the site. A copy of the calculations from SWFWMD records is included in the appendix.

Per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 12103C0038G dated September 3, 2003 (included in the Appendix), the site is in Zone X.

Based upon the contours and other mapping data, the site discharges to a closed basin. Since the site does not discharge to a listed impaired water body, additional treatment is not required.

C. DESCRIPTION OF PROPOSED CONDITIONS

As delineated on the proposed condition exhibit, which is based on the Paving, Grading, and Drainage Plan contained in the Construction Plan set, the site generally maintains the existing drainage patterns, discharging east to west with the ultimate outfall to the wetland. Runoff from the site will be collected by inlets which route through the stormwater system to the pond. Since the site is in a closed basin, the difference from pre to post runoff will be retained.

Runoff associated with the restaurant parcel is routed through the stormwater pond.

This report has been revised to account for a recently discovered easement that requires access and an interconnect with the property to the south. The subject easement necessitating this modification is an easement agreement between the mini-storage site and the Los Mexicanos restaurant site under previous owners for both sites. The easement includes an access easement that is 30 feet in width centered on the 316+/- foot property line shared between the two properties.

Currently the approved building footprint for the three-story building encroaches within this easement by approximately 5 feet. This modification proposes to cut out of the building a 5-foot wide section along the length of and parallel to the property line to accommodate this easement. The area of the easement will be paved. Additionally, a vehicular interconnect is proposed to accommodate the cross-access requirements. Please note to recoup some of the lost square footage, the two rear buildings have been expanded by 5 feet. The net result of the proposed modifications is an addition of 2,782 square feet of impervious area.

D. GROUNDWATER CONDITIONS

Per the Geotechnical report located in the Appendix, the seasonal high groundwater is approximately 4.5 feet. The ground elevation at the boring is approximately 6.5 with the report indicating the season high to be 2 feet below grade.

E. WATER QUALITY

Since the site is not located in or discharges ultimately to an impaired water body basin, additional water quality treatment is not required. The standard 0.5 inches will be required.

The water quality volume to be retained in the existing and proposed pond is calculated as follows:

Drainage Basin	Retention Depth over Basin (Min.)	Water Quality Volume (Min.)
Site (148,443 ft ²)	0.5 in	0.142 ac-ft (6185 ft³)

The pond stage-storage table below demonstrates that the water quality volume for the site is retained in the system at elevation **6.17 ft**. Since the site is in a closed basin, the weir has been set at **9.55 ft** and the treatment volume is retained.

Stage (ft)	Area		Volume	
	(sf)	(ac)	(cf)	(ac-ft)
10	18,429	0.423	64,643	1.484
9	16,745	0.384	47,056	1.080
8	15,116	0.347	31,125	0.715
7	13,545	0.311	16,795	0.386
6	12,031	0.276	4,007	0.092
5.66	11,539	0.265	0	0

Recovery Analysis

PONDS Retention Pond Recovery Analysis software by Devo Engineering was utilized to verify that the water quality volume recovers within 72 hours per SWFWMD design criteria. According to the Geotechnical Report prepared by Faulkner Engineering included in the Appendix, the saturated horizontal hydraulic conductivity at PB-1 within the footprint of the pond is 40 in/hr.

Hydraulic Conductivity	
Horizontal Hydraulic Conductivity (k_v) per report	40 in/hr
Converted Horizontal Hydraulic Conductivity (k_v) to ft/day	80 ft/day
Factor of Safety	3
Factored Hydraulic Conductivity	26.67 ft/day

The approximate elevation of the of the boring PB-1 is 6.5. Per data included in the geotechnical report the season high groundwater elevation is 4.5 ft.

Inputting this data into the PONDS computer model contained in the Exhibits section reports that the entire water quality volume recovers in approximately 24 hours.

A separate Ponds model was utilized to calculate the drawdown and groundwater mound of the retention pond. The pond was found to recover the volume in approximately 10 days.

F. RUNOFF POTENTIAL

A custom soil report for the site from the USDA NRCS Web Soil Survey is included in the Appendix. The report indicates the predominate soils in the vicinity of the project area are Astatula Soils. The soils are classified as type A soils. The analysis area will be limited to the developable upland areas excluding the wetland plus the restaurant site totaling 2.06 +/- acres.

Pre-Development Basin Curve Number/Runoff Coefficient Calculation

Existing Condition

CONDITION	AREA(sf)	AREA (ac)	c	CN
IMPERVIOUS - NNP Site	27,402	0.63	0.90	98
PERVIOUS - NNP Site (A)	59,162	1.36	0.25	39
PERVIOUS - NNP Site (D)	3,223	0.07	0.25	80
IMPERVIOUS - Restaurant	36,806	0.84	0.90	98
PERVIOUS - Restaurant	21,850	0.50	0.25	39
TOTALS	148,443	3.41	0.55	65

Tarpon Bingo Hall
Project Site

Post Development Basin Curve Number/Runoff Coefficient Calculation

Proposed Condition

CONDITION	AREA(sf)	AREA (ac)	c	CN
IMP - VUA/CONCRETE	32655	0.75	0.95	98
IMPERVIOUS - BLDG	30790	0.71	0.95	98
SWMF	13544	0.31	1.00	100
GRASS -Type A	9575	0.22	0.15	39
Grass Type D	3223	0.07	0.25	80
IMPERVIOUS - Restaurant	36806	0.84	0.95	98
PERVIOUS - Restaurant	21850	0.50	0.15	39
TOTALS	148,443	3.41	0.77	85

City of Tarpon Spring/ Southwest Florida Water Management District

Per City and District requirements, the site is required to attenuate the 25-year/24-hour post development runoff to the 25-year/24-hour pre-development rate.

25 Year Boundary Inflow Rates (to Wetland)

	Pre	Post	Diff.
Site	11.33	4.09	-7.24

Closed Basin

Since the site is in a closed basin the difference in pre and post runoff volumes must be retained. The volumes are summarized below. Per the aforementioned stage-storage chart, the volume difference is retained at **8.85 ft**. The weir has been set at elevation **9.30 ft** and the required volume is retained.

100-Year Runoff Volumes (ft³)

	Pre	Post	Required Diff. retained
Site	90,534.00	125,159.00	34,625.00

Florida Department of Transportation

The Florida Department of Transportation (FDOT) requires discharge rates to be attenuated to 100-year storm events. Since the site does not discharge to FDOT right-of-way, it is exempt from FDOT requirements.

G. FLOODPLAIN

Per FEMA FIRM Map 12103C0038G dated September 3, 2003, the site is in Flood Zone X shaded, Areas of 500-year flood or areas of 100-year flood with depths less than 1-foot. Online mapping appeared to indicate that the site was located in the Anclote River Basin. Attempts to obtain a municipal approved floodplain model from the City, Pinellas County, and SWFWMD did not result in success since a model appears to not exist.

To determine the floodplain 100-year elevation, a model was created of the drainage basin that contributes to the wetland, please refer to the Pre-development Basin Exhibit. The model is based upon the best available information. The model is based upon the following information:

- US 19 Improvements Drawings and Drainage Calculations 2012, obtained from the SWFWMD (copies of the pertinent sheets are included in the appendix)
- Klosterman Road Improvements, 2003, obtained from the SWFWMD (copies of the pertinent sheets are included in the appendix)
- Hampton Inn and Suites, 2002, obtained from the SWFWMD (a copy of the plan is included in the appendix)
- SWFWMD DEM Surface data obtained from the NOAA Data Access Viewer

Since much of the area was developed prior to the establishment of modern permitting, site observations provided additional information.

The basin map and other maps included in the appendix describes the data obtained and utilized in model. Summary calculations of the estimated cover uses, areas, curve numbers, and pond storage area included in the appendix.

The initial starting elevation of the wetland used in the model was established by the elevation approved under the Formal Determination by SWFWMD. A copy of the permit is included with the submittal. Based upon the location set for the limits of the season high water, the elevation was found to be approximately 5.04 feet. A copy of the season high water location map is included in the appendix.

To calculate the storage volumes within the wetlands, SWFWMD LiDAR data was obtained and utilizing the features of AutoDesk Civil3d surface tools, a surface was prepared of the existing ground. Based upon the LiDAR data, the lowest point in the wetland was found to be 4. Then creating a level surface at elevations 4, 5, 6, 7, 8, and 9, the storage volumes at each were calculated utilizing the cut/fill tools. The stage-storage volumes are summarized below:

Ele.	Vol (ft3)	Vol (ac-ft)
9.00	1,744,685	40.05
8.00	1,129,923	25.94
7.00	620,109	14.24
6.00	245,376	5.63
5.00	20,736	0.48
4.00	0	0.00

The pre-development results for the flood elevation in the wetland was found to be **8.52 ft**. Using this information, a surface was created that models the amount of fill within the floodplain. The surface models

the slope from existing grade to 8.52 then a flat surface at 8.52 to the limits of 8.52. Utilizing the cut/fill tools, it was found that volume of floodplain impacts was found to be 28,034 cubic feet. This volume was removed from the wetland floodplain as shown in the following post-development-stage storage chart for the wetland:

Ele.	Vol (ft ³)	Vol (ac-ft)	Vol Removed (ft ³)	Vol Removed (ac-ft)
9.00	1,739,460	39.93	5225.094	0.12
8.00	1,119,875	25.71	10048.26	0.23
7.00	610,061	14.01	10048.26	0.23
6.00	242,663	5.57	2713.03	0.06
5.00	20,736	0.48	0	0.00
4.00	0	0.00	0	0.00

The results of the post development model indicate the floodplain elevation has not been negatively impacted and remains 8.52 ft.

Additional modeling to determine the stages for the 2.33, 10, 25, was requested by the SWFWMD. The following table summarizes the pre/post stages for the requested frequencies.

Frequency	Pre	Post
2.33-Yr	7.00	6.96
10-Yr	7.82	7.82
25-Yr	7.88	7.88

H. SEEPAGE ANALYSIS

An analysis was performed to verify that the berm would not negatively impacted by seepage through the berm. Using Ponds it was found that the groundwater mound does not intersect the berm surface. The report from Ponds is included in the appendix including the groundwater mound plot and the data table.

Ground water mound for the first few points from the table in the Appendix are plotted on the pond cross section on the plans.

I. ONSITE CONVEYANCE

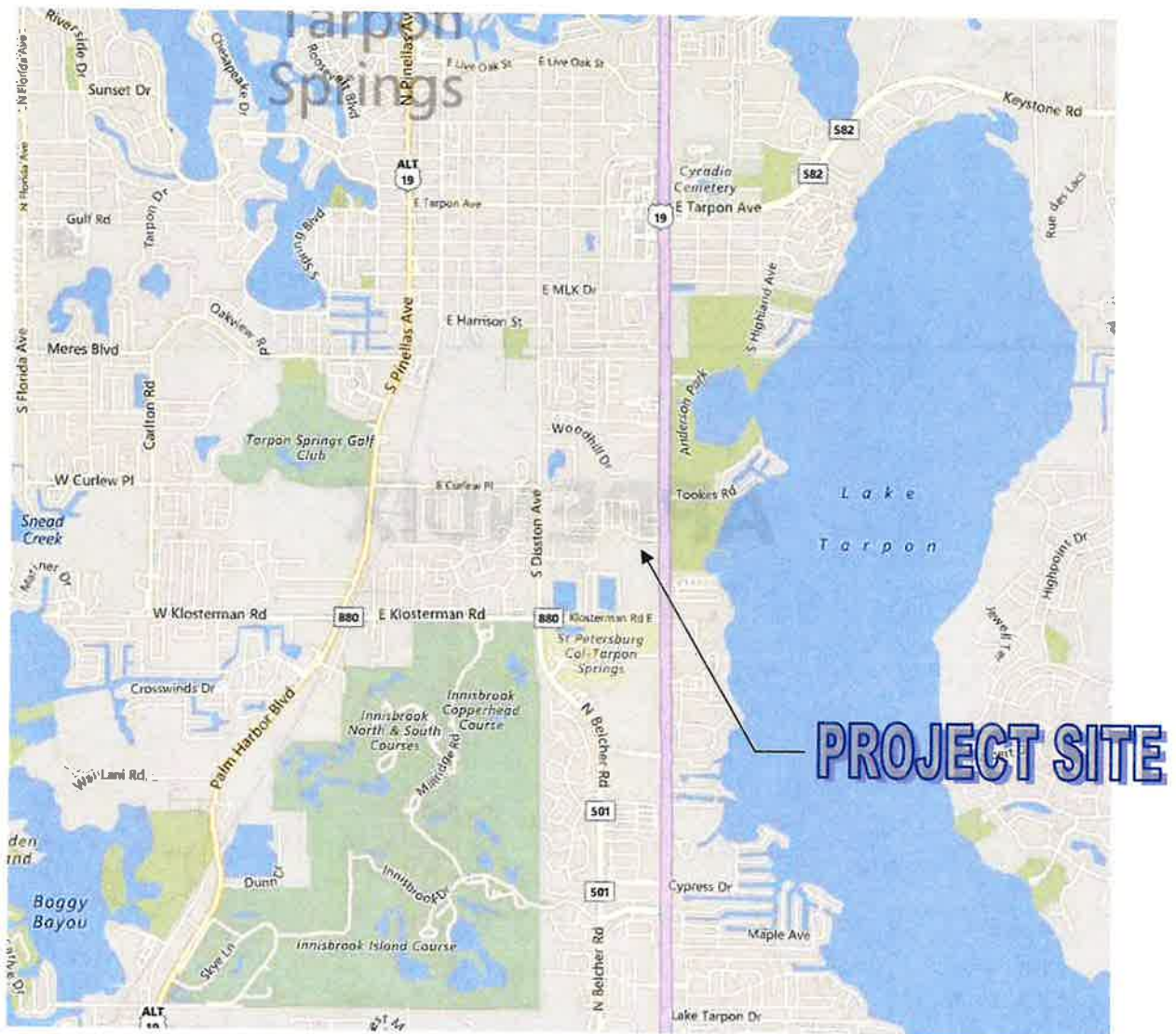
The HydroCAD Storm Sewers add-on for AutoCAD Civil 3D was utilized for onsite conveyance analysis. The basin areas for each inlet were calculated and the rational coefficients for each basin were assumed to be 0.95 to be conservative. The tailwater condition was set based upon the 10-year maximum stage. The pipe sizes for the onsite conveyances are based upon the 10-year rainfall. The FDOT style storm sewer tabulation is included in the appendix.

J. CONCLUSION

Based upon the above discussion, the site meets the requirements for City of Tarpon Springs and the Southwest Florida Water Management District. It is exempt from the Florida Department of Transportation requirements.

APPENDIX

LOCATION MAP



**US 19, Tarpon Springs, Pinellas County, Florida
(N.T.S.)**

AERIAL PHOTO



**US 19, Tarpon Springs, Pinellas County, Florida
(N.T.S.)**

SOIL MAP



SOIL SERIES LEGEND
3 – Anclote fine sand, depressional
4 – Astatula soils and Urban land, 0 to 5 percent slopes
11 – Adamsville Fine Sand

STORMWATER MODELING DATA AND EXHIBITS

==== Basins

Name: Pre-Dev	Node: BDY-Pre	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 9.000	Time of Conc(min): 10.00	
Area(ac): 3.410	Time Shift(hrs): 0.00	
Curve Number: 65.00	Max Allowable Q(cfs): 999999.000	
DCTA(%): 0.00		

==== Hydrology Simulations

Name: 100Yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\PRE-DEV\100Yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 12.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\PRE-DEV\025.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.00

Time(hrs)	Print Inc(min)
30.000	5.00

NNP - Mini-Storage Tarpon Springs
Site Only Pre-Dev Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume In	Volume ft3
100Yr-24hr	Pre-Dev	BASE	12.04	17.61	7.314	90534
25yr-24hr	Pre-Dev	BASE	12.04	11.33	4.716	58371

==== Basins =====

Name: Site Node: Pond Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 9.000 Time of Conc(min): 10.00
Area(ac): 3.410 Time Shift(hrs): 0.00
Curve Number: 85.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==== Nodes =====

Name: BDY Base Flow(cfs): 0.000 Init Stage(ft): 5.000
Group: BASE Warn Stage(ft): 5.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	5.000
36.00	5.000

Name: Pond Base Flow(cfs): 0.000 Init Stage(ft): 5.660
Group: BASE Warn Stage(ft): 10.000
Type: Stage/Area

Stage(ft)	Area(ac)
5.660	0.2650
6.000	0.2780
7.000	0.3140
8.000	0.3500
9.000	0.3870
10.000	0.4260

==== Weirs =====

Name: Weir Overflow From Node: Pond
Group: BASE To Node: BDY
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Trapezoidal

Bottom Width(ft): 20.00
Left Side Slope(h/v): 3.00
Right Side Slope(h/v): 3.00
Invert(ft): 9.300
Control Elevation(ft): 9.300
Struct Opening Dim(ft): 0.70

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

==== Hydrology Simulations =====

Name: 100yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\POST-DEV\100yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 12.00

Time(hrs)	Print Inc(min)
30.000	5.00

2019-05-25

Name: 25yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\POST-DEV\25yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.00

Time(hrs)	Print Inc(min)
30.000	5.00

==== Routing Simulations =====

Name: 100yr-24hr Hydrology Sim: 100yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\POST-DEV\100yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	10.000

Group	Run
BASE	Yes

Name: 25yr-24hr Hydrology Sim: 25yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\ICPR\POST-DEV\25yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	10.000

Group	Run
BASE	Yes

NNP - Mini-Storage Tarpon Springs
Post Dev Site Only Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100yr-24hr	Site	BASE	12.04	23.09	10.111	125159
25yr-24hr	Site	BASE	12.04	16.68	7.179	88864

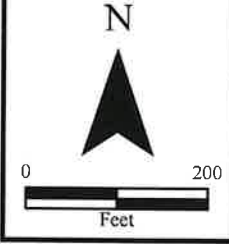
NNP - Mini-Storage Tarpon Springs
Post Dev Site Only Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
BDY	BASE	100yr-24hr	0.00	5.00	5.00	0.0000	0	12.31	15.34	0.00	0.00
Pond	BASE	100yr-24hr	12.31	9.67	10.00	0.0050	18004	12.00	22.45	12.31	15.34
BDY	BASE	25yr-24hr	0.00	5.00	5.00	0.0000	0	12.75	4.09	0.00	0.00
Pond	BASE	25yr-24hr	12.75	9.46	10.00	0.0050	17635	12.00	16.19	12.75	4.09

2019-05-25

NNP - Mini-Storage Tarpon Springs
 Post Dev Site Only Link Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max Q cfs	Max Time US Stage hrs	US Stage ft	Max Time DS Stage hrs	DS Stage ft	Max Stage ft
Weir Overflow	BASE	100yr-24hr	12.31	15.34	-0.154	12.31	12.31	9.67	0.00	5.00	
Weir Overflow	BASE	25yr-24hr	12.75	4.09	0.076	12.75	12.75	9.46	0.00	5.00	



Date: 5/3/2017	Drawn by: ZS
Source: LABINS	
Prepared for:	
File	

Tarpon Springs Self Storage
Figure 2: 2014 Aerial Photograph
Section 19, Township 27 South, Range 16 East
Pinellas County, Florida
Long: -82.742703 Lat: 28.126123 (DD)
+/- 7.43 Acres



Horner Environmental Professionals
4252 Hay Road
Lutz, Florida 33559
(813) 907-9500
hornerenvironmental.com

==== Basins

Name: Bradley Plaza	Node: Bradelly Plaza	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 10.00	
Area(ac): 2.820	Time Shift(hrs): 0.00	
Curve Number: 89.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Campus Run	Node: Camp Run 1	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 10.00	
Area(ac): 2.340	Time Shift(hrs): 0.00	
Curve Number: 90.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Hampt Inn	Node: Hampt Inn	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 10.00	
Area(ac): 3.700	Time Shift(hrs): 0.00	
Curve Number: 66.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Public Storage	Node: Public Store	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 10.00	
Area(ac): 5.410	Time Shift(hrs): 0.00	
Curve Number: 90.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Qual Inn	Node: Qual Inn	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 15.00	
Area(ac): 6.150	Time Shift(hrs): 0.00	
Curve Number: 92.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Saravan	Node: Saravan	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File: Flmod	Storm Duration(hrs): 24.00	
Rainfall Amount(in): 12.000	Time of Conc(min): 10.00	
Area(ac): 1.790	Time Shift(hrs): 0.00	
Curve Number: 89.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Sun Country	Node: Sun Country	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph GA	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	

Rainfall File: Flmod
Rainfall Amount(in): 12.000

Storm Duration(hrs): 24.00
Time of Conc(min): 10.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Sucin Hd(in)
4.660	100.000	100.00	0.500	16.540	0.417	4.170
11.510	65.000	65.00	0.500	16.540	0.417	4.170
1.250	65.000	65.00	3.500	16.540	0.417	4.170
2.530	5.000	0.00	6.670	16.540	0.417	4.170

4.59 Acres - Pond
11.51 Acres - Res 1/8 Acre, Type B/D and A/D undrained
1.25 Acres - Res 1/8 Acre, Type B/D and A/D undrained
2.53 Acres - Large res lot, mostly open A Solis

Name: SunCountry-W
Group: BASE

Ncde: SunCountry-W
Type: SCS Unit Hydrograph GA

Status: Onsite

Unit Hydrograph: Uh323
Rainfall File: Flmod
Rainfall Amount(in): 12.000

Peaking Factor: 323.0
Storm Duration(hrs): 24.00
Time of Conc(min): 20.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Sucin Hd(in)
0.890	100.000	100.00	0.500	16.540	0.417	4.170
2.150	0.000	0.00	3.500	16.540	0.417	4.170
8.310	0.000	0.00	3.500	16.540	0.417	4.170

Area west of sun country, drains to low area north of Klosterman, small imp area from house ignored due to large nature of open
0.89 Acres - Water
2.15 Acres - Wooded area (type A)
8.31 Acres - Open (type A)

Name: US19-East
Group: BASE

Ncde: US19-East
Type: SCS Unit Hydrograph GA

Status: Onsite

Unit Hydrograph: Uh256
Rainfall File: Flmod
Rainfall Amount(in): 12.000

Peaking Factor: 256.0
Storm Duration(hrs): 24.00
Time of Conc(min): 40.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Sucin Hd(in)
4.680	80.000	80.00	3.500	16.540	0.417	4.170
2.340	65.000	65.00	3.500	16.540	0.417	4.170
0.840	65.000	65.00	0.500	16.540	0.417	4.170
17.900	0.000	0.00	3.500	16.540	0.417	4.170
0.300	0.000	0.00	0.500	16.540	0.417	4.170

4.68 Acres - Eastern RCW of US 19
2.34 Acres - Res 1/8 Acre (type A)
0.84 Acres - Res 1/8 Acre (unknown type solis, type D Assumed)
17.9 Acres - Wooded (type A)
0.3 Acres - Wooded (unknown type solis, type D Assumed)

Name: US19-West
Group: BASE

Ncde: FP-Hampt
Type: SCS Unit Hydrograph CN

Status: Onsite

Unit Hydrograph: Uh256
Rainfall File: Flmod
Rainfall Amount(in): 12.000
Area(ac): 5.850
Curve Number: 83.00
DCIA(%) : 0.00

Peaking Factor: 256.0
Storm Duration(hrs): 24.00
Time of Conc(min): 25.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Name: Wetland
Group: BASE

Ncde: Wetland
Type: SCS Unit Hydrograph GA

Status: Onsite

Unit Hydrograph: Uh256
Rainfall File: Flmod
Rainfall Amount(in): 12.000

Peaking Factor: 256.0
Storm Duration(hrs): 24.00
Time of Conc(min): 34.00

Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	***** Eff Por(dec)	Suctn Hd(in)
1.460	100.000	100.00	3.500	16.540	4.170
1.980	0.000	0.00	3.500	16.540	4.170
0.070	0.000	0.00	0.500	16.540	4.170
2.200	85.000	85.00	3.500	16.540	4.170
13.910	38.000	38.00	3.500	16.540	4.170
2.020	0.000	0.00	3.500	16.540	4.170
12.530	24.000	24.00	0.500	16.540	4.170
1.200	0.000	0.00	3.500	16.540	4.170
12.940	65.000	65.00	3.500	16.540	4.170
3.230	65.000	65.00	0.500	16.540	4.170

Includes the areas within the Wetland- Direct Drainage Basin

1.46 Acres - Site Impervious Pre
1.98 Acres - Site Pre pervious (Type A)
0.07 Acres - Site Pre pervious (Type D)
2.20 Acres - Four Seasons Commercial
13.91 Acres - Res area west of site (type A)
2.02 Acres - Large SF lot with open area (Type A)
12.53 Acres - Wetland Area (Type D)
1.20 Acres - Wetland Area (Type A)
12.94 Acres - Sun Valley North (Type A)
3.23 Acres - Sun Valley North (Type D)

==== Nodes

Name: Bndy-Dummy Base Flow(cfs): 0.000 Init Stage(ft): 7.000
Group: BASE Warn Stage(ft): 7.000
Type: Time/Stage

Dummy time/stage node for model operation.

Time(hrs)	Stage(ft)
0.00	7.000
30.00	7.000

Name: BradelyPlaza Base Flow(cfs): 0.000 Init Stage(ft): 17.000
Group: BASE Warn Stage(ft): 19.250
Type: Stage/Area

Stage(ft)	Area(ac)
17.000	0.0240
18.000	0.0610
19.000	0.1000
19.250	0.1090

Name: Camp Run 1 Base Flow(cfs): 0.000 Init Stage(ft): 14.000
Group: BASE Warn Stage(ft): 17.300
Type: Stage/Area

Stage(ft)	Area(ac)
14.000	0.0610
15.000	0.0610
16.000	0.0610
17.000	0.0610
18.000	0.0610

Name: Camp Run 2 Base Flow(cfs): 0.000 Init Stage(ft): 12.000
Group: BASE Warn Stage(ft): 15.000
Type: Stage/Area

Stage(ft)	Area(ac)
12.000	0.0120

NNP Tarpon Springs
Wetland/Flood Study Pre Input Data

13.000	0.0230
14.000	0.0340
15.000	0.0530

Name: FP-Hampt	Base Flow(cfs): 0.000	Init Stage(ft): 8.000
Group: BASE		Warn Stage(ft): 11.000
Type: Stage/Area		

Floodplain on Hampton Inn Site

Stage(ft)	Area(ac)
8.000	0.0030
9.000	0.0640
10.000	0.2180
11.000	0.4690

Name: GW-Sink	Base Flow(cfs): 0.000	Init Stage(ft): 4.500
Group: BASE		Warn Stage(ft): 4.600
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	4.500
999.00	4.500

Name: HamptInn	Base Flow(cfs): 0.000	Init Stage(ft): 9.000
Group: BASE		Warn Stage(ft): 13.000
Type: Stage/Area		

Stage(ft)	Area(ac)
9.000	0.1120
10.000	0.1370
11.000	0.1620
12.000	0.1890
13.000	0.2170

Name: Public Store	Base Flow(cfs): 0.000	Init Stage(ft): 8.000
Group: BASE		Warn Stage(ft): 5.000
Type: Stage/Area		

Stage(ft)	Area(ac)
5.000	0.2600
6.000	0.3020
7.000	0.3460
8.000	0.4360
9.000	0.7210

Name: Qual Inn	Base Flow(cfs): 0.000	Init Stage(ft): 5.000
Group: BASE		Warn Stage(ft): 8.000
Type: Stage/Area		

Stage(ft)	Area(ac)
5.000	0.6880
6.000	0.8570
7.000	1.0400
8.000	1.4000
9.000	1.8200

Name: Saravan	Base Flow(cfs): 0.000	Init Stage(ft): 11.000
Group: BASE		Warn Stage(ft): 14.000
Type: Stage/Area		

Stage(ft)	Area(ac)
11.000	0.0640
12.000	0.0840
13.000	0.1040

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14.000 0.1210

Name: Sun Country Base Flow(cfs): 0.000 Init Stage(ft): 4.500
Group: BASE Warn Stage(ft): 7.000
Type: Stage/Area

Stage(ft)	Area(ac)
4.500	4.5900
5.000	4.7200
6.000	4.8800
7.000	5.4600
8.000	13.0700
9.000	17.0200

Name: SunCountry-W Base Flow(cfs): 0.000 Init Stage(ft): 5.000
Group: BASE Warn Stage(ft): 9.000
Type: Stage/Area

Area west of Sun Country - very small impervious area from house, ignored

Stage(ft)	Area(ac)
4.000	0.3200
5.000	0.8890
6.000	1.8350
7.000	2.5000
8.000	2.9600
9.000	3.3800

Name: US19-East Base Flow(cfs): 0.000 Init Stage(ft): 9.000
Group: BASE Warn Stage(ft): 13.000
Type: Stage/Area

Stage(ft)	Area(ac)
8.000	0.2270
9.000	0.5740
10.000	1.1000
11.000	2.0300
12.000	3.3200
13.000	4.3100

Name: Wetland Base Flow(cfs): 0.000 Init Stage(ft): 5.040
Group: BASE Warn Stage(ft): 9.000
Type: Stage/Volume

Stage(ft)	Volume(af)
4.000	0.0000
5.000	0.4760
6.000	5.6300
7.000	14.2400
8.000	25.9400
9.000	40.0500

Cross Sections

Name: HIPOND-OF Group: BASE
Encroachment: No

Hamton Inn Pond Overflow

Station(ft)	Elevation(ft)	Manning's N
0.000	13.000	0.025000
100.000	13.000	0.025000
220.000	13.000	0.025000

Name: SC-ROAD Group: BASE
Encroachment: No

Driveway around Sun Country

NNP Tarpon Springs
Wetland/Flood Study Pre Input Data

Station(ft)	Elevation(ft)	Manning's N
0.000	8.130	0.015000
24.000	8.070	0.015000
75.000	7.740	0.015000
126.000	7.940	0.015000
177.000	7.760	0.015000
279.000	7.760	0.015000
305.000	7.740	0.015000
347.000	7.940	0.015000
371.000	8.100	0.015000

Name: SV-Road
Encroachment: No

Group: BASE

Sunvalley Overflow

Station(ft)	Elevation(ft)	Manning's N
0.000	11.180	0.014000
22.000	10.750	0.014000
65.000	11.820	0.014000

==== Pipes =====

Name: SunVal-CrossD
Group: BASE

From Node: FP-Hampt
To Node: Wetland

Length(ft): 113.00
Count: 1

UPSTREAM DOWNSTREAM
Geometry: Horz Ellipse Horz Ellipse
Span(in): 36.00 36.00
Rise(in): 24.00 24.00
Invert(ft): 8.380 9.310
Manning's N: 0.019000 0.019000
Top Clip(in): 0.000 0.000
Bot Clip(in): 0.000 12.000

Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.00
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

Upstream FHWA Inlet Edge Description:

Horizontal Ellipse Concrete: Square edge with headwall

Downstream FHWA Inlet Edge Description:

Horizontal Ellipse Concrete: Square edge with headwall

Name: US19-CrossD
Group: BASE

From Node: US19-East
To Node: FP-Hampt

Length(ft): 166.00
Count: 1

UPSTREAM DOWNSTREAM
Geometry: Circular Circular
Span(in): 24.00 24.00
Rise(in): 24.00 24.00
Invert(ft): 10.370 9.540
Manning's N: 0.013000 0.013000
Top Clip(in): 0.000 0.000
Bot Clip(in): 0.000 0.000

Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.00
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

Upstream FHWA Inlet Edge Description:

Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:

Circular CMP: Mitered to slope

==== Drop Structures =====

Name: BradleyPlaza
Group: BASE

From Node: BradelyPlaza
To Node: FP-Hampt

Length(ft): 15.00
Count: 1

UPSTREAM DOWNSTREAM
Geometry: Circular Circular
Span(in): 15.00 15.00
Rise(in): 15.00 15.00
Invert(ft): 16.000 15.000
Manning's N: 0.013000 0.013000
Top Clip(in): 0.000 0.000

Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.000
Exit Loss Coef: 1.000
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc

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Bot Clip(in): 0.000 0.000 Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular CMP: Mitered to slope

*** Weir 1 of 1 for Drop Structure BradleyPlaza ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 24.00	Invert(ft): 18.750
Rise(in): 36.00	Control Elev(ft): 18.750

Name: CAMPRUN1 From Node: Camp Run 1 Length(ft): 216.00
Group: BASE To Node: Camp Run 2 Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 12.00	12.00	Flow: Both
Rise(in): 12.00	12.00	Entrance Loss Coef: 0.000
Invert(ft): 13.000	12.000	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular CMP: Mitered to slope

*** Weir 1 of 2 for Drop Structure CAMPRUN1 ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 0.75	Invert(ft): 14.920
Rise(in): 1.33	Control Elev(ft): 14.920

*** Weir 2 of 2 for Drop Structure CAMPRUN1 ***

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 24.00	Invert(ft): 16.250
Rise(in): 36.00	Control Elev(ft): 16.250

Name: CampRun2 From Node: Camp Run 2 Length(ft): 952.00
Group: BASE To Node: SunCountry-W Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Horz Ellipse	Horz Ellipse	Solution Algorithm: Most Restrictive
Span(in): 23.00	23.00	Flow: Both
Rise(in): 14.00	14.00	Entrance Loss Coef: 0.000
Invert(ft): 11.500	7.000	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

Downstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

*** Weir 1 of 2 for Drop Structure CampRun2 ***

TABLE

Count: 1	Bottom Clip(in): 0.000
----------	------------------------

Type: Vertical: Mavis
Flow: Both
Geometry: Rectangular
Span(in): 4.00
Rise(in): 2.42
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600
Invert(ft): 12.750
Control Elev(ft): 12.750

*** Weir 2 of 2 for Drop Structure CampRun2 ***

Count: 1
Type: Horizontal
Flow: Both
Geometry: Rectangular
Span(in): 24.00
Rise(in): 24.00
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600
Invert(ft): 14.500
Control Elev(ft): 14.500

TABLE

Name: HamptInn	From Node: HamptInn	Length(ft): 113.00
Group: BASE	To Node: FP-Hampt	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: Both
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 9.530	9.010	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	12.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure HamptInn ***

Count: 1
Type: Vertical: Mavis
Flow: Both
Geometry: Rectangular
Span(in): 0.40
Rise(in): 2.30
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600
Invert(ft): 9.980
Control Elev(ft): 9.980

TABLE

*** Weir 2 of 2 for Drop Structure HamptInn ***

Count: 1
Type: Horizontal
Flow: Both
Geometry: Rectangular
Span(in): 24.00
Rise(in): 36.00
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600
Invert(ft): 12.200
Control Elev(ft): 12.200

TABLE

Name: Saravan	From Node: Saravan	Length(ft): 90.00
Group: BASE	To Node: Wetland	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 4.00	4.00	Flow: Both
Rise(in): 4.00	4.00	Entrance Loss Coef: 0.000
Invert(ft): 10.500	10.000	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	3.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Apparent underdrain and drainage grates in bottom of pond

*** Weir 1 of 1 for Drop Structure Saravan ***

Count: 2
Type: Horizontal
Flow: Both
Geometry: Rectangular
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.200
Orifice Disc Coef: 0.600

TABLE

Span(in): 12.00 Invert(ft): 11.000
Rise(in): 12.00 Control Elev(ft): 11.000

==== Weirs

Name: CampRun1-OF From Node: Camp Run 1
Group: BASE To Node: Qual Inn
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 1920.00
Rise(in): 999.00
Invert(ft): 18.000
Control Elevation(ft): 18.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Overflow over retaining wall.

Name: HamptInn-OF From Node: HamptInn
Group: BASE To Node: FP-Hampt
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Irregular

XSec: HIPOND-OF
Invert(ft): 13.000
Control Elevation(ft): 13.000
Struct Opening Dim(ft): 9999.00

TABLE

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Hamptopn Inn Pond Overflow

Name: PubSt-Overflow From Node: Public Store
Group: BASE To Node: Wetland
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 1800.00
Rise(in): 999.00
Invert(ft): 8.000
Control Elevation(ft): 8.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: QI-Overflow From Node: Qual Inn
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 1728.00
Rise(in): 999.00
Invert(ft): 8.000
Control Elevation(ft): 8.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: ROAD From Node: Wetland
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Paved Geometry: Irregular

XSec: SC-ROAD

Invert(ft): 7.740
Control Elevation(ft): 7.740
Struct Opening Dim(ft): 9999.00

TABLE

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: SARAVAN-OF From Node: Saravan
Group: BASE To Node: Public Store
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 2040.00
Rise(in): 9999.00
Invert(ft): 14.000
Control Elevation(ft): 14.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Overflow of Sarvan Pond into Public Storage

Name: SunC-W-Overflow From Node: SunCountry-W
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 5256.00
Rise(in): 999.00
Invert(ft): 7.000
Control Elevation(ft): 7.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: SunValleyRd From Node: FP-Hampt
Group: BASE To Node: Wetland
Flow: Both Count: 1
Type: Vertical: Paved Geometry: Irregular

XSec: SV-Road
Invert(ft): 10.750
Control Elevation(ft): 10.750
Struct Opening Dim(ft): 9999.00

TABLE

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==== Percolation Links

Name: US19-E From Node: US19-East Flow: Both
Group: BASE To Node: GW-Sink Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): -6.500	Perimeter 1(ft): 498.000
Water Table Elev(ft): 4.500	Perimeter 2(ft): 1931.000
Ann Recharge Rate(in/year): 52.600	Perimeter 3(ft): 4917.000
Horiz Conductivity(ft/day): 7.500	Distance 1 to 2(ft): 100.000
Vert Conductivity(ft/day): 14.500	Distance 2 to 3(ft): 200.000
Effective Porosity(dec): 0.417	Num Cells 1 to 2: 20
Suction Head(in): 4.170	Num Cells 2 to 3: 20
Layer Thickness(ft): 0.000	

Name: Wetland Perc	From Node: Wetland	Flow: Both
Group: BASE	To Node: GW-Sink	Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): -6.500	Perimeter 1(ft): 2043.000
Water Table Elev(ft): 4.500	Perimeter 2(ft): 5374.000
Ann Recharge Rate(in/year): 52.600	Perimeter 3(ft): 13513.000
Horiz Conductivity(ft/day): 7.500	Distance 1 to 2(ft): 100.000
Vert Conductivity(ft/day): 14.500	Distance 2 to 3(ft): 200.000
Effective Porosity(dec): 0.417	Num Cells 1 to 2: 20
Suction Head(in): 4.170	Num Cells 2 to 3: 20
Layer Thickness(ft): 0.000	

==== Hydrology Simulations =====

Name: 100Yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\100yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 12.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 10Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\10Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 7.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 233Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\233Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 4.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\25Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.00

Time(hrs)	Print Inc(min)
30.000	5.00

==== Routing Simulations =====

Name: 100Yr-24hr Hydrology Sim: 100Yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\100yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	End Time(hrs): 150.00
Start Time(hrs): 0.000	Max Calc Time(sec): 60.0000
Min Calc Time(sec): 0.5000	Boundary Flows:
Boundary Stages:	

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Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10Yr-24Hr Hydrology Sim: 10Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\10Yr-24Hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 233Yr-24Hr Hydrology Sim: 233Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\233Yr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 25Yr-24Hr Hydrology Sim: 25Yr-24Hr
Filename: T:\17\1544-17 NITNEIL MINISTORAGE TARPON SPRINGS\DESIGN\DRAINAGE\DESIGN 2\WETLAND STUDY\25Yr-24Hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

NNP Tarpon Springs
Wetland/Flood Study Pre 100 Yr Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100yr-24hr	BradleyPlaza	BASE	12.04	19.64	10.631	108824
100yr-24hr	CampusRun	BASE	12.04	16.39	10.759	91388
100yr-24hr	Hampc Inn	BASE	12.04	19.48	7.462	100220
100yr-24hr	PublicStorage	BASE	12.04	37.90	10.759	211285
100yr-24hr	Qual Inn	BASE	12.10	37.06	11.012	245846
100yr-24hr	Saraven	BASE	12.04	12.47	10.631	69076
100yr-24hr	Sun Country	BASE	12.05	122.10	9.634	697665
100yr-24hr	SunCountry-W	BASE	12.13	5.49	0.933	38439
100yr-24hr	US19-East	BASE	12.40	24.00	2.869	271394
100yr-24hr	US19-West	BASE	12.17	25.83	9.846	209094
100yr-24hr	Wetland	BASE	12.32	128.34	7.226	1259847

NNP Tarpon Springs
Wetland/Flood Study Pre 10 Yr Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
10Yr-24Hr	BradleyPlaza	BASE	12.04	11.78	6.195	63413
10Yr-24Hr	CampusRun	BASE	12.04	9.89	6.312	53613
10Yr-24Hr	Hampc Inn	BASE	12.04	9.34	3.601	48359
10Yr-24Hr	NNP-Site	BASE	12.05	11.58	5.385	68615
10Yr-24Hr	PublicStorage	BASE	12.04	22.87	6.312	123951
10Yr-24Hr	Qual Inn	BASE	12.10	22.59	6.547	146149
10Yr-24Hr	Saravan	BASE	12.04	7.48	6.195	40251
10Yr-24Hr	Sun Country	BASE	12.05	75.43	5.808	420575
10Yr-24Hr	SunCountry-W	BASE	12.13	3.43	0.580	23903
10Yr-24Hr	US19-East	BASE	12.40	14.81	1.763	166308
10Yr-24Hr	US19-West	BASE	12.22	14.70	5.499	116782
10Yr-24Hr	Wetland	BASE	12.33	76.54	4.292	748322

NNP Tarpon Springs
Wetland/Flood Study Pre 2.33 Yr Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
233Yr-24Hr	BradleyPlaza	BASE	12.04	6.45	3.294	33720
233Yr-24Hr	CampusRun	BASE	12.04	5.49	3.395	28835
233Yr-24Hr	Hamp Inn	BASE	12.07	3.39	1.396	18749
233Yr-24Hr	NNP-Site	BASE	12.05	6.82	3.183	40551
233Yr-24Hr	PublicStorage	BASE	12.04	12.68	3.395	66664
233Yr-24Hr	Qual Inn	BASE	12.10	12.80	3.601	80387
233Yr-24Hr	Saravan	BASE	12.04	4.10	3.294	21404
233Yr-24Hr	Sun Country	BASE	12.07	38.16	3.257	235848
233Yr-24Hr	SunCountry-W	BASE	12.13	2.06	0.345	14213
233Yr-24Hr	US19-East	BASE	12.42	8.43	1.026	97084
233Yr-24Hr	US19-West	BASE	12.22	7.34	2.725	57859
233Yr-24Hr	Wetland	BASE	12.40	37.09	2.336	407305

NNP Carpon Springs
Wetland/Flood Study Pre 25 Yr Basin Max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
25Yr-24Hr	BradleyPlaza	BASE	12.04	14.41	7.667	78486
25Yr-24Hr	CampusRun	BASE	12.04	12.07	7.789	66160
25Yr-24Hr	Hampt Inn	BASE	12.04	12.63	4.839	64994
25Yr-24Hr	NNP-Site	BASE	12.05	13.91	6.487	82647
25Yr-24Hr	PublicStorage	BASE	12.04	27.91	7.789	152960
25Yr-24Hr	Qual Inn	BASE	12.10	27.44	8.032	179306
25Yr-24Hr	Saravan	BASE	12.04	9.15	7.667	49819
25Yr-24Hr	Sun Country	BASE	12.05	91.51	7.083	512938
25Yr-24Hr	SunCountry-W	BASE	12.13	4.12	0.698	28748
25Yr-24Hr	US19-East	BASE	12.40	17.91	2.132	201670
25Yr-24Hr	US19-West	BASE	12.17	18.41	6.934	147250
25Yr-24Hr	Wetland	BASE	12.32	94.65	5.270	918830

NNP Tarpon Springs
Wetland/Flood Study Pre 100 Yr Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft ²	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	100yr-24hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
BradelyPlaza	BASE	100yr-24hr	12.35	20.86	19.25	-0.0050	7265	12.00	19.13	12.35	12.10
Camp Run 1	BASE	100yr-24hr	12.01	18.08	17.00	0.0050	2657	12.00	15.98	12.01	15.96
Camp Run 2	BASE	100yr-24hr	12.08	14.78	15.00	0.0050	2131	12.01	4.34	12.08	4.34
Fp-Hampt	BASE	100yr-24hr	12.23	11.40	11.00	0.0050	24929	12.10	51.98	12.23	50.26
GW-Sink	BASE	100yr-24hr	0.00	4.50	4.60	0.0000	0	12.85	1.98	0.00	0.00
HamptInn	BASE	100yr-24hr	12.09	13.09	13.00	0.0050	9557	12.08	18.93	12.09	18.82
Public Store	BASE	100yr-24hr	33.42	8.53	5.00	0.0023	25534	12.01	48.58	12.05	48.34
Qual Inn	BASE	100yr-24hr	33.96	8.52	8.00	0.0031	70584	12.08	48.49	29.33	38.92
Saravan	BASE	100yr-24hr	12.02	14.08	14.00	0.0050	5328	12.00	12.15	12.02	12.12
Sun Country	BASE	100yr-24hr	34.31	8.53	7.00	0.0034	659799	29.33	838.51	0.00	0.00
SunCountry-W	BASE	100yr-24hr	33.32	8.53	9.00	-0.0050	138638	12.17	9.76	29.33	621.29
US19-East	BASE	100yr-24hr	14.68	11.56	13.00	-0.0022	119848	12.42	23.98	14.62	6.05
Wetland	BASE	100yr-24hr	33.96	8.52	9.00	0.0031	622288	12.25	228.37	29.33	178.79

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland/Flood Study Pre 10 Yr Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	10Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
Bradely Plaza	BASE	10Yr-24Hr	12.16	19.44	19.25	0.0047	5046	12.00	11.44	12.16	9.78
Camp Run 1	BASE	10Yr-24Hr	12.05	18.05	17.00	0.0050	2657	12.00	9.62	12.05	9.56
Camp Run 2	BASE	10Yr-24Hr	12.15	14.78	15.00	-0.0050	2130	12.04	4.32	12.15	4.32
FP-Hampt	BASE	10Yr-24Hr	12.35	11.14	11.00	0.0050	22126	12.17	23.10	12.35	21.61
GW-Sink	BASE	10Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
Hampt Inn	BASE	10Yr-24Hr	13.27	12.73	13.00	0.0040	9127	12.08	9.14	14.56	1.33
Public Store	BASE	10Yr-24Hr	12.16	8.14	5.00	0.0004	20736	12.13	26.20	12.16	25.26
Qual Inn	BASE	10Yr-24Hr	16.79	8.02	8.00	0.0020	61305	12.08	27.79	16.79	1.07
Saravan	BASE	10Yr-24Hr	12.14	14.05	14.00	0.0050	5308	12.00	7.26	12.14	6.50
Sun Country	BASE	10Yr-24Hr	150.00	7.99	7.00	0.0029	267263	12.00	73.36	0.00	0.00
Sun Country-W	BASE	10Yr-24Hr	150.00	7.99	9.00	0.0050	110747	12.17	7.70	150.00	22.81
US19-East	BASE	10Yr-24Hr	15.39	11.05	13.00	-0.0022	91154	12.42	14.80	15.27	2.40
Wetland	BASE	10Yr-24Hr	19.79	7.82	9.00	0.0029	541977	12.28	118.77	19.74	8.54

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NMP Tarpon Springs
Wetland/Flood Study Pre 2.33 Yr Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Max Stage ft	Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	233Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
BradelyPlaza	BASE	233Yr-24Hr	12.09	19.08	19.25	0.0048	4487	12.08	6.24	12.09	6.16
Camp Run 1	BASE	233Yr-24Hr	12.32	17.07	17.00	0.0050	2657	12.00	5.31	11.92	4.04
Camp Run 2	BASE	233Yr-24Hr	12.35	14.75	15.00	0.0050	2102	11.92	4.04	12.35	3.64
FP-Hampt	BASE	233Yr-24Hr	12.56	10.76	11.00	0.0050	18020	12.14	12.99	12.56	8.24
GW-Sink	BASE	233Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
HamptInn	BASE	233Yr-24Hr	24.28	11.73	13.00	0.0027	7916	12.08	3.34	24.28	0.04
Public Store	BASE	233Yr-24Hr	12.08	8.09	5.00	0.0003	20068	12.00	12.27	12.08	12.24
Qual Inn	BASE	233Yr-24Hr	25.52	7.12	8.00	0.0019	47143	12.08	12.77	0.00	0.00
Saravan	BASE	233Yr-24Hr	13.66	13.68	14.00	-0.0044	5033	12.08	3.96	13.66	0.39
Sun Country	BASE	233Yr-24Hr	25.02	5.65	7.00	0.0008	210112	12.08	37.70	0.00	0.00
SunCountry-W	BASE	233Yr-24Hr	150.00	5.74	9.00	0.0008	69296	12.21	5.50	0.00	0.00
US19-East	BASE	233Yr-24Hr	23.78	10.55	13.00	0.0025	70151	12.42	8.43	0.01	1.20
Wetland	BASE	233Yr-24Hr	28.15	7.00	9.00	0.0022	442168	12.33	55.74	13.31	0.65

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area sq ft	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	25Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
Bradely Plaza	BASE	25Yr-24Hr	12.25	19.88	19.25	-0.0050	5730	12.00	14.02	12.25	10.55
Camp Run 1	BASE	25Yr-24Hr	12.01	18.06	17.00	-0.0050	2657	12.00	11.75	12.01	11.74
Camp Run 2	BASE	25Yr-24Hr	12.10	14.78	15.00	0.0050	2130	12.00	4.33	12.10	4.33
Fp-Hampt	BASE	25Yr-24Hr	12.48	11.23	11.00	0.0050	23129	12.42	31.58	12.48	29.92
GW-Sink	BASE	25Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
Hampt Inn	BASE	25Yr-24Hr	12.43	13.04	13.00	0.0041	9502	12.08	12.33	12.43	7.00
Public Store	BASE	25Yr-24Hr	12.08	8.18	5.00	0.0006	21170	12.03	35.51	12.08	35.27
Qual Inn	BASE	25Yr-24Hr	13.13	8.06	8.00	0.0025	61997	12.08	34.73	13.13	6.00
Saravan	BASE	25Yr-24Hr	12.04	14.06	14.00	0.0050	5317	12.00	8.90	12.04	8.86
Sun Country	BASE	25Yr-24Hr	33.87	7.87	7.00	0.0050	526578	31.40	344.84	0.00	0.00
SunCountry-W	BASE	25Yr-24Hr	31.40	7.88	9.00	-0.0050	126443	12.17	8.39	31.40	332.74
US19-East	BASE	25Yr-24Hr	15.04	11.24	13.00	-0.0022	102104	12.42	17.90	15.28	3.59
Wetland	BASE	25Yr-24Hr	14.95	7.89	9.00	0.0030	547773	12.25	152.61	14.95	25.65

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland/Flood Study Pre 100 Yr Node Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	100yr-24hr	12.35	12.10	-0.120	12.35	20.86	12.23	11.40
CAMPRUN1	BASE	100yr-24hr	12.01	4.34	-0.050	12.01	18.08	12.08	14.78
Camprun1-OF	BASE	100yr-24hr	12.01	11.62	0.406	12.01	18.08	33.96	8.52
CampRun2	BASE	100yr-24hr	12.08	4.34	-0.034	12.08	14.78	33.32	8.53
HamptInn	BASE	100yr-24hr	15.16	1.36	0.041	12.09	13.09	12.23	11.40
HamptInn-OF	BASE	100yr-24hr	12.09	17.56	0.488	12.09	13.09	12.23	11.40
PubSt-Overflow	BASE	100yr-24hr	12.05	48.34	42.141	33.42	8.53	33.96	8.52
QI-Overflow	BASE	100yr-24hr	29.33	38.92	-30.368	33.96	8.52	34.31	8.53
ROAD	BASE	100yr-24hr	29.33	178.30	-139.064	33.96	8.52	34.31	8.53
Saravan	BASE	100yr-24hr	12.02	0.41	-0.003	12.02	14.08	33.96	8.52
SARAVAN-OF	BASE	100yr-24hr	12.02	11.70	0.247	12.02	14.08	33.42	8.53
Sunc-W-Overflow	BASE	100yr-24hr	29.33	621.29	508.805	33.32	8.53	34.31	8.53
SunVal-CrossD	BASE	100yr-24hr	12.23	12.11	0.018	12.23	11.40	12.20	10.08
SunValleyRd	BASE	100yr-24hr	12.23	38.16	0.182	12.23	11.40	33.96	8.52
US19-CrossD	BASE	100yr-24hr	14.67	5.67	0.405	14.68	11.56	12.23	11.40
US19-E	BASE	100yr-24hr	0.01	1.20	1.198	14.68	11.56	0.00	4.50
Wetland Perc	BASE	100yr-24hr	12.84	1.49	0.440	33.96	8.52	0.00	4.50

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland/Flood Study Pre 10 Yr Node Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	10Yr-24Hr	12.16	9.78	-0.066	12.16	19.44	12.35	11.14
CAMPRUN1	BASE	10Yr-24Hr	12.04	4.32	-0.069	12.05	18.05	12.15	14.78
CampRun1-OF	BASE	10Yr-24Hr	12.05	5.24	0.339	12.05	18.05	16.79	8.02
CampRun2	BASE	10Yr-24Hr	12.15	4.32	-0.040	12.15	14.78	150.00	7.09
HamptInn	BASE	10Yr-24Hr	14.56	1.33	-0.039	13.27	12.73	12.35	11.14
HamptInn-OF	BASE	10Yr-24Hr	0.00	0.00	0.000	13.27	12.73	12.35	11.14
PubSt-Overflow	BASE	10Yr-24Hr	12.16	25.26	0.088	12.16	8.14	19.79	7.82
QI-Overflow	BASE	10Yr-24Hr	16.79	1.07	0.043	16.79	8.02	150.00	7.09
ROAD	BASE	10Yr-24Hr	19.79	7.97	0.111	19.79	7.82	150.00	7.09
Saravan	BASE	10Yr-24Hr	12.14	0.41	-0.016	12.14	14.05	19.79	7.82
SARAVAN-OF	BASE	10Yr-24Hr	12.14	6.09	0.231	12.14	14.05	12.16	8.14
SunC-W-Overflow	BASE	10Yr-24Hr	150.00	22.81	4.299	150.00	7.09	150.00	7.09
SunVal-Crossed	BASE	10Yr-24Hr	12.35	10.61	-0.026	12.35	11.14	12.33	10.03
SunValleyRd	BASE	10Yr-24Hr	12.35	11.00	-0.046	12.35	11.14	19.79	7.82
US19-Crossed	BASE	10Yr-24Hr	15.34	2.07	0.219	15.39	11.05	12.35	11.14
US19-E	BASE	10Yr-24Hr	0.01	1.20	1.198	15.39	11.05	0.00	4.50
Wetland Perc	BASE	10Yr-24Hr	13.14	1.00	0.440	19.79	7.82	0.00	4.50

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland/Flood Study Pre 2.33 Yr Node Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max US Stage hrs	Max US Stage ft	Max DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	233Yr-24Hr	12.09	6.16	0.024	12.09	19.08	12.56	10.76
CAMPBRUN1	BASE	233Yr-24Hr	11.92	4.04	-0.092	12.32	17.07	12.35	14.75
CampRun1-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	12.32	17.07	25.52	7.12
CampRun2	BASE	233Yr-24Hr	12.35	3.64	-0.045	12.35	14.75	150.00	5.74
HamptInn	BASE	233Yr-24Hr	24.28	0.04	0.003	24.28	11.73	12.56	10.76
HamptInn-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	12.08	11.73	12.56	10.76
PubSt-Overflow	BASE	233Yr-24Hr	12.08	12.24	0.042	12.08	8.09	28.15	7.00
QI-Overflow	BASE	233Yr-24Hr	0.00	0.00	0.000	25.52	7.12	25.02	5.65
ROAD	BASE	233Yr-24Hr	0.00	0.00	0.000	28.15	7.00	25.02	5.65
Saravan	BASE	233Yr-24Hr	13.66	0.39	-0.021	13.66	13.68	28.15	7.00
SARAVAN-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	13.66	13.68	12.08	8.09
SunC-W-Overflow	BASE	233Yr-24Hr	0.00	0.00	0.000	150.00	5.74	25.02	5.65
SunVal-CrossD	BASE	233Yr-24Hr	12.56	8.24	-0.026	12.56	10.76	12.54	9.92
SunValleyRd	BASE	233Yr-24Hr	12.56	0.00	0.000	12.56	10.76	28.15	7.00
US19-CrossD	BASE	233Yr-24Hr	23.37	0.16	0.005	12.56	10.60	12.56	10.76
US19-E	BASE	233Yr-24Hr	0.01	1.20	1.196	23.78	10.55	0.00	4.50
Wetland Perc	BASE	233Yr-24Hr	13.31	0.65	0.440	28.15	7.00	0.00	4.50

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland/Flood Study Pre 25 Yr Node Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max US Stage hrs	Max US Stage ft	Max DS Stage hrs	Max DS Stage ft
Bradley Plaza	BASE	25Yr-24Hr	12.25	10.55	-0.132	12.25	13.88	12.48	11.23
CAMP RUN1	BASE	25Yr-24Hr	12.00	4.33	-0.077	12.01	18.06	12.10	14.78
CampRun1-OF	BASE	25Yr-24Hr	12.01	7.41	0.353	12.01	18.06	13.13	8.06
CampRun2	BASE	25Yr-24Hr	12.10	4.33	-0.041	12.10	14.78	31.40	7.88
Kempt Inn	BASE	25Yr-24Hr	14.63	1.38	0.033	12.43	13.04	12.48	11.23
Hamper Inn-OF	BASE	25Yr-24Hr	12.43	5.73	0.295	12.43	13.04	12.48	11.23
PubSt-Overflow	BASE	25Yr-24Hr	12.08	35.27	0.124	12.08	8.18	14.95	7.88
Q1-Overflow	BASE	25Yr-24Hr	13.13	6.00	0.077	13.13	8.06	33.87	7.87
ROAD	BASE	25Yr-24Hr	14.95	24.73	11.232	14.95	7.88	33.87	7.87
Saravan	BASE	25Yr-24Hr	12.04	0.41	-0.004	12.04	14.06	14.95	7.88
SARAVAN-OF	BASE	25Yr-24Hr	12.04	8.45	0.255	12.04	14.06	12.08	8.18
SunC-W-Overflow	BASE	25Yr-24Hr	31.40	332.74	-296.511	31.40	7.88	33.87	7.87
SunVal-CrossD	BASE	25Yr-24Hr	12.48	11.16	0.020	12.48	11.23	12.47	10.05
SunValleyRd	BASE	25Yr-24Hr	12.48	18.76	-0.107	12.48	11.23	14.95	7.88
US19-CrossD	BASE	25Yr-24Hr	15.36	3.25	-0.322	15.04	11.24	12.48	11.23
US19-E	BASE	25Yr-24Hr	0.01	1.20	1.198	15.04	11.24	0.00	4.50
Wetland Perc	BASE	25Yr-24Hr	13.08	1.19	0.440	14.95	7.88	0.00	4.50

11/28/2017, Revised 1/12/2018, Reprinted 5/15/2018 (no revisions)

NNP Tarpon Springs
Wetland Study Pre Network Map

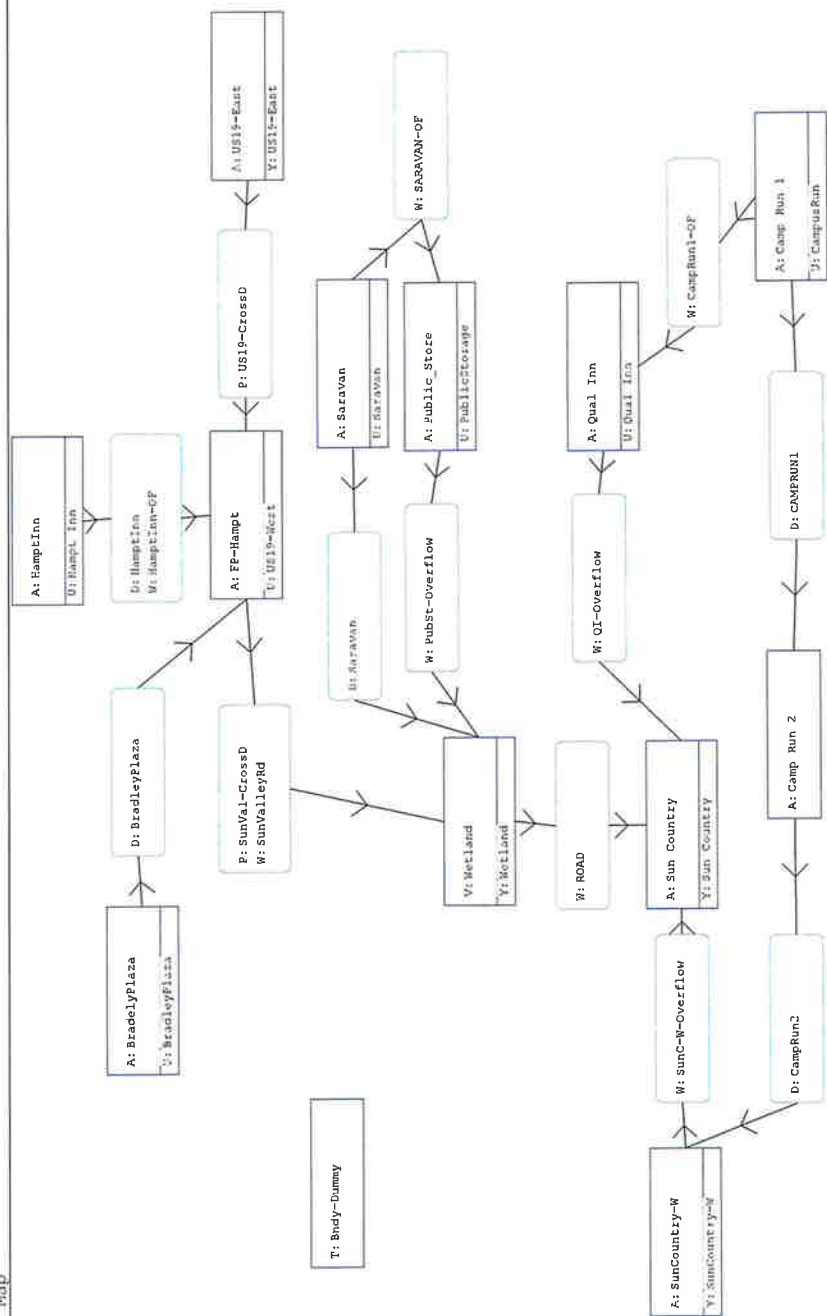
Nodes

Stage	A Stage/Area	V Stage/Volume	T Time/Stage	M Manhole
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
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67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links

P Pipe
 W Weir
 C Channel
 D Drop Structure
 B Bridge
 R Rating Curve
 H Breach
 E Percolation
 F Filter
 X Exfil Trench



11/28/2017

Interconnected Channel and Pond Routing Model (ICPR) ©2002 Streamline Technologies, Inc.

==== Basins =====

Name: BradleyPlaza Node: BradelyPlaza Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Area(ac): 2.820 Time Shift(hrs): 0.00
Curve Number: 89.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: CampusRun Node: Camp Run 1 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Area(ac): 2.340 Time Shift(hrs): 0.00
Curve Number: 90.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Hampt Inn Node: HamptInn Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Area(ac): 3.700 Time Shift(hrs): 0.00
Curve Number: 66.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: NNP-Site Node: NNP-Pond Status: Onsite
Group: BASE Type: SCS Unit Hydrograph GA

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Suctn Hd(in)
0.070	0.000	0.00	0.500	16.540	0.417	4.170
0.830	0.000	0.00	3.500	16.540	0.417	4.170
2.610	100.000	100.00	3.500	16.540	0.417	4.170

NNP Site + Restaurant Data

0.07 Acres - Grass Type D
0.83 Acres - Grass Type A (modified from 0.82 acres, 5/15/2018) (modified from 0.93 to 0.83 4/30/2019 for easement)
2.61 Acres - Impervious (modified from 2.51 4/30/2019 for easement accomodation)

Name: PublicStorage Node: Public Store Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Area(ac): 5.410 Time Shift(hrs): 0.00
Curve Number: 90.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Qual Inn Node: Qual Inn Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 15.00
Area(ac): 6.150 Time Shift(hrs): 0.00

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

Curve Number: 92.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Saravan Node: Saravan Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Area(ac): 1.790 Time Shift(hrs): 0.00
Curve Number: 89.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Sun Country Node: Sun Country Status: Onsite
Group: BASE Type: SCS Unit Hydrograph GA

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 10.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Suctn Hd(in)
4.660	100.000	100.00	0.500	16.540	0.417	4.170
11.510	65.000	65.00	0.500	16.540	0.417	4.170
1.250	65.000	65.00	3.500	16.540	0.417	4.170
2.530	5.000	0.00	6.670	16.540	0.417	4.170

4.59 Acres - Pond
11.51 Acres - Res 1/8 Acre, Type B/D and A/D undrained
1.25 Acres - Res 1/8 Acre, Type B/D and A/D undrained
2.53 Acres - Large res lot, mostly open A Solis

Name: SunCountry-W Node: SunCountry-W Status: Onsite
Group: BASE Type: SCS Unit Hydrograph GA

Unit Hydrograph: Uh323 Peaking Factor: 323.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 20.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Suctn Hd(in)
0.890	100.000	100.00	0.500	16.540	0.417	4.170
2.150	0.000	0.00	3.500	16.540	0.417	4.170
8.310	0.000	0.00	3.500	16.540	0.417	4.170

Area west of sun country, drains to low area north of Klosterman, small imp area from house ignored due to large nature of open
0.89 Acres -Water
2.15 Acres - Wooded area (type A)
8.31 Acres - Open (type A)

Name: US19-East Node: US19-East Status: Onsite
Group: BASE Type: SCS Unit Hydrograph GA

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 40.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Suctn Hd(in)
4.680	80.000	80.00	3.500	16.540	0.417	4.170
2.340	65.000	65.00	3.500	16.540	0.417	4.170
0.840	65.000	65.00	0.500	16.540	0.417	4.170
17.900	0.000	0.00	3.500	16.540	0.417	4.170
0.300	0.000	0.00	0.500	16.540	0.417	4.170

4.68 Acres - Eastern ROW of US 19
2.34 Acres - Res 1/8 Acre (type A)
0.84 Acres - Res 1/8 Acre (unknown type solis, type D Assumed)

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

17.9 Acres - Wooded (type A)
0.3 Acres - Wooded (unknown type solis, type D Assumed)

Name: US19-West Node: FP-Hampt Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 25.00
Area(ac): 5.850 Time Shift(hrs): 0.00
Curve Number: 83.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Wetland Node: Wetland Status: Onsite
Group: BASE Type: SCS Unit Hydrograph GA

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Flmod Storm Duration(hrs): 24.00
Rainfall Amount(in): 12.000 Time of Conc(min): 34.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

Area(ac)	Impervious(%)	DCIA(%)	Cutoff(ft)	*****	Eff Por(dec)	Suctn Hd(in)
2.200	85.000	85.00	3.500	16.540	0.417	4.170
13.910	38.000	38.00	3.500	16.540	0.417	4.170
2.020	0.000	0.00	3.500	16.540	0.417	4.170
12.530	24.000	24.00	0.500	16.540	0.417	4.170
1.200	0.000	0.00	3.500	16.540	0.417	4.170
12.940	65.000	65.00	3.500	16.540	0.417	4.170
3.230	65.000	65.00	0.500	16.540	0.417	4.170
0.110	0.000	0.00	3.500	16.540	0.417	4.170

Includes the areas within the Wetland- Direct Drainage Basin

2.20 Acres - Four Seasons Commercial
13.91 Acres - Res area west of site (type A)
2.02 Acres - Large SF lot with open area (Type A)
12.53 Acres - Wetland Area (Type D)
1.20 Acres - Wetland Area (Type A)
12.94 Acres - Sun Valley North (Type A)
3.23 Acres - Sun Valley North (Type D)
0.11 Acres - Type A Grass (small graded landscaped areas on site that drain direct to wetland, 5/15/2018)

==== Nodes =====

Name: Bndy-Dummy Base Flow(cfs): 0.000 Init Stage(ft): 7.000
Group: BASE Warn Stage(ft): 7.000
Type: Time/Stage

Dummy time/stage node for model operation.

Time(hrs)	Stage(ft)
0.00	7.00
30.00	7.00

Name: BradelyPlaza Base Flow(cfs): 0.000 Init Stage(ft): 17.000
Group: BASE Warn Stage(ft): 19.250
Type: Stage/Area

Stage(ft)	Area(ac)
17.00	0.0240
18.00	0.0610
19.00	0.1000
19.25	0.1090

Name: Camp Run 1 Base Flow(cfs): 0.000 Init Stage(ft): 14.000
Group: BASE Warn Stage(ft): 17.000
Type: Stage/Area

Stage(ft)	Area(ac)
14.00	0.0610
15.00	0.0610
16.00	0.0610
17.00	0.0610
18.00	0.0610

Name: Camp Run 2 Base Flow(cfs): 0.000 Init Stage(ft): 12.000
Group: BASE Warn Stage(ft): 15.000
Type: Stage/Area

Stage(ft)	Area(ac)
12.00	0.0120
13.00	0.0230
14.00	0.0340
15.00	0.0530

Name: FP-Hampt Base Flow(cfs): 0.000 Init Stage(ft): 8.000
Group: BASE Warn Stage(ft): 11.000
Type: Stage/Area

Floodplain on Hampton Inn Site

Stage(ft)	Area(ac)
8.00	0.0030
9.00	0.0640
10.00	0.2180
11.00	0.4690

Name: GW-Sink Base Flow(cfs): 0.000 Init Stage(ft): 4.500
Group: BASE Warn Stage(ft): 4.600
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	4.50
999.00	4.50

Name: HamptInn Base Flow(cfs): 0.000 Init Stage(ft): 9.000
Group: BASE Warn Stage(ft): 13.000
Type: Stage/Area

Stage(ft)	Area(ac)
9.00	0.1120
10.00	0.1370
11.00	0.1620
12.00	0.1890
13.00	0.2170

Name: NNP-Pond Base Flow(cfs): 0.000 Init Stage(ft): 5.660
Group: BASE Warn Stage(ft): 10.000
Type: Stage/Area

Nitniel Partners Site Pond

Stage(ft)	Area(ac)
5.66	0.2650
6.00	0.2780
7.00	0.3140
8.00	0.3500
9.00	0.3870
10.00	0.4260

Name: Public_Store Base Flow(cfs): 0.000 Init Stage(ft): 8.000
Group: BASE Warn Stage(ft): 5.000
Type: Stage/Area

Stage(ft)	Area(ac)
5.00	0.2600
6.00	0.3020
7.00	0.3460
8.00	0.4360
9.00	0.7210

Name: Qual Inn Base Flow(cfs): 0.000 Init Stage(ft): 5.000
Group: BASE Warn Stage(ft): 8.000
Type: Stage/Area

Stage(ft)	Area(ac)
5.00	0.6880
6.00	0.8570
7.00	1.0400
8.00	1.4000
9.00	1.8200

Name: Saravan Base Flow(cfs): 0.000 Init Stage(ft): 11.000
Group: BASE Warn Stage(ft): 14.000
Type: Stage/Area

Stage(ft)	Area(ac)
11.00	0.0640
12.00	0.0840
13.00	0.1040
14.00	0.1210

Name: Sun Country Base Flow(cfs): 0.000 Init Stage(ft): 4.500
Group: BASE Warn Stage(ft): 7.000
Type: Stage/Area

Stage(ft)	Area(ac)
4.50	4.5900
5.00	4.7200
6.00	4.8800
7.00	5.4600
8.00	13.0700
9.00	17.0200

Name: SunCountry-W Base Flow(cfs): 0.000 Init Stage(ft): 5.000
Group: BASE Warn Stage(ft): 9.000
Type: Stage/Area

Area west of Sun Country - very small impervious area from house, ignored

Stage(ft)	Area(ac)
4.00	0.3200
5.00	0.8890
6.00	1.8350
7.00	2.5000
8.00	2.9600
9.00	3.3800

Name: US19-East Base Flow(cfs): 0.000 Init Stage(ft): 9.000
Group: BASE Warn Stage(ft): 13.000
Type: Stage/Area

Stage(ft)	Area(ac)
8.00	0.2270
9.00	0.5740
10.00	1.1000
11.00	2.0300
12.00	3.3200
13.00	4.3100

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

Name: Wetland Base Flow(cfs): 0.000 Init Stage(ft): 5.040
Group: BASE Warn Stage(ft): 9.000
Type: Stage/Volume

Stage(ft)	Volume(af)
4.00	0.0000
5.00	0.4800
6.00	5.5700
7.00	14.0100
8.00	25.7100
9.00	39.9300

Name: HIPOND-OF Group: BASE
Encroachment: No

Hamton Inn Pond Overflow

Station(ft)	Elevation(ft)	Manning's N
0.000	13.000	0.025000
100.000	13.000	0.025000
220.000	13.000	0.025000

Name: SC-ROAD Group: BASE
Encroachment: No

Driveway around Sun Country

Station(ft)	Elevation(ft)	Manning's N
0.000	8.130	0.015000
24.000	8.070	0.015000
75.000	7.740	0.015000
126.000	7.940	0.015000
177.000	7.760	0.015000
279.000	7.760	0.015000
305.000	7.740	0.015000
347.000	7.940	0.015000
371.000	8.100	0.015000

Name: SV-Road Group: BASE
Encroachment: No

Sunvalley Overflow

Station(ft)	Elevation(ft)	Manning's N
0.000	11.180	0.014000
22.000	10.750	0.014000
65.000	11.820	0.014000

Name: SunVal-CrossD From Node: FP-Hampt Length(ft): 113.00
Group: BASE To Node: Wetland Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.00
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

UPSTREAM	DOWNSTREAM
Geometry: Horz Ellipse	Horz Ellipse
Span(in): 36.00	36.00
Rise(in): 24.00	24.00
Invert(ft): 8.380	8.310
Manning's N: 0.019000	0.019000
Top Clip(in): 0.000	0.000
Bot Clip(in): 0.000	12.000

Upstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

Downstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall


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-----
Name: US19-CrossD      From Node: US19-East      Length(ft): 166.00
Group: BASE            To Node: FP-Hampt          Count: 1
                        Friction Equation: Automatic
                        Solution Algorithm: Most Restrictive
                        Flow: Both
                        Entrance Loss Coef: 0.00
                        Exit Loss Coef: 1.00
                        Bend Loss Coef: 0.00
                        Outlet Ctrl Spec: Use dc or tw
                        Inlet Ctrl Spec: Use dc
                        Stabilizer Option: None

UPSTREAM      DOWNSTREAM
Geometry: Circular      Circular
Span(in): 24.00      24.00
Rise(in): 24.00      24.00
Invert(ft): 10.370    9.540
Manning's N: 0.013000  0.013000
Top Clip(in): 0.000    0.000
Bot Clip(in): 0.000    0.000

```

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular CMP: Mitered to slope

=====

```

-----
Name: BradleyPlaza      From Node: BradelyPlaza      Length(ft): 15.00
Group: BASE            To Node: FP-Hampt          Count: 1
                        Friction Equation: Automatic
                        Solution Algorithm: Most Restrictive
                        Flow: Both
                        Entrance Loss Coef: 0.000
                        Exit Loss Coef: 1.000
                        Outlet Ctrl Spec: Use dc or tw
                        Inlet Ctrl Spec: Use dc
                        Solution Incs: 10

UPSTREAM      DOWNSTREAM
Geometry: Circular      Circular
Span(in): 15.00      15.00
Rise(in): 15.00      15.00
Invert(ft): 16.000    15.000
Manning's N: 0.013000  0.013000
Top Clip(in): 0.000    0.000
Bot Clip(in): 0.000    0.000

```

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular CMP: Mitered to slope

*** Weir 1 of 1 for Drop Structure BradleyPlaza ***

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Horizontal	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.200	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 24.00	Invert(ft): 18.750	
Rise(in): 36.00	Control Elev(ft): 18.750	

```

-----
Name: CAMPRUN1      From Node: Camp Run 1      Length(ft): 216.00
Group: BASE        To Node: Camp Run 2      Count: 1
                        Friction Equation: Automatic
                        Solution Algorithm: Most Restrictive
                        Flow: Both
                        Entrance Loss Coef: 0.000
                        Exit Loss Coef: 1.000
                        Outlet Ctrl Spec: Use dc or tw
                        Inlet Ctrl Spec: Use dc
                        Solution Incs: 10

UPSTREAM      DOWNSTREAM
Geometry: Circular      Circular
Span(in): 12.00      12.00
Rise(in): 12.00      12.00
Invert(ft): 13.000    12.000
Manning's N: 0.012000  0.012000
Top Clip(in): 0.000    0.000
Bot Clip(in): 0.000    0.000

```

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular CMP: Mitered to slope

*** Weir 1 of 2 for Drop Structure CAMPRUN1 ***

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.200	

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 0.75 Invert(ft): 14.920
Rise(in): 1.33 Control Elev(ft): 14.920

*** Weir 2 of 2 for Drop Structure CAMPRUN1 ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 24.00 Invert(ft): 16.250
Rise(in): 36.00 Control Elev(ft): 16.250

Name: CampRun2 From Node: Camp Run 2 Length(ft): 952.00
Group: BASE To Node: SunCountry-W Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Horz Ellipse	Horz Ellipse	Solution Algorithm: Most Restrictive
Span(in): 23.00	23.00	Flow: Both
Rise(in): 14.00	14.00	Entrance Loss Coef: 0.000
Invert(ft): 11.500	7.000	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

Downstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

*** Weir 1 of 2 for Drop Structure CampRun2 ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 4.00 Invert(ft): 12.750
Rise(in): 2.42 Control Elev(ft): 12.750

*** Weir 2 of 2 for Drop Structure CampRun2 ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600
Span(in): 24.00 Invert(ft): 14.500
Rise(in): 24.00 Control Elev(ft): 14.500

Name: HamptInn From Node: HamptInn Length(ft): 113.00
Group: BASE To Node: FP-Hampt Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: Both
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 9.530	9.010	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	12.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure HamptInn ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 0.40 Invert(ft): 9.980
Rise(in): 2.30 Control Elev(ft): 9.980

*** Weir 2 of 2 for Drop Structure HamptInn ***

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 24.00 Invert(ft): 12.200
Rise(in): 36.00 Control Elev(ft): 12.200

TABLE

Name: Saravan From Node: Saravan Length(ft): 90.00
Group: BASE To Node: Wetland Count: 1

UPSTREAM DOWNSTREAM Friction Equation: Automatic
Geometry: Circular Circular Solution Algorithm: Most Restrictive
Span(in): 4.00 4.00 Flow: Both
Rise(in): 4.00 4.00 Entrance Loss Coef: 0.000
Invert(ft): 10.500 10.000 Exit Loss Coef: 1.000
Manning's N: 0.012000 0.012000 Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000 0.000 Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000 0.000 Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Apparent underdrain and drainage grates in bottom of pond

*** Weir 1 of 1 for Drop Structure Saravan ***

Count: 2 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 12.00 Invert(ft): 11.000
Rise(in): 12.00 Control Elev(ft): 11.000

TABLE

==== Weirs =====

Name: CampRun1-OF From Node: Camp Run 1
Group: BASE To Node: Qual Inn
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 1920.00
Rise(in): 999.00
Invert(ft): 18.000
Control Elevation(ft): 18.000

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Overflow over retaining wall.

Name: HamptInn-OF From Node: HamptInn
Group: BASE To Node: FP-Hampt
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Irregular

XSec: HIPOND-OF
Invert(ft): 13.000
Control Elevation(ft): 13.000
Struct Opening Dim(ft): 9999.00

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Hamptopn Inn Pond Overflow

Name: NNP Weir From Node: NNP-Pond
Group: BASE To Node: Wetland
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Trapezoidal

Bottom Width(ft): 20.00
Left Side Slope(h/v): 3.00
Right Side Slope(h/v): 3.00
Invert(ft): 9.300
Control Elevation(ft): 9.300
Struct Opening Dim(ft): 0.70

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Name: PubSt-Overflow From Node: Public Store
Group: BASE To Node: Wetland
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 1800.00
Rise(in): 999.00
Invert(ft): 8.000
Control Elevation(ft): 8.000

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Name: QI-Overflow From Node: Qual Inn
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 1728.00
Rise(in): 999.00
Invert(ft): 8.000
Control Elevation(ft): 8.000

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Name: ROAD From Node: Wetland
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Paved Geometry: Irregular

XSec: SC-ROAD
Invert(ft): 7.740
Control Elevation(ft): 7.740
Struct Opening Dim(ft): 9999.00

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Name: SARA VAN-OF From Node: Saravan
Group: BASE To Node: Public Store
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 2040.00
Rise(in): 9999.00
Invert(ft): 14.000
Control Elevation(ft): 14.000

Bottom Clip(in): 0.000
Top Clip(in): 0.000

TABLE

Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Overflow of Sarvan Pond into Public Storage

Name: SunC-W-Overflow From Node: SunCountry-W
Group: BASE To Node: Sun Country
Flow: Both Count: 1
Type: Vertical: Gravel Geometry: Rectangular

Span(in): 5256.00
Rise(in): 999.00
Invert(ft): 7.000
Control Elevation(ft): 7.000

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

Name: SunValleyRd From Node: FP-Hampt
Group: BASE To Node: Wetland
Flow: Both Count: 1
Type: Vertical: Paved Geometry: Irregular

XSec: SV-Road
Invert(ft): 10.750
Control Elevation(ft): 10.750
Struct Opening Dim(ft): 9999.00

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

TABLE

=====
Percolation Links
=====

Name: US19-E From Node: US19-East Flow: Both
Group: BASE To Node: GW-Sink Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): -6.500 Perimeter 1(ft): 498.000
Water Table Elev(ft): 4.500 Perimeter 2(ft): 1931.000
Ann Recharge Rate(in/year): 52.600 Perimeter 3(ft): 4917.000
Horiz Conductivity(ft/day): 7.500 Distance 1 to 2(ft): 100.000
Vert Conductivity(ft/day): 14.500 Distance 2 to 3(ft): 200.000
Effective Porosity(dec): 0.417 Num Cells 1 to 2: 20
Suction Head(in): 4.170 Num Cells 2 to 3: 20
Layer Thickness(ft): 0.000

Name: Wetland Perc From Node: Wetland Flow: Both
Group: BASE To Node: GW-Sink Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm

Aquifer Base Elev(ft): -6.500 Perimeter 1(ft): 2043.000
Water Table Elev(ft): 4.500 Perimeter 2(ft): 5374.000
Ann Recharge Rate(in/year): 52.600 Perimeter 3(ft): 13513.000
Horiz Conductivity(ft/day): 7.500 Distance 1 to 2(ft): 100.000
Vert Conductivity(ft/day): 14.500 Distance 2 to 3(ft): 200.000
Effective Porosity(dec): 0.417 Num Cells 1 to 2: 20
Suction Head(in): 4.170 Num Cells 2 to 3: 20
Layer Thickness(ft): 0.000

=====
Hydrology Simulations
=====

Name: 100yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\100yr-24hr.R32

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 12.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 10Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\10Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 7.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 233Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\233Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 4.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\25Yr-24Hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.00

Time(hrs)	Print Inc(min)
30.000	5.00

==== Routing Simulations =====

Name: 100yr-24hr Hydrology Sim: 100yr-24hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\100yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10Yr-24Hr Hydrology Sim: 10Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\10Yr-24Hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00

NNP Tarpon Springs
Wetland/Flood Study Post Input Data

Min Calc Time(sec): 0.5000
Boundary Stages:

Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

Name: 233Yr-24Hr Hydrology Sim: 233Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\233Yr-24Hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

Name: 25Yr-24Hr Hydrology Sim: 25Yr-24Hr
Filename: T:\17\1544-17 NitNeil MiniStorage Tarpon Springs\Design\Drainage\Design 2\Wetland Study\25Yr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

NNP Tarpon Springs
Wetland/Flood Study Post Basin Max 100 yr

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100yr-24hr	BradleyPlaza	BASE	12.04	19.64	10.631	108824
100yr-24hr	CampusRun	BASE	12.04	16.39	10.759	91388
100yr-24hr	Hampt Inn	BASE	12.04	19.48	7.462	100220
100yr-24hr	NNP-Site	BASE	12.05	19.27	9.028	115025
100yr-24hr	PublicStorage	BASE	12.04	37.90	10.759	211285
100yr-24hr	Qual Inn	BASE	12.10	37.06	11.012	245846
100yr-24hr	Saravan	BASE	12.04	12.47	10.631	69076
100yr-24hr	Sun Country	BASE	12.05	122.10	9.634	697665
100yr-24hr	SunCountry-W	BASE	12.13	5.49	0.933	38439
100yr-24hr	US19-East	BASE	12.40	24.00	2.869	271394
100yr-24hr	US19-West	BASE	12.17	25.83	9.846	209094
100yr-24hr	Wetland	BASE	12.32	128.34	7.209	1259847

NNP Tarpon Springs
Wetland/Flood Study Post Basin Max 10 yr

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
10Yr-24Hr	BradleyPlaza	BASE	12.04	11.78	6.195	63413
10Yr-24Hr	CampusRun	BASE	12.04	9.89	6.312	53613
10Yr-24Hr	Hampt Inn	BASE	12.04	9.34	3.601	48359
10Yr-24Hr	NNP-Site	BASE	12.05	12.03	5.596	71298
10Yr-24Hr	PublicStorage	BASE	12.04	22.87	6.312	123951
10Yr-24Hr	Qual Inn	BASE	12.10	22.59	6.547	146149
10Yr-24Hr	Saravan	BASE	12.04	7.48	6.195	40251
10Yr-24Hr	Sun Country	BASE	12.05	75.43	5.808	420575
10Yr-24Hr	SunCountry-W	BASE	12.13	3.43	0.580	23903
10Yr-24Hr	US19-East	BASE	12.40	14.81	1.763	166808
10Yr-24Hr	US19-West	BASE	12.22	14.70	5.499	116782
10Yr-24Hr	Wetland	BASE	12.33	76.54	4.282	748322

NNP Tarpon Springs
Wetland/Flood Study Post Basin Max 2.33 yr

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
233Yr-24Hr	BradleyPlaza	BASE	12.04	6.45	3.294	33720
233Yr-24Hr	CampusRun	BASE	12.04	5.49	3.395	28835
233Yr-24Hr	Hampt Inn	BASE	12.07	3.39	1.396	18749
233Yr-24Hr	NNP-Site	BASE	12.05	7.09	3.308	42146
233Yr-24Hr	PublicStorage	BASE	12.04	12.68	3.395	66664
233Yr-24Hr	Qual Inn	BASE	12.10	12.80	3.601	80387
233Yr-24Hr	Saravan	BASE	12.04	4.10	3.294	21404
233Yr-24Hr	Sun Country	BASE	12.07	38.16	3.257	235848
233Yr-24Hr	SunCountry-W	BASE	12.13	2.06	0.345	14213
233Yr-24Hr	US19-East	BASE	12.42	8.43	1.026	97084
233Yr-24Hr	US19-West	BASE	12.22	7.34	2.725	57859
233Yr-24Hr	Wetland	BASE	12.40	37.09	2.331	407305

NNP Tarpon Springs
Wetland/Flood Study Post Basin Max 25 yr

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
25Yr-24Hr	BradleyPlaza	BASE	12.04	14.41	7.667	78486
25Yr-24Hr	CampusRun	BASE	12.04	12.07	7.789	66160
25Yr-24Hr	Hampt Inn	BASE	12.04	12.63	4.839	64994
25Yr-24Hr	NNP-Site	BASE	12.05	14.45	6.740	85874
25Yr-24Hr	PublicStorage	BASE	12.04	27.91	7.789	152960
25Yr-24Hr	Qual Inn	BASE	12.10	27.44	8.032	179306
25Yr-24Hr	Saravan	BASE	12.04	9.15	7.667	49819
25Yr-24Hr	Sun Country	BASE	12.05	91.51	7.083	512938
25Yr-24Hr	SunCountry-W	BASE	12.13	4.12	0.698	28748
25Yr-24Hr	US19-East	BASE	12.40	17.91	2.132	201670
25Yr-24Hr	US19-West	BASE	12.17	18.41	6.934	147250
25Yr-24Hr	Wetland	BASE	12.32	94.65	5.258	918830

NNP Tarpon Springs
Wetland/Flood Study Post Node Max 100 yr

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Endy-Dummy	BASE	100yr-24hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
BradelyPlaza	BASE	100yr-24hr	12.35	20.86	19.25	-0.0050	7265	12.00	19.13	12.35	12.10
Camp Run 1	BASE	100yr-24hr	12.01	18.08	17.00	0.0050	2657	12.00	15.98	12.01	15.96
Camp Run 2	BASE	100yr-24hr	12.08	14.78	15.00	0.0050	2131	12.01	4.34	12.08	4.34
FF-Hampt	BASE	100yr-24hr	12.23	11.40	11.00	0.0050	24929	12.10	51.98	12.23	50.26
GW-Sink	BASE	100yr-24hr	0.00	4.50	4.60	0.0000	0	12.85	1.98	0.00	0.00
HamptInn	BASE	100yr-24hr	12.09	13.09	13.00	0.0050	9557	12.08	18.93	12.09	18.82
NNP-Pond	BASE	100yr-24hr	12.27	9.65	10.00	0.0033	17957	12.00	18.79	12.27	13.63
Public_Store	BASE	100yr-24hr	34.69	8.53	5.00	0.0023	25538	12.01	48.58	12.05	48.34
Qual Inn	BASE	100yr-24hr	33.92	8.53	8.00	0.0031	70591	12.08	48.49	31.93	39.71
Saravan	BASE	100yr-24hr	12.02	14.08	14.00	0.0050	5328	12.00	12.15	12.02	12.12
Sun Country	BASE	100yr-24hr	34.39	8.53	7.00	0.0034	659850	31.93	846.88	0.00	0.00
SunCountry-W	BASE	100yr-24hr	33.92	8.53	9.00	-0.0050	138646	12.17	9.76	31.93	625.86
US19-East	BASE	100yr-24hr	14.68	11.56	13.00	-0.0022	119848	12.42	23.98	14.61	6.05
Wetland	BASE	100yr-24hr	33.92	8.52	9.00	0.0031	622320	12.25	228.19	31.93	181.77

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Node Max 10 yr

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	10Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
Brady Plaza	BASE	10Yr-24Hr	12.16	19.44	19.25	0.0047	5046	12.00	11.44	12.16	9.78
Camp Run 1	BASE	10Yr-24Hr	12.05	18.05	17.00	0.0050	2657	12.00	9.62	12.05	9.56
Camp Run 2	BASE	10Yr-24Hr	12.15	14.78	15.00	-0.0050	2130	12.04	4.32	12.15	4.32
FP-Hampt	BASE	10Yr-24Hr	12.35	11.14	11.00	0.0050	22126	12.17	23.10	12.35	21.61
GW-Sink	BASE	10Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
Hampt Inn	BASE	10Yr-24Hr	13.27	12.73	13.00	0.0040	9127	12.08	9.14	14.56	1.33
NNP-Pond	BASE	10Yr-24Hr	13.64	9.36	10.00	0.0026	17478	12.00	11.72	13.64	1.07
Public Store	BASE	10Yr-24Hr	12.16	8.14	5.00	0.0004	20736	12.13	26.20	12.16	25.26
Qual Inn	BASE	10Yr-24Hr	16.79	8.02	8.00	0.0020	61305	12.08	27.79	16.79	1.07
Saravan	BASE	10Yr-24Hr	12.14	14.05	14.00	0.0050	5308	12.00	7.26	12.14	6.50
Sun Country	BASE	10Yr-24Hr	149.99	7.09	7.00	0.0029	266120	12.00	73.36	0.00	0.00
SunCountry-W	BASE	10Yr-24Hr	149.99	7.09	9.00	0.0050	110673	12.17	7.70	38.53	22.72
US19-East	BASE	10Yr-24Hr	15.39	11.05	13.00	-0.0022	91154	12.42	14.80	15.27	2.40
Wetland	BASE	10Yr-24Hr	19.82	7.82	9.00	0.0029	541965	12.28	118.77	19.79	8.52

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NMP Tarpon Springs
Wetland/Flood Study Post Node Max 2.33 Yr

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	233Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
BradelyPlaza	BASE	233Yr-24Hr	12.09	19.08	19.25	0.0048	4487	12.08	6.24	12.09	6.16
Camp Run 1	BASE	233Yr-24Hr	12.32	17.07	17.00	0.0050	2657	12.00	5.31	11.92	4.04
Camp Run 2	BASE	233Yr-24Hr	12.35	14.75	15.00	0.0050	2102	11.92	4.04	12.35	3.64
FP-Hampt	BASE	233Yr-24Hr	12.56	10.76	11.00	0.0050	18020	12.14	12.99	12.56	8.24
GW-Sink	BASE	233Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
HamptInn	BASE	233Yr-24Hr	24.28	11.73	13.00	0.0027	7916	12.08	3.34	24.28	0.04
NMP-Pond	BASE	233Yr-24Hr	25.02	8.68	10.00	0.0020	16345	12.00	6.88	0.00	0.00
Public_Store	BASE	233Yr-24Hr	12.08	8.09	5.00	0.0003	20068	12.00	12.27	12.08	12.24
Qual Inn	BASE	233Yr-24Hr	25.52	7.12	8.00	0.0019	47143	12.08	12.77	0.00	0.00
Saravan	BASE	233Yr-24Hr	13.66	13.68	14.00	-0.0044	5033	12.08	3.96	13.66	0.39
Sun Country	BASE	233Yr-24Hr	25.02	5.65	7.00	0.0008	210112	12.08	37.70	0.00	0.00
SunCountry-W	BASE	233Yr-24Hr	150.00	5.74	9.00	0.0008	69296	12.21	5.50	0.00	0.00
US19-East	BASE	233Yr-24Hr	23.78	10.55	13.00	0.0025	70151	12.42	8.43	0.01	1.20
Wetland	BASE	233Yr-24Hr	28.27	6.96	9.00	0.0022	433250	12.33	53.46	13.31	0.64

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Node Max 25 yr

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bndy-Dummy	BASE	25Yr-24Hr	0.00	7.00	7.00	0.0000	0	0.00	0.00	0.00	0.00
BradelyPlaza	BASE	25Yr-24Hr	12.25	19.88	19.25	-0.0050	5730	12.00	14.02	12.25	10.55
Camp Run 1	BASE	25Yr-24Hr	12.01	18.06	17.00	-0.0050	2657	12.00	11.75	12.01	11.74
Camp Run 2	BASE	25Yr-24Hr	12.10	14.78	15.00	0.0050	2130	12.00	4.33	12.10	4.33
FP-Hampt	BASE	25Yr-24Hr	12.48	11.23	11.00	0.0050	23129	12.42	31.58	12.48	29.92
GW-Sink	BASE	25Yr-24Hr	0.00	4.50	4.60	0.0000	0	0.01	1.64	0.00	0.00
HampLinn	BASE	25Yr-24Hr	12.43	13.04	13.00	0.0041	9502	12.08	12.33	12.43	7.00
NNP-Pond	BASE	25Yr-24Hr	12.62	9.48	10.00	0.0028	17666	12.00	14.09	12.62	4.81
Public Store	BASE	25Yr-24Hr	12.08	8.18	5.00	0.0006	21170	12.03	35.51	12.08	35.27
Qual Inn	BASE	25Yr-24Hr	13.13	8.06	8.00	0.0025	61997	12.08	34.73	13.13	6.00
Satavan	BASE	25Yr-24Hr	12.04	14.06	14.00	0.0050	5317	12.00	8.90	12.04	8.86
Sun Country	BASE	25Yr-24Hr	32.54	7.87	7.00	0.0050	524694	37.88	340.13	0.00	0.00
SunCountry-W	BASE	25Yr-24Hr	34.46	7.87	9.00	0.0050	126333	12.17	8.39	37.88	329.10
US19-East	BASE	25Yr-24Hr	15.04	11.24	13.00	-0.0022	102102	12.42	17.90	15.28	3.59
Wetland	BASE	25Yr-24Hr	15.06	7.88	9.00	0.0030	548986	12.25	147.97	15.06	24.40

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Link Max 100 yr

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfe	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	100yr-24hr	12.35	12.10	-0.120	12.35	20.86	12.23	11.40
CAMPRUN1	BASE	100yr-24hr	12.01	4.34	-0.050	12.01	18.08	12.08	14.78
CampRun1-OF	BASE	100yr-24hr	12.01	11.62	0.406	12.01	18.08	33.92	8.53
CampRun2	BASE	100yr-24hr	12.08	4.34	-0.034	12.08	14.78	33.92	8.53
HamptInn	BASE	100yr-24hr	15.16	1.36	0.041	12.09	13.09	12.23	11.40
HamptInn-OF	BASE	100yr-24hr	12.09	17.56	0.488	12.09	13.09	12.23	11.40
NNP Weir	BASE	100yr-24hr	12.27	13.63	0.087	12.27	9.65	33.92	8.52
PubSt-Overflow	BASE	100yr-24hr	12.05	48.34	42.008	34.69	8.53	33.92	8.52
QT-Overflow	BASE	100yr-24hr	31.93	39.71	30.418	33.92	8.53	34.39	8.53
ROAD	BASE	100yr-24hr	31.93	181.31	139.331	33.92	8.52	34.39	8.53
Saravan	BASE	100yr-24hr	12.02	0.41	-0.001	12.02	14.08	33.92	8.52
SARAVAN-OF	BASE	100yr-24hr	12.02	11.70	0.247	12.02	14.08	34.69	8.53
SunC-W-Overflow	BASE	100yr-24hr	31.93	625.86	-508.179	33.92	8.53	34.39	8.53
SunVal-CrossD	BASE	100yr-24hr	12.23	12.11	0.018	12.23	11.40	12.20	10.08
SunValleyRd	BASE	100yr-24hr	12.23	38.16	0.182	12.23	11.40	33.92	8.52
US19-CrossD	BASE	100yr-24hr	14.64	5.67	0.402	14.68	11.56	12.23	11.40
US19-E	BASE	100yr-24hr	0.01	1.20	1.198	14.68	11.56	0.00	4.50
Wetland Perc	BASE	100yr-24hr	12.84	1.49	0.440	33.92	8.52	0.00	4.50

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Link Max 10 yr

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	10Yr-24Hr	12.16	9.78	-0.066	12.16	19.44	12.35	11.14
CAMPRUN1	BASE	10Yr-24Hr	12.04	4.32	-0.069	12.05	18.05	12.15	14.78
CampRun1-OF	BASE	10Yr-24Hr	12.05	5.24	0.339	12.05	18.05	16.79	8.02
CampRun2	BASE	10Yr-24Hr	12.15	4.32	-0.040	12.15	14.78	149.99	7.09
HamptonInn	BASE	10Yr-24Hr	14.56	1.33	-0.039	13.27	12.73	12.35	11.14
HamptonInn-OF	BASE	10Yr-24Hr	0.00	0.00	0.000	13.27	12.73	12.35	11.14
NNP Weir	BASE	10Yr-24Hr	13.64	1.07	0.009	13.64	9.36	19.82	7.82
PubSt-Overflow	BASE	10Yr-24Hr	12.16	25.26	0.088	12.16	8.14	19.82	7.82
QI-Overflow	BASE	10Yr-24Hr	16.79	1.07	0.043	16.79	8.02	149.99	7.09
ROAD	BASE	10Yr-24Hr	19.82	7.95	0.110	19.82	7.82	149.99	7.09
Saravan	BASE	10Yr-24Hr	12.14	0.41	-0.018	12.14	14.05	19.82	7.82
SARAVAN-OF	BASE	10Yr-24Hr	12.14	6.09	0.231	12.14	14.05	12.16	8.14
SunC-W-Overflow	BASE	10Yr-24Hr	38.53	22.72	4.291	149.99	7.09	149.99	7.09
SunVal-Crossed	BASE	10Yr-24Hr	12.35	10.61	-0.026	12.35	11.14	12.33	10.03
SunValleyRd	BASE	10Yr-24Hr	12.35	11.00	-0.046	12.35	11.14	19.82	7.82
US19-Crossed	BASE	10Yr-24Hr	15.34	2.07	0.219	15.39	11.05	12.35	11.14
US19-E	BASE	10Yr-24Hr	0.01	1.20	1.198	15.39	11.05	0.00	4.50
Wetland Perc	BASE	10Yr-24Hr	13.12	1.00	0.440	19.82	7.82	0.00	4.50

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Link Max 2.33 yr

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	233Yr-24Hr	12.09	6.16	0.024	12.09	19.08	12.56	10.76
CAMPRUN1	BASE	233Yr-24Hr	11.92	4.04	-0.092	12.32	17.07	12.35	14.75
CampRun1-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	12.32	17.07	25.52	7.12
CampRun2	BASE	233Yr-24Hr	12.35	3.64	-0.045	12.35	14.75	150.00	5.74
HamptInn	BASE	233Yr-24Hr	24.28	0.04	0.003	24.28	11.73	12.56	10.76
HamptInn-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	24.28	11.73	12.56	10.76
NNP Weir	BASE	233Yr-24Hr	0.00	0.00	0.000	25.02	8.68	28.27	6.96
PubSt-Overflow	BASE	233Yr-24Hr	12.08	12.24	0.042	12.08	8.09	28.27	6.96
QI-Overflow	BASE	233Yr-24Hr	0.00	0.00	0.000	25.52	7.12	25.02	5.65
ROAD	BASE	233Yr-24Hr	0.00	0.00	0.000	28.27	6.96	25.02	5.65
Saravan	BASE	233Yr-24Hr	13.66	0.39	-0.021	13.66	13.68	28.27	6.96
SARAVAN-OF	BASE	233Yr-24Hr	0.00	0.00	0.000	13.66	13.68	12.08	8.09
SunC-W-Overflow	BASE	233Yr-24Hr	0.00	0.00	0.000	150.00	5.74	25.02	5.65
SunVal-Crossd	BASE	233Yr-24Hr	12.56	8.24	-0.026	12.56	10.76	12.54	9.92
SunValleyRd	BASE	233Yr-24Hr	23.37	0.16	0.000	12.56	10.76	28.27	6.96
US19-Crossd	BASE	233Yr-24Hr	0.01	1.20	0.005	23.78	10.60	12.56	10.76
US19-E	BASE	233Yr-24Hr	0.01	1.20	1.198	23.78	10.55	0.00	4.50
Wetland Perc	BASE	233Yr-24Hr	13.31	0.64	0.440	28.27	6.96	0.00	4.50

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

NNP Tarpon Springs
Wetland/Flood Study Post Link Max 25 Yr

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max US Stage hrs	Max US Stage ft	Max DS Stage hrs	Max DS Stage ft
BradleyPlaza	BASE	25Yr-24Hr	12.25	10.55	-0.132	12.25	19.88	12.48	11.23
CAMPBURN1	BASE	25Yr-24Hr	12.00	4.33	-0.077	12.01	18.06	12.10	14.78
CampRun1-OF	BASE	25Yr-24Hr	12.01	7.41	0.353	12.01	18.06	13.13	8.06
CampRun2	BASE	25Yr-24Hr	12.10	4.33	-0.041	12.10	14.78	34.46	7.87
HamptInn	BASE	25Yr-24Hr	14.63	1.38	0.033	12.43	13.04	12.48	11.23
HamptInn-OF	BASE	25Yr-24Hr	12.43	5.73	0.295	12.43	13.04	12.48	11.23
PubSt-Overflow	BASE	25Yr-24Hr	12.62	4.81	0.061	12.62	9.48	15.06	7.88
NP Weir	BASE	25Yr-24Hr	12.08	35.27	0.124	12.08	8.18	15.06	7.88
QI-Overflow	BASE	25Yr-24Hr	13.13	6.00	0.077	13.13	8.06	32.54	7.87
ROAD	BASE	25Yr-24Hr	15.06	23.50	-10.017	15.06	7.88	32.54	7.87
Saravan	BASE	25Yr-24Hr	12.04	0.41	-0.003	12.04	14.06	15.06	7.88
SARAVAN-OF	BASE	25Yr-24Hr	12.04	8.45	0.255	12.04	14.06	12.08	8.18
SunC-W-Overflow	BASE	25Yr-24Hr	37.88	329.10	+295.520	34.46	7.87	32.54	7.87
SunVal-Crossed	BASE	25Yr-24Hr	12.48	11.16	0.020	12.48	11.23	12.47	10.05
SunValleyRd	BASE	25Yr-24Hr	12.48	18.76	-0.107	12.48	11.23	15.06	7.88
US19-Crossed	BASE	25Yr-24Hr	15.36	3.25	-0.323	15.04	11.24	12.48	11.23
US19-E	BASE	25Yr-24Hr	0.01	1.20	1.198	15.04	11.24	0.00	4.50
Wetland Perc	BASE	25Yr-24Hr	13.09	1.18	0.440	15.06	7.88	0.00	4.50

11/30/2017, Revised 2/24/2018, 5/15/2018, 5/25/2019

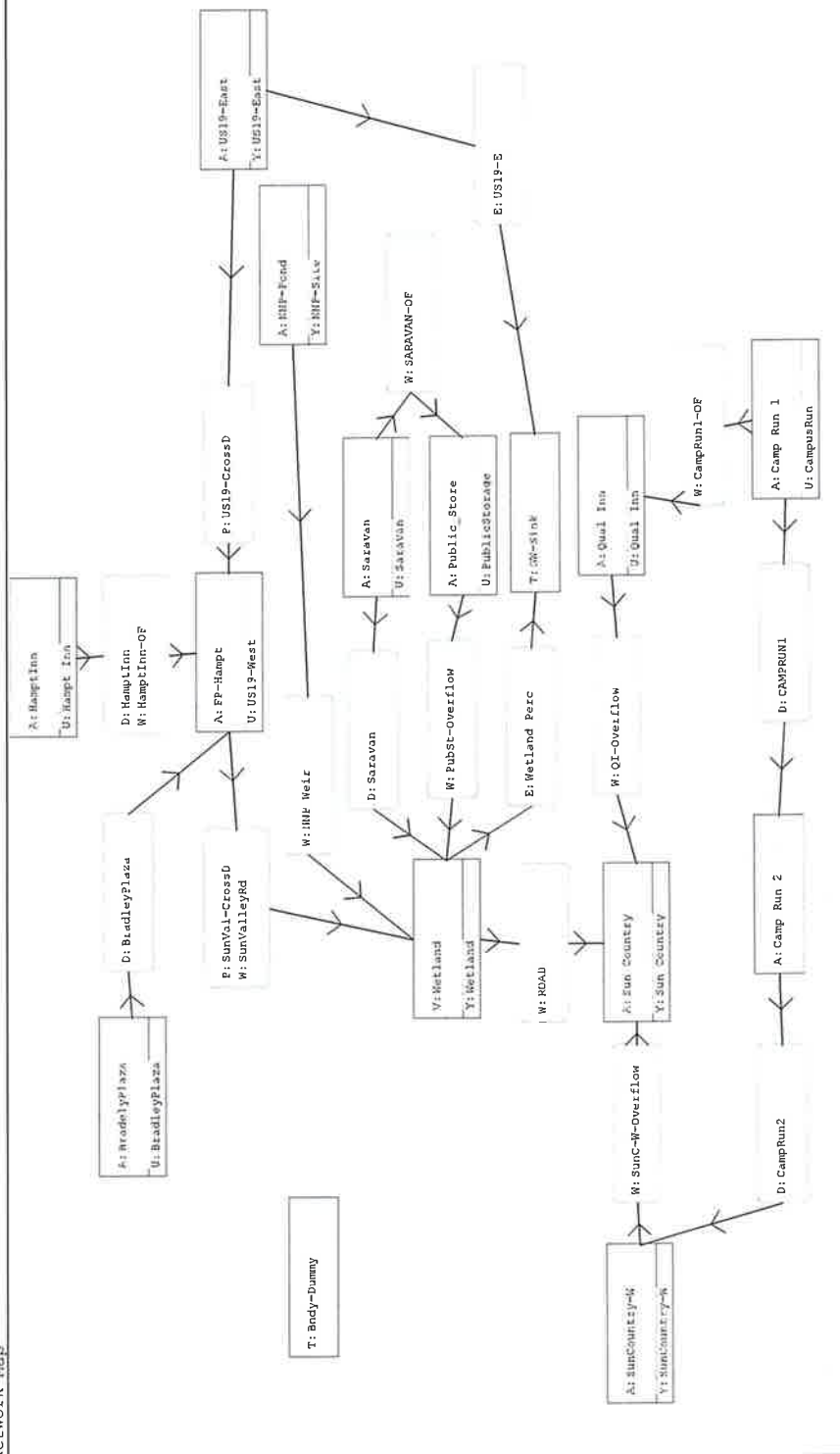
NNP Tarpon Springs Wetland Study post Network Map

Nodes

A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



11/30/2017

Interconnected Channel and Pond Routing Model (ICPR) ©2002 Streamline Technologies, Inc.

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Retention Pond Recovery - Refined Method
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Project Data

Project Name: NNP - Tarpon Springs Mini Storage
Simulation Description:
Project Number: 1544-17
Engineer : J. Mueller
Supervising Engineer: J.D. Evans
Date: 11-02-2017

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): -3.20
Water Table Elevation, [WT] (ft datum): 4.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 26.67
Fillable Porosity, [n] (%): 30.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 117.0
Equivalent Pond Width, [W] (ft): 107.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
5.66	11539.0
6.00	12152.0
7.00	13667.0
8.00	15241.0
9.00	16876.0
10.00	18577.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

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Scenario Input Data

Scenario 1 :: 6185 ft³ slug load

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 6185

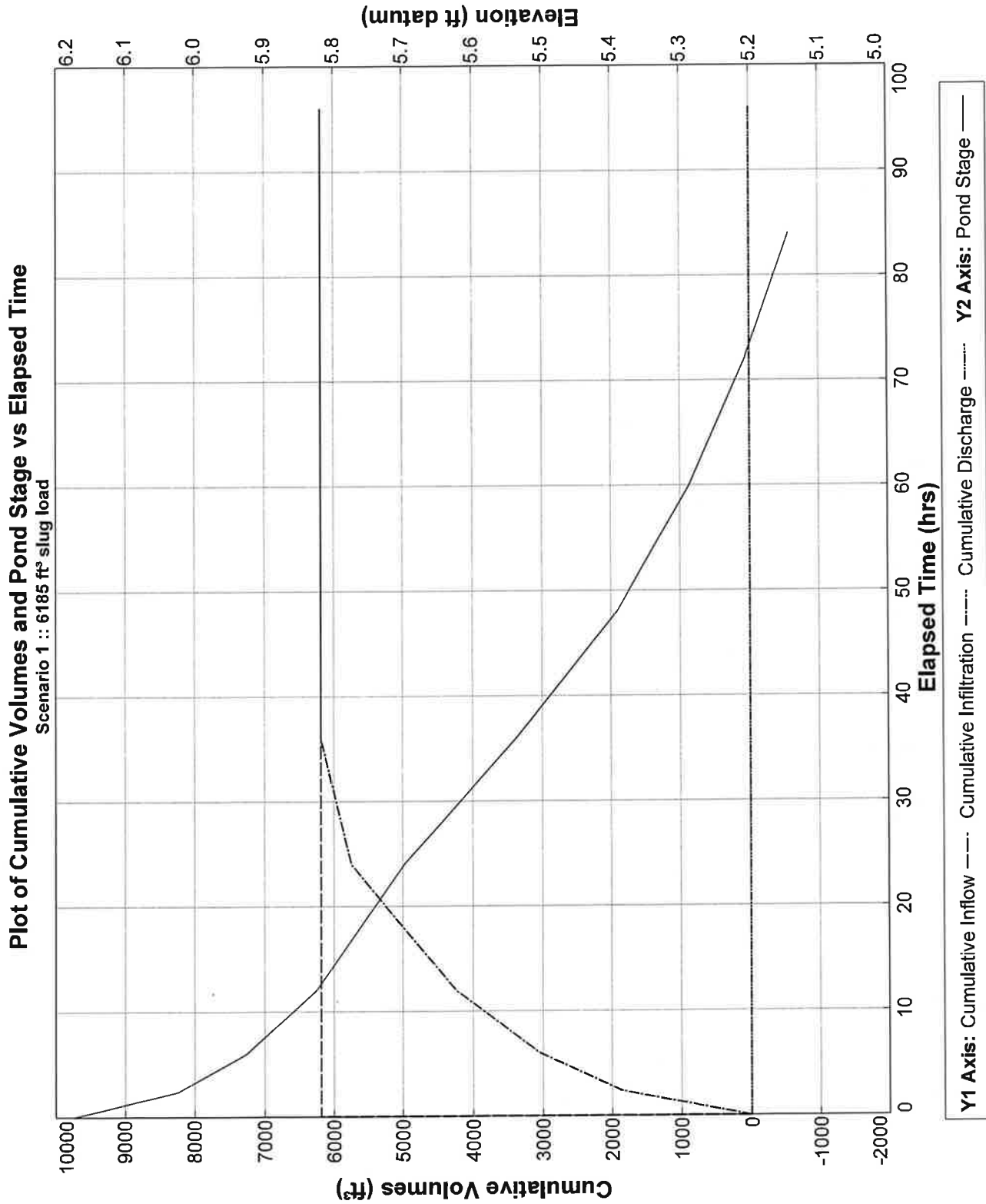
Initial ground water level (ft datum) 4.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

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Detailed Results :: Scenario 1 :: 6185 ft³ slug load

Elapsed Time	Instantaneous Inflow Rate	Outside Recharge	Stage Elevation	Infiltration Rate	Combined Instantaneous Discharge	Cumulative Inflow	Cumulative Infiltration	Combined Cumulative	
0.000	1030.8330	0.00000	5.66000	1.75157	0	0.000	0.00000	0	N.A.
0.002	1030.8330	0.00000	6.17478	1.74943	0	6185.000	10.50300	0	S
2.400	0.0000	0.00000	6.02402	0.16542	0	6185.000	1865.19600	0	S
6.000	0.0000	0.00000	5.92631	0.07784	0	6185.000	3048.17900	0	S
12.000	0.0000	0.00000	5.82592	0.04854	0	6185.000	4245.64400	0	S
24.000	0.0000	0.00000	5.69791	0.02245	0	6185.000	5746.25800	0	S
36.000	0.0000	0.00000	5.53739	0.00508	0	6185.000	6185.00000	0	S
48.000	0.0000	0.00000	5.39128	0.00000	0	6185.000	6185.00000	0	S
60.000	0.0000	0.00000	5.28688	0.00000	0	6185.000	6185.00000	0	S
72.000	0.0000	0.00000	5.20714	0.00000	0	6185.000	6185.00000	0	S
84.000	0.0000	0.00000	5.14366	0.00000	0	6185.000	6185.00000	0	S
96.000	0.0000	0.00000	5.09161	----	----	6185.000	6185.00000	0	N.A.



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Project Data

Project Name: NNP - Tarpon Springs Mini Storage
Simulation Description: Closed Basin Volume Recovery
Project Number: 1544-17
Engineer : J. Mueller
Supervising Engineer: J.D. Evans
Date: 11-29-2017

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): -6.50
Water Table Elevation, [WT] (ft datum): 4.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 26.67
Fillable Porosity, [n] (%): 30.00
Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft): 117.0
Equivalent Pond Width, [W] (ft): 107.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
5.66	11539.0
6.00	12152.0
7.00	13667.0
8.00	15241.0
9.00	16876.0
10.00	18577.0

Ditch Data

Ditch (or interceptor trench) parallel to length axis is inactive
Ditch (or interceptor trench) parallel to width axis is inactive

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
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Scenario Input Data

Scenario 1 :: 52767 ft³ slug load

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 52767

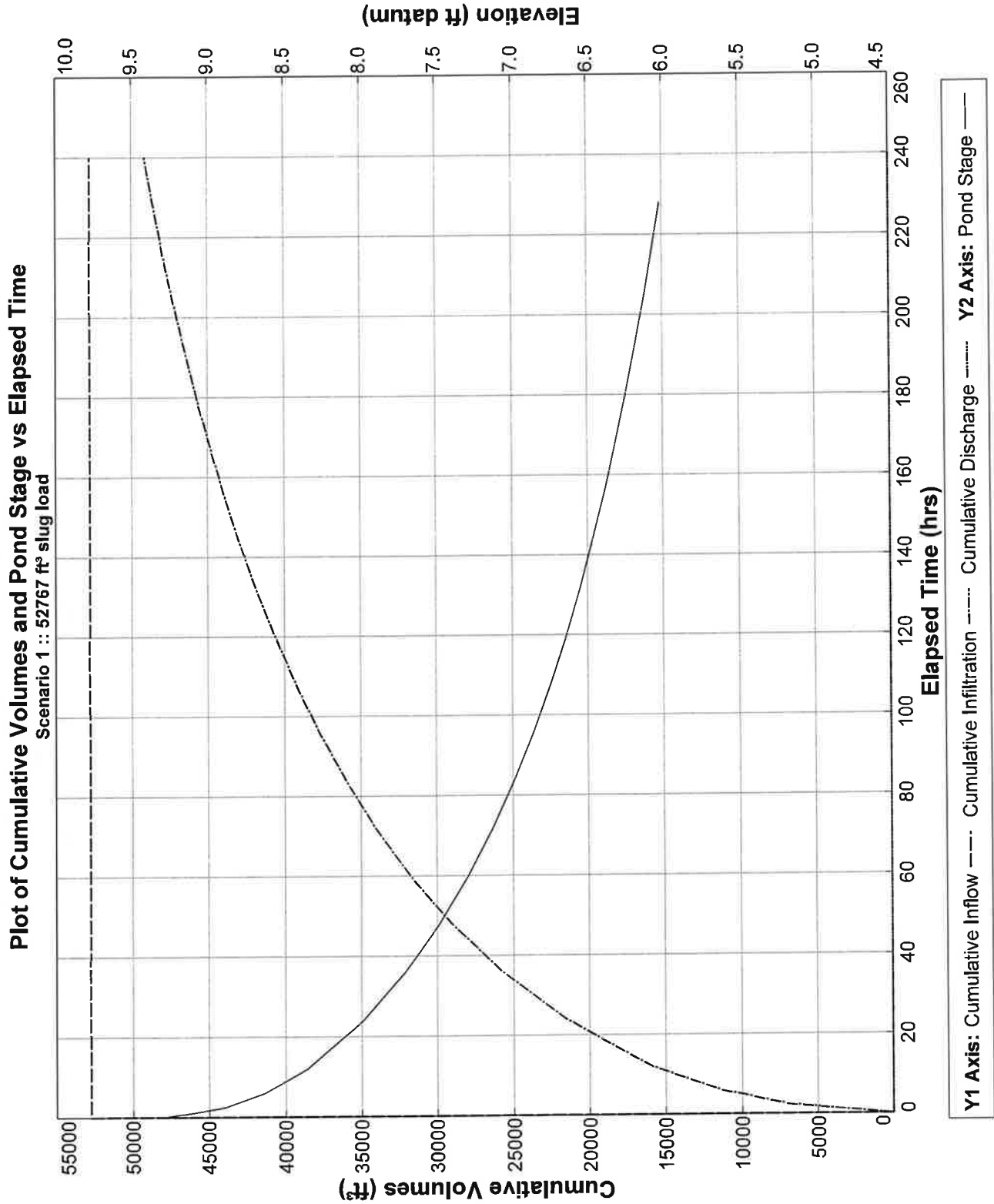
Initial ground water level (ft datum) 4.50 (default)

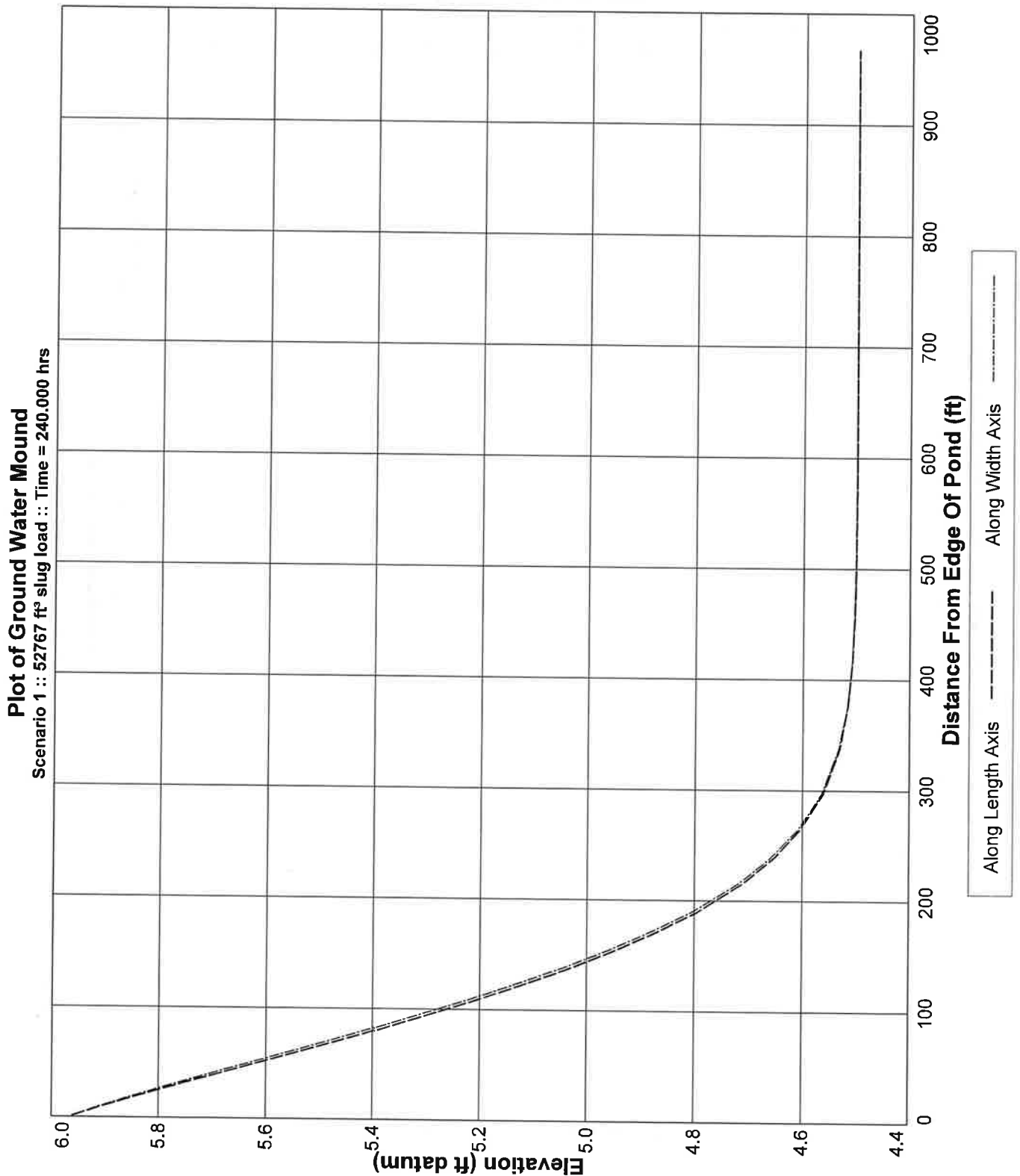
Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000	4.500	7.000	9.500
0.250	2.500	5.000	7.500	10.000
0.500	3.000	5.500	8.000	
1.000	3.500	6.000	8.500	
1.500	4.000	6.500	9.000	

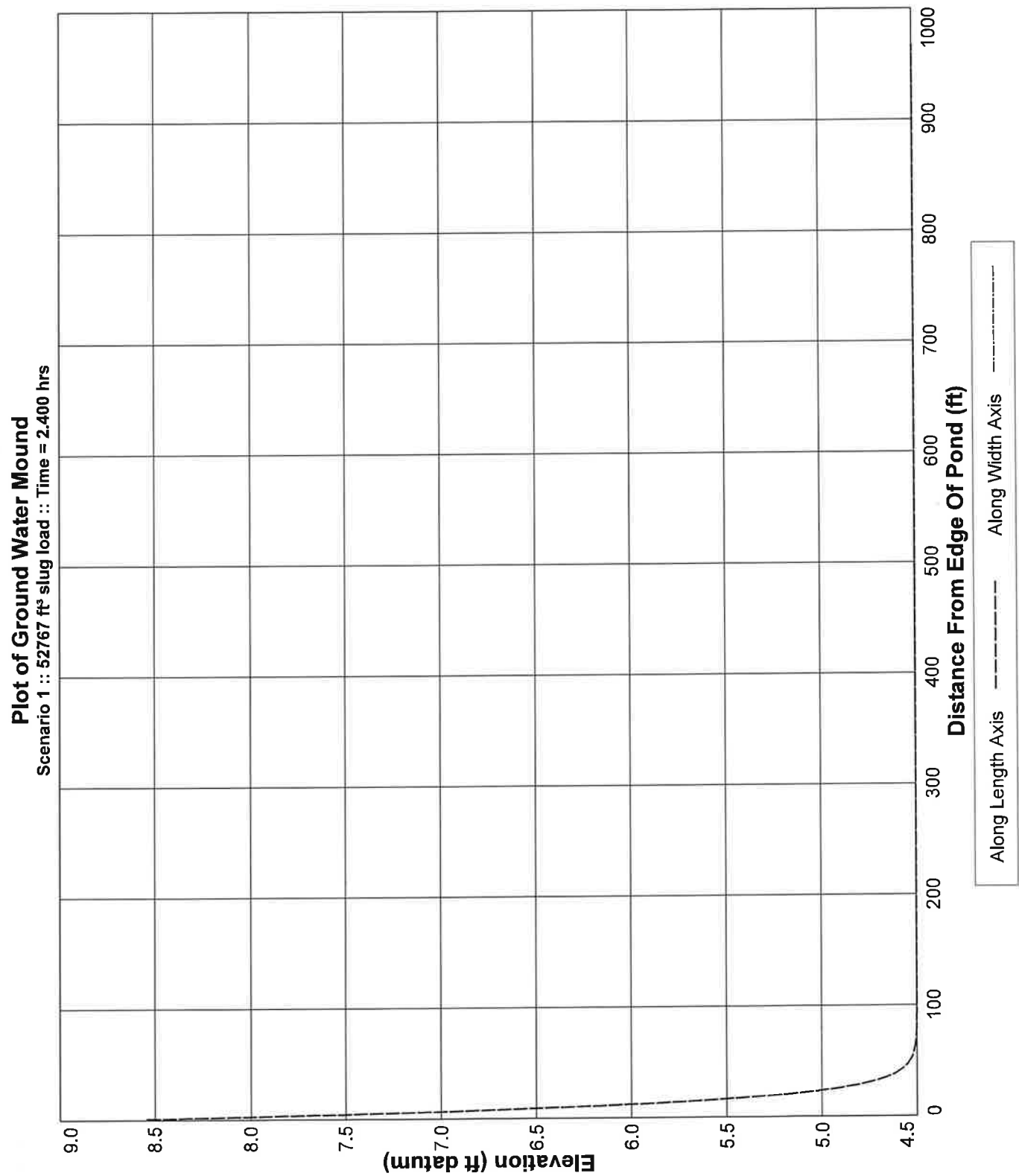
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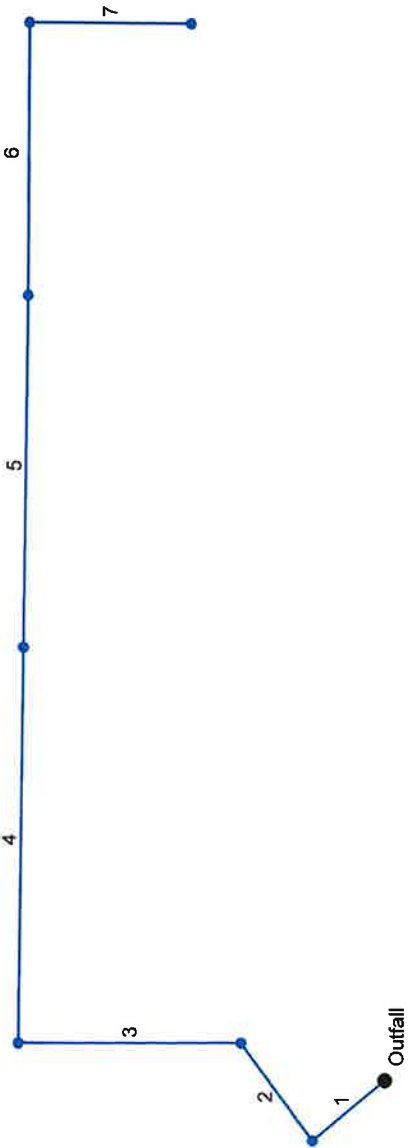
Detailed Results :: Scenario 1 :: 52767 ft³ slug load

Elapsed Time	Instantaneous Inflow Rate	Outside Recharge	Stage Elevation	Infiltration Rate	Combined Instantaneous Discharge	Cumulative Inflow	Cumulative Infiltration	Combined Cumulative	
0.000	8794.5000	0.00000	5.66000	7.18312	0	0.000	0.00000	0	N.A.
0.002	8794.5000	0.00000	9.30777	7.17425	0	52767.000	43.07210	0	S
2.400	0.0000	0.00000	8.90540	0.61338	0	52767.000	6906.74800	0	S
6.000	0.0000	0.00000	8.63774	0.29158	0	52767.000	11323.80000	0	S
12.000	0.0000	0.00000	8.35583	0.18382	0	52767.000	15849.36000	0	S
24.000	0.0000	0.00000	7.98724	0.11459	0	52767.000	21570.42000	0	S
36.000	0.0000	0.00000	7.70861	0.08643	0	52767.000	25750.24000	0	S
48.000	0.0000	0.00000	7.48351	0.06931	0	52767.000	29037.96000	0	S
60.000	0.0000	0.00000	7.29438	0.05767	0	52767.000	31738.50000	0	S
72.000	0.0000	0.00000	7.13141	0.04918	0	52767.000	34020.51000	0	S
84.000	0.0000	0.00000	6.98845	0.04269	0	52767.000	35987.73000	0	S
96.000	0.0000	0.00000	6.86144	0.03756	0	52767.000	37709.20000	0	S
108.000	0.0000	0.00000	6.74746	0.03340	0	52767.000	39233.24000	0	S
120.000	0.0000	0.00000	6.64434	0.02995	0	52767.000	40595.08000	0	S
132.000	0.0000	0.00000	6.55042	0.02706	0	52767.000	41821.34000	0	S
144.000	0.0000	0.00000	6.46441	0.02458	0	52767.000	42932.64000	0	S
156.000	0.0000	0.00000	6.38527	0.02245	0	52767.000	43945.35000	0	S
168.000	0.0000	0.00000	6.31214	0.02060	0	52767.000	44872.63000	0	S
180.000	0.0000	0.00000	6.24433	0.01898	0	52767.000	45725.28000	0	S
192.000	0.0000	0.00000	6.18124	0.01753	0	52767.000	46512.22000	0	S
204.000	0.0000	0.00000	6.12247	0.01626	0	52767.000	47239.94000	0	S
216.000	0.0000	0.00000	6.06743	0.01513	0	52767.000	47916.71000	0	S
228.000	0.0000	0.00000	6.01581	0.01411	0	52767.000	48547.25000	0	S
240.000	0.0000	0.00000	5.96730	----	----	52767.000	49135.97000	0	N.A.









FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len (ft)	Drainage Area			Time of conc (min)	Time of Flow in sect (min)	Inten (l) (in/hr)	Total CA	Add		Inlet elev (ft)	Elev of HGL			Rise	HGL	ADD		Date: 2/24/2018			
					C1 = 0.2 C2 = 0.5 C3 = 0.9	Incre-ment (ac)	Sub-Total (ac)					Sum CA	Q (cfs)		Up (ft)	Down (ft)	Fall (ft)			Size (in)	Slope (%)		Vel (ft/s)	Cap (cfs)	Line description
																					Frequency: 10 yrs	Proj: NNP Tarpon 2018-02			
1	End	MH	0.012	43.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.80	0.41	6.02	1.92	0.00 11.55	0.00	9.39 8.75 5.75	9.38 8.65 5.65	0.01 0.10	36 36 Cir	0.03 0.23	1.63 4.93	11.55 34.84	1 TO Outfall				
2	1	DrGrt	0.012	55.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.45	0.35	6.09	1.92	0.00 11.68	0.00	9.45 8.89 5.89	9.43 8.75 5.75	0.01 0.14	36 24 Cir	0.03 0.25	1.65 7.74	11.88 36.45	2 TO 1				
3	2	DrGrt	0.012	102.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	14.96	0.49	6.18	1.65	0.00 10.22	0.00	9.68 8.15 6.15	9.50 7.89 5.89	0.18 0.26	24 24 Cir	0.17 0.25	3.25 3.94	10.22 12.37	3 TO 2				
4	3	DrGrt	0.012	180.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	14.02	0.94	6.37	1.46	0.00 9.32	0.00	10.19 8.50 6.50	9.92 8.15 6.15	0.26 0.35	24 24 Cir	0.14 0.19	2.97 3.44	9.32 10.80	4 TO 3				
5	4	DrGrt	0.012	160.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.07	0.95	6.58	1.24	0.00 8.19	0.00	10.43 8.90 6.90	10.25 8.50 6.50	0.18 0.40	24 24 Cir	0.11 0.25	2.61 3.90	8.19 12.25	5 TO 4				
6	5	DrGrt	0.012	124.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	12.21	0.86	6.79	1.04	0.00 7.03	0.00	10.59 9.21 7.21	10.49 8.90 6.90	0.10 0.31	24 24 Cir	0.08 0.25	2.24 3.90	7.03 12.25	6 TO 5				
7	6	DrGrt	0.012	74.000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	2.21	7.41	0.13	0.00 0.99	0.00	10.71 8.89 7.39	10.70 8.71 7.21	0.01 0.18	18 18 Cir	0.01 0.24	0.56 3.18	0.99 5.61	7 TO 6				

NOTES: Intensity = 40.36 / (Inlet time + 4.80) ^ 0.63 (in/hr) ; Time of flow in section is based on full flow.

Project File: NNP Tarpon 2018-02-24.stm



**Appendix E – Pre-Development and Post-Development Basin Maps
from SWFWMD Permit No. 43215-3, Application No. 785972.**

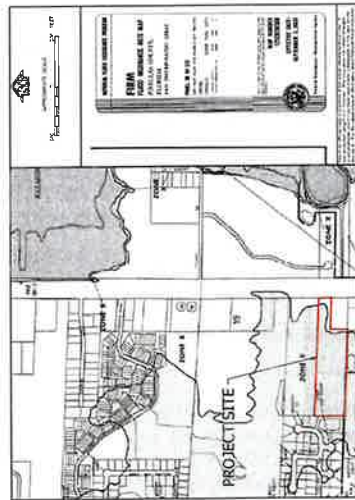
**Appendix F – Excerpts from Permitted Construction Plan Sheets for
NitNeil Partners Mini-Storage**

CONSTRUCTION PLANS

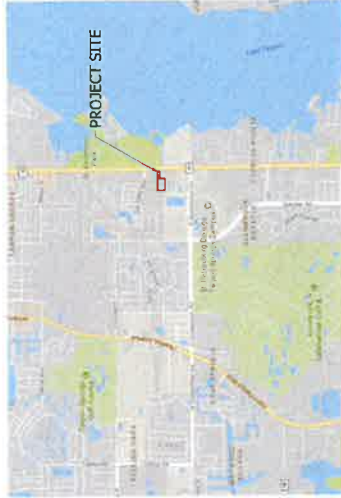
NIT NEIL PARTNERS MINI STORAGE

PARCEL NUMBER: 19-27-16-89442-000-0250

Section 19 / Township 27 South / Range 16 East
Tarpon Springs, Pinellas County, Florida



FEMA FLOOD MAP
SCALE: 1" = 2500'



VICINITY MAP
SCALE: 1" = 2000'

DRAWING INDEX

C-1.01	COVER SHEET
C-2.01	GENERAL NOTES
C-3.01	AERIAL PHOTOGRAPH
C-4.01	DEMOLITION PLAN
C-5.01	OVERALL SITE PLAN
C-5.02	SITE PLAN
C-6.01	PAVING, GRADING, & DRAINAGE PLAN
C-6.11	PAVING, GRADING, & DRAINAGE DETAILS
C-7.01	OVERALL UTILITY PLAN
C-7.02	UTILITY PLAN
C-7.03	LIFT STATION DETAILS
C-7.04	UTILITY DETAILS
C-7.05	UTILITY NOTES
C-8.01	GENERAL DETAILS
C-8.02	GENERAL DETAILS
C-8.03	LANDSCAPE PLAN
C-8.04	LANDSCAPE DETAILS
C-9.01	SURVEY (BY OTHER)

UTILITY PROVIDERS

SEWER
CITY OF TARPON SPRINGS
ATTN: FRANK FULGHUM III
CITY OF TARPON SPRINGS
TARPON SPRINGS, FLORIDA 34689
PH: (727) 942-5616
EMAIL: FFULGHUM@CITY.TSP.FL.US

WATER
CITY OF TARPON SPRINGS
ATTN: FRANK FULGHUM III
201 EAST PINE STREET
TARPON SPRINGS, FLORIDA 34689
PH: (727) 942-5616
EMAIL: FFULGHUM@CITY.TSP.FL.US

ELECTRICITY
DUKE ENERGY
ST. PETERSBURG, FLORIDA 33713
PH: (727) 443-2641

GAS
PEOPLES GAS
702 NORTH FRANKLIN STREET
P.O. BOX 2582
TAMPA, FLORIDA 33613-0252

OWNER INFORMATION

CRP NN TARPON SPRINGS OWNER, LLC
14407 PEACHTREE STREET, SUITE 470
ATLANTA, GA 30309
CONTACT: NITESH SAPRA
PH: (678) 701-9305

PREPARED BY:

LANDIS EVANS
+ PARTNERS

18115 US HWY 41 NORTH - SUITE 600
LUTZ, FLORIDA 33549
OFFICE: (813) 949-7449

PROJECT TEAM

CIVIL ENGINEER
LANDIS EVANS + PARTNERS
18115 U.S. HWY. 41 NORTH, SUITE 600
LUTZ, FLORIDA 33549
PH: (813) 949-7449
CONTACT: JOHN J. MUELLER
EMAIL: JMUELLER@LANDISEVANS.COM

ARCHITECT
STINARD ARCHITECTURE, INC.
217 SOUTH ERWIN STREET
CARTERSVILLE, GEORGIA 30102
PH: (770) 425-7400
CONTACT: SCOTT STINARD
EMAIL: SSTINARD@STINARDARCH.COM

SURVEYOR
DEUEL & ASSOCIATES
565 S. HERCULES AVENUE
CLEARWATER, FL 33764
PH: (727) 822-4151
CONTACT: ELIZABETH K. MERTA
EMAIL: BETHMERTA@DEUELENGINEERING.COM



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LANDIS EVANS
+ PARTNERS

18115 US HWY 41 NORTH
SUITE 600
LUTZ, FLORIDA 33549
PH: (813) 949-7449
FAX: (813) 949-7448

19-27-16-89442-000-0250

COVER SHEET

18115 US HWY 41 NORTH
SUITE 600
LUTZ, FLORIDA 33549
PH: (813) 949-7449
FAX: (813) 949-7448

19-27-16-89442-000-0250

COVER SHEET

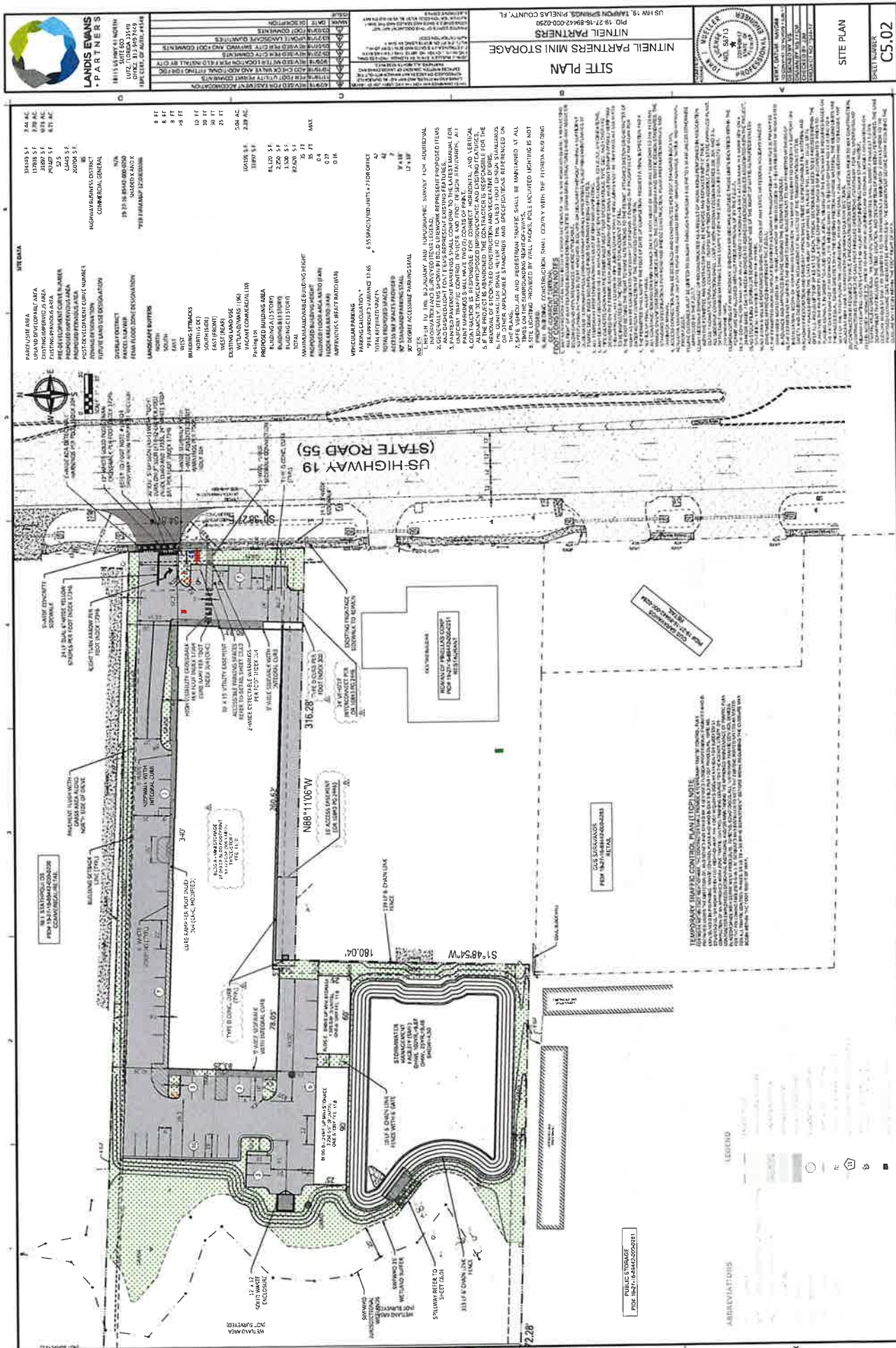
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19-27-16-89442-000-0250

COVER SHEET

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SUITE 600
LUTZ, FLORIDA 33549
PH: (813) 949-7449
FAX: (813) 949-7448





PAGES 9
ACCT 4275
REC 4275
DR219
DS
JIT
FFCS
LTF
PFC
R

**AGREEMENT FOR ACCESS AND RECIPROCAL PARKING,
PARKING LOT EASEMENT, SEWER SYSTEM MAINTENANCE,
REPAIR AND REPLACEMENT,
SEWER LINE EASEMENT AND DRAINAGE COVENANT**

THIS AGREEMENT made this 14 day of March, 2000, between James A. Post, an unmarried man, (hereinafter called "Post"), first party and Mary Ameson an unmarried woman, and Eric K. Ameson, an unmarried man, jointly, with full rights of survivorship, (hereinafter collectively called "Ameson"), second party.

W-I-T-N-E-S-S-E-T-H

WHEREAS, Post, as the owner of Lot 25, Tampa and Tarpon Springs Land Company Subdivision, the legal description of which is set forth in the Site Plan/Sanitary Sewer Plan, dated April 12, 1978, a copy of which is attached hereto as Exhibit A, and is more particularly depicted in the Preliminary Site Plan dated February 23, 2000, a copy of which is appended hereto as Exhibit B (hereinafter the Post Property), has this day sold to Ameson, a portion of the said real property, the legal description and a depiction of which is set forth in Exhibit C hereto (hereinafter the Ameson Property); and

WHEREAS, the remainder of Post's real property is divided into three parcels of land, to wit Parcels A, B, and C, as more particularly described in the site plan attached hereto as Exhibit B; and,

WHEREAS, the parties envision that there will be located a business on Parcel A of the Post Property (a retail furniture, furnishings and antiques establishment with warehouse) and a business on the Ameson Property (restaurant) which will require means of ingress, egress, driveways and vehicle parking for customers of said businesses; and

WHEREAS, the sewer line for the Ameson Property runs through Parcel C of the Post Property to a lift station on the said Parcel C and from the lift station by common drainage pipe to the main distribution line for the City of Tarpon Springs as depicted on the site plan which is attached hereto as Exhibit A, an easement for and the costs of maintenance, repair and replacement of which are agreed to herein; and

WHEREAS, drainage from the paved portions of the Ameson Property currently flows northerly or north westerly in compliance with Post's drainage planning, and the parties are desirous of continuing the flow direction of rainwater and runoff.

NOW THEREFORE, in consideration of the foregoing, the truth and accuracy of which are hereby acknowledged, of the mutual covenants, terms and conditions contained herein, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

SECTION I

**ACCESS AND RECIPROCAL PARKING, PARKING LOT EASEMENT
(Post Property Parcel A and Ameson Property)**

1.1. Any parking space, now or hereafter located on Parcel A of the Post Property or on the Ameson Property may be used reciprocally by the owners, tenants, employees of same, business invitees, and other licensees or persons having business on the two said tracts of land, subject to reasonable restrictions and limitations as may be imposed by property owners upon parking uses in his or her respective tract. Overall parking for Parcel A of the Post Property will at all times be available at a minimum ratio of one space per 250 feet of retail space. Overall parking for the Ameson Property will at all times be available at such minimum parking spaces or ratio as may be required by applicable governmental authority.

1.2. In order to fully implement the intent of this Agreement, Post and Ameson, hereby grant and convey, one to the other, a reciprocal fifteen foot easement contiguous to the northerly and southerly sides of the 316.28' boundary line between the Ameson Property and Parcels A and B of the Post Property, as more particularly described and defined in Exhibits B and C hereto for use as a driveway area. Neither party nor their successors in title will at any time place obstructions between any of the parcels or tracts which substantially impede vehicular or pedestrian passage between Parcel A of the Post Property and the Ameson Property.

1.3. In addition, Post and Ameson, for all purposes connected with the use and enjoyment of the respective entrances, exits, parking spaces and driveways more particularly shown in the site plan attached hereto as Exhibit B, do hereby grant to each other, and unto the future owners and tenants of Parcel A of the Post Property and of the Ameson Property, their servants, visitors, and licensees the full right and liberty to pass, repass, ingress and egress, over the said entrances, exits, parking and driveway areas.

1.4. Post and Ameson, for themselves and for every succeeding owner of Parcel A of the Post Property and of the Ameson Property, respectively, agree to, maintain with adequate drainage, light and landscaping, and keep in good, standard, condition and repair that portion of the parking areas, driveways, entrances and exits located within their respective tracts, and to pay for the costs and expenses thereof, including without limitation, payment of all taxes, public liability premiums and all other expenses necessary for the proper maintenance, upkeep and operation of the said parking areas, drives, entrances and exits. Any damage done to the parking facilities located on the property of a party hereto or to his successor in fee, by the other party hereto or any of the other party's successors in fee or the other party's tenants or by any customer, agent servant, contractor or business invitee of the other party or of the other party's tenants, shall be repaired at the sole cost and expense of such other party.

1.5. The license, right, privilege and easement granted by Section I of this Agreement, shall be for the benefit of, and restricted solely to, the owners from time to time of Parcel A of the Post Property and of the Ameson Property, but any owner of either such tract may grant the benefit of such license, right, privilege, or easement to the tenants of the owners occupying the tracts for the duration of the tenancy, and for the customers and business invitees of said tenants, but it is not intended nor shall it be construed as creating any rights in or for the benefit of Parcels B and C of the Post Property or for the general public.

1.6. In the event of condemnation by any duly constituted authority for public or quasi public use of all or any part of Parcel A of the Post Property or of the Ameson Property, that portion of the award attributable to the value of any land within the parking areas so taken shall be payable only to the owner in fee thereof and no claim therefore shall be made by any other owners, provided however other owners of the two said tracts may file collateral claims with the condemning authority, over and above the value of the land within the parking area so taken to the extent of any damage suffered by such land resulting from the severance of the appurtenant parking areas, drives, or means of ingress or egress so taken. The owner in fee of each portion of the drives, points of ingress and egress, and parking areas so condemned shall promptly repair and restore the remaining portion of the areas so owned by such owner as near as practicable to the condition of the same immediately prior to the condemnation and without contribution from any other owner.

1.7. The rights, obligations, and reciprocal and mutual easements created in Section I of this Agreement, shall expire and terminate in the case that business uses requiring parking for customers on both Parcel A of the Post Property and on the Ameson Property are abandoned unless sooner terminated by recorded instrument executed by the fee simple owners of the two tracts. For the purposes of this paragraph, abandonment shall be deemed to have occurred when no businesses have been operated on both of the tracts for a consecutive twelve month period and neither tract has been put up for sale. In addition, the parties, for themselves and their successors or assigns, agree to execute and record a writing terminating the easement and reciprocal parking provisions of Section I of this Agreement in the event that the use or contemplated use of either of the two tracts is materially and substantially altered which material and substantial alteration of use results in the excessive utilization of the parking spaces on the other tract such that there are insufficient parking spaces for the normal operation of the businesses located thereon.

SECTION II SEWAGE SYSTEM

2.1. Sewage from the Ameson Property is carried to public sewage disposal over a privately owned sewer line system part of which is located within Parcel C of the Post Property, as more particularly described and defined in the site plan attached hereto as Exhibit A. Subject to the exceptions set forth below, Ameson and all successor owners of the Ameson Property, or any part thereof, shall contribute to the maintenance, repair, replacement and operation of the entire privately owned sewer line system, to include the sewer lines and lift stations. The amount(s) of any such contribution(s) shall be in the same proportion as the public utility sewer charges for the Ameson Property, or any part thereof, bear to the total sewer charges of all land owners served by the privately owned sewer line system as computed for the twelve month period prior to the assessed maintenance and operation expenses, but not to exceed fifty percent (50%) of the cost for maintenance, repair, replacement and operation. In the event that Ameson or any successor owners in fee of the Ameson Property elect to discontinue use of the existing sewer distribution system, neither Ameson or any such successor owners shall be responsible for any costs relating to the operation, use, maintenance, repair or replacement thereof. All owners of either the Post Property or the Ameson Property, served by the privately owned sewer line system, including all successor owners in fee, grantees and their heirs, assigns and successors, shall pay the entire expense of that part of the privately owned sewer line system located on their property which is unique to and benefits only the improvements located on their property. Any expansion to the privately owned sewer system shall be paid for only by the property owners whose addition to the system requires its expansion and not by Ameson or any successor owners in fee of all or any part of the Ameson Property. For the purposes of the preceding sentence, the term expansion shall also mean the replacement of any part of the sewer system necessitated by said owner's increased load, or manner or means of tie in to the system. Immediately, upon the tie in of the first user of the sewage line other than Ameson, Post, at his sole expense, shall cause the sewer distribution and collection facilities to

receive its sole electric meter, with electricity charges for the operation of the sewage facility to be paid in accordance with the ratio set forth above.

2.2 Post hereby grants to Arneson a perpetual five foot (5') easement, running along the entire length of the sewer line located in Parcel C of the Post Property, to the point of tie in to the municipal main sewer line, (measured at two and one half feet (2.5') on either side of the center line of the said sewer line), for the purposes of either utilizing or maintaining the existing system or of constructing, laying, installing, operating, maintaining, utilizing, locating, relocating, repairing, replacing, improving, removing and inspecting new sewerage transmission and collection facilities and all appurtenances and equipment associated therewith and a limited right of ingress and egress thereto for Arneson, successor fee owners of all or a part of the Arneson Property and their agents and necessary equipment. Provided however, Post hereby reserves all right, title, interest, and privilege and the full enjoyment of said land and the use thereof for all purposes not inconsistent with the uses hereinabove granted. Post further reserves and retains all right, title, interest, and privilege in the full use and enjoyment in, over, and across the easement for all purposes not inconsistent with the uses and rights granted above. This easement is granted by Post and accepted by Arneson subject to the following conditions that Arneson covenants and agrees to perform:

- A. To use the said easement with due care and good faith.
- B. To minimize the use of such easement for the maintenance and repair of the existing sewer transmission facility installation or the installation of new facilities and for the subsequent maintenance and repair thereof, it being specifically understood and agreed that in no event shall this easement be construed to permit ingress and egress over such lands by the general public or by Arneson their assigns except for the limited purposes set forth herein.
- C. To use the easement granted hereunder in such manner as to prevent the creation of any obstruction or condition that is or may become hazardous to Post, any successor fee owner of Parcel C of the Post property, any tenants and their guests, employees, invitees, licensees, or the general public.

2.3 Post for himself and successor owners of the Post Property further grants to Arneson and successor owners of the Arneson Property the right to utilize such easements, not on the Post Property that have been granted for the sewer line, as depicted on sheet two of the site plan attached as Exhibit A.

2.4 In the event that the real property which is the subject of the easement of Section II of this Agreement is no longer needed by Arneson or any successor fee owner of the Arneson Property for sewer transmission or collection by reason of substitution of such facilities by other permanent means, then in that event the easement hereby granted shall, upon written acknowledgment of the abandonment of the easement by Arneson or Arneson's successor's in interest, revert to Post or the successor fee owner of Parcel C of the Post Property.

SECTION III DRAINAGE

3.1. In the event that Arneson or any successor owners in fee of all or a part of the Arneson Property, shall make or permit improvements to be made to the Arneson Property or any part thereof, rainfall drainage and runoff which may arise as a result of such improvements shall not be directed, routed or caused to flow to any of the land lying to the west of the Arneson Property to wit: Parcel C of the Post Property, unless such owner of all or a part of the Arneson Property has constructed thereon drainage facilities which are designed to capture storm water and prevent the flowing of storm water to said Parcel C. Any such storm water drainage may be directed, routed or caused to flow to any of the land lying to the north of the Arneson Property, without the construction of drainage facilities by Arneson or successor owners in fee of all or any part of the Arneson Property.

SECTION IV GENERAL PROVISIONS

4.1. The restrictions, benefits and obligations described by and defined in this Agreement shall create mutual and equitable benefits and servitudes upon the Post Property and on the Arneson Property, running with the land thereof which shall be perpetual. This Agreement shall create privity of contract and/or estate with and among all grantees of all or any part of the said parcels, their successors or assigns. In the event of a breach or threatened breach, by any owner hereafter, in any of the terms, conditions, and covenants hereof, any one or all other owners of the tracts (or any first mortgagee of any part thereof) shall be entitled forthwith to full and adequate relief by injunction, specific performance and/or such other available legal and equitable remedies from the consequences of such breach. Any deed, lease, conveyance, assignment or contract made in violation of this Agreement shall be void and may be set aside upon petition of one or more of the owners of the tracts or any first mortgagee thereof. All costs and expenses of any such suit or proceeding including, but not limited to, the prevailing party's reasonable attorney's fees, shall be

assessed against the defaulting owner or non-prevailing party. The remedies of any one or all of the owners of the two tracts (or any first mortgagee of any part thereof) specified herein shall be cumulative as to each and to any other remedy at law or in equity.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

Signature

JAMES POST, a single man

Printed Name

110 ST. IVES DR

Address

Palm Harbor, FL 34684
City and State

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, JAMES POST, an unmarried man, to me known to be the person described in and who executed the foregoing or who produced Driver's License, as identification, and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of March, 2000.



Emma Brady
MY COMMISSION # CC514073 EXPIRES
March 16, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public State of Florida

Printed Name

Commission No. CC514073

My Commission Expires: 3-16-00

Signature

MARY ARNESON, an unmarried woman

Printed Name

166 MARCOHLE BLVD.

Address

INDIAN ROCKS BEACH, FL.
City and State 33755

Witness Signature

THOMAS C. MICHAELS

Printed Name

Witness Signature

Jonathan Silverman

Printed Name

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, MARY ARNESON, an unmarried woman, to me known to be the person described in and who executed the foregoing or who produced Driver's License, as identification, and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of March, 2000.



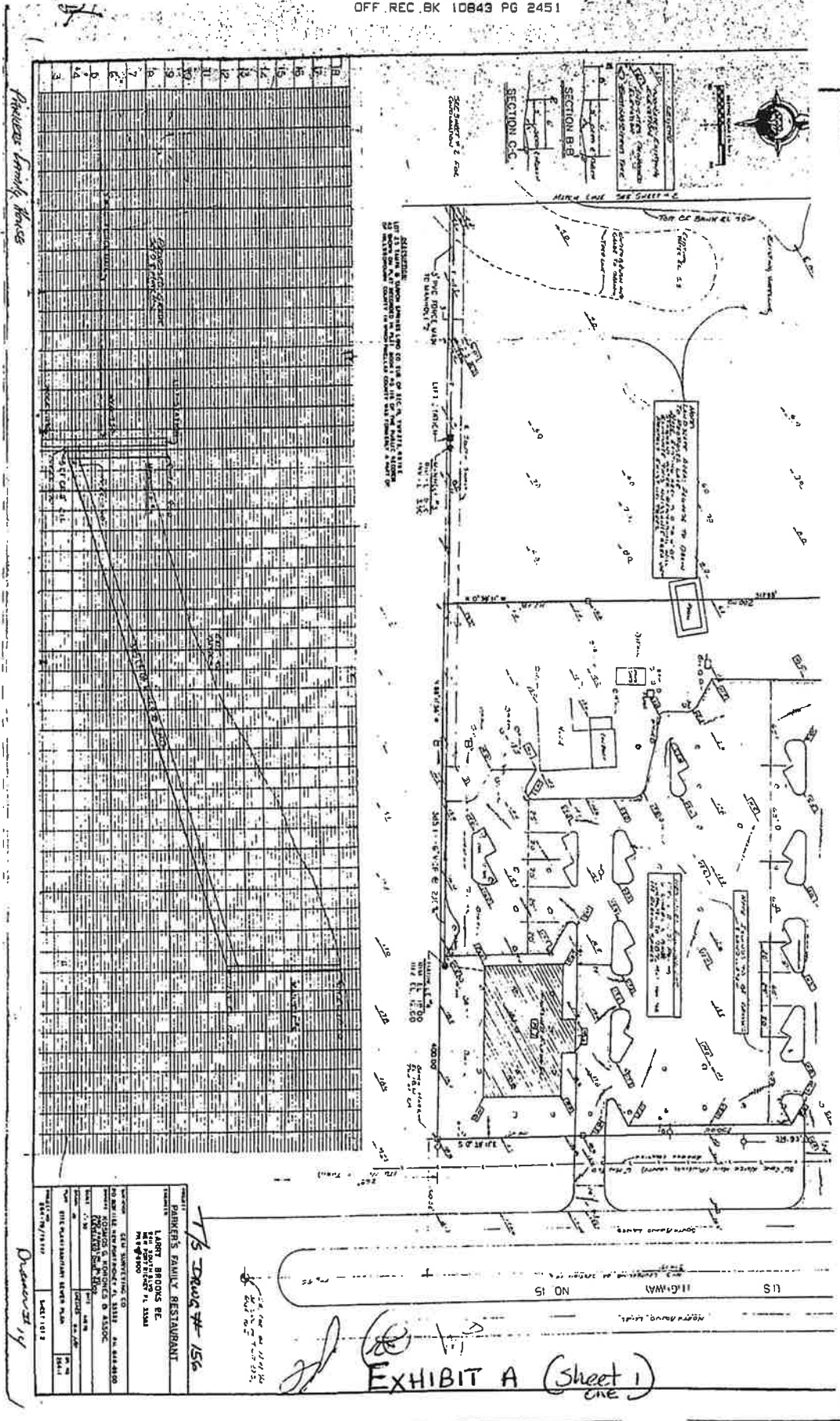
Emma Brady
MY COMMISSION # CC514073 EXPIRES
March 16, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public State of Florida

Printed Name

Commission No. CC514073

My Commission Expires: 3-16-00



Witness Signature

THOMAS O. MICHAELS

Printed Name

Witness Signature

Jonathan Silverman

Printed Name

Signature

ERIK K. ARNESON, an unmarried man

Printed Name

2773 Lewis Circle

Address

Alma Harbor FL 34683

City and State

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, ERIK K. ARNESON, an unmarried man, to me known to be the person described in and who executed the foregoing or who produced DRIVERS LICENSE, as identification, and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of MARCH, 2000.



Erma Brady
MY COMMISSION # CC514073 EXPIRES
March 18, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public State of Florida

ERMA BRADY

Printed Name

Commission No. CC514073

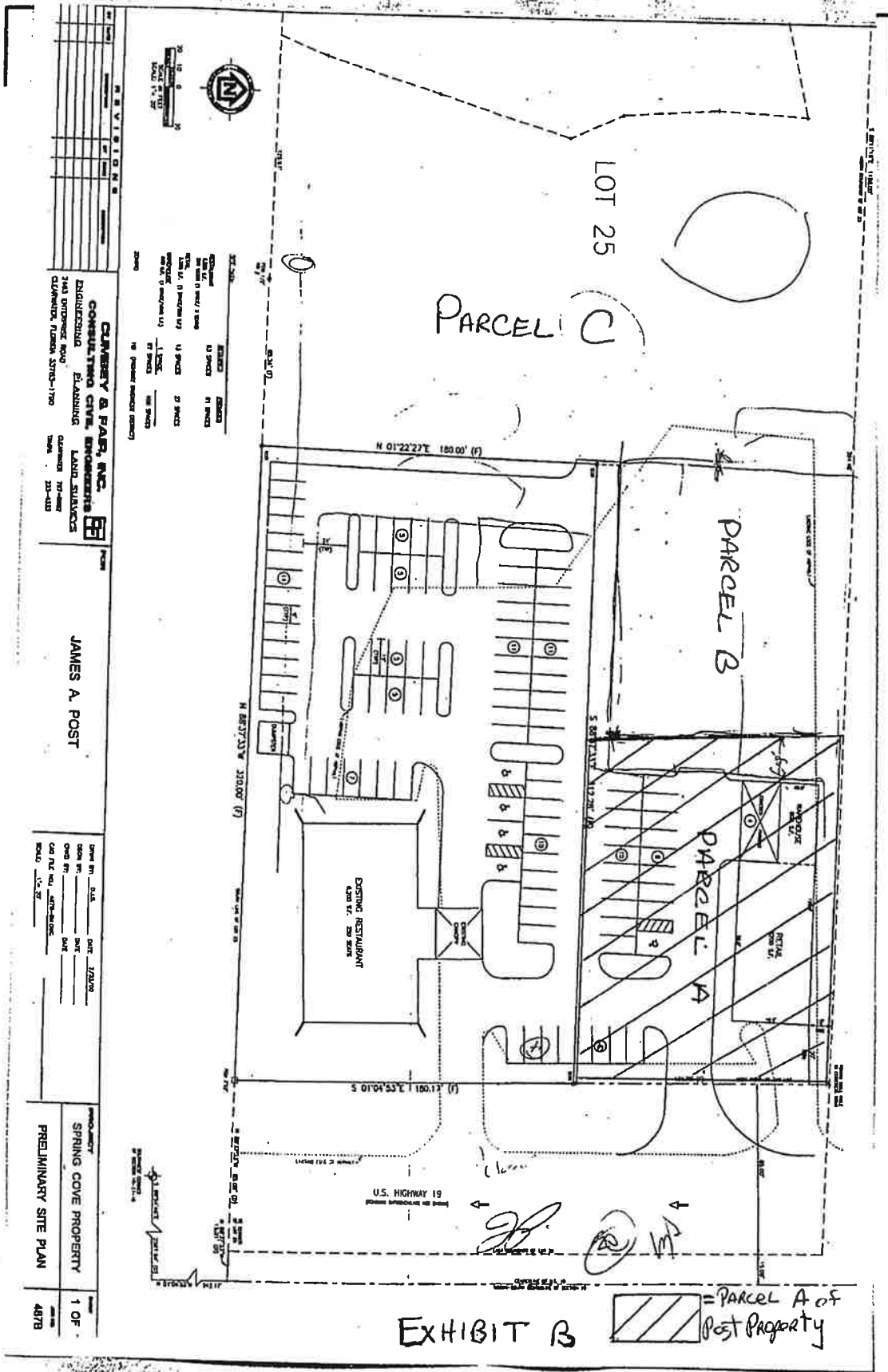
My Commission Expires: 3-18-00

Prepared by Thomas O. Michaels, Esq.
Thomas O. Michaels, Esq.
1370 Pinehurst Road
Dunedin, Florida 34698

Return To: 99-299
Remit Title Services, Inc.
125 W. Klosterman Road
Tarpon Springs, FL 34689

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RECORDING 009 PAGES 1 \$42.00
TOTAL: \$42.00
P CHECK AMT. TENDERED: \$42.00
CHANGE: \$.00
BY: DEPUTY CLERK

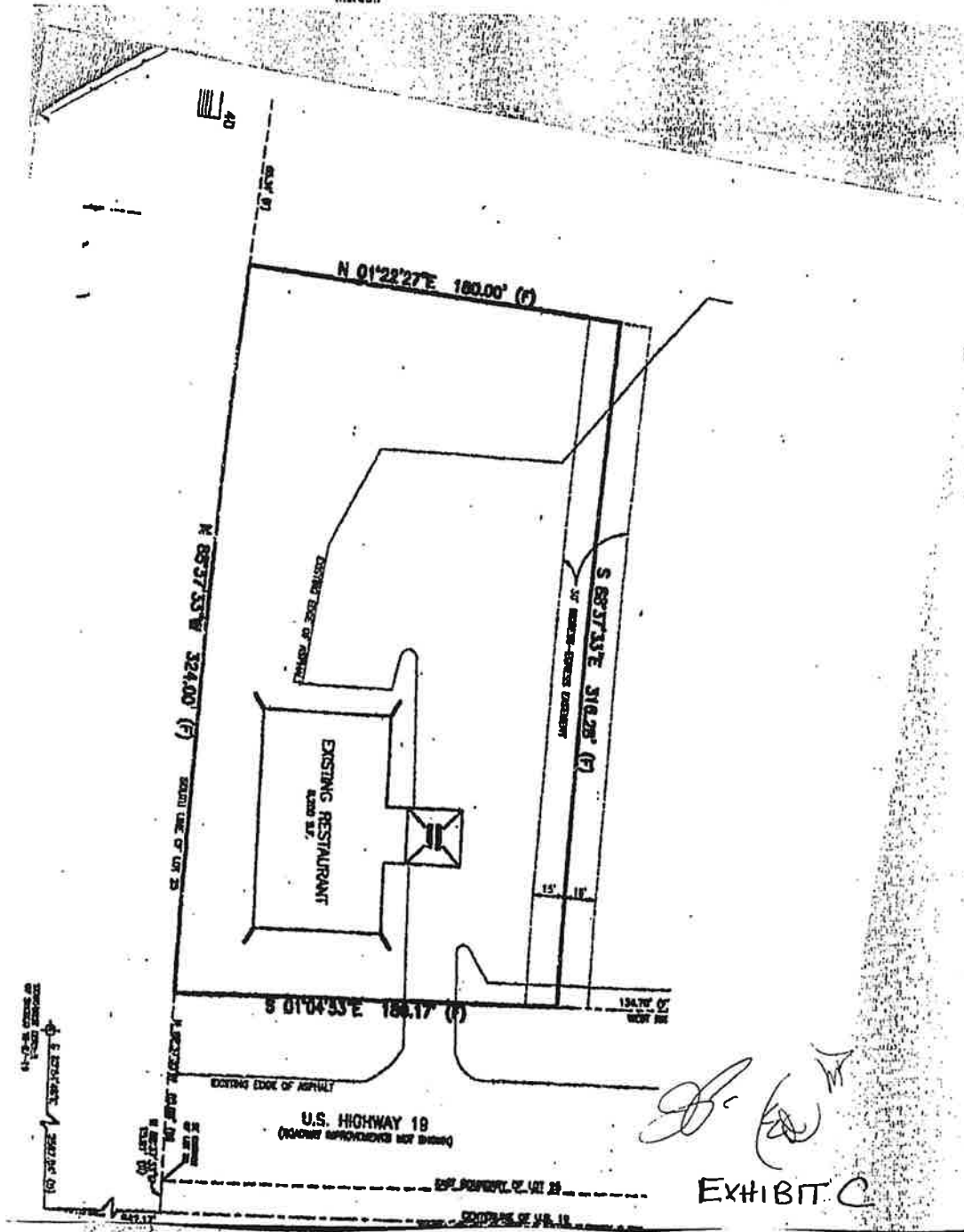
EXHIBIT A (Sheet 2)



A portion of Lot 25 Tampa and Tarpon Springs Land Company's Subdivision in the Southwest 1/4 of Section 19, Township 27 South, Range 16 East, Pinellas County, Florida; being more particularly described as follows:

Beginning at the Southwest corner of Section 19; thence S 89 degrees 54' 48" E., 2597.94 feet to a point on the North-South center line of Section 19, also being the centerline of US Highway 19; thence N 01 degree 04' 53" W., 943.17 feet along said centerline to a point; thence N 88 degrees 37' 33" W., 18.01 feet to the Southeast corner of said Lot 25; thence along the South boundary of said Lot 25 N 88 degrees 37' 33" W., 85.08 feet to the westerly right-of-way of U.S. Highway 19 (State Road 50) and the POINT OF BEGINNING; thence continue along said South boundary N 88 degrees 37' 33" W., 324 feet; thence leaving said Lot boundary N 01 degree 22' 27" E., 180.00 feet; thence S 88 degrees 37' 33" E., 316.28 feet to the said Westerly right-of-way line; thence along said line S 01 degree 04' 53" E., 180.17 feet to the POINT OF BEGINNING.
Containing 1.32 acres, more or less.

Reserving an easement for ingress, egress and utilities along the North 18.00 feet thereof.



8.00 - 7 names
30

79032839

RECORDED
PINELLAS CO. FLORIDA
Shirley M. Williams
CLERK CIRCUIT COURT

ORIGINAL



DISTRIBUTION EASEMENT

FEB 28 5 00 PM '79

O.R. 4820 PAGE 639

THIS EASEMENT, Made this day between Kozmos G. Korones and Mary Korones, (his wife);
and Nicholas P. Chrisochos and Johna K. Chrisochos, (His wife); and Michael
A. Stratigos and Anna K. Stratigos, (His wife)
their heirs, successors and assigns ("GRANTOR"), and FLORIDA POWER CORPORATION, a Florida corporation,
its successors, lessees and assigns ("GRANTEE");

WITNESSETH, That, for and in consideration of the mutual benefits, covenants and conditions herein
contained, GRANTOR grants and conveys to GRANTEE an easement to install, operate and maintain in perpetuity
or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric
energy and service and communication services; said facilities being located in the following described "Ease-
ment Area" within GRANTOR's premises in Pinellas County, Florida, to wit:

ten (10) foot wide Easement Area defined as comprising those 10-foot strips of land
lying five feet on each side of the center lines of GRANTEE'S facilities as may be de-
signed and installed from time to time at mutually agreed upon locations within GRANTOR'S
premises described as: Lot Twenty-Five (25) of TAMPA AND TARPON SPRINGS LAND
COMPANY'S SUBDIVISION, in Section 19-27-16, less the East Eighty-Five feet (85')
thereof, according to the map or plat thereof as recorded in Plat Book 1, Page 116,
of the Public Records of Hillsborough County, Florida, of which Pinellas County,
Florida was formerly a part.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to
patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to
increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to
clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANT-
EE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities;
(d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the
opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation or maintenance
of said facilities; (e) the reasonable right for GRANTEE to enter upon lands of the GRANTOR adjacent to said
Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges
reasonably necessary or convenient for GRANTEE's safe and efficient installation, operation and maintenance
of said facilities and for the enjoyment and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall
be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be
placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six
feet (6') on the opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANT-
OR's future orderly development of the premises is in physical conflict with GRANTEE's facilities, GRANTEE

Section 19 Township 27 Range 16 County Pinellas
Project Name: Korones, Chrisochos, Stratigos

01 Cash 11 Chg
41 Rec 500
41 St 30
42 Wf 5
43 Int 9.35
Tot 9.35

This document prepared by
BLAIR W. CLARK
RETURN TO: Real Estate Dept.
Florida Power Corporation
P.O. Box 14042
St. Petersburg, FL 33733

Individual 913 529 (S)

shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR's premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation.

GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR's agents or employees.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR's hands and seals have been hereunto affixed this 7th day of

February, 19 79.

WITNESSES:

Don D. Brian
Diana Kegg

Kozmos G. Korones (L.S.)
Mary Korones (L.S.)
Nicholas P. Chrisochos (L.S.)
Johnna K. Chrisochos (L.S.)
Michael A. Stratigos (L.S.)
Anna K. Stratigos (L.S.)

STATE OF Fla)
COUNTY OF Pinellas) ss.

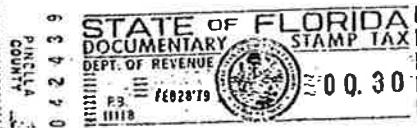
The foregoing easement was acknowledged before me this 7 day of Feb, 19 79,
by Kozmos G. Korones, Mary Korones (wife); Nicholas P. Chrisochos (wife), Johnna K. Chrisochos; and Michael A. Stratigos & Anna K. Stratigos (wife);

as GRANTOR.



NOTARY PUBLIC STATE OF FLORIDA AT LARG
MY COMMISSION EXPIRES NOV 5 1979
NOTED IN FLORIDA DEPT. OF REVENUE

Notary Public



913 529 (5)
Back

00-075637 MAR-15-2000 3:19pm
PINELLAS CO BK 10843 PG 2443

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

9M06651 03-15-2000 15:19:30 SJW
51 DED-ARNESON
000000000
IN: BK: SPC: EPG:
RECORDING 002 PAGES 1 \$10.50
DOC STAMP - DR219 3 \$5,250.00

TOTAL: \$5,260.50
P CHECK AMT. TENDERED: \$5,260.50
CHANGE: \$0.00
BY [Signature] DEPUTY CLERK

PREPARED BY AND RETURN TO:

Erma Brady
Ramit Title Services, Inc.
125 W. Klosterman Road
Tarpon Springs, Florida 34689

Property Appraisers Parcel Identification (Folio) Numbers:

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14th day of March, A.D. 2000 by James A. Post, an unmarried man, herein called the grantor, to Mary Arneson, an unmarried woman, and Eric K. Arneson, an unmarried man, **Joint Tenants with full rights of survivorship** whose post office address is, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Pinellas County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record.

PAGES 2
ACCT
REC 10.50
DR219 5250.00
DS
INT
FEES
MTF
P.C.
REV

TOTAL 5270.50
- CK BAL
CHG AMT

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature [Signature]
Witness #1 Printed Name Carli J. Miller

[Signature] L.S.
James A. Post

Witness #2 Signature [Signature]
Witness #2 Printed Name ERMA BRADY

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 14th day of March, 2000 by James A. Post who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL

My Commission Expires:



Erma Brady
MY COMMISSION # CC514073 EXPIRES
March 15, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
Notary Signature
ERMA BRADY
Printed Notary Signature

CITY OF TARPON SPRINGS, FLORIDA
Certificate of Concurrence

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 KPM TARPON LLC		Email kpm@yahoo.com	
Address 5100 66th STREET			
City St. PETERSBURG	State FL	Zip 33709-3122	
Phone 727.244.7317	Fax N/A	Cellular 727.244.7317	

Applicant

Name JONATHAN KREBLER		Email kpm@yahoo.com	
Address 5100 66th STREET			
City St. PETERSBURG	State FL	Zip 33709-3122	
Phone 727.244.7317	Fax N/A	Cellular 727.244.7317	

Agent (if applicable)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Project Name TARPON BINGO HALL	
Property Location or Address 38954 US HWY 19N TARPON SPRINGS FL	
Legal Description (attach additional sheets as necessary) TAMPA & Tarpon Springs Land Co. Port of Lot 25 Lying West of US HWY 19N DESC.	
Tax Parcel Number(s) 19-27-16-89442-000-0251	Site Acreage 58,037 SF

Type of Development Activity [check only one]

- | | |
|---|---|
| ☐ Site Plan for Commercial Development | ☐ Commercial Planned Development |
| ☐ Site Plan for Residential Subdivision | ☐ Industrial Planned Development |
| ☐ Site Plan for Multiple Residential Development | ☒ Conditional Use |
| ☐ Final Subdivision Plat | ☐ Building Permit |
| ☐ Residential Planned Development | ☐ Other: _____ |

Proposed Development

1. Number of Residential Units **N/A**
- | | | |
|---------------------|--------------------|----------------------------------|
| _____ Single-Family | _____ Multi-Family | _____ Recreational Vehicle Sites |
| _____ Two-Family | _____ Mobile Home | _____ Beds (ACLF, ALF, etc.) |

CITY OF TARPON SPRINGS, FLORIDA
Certificate of Concurrency

2. Non-Residential Uses

- a. Type of Use: BINGO w/ TABLES & CHAIRS Gross Square Footage: 9,626 SF
b. Type of Use: _____ Gross Square Footage: _____
c. Type of Use: _____ Gross Square Footage: _____
d. Type of Use: _____ Gross Square Footage: _____

3. Marina (Number of slips) N/A

_____ Wet Slips _____ Dry Slips _____ TOTAL

Applicable Concurrency Exceptions [check all that apply]

☐ §122.01(A)(1) ☐ §122.01(A)(2) ☐ §122.01(A)(3) ☐ §122.01(A)(4)

Level of Service

Calculate the impact of the proposed development on each of the following:

1. Potable Water: 2,055 gallons per day (gpd)
2. Sanitary Sewer: 1,761 gallons per day (gpd)
3. Solid Waste: 18 tons per year (tpy)
4. Storm Drainage: *Provide separate analysis for review by the Engineering Division (provided)
5. Transportation: ITE Category 470
a. 210 total trips per day (tpd)
b. 40 peak hour trips
6. Hurricane Shelter: 5200 SF total required space



Signature of Owner or Authorized Agent

GREGORY K. ROEBUCK

Printed Name

11/30/2023

Date

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20 ____
by _____, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 02 Feb 2024

Subject Parcel: 19-27-16-89442-000-0251

Radius: 500 feet

Parcel Count: 12

Total pages: 3

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

18-27-16-89424-000-0350
TAMPA & TARPON SPRINGS LAND CO LOTS 14, 15, 33, 35, 36, 37, 38,
39, 41, 42, 46 & 47 IN SEC

PINELLAS COUNTY
ATTN PARKS DEPT
315 COURT ST
CLEARWATER, FL 33756-5165

19-27-16-89442-000-0284
TAMPA & TARPON SPRINGS LAND CO N 200 FT OF E 100 FT OF LOT 28
W OF US #19 (LEASE)

SARAVANOS, GUS & ZOE LIVING TRUST
SARAVANOS, ANTHONY TRE
350 HARBOR PSGE
CLEARWATER, FL 33767-1811

19-27-16-89442-000-0283
TAMPA & TARPON SPRINGS LAND CO N 230 FT OF LOT 28 W OF US
#19 LESS N 200 FT OF E 100 FT

SARAVANOS, GUS & ZOE LIVING TRUST
SARAVANOS, ANTHONY TRE
350 HARBOR PSGE
CLEARWATER, FL 33767-1811

19-27-16-89442-000-0281
TAMPA & TARPON SPRINGS LAND CO BEG SE COR OF NW 1/4 RUN W
100 FT & N 560 FT TO POB TH W 76

STORAGE TRUST PROP
C/O DEPT PT FL 28081
PO BOX 25025
GLENDALE, CA 91221-5025

19-27-16-89442-000-0141
TAMPA & TARPON SPRINGS LAND CO PART OF TRACTS 14 & 15 DESC
FROM SW COR OF NE 1/4 OF SEC 19

EL-ALAMI, AMRO
ABUSALEEM, ORYNAB
1740 PERCHERON DR
NEW PORT RICHEY, FL 34655-4502

19-27-16-89442-000-0180
TAMPA & TARPON SPRINGS LAND CO LOT 18,19,21,22 & S 150 FT OF
LOT 17 LESS RD R/W OF E SIDE

SUN VALLEY VENTURE I LLC
C/O COVE PROPERTY MNGMT LLC
2999 N 44TH ST STE 200
PHOENIX, AZ 85018-7248

19-27-16-89442-000-0250
TAMPA & TARPON SPRINGS LAND CO LOT 25 LYING W OF US HWY 19
N DESC AS FROM SE COR OF NW 1/4

TARPON SPRINGS STORAGE OWNER LLC
PO BOX 2034
SANTA MONICA, CA 90406-2034

19-27-16-89442-000-0271
TAMPA & TARPON SPRINGS LAND CO PART OF LOTS 27 & 28 IN NW
1/4 OF SEC 19-27-16 DESC FROM SE

ARCH TARPON LLC
27338 ROSELING CT
WESLEY CHAPEL, FL 33544-7316

19-27-16-89442-000-0200
TAMPA & TARPON SPRINGS LAND CO LOT 20 LESS E 85FT FOR RD R/W

EM INVESTMENT GROUP LLC
39048 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689-3957

19-27-16-89442-000-0260
TAMPA & TARPON SPRINGS LAND CO LOTS 26 AND 32 LESS RD

SUN COUNTRY PROPERTIES INC
9022 EASTHAVEN CT
NEW PORT RICHEY, FL 34655-5209

19-27-16-89442-000-0140
TAMPA & TARPON SPRINGS LAND CO PART OF LOTS 13, 14, & 15 DESC
AS COM NW COR OF NE 1/4 OF S

BREIT TARPONAIRE MHC LLC
345 PARK AVE
NEW YORK, NY 10154-0004

19-27-16-89442-000-0131
TAMPA & TARPON SPRINGS LAND CO PART OF LOT 13 BEG AT SW COR
OF LOT 13 ON E'LY LINE OF US 1

SW FL WATER MGMT DIST
2379 BROAD ST
BROOKSVILLE, FL 34604-6899



Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **APPLICATION #23-68, Resolution 2024-09** Site Plan Approval for property located at 332 Anclothe Road (Quasi-Judicial) **(20 Minutes)**

Recommendation

Staff finds the application for site plan approval consistent with the applicable review criteria and recommends **APPROVAL** of Resolution 2024-09, subject to the following conditions:

1. The use shall be restricted to vessel and vessel trailer storage only. The site shall not be used for storage of inoperable vessels, recreational or other vehicles, equipment, inflammable/explosive materials or similar items.
2. A permit from Pinellas County for the proposed reconfiguration of the driveway connections shall be submitted with the application for a building permit. If the County restricts the site to one driveway connection, the east driveway shall be used and the western driveway shall be closed or removed.
3. The applicant shall pay a fee in lieu of building the sidewalk per Land Development Code (LDC) Section 132.02 or apply for a waiver of sidewalk construction per LDC Section 132.01.
4. The site shall have prominent posting in view of patrons and the public showing 24-hour contact information in case of an emergency or other incident.
5. 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.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
7. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

Planning and Zoning Board Recommendation

The Planning and Zoning Board reviewed this item at their regular meeting of February 26, 2024 with a full board present. The Board unanimously recommended approval with staff conditions. There was no public comment.

Background

The applicant is requesting site plan approval to construct an outdoor boat storage facility with wash-down area. The business will be completely screened with fencing and will provide remote access for patrons. The site is being redeveloped from the previous boat repair facility established in 2010. The previous structures have already been demolished.

Project Location



See Full Staff Report and Attachments for Additional Information

Funding

not applicable

Strategic Plan Objective

not applicable



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[FEBRUARY 26, 2024 / MARCH 19, 2024]

STAFF REPORT
February 12, 2024

Application No. / Project Title: #23-68 (Jason Anderson – 332 Anclote Road Boat Storage)

Staff: Patricia L. McNeese, AICP, Planning Supervisor

Applicant / Owner: L A Boat Club LLC (Attn: Jason Anderson)

Agent: John Stoeckel, P.E.

Property Size: 1.01 acres (44,155 square feet)

Current Zoning: WDII Waterfront Marine Industry Development District

Current Land Use: Industrial General (IG)

Location / Parcel ID: 332 Anclote Road on north and east sides of Anclote Road /
01-27-15-89136-000-0621 and 01-27-15-89136-000-0624

Resolution Number: #2024-09

BACKGROUND SUMMARY:

The applicant is requesting site plan approval to construct an outdoor boat storage facility with wash-down area. The business will be completely screened with fencing and will provide remote access for patrons. The site is being redeveloped from the previous boat repair facility established in 2010. The previous structures have already been demolished.

PRELIMINARY STAFF RECOMMENDATION:

Staff finds the application for site plan approval consistent with the applicable review criteria and recommends **APPROVAL** of Resolution 2024-09, subject to the following conditions:

1. The use shall be restricted to vessel and vessel trailer storage only. The site shall not be used for storage of inoperable vessels, recreational or other vehicles, equipment, inflammable/explosive materials or similar items.
2. A permit from Pinellas County for the proposed reconfiguration of the driveway connections shall be submitted with the application for a building permit. If the County restricts the site to one driveway connection, the east driveway shall be used and the western driveway shall be closed or removed.
3. The applicant shall pay a fee in lieu of building the sidewalk per Land Development Code (LDC) Section 132.02 or apply for a waiver of sidewalk construction per LDC Section 132.01.
4. The site shall have prominent posting in view of patrons and the public showing 24-hour contact information in case of an emergency or other incident.
5. 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.



6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
7. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant – previous marine repair use removed and buildings demolished.
Site Features:	Disturbed open ground and gravel areas remaining from previous use, with few trees.
Vehicle Access:	This property gains access from the north edge of Anclote Road.

SURROUNDING ZONING & USE:

	Zoning:	Use:
North:	Industrial Planned Development	Vacant
South:	WD1-B Waterfront Commercial Fishing and Tourism Development District	Marina
East:	Industrial Planned Development	Vacant
West:	Residential Multifamily	Tarpon Key residential subdivision

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 narrative describing the proposed operation of a boat storage facility with remote access for patrons. The facility will include a covered boat washdown area.
2. The site previously housed the “JRL Outboard & Marine Service” facility which included a single family residence with office/workshop, a garage, an outdoor roofed repair workshop, and boat/trailer storage on compacted limerock surface. All of the previous buildings have been demolished.
3. The site is currently vacant with a surface of compacted limerock, millings and a few trees. There is a wetland area that encroaches into the property along the northern edge. The property is currently fenced with a six-foot opaque fence.
4. Redevelopment of this site will include a reduction in the existing impervious surface area, enhancement of the wetland buffer, upgrade of the site to comply with current stormwater handling requirements, upgrade to replace an on-site sewage disposal system with City sewer service, and, a reduction in the number of access driveways to Anclote Road.
5. Note that a code enforcement case (#23-80000070) was opened when the applicant modified the site surface and established a fleet vehicle type storage facility on the site. Upon receiving notification, the applicant ceased that operation in May 2023, removed the vehicles from the site and applied for Site Plan approval. The code enforcement case was closed. Since that time the applicant has been diligently working towards completion of the Site Plan approval process.



6. Anclote Road is under the jurisdiction of Pinellas County. The County plans to upgrade the Anclote Road corridor from U.S. Alternate 19 (Pinellas Avenue North) to the Pinellas/Pasco County line. The project will include safety and stormwater improvements and provision of multimodal access. This is expected to include sidewalks, which do not currently exist along this portion of right-of-way. The applicant proposes to forego the construction of sidewalks in anticipation of the County project, slated for construction in the 2025/26 fiscal year. Since multimodal access construction will occur in the next few years, the City may address this through a condition on the site plan that allows the applicant to delay the construction of sidewalk improvements until the final County configuration is established. Otherwise, payment into the sidewalk trust fund, or a request for sidewalk waiver would be required. Two alternatives for a recommended condition are provided above.
7. Note that, by Ordinance 2023-09 adopted on September 19, 2023, Section 210.05 of the Land Development Code was modified to require obtaining a building permit within six months of Site Plan approval. This application was received and began processing on June 27, 2023 and is therefore governed by Section 210.05 as codified prior to September 19, 2023, which allowed one year for the applicant to submit a building permit application.

REVIEW STANDARD – COMPREHENSIVE PLAN MAP:

The subject property is located in the Industrial General (IG) Future Land Use Map category. Policy 2.5.2 of the Comprehensive Plan states that “the primary use shall be light industrial, and business/research parks” in the IG category. The proposed boat storage facility is classified as a “marina” type use in the WDII zoning district that does not include heavy industrial activities. It complies with the permitted floor area ratio (FAR) of 0.60 and the permitted impervious surface ratio (ISR) of 0.90 prescribed for the IG category (see table below under “Review Standard – Zoning”). The proposed use and intensity is consistent with the Comprehensive Plan.

REVIEW STANDARD - ZONING:

The property is located within the WDII Waterfront Marine Industry Development zoning district. This district permits marinas as a use by right. A “marina” is defined in Section 241.00(A)(132) of the LDC as “An establishment used for the storing, fueling, berthing, and securing of pleasure boats. Minor repair not including the removal of mechanical or structural parts from the boat may be permitted as an accessory use under the Code.” The proposed site plan is consistent with the design requirements of the WDII zoning district as summarized in the table on page 4 along with further analysis of selected code requirements.



WDII Waterfront Marine Industry Development District

Standards (Land Development Code)		Proposed Project	
Dimensional Standards [Section 25.16(D)]			
Min. Lot Area = 5,000 square feet	✓		1.01 acres
Min. Lot Width = 50 feet	✓		364 feet
Min. Lot Depth = 80 feet	✓		110 feet
Max. Floor Area Ratio = 0.60	✓		n/a
Max. Impervious Surface Ratio = 0.85	✓		0.746
Min. Open Space = 0.10	✓		0.254
Max. Front Yard = 10 feet	✓		n/a
Min. Side Yard = 10 feet	✓		n/a
Min. Side Street Setback = 10 feet	✓		n/a
Min. Rear Yard = 0, or 25 feet adjacent to a residential district	✓		n/a
Max Height = 40 feet	✓		n/a
Wetland Buffer [Section 55.01]			
15-foot buffer required	✓		15-foot vegetated buffer provided (see further analysis below)
Parking Requirements [Section 127.00]			
Commercial Marinas = 1 space per 4 dry slips	✓		31 spaces (see further analysis below)
Driveway and Access Management [Section 129.00]			
Permit required from Pinellas County for access configuration			Applicant has applied for a Pinellas County permit
One driveway per street frontage			Applicant reducing access driveways from four (existing) to two (proposed)
Allowable driveway width = 30 feet			East driveway (existing) = 32 feet West driveway (existing) = 20 feet
Landscaping & Screening [Section 25.16(D)]			
Requires "an appropriate buffer" between adjoining non-industrial uses.	✓		West side proposes landscaping in front of a 6-foot opaque fence (see further analysis below)
Waste Disposal			
Small dumpster service allowable	✓		Small dumpster service proposed

Roadway Access: The previous use on this property was served with four driveways along the southern edge of the property. The applicant proposes to reduce the number of driveways to two. The City would normally want access to be reduced to one driveway but the driveways currently exist, and this roadway is under the jurisdiction of Pinellas County. The County will determine the final number of driveways.

Wetland Buffer: In coordination with the Municipal Arborist, the applicant proposes to enhance the wetland buffer area along the north side of the property by removing all Brazilian pepper trees (an invasive exotic species) and installing landscaping and mangrove plants along the water's edge where it intersects his property.



Landscaping and Screening Requirements: The property is bordered by non-residential uses on the north, east and south sides. The west side, across Anclote Road is bordered by the Tarpon Key Development in the Residential Multifamily zoning district. That development is already bordered by a 6 to 8-foot wall/solid vinyl fence combination along Anclote Road. The applicant is proposing landscaping along the roadway with the solid fence behind that. The boat storage use is not expected to significantly impact the Tarpon Key residential community and will continue at a similar or lesser intensity than the previous marine repair facility. It is also expected to operate during daylight hours.

Parking Requirements: The primary use of the site will be classified as a “marina.” The site layout includes boat/trailer parking for daily in and out transport and storage by the patrons of the facility. There is no on-site operator and no other on-site amenities that would cause patrons to stay for extended periods or require separate parking facilities. The parking includes approximately 28 “dry slip” spaces on the north side with plenty of room for each patron to maneuver the towing vehicle and boat trailer for ingress and egress. There is approximately 77 feet of distance from north parking stops to the south front yard swale/buffer. This leaves more than sufficient room for one patron’s boat and towing vehicle to be parked at a space while a second patron maneuvers around it to park at another. Each boat storage space essentially operates as a vehicular parking space by virtue of the operation of the site and the limited amount of time that each towing vehicle is expected to occupy the site. There are no other site amenities keeping patrons on site and therefore no need for separate parking facilities.

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. The Technical Review Committee (TRC) has reviewed and determined the application for site plan approval to be complete and in compliance with the above cited standards for review:

1. The application is found to be consistent with the City’s Comprehensive Plan and the implementing Special Area Plan (see above zoning standards).,
2. The application is found to be compliant with the City’s Land Development Code (see above),
3. The project proposes minimal new impacts to facilities and 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 on page 6 along with further analysis of selected facilities below.



Facility	Proposed Impacts
Potable Water	< 100 gallons per day
Wastewater	<100 gallons per day
Solid Waste	8-10 tons per year
Transportation	< 20 daily trips*

**Proposed by applicant. Note that Category 150 "Warehousing" yields a p.m. peak hour trip rate of 8.4 trips for this size of property (Institute of Transportation Engineers (ITE), 10th edition).*

Sewage Treatment: The property was previously served by an on-site sewage disposal system. The septic system has been properly abandoned and the applicant will be using the City's sanitary sewer service. The City has the infrastructure in place and the capacity to serve this site.

Stormwater Handling: The property previously did not have a compliant stormwater handling system. The applicant has provided a design that complies with the City's current LDC requirements. The applicant has also provided an exemption letter from the Southwest Florida Water Management District (SWFWMD) for the proposed project.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project three times with the last review occurring on January 4, 2023. The TRC deemed the project complete and ready for further processing.

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2024-09
3. Legal Description
4. Site Plan
5. Survey
6. Project Narrative
7. Drainage Narrative
8. SWFWMD Drainage Exemption Narrative
9. SWFWMD Exemption Approval
10. Septic Abandonment Approval
11. Pinellas County Right-of-Way Application Receipt

332 ANCLOTE ROAD BOAT STORAGE #23-68

Planning & Zoning Board Meeting – February 26, 2024
Board of Commissioners Meeting – March 19, 2024



REQUEST

#23-68 – Site Plan Approval – 332 Anclore Boat Storage Resolution #2024-09

- Property Size = +/- 44,155 square feet (1.01 acres)
- Current Land Use: IG (Industrial General)
- Current Zoning: WDII Waterfront Marine Industry Development District
- Proposed Development:
 - Outdoor boat/trailer storage
 - Includes covered boat wash down area
- **Location**: 332 Anclore Road
- **Applicant/Owner**: Jason Anderson / LA Boat Club LLC
- **Agents**: John Stoeckel, P.E.

LOCATION & CONTEXT



LOCATION & CONTEXT



LOCATION & CONTEXT



LOCATION & CONTEXT

Site of previous “JRL Outboard & Marine Service (2011 Google Maps Photo)



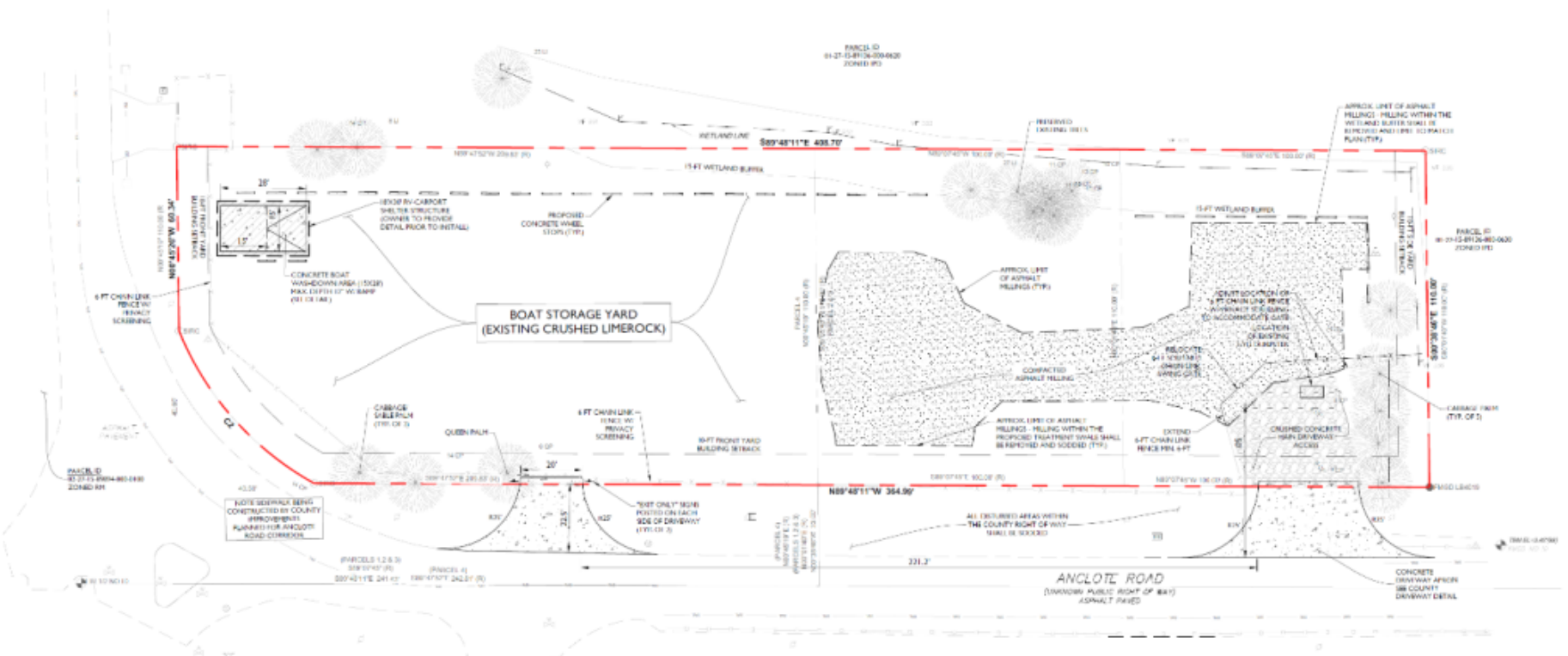
LOCATION & CONTEXT



SURVEY



SITE PLAN



REVIEW CRITERIA – SITE PLAN

- 1) **The Comprehensive Plan.** The proposed project is consistent with the Industrial General Future Land Use Map category and the City's Comprehensive Plan.
- 2) **The Land Development Code (LDC).** The application is found to be in compliance with the City's LDC. Adjacent residential is buffered with fencing/wall, landscaping and intervening Anclote Road. Sidewalk installation can be delayed until County road project is constructed.
- 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.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2024-09: Staff recommends *approval* of the proposed site plan, subject to the following conditions:

1. The use shall be restricted to vessel and vessel trailer storage only. The site shall not be used for storage of inoperable vessels, recreational or other vehicles, equipment, inflammable/explosive materials or similar items.
2. A permit from Pinellas County for the proposed reconfiguration of the driveway connections shall be submitted with the application for a building permit. If the County restricts the site to one driveway connection, the east driveway shall be used and the western driveway shall be closed or removed.
3. Two recommended alternatives:
 - a. The applicant may delay the construction of a sidewalk for up to five years and re-evaluate the need for a sidewalk once Pinellas County multimodal improvements have been constructed in this area.
 - b. The applicant shall pay a fee in lieu of building the sidewalk per Land Development Code (LDC) Section 132.02 or apply for a waiver of sidewalk construction per LDC Section 132.01.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2024-09: Recommended conditions (continued):

4. The site shall have prominent posting in view of patrons and the public showing 24-hour contact information in case of an emergency or other incident.
5. 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.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
7. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board reviewed this item at their regular meeting of February 26, 2024 with a full board present. The Board unanimously recommended **approval of Resolution #2024-09** with staff conditions. There was no public comment.

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-68 REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A BOAT STORAGE FACILITY ON 1.04 ACRES (MORE OR LESS) OF PROPERTY LOCATED AT 332 ANCLOTE ROAD ON THE NORTH AND EAST SIDES OF ANCLOTE ROAD APPROXIMATELY 0.42 MILES WEST OF NORTH PINELLAS AVENUE, AND, LOCATED IN THE WDII (WATERFRONT MARINE INDUSTRY DEVELOPMENT) DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for an open boat storage facility on property located at 332 Anclothe Road on the north and east sides of Anclothe Road in the WDII Waterfront Marine Industry Development Zoning District; and,

WHEREAS, the WDII Waterfront Marine Industry Development District allows marinas and provides for the storing of boats as a marina; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meetings of February 26, 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 24-68 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application #24-98 for property located at 332 Anclothe Road on the north and east sides of Anclothe Road and further described in Exhibit A, prepared

and sealed by John J. Stoeckel on January 24, 2024 and attached as Exhibit B, is hereby approved with the following conditions:

1. The use shall be restricted to vessel and vessel trailer storage only. The site shall not be used for storage of inoperable vessels, recreational or other vehicles, equipment, inflammable/explosive materials or similar items.
2. A permit from Pinellas County for the proposed reconfiguration of the driveway connections shall be submitted with the application for a building permit. If the County restricts the site to one driveway connection, the east driveway shall be used and the western driveway shall be closed or removed.
3. The applicant shall pay a fee in lieu of building the sidewalk per Land Development Code (LDC) Section 132.02 or apply for a waiver of sidewalk construction per LDC Section 132.01.
4. The site shall have prominent posting in view of patrons and the public showing 24-hour contact information in case of an emergency or other incident.
5. 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.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
7. The site plan shall expire at one year from the effective date unless an application has been submitted for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

SECTION 4: EFFECTIVE DATE

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



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

May 10, 2023

Resolution 2024-09 Exhibit A (1 page)

332 Anclote Road Boat Storage

MJS No. 23-4401

Application Documents – Legal Description

The below legal description was taken from a survey entitled "Anclote Tarpon Springs Boundary Topographic, Tree Survey 332 Anclote Road Tarpon Springs Florida 34689", prepared by MRIC Spatial, dated April 28, 2023.

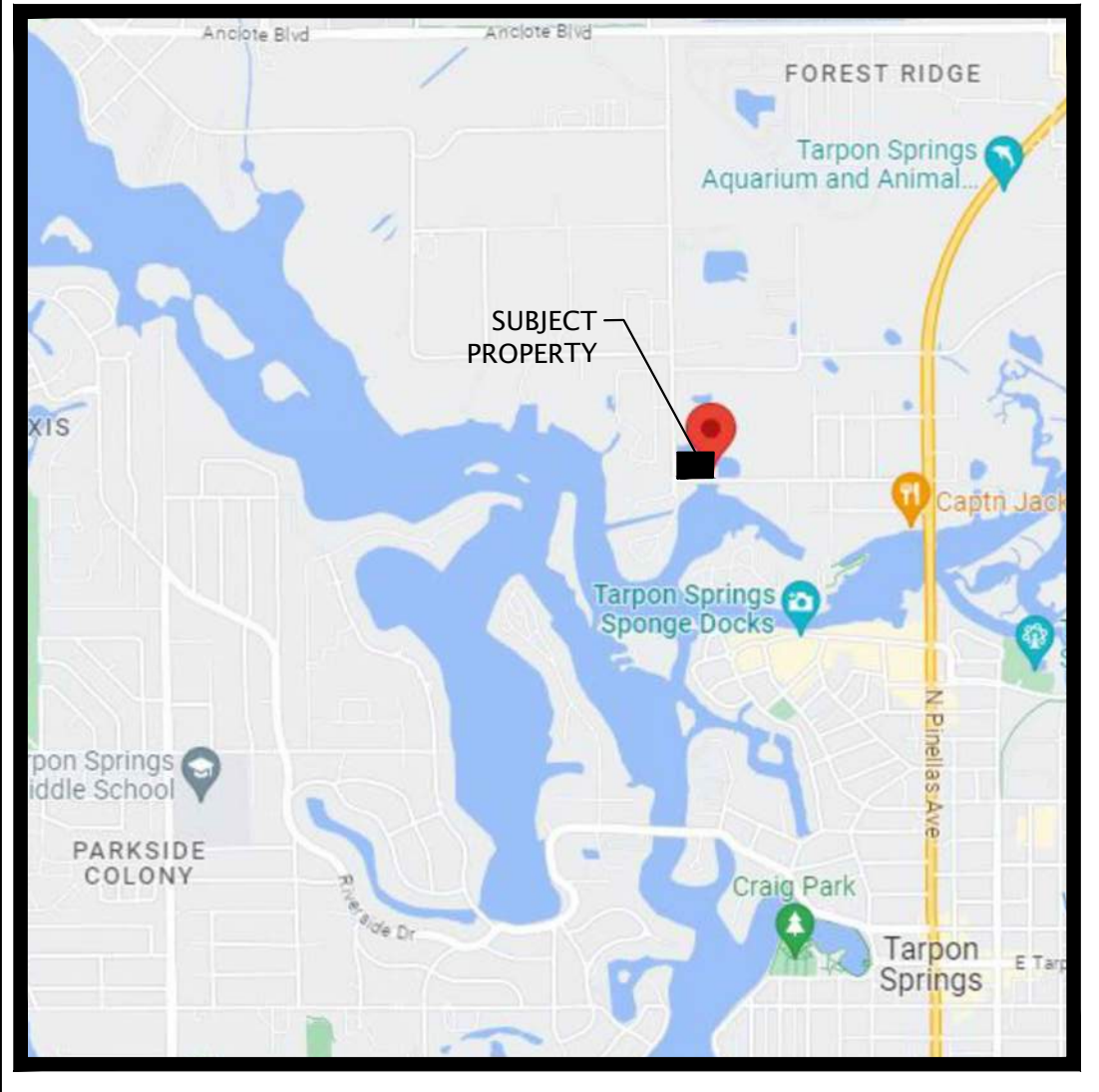
SURVEYOR'S DESCRIPTION:

Parcel 1: That part of lot 62, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof recorded in Plat Book 1, page 116, of Hillsborough County, Florida, of which Pinellas County was formerly a part, further described as follows: Commence at the southwest corner of Section 1, Township 27 South, Range 15 East, and run along the south boundary of Section 1, Township 27 South, Range 15 East, South 89°07'45" East, a distance of 241.43 feet; thence leaving said section line run North 00°01'40" East, a distance of 33.00 feet to the northerly right of way line of Anclote Road, thence run along said right of way line South 89°07'45" East; a distance of 100.00 feet to the point of beginning. From said point of beginning thence run North 00°01'40" East, a distance of 110.00 feet; thence run South 89°07'45" East, a distance of 100.00 feet; thence run South 00°01'40" West, a distance of 110.00 feet; thence run North 89°07'45" West, a distance of 100.00 feet to the point of beginning.

Parcels 2 & 3: That part of lot 62, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof recorded in Plat Book 1, page 116, of Hillsborough County, Florida, of which Pinellas County was formerly a part, further described as follows: Commence at the southwest corner of Section 1, Township 27 South, Range 15 East, and run along the south boundary of Section 1, Township 27 South, Range 15 East, South 89°07'45" East, a distance of 241.43 feet; thence leaving said section line run North 00°01'40" East, a distance of 33.00 feet to a point of beginning. From said point of beginning run North 00°01'40" East, a distance of 110.00 feet; thence run South 89°07'45" East, a distance of 100.00 feet; thence run South 00°01'40" West, a distance of 110.00 feet; thence run North 89°07'45" West, a distance of 100.00 feet to the point of beginning.

Parcel 4: That part of lot 62, Tampa and Tarpon Springs Land Company Subdivision, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof recorded in Plat Book 1, page 116, of Hillsborough County, Florida, of which Pinellas County was formerly a part, further described as follows: for a point of reference commence at the southwest corner of Section 1, Township 27 South, Range 15 East, Pinellas County, Florida; run thence South 89°47'52" East, 242.81 feet, run thence North 00°45'19" West, 33 feet to the point of beginning; run thence North 00°45'19" West, 110 feet; thence North 89°47'52" West 209.83 feet; more or less, to a point on the east right-of-way line of Anclote Road on the west that is 33 feet from the centerline of said Anclote Road on the west, thence South 00°45'19" East 110 feet, more or less, along the east Right-of-Way line of Anclote Road on the west to a point on the north Right-of-Way line of Anclote Road on the south that is 33 feet north of the centerline of Anclote Road on the south, thence South 89°47'52" East 209.83 feet, more or less, along the north right-of-way line of Anclote Road on the south to the point of beginning. Less dedication to the city of tarpon springs, Florida in official records book 8891, page 1018, of the public records of Pinellas County, Florida.

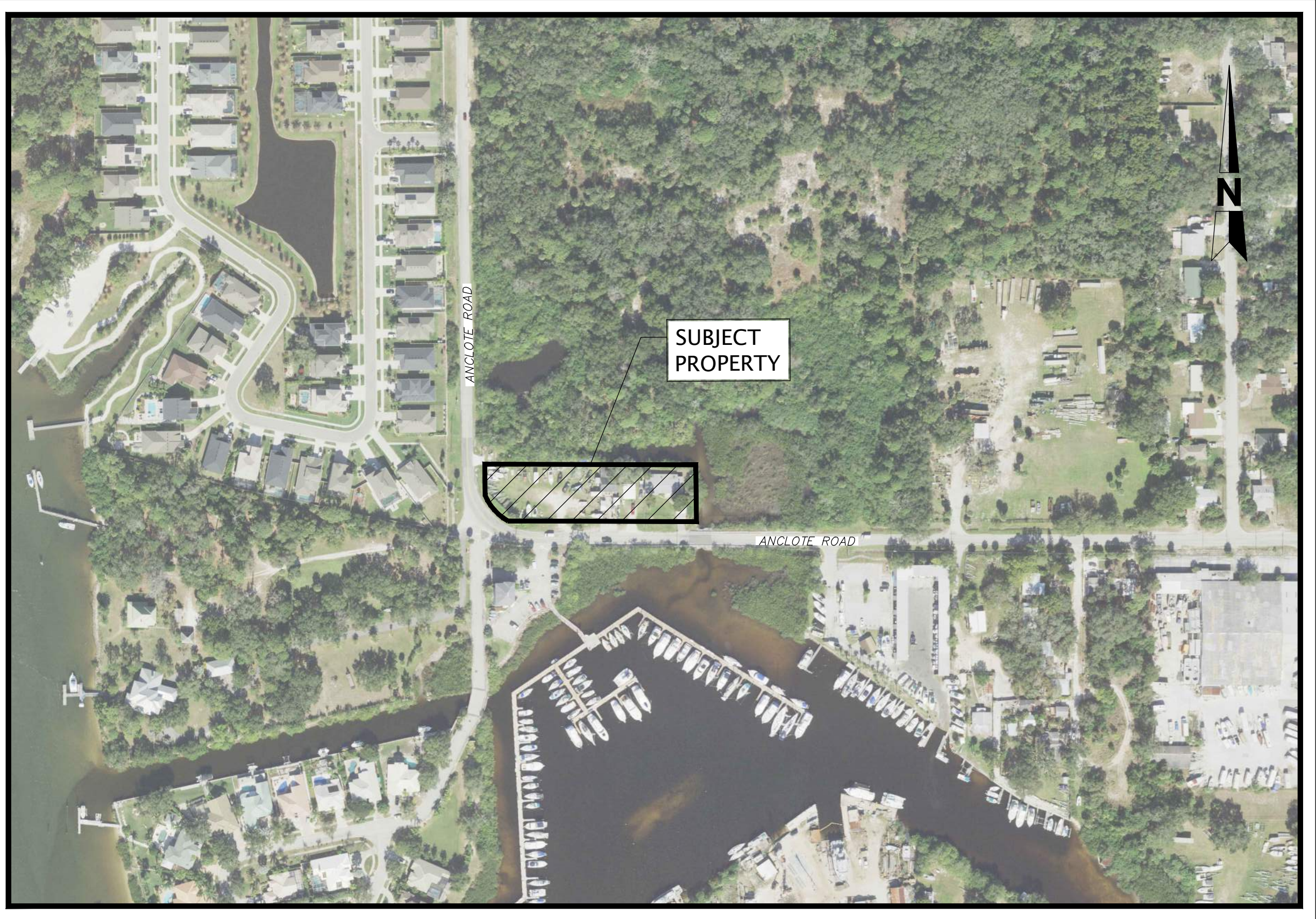
The above description is the same as in Official Records Book 22049, page 1479, public records of Pinellas County.



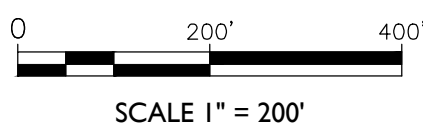
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "ANCLOTE TARPON SPRINGS BOUNDARY TOPOGRAPHIC, TREE SURVEY 332 ANCLOTE ROAD TARPON SPRINGS FLORIDA 34689", PREPARED BY MRC SPATIAL, LAST REVISED JANUARY 22, 2024.
2. THE HORIZONTAL (NAD83, 2011 ADJUSTMENT) AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED DOCUMENTS.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR THE CITY OF TARPON SPRINGS, FLORIDA, COMMUNITY PANEL 120259 MAP PANEL NUMBER 12103C0017H, EFFECTIVE DATE AUGUST 24, 2021, THE SUBJECT PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE 'AE' (COASTAL) BASE FLOOD ELEV. 10-FT. ZONE 'AE' INCLUDES AREAS WITHIN THE 100-YR FLOOD PLAIN WITH ASSIGNED BASED FLOOD ELEVATION.
4. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONSTRUCTION PLANS OR BETWEEN THE CONSTRUCTION PLANS AND APPLICABLE STANDARDS, CODES AND ORDINANCES; THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT OR PROCEED AS DIRECTED BY THE ENGINEER.
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND CITY OF MELBOURNE PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS AS WELL AS ALL CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
7. THE LOCATIONS AND PROPOSED RELOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MARKINGS PROVIDED BY UTILITY COMPANIES AND AS-BUILT DRAWINGS PROVIDED BY THE SURVEYOR OR OTHER SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND CRITICAL ELEVATIONS OF UTILITIES AND COORDINATE WITH THE APPROPRIATE AUTHORITIES AND UTILITY OWNER PRIOR TO CONSTRUCTION. ANY UTILITY CONFLICTS OR DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL NOTIFY SUNSHINE ONE AT 811 TO REQUEST UTILITY LOCATES AND SHALL OBTAIN A LISTING OF ALL EXISTING UTILITY COMPANIES WITH FACILITIES IN THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW UP WITH ALL LISTED UTILITY PROVIDERS TO CONFIRM THE LOCATION OF THEIR FACILITIES WITHIN THE PROJECT AREA.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS ASSOCIATED TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PHASING, INTERIM LOGISTICS, DRAINAGE, UTILITIES, ETC., AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
12. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PASCO COUNTY PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS.
13. UPON COMPLETION OF CONSTRUCTION, BEFORE REQUESTING FINAL INSPECTION BY THE ENGINEER, AND BEFORE PLACING SOD, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION.
14. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, AND STRUCTURES EXCEPT WHERE DIMENSIONS ARE SHOWN.
15. THIS PLAN DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. ALL ENVIRONMENTAL TESTING AND WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
16. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF AGENCY REVIEW AND APPROVAL AND SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN OBTAINED. THESE DRAWINGS SHALL THEN BE STAMPED "ISSUED FOR CONSTRUCTION".



KEY MAP



LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUN ALONG THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, SOUTH 89°07'45" EAST, A DISTANCE OF 241.43 FEET; THENCE LEAVING SAID SECTION LINE RUN NORTH 00°01'40" EAST, A DISTANCE OF 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ANCLOTE ROAD, THENCE RUN ALONG SAID RIGHT OF WAY LINE SOUTH 89°07'45" EAST; A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN NORTH 00°01'40" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 89°07'45" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°01'40" WEST, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°07'45" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCELS 2 & 3: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUN ALONG THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, SOUTH 89°07'45" EAST, A DISTANCE OF 241.43 FEET; THENCE LEAVING SAID SECTION LINE RUN NORTH 00°01'40" EAST, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 00°01'40" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 89°07'45" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°01'40" WEST, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°07'45" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; RUN THENCE SOUTH 89°47'52" EAST, 242.81 FEET, RUN THENCE NORTH 00°45'19" WEST, 33 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 00°45'19" WEST, 110 FEET; THENCE NORTH 89°47'52" WEST 209.83 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE WEST THAT IS 33 FEET FROM THE CENTERLINE OF SAID ANCLOTE ROAD ON THE WEST, THENCE SOUTH 00°45'19" EAST 110 FEET, MORE OR LESS, ALONG THE EAST RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE WEST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE SOUTH THAT IS 33 FEET NORTH OF THE CENTERLINE OF ANCLOTE ROAD ON THE SOUTH, THENCE SOUTH 89°47'52" EAST 209.83 FEET, MORE OR LESS, ALONG THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE SOUTH TO THE POINT OF BEGINNING. LESS DEDICATION TO THE CITY OF TARPON SPRINGS, FLORIDA IN OFFICIAL RECORDS BOOK 8891, PAGE 1018, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIPTION IS THE SAME AS IN OFFICIAL RECORDS BOOK 22049, PAGE 1479, PUBLIC RECORDS OF PINELLAS COUNTY.

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT:
LA BOAT CLUB, LLC
1257 ANCLOTE ROAD
TARPON SPRINGS, FL 34689
727.743.8815
ATTN: JASON ANDERSON

SURVEYOR:
MRC SPATIAL
701 S. HOWARD AVENUE, STE. 106-320
TAMPA, FL 33606
813.515.0821
ATTN: PIERSON A MONETTI, PLS

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED
C-100	COVER SHEET	01/19/24
C-101	GENERAL NOTES	10/16/23
C-102	DEMOLITION & EROSION CONTROL PLAN	01/19/24
C-103	EROSION & SEDIMENT CONTROL DETAILS	---
C-104	DIMENSION & LAYOUT (SITE) PLAN	01/19/24
C-104A	SITE PLAN W/ AERIAL	---
C-105	GRADING, DRAINAGE & UTILITY PLAN	01/19/24
C-501	MAINTENANCE OF TRAFFIC FDOT INDEXES	----
C-502	CONSTRUCTION DETAILS	----
LS-1	LANDSCAPE PLANS & DETAILS	12/11/23

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3448

REV	DATE	DESCRIPTION
03	01/19/24	REVISED PER TRC & COUNTY RAW STAFF COMMENTS
02	12/11/23	REVISED PER TRC STAFF COMMENTS
01	10/16/23	REVISED PER TRC STAFF & SURVIND COMMENTS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

This item has been digitally signed and sealed by John J Stoeckel, 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.



JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT STORAGE

FOR
LA BOAT CLUB, LLC

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE

COVER SHEET

PROJECT NO: 23-4401

CHECKED BY: JJS

VERTICAL DATUM: NAVD 88

DATE: MAY 10, 2023

SHEET NUMBER

C-100

GENERAL NOTES:

3. THESE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO THE ENGINEER OF RECORD, (HEREIN "ENGINEER") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER IN WRITING, IF ANY SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
3. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY COMPLY WITH THESE REQUIREMENTS, AND THESE NOTES. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
6. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
8. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/ BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND BUILDING UTILITY LOCATIONS.
9. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH THE GENERAL CONTRACTOR'S AND ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND ENGINEER OF RECORD, THEREAFTER. PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION, AND ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
11. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS; AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
13. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
14. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION, TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY, AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
15. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
16. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.
17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
18. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT LIMITED TO, RE-DESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH THE SAME. THE CONTRACTOR MUST DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
19. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR AND HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY OR SITE SUPERVISION.
20. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR

IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

21. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS AND ADDITIONAL PENALTIES.
22. THE CONTRACTOR IS RESPONSIBLE FOR AND MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
23. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY FAILURE TO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES.
24. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AS AMENDED, AND ANY MODIFICATIONS.
25. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE ENGINEER OF RECORD HAS NO RESPONSIBILITY FOR EXCAVATION AND TRENCHING PROCEDURES AND WORK.
26. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS.
27. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP.

LAYOUT & DIMENSION NOTES:

1. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, AND STANDARDS, AS APPLICABLE.
2. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
3. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES:

1. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, OF WHOM HAVE JURISDICTION OVER THIS PROJECT.
2. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
3. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT.
5. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD FDOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO, UNLESS OTHERWISE NOTED.

ACCESSIBLE (ADA) DESIGN NOTES:

1. ALL ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) AND ANY APPLICABLE LOCAL AND STATE GUIDELINES; ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. ACCESSIBLE PARKING SPACES AND ACCESS AISLE SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
 - B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. (WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO

1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

- C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%) AND A RISE OF 30-INCHES. LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
- D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.33%).
- E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBILITY STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
- F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTION IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES
- G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING NY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
2. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
3. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
6. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT HAS NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.
7. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
8. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
9. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
10. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

LIGHTING NOTES:

1. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
2. THIS LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN, IF APPLICABLE, ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK ALL OF THE ABOVE OUTLINED AND

DESCRIBED RESPONSIBILITIES SHALL BECOME SOLELY THE OWNER'S

5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
6. WHERE APPLICABLE, THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT REGARDING ANY AND ALL POWERS SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGN AND REVIEWER MANUAL JUNE 2013, EPA STORMWATER PROGRAM, AND ANY LOCAL GUIDELINES UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
2. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
3. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY RAIN EVENT GREATER THAN 1-INCH OF RAINFALL. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
4. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
5. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COST OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
7. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
8. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER AFTER INSTALLING OTHER SPECIFIED METHOD OF STABILIZATION.
9. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
10. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
11. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
12. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.

FEMA NOTE:

ACCORDING TO THE FLOOD INSURANCE MAP FOR THE CITY OF TARPON SPRINGS, FLORIDA, COMMUNITY PANEL 120259 MAP PANEL NUMBER 12103C001178, EFFECTIVE DATE AUGUST 24, 2021. THE SUBJECT PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE 'AE' (COASTAL) BASE FLOOD ELEV. 10-FT. ZONE 'AE' INCLUDES AREAS WITHIN THE 100-YR FLOOD PLAIN WITH ASSIGNED BASED FLOOD ELEVATION.

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE TAKEN FROM A SURVEY ENTITLED "ANCLOTE TARPON SPRINGS BOUNDARY TOPOGRAPHIC, TREE SURVEY 332 ANCLOTE ROAD TARPON SPRINGS FLORIDA 34689", PREPARED BY MRC SPATIAL, LAST REVISED SEPTEMBER 28, 2023 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "DY-145", HAVING A PUBLISHED ELEVATION OF 3.42 FEET (NAVD 88).

T.B.M NO. 1 (SE CORNER OF SUBJECT PROPERTY - NORTHERN ROW LINE OF ANCLOTE ROAD)
FOUND MAG NAIL & DISC
NO ID
ELEVATION 3.46'
NAVD 88

T.B.M NO. 2 (SW CORNER OF ANCLOTE ROAD ROW)
FOUND IRON ROD
NO ID
ELEVATION 5.25'
NAVD 88

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF ANCLOTE ROAD, HAVING A GRID BEARING OF N.89°48'11" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

P.O. BOX 22821 TAMPA, FL 33622 813.724.4199 INFO@MJSTOKESCONSULTING.COM		FLORIDA BUSINESS REGISTRY NO. 34448	
			
REVISIONS			
			JJS
			JJS
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			JJS
			JJS
03	01/19/24	REVISED PER TRC & COUNTY R/W STAFF COMMENTS	JJS
02	12/11/23	REVISED PER TRC STAFF COMMENTS	JJS
01	10/16/23	REVISED PER TRC STAFF & SWFWMD COMMENTS	JJS
REV	DATE	DESCRIPTION	BY
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JOHN J. STOECKEL FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 80758			
PROJECT NAME: 332 ANCLOTE ROAD BOAT STORAGE FOR LA BOAT CLUB, LLC CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA			
SHEET TITLE PROJECT GENERAL NOTES SHEET			
PROJECT NO: 23-4401			
CHECKED BY: JJS			
VERTICAL DATUM: NAVD 88			
DATE: MAY 10, 2023			
SHEET NUMBER C-101			

1. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
 - A. OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
 - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
 - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
9. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
14. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
15. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.
16. CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE LOCAL ENGINEERING INSPECTIONS DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION.
17. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM ORANGE COUNTY BUILDING DEPARTMENT PRIOR TO COMMENCING DEMOLITION. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.

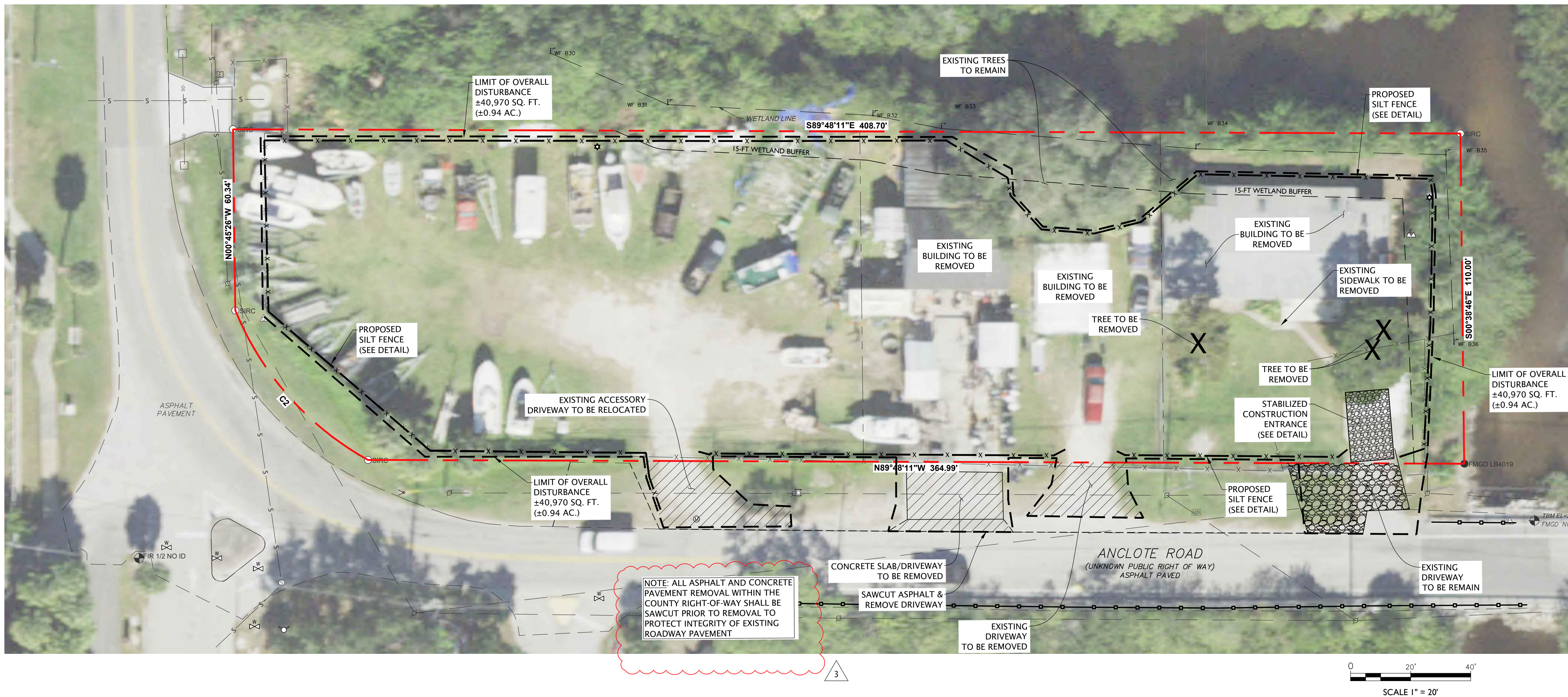
1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 12 INCHES IN THICKNESS.
8. FILL MATERIAL SHALL BE FREE OF BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED SURFACES.

1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT FENCE OR INLET DEBRIS CONTROL MEASURES ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SITUATION ACCUMULATIONS GREATER THAN THE LESSER OF 8-INCHES OR ONE-THIRD OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALLS ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE UNTREATED RUN-OFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
2. CONTRACTOR TO KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT TO A MINIMUM AT OUTFALL LOCATIONS WHICH DISCHARGE TO EXISTING JURISDICTIONAL AREAS. FLOATING OR STAKED TURBIDITY BARRIERS MAY BE USED IN LIEU OF STAKED HAYBALES / SILT SCREENS WHERE WARRANTED.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
5. SILT FENCE MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS MAY BE CAUSE FOR PENALTIES.

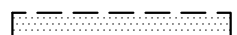
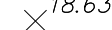
1. ASSIGNED CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 100 FEET AWAY FROM STORM INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT (SEE ACCESS DETAIL).
5. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
6. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
7. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
8. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
9. OPTIONS INCLUDE AN ONSITE PIT AND LINE WITH 10 MIL PLASTIC SHEETING OR CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.
10. PRE-FABRICATED CONCRETE WASHOUTS MAY BE USED PROVIDED THEY MEET THE ABOVE MINIMUM REQUIREMENTS.

1. ALL "PROPOSED" DEMOLITION ACTIVITIES SHOWN HEREON ARE BASED ON WHAT HAVE BEEN REMOVED PRIOR TO EXISTING SITE IMPROVEMENTS NOTED IN THE CITY VIOLATION LETTER AND REFLECT ACTIVITIES CONDUCTED PRIOR TO THIS SUBMITTAL.
2. ANY FUTURE WORK ON SITE SHOULD INCORPORATE THE SILT FENCE AND OTHER EROSION CONTROL NOTES AND DETAILS REFERENCED HEREIN TO PROTECT OFFSITE AREAS FROM IMPACT DUE TO FURTHER CONSTRUCTION.

ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING SITE CONSTRUCTION. THE BRAZILIAN PEPPER TREES ARE INTERTWINED WITH PROTECTED MANGROVE SPECIES. A QUALIFIED INDIVIDUAL MUST REMOVE THE INVASIVE SPECIES IN SUCH A WAY AS TO NOT CAUSE HARM TO THE FDEP PROTECTED MANGROVES.



LEGEND:

LIMIT OF DISTURBANCE	
TO BE REMOVED	T.B.R.
DEMOLISH CONCRETE	
DEMOLISH ASPHALT	
RIGHT-OF-WAY	
EXISTING SPOT ELEVATION	
TREE TO BE REMOVED	
INLET PROTECTION	
SLIT FENCE	
TREE PROTECTION/ BARRICADE	

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT
STORAGE

FOR
LA BOAT CLUB, LLC

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE

DEMOLITION & EROSION CONTROL PLAN

PROJECT NO: 23-4401

CHECKED BY: JJS

VERTICAL DATUM: NAVD 88

DATE: MAY 10, 2023

SHEET NUMBER

C-102

STORMWATER O&M ENTITY:

LA BOAT CLUB, LLC
1257 ANCLOTE ROAD
TARPON SPRINGS, FL 34689

- PARCEL ID: 01-27-15-89136-000-0620 & 01-27-15-89136-000-0624
- SITE AREA: ±1.01 ACRES (44,115 SQ. FT.)
- PHYSICAL ADDRESS: 332 ANCLOTE ROAD, TARPON SPRINGS, FL
- ZONING: WDIU - WATERFRONT MARINE INDUSTRY DEVELOPMENT DISTRICT
- EXISTING USE: BOAT REPAIR, STORAGE, AND SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SECURE BOAT STORAGE

PART 1: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUN ALONG THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, SOUTH 89°01'45" EAST, A DISTANCE OF 241.43 FEET; THENCE LEAVING SAID SECTION LINE RUN NORTH 89°01'45" EAST, A DISTANCE OF 110.00 FEET TO THE RIGHT OF WAY LINE OF ORACLE ROAD, THENCE RUN ALONG SAID RIGHT OF WAY LINE SOUTH 89°07'45" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING THENCE RUN NORTH 00°01'40" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 89°07'45" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°01'40" WEST, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°07'45" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCELS 2 & 3: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUN ALONG THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, SOUTH 89°07'45" EAST, 100.00 FEET; THENCE RUN SOUTH 00°01'40" WEST, 100.00 FEET; THENCE RUN NORTH 00°01'40" EAST, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 00°01'40" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 89°07'45" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°01'40" WEST, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°07'45" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SECTION 4: THAT PART OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PARCEL 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, CORNER OF LOT 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PARCEL 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, 33 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 00°45'19" WEST, 110 FEET; THENCE NORTH 89°45'52" WEST 209.83 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE WEST THAT IS 33 FEET FROM THE CENTERLINE OF SAID ANCLOTE ROAD ON THE WEST, THENCE SOUTH 00°45'19" WEST 110 FEET, MORE OR LESS, ALONG THE EAST RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE WEST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE SOUTH THAT IS 33 FEET NORTH OF THE CENTERLINE OF ANCLOTE ROAD ON THE SOUTH, 33 FEET TO THE POINT OF BEGINNING; MORE OR LESS, ALONG THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD ON THE SOUTH TO THE POINT OF BEGINNING, LESS DEDICATION TO THE CITY OF TARPON SPRINGS, FLORIDA IN OFFICIAL RECORDS BOOK 8891, PAGE 1018, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIPTION IS THE SAME AS IN OFFICIAL RECORDS BOOK 22049, PAGE 1479, PUBLIC RECORDS OF PINELLAS COUNTY.

**EXIT
ONLY**

(18"X18")

"EXIT ONLY" SIGN DETAIL

ADJACENT PROPERTY LINE	---
PROPERTY BOUNDARY	---
PROPOSED CONCRETE CURB	=====
PERVIOUS PAVEMENT	
PROPOSED CONCRETE	
PROPOSED YARD SETBACK	---
PROPOSED 6-FT FENCE	---X---X---
PROPOSED 4-FT FENCE	---□---□---
PROPOSED EASEMENT	---
PROPOSED TRAFFIC SIGN	
PARKING SPACE COUNT	

10" ○ = TREE LOCATION & SIZE
LO = LIVE OAK
CP = CABBAGE PALM
LAO = LAUREL OAK

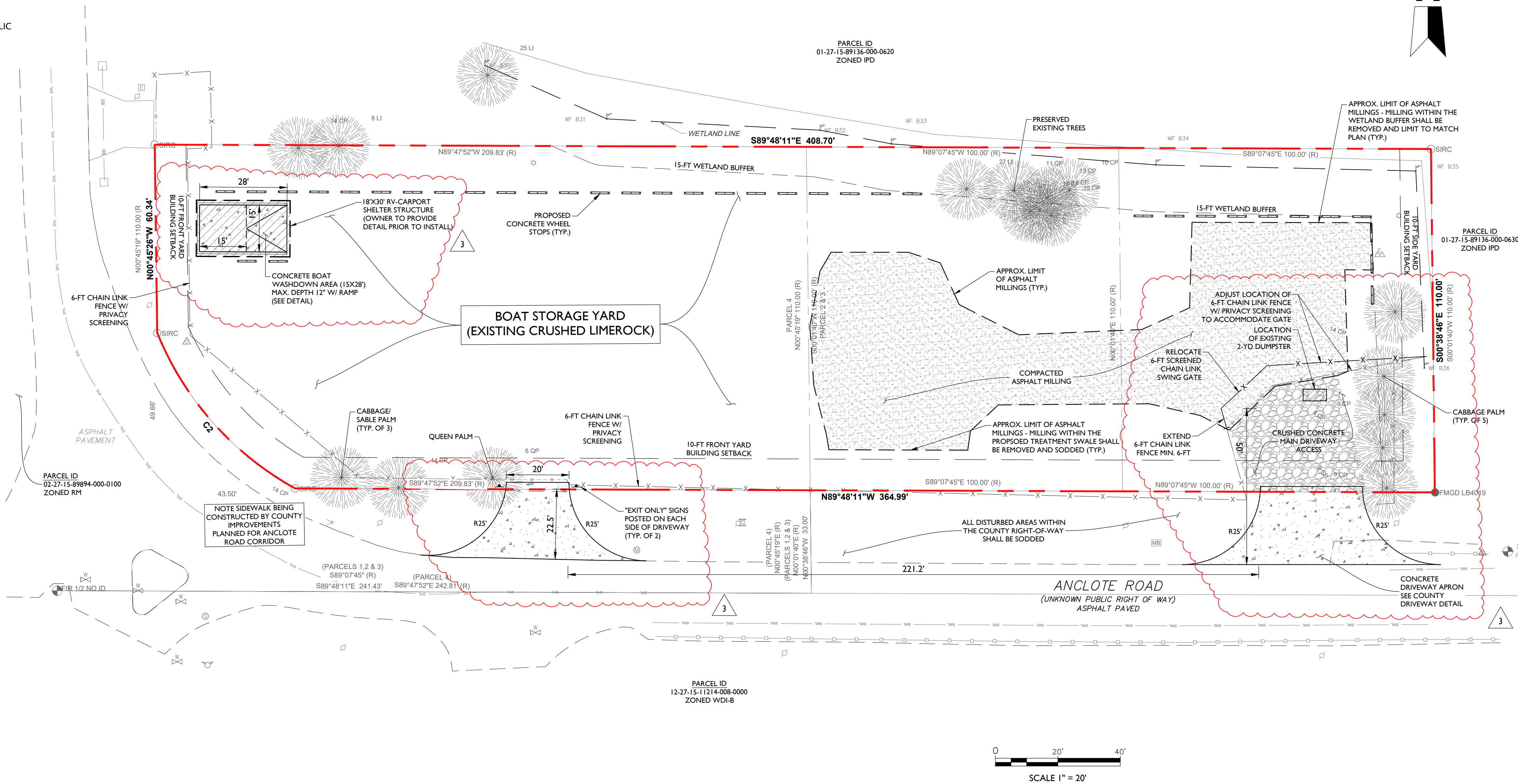
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	5,000 SQ. FT.	44,155 SQ.FT. (1.04 ACRES)	44,155 SQ.FT. (1.04 ACRES)
MINIMUM LOT WIDTH	50'	408.7-FT	408.7-FT
MINIMUM LOT DEPTH	80'	110.0-FT	110.0-FT
FRONT YARD SETBACK - ANCLOTE ROAD	10'	49.3-FT	NA
SIDE YARD SETBACK	10'	25.7-FT	NA
REAR YARD SETBACK	0'	19.8-FT	NA
BUILDING HEIGHT (FEET)	40'	UNKNOWN	NA
FLOOR AREA RATIO (FAR)	0.60	0.11 (4,650/44,155)	NA
MINIMUM OPEN SPACE(%) ^a	10%	11.9% (5,264/44,155)	25.4% (11,229/44,155)
LOT IMPERVIOUS COVER (%) ^a	0.85	88.1% (38,891/44,155)	74.6% (32,926/44,155)

NOTE: FOR PURPOSES OF THE OPEN SPACE CALCULATION - "IMPERVIOUS AREA" SHOWN ABOVE ALSO INCLUDES THE SEMI-IMPERVIOUS/BOAT STORAGE AREA THAT HAS VEGETATION DEVELOPMENT WITHIN THE HISTORICALLY PLACED LIMEROCK. NOTE THE SWFWMD ERP EXEMPTION EXCLUDES THE CALCULATION OF THE BOAT STORAGE IN THE CHANGE IN EXISTING AND PROPOSED AS IT REMAINS GENERALLY UNCHANGED.

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "ANCLOTE TARPON SPRINGS BOUNDARY TOPOGRAPHIC, TREE SURVEY 332 ANCLOTE ROAD TARPON SPRINGS FLORIDA 34689", PREPARED BY MRIC SPATIAL LAST REVISED SEPTEMBER 28, 2023.
2. THE HORIZONTAL (NAD83, 2011 ADJUSTMENT) AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED DOCUMENTS.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR THE CITY OF TARPON SPRINGS, FLORIDA, COMMUNITY PANEL 120259 MAP PANEL NUMBER 12103C0017H, EFFECTIVE DATE AUGUST 24, 2021, THE SUBJECT PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE 'AE' (COASTAL) BASE FLOOD ELEV. 10-FT. ZONE 'AE' INCLUDES AREAS WITHIN THE 100-YR FLOOD PLAIN WITH ASSIGNED BASED FLOOD ELEVATION.
4. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF TARPON SPRINGS STANDARD TECHNICAL SPECIFICATIONS PUBLISHED BY DEVELOPMENT SERVICES DEPARTMENT, DATED 2011 OR MOST RECENT REVISION.
5. ALL PARKING SHALL BE PROVIDED WITHIN THE LIMITS OF THE PERIMETER 6-FT SCREENED FENCE AND NO PARKING WILL BE PERMITTED ALONG ANCLOTE ROAD.
6. AN EXISTING DUMPSTER IS LOCATED AS SHOWN ON THE PLAN AND CONTRACTED WITH LOCAL PICKUP; IMMEDIATELY EAST OF THE MAIN ACCESS GATE.
7. THIS PROJECT IS EXEMPT (NO PERMIT REQUIRED) OF REQUIREMENTS OF AN ENVIRONMENTAL RESOURCE PERMIT (ERP) BASED ON THE REMOVAL/REDUCTION OF IMPERVIOUS AREAS FROM BUILDINGS AND ASSOCIATED CONCRETE/PAVEMENT. APPROVAL OF EXEMPTION VERIFICATION IS DATED NOVEMBER 16, 2023.

FACILITY	PROPOSED IMPACT
POTABLE WATER	<100 GALLONS PER DAY
SANITARY SEWER	<100 GALLONS PER DAY
SOLID WASTE	8-10 TONS PER YEAR
TRANSPORTATION	< 20 TRIPS PER DAY
DRAINAGE	HANDLED ON-SITE

NOTE: CALCULATIONS ARE ESTIMATES BASED ON AVAILABLE INFORMATION FOR BOAT STORAGE ONLY (WITHOUT TRADITIONAL STORAGE FACILITIES, ETC). WATER/SEWER IMPACT IS NOMINAL ON A DAILY BASIS CALCULATION.



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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			
REV	DATE	DESCRIPTION	BY
03	01/19/24	REVISED PER TRC & COUNTY RWJ STAFF COMMENTS	JJS
02	12/11/23	REVISED PER TRC STAFF COMMENTS	JJS
01	10/16/23	REVISED PER TRC STAFF & SWFWMD COMMENTS	JJS

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Check positive response codes before you dig!

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT
STORAGE

FOR
LA BOAT CLUB, LLC

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE

LAYOUT & DIMENSION PLAN

PROJECT NO: 23-4401

CHECKED BY: JJS

VERTICAL DATUM: NAVD 88

DATE: MAY 10, 2023

SHEET NUMBER

C-104

GENERAL NOTES:

1. TOPOGRAPHIC AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "RIVERVIEW CHIPOTLE BOUNDARY, TOPOGRAPHIC, & TREE SURVEY WHITT ROAD & US HIGHWAY 301", PREPARED BY MRC SPATIAL, DATED JULY 16, 2021.
2. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A LEGAL DESCRIPTION AND SKETCH ENTITLED "CHIPOTLE PARCEL", PREPARED BY AVID GROUP, DATED APRIL 22, 2022.
3. THE HORIZONTAL (NAD83, 2011 ADJUSTMENT) AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED DOCUMENTS.
4. THE SUBSURFACE/GEOTECHNICAL INFORMATION UTILIZED FOR DESIGN WAS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED CHIPOTLE RESTAURANT, US 301 & SHADY WALK COURT" PREPARED BY ANDREYEV ENGINEERING, INC. DATED JULY 19, 2022.
5. ACCORDING TO THE FLOOD INSURANCE MAP FOR HILLSBOROUGH COUNTY, FLORIDA, COMMUNITY PANEL 120112, MAP PANEL NUMBER 12057C0502H, EFFECTIVE DATE AUGUST 28, 2008, THE SUBJECT PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE 'X'. ZONE 'X' INCLUDES AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YR).
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERT-A-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

OPERATION & MAINTENANCE PLAN

BELOW IS A SUMMARY OF BASIC MAINTENANCE REQUIREMENTS ASSOCIATED TO CONSTRUCTION AND ONGOING ACTIVITY.

MAINTENANCE PLAN DURING CONSTRUCTION

DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT STORMWATER MITIGATION FEATURES INCLUDING CATCH BASINS, PIPES AND SYSTEMS AS WELL AS TEMPORARY MEASURES INCLUDING SILT FENCE, CONSTRUCTION ENTRANCES, AND SEDIMENT TRAPS. IN ADDITION, ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE WETLANDS/BUFFER AREAS TO IDENTIFY AND PROTECT NECESSARY EXISTING ENVIRONMENTAL FEATURES. MAINTENANCE RECORDS SHOULD BE KEPT IDENTIFYING DATE AND ACTIVITY, AT A MINIMUM.

LONG-TERM OPERATION & MAINTENANCE

AFTER CONSTRUCTION IS COMPLETE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED STORMWATER MITIGATION FEATURES, INCLUDING DRAIN/YARD INLETS, PIPES, SWALES, AND RETENTION/DETENTION PONDS.

AS A CONSEQUENCE OF ITS FUNCTION, THE STORMWATER CONVEYANCE SYSTEM COLLECTS AND TRANSPORTS RUNOFF THAT MAY CONTAIN CERTAIN POLLUTANTS. MAINTAINING CATCH BASINS, STORMWATER INLETS, AND THE BASINS ON A REGULAR BASIS WILL REMOVE POLLUTANTS, PREVENT CLOGGING OF THE DOWNSTREAM CONVEYANCE SYSTEM, RESTORE CATCH BASINS' SEDIMENT TRAPPING CAPACITY, AND ENSURE THE SYSTEM FUNCTIONS PROPERLY TO AVOID FLOODING.

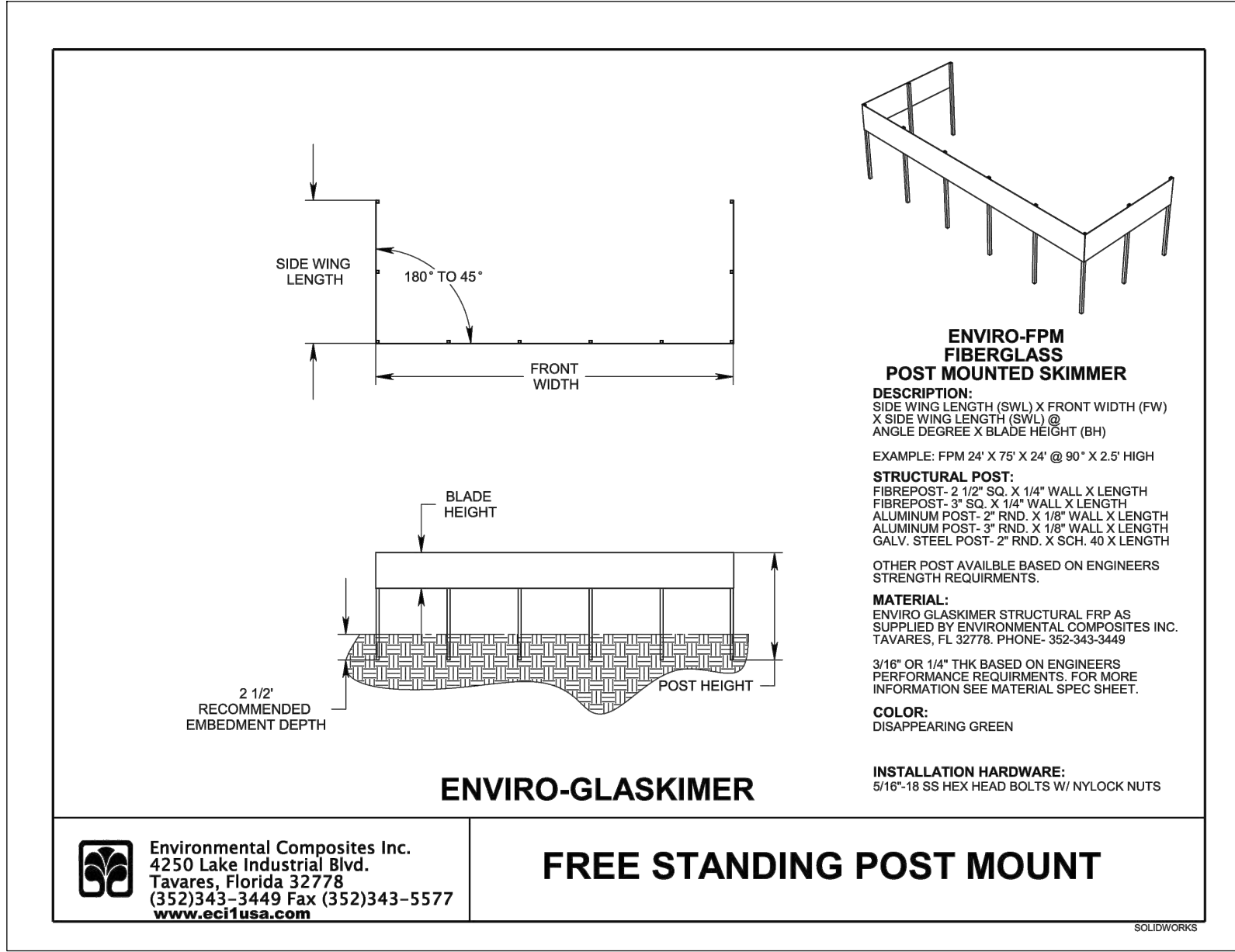
STORMWATER PONDS & SWALES:

THESE BASINS SHOULD BE INSPECTED MONTHLY (THIS INCLUDES THE INLETS PIPES, RIP-RAP, EMBANKMENTS, OUTLET CONTROL STRUCTURE, EMERGENCY SPILLWAY AND FENCING) AND AFTER HEAVY RAIN FALL TO ENSURE PROPER FUNCTIONALITY.

LONG-TERM STORMWATER POND MAINTENANCE REQUIRES THE FOLLOWING:

- MOWING GRASS, AT LEAST TWICE YEARLY. GRASS CLIPPINGS AND OTHER DEBRIS MUST BE REMOVED FROM THE BASIN AREA AFTER EACH CUTTING. REMOVAL OF WOODY BRUSH AND TREES. REESTABLISH GOOD GRASS COVER IN AREAS WHERE WOODY MATERIAL HAS BEEN REMOVED.
- LEAVES SHALL BE REMOVED AS NEEDED FROM THE BASIN AND OUTLET CONTROL STRUCTURE.
- RESTORE AND RESEED ERODED ANY AREAS AND GULLIES ALONG EMBANKMENT AREAS. REOCCURRING EROSION SHOULD BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER TO DETERMINE PROBABLE CAUSE AND REMEDIAL ACTION THAT MAY BE NECESSARY.
- GENERAL MAINTENANCE AND REPAIRS OF THE STORMWATER OUTLET AND INLET STRUCTURES.
- SEDIMENT REMOVAL FROM SWALES AND POND EVERY FIVE TO SIX YEARS OR AS NEEDED.

IN GENERAL, ANY DEFICIENCIES IDENTIFIED DURING THE REGULAR INSPECTIONS OR OTHERWISE FOR ALL THE STORMWATER MANAGEMENT FACILITIES SHOULD BE CORRECTED IMMEDIATELY. SEE APPENDICES FOR FORMS TO RECORD INSPECTION AND MAINTENANCE WORK FOR THE STORMWATER FACILITIES.

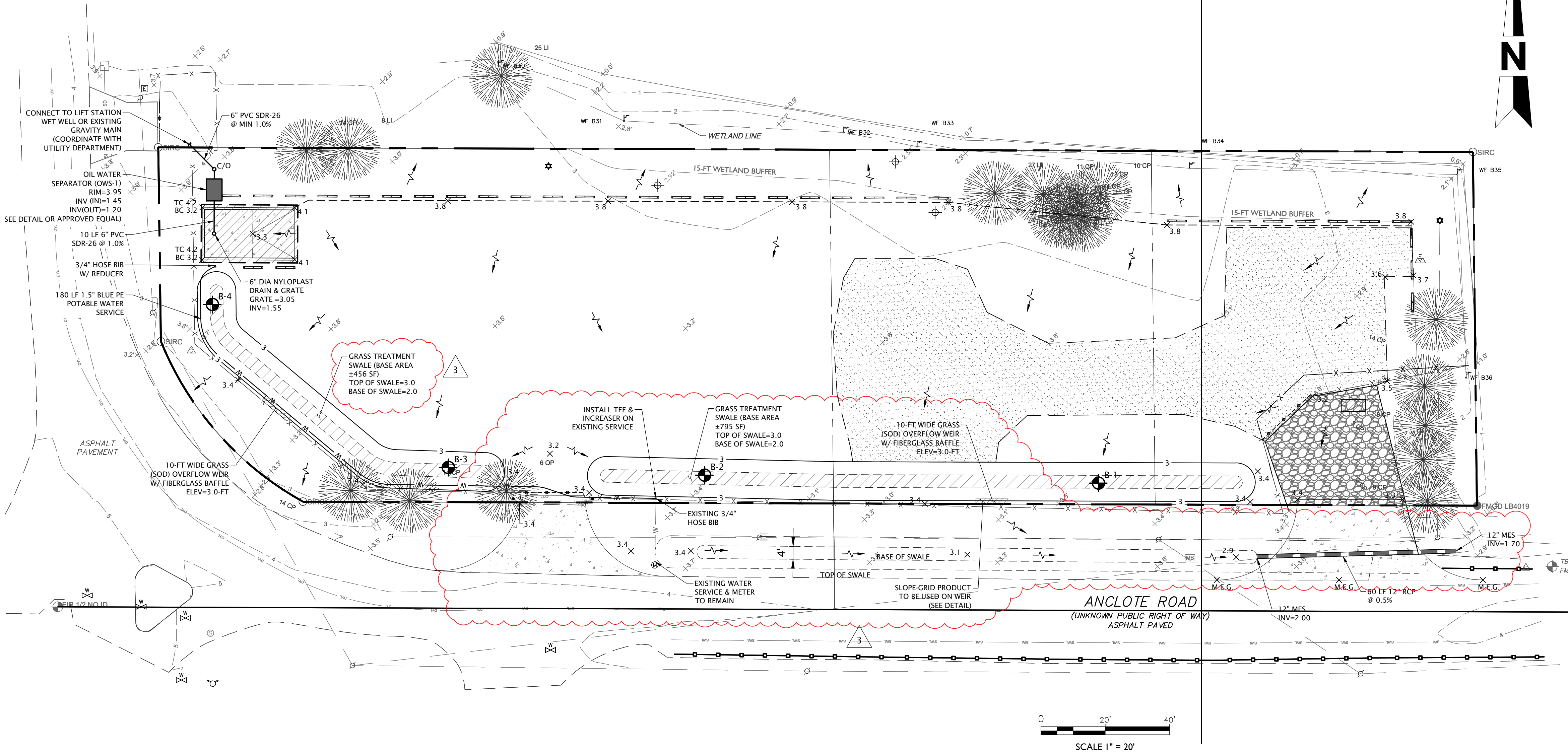
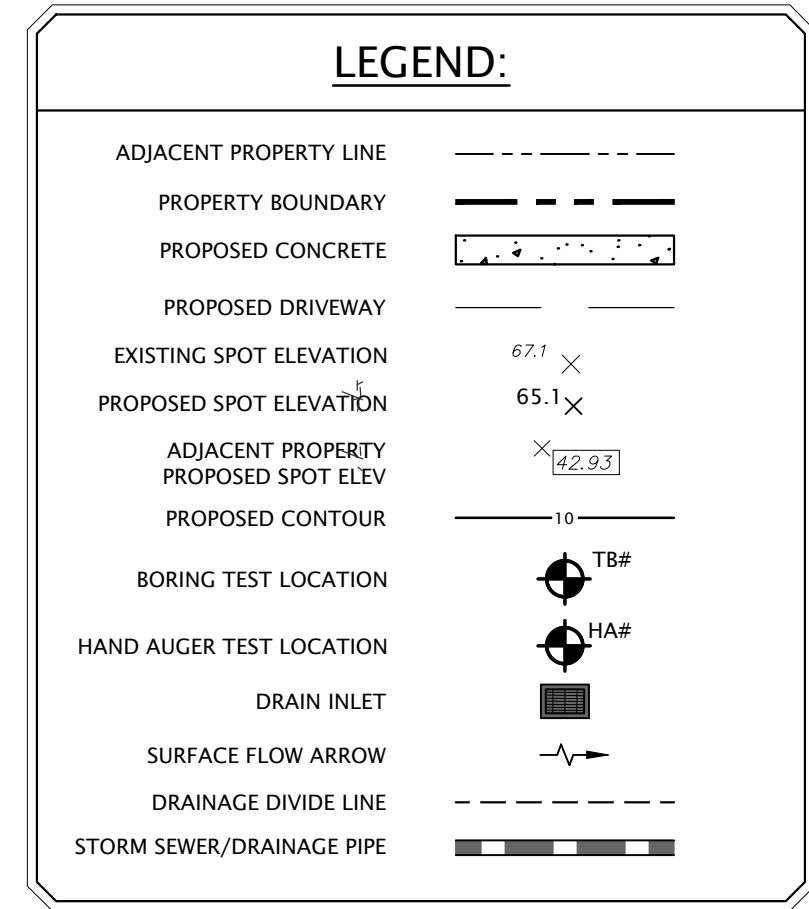


TREATMENT SWALE SKIMMER:
(OR APPROVED EQUAL)

BASE OF SKIMMER SHALL BE INSTALLED MINIMUM 4-INCHES AND NO GREATER THAN 6-INCHES FROM BOTTOM OF SWALE

VERTICAL DATUM

ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.



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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT STORAGE

FOR
LA BOAT CLUB, LLC

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE

GRADING &
DRAINAGE PLAN

PROJECT NO: 23-4401
CHECKED BY: JJS
VERTICAL DATUM: NAVD 88
DATE: MAY 10, 2023
SHEET NUMBER

C-105

16-033-05 444
2/2/2023

- NOTE:**
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
 2. L = Taper Length
 X = Work Zone Sign Spacing
 B = Buffer Length
See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
 3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
 4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
 5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
 6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
 7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
 8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
 9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

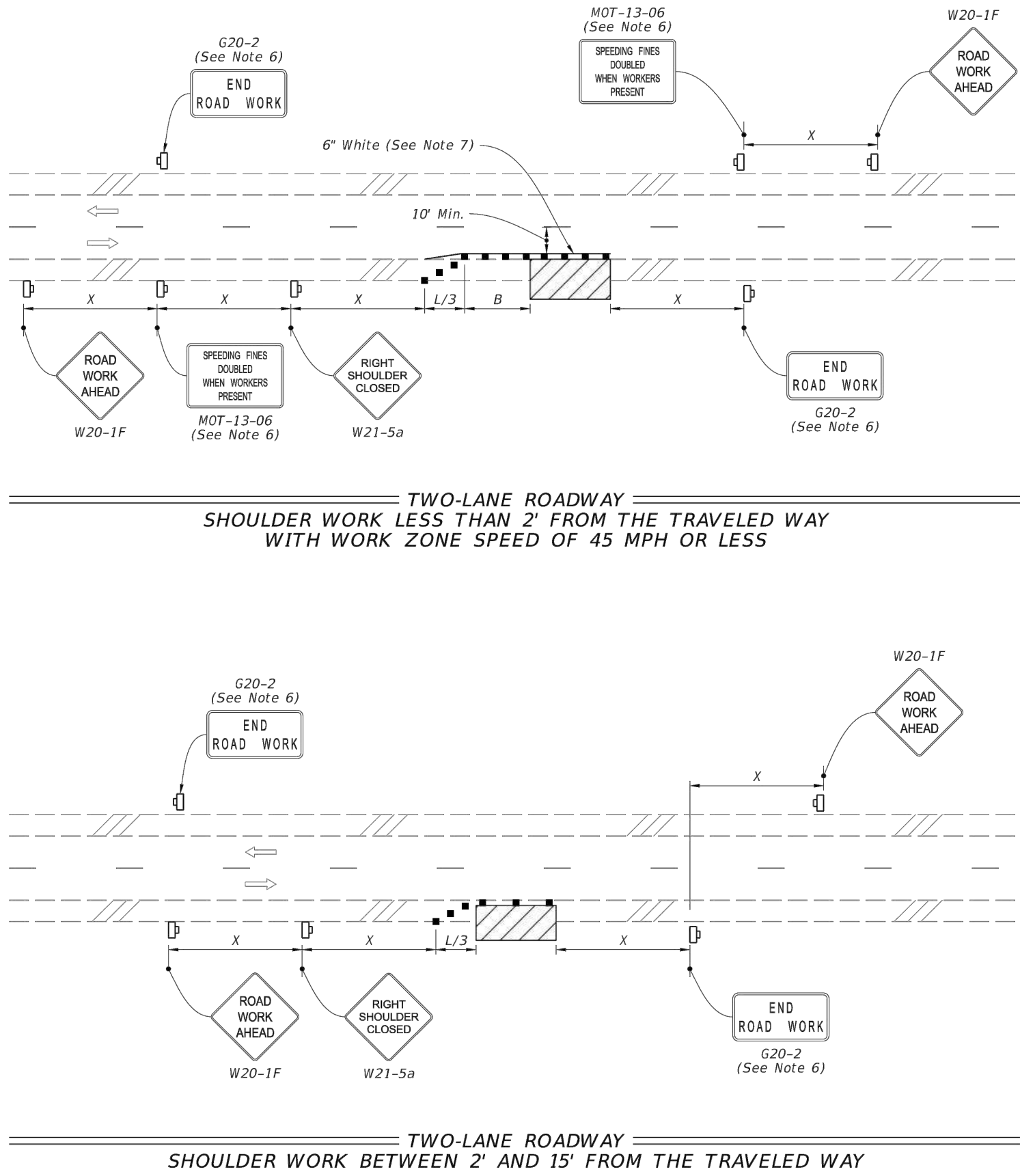
SYMBOLS:

 Work Area

 Channelizing Device (See Index 102-600)

 Work Zone Sign

 Lane Identification and Direction of Traffic



LAST REVISION		DESCRIPTION:		FY 2023-24		INDEX		SHEET	
11/01/21				STANDARD PLANS		102-602		1 of 2	
				TWO-LANE AND MULTILANE, WORK ON SHOULDER					

16-033-06 444
2/2/2023

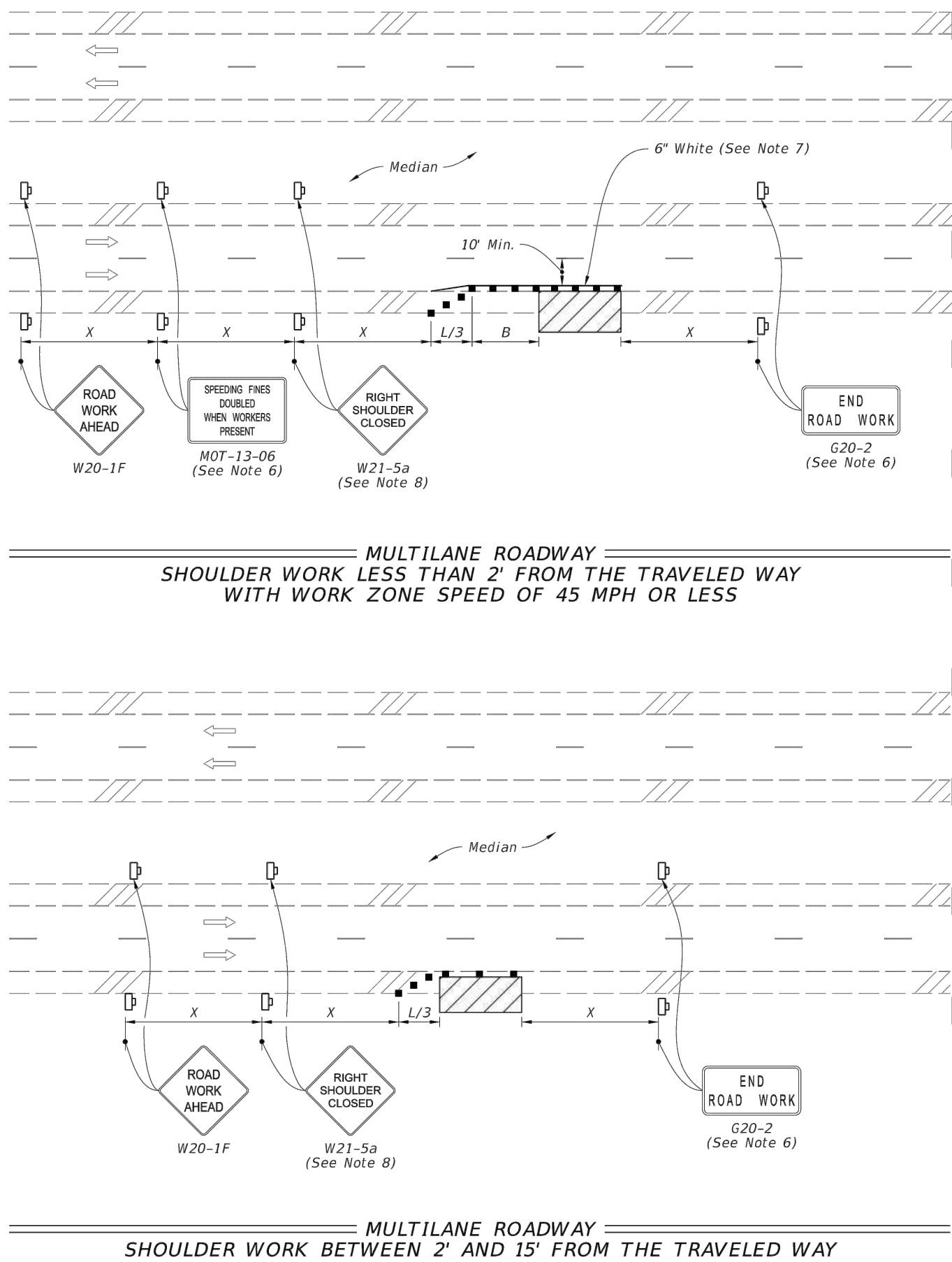
SYMBOLS:

 Work Area

 Channelizing Device (See Index 102-600)

 Work Zone Sign

 Lane Identification and Direction of Traffic



LAST REVISION		DESCRIPTION:		FY 2023-24		INDEX		SHEET	
11/01/20				STANDARD PLANS		102-602		2 of 2	
				TWO-LANE AND MULTILANE, WORK ON SHOULDER					

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FLORIDA BUSINESS REGISTRY NO. 3448

REVISIONS									
REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
03	01/19/24	REVISED PER TRC & COUNTY RAW STAFF COMMENTS	JJS						
02	12/11/23	REVISED PER TRC STAFF COMMENTS	JJS						
01	10/16/23	REVISED PER TRC STAFF & SYRWMD COMMENTS	JJS						

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT STORAGE

FOR
LA BOAT CLUB, LLC

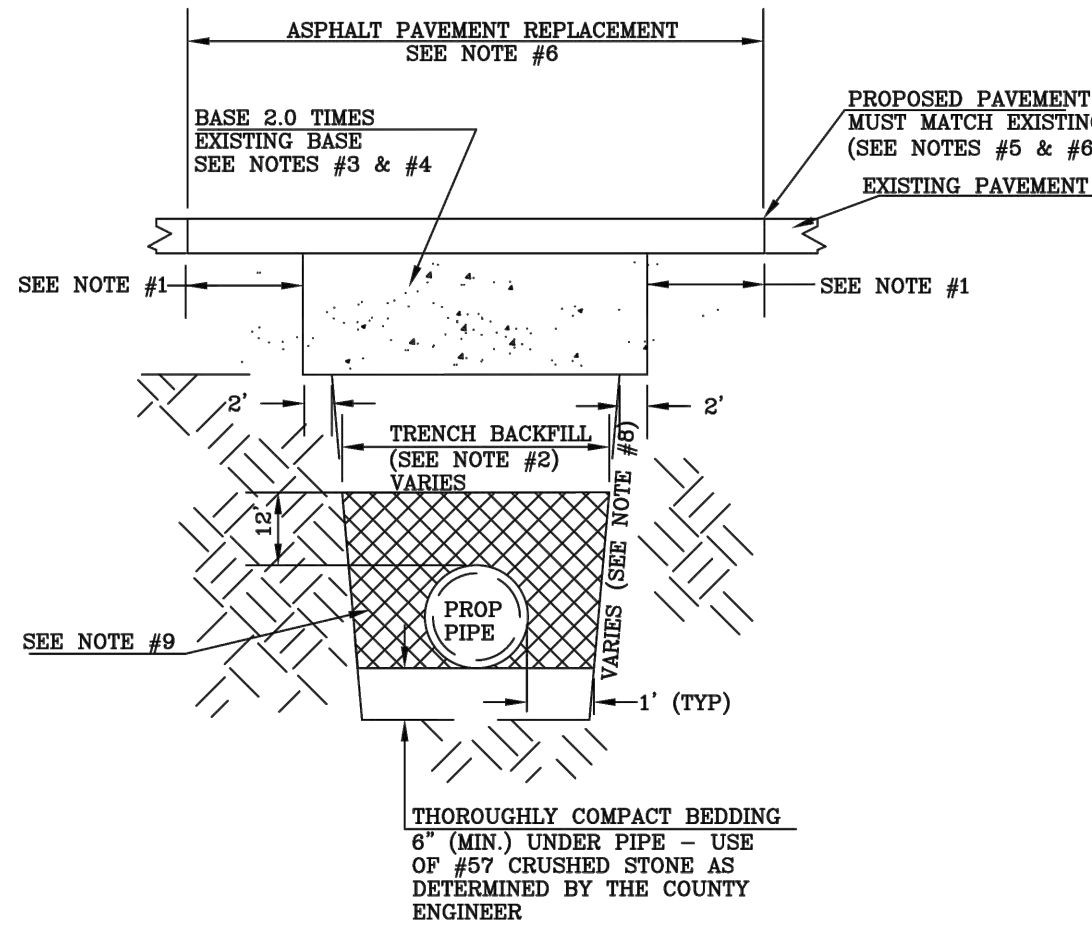
CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC (MOT) FDOT INDEXES

PROJECT NO: 23-4401
CHECKED BY: JJS
VERTICAL DATUM: NAVD 88
DATE: MAY 10, 2023
SHEET NUMBER

C-501

- NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. MUST INCLUDE ENTIRE LANE WIDTH.
 2. BACKFILL FOR TRENCH MUST BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND MUST BE SUBMITTED TO PINELLAS COUNTY.
 3. BASE MATERIAL MUST BE LIME ROCK OR CRUSHED CONCRETE (MIN. LER 100) AND MUST BE PLACED IN 6" COMPACTED LAYERS TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-160 (MODIFIED) (TEST REPORTS ARE REQUIRED AND MUST BE SUBMITTED TO PINELLAS COUNTY) (12" MIN.).
 4. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL "C" TYPE 12.5, MUST BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
 5. ASPHALTIC CONCRETE PAVEMENT JOINTS MUST BE SAW-CUT AND ALL SURFACES TACK COATED.
 6. ASPHALT SURFACE MUST BE CONSISTENT WITH EXISTING GRADE, IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS. THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL-3" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR-2" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL-1 1/4" MIN. TYPE SP-9.5 TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND MUST BE SUBMITTED TO PINELLAS COUNTY).
 7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH MUST BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
 8. EXCAVATION MUST COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
 9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
 10. ALL MATERIAL, WORK AND TESTING MUST MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
 11. CONTRACTOR MUST RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET MUST BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

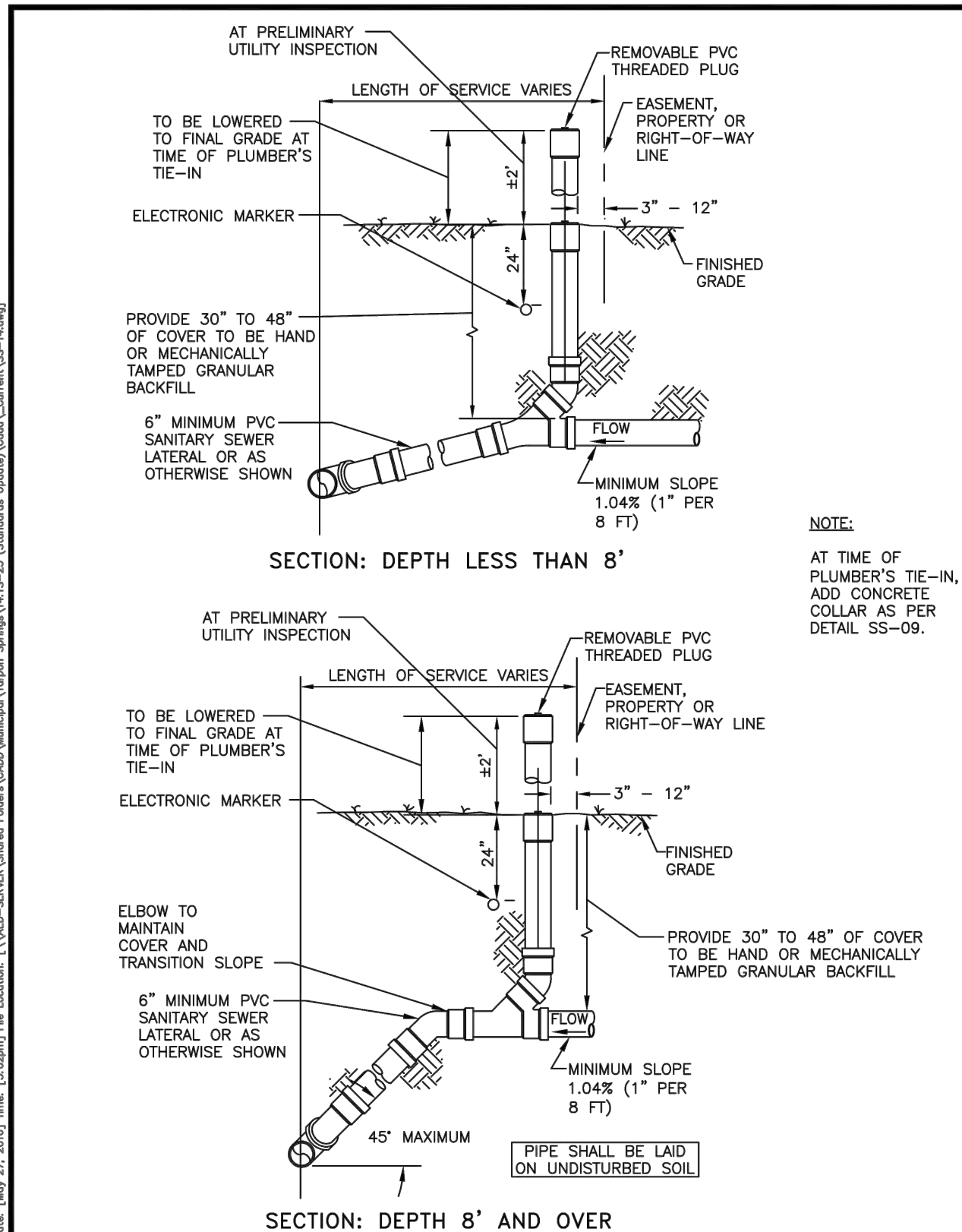


PINELLAS COUNTY

PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX 1-D.: 1291

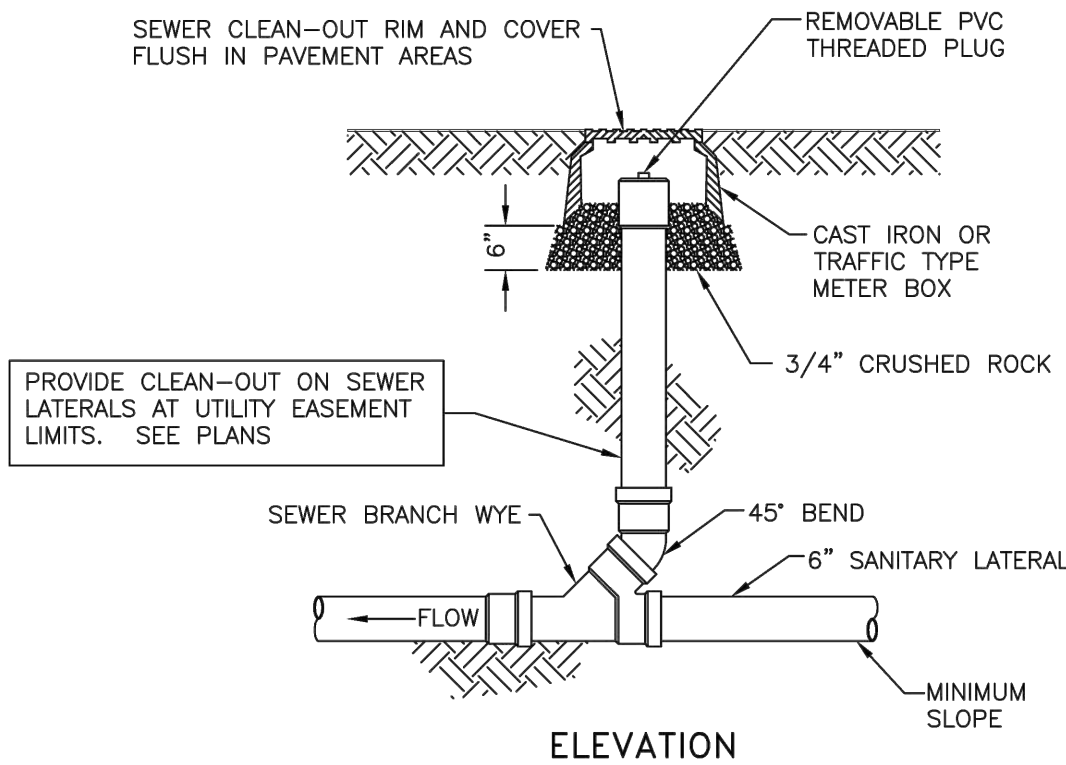
DATE: FEB/2022



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CONNECTION DETAILS
PROPERTY, RIGHT-OF-WAY OR EASEMENT LINE

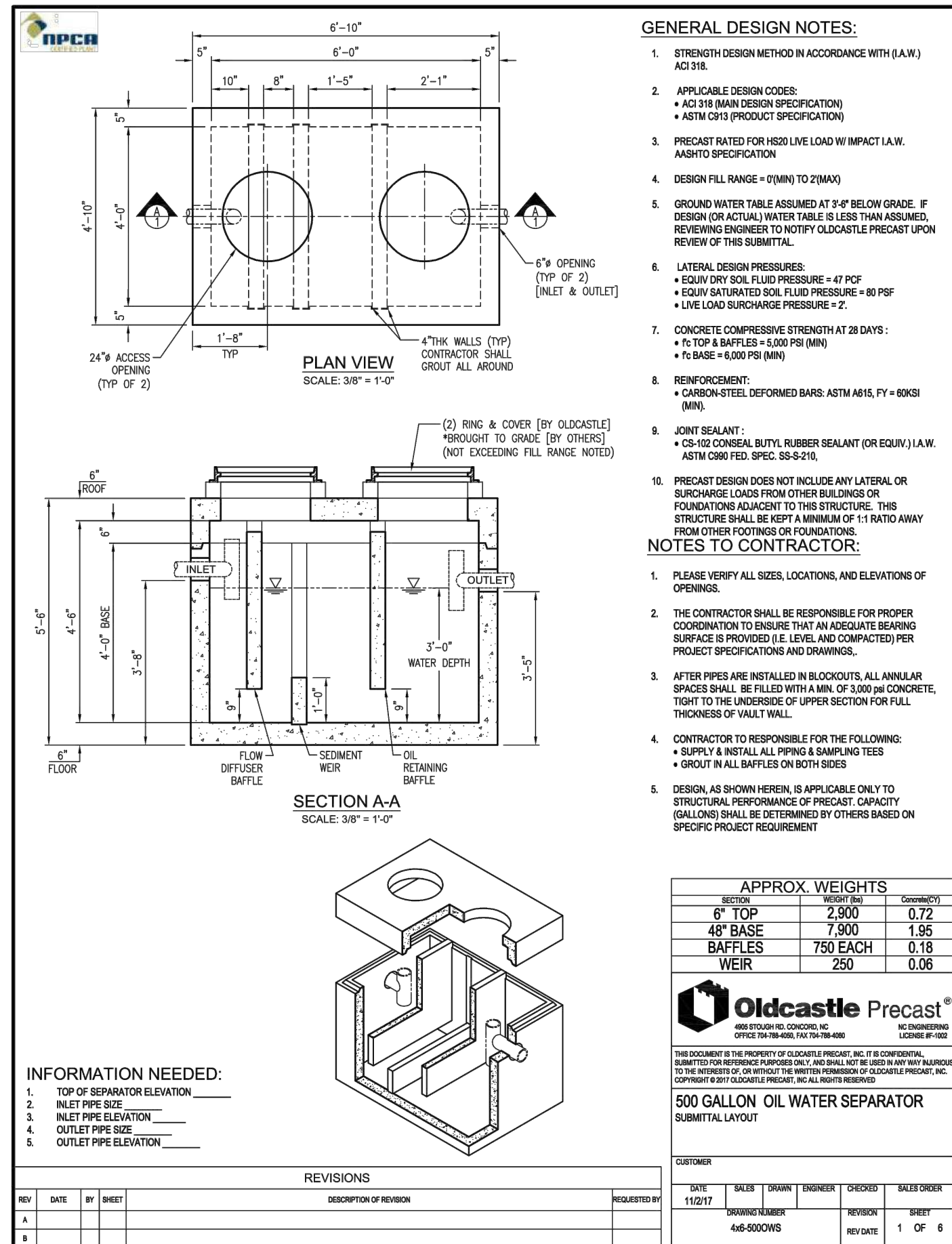
DATE: 12/15/15
INDEX: SS-14
SCALE: N.T.S. 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CLEAN-OUT DETAIL
PAVED AREAS

DATE: 12/15/15
INDEX: SS-16
SCALE: N.T.S. 1 OF 1



APPROX. WEIGHTS		
SECTION	WEIGHT (lbs)	Concrete(CY)
6" TOP	2,900	0.72
48" BASE	7,900	1.95
BAFFLES	750 EACH	0.18
WEIR	250	0.06

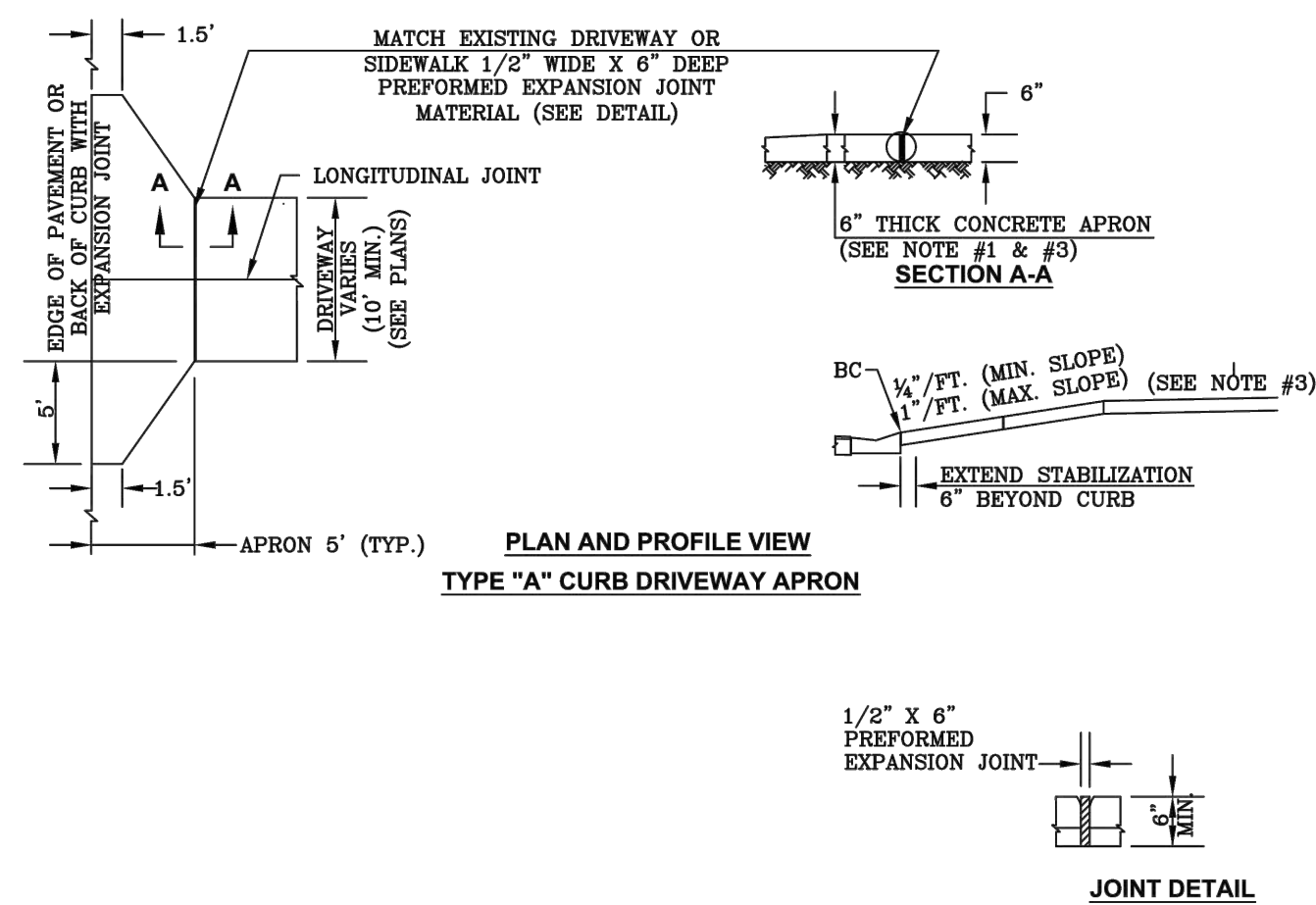
Oldcastle Precast
500 GALLON OIL WATER SEPARATOR

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS LOANED TO THE USER FOR THE USER'S INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE PRECAST, INC.

500 GALLON OIL WATER SEPARATOR
SUBMITTAL LAYOUT

REV	DATE	BY	DESCRIPTION	REVISIONS
1				
2				
3				
4				
5				

- NOTES:
1. CONCRETE DRIVEWAY APRONS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT (3000 PSI), 6" THICK REINFORCED WITH 5" X 6" #10/#10 WELDED WIRE FABRIC, (2" MINIMUM COVER FROM THE BOTTOM).
 2. FIBER REINFORCED CONCRETE 3000 PSI (MIN.) MAY BE USED IN PLACE OF THE REQUIREMENTS OF NO. 1 ABOVE.
 3. CONSTRUCTION OF APRON/DRIVEWAY CROSS SLOPES AND SIDEWALK CROSS SLOPE THROUGH THE DRIVEWAY SHALL COMPLY WITH F.D.O.T. INDEX NO. 522-003 FOR ADA REQUIREMENTS.
 4. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
 5. WHEN THERE IS EXISTING SIDEWALK CROSSING THE PROPOSED DRIVEWAY, IT MUST BE REMOVED TO THE NEAREST JOINT BEYOND THE DRIVEWAY.
 6. SIDEWALKS ADJACENT TO LOT PROPERTY LINES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PER F.D.O.T. INDEX 522-001.
 7. THERE SHOULD BE AT LEAST ONE LONGITUDINAL CONTROL JOINT AT THE CENTER LINE FOR ALL DRIVEWAYS UP TO 18-FT WIDE. LONGITUDINAL CONTROL JOINT SHOULD NOT EXCEED 8-FT ON ALL DRIVEWAYS WIDER THAN 18-FT. MATCH JOINTS IN CURB AND GUTTER TO JOINTS IN DRIVEWAYS.

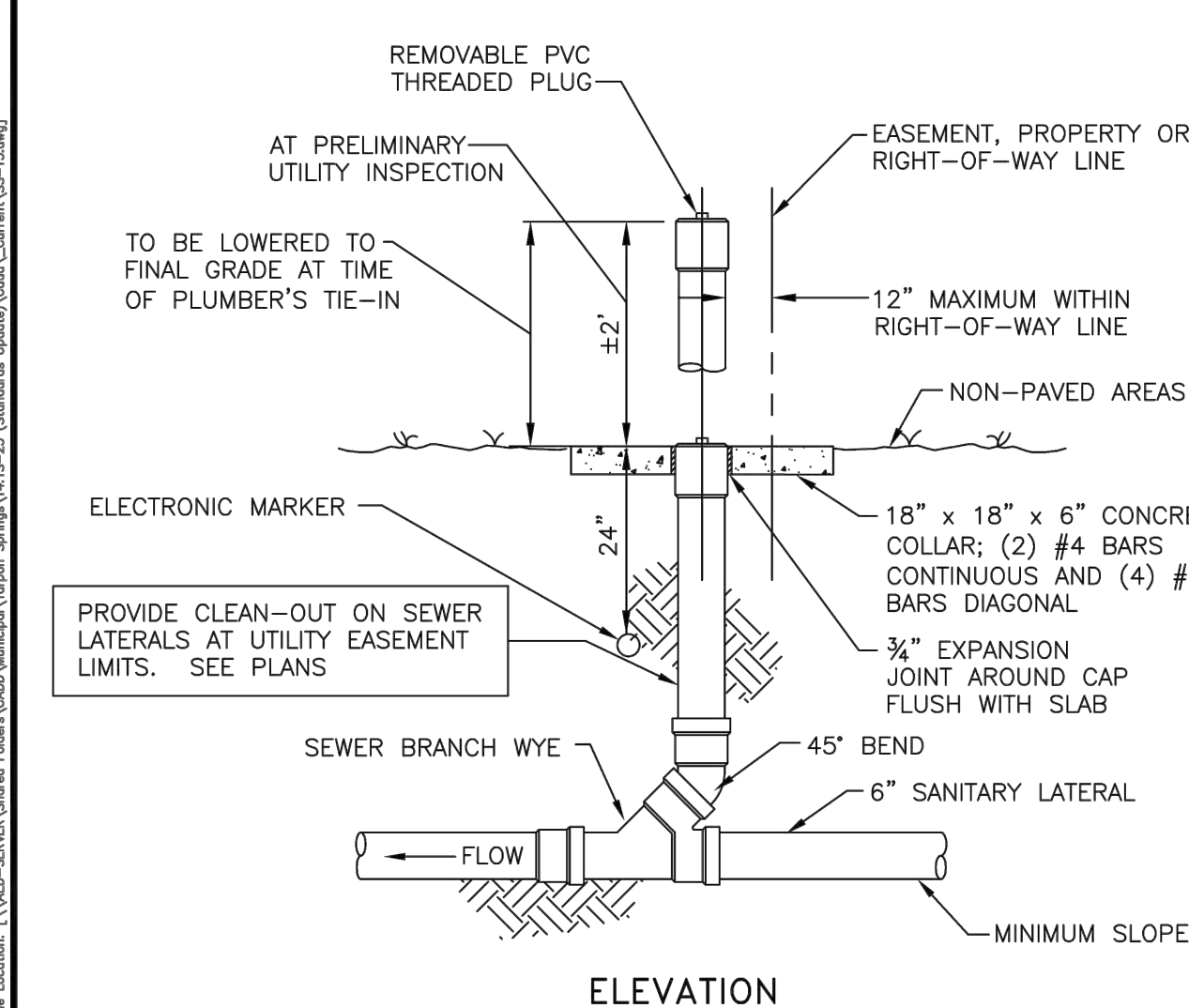


PINELLAS COUNTY

CONCRETE DRIVEWAY APRON

DETAIL INDEX 1-D.: 1340

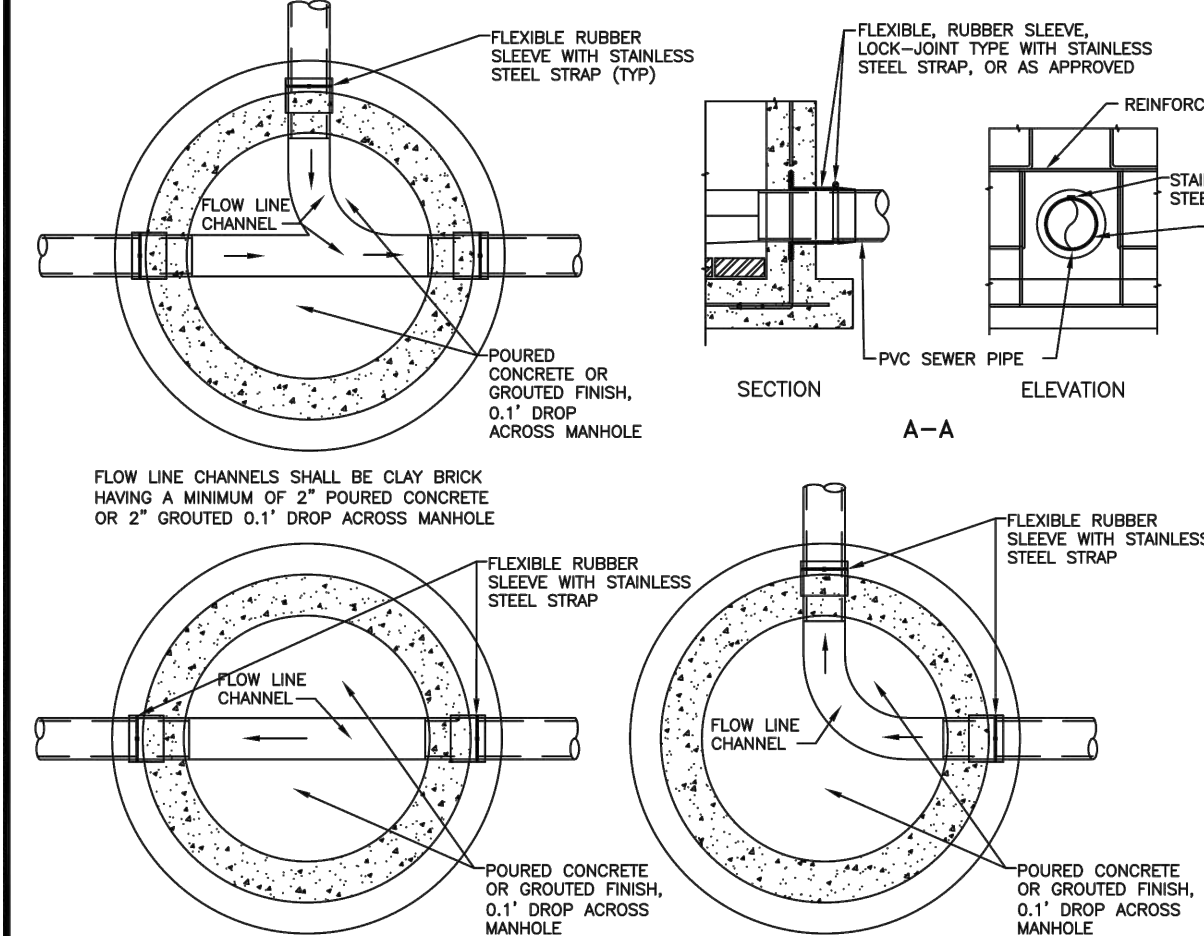
DATE: FEB/2022



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CLEAN-OUT DETAIL
NON PAVED AREAS

DATE: 12/15/15
INDEX: SS-15
SCALE: N.T.S. 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPICAL FLOW LINE CHANNELS DETAILS

DATE: 1/28/2015
INDEX: SS-17
SCALE: N.T.S. 1 OF 1

STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813 724-4199
INFO@MSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION
01	10/16/23	REVISED PER TRC STAFF COMMENTS
02	12/11/23	REVISED PER TRC STAFF COMMENTS
03	01/19/24	REVISED PER TRC & COUNTY RAW STAFF COMMENTS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

This item has been digitally signed and sealed by John J. Stoeckel, 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.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

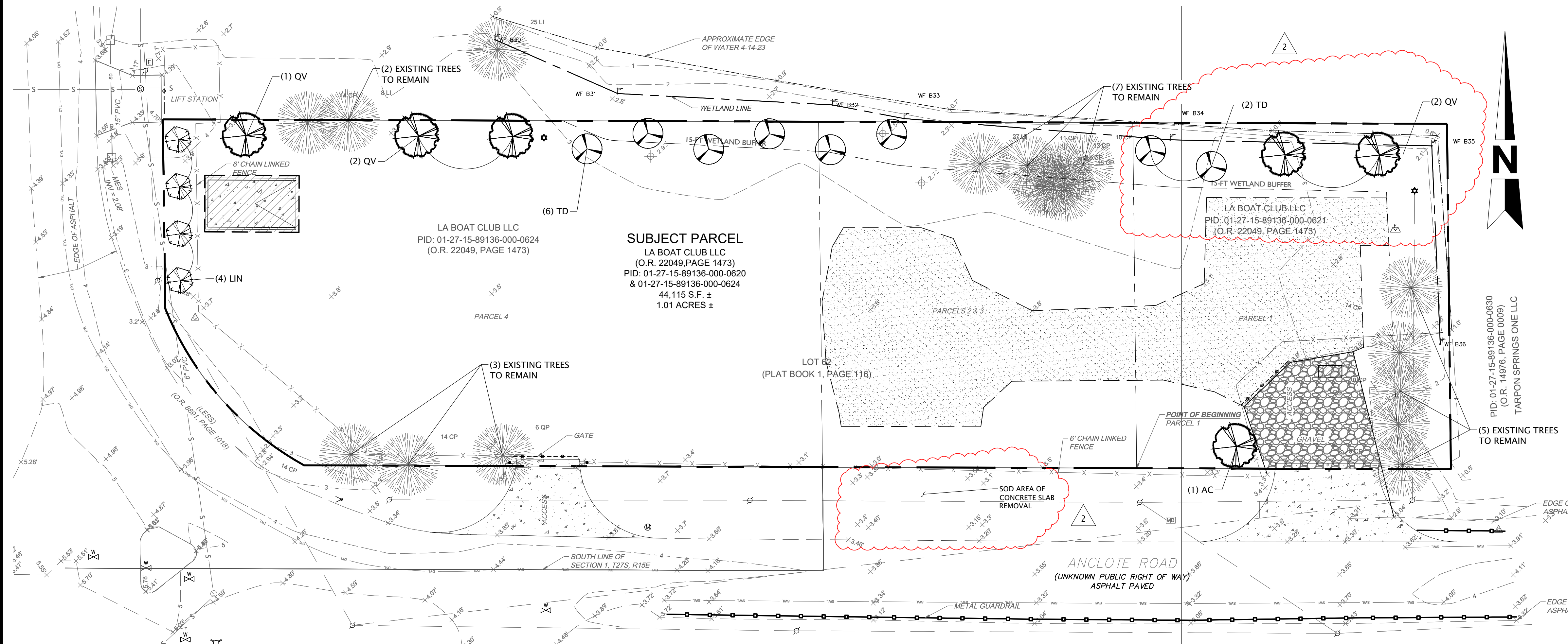
PROJECT NAME:
332 ANCLOTE ROAD BOAT STORAGE

FOR
LA BOAT CLUB, LLC

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

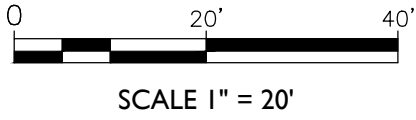
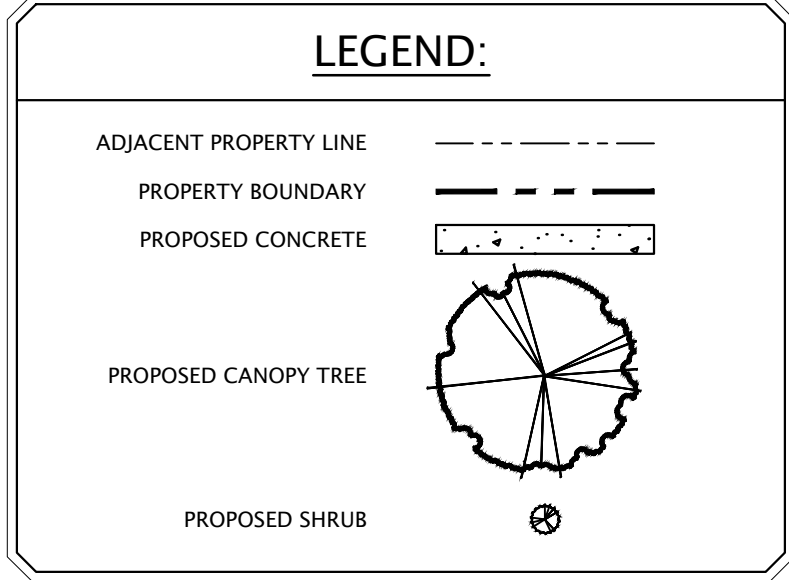
SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO: 23-4401
CHECKED BY: JJS
VERTICAL DATUM: NAVD 88
DATE: MAY 10, 2023
SHEET NUMBER
C-501



CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
QV	3	QUERCAS VIRGINIANA	LIVE OAK	12" HT. X 5'SPD., 3" CAL.	AS SHOWN	YES
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	12" HT. X 5'SPD., 3" CAL.	AS SHOWN	YES
LIN	4	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	8" HT. X 3' SPD., 3" CAL.	AS SHOWN	NO
AC	1	ACER SACHARUM	FLORIDA MAPLE	12" HT. X 5'SPD., 3" CAL.	AS SHOWN	YES

SEE LANDSCAPE GENERAL NOTES FOR SOD AND MULCH TYPES



CITY OF TARPON SPRINGS NOTES & CALCULATIONS

- PROPOSED LANDSCAPING SHALL COMPLY WITH THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, SECTION 134 'LANDSCAPING AND SCREENING'.
- MINIMUM TREE PLANTING (SECTION 134.04) IS 8 TREES AND ONE TREE FOR EACH 2,000 SQ. FT. IN EXCESS OF 15,000 SQ. FT.

REQUIRED: 44,115 SQ. FT./2,000 SQ. FT. = 22 TOTAL TREES

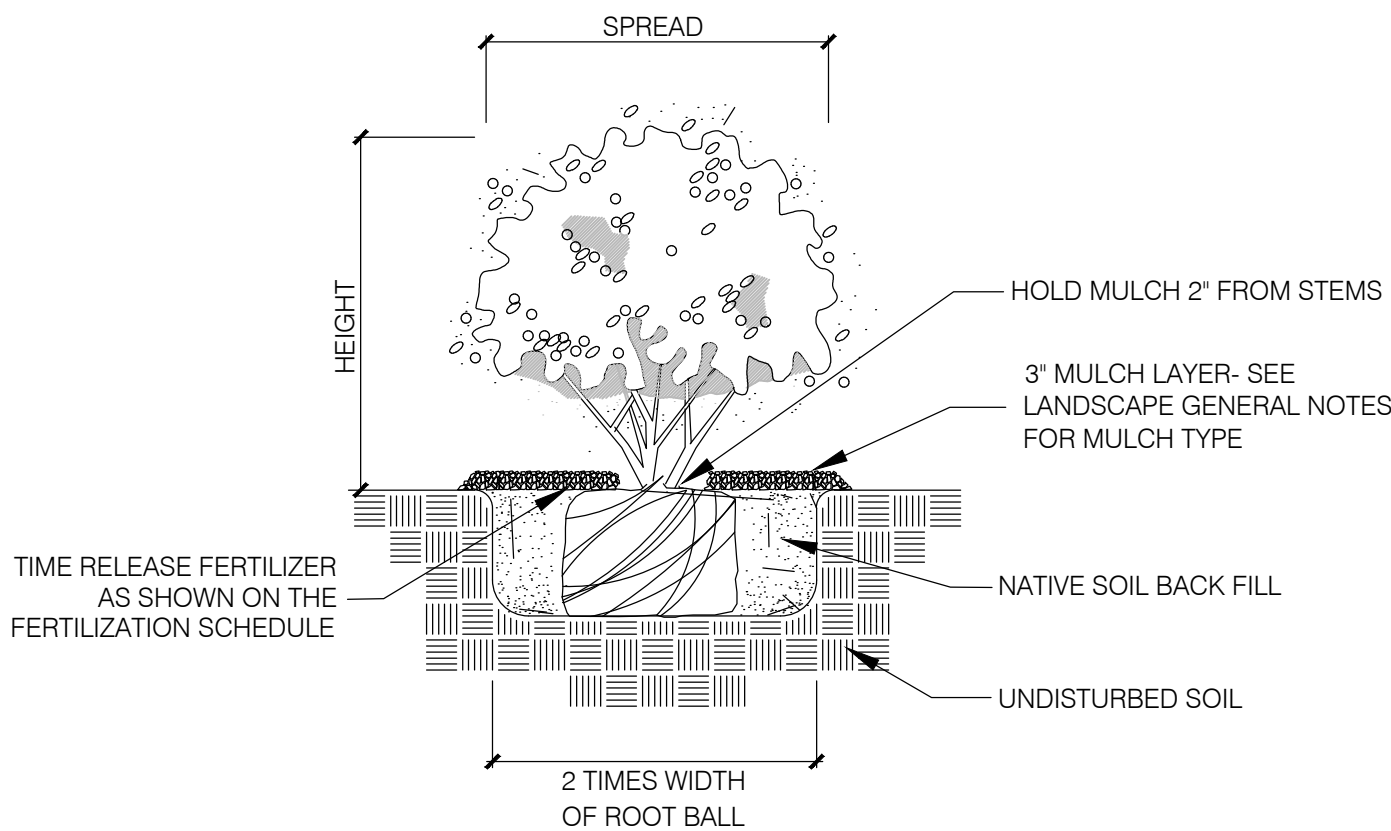
PROVIDED: EXISTING 17 TOTAL (14 OF WHICH ARE PALM (NOT MORE THAN 25% OF TOTAL REQUIRED PERMITTED - 6 PALM; 9 TO REMAIN)
PROPOSED 27 TOTAL - 9 EXISTING TO REMAIN; 18 PROVIDED
- NO PROTECTED TREES HAVE BEEN REMOVED FROM THE SUBJECT PROPERTY

FERTILIZATION SCHEDULE:

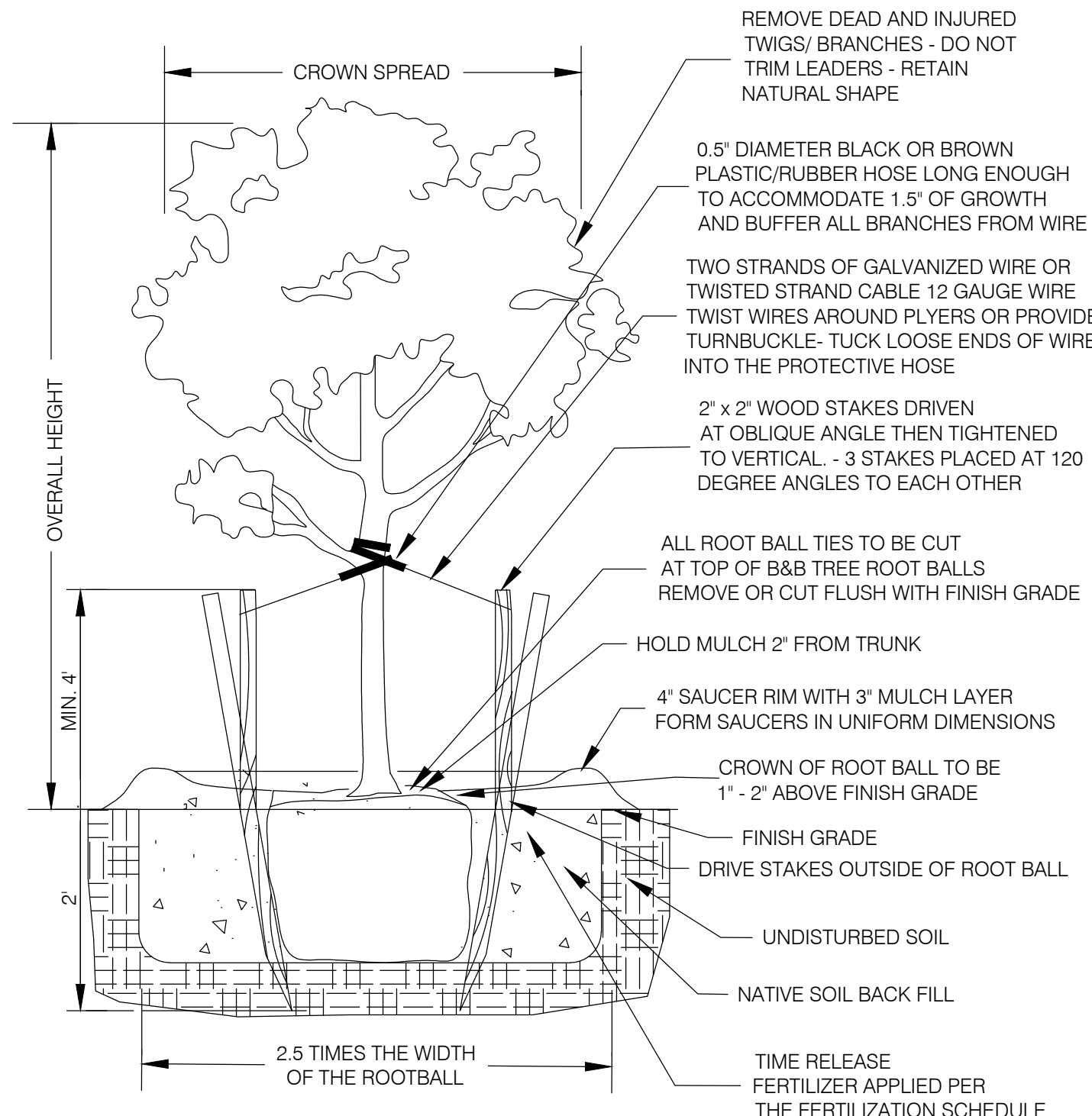
- Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve(12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
- Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.
- Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.

ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING SITE CONSTRUCTION. THE BRAZILIAN PEPPER TREES ARE INTERTWINED WITH PROTECTED MANGROVE SPECIES. A QUALIFIED INDIVIDUAL MUST REMOVE THE INVASIVE SPECIES IN SUCH A WAY AS TO NOT CAUSE HARM TO THE FDEP PROTECTED MANGROVES.



SHRUB PLANTING DETAIL
N.T.S.



SMALL TREE PLANTING DETAIL (< 3" CALIPER)
N.T.S.

GENERAL LANDSCAPE NOTES:

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
 - Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
 - The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
 - In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.

All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.

All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).

The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.

The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.

All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.

All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.

Mulch shall be Pine Bark mini-nuggets. Sod shall be St. Augustine 'Floratan'.

The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.

The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.

The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three month's duration from Final Acceptance.

Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.

- NOTES:
- STAKING DETAIL ONLY FOR TREES WITH LESS THAN 3" CALIPER MEASUREMENTS. SEE ALTERNATE STAKING DETAIL FOR TREES 3 INCH OR GREATER CALIPER (LARGE TREE PLANTING/STAKING).
 - OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT (727) 343-1809.
 - LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE YEAR.



P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION
01	10/16/23	REVISED PER TRC STAFF & SVFVWD COMMENTS
02	12/11/23	REVISED PER TRC STAFF COMMENTS
03	01/19/24	REVISED PER TRC & COUNTY RAW STAFF COMMENTS



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

This item has been digitally signed and sealed by John J Stoeckel, 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.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
332 ANCLOTE ROAD BOAT STORAGE

FOR
LA BOAT CLUB, LLC

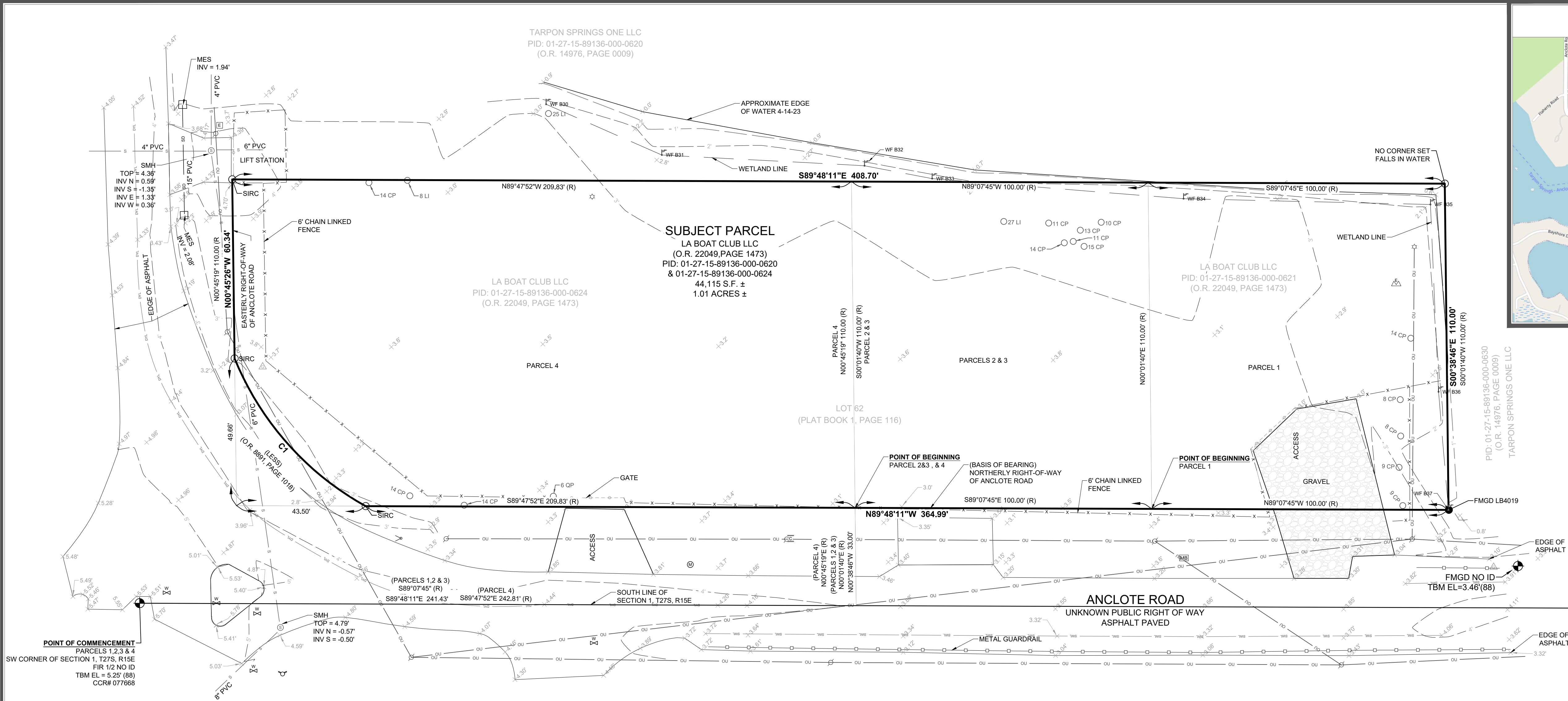
CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SHEET TITLE

LANDSCAPE
PLAN & DETAILS

PROJECT NO: 23-4401
CHECKED BY: JJS
VERTICAL DATUM: NAVD 88
DATE: MAY 10, 2023
SHEET NUMBER

LS-1



SURVEYOR'S NOTES:

- This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC. makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the Northerly Right-Of-Way of Anclote Road, having a Grid bearing of N.89°48'11"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- All boundary line dimensions are field measured unless otherwise noted.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject property lies in Flood Zone "AE" (EL. 10), according to Flood Insurance Rate Map, Map No. 12103C0017H for City of Tarpon Springs, Community No. 120259, Pinellas County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov>.
- Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.
- Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "Y-145", having a published elevation of 3.42 feet (NAVD 88).
- The subject property has direct access to and is contiguous with Anclote Road being dedicated public streets or highway with no gaps, gores or overlaps.
- No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
- No apparent changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. no observable evidence of recent street or sidewalk construction or repairs.
- Subject parcel address of 332 Anclote Road was provided in record documents.

Record Description

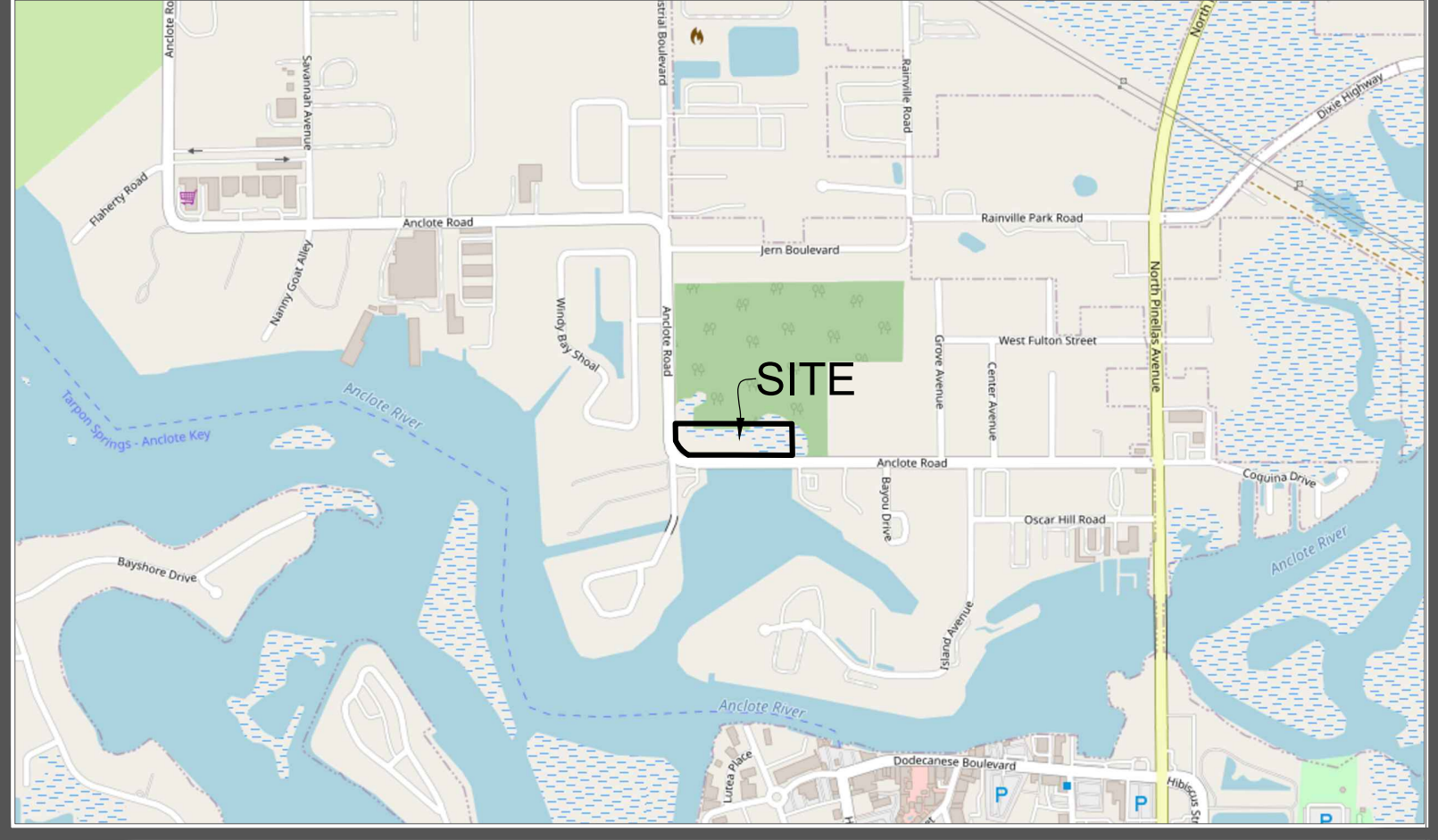
PARCEL 1: That part of Lot 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof as recorded in Plat Book 1, Page 116, of the public records of Hillsborough county, Florida, of which Pinellas County was formerly a part, further described as follows: Commence at the Southwest corner of Section 1, Township 27 South, Range 15 East, and run along the South boundary of Section 1, Township 27 South, Range 15 East, South 89°07'45" East, a distance of 241.43 feet; thence leaving said section line run North 00°01'40" East, a distance of 33.00 feet to the Northerly right of way line of Anclote Road, thence run along said right of way line South 89°07'45" East, a distance of 100.00 feet to the point of beginning. From said point of beginning thence run North 00°01'40" East, a distance of 110.00 feet; thence run South 89°07'45" East, a distance of 100.00 feet; thence run South 00°01'40" West, a distance of 110.00 feet; thence run North 89°07'45" West, a distance of 100.00 feet to the Point of Beginning.

PARCELS 2 & 3: That part of Lot 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof as recorded in Plat Book 1, Page 116, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, further described as follows: Commence at the Southwest corner of Section 1, Township 27 South, Range 15 East, and run along the South boundary of Section 1, Township 27 South, Range 15 East, South 89°07'45" East, a distance of 241.43 feet; thence leaving said section line run North 00°01'40" East, a distance of 33.00 feet to a point of beginning. From said point of beginning thence run North 00°01'40" East, a distance of 110.00 feet; thence run South 89°07'45" East, a distance of 100.00 feet; thence run South 00°01'40" West, a distance of 110.00 feet; thence run North 89°07'45" West, a distance of 100.00 feet to the Point of Beginning.

PARCEL 4: That part of Lot 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, Section 1, Township 27 South, Range 15 East, according to the map or plat thereof recorded in Plat Book 1, Page 116, of Hillsborough County, Florida, of which Pinellas County was formerly a part, further described as follows: For a point of reference commence at the Southwest corner of Section 1, Township 27 South, Range 15 East, Pinellas County, Florida; run thence South 89°47'52" East, 242.81 feet, run thence North 00°45'19" West, 33 feet to the point of beginning; run thence North 00°45'19" West, 110 feet; thence North 89°47'52" West 209.83 feet; more or less, to a point on the East right-of-way line of Anclote Road on the West that is 33 feet from the centerline of said Anclote Road on the West, thence South 00°45'19" East 110 feet, more or less, along the East right-of-way line of Anclote Road on the South to a point on the North right-of-way line of Anclote Road on the South that is 33 feet North of the centerline of Anclote Road on the South, thence South 89°47'52" East 209.83 feet, more or less, along the North right-of-way line of Anclote Road on the South to the Point of Beginning, LESS dedication to the City of Tarpon Springs, Florida in Official Records Book 8891, Page 1018, of the Public Records of Pinellas County, Florida.

The above description is the same as in Official Records Book 22049, Page 1479, Public Records of Pinellas County.

VICINITY MAP - NOT TO SCALE

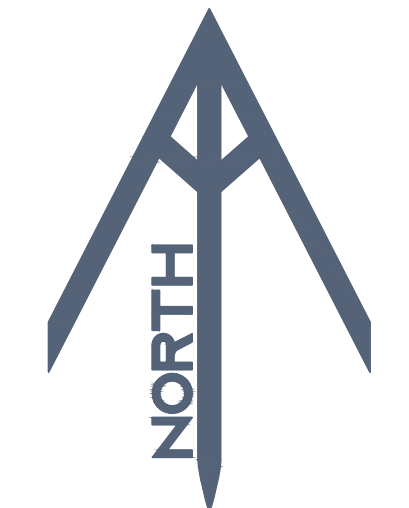


LEGEND

- | | | |
|-------------------------------------|------------------------------------|---------------------------------|
| TBM ----- Temporary Benchmark | W ----- Water Valve | SWL ----- Solid White Line |
| Pg ----- Page | CP ----- Cable Pedestal | DYL ----- Double Yellow Line |
| O.R. ----- Official Records Book | LS ----- Licensed Business | OU ----- Overhead Utility Lines |
| LB ----- Licensed Business | Manhole ----- Manhole | S ----- Sanitary Sewer Line |
| SIRC ----- Set Iron Rod and Cap | SMG ----- Set Mag Nail | SD ----- Storm Drain Line |
| FMG ----- Found Mag Nail | FMGD ----- Found Mag Nail and Disk | Fire Hydrant ----- Fire Hydrant |
| FIR ----- Found Iron Rod | INV ----- Invert | Light Pole ----- Light Pole |
| FIRC ----- Found Iron Rod and Cap | PVC ----- Polyvinyl Chloride | Utility Pole ----- Utility Pole |
| INW ----- Invert | MES ----- Mitered End Section | Fence ----- Fence |
| Mail Box ----- Mail Box | Gas Marker ----- Gas Marker | Guard Rail ----- Guard Rail |
| Electric Meter ----- Electric Meter | | Gate ----- Gate |

TREE LEGEND

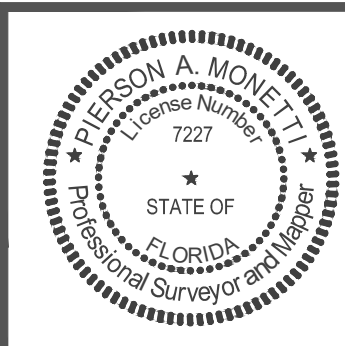
- CP ----- Cabbage/Sabal Palm
LI ----- Live Oak
QP ----- Queen Palm



Scale: 1" = 20'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.85'	100.00'	038°52'41"	N41°33'33"W	66.56'
C1 (R)	67.85'	100.00'	038°52'33"	N40°53'12"W	66.56'



Surveyor's Certificate
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Pierson Monetti
2024.01.22
13:25:40 -05'00'
Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
04/14/23	Last field data acquisition	NCC
08/08/23	Client Comments	TSH
01/22/24	Client Comments	TSH



Anclote Tarpon Springs
Boundary, Topographic, Tree
332 Anclote Rd Tarpon Springs, Florida, 34689
Prepared for:
Client
Section 1, Township 27 South, Range 15 East,
Pinellas County, FL

Project Number: 230028
Sheet 1 of 1



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

**332 ANCLOTE ROAD BOAT STORAGE & REPAIR
NARRATIVE SUMMARY
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA
MJ PROJECT No. 23-4401
*REVISED DECEMBER 2023***

The Applicant is submitting this application in response to a Violation Letter from the City of Tarpon Springs dated April 18, 2023 (Case No. 23-80000070) for conducting site improvements without a permit. Intention of use for the subject property is self-boat repair and storage across the entire subject property (storage to west, repair to east), similar to the originally permitted boat storage and repair, less the residential dwelling. The subject property is physically located at the northeast corner of Anclote Road bound to the north and east by wetlands and properties zoned industrial. Properties are zoned residential to the west across Anclote Road and separated by a 6-ft masonry wall, and south by similar use and zoning. The subject property has a physical address of 332 Anclote Road, City of Tarpon Springs, Pinellas County, Florida (Parcel ID 01-27-15-89136-0000-0620 & 0624). The proposed use complies with existing zoning Waterfront Marine Industry Development District (WDII). The project will require approvals from City of Tarpon Springs.

Site improvements include installation of new crushed concrete at access locations, removal of numerous existing unused access points and returned to a vegetated state within the right-of-way, reinstallation of new screened 6-ft fence as originally proposed on the 2010 site plan, tree plantings, demolition of all structures and cleanup of the subject property associated to this work. Asphalt millings were also placed in a portion of the site to stabilize areas of demolition and unsuitable areas for use – the west half of the site largely remains untouched and remains as originally developed for storage with a stabilized limerock base; note over time vegetation has developed and is currently maintained. Part of the proposal will remove existing limerock and milling from vegetated areas, upland wetland buffer, and the proposed treatment swale.

There is one primary ingress/egress along the Anclote Road, located at the southeast property corner and a secondary access toward the western end of the property along the south frontage for ingress/egress of future boat storage. An application has been filed with Pinellas County (Right-of-Way Utilization Permit) to bring the two remaining driveways into conformance (concrete apron) and removal of the unused driveways and returned to a natural condition.

A two (2) cubic yard dumpster currently contracted is located at the primary access, outside of the secure enclosed property. The existing dumpster used and operated today at the site will continue into operation and is picked up weekly. A facilities impact table has been added to the site plan (sheet C-104) and calculations were prepared/estimated base don similar uses (RV/Boat storage without conventional storage facilities). The secure storage is proposed to be locked at all times; there will not be an onsite manager but the management company will provide registered users/tenants with appropriate contact information in case of assistance or emergency. The operation of the locked enclosure will be via keypad or similar private locking system will be implemented to ensure privacy and security to tenants.

The pre-developed condition of the parcel included numerous buildings and impervious areas of either crushed limerock or concrete. The post-development condition includes only asphalt milling for a lesser impervious area and impact hydrologically and as such meets “de minimus exemption” criteria from SWFWMD design criteria and the exemption verification letter for the project was received in November 2023. The estimates of land cover are based on approximate limits of visible impervious areas on the existing aerials, the 2010 approved site plan, and multiple site visits. Note the 2010 site plan showed the entire west end as limerock (to the property lines) and current visits appear to verify deterioration sufficiently for vegetation to grow – note impact to stabilization for storage is not hindered. The intent would to leave the condition “as-is” and similar use to reduce offsite impacts to stormwater and satisfactorily provided needs accordingly.

The subject property also lies within an existing FEMA Coastal floodplain, Zone “AE” with elevation of 10-ft and has been added to both the plans and survey for the project. As existing grade on the site varies from ± 3 -4-ft, fill or waterproofing of any permanent enclosed structures would be required or otherwise to comply with city flood requirements.

Utility Services are only anticipated for use in boat spray down needs which will result in a nominal “average” daily flow with most usage to be on weekends. An existing, operation water meter exists on site today that currently only services a hose bib along the south fence line interior to the site. An existing on site subsurface sanitary system was demolished as part of the building removal efforts and proof of that effort is included in the submittal. As required by City Utilities, the washdown area also proposes an oil water separator and gravity connection to the existing lift station at the northwest corner of the property. The connection proposes coordination with the Utility Department prior to construction to determine appropriate connection (direct to wet well or upstream to existing gravity connection).

We ask that you please review the enclosed submission with consideration for approval.



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjestokesconsulting.com

~~October 16, 2023~~

Last Revised January 19, 2024

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

Re: City of Tarpon Springs/SFWMD Drainage Narrative & Calculations
MJS No. 23-4401 – 332 Anclose Road Boat Storage

To Whom it May Concern:

Please find enclosed our submittal for an exemption; this project qualifies for a *de minimus exemption* because we are proposing a decrease of total impervious area, below the 9,000 sq. ft. increase threshold, and an increase less than 4,000 sq. ft. in Vehicle Use Area (VUA) with the redevelopment proposed. The summary table below shows these conditions and is further supported by the plans and historic survey and arials included herein. Further, in accordance with City Development Code Section 141.00 and its subsections, as the development exceeds ½ acre retrofit is required and as such dry treatment swales have been added to meet and exceed treatment volume requirements and attenuation of peak flows are met inherently form reduction in impervious cover resulting in decreased Curve Number and increased Time of Concentration.

The subject property is physically located at the northeast corner of Anclose Road bound to the north and east by surface waters and wetlands and properties zoned industrial. Properties are zoned residential to the west across Anclose Road and separated by a 6-ft masonry wall, and south by similar use and zoning. The subject property has a physical address of 332 Anclose Road, City of Tarpon Springs, Pinellas County, Florida (Parcel ID 01-27-15-89136-0000-0620 & 0624). The proposed use complies with existing zoning Waterfront Marine Industry Development District (WDII). The project will require approvals from City of Tarpon Springs and exemption from SFWMD for an Environmental Resource Permit (ERP).

DISCUSSION

The Applicant's intention of use for the subject property is secured boat storage which is similar to the originally permitted boat storage previously on the subject property for decades, less the residential dwelling and shop buildings which have been demolished and milling have been placed to stabilize the foundation and septic removals that have occurred on site. The western half of the site (see 2010 approved site plan) was boat storage and a limerock base was installed for stabilization, remnants of that surface remain today and no additional stabilization is intended other than for removal of these milling and base from the upland wetland buffer, as applicable.

Site improvements included installation of new crushed concrete at access locations due to rutted, and eroded existing driveway conditions, removal of numerous existing unused access points and returned to a vegetated state within the right-of-way, reinstallation of new screened 6-ft fence as originally proposed on the 2010 site plan, tree plantings, construction of a concrete boat wash area and oil water separator and connection to City sanitary sewer, demolition of all structures and cleanup of the subject property associated to this work. Asphalt millings were also placed in a portion of the site to stabilize areas of demolition and

unsuitable areas for use – the west half of the site largely remains untouched and remains as originally developed/vegetated storage areas. There is one primary ingress/egress along the Anclote Road, located at the southeast property corner and a secondary toward the western end of the property along the south frontage for egress of boat storage.

The pre-developed condition of the parcel included numerous buildings and impervious areas of either crushed limerock or concrete (See existing conditions plan w/ aerial in construction plans). The post-development condition includes only asphalt milling for a lesser impervious area and impact hydrologically and as such meets “de minimus exemption” criteria from SWFWMD design criteria. These estimates are based on approximate limits of visible impervious areas on the existing aerials shown within the site plan package and as shown on the approved 2010 site plan. The post-developed intent would be to leave the condition “as-is” which would aid to reduce offsite impacts versus an impervious or semi-impervious surface and will satisfactorily provide needs to the Owner accordingly; based on communications with city staff, the need for a treatment swale will require minor regrading of both the millings and the existing limerock of the boat storage area to provide positive pitch to the treatment areas.

Table 1: Impervious Summary Tables:

Description	Existing Impervious	Proposed Impervious	Net Change
Total Impervious	12,571 sq ft	10,092 sq ft	-2,479 sq ft (Decrease is < +9,000 sq. ft.)
Vehicle Use Area (VUA)	7,516 sq ft	10,092 sq ft	+2,576 sq ft (Increase < +4,000 sq. ft)
Boat Storage (Semi-impervious)	26,320 sq ft	22,834 sq ft	-3,486 sq ft
Open Space	5,264 sq ft	11,229 sq ft	+5,965 sq ft

Vehicle use areas above include impervious areas only and do not include the “semi-impervious” boat storage areas, as applicable in the existing and proposed conditions. The proposed vegetated boat storage area (western portion of site) is equally or nominally different (reduction of 3,486 sq ft) in the pre- and post-development condition as can be seen in the aerial overlay of the site plan added to the construction plan set (C-104A).

The total impervious area in the proposed condition is VUA; the existing condition is VUA less the building coverages. All of which result in lower Curve Number and inherently reduced peak discharges from the site.

WATER QUALITY VOLUME (WQV):

As degradation to water quality can occur with an increase in impervious area associated to development, treatment of runoff is necessary to mitigate accordingly. In accordance with City Development Code Design Criteria, Section 141.05 (C), ½-inch of rainfall is required for dry retention. Below is the breakdown for total required water quality volume for the project site.

Required Water Quality Volume whichever is greater:

- Volume of 1/2-inch over the entire site for dry retention:
 - 0.5-inch (1/12-ft)*44,155 sq ft = 1,840 cf (0.042 ac-ft) required volume

Dry Retention					
Elevation	Area (sf)	Area (Ac)	Volume per contour (cf)	Cumulative Volume (cf)	Comments
2.00	1,251	0.029	0	0	
2.50	2,553	0.059	951	951	
3.00	3,903	0.090	1,614	2,565	$W_{qv} = 1,840/0.042$
3.40	5,021	0.115	1,785	4,350	

* Water quality volume (W_{qv}) provided at weir elevation of 3.00 = 2,565 cf (725 cf excess required)

Runoff from the proposed development is routed south and west to the perimeter dry swales for treatment; once the treatment volume has been met; the runoff will sheet off the site as it does in the existing condition.

The 10-ft wide weir overflow on each swale was set at an elevation of 3.00-ft which provides 2,565 cf (0.037 ac-ft) of treatment volume, exceeding the required 1,840 cf by 725 cf (39.4%) and as such meeting the requirement. The weir will be seeded and installed with a Geoweb fabric for stability (see cut sheet at end of report). Based on the nature of the treatment and volume of flow anticipated off the site from observation of the site in the current condition, overflow of the sodded berms will be more than sufficient due to the nominal runoff depth and velocities that will be encountered here. Fiberglass baffles are proposed to withhold floatable from the sheet overflow as a traditional outlet control structure would also operate.

A recovery analysis was prepared using ICPR4 software for the swales presented above utilizing the volumes accordingly to show that the available water quality volume is again available within a relatively short time frame, the analysis was run over 72-hours and utilized a factor of safety (FOS=2) of two (2) from the on-site testing performed on January 8, 2024 within the proposed swales as shown on the Grading Plan, sheet C-105. Of the four locations which were all presoaked by storms for two days, B-2 was the slowest rate at 5.5-ft/day. Applying a factor of safety, the design rate is 2.75-ft/day.

The results of the analysis can be found in the appendix of this report and was found to fully recover in less than a day (given the 12-inch depth) at 14 hours.

QUANTITY CONTROLS:

The proposed storm water improvements for the site provide the required peak attenuation required by both the City of Tarpon Springs and SWFWMD inherently as the impervious of the site is reduced from the predevelopment to post-development condition. The relationship of Curve Number and Time of Concentration which is used to determine the peak discharge from a basin, is directly correlated to impervious cover; Curve Number and Time of Concentration will both reduce the discharge from a basin when impervious has been removed.

As such, a full analysis of storms and modeling is not justified and has not been conducted at this time.

EROSION & SEDIMENT CONTROL

General Erosion Control Plan:

All work to be done in accordance with federal, local, and state jurisdictional requirements. See the Erosion & Sediment Control Plan included the Construction Plan set which has general erosion and sediment control notes and direction. Means and methods of erosion control shall ultimately be proposed by the Contractor and adhere to all standards and requirements.

The erosion control practices designed specifically for the site phasing to be implemented during construction include, but may not be limited to, inlet protection, a stabilized construction entrance, staging areas, silt fence, temporary swales, temporary stockpiles, and temporary/permanent stabilization. The E&SC Plan and Details found in the Construction Plans depict the location and size of the proposed erosion control practices to be used during construction. The Contractor shall contact the Engineer-of-Record in the event clarification or site related deviations impact erosion control practices.

CHEMICAL, LITTER & DEBRIS CONTROL MEASURES

All parties involved in the construction process, including but not limited to, truck drivers, laborers, foremen, and operators, will be informed of spill prevention and litter control practices and procedures herein prior to construction activity. The project superintendent will inspect the site daily, at a minimum for litter and debris throughout the site, and will specifically inspect storage areas prior to exiting site. Specific prevention and control measures on the site will be employed as follows:

Petroleum Products

All on-site vehicles will be monitored for leaks and will receive preventive maintenance to reduce the chance of leakage. Equipment and vehicles should be stored on impervious surfaces to manage spills where practical. No vehicle maintenance, handling, or storage of petroleum products will occur within 100 feet of a wetland, waterway, or drainage facility. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used on-site will be applied according to manufacturer's recommendations. Storage facilities shall be located as far as practical from private residences, business, and public Right-of-Ways. Storage shall be located in an isolated location, where practical, and in accordance with all federal, state, and local regulations.

Hazardous Substances (Paints, Solvents, etc)

All containers will be tightly sealed and stored when not required for use. Excess materials will not be discharged to the storm sewer system, buried onsite, or disposed of in any other inappropriate fashion; but will be properly disposed according to manufacturer's instructions and/or state and local regulations

(whichever is more stringent). No storage will occur within 100 feet of a wetland, waterway, or onsite drainage facility.

Fertilizers

Fertilizer is to be applied per federal, state, and local law and only the minimum amounts recommended by the manufacturer. Once applied, the fertilizer will be worked into the soil to limit exposure to storm runoff and wind. Storage will be in a covered shed, and the contents of any partially used bags will be transferred into a sealable, plastic bin to avoid spills. No fertilizer storage shall occur within 100 feet of a wetland, waterway, or onsite drainage facility.

Debris & Litter Control

The Contractor shall provide covered dumpsters onsite and be placed in a practical location to promote use by all parties; this location should not interfere with site activity, ingress, and egress. Debris and litter shall be managed and placed in the onsite dumpsters to minimize unintended transport by the elements. This will reduce litter accumulation and improve worker safety. Dumpsters shall be emptied regularly by a licensed contractor to prevent overfilling and unsightly conditions and disposed of in accordance with federal, state, and local environmental regulations. All construction waste shall be placed in dumpsters following the completion of construction. No trash or construction waste will be buried onsite. No construction materials shall be stored for extended period's onsite, except for those to be used for construction taking place within seven (7) calendar days, or within a practical time frame.

Concrete Washout

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water within 100 feet of a wetland, waterway, or into any drainage structure already installed. A specific concrete washout location will be identified by the superintendent and will be relocated as appropriate to remain practical as the project is phased.

Trucking Management (Dust & Sediment Control)

Concrete trucks shall not leave the project site except where directed. A stabilized construction entrance shall be installed and maintained and the specified entrance/exit location(s). The length of the stabilization blanket shall be extended if trucks leaving the site track sediment onto public Rights-of-Way. Crushed stone, as specified, shall be re-applied as necessary. A truck wash location shall be implemented and maintained, as necessary.

CONCLUSION

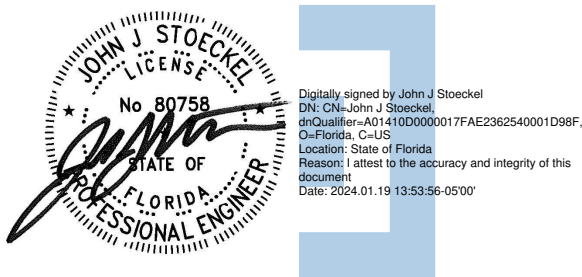
As the proposed stormwater management design provides reductions in peak flows from a reduction in impervious areas and the water quality mitigation meets the applicable standards, there should be no adverse impacts due to storm water, on-site or off-site, as a result of the proposed development.

APPENDIX DOCUMENTS

- SWFWMD ERP Exemption Verification Letter;
- Slope Gride Weir Product Cut Sheet;
- Drawdown Analysis (ICPR4 Input/Output);
- On-site Soil Testing Field Log;
- Operation & Maintenance Procedures

Should you have any questions or comments regarding the above project, please feel free to reach out to our office by phone at 813.724.4199; thank you.

Sincerely,



This item has been digitally signed and sealed by John J Stoeckel, 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.

John J Stoeckel, P.E.

Florida Lic. No. 80758



APPENDIX 1

SWFWMD ERP EXEMPTION VERIFICATION LETTER



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

November 16, 2023

LA Boat Club LLC
Attn: Jason Anderson
1257 Anclote Road
Tarpon Springs, FL 34689

Subject: Project Evaluation - Permit Not Required

Project Name: 332 Anclote Road Boat Storage
File Number: 877348
County: Pinellas
Sec/Twp/Rge: S1/T27S/R15E

References: Chapter 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.).

Dear Mr. Anderson:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed redevelopment of an existing boat storage facility including the demolition of existing buildings, installation of a new screened fence, and the placement of crushed concrete and asphalt millings. The proposed project results in a decrease of approximately 2,479 square feet of impervious area and an approximate 2,576 square foot increase in vehicular use area. [Rule 62-330.051(2), F.A.C.]

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing

notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact Sara Perez Lopez, in the Tampa Service Office, at 8133679774. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.
Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



APPENDIX 2

SLOPE GRID WEIR PRODUCT CUT SHEET

SlopeGrid®



**SLOPEGRID® CELLULAR CONFINEMENT SYSTEM
PROVIDES THE PROTECTION NEEDED TO CONTROL EROSION**

RESIDENTIAL AND COMMERCIAL APPLICATIONS INCLUDE:

**Erosion Control • Slope Protection
Green Roofs • Channels • Overpasses
Roadside Embankment Reinforcement
Swales • Ports & Marinas**

EASY TO INSTALL • INEXPENSIVE • PERMANENT SOLUTION

SLOPEGRID® cellular confinement system is an economical long-term solution consisting of a giant blanket of 3-D connected cells which fortifies the earth to prevent erosion, soil migration, and damaging shifting forces caused by water and wind.

SLOPEGRID® EROSION CONTROL SYSTEM

Each project is different. Some require engineering advice with all accessories while others simply just j-hooks. We offer accessories needed for your specific project.

NOTE: You should always consult with an engineer to determine your project's needs.

POTENTIAL ACCESSORIES

TENDONS



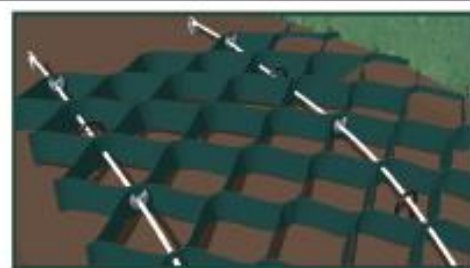
EARTH ANCHORS



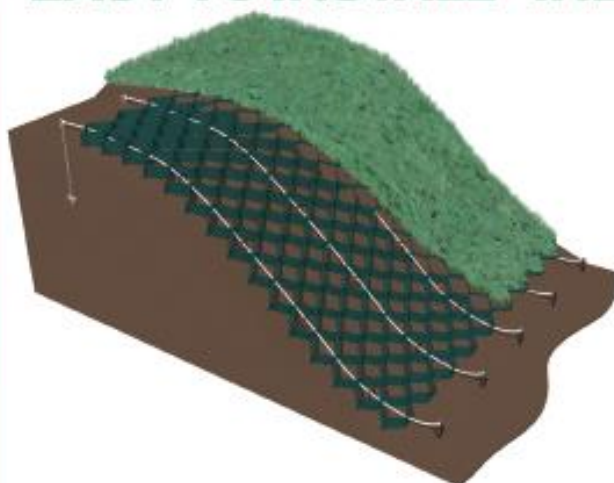
J-HOOKS



TENDON CLIPS



EASY TO INSTALL - INEXPENSIVE SLOPE PROTECTION



- 1) REMOVE VEGETATION AND GRADE
- 2) INSTALL EARTH ANCHORS (IF REQUIRED)
- 3) INSTALL GRID, TENDONS, AND U-BOLTS (IF REQUIRED), AND / OR REBAR J-HOOKS
- 4) INFILL AND PLANT



SlopeGrid®

MORE INFO AVAILABLE ONLINE AT:
www.celltekdirect.com



APPENDIX 3

DRAWDOWN ANALYSIS (ICPR4 INPUT/OUTPUT)

Manual Basin: Basin 1

Scenario: Drawdown
 Node: Swale
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 15.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 1.0140 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.7560	Impervious	A	~ FLMOD
0.2580	Grass	A	~ FLMOD

Comment:

Node: Swale

Scenario: Drawdown
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 3.00 ft
 Warning Stage: 3.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.03	1263
2.50	0.06	2570
3.00	0.09	3920
3.40	0.12	5009

Comment: Treatment Swales

Percolation Link: Perc-Swale

Scenario:	Drawdown	Surface Area Option:	User Specified
From Node:	Swale	Bottom Elevation:	2.00 ft
To Node:	Groundwater	Surface Area:	0.0290 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1:	637.00 ft
Aquifer Base Elevation:	-10.00 ft	Perimeter 2:	1014.00 ft
Water Table Elevation:	0.00 ft	Perimeter 3:	1914.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	2.750 fpd	Distance P2 to P3:	145.00 ft
Vertical Conductivity:	2.750 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.250	# of Cells P2 to P3:	29
Layer Thickness:	2.00 ft		

Comment:

Simulation: No Rainfall

Scenario: Drawdown
Run Date/Time: 1/19/2024 1:17:49 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Proposed Site

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Impervious Area

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
Max dZ:	1.0000 ft	Rainfall Name:	~ FLMOD
Link Optimizer Tol:	0.0001 ft	Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area	100 ft2
		(1D):	
		Energy Switch (1D):	Energy

Comment:

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	0.0000	3.00	0.00	0.00
No Rainfall	0.2511	2.94	0.11	0.11
No Rainfall	0.5050	2.90	0.08	0.08
No Rainfall	0.7527	2.88	0.07	0.07
No Rainfall	1.0027	2.85	0.07	0.07
No Rainfall	1.2527	2.83	0.06	0.06
No Rainfall	1.5027	2.81	0.06	0.06
No Rainfall	1.7527	2.79	0.06	0.06
No Rainfall	2.0027	2.77	0.06	0.06
No Rainfall	2.2527	2.75	0.06	0.06
No Rainfall	2.5027	2.74	0.06	0.06
No Rainfall	2.7527	2.72	0.05	0.05
No Rainfall	3.0027	2.70	0.05	0.05
No Rainfall	3.2527	2.68	0.05	0.05
No Rainfall	3.5027	2.66	0.05	0.05
No Rainfall	3.7527	2.65	0.05	0.05
No Rainfall	4.0027	2.63	0.05	0.05
No Rainfall	4.2527	2.61	0.05	0.05
No Rainfall	4.5027	2.59	0.05	0.05
No Rainfall	4.7527	2.57	0.05	0.05
No Rainfall	5.0027	2.56	0.05	0.05
No Rainfall	5.2527	2.54	0.05	0.05
No Rainfall	5.5027	2.52	0.05	0.05
No Rainfall	5.7527	2.51	0.05	0.05
No Rainfall	6.0027	2.49	0.05	0.05
No Rainfall	6.2527	2.47	0.05	0.05
No Rainfall	6.5027	2.45	0.05	0.05
No Rainfall	6.7527	2.44	0.05	0.05
No Rainfall	7.0027	2.42	0.05	0.05
No Rainfall	7.2527	2.41	0.05	0.05
No Rainfall	7.5027	2.39	0.05	0.05
No Rainfall	7.7527	2.37	0.05	0.05
No Rainfall	8.0027	2.36	0.05	0.05
No Rainfall	8.2527	2.34	0.05	0.05
No Rainfall	8.5027	2.32	0.05	0.05
No Rainfall	8.7527	2.31	0.05	0.05
No Rainfall	9.0027	2.29	0.05	0.05
No Rainfall	9.2527	2.28	0.05	0.05
No Rainfall	9.5027	2.26	0.05	0.05
No Rainfall	9.7527	2.24	0.05	0.05
No Rainfall	10.0027	2.23	0.04	0.04
No Rainfall	10.2527	2.21	0.04	0.04

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	10.5027	2.20	0.04	0.04
No Rainfall	10.7527	2.18	0.04	0.04
No Rainfall	11.0027	2.17	0.04	0.04
No Rainfall	11.2527	2.15	0.04	0.04
No Rainfall	11.5027	2.14	0.04	0.04
No Rainfall	11.7527	2.12	0.04	0.04
No Rainfall	12.0027	2.11	0.04	0.04
No Rainfall	12.2527	2.09	0.04	0.04
No Rainfall	12.5027	2.08	0.04	0.04
No Rainfall	12.7527	2.06	0.04	0.04
No Rainfall	13.0027	2.05	0.04	0.04
No Rainfall	13.2527	2.04	0.04	0.04
No Rainfall	13.5027	2.02	0.04	0.04
No Rainfall	13.7527	2.01	0.04	0.04
No Rainfall	14.0027	2.00	0.00	0.00
No Rainfall	14.2527	2.00	0.00	0.00
No Rainfall	14.5027	2.00	0.00	0.00
No Rainfall	14.7527	2.00	0.00	0.00
No Rainfall	15.0027	2.00	0.00	0.00
No Rainfall	15.2527	2.00	0.00	0.00
No Rainfall	15.5027	2.00	0.00	0.00
No Rainfall	15.7527	2.00	0.00	0.00
No Rainfall	16.0027	2.00	0.00	0.00
No Rainfall	16.2527	2.00	0.00	0.00
No Rainfall	16.5027	2.00	0.00	0.00
No Rainfall	16.7527	2.00	0.00	0.00
No Rainfall	17.0027	2.00	0.00	0.00
No Rainfall	17.2527	2.00	0.00	0.00
No Rainfall	17.5027	2.00	0.00	0.00
No Rainfall	17.7527	2.00	0.00	0.00
No Rainfall	18.0027	2.00	0.00	0.00
No Rainfall	18.2527	2.00	0.00	0.00
No Rainfall	18.5027	2.00	0.00	0.00
No Rainfall	18.7527	2.00	0.00	0.00
No Rainfall	19.0027	2.00	0.00	0.00
No Rainfall	19.2527	2.00	0.00	0.00
No Rainfall	19.5027	2.00	0.00	0.00
No Rainfall	19.7527	2.00	0.00	0.00
No Rainfall	20.0027	2.00	0.00	0.00
No Rainfall	20.2527	2.00	0.00	0.00
No Rainfall	20.5027	2.00	0.00	0.00
No Rainfall	20.7527	2.00	0.00	0.00

Fully
Recovered at
14-hrs

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	21.0027	2.00	0.00	0.00
No Rainfall	21.2527	2.00	0.00	0.00
No Rainfall	21.5027	2.00	0.00	0.00
No Rainfall	21.7527	2.00	0.00	0.00
No Rainfall	22.0027	2.00	0.00	0.00
No Rainfall	22.2527	2.00	0.00	0.00
No Rainfall	22.5027	2.00	0.00	0.00
No Rainfall	22.7527	2.00	0.00	0.00
No Rainfall	23.0027	2.00	0.00	0.00
No Rainfall	23.2527	2.00	0.00	0.00
No Rainfall	23.5027	2.00	0.00	0.00
No Rainfall	23.7527	2.00	0.00	0.00
No Rainfall	24.0027	2.00	0.00	0.00
No Rainfall	24.2527	2.00	0.00	0.00
No Rainfall	24.5027	2.00	0.00	0.00
No Rainfall	24.7527	2.00	0.00	0.00
No Rainfall	25.0027	2.00	0.00	0.00
No Rainfall	25.2527	2.00	0.00	0.00
No Rainfall	25.5027	2.00	0.00	0.00
No Rainfall	25.7527	2.00	0.00	0.00
No Rainfall	26.0027	2.00	0.00	0.00
No Rainfall	26.2527	2.00	0.00	0.00
No Rainfall	26.5027	2.00	0.00	0.00
No Rainfall	26.7527	2.00	0.00	0.00
No Rainfall	27.0027	2.00	0.00	0.00
No Rainfall	27.2527	2.00	0.00	0.00
No Rainfall	27.5027	2.00	0.00	0.00
No Rainfall	27.7527	2.00	0.00	0.00
No Rainfall	28.0027	2.00	0.00	0.00
No Rainfall	28.2527	2.00	0.00	0.00
No Rainfall	28.5027	2.00	0.00	0.00
No Rainfall	28.7527	2.00	0.00	0.00
No Rainfall	29.0027	2.00	0.00	0.00
No Rainfall	29.2527	2.00	0.00	0.00
No Rainfall	29.5027	2.00	0.00	0.00
No Rainfall	29.7527	2.00	0.00	0.00
No Rainfall	30.0027	2.00	0.00	0.00
No Rainfall	30.2527	2.00	0.00	0.00
No Rainfall	30.5027	2.00	0.00	0.00
No Rainfall	30.7527	2.00	0.00	0.00
No Rainfall	31.0027	2.00	0.00	0.00
No Rainfall	31.2527	2.00	0.00	0.00

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	31.5027	2.00	0.00	0.00
No Rainfall	31.7527	2.00	0.00	0.00
No Rainfall	32.0027	2.00	0.00	0.00
No Rainfall	32.2527	2.00	0.00	0.00
No Rainfall	32.5027	2.00	0.00	0.00
No Rainfall	32.7527	2.00	0.00	0.00
No Rainfall	33.0027	2.00	0.00	0.00
No Rainfall	33.2527	2.00	0.00	0.00
No Rainfall	33.5027	2.00	0.00	0.00
No Rainfall	33.7527	2.00	0.00	0.00
No Rainfall	34.0027	2.00	0.00	0.00
No Rainfall	34.2527	2.00	0.00	0.00
No Rainfall	34.5027	2.00	0.00	0.00
No Rainfall	34.7527	2.00	0.00	0.00
No Rainfall	35.0027	2.00	0.00	0.00
No Rainfall	35.2527	2.00	0.00	0.00
No Rainfall	35.5027	2.00	0.00	0.00
No Rainfall	35.7527	2.00	0.00	0.00
No Rainfall	36.0027	2.00	0.00	0.00
No Rainfall	36.2527	2.00	0.00	0.00
No Rainfall	36.5027	2.00	0.00	0.00
No Rainfall	36.7527	2.00	0.00	0.00
No Rainfall	37.0027	2.00	0.00	0.00
No Rainfall	37.2527	2.00	0.00	0.00
No Rainfall	37.5027	2.00	0.00	0.00
No Rainfall	37.7527	2.00	0.00	0.00
No Rainfall	38.0027	2.00	0.00	0.00
No Rainfall	38.2527	2.00	0.00	0.00
No Rainfall	38.5027	2.00	0.00	0.00
No Rainfall	38.7527	2.00	0.00	0.00
No Rainfall	39.0027	2.00	0.00	0.00
No Rainfall	39.2527	2.00	0.00	0.00
No Rainfall	39.5027	2.00	0.00	0.00
No Rainfall	39.7527	2.00	0.00	0.00
No Rainfall	40.0027	2.00	0.00	0.00
No Rainfall	40.2527	2.00	0.00	0.00
No Rainfall	40.5027	2.00	0.00	0.00
No Rainfall	40.7527	2.00	0.00	0.00
No Rainfall	41.0027	2.00	0.00	0.00
No Rainfall	41.2527	2.00	0.00	0.00
No Rainfall	41.5027	2.00	0.00	0.00
No Rainfall	41.7527	2.00	0.00	0.00

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	42.0027	2.00	0.00	0.00
No Rainfall	42.2527	2.00	0.00	0.00
No Rainfall	42.5027	2.00	0.00	0.00
No Rainfall	42.7527	2.00	0.00	0.00
No Rainfall	43.0027	2.00	0.00	0.00
No Rainfall	43.2527	2.00	0.00	0.00
No Rainfall	43.5027	2.00	0.00	0.00
No Rainfall	43.7527	2.00	0.00	0.00
No Rainfall	44.0027	2.00	0.00	0.00
No Rainfall	44.2527	2.00	0.00	0.00
No Rainfall	44.5027	2.00	0.00	0.00
No Rainfall	44.7527	2.00	0.00	0.00
No Rainfall	45.0027	2.00	0.00	0.00
No Rainfall	45.2527	2.00	0.00	0.00
No Rainfall	45.5027	2.00	0.00	0.00
No Rainfall	45.7527	2.00	0.00	0.00
No Rainfall	46.0027	2.00	0.00	0.00
No Rainfall	46.2527	2.00	0.00	0.00
No Rainfall	46.5027	2.00	0.00	0.00
No Rainfall	46.7527	2.00	0.00	0.00
No Rainfall	47.0027	2.00	0.00	0.00
No Rainfall	47.2527	2.00	0.00	0.00
No Rainfall	47.5027	2.00	0.00	0.00
No Rainfall	47.7527	2.00	0.00	0.00
No Rainfall	48.0027	2.00	0.00	0.00
No Rainfall	48.2527	2.00	0.00	0.00
No Rainfall	48.5027	2.00	0.00	0.00
No Rainfall	48.7527	2.00	0.00	0.00
No Rainfall	49.0027	2.00	0.00	0.00
No Rainfall	49.2527	2.00	0.00	0.00
No Rainfall	49.5027	2.00	0.00	0.00
No Rainfall	49.7527	2.00	0.00	0.00
No Rainfall	50.0027	2.00	0.00	0.00
No Rainfall	50.2527	2.00	0.00	0.00
No Rainfall	50.5027	2.00	0.00	0.00
No Rainfall	50.7527	2.00	0.00	0.00
No Rainfall	51.0027	2.00	0.00	0.00
No Rainfall	51.2527	2.00	0.00	0.00
No Rainfall	51.5027	2.00	0.00	0.00
No Rainfall	51.7527	2.00	0.00	0.00
No Rainfall	52.0027	2.00	0.00	0.00
No Rainfall	52.2527	2.00	0.00	0.00

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	52.5027	2.00	0.00	0.00
No Rainfall	52.7527	2.00	0.00	0.00
No Rainfall	53.0027	2.00	0.00	0.00
No Rainfall	53.2527	2.00	0.00	0.00
No Rainfall	53.5027	2.00	0.00	0.00
No Rainfall	53.7527	2.00	0.00	0.00
No Rainfall	54.0027	2.00	0.00	0.00
No Rainfall	54.2527	2.00	0.00	0.00
No Rainfall	54.5027	2.00	0.00	0.00
No Rainfall	54.7527	2.00	0.00	0.00
No Rainfall	55.0027	2.00	0.00	0.00
No Rainfall	55.2527	2.00	0.00	0.00
No Rainfall	55.5027	2.00	0.00	0.00
No Rainfall	55.7527	2.00	0.00	0.00
No Rainfall	56.0027	2.00	0.00	0.00
No Rainfall	56.2527	2.00	0.00	0.00
No Rainfall	56.5027	2.00	0.00	0.00
No Rainfall	56.7527	2.00	0.00	0.00
No Rainfall	57.0027	2.00	0.00	0.00
No Rainfall	57.2527	2.00	0.00	0.00
No Rainfall	57.5027	2.00	0.00	0.00
No Rainfall	57.7527	2.00	0.00	0.00
No Rainfall	58.0027	2.00	0.00	0.00
No Rainfall	58.2527	2.00	0.00	0.00
No Rainfall	58.5027	2.00	0.00	0.00
No Rainfall	58.7527	2.00	0.00	0.00
No Rainfall	59.0027	2.00	0.00	0.00
No Rainfall	59.2527	2.00	0.00	0.00
No Rainfall	59.5027	2.00	0.00	0.00
No Rainfall	59.7527	2.00	0.00	0.00
No Rainfall	60.0027	2.00	0.00	0.00
No Rainfall	60.2527	2.00	0.00	0.00
No Rainfall	60.5027	2.00	0.00	0.00
No Rainfall	60.7527	2.00	0.00	0.00
No Rainfall	61.0027	2.00	0.00	0.00
No Rainfall	61.2527	2.00	0.00	0.00
No Rainfall	61.5027	2.00	0.00	0.00
No Rainfall	61.7527	2.00	0.00	0.00
No Rainfall	62.0027	2.00	0.00	0.00
No Rainfall	62.2527	2.00	0.00	0.00
No Rainfall	62.5027	2.00	0.00	0.00
No Rainfall	62.7527	2.00	0.00	0.00

Sim	Relative Time [hrs]	Stage [ft]	Link Outflow Rate [cfs]	Total Outflow Rate [cfs]
No Rainfall	63.0027	2.00	0.00	0.00
No Rainfall	63.2527	2.00	0.00	0.00
No Rainfall	63.5027	2.00	0.00	0.00
No Rainfall	63.7527	2.00	0.00	0.00
No Rainfall	64.0027	2.00	0.00	0.00
No Rainfall	64.2527	2.00	0.00	0.00
No Rainfall	64.5027	2.00	0.00	0.00
No Rainfall	64.7527	2.00	0.00	0.00
No Rainfall	65.0027	2.00	0.00	0.00
No Rainfall	65.2527	2.00	0.00	0.00
No Rainfall	65.5027	2.00	0.00	0.00
No Rainfall	65.7527	2.00	0.00	0.00
No Rainfall	66.0027	2.00	0.00	0.00
No Rainfall	66.2527	2.00	0.00	0.00
No Rainfall	66.5027	2.00	0.00	0.00
No Rainfall	66.7527	2.00	0.00	0.00
No Rainfall	67.0027	2.00	0.00	0.00
No Rainfall	67.2527	2.00	0.00	0.00
No Rainfall	67.5027	2.00	0.00	0.00
No Rainfall	67.7527	2.00	0.00	0.00
No Rainfall	68.0027	2.00	0.00	0.00
No Rainfall	68.2527	2.00	0.00	0.00
No Rainfall	68.5027	2.00	0.00	0.00
No Rainfall	68.7527	2.00	0.00	0.00
No Rainfall	69.0027	2.00	0.00	0.00
No Rainfall	69.2527	2.00	0.00	0.00
No Rainfall	69.5027	2.00	0.00	0.00
No Rainfall	69.7527	2.00	0.00	0.00
No Rainfall	70.0027	2.00	0.00	0.00
No Rainfall	70.2527	2.00	0.00	0.00
No Rainfall	70.5027	2.00	0.00	0.00
No Rainfall	70.7527	2.00	0.00	0.00
No Rainfall	71.0027	2.00	0.00	0.00
No Rainfall	71.2527	2.00	0.00	0.00
No Rainfall	71.5027	2.00	0.00	0.00
No Rainfall	71.7527	2.00	0.00	0.00
No Rainfall	72.0027	2.00	0.00	0.00



APPENDIX 4

ON-SITE SOIL TESTING FIELD LOG

See instructions on reverse side.

Development/Site: 332 Andale Back Storage

(TN/C): Town of Sevier

County: Pinellas

Date: 10/03/2024

Tests Conducted By: JRS

Test Hole No.	Test Hole Depth (Inches)	Lot No.	Soil Profile	Presoaking Date & Time	Time	Percolation Test Runs					
						1	2	3	4	5	6
1	20"	-			END	442	450	458			
					BEGIN	435	442	450			
					RESULT	7 min	8 min	8 min			
2	24"	-			END	452	503	514			
					BEGIN	443	452	503			
					RESULT	9 min	11 min	11 min			
3	24"	-			END	454	503	512			
					BEGIN	447	454	503			
					RESULT	7 min	9 min	9 min			
4	22"	-			END	501	504	508			
					BEGIN	458	501	504			
					RESULT	3 min	3 min	4 min			
5	24"	-			END						
					BEGIN						
					RESULT						
6	24"	-			END						
					BEGIN						
					RESULT						

1. Begin time, end time and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.



APPENDIX 5

OPERATION & MAINTENANCE PROCEDURES



OPERATION AND MAINTENANCE PLAN

Below is a summary of basic maintenance requirements associated to construction and ongoing activity. The site specific, operation and maintenance plan can be found in the Appendix of this report.

MAINTENANCE PLAN DURING CONSTRUCTION

During construction, the contractor is responsible for maintaining all permanent stormwater mitigation features including catch basins, pipes and systems as well as temporary measures including silt fence, construction entrances, and sediment traps. In addition, orange construction fence shall be installed along the wetlands/buffer areas to identify and protect necessary existing environmental features. Maintenance records should be kept identifying date and activity, at a minimum.

LONG-TERM OPERATION & MAINTENANCE

After construction is complete, the property owner shall be responsible for the maintenance of the proposed stormwater mitigation features, including drain/yard inlets, pipes, swales, and retention/detention ponds.

As a consequence of its function, the stormwater conveyance system collects and transports runoff that may contain certain pollutants. Maintaining catch basins, stormwater inlets, and the basins on a regular basis will remove pollutants, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly to avoid flooding.

Stormwater Ponds & Swales:

These basins should be inspected monthly (this includes the inlets pipes, rip-rap, embankments, outlet control structure, emergency spillway and fencing) and after heavy rain fall to ensure proper functionality.

Long-term Stormwater Pond maintenance requires the following:

- Mowing grass, at least twice yearly. Grass clippings and other debris must be removed from the basin area after each cutting. Removal of woody brush and trees. Reestablish good grass cover in areas where woody material has been removed.
- Leaves shall be removed as needed from the basin and outlet control structure.
- Restore and reseed eroded any areas and gullies along embankment areas. Reoccurring erosion should be inspected by a licensed professional engineer to determine probable cause and remedial action that may be necessary.
- General maintenance and repairs of the stormwater outlet and inlet structures.
- Sediment removal from swales and pond every five to six years or as needed.

In general, any deficiencies identified during the regular inspections or otherwise for all the stormwater management facilities should be corrected immediately. See appendices for forms to record inspection and maintenance work for the stormwater facilities.



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjestokesconsulting.com

October 16, 2023

Southwest Florida Water Management District
Attn: Review Staff
Tampa Service Office
7601 US Hwy. 301
Tampa, FL 33637

Re: SWFWMD Exemption Narrative
MJS No. 23-4401 – 332 Anclote Road Boat Storage

To Whom it May Concern:

Please find enclosed our submittal for an exemption; this project qualifies for a *de minimus exemption* because we are proposing a decrease of total impervious area, below the 9,000 sq. ft. increase threshold, and an increase less than 4,000 sq. ft. in Vehicle Use Area (VUA) with the redevelopment proposed. The summary table below shows these conditions and is further supported by the plans and historic survey and aerials included herein.

The Applicant's intention of use for the subject property is secured boat storage which is similar to the originally permitted boat storage previously on the subject property for decades, less the residential dwelling and shop buildings. The subject property is physically located at the northeast corner of Anclote Road bound to the north and east by surface waters and wetlands and properties zoned industrial. Properties are zoned residential to the west across Anclote Road and separated by a 6-ft masonry wall, and south by similar use and zoning. The subject property has a physical address of 332 Anclote Road, City of Tarpon Springs, Pinellas County, Florida (Parcel ID 01-27-15-89136-0000-0620 & 0624). The proposed use complies with existing zoning Waterfront Marine Industry Development District (WDII). The project will require approvals from City of Tarpon Springs and exemption from SWFWMD for an Environmental Resource Permit (ERP).

Site improvements included installation of new crushed concrete at access locations, removal of numerous existing unused access points and returned to a vegetated state within the right-of-way, reinstallation of new screened 6-ft fence as originally proposed on the 2010 site plan, tree plantings, demolition of all structures and cleanup of the subject property associated to this work. Asphalt millings were also placed in a portion of the site to stabilize areas of demolition and unsuitable areas for use – the west half of the site largely remains untouched and remains as originally developed/vegetated storage areas. There is one primary ingress/egress along the Anclote Road, located at the southeast property corner and a secondary toward the western end of the property along the south frontage for egress of boat storage.

The pre-developed condition of the parcel included numerous buildings and impervious areas of either crushed limerock or concrete. The post-development condition includes only asphalt milling for a lesser impervious area and impact hydrologically and as such meets "de minimus exemption" criteria from SWFWMD design criteria. These estimates are based on approximate limits of visible impervious areas on the existing aerials shown within the site plan package and as shown on the approved 2010 site plan. The post-developed intent would to leave the condition "as-is" which would aid to reduce offsite impacts versus an impervious or semi-impervious surface and will satisfactorily provide needs to the Owner accordingly.

The table below represents pervious, impervious, and vehicle use areas (VUA) for the pre-development and proposed, post-development site.

Table 1: Impervious Summary Tables:

Description	Existing Impervious	Proposed Impervious	Net Change
Total Impervious	12,571 sq ft	10,092 sq ft	-2,479 sq ft (Decrease is < +9,000 sq. ft.)
Vehicle Use Area (VUA)	7,516 sq ft	10,092 sq ft	+2,576 sq ft (Increase < +4,000 sq. ft)

Vehicle use areas above include impervious areas only and do not include the pervious/semi-impervious boat storage areas, as applicable in the existing and proposed conditions. The proposed vegetated boat storage area (western portion of site) is equally or nominally different in the pre- and post-development condition as can be seen in the aerial overlay of the site plan added to the construction plan set (C-104A).

The total impervious area in the proposed condition is VUA; the existing condition is VUA less the building coverages.

Should you have any questions or comments regarding the above project, please feel free to reach out to our office by phone at 813.724.4199; thank you.

Sincerely,



John J Stoeckel, P.E.
Principal

This item has been digitally signed and sealed by John J Stoeckel, 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.





An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

November 16, 2023

LA Boat Club LLC
Attn: Jason Anderson
1257 Anclote Road
Tarpon Springs, FL 34689

Subject: Project Evaluation - Permit Not Required

Project Name: 332 Anclote Road Boat Storage
File Number: 877348
County: Pinellas
Sec/Twp/Rge: S1/T27S/R15E

References: Chapter 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.).

Dear Mr. Anderson:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed redevelopment of an existing boat storage facility including the demolition of existing buildings, installation of a new screened fence, and the placement of crushed concrete and asphalt millings. The proposed project results in a decrease of approximately 2,479 square feet of impervious area and an approximate 2,576 square foot increase in vehicular use area. [Rule 62-330.051(2), F.A.C.]

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing

notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact Sara Perez Lopez, in the Tampa Service Office, at 8133679774. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.
Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL

FL Department of Health in Pinellas County
On-Site Sewage Program

APPLICATION #: **AP1838193**

PERMIT #: **52-S5-2513407**

DOCUMENT #: **F11847493**

DATE PAID: **06/02/2022**

FEE PAID: **50.00**

RECEIPT #: **52-PID-5574290**

APPLICANT: Jason Anderson (Bleakley Investments LP)

AGENT: Magnum Demolition

PROPERTY ADDRESS: 332 Anclote Rd Tarpon Springs, FL 34689

LOT: 62

BLOCK:

SUBDIVISION: Tampa & Tarpon Springs Land Co ID#: 01-27-15-89136-000-0621

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION

[] [01] TANK SIZE [1] _____ [2] _____
[] [02] TANK MATERIAL _____
[] [03] OUTLET DEVICE _____
[] [04] MULTI-CHAMBERED [Y / N] _____
[] [05] OUTLET FILTER _____
[] [06] LEGEND 1. _____ 2. _____
[] [07] WATERTIGHT _____
[] [08] LEVEL _____
[] [09] DEPTH TO LID _____

DRAINFIELD INSTALLATION

[] [10] AREA [1] _____ [2] _____ SQFT
[] [11] DISTRIBUTION BOX _____ HEADER _____
[] [12] NUMBER OF DRAINLINES 1. _____ 2. _____
[] [13] DRAINLINE SEPARATION _____
[] [14] DRAINLINE SLOPE _____
[] [15] DEPTH OF COVER _____
[] [16] ELEVATION [ABOVE / BELOW] BM _____
[] [17] SYSTEM LOCATION _____
[] [18] DOSING PUMPS _____
[] [19] AGGREGATE SIZE _____
[] [20] AGGREGATE EXCESSIVE FINES _____
[] [21] AGGREGATE DEPTH _____

FILL / EXCAVATION MATERIAL

[] [22] FILL AMOUNT _____
[] [23] FILL TEXTURE _____
[] [24] EXCAVATION DEPTH _____
[] [25] AREA REPLACED _____
[] [26] REPLACEMENT MATERIAL _____

SETBACKS

[] [27] SURFACE WATER _____ FT
[] [28] DITCHES _____ FT
[] [29] PRIVATE WELLS _____ FT
[] [30] PUBLIC WELLS _____ FT
[] [31] IRRIGATION WELLS _____ FT
[] [32] POTABLE WATER _____ FT
[] [33] BUILDING FOUNDATIONS _____ FT
[] [34] PROPERTY LINES _____ FT
[] [35] OTHER _____ FT

FILLED / MOUND SYSTEM

[] [36] DRAINFIELD COVER _____
[] [37] SHOULDERS _____
[] [38] SLOPES _____
[] [39] STABILIZATION _____

ADDITIONAL INFORMATION

[] [40] UNOBSTRUCTED AREA _____
[] [41] STORMWATER RUNOFF _____
[] [42] ALARMS _____
[] [43] MAINTENANCE AGREEMENT _____
[] [44] BUILDING AREA _____
[] [45] LOCATION CONFORMS WITH SITE PLAN _____
[] [46] FINAL SITE GRADING _____
[] [47] CONTRACTOR _____
[] [48] OTHER Abandonment only

ABANDONMENT

[] [49] TANK PUMPED 07/05/2022
[] [50] TANK CRUSHED & FILLED 07/06/2022

Comments: Comments are on page 2.

CONSTRUCTION [☒ APPROVED / DISAPPROVED]: Pinellas CHD DATE: 07/06/2022
Environmental Specialist III Ross E McLeod (Florida Department of Health)

FINAL SYSTEM [☒ APPROVED / DISAPPROVED]: Pinellas CHD DATE: 07/06/2022
Environmental Specialist III Ross E McLeod (Florida Department of Health)

(Explanation of Violations on following page)

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)

Incorporated: 64E-6.003, FAC

EH Database v 1.0.1

AP1838193

EID2513407

Page 2 of 3

Page 417 of 577



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: **AP1838193**

PERMIT #: **52-S5-2513407**

DOCUMENT #: **F1847493**

DATE PAID: **06/02/2022**

FEE PAID: **50.00**

RECEIPT #: **52-PID-5574290**

Violation Number

Comment

Comments

Septic tank and dosing tank pumped by Ace Septic & Waste, tanks crushed and filled.



ACE

SEPTIC & WASTE

8017 Land O' Lakes Blvd
Land O' Lakes, FL 34638
813-971-8770

Invoice 12032312
Invoice Date 7/5/2022
Completed Date 7/5/2022
Customer PO

Billing Address
Magnum Demolition
PO Box 390
Wimauma, FL 33598 USA

Job Address
Magnum Demolition
332 Anclote Road
Tarpon Springs, FL 34689 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
1060	Septic Tank pump out, up to 1060-gallons	1.00	\$325.00	\$325.00
0-540	Dosing tank pump out service	1.00	\$150.00	\$150.00
				Sub-Total \$475.00
				Tax \$0.00
				Total Due \$475.00

Balance Due \$475.00

It's always a pleasure to serve you - please call the office if you have any further questions! As a reminder, payment is due at time of service and credit card payments are subject to 4% process fee. If paying by check, card fee may be deducted from balance due.

Late charge of 5% per month shall be applied for overdue amounts past 30 days.

John Stoeckel

From: no_reply@accela.com
Sent: Wednesday, December 13, 2023 5:09 PM
To: John Stoeckel
Subject: Pinellas County - application RUP-23-01704 has been received

Regarding application at: 332 Anclote RD, Parcel ID 012715891360000624

We have received application RUP-23-01704. To upload any plans and supporting documentation, [VISIT HERE](#).

Application review will not begin until plans and supporting documents have been submitted.

Please review the [Video Tutorial: Submitting Plans and Supporting Documents](#) for step by step information on completing your submission.

Address: 332 Anclote RD
Parcel ID: 012715891360000624
Record Number: [RUP-23-01704](#)
Record Type: Right of Way
Application Name:
Description:

Thank you,

Pinellas County
Building and Development Review Services
drs-help@pinellascounty.org
(727) 464-3888
440 Court Street, Clearwater, FL 33756

PINELLAS: PROD

F

John Stoeckel

From: no_reply@accela.com
Sent: Thursday, December 14, 2023 10:20 AM
To: John Stoeckel
Subject: Pinellas County - Plans and documents received for application RUP-23-01704

Regarding application at: 332 Anclote RD

Please be advised we have received your plans and documents for application, RUP-23-01704. You can track the progress of your plan review in the Processing Section of the [Citizen Access Portal](#). You will be contacted again by email if any additional information is required for review. Plan review will not begin unless the application package is deemed to be complete.

To review your record, [CLICK HERE](#).

Address: 332 Anclote RD
Parcel ID: 012715891360000624
Record Number: [RUP-23-01704](#)
Record Type: Right of Way
Application Name:
Description:

Thank you,

Pinellas County
Building and Development Review Services
drs-help@pinellascounty.org
(727) 464-3888
440 Court Street, Clearwater, FL 33756

PINELLAS: PROD



STAFF REPORT ADDENDUM

To: Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, AICP, CPM, Planning Director
Date: March 18, 2024
Subject: Additional analysis of Sponge Docks round-a-bout turning movements for RV's

Please find attached an email from the City's Engineer of Record (EOR) and additional turning movement analysis specific to RV's and Motorhomes. Within the email the EOR referenced conversations with staff about specialized turning axles. Links to that information (provided by the applicant) are provided below for reference:

[Premier Drive - Spartan RV Chassis](#)

[UltraSteer Tag Axles | Freightliner Custom Chassis RV \(fccrv.com\)](#)

Attachments:

1. EOR Email
2. Turning movement analysis for RV's at Sponge Docks Round-a-bout

Renea Vincent

From: Bruno Arriola <BArriola@drmp.com>
Sent: Monday, March 18, 2024 1:55 PM
To: Bob Robertson
Cc: Renea Vincent; Zack Hayes; Scott Garth
Subject: Turning radius analysis @ Dodecanese/Roosevelt
Attachments: 2024-03-18_TarponRoundaboutAnalysis.pdf

External Email- Use caution with links and attachments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Bob,

As requested, we ran a couple more scenarios for the turning radius analysis at the Sponge Docks roundabout. More specifically, these scenarios involve RVs vehicle types as requested.

RVs typically range in length from 30-ft to 45-ft and so we ran analysis for both sizes as well as an RV towing a boat scenario.

We looked at the most common traffic movements for this roundabout based in the location of the proposed RV site which are WB to SB, WB-Through movement from Dodecanese to Island Drive, and NB to EB.

Results are as following:

- 30-ft RVs can make all three movements
- 45-ft RVs can make the WB-Through movement and the NB-to-EB movement but will barely make the WB-SB movement
- RV towing a boat can make the WB-Through movement and the NB-to-EB movement but cannot make the WB-SB movement

Our AutoTurn software does not have the RVs with the specialty turning moving technology embedded, nor does the AASHTO Greenbook have any data in their publication regarding this special RV. With that being said, we can only assume this technology helps in reducing the turning radius and therefore a 45-ft RV should be able to complete both movements more easily versus a regular 45-ft RV.

Attached is a reference PDF of the movements and vehicle types that we used for this analysis. Please let us know if you have any further comments or request for additional movements to be analyzed.

Bruno Arriola, PE, ENV SP

Project Manager

Transportation

Main: 813.265.9800 | Direct: 813.321.5774 | Cell: 727.418.1149

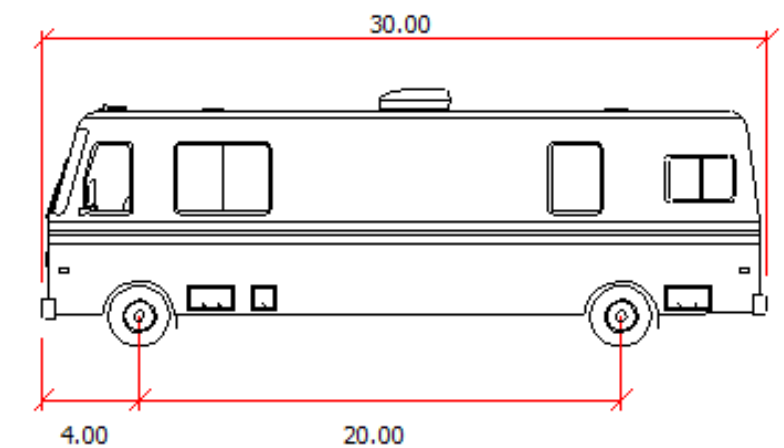
barriola@drmp.com



15310 Amberly Drive, Suite 310, Tampa, FL 33647



MOVEMENTS:
 WB THROUGH ✓
 WB TO SB ✓
 NB TO EB ✓



MH

Note:
 1. No Topographic Survey was provided, Turn Movements are based on Aerials.
 2. Posted Speed (15mph)



PREPARED FOR: CITY OF TARPON SPRINGS
 PROJECT LOCATION: DODECANESE BOULEVARD &
 ROOSEVELT BOULEVARD

SPONGE DOCKS ROUNDABOUT ANALYSIS

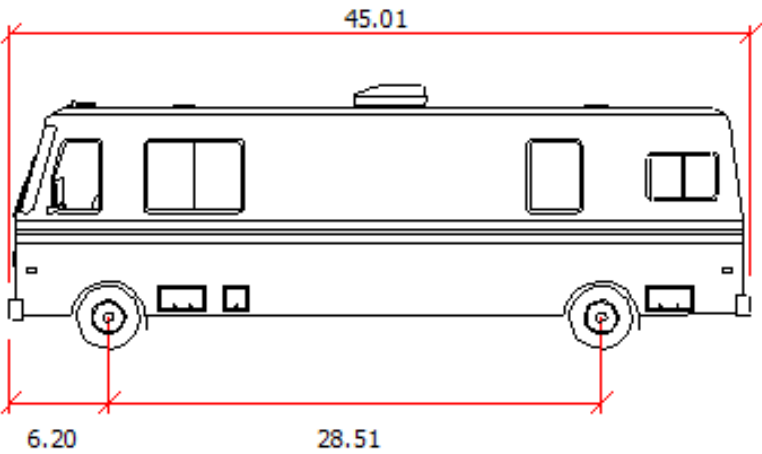
SHEET

DATE



Note:
1. No Topographic Survey was provided, Turn
Movements are based on Aerials.
2. Posted Speed (15mph)

MOVEMENTS:
WB THROUGH ✓
WB TO SB ✓
NB TO EB ✓



MH-14M



PREPARED FOR: CITY OF TARPON SPRINGS
PROJECT LOCATION: DODECANESE BOULEVARD &
ROOSEVELT BOULEVARD

**SPONGE DOCKS
ROUNABOUT ANALYSIS**

SHEET

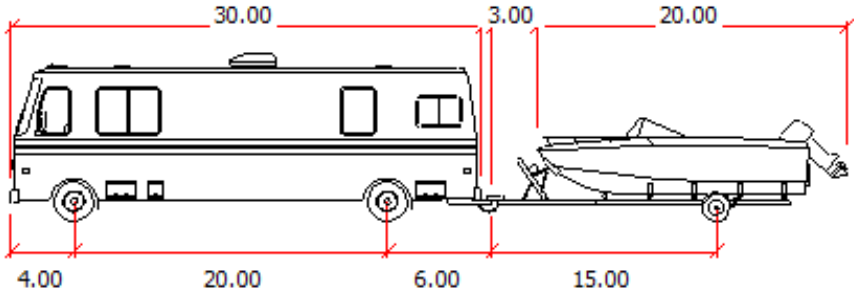
DATE



MOVEMENTS:
 WB THROUGH ✓
 WB TO SB ✗
 NB TO EB ✓



Note:
 1. No Topographic Survey was provided, Turn Movements are based on Aerials.
 2. Posted Speed (15mph)



MH-B



PREPARED FOR: CITY OF TARPON SPRINGS
 PROJECT LOCATION: DODECANESE BOULEVARD &
 ROOSEVELT BOULEVARD

**SPONGE DOCKS
 ROUNDABOUT ANALYSIS**

SHEET

DATE



Board of Commissioners

Memorandum

Date: March 19, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **APPLICATION #23-122 & #23-123, Resolution 2024-06** Conditional Use Approval and Site Plan Approval for property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street (Quasi-Judicial) **(30 Minutes)**

Recommendation

Staff finds the application for conditional use and site plan approval consistent with the applicable review criteria and recommends **approval** of Resolution 2024-06, including the parking and streetscreen warrant requests, subject to the following conditions:

Conditional Use Approval Conditions:

1. The total number of RV parking pads/lodging units shall be limited to 16.

Site Plan Approval Conditions:

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

The Planning and Zoning Board reviewed this item at their regular meeting on February 26, 2024, and unanimously (7-0) recommended **approval** of Resolution 2024-06, including the parking and streetscreen warrant requests, with **two additional conditions** (included in draft Resolution):

Conditional Use Approval Conditions:

1. The total number of RV parking pads/lodging units shall be limited to 16.
2. **The rental term agreement shall be for 6 weeks or less in compliance with the definition of seasonal/short-term rental in Section 6.1 of the SmartCode. (added by Planning & Zoning Board)**

Site Plan Approval Conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.
3. **At the time of the building permit application, the off-site parking and the RV park must be titled in the same name. If not, a parking agreement must be recorded with the Pinellas County Clerk. (added by the City Attorney)**

There were 3 members of the public who spoke on this item at the Planning and Zoning Board meeting. The primary concerns were traffic impacts in the surrounding area, flooding concerns, the use of underground vaults, and impacts of RVs in Greektown.

After the Planning and Zoning Board meeting, the City initiated a turning analysis of the Sponge Docks Round-a-Bout which is attached for information.

Background

The applicant is requesting conditional use and site plan approval for a seasonal/short term rental facility (RV Park) that offers 16 spaces/lodging units. Site improvements include parking pads for RVs, fencing, landscaping, pedestrian walkways, and a drop-off area. Additionally, the Turtle Cove clubhouse, pool and a portion of the existing parking lot will be available for the proposed use.

- Location: 512, 514, 515, 516, 520 Island Drive & 520 Hill Street
- Applicant/Owner: Housh Ghovaei, Northside Engineering / S&N Tarpon Enterprises Inc.

Project/Location Map



See Full Staff Report and Attachments for supplemental information.

Funding

N/A

Strategic Plan Objective

N/A



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[FEBRUARY 26, 2024 / MARCH 19, 2024]

STAFF REPORT

Application No. / Project Title: #23-122 & #23-123 (Landings at Turtle Cove RV Park)

Staff: Allie Keen, AICP, Principal Planner

Applicant / Owner: Housh Ghovae, Northside Engineering / S&N Tarpon Enterprises Inc.

Property Size: +/- 1.3 Acres

Current Zoning: SDC (Marine-Industrial/Commercial) Transect Zone

Current Land Use: CRD (Community Redevelopment District) / Sponge Docks Character District

Location / Parcel ID: 512, 514, 515, 516, 520 Island Drive & 520 Hill Street / 12-27-15-53352-005-0141; 12-27-15-53352-005-0120; 12-27-15-53352-004-0070; 12-27-15-53352-004-0080; 12-27-15-53352-004-0090; 12-27-15-53352-004-0100; 12-27-15-53352-004-0010

BACKGROUND SUMMARY:

The applicant is requesting conditional use and site plan approval for a seasonal/short term rental facility (RV Park) that offers 16 spaces/lodging units. Site improvements include parking pads for RVs, fencing, landscaping, pedestrian walkways, and a drop off area. Additionally, the Turtle Cove clubhouse, pool and a portion of the existing parking lot will be available for the proposed use.

PRELIMINARY STAFF RECOMMENDATION:

Staff finds the application for conditional use and site plan approval consistent with the applicable review criteria and recommends **approval** of Resolution 2024-06, including the parking and streetscreen warrant requests, subject to the following conditions:

Conditional Use Approval Conditions:

1. The total number of RV parking pads/lodging units shall be limited to 16.

Site Plan Approval Conditions:

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

CURRENT PROPERTY INFORMATION:

Use of Property:	The project site is comprised of several parcels that include vacant lots, single family residential homes, and the Turtle Cove clubhouse and parking lot.
Site Features:	Clubhouse, parking lot, single family home, and landscaping.
Vehicle Access:	This site gains access from Island Drive.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	SDc (Marine-Industrial/Commercial)	CRD (Community Redevelopment District) / Sponge Docks Character District
South:	SDc (Marine-Industrial/Commercial)	CRD (Community Redevelopment District) / Sponge Docks Character District
East:	SDc (Marine-Industrial/Commercial)	CRD (Community Redevelopment District) / Sponge Docks Character District
West:	SDc (Marine-Industrial/Commercial)	CRD (Community Redevelopment District) / Sponge Docks Character District

PLANNING CONSIDERATIONS:

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

1. The applicant is seeking conditional use approval to allow the construction of a boutique motorcoach resort (RV Park) that accommodates 16 spaces/units. The proposed use is classified as a seasonal/short term rental facility in the SmartCode. The project encompasses several parcels on both the north and south side of Island Drive. The project also incorporates the existing Turtle Cove clubhouse, pool, and parking lot that will be available to patrons of the RV Park.
2. The applicant has indicated that the proposed use will be administered and overseen by the existing offices located at Turtle Cove Marina. Staff members will assist guests with check in/out of the gated sites, assist with directing guests to their assigned space, and assist with parking and setup. The general manager of Turtle Cove Marina will be responsible for handling any issues during a guests stay.
3. As a part of the application, the applicant has indicated that the anticipated travel route for guests accessing the site will be from US Highway 19 to Live Oak turning into Dodecanese Blvd. to Roosevelt Blvd to Island Drive. Based on the proposed size of the RV park (16 spaces) and low traffic generation, the proposed use is not expected to impair traffic flow in the surrounding area. Additionally, the site plan package includes a turning radii exhibit showing the RVs can safely maneuver in and out of the proposed project site.
4. The site is in the Sponge Docks character district of the Sponge Docks and CRA Special Area Plan (SAP), which is primarily comprised of tourist-oriented commercial businesses, restaurants, and industrial waterfront uses.
5. Lodging uses are acknowledged in the SAP as a desired and needed amenity to support the existing businesses within the Sponge Docks. Specifically, the SAP objectives include the following in support of lodging uses: Provide tourist accommodation options such as hotels, motels, inns, and other short stay lodging within walking distance of the tourist destinations in the Sponge Docks. The project site is located off Island Drive, which is within walking distance of the commercial and working waterfront corridor of Dodecanese Blvd. Although the proposed use as an RV Park is not the traditional lodging facility, this type of use provides necessary short stay accommodations for visitors that requires minimal site improvements. This ultimately allows the site to still serve as a redevelopment site in the future if necessary.

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 provided site plan complies with the applicable standards of the SmartCode (see Site Plan Review Standards below). Upon approval of the conditional use and site plan, the applicant will be required to apply for site construction permits.

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 site is located within a mixed-use area consisting of retail establishments, restaurants, marine-related industrial uses, and residential uses. This area is located within the City's Special Area Plan, specifically within the Sponge Docks character district, which encourages the development of lodging facilities to accommodate tourists. The proposed use supports the existing uses within the Sponge Docks, as well as the planned uses established within the SAP. Further, the project does not necessitate significant site improvements, therefore, the site can easily be redeveloped in the future if necessary. With respect to compatibility, the project site is located off the main throughfare of the Sponge Docks (Dodecanese Blvd.) and is separated from existing residential uses. The overall project is minimal in size with only 16 spaces and has a low trip generation. It is not expected that the project impacts will have a significant adverse impact on the mixed-use area.

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

Provisional Findings: This site is located within the CRD (Community Redevelopment District) land use category, which refers to the goals and objectives of the Special Area Plan. The proposed project supports the overall intent of the objectives of the Special Area Plan by providing lodging accommodations within walking distance of tourist destinations which ultimately supports the existing businesses in the Sponge Docks character district.

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 or within the historic district or the Greektown National Register Historic District/Traditional Cultural Property.

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

Provisional Findings: The general area is mixed use, with commercial, marine-related industrial, and parking. The project site is also buffered from nearby residential uses by the existing Turtle Cove clubhouse and Marina. The use is not expected to generate significant noise, traffic, or other adverse effects that would negatively affect 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 proposed use will not impact nor exceed the capacity or fiscal ability of the City to provide available public facilities. The applicant will be responsible for any impact fees related to the development. For solid waste service the applicant proposes to use totes on site that staff will pick up daily and take to the existing marina dumpster.

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 project is developing an underutilized site within a developed area. There are existing utilities within the area to serve the minimal needs of the RV park and the City will not incur any costs to provide adequate public facilities.

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

Provisional Findings: The proposed project is not expected to adversely impact the general health, safety, and welfare. The proposed project complies with the SmartCode and stormwater requirements and there are no additional safety concerns associated with this project.

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 conformance 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.

(1) SITE PLAN REVIEW STANDARD – COMPREHENSIVE PLAN COMPLIANCE:

This project is located in the Community Redevelopment District (CRD) future land use category which denotes "areas that are designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan." The site is located within the Sponge Docks character district of the Sponge Docks and CRA Special Area Plan. The Sponge Docks character district is primarily comprised of tourist-oriented commercial businesses, restaurants, and industrial waterfront uses. The proposed lodging use supports the existing commercial businesses located within the Sponge Docks, and further, the proposed use does not require significant site improvements, therefore it would still allow for the site to be a redevelopment site in the future if necessary. The applicant's project is consistent with the CRA Special Area Plan and overall intent of the Sponge Docks character district.

(2) SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:

The property is located within the SDc (Marine-Industrial/Commercial) transect zone. This district permits a seasonal/short term rental use as a conditional use. The proposed site plan is consistent with the requirements of the SDc transect zone. The following table summarizes other relevant standards of Chapter 4 of the SmartCode for the proposed project:

Standards (SDc Transect)		Proposed Project	
Density/Intensity – Sponge Docks Character District			
	Maximum Density = 14 units/acre - Total Site Area = 1.3 acres - Maximum Permitted Units = 18 units	✓	Proposed Lodging Units = 16
Parking Standards [SmartCode Section 4.7]			
	Req. 1 space per lodging unit - Total Proposed Units = 16 - Total Required Parking = 16 spaces	-	Requesting warrant to allow 13 spaces, 3 less than required. See analysis below.
	Parking shall be access by Rear Alleys, when available.	N/A	There are no alleyways adjacent to project site.
	Open Parking Areas shall be masked from the frontage by a building or streetscreen.	-	Requesting warrant to allow a hedge row and fence in lieu of a wall. See analysis below.



	For buildings within SDc or SDd zones, open parking may be unmasked by warrant.	N/A	Project does not include a building
	Parking garages/structures must be located within the 3 rd layer	N/A	Project does not include a parking structure
	Maximum Driveway Width (Two-Way) = 24 feet	✓	Both proposed driveways comply with width standards.
	Pedestrian exits to frontage shall be provided from all parking lots, structures, and garages.	✓	Pedestrian walkways are proposed from the RV park to the public sidewalks.
Landscape Standards [SmartCode Section 4.8]			
	All plant materials must meet minimum size requirements.	✓	Proposed landscaping materials have been reviewed and comply with Section 4.8.
	Palms, when used may only count towards 25% of required trees	✓	Tree plantings exceed minimum requirement.
	Frontage Landscape Buffer – Minimum 10 feet wide and may include public sidewalk	✓	Req. 10 ft. buffer area is delineated in plan set.
	Frontage Landscape Buffer – Minimum 1 tree per 700 sqft. of the first layer must be planted	✓	North – 2,000 sqft. Buffer Area = 3 Trees Req. South – 1,800 sqft. Buffer Area = 3 Trees Req.
	Frontage Landscape Buffer – 50% or more must have shrubs and vegetative cover	✓	Hedge row proposed along entire frontage of Island Drive for both north and south parcels.
Stormwater Management – LDC Section 141.00			
	Stormwater Design	✓	The applicant is proposing an underground vaulting system to handle stormwater. The drainage report and plans have been reviewed by City's Engineer of Record and have been determined to be compliant with the standards of Section 141.00.

Warrant Request – Parking

SmartCode Table 4E(ii) typically requires lodging uses to provide a minimum of 1 parking space per lodging unit. According to the applicant, most customers would not be bringing a vehicle in addition to an RV. Therefore, the applicant is proposing 8 of the RV parking pads to be able to accommodate an RV and a tow-behind vehicle. Additionally, 5 parking spaces within the existing Turtle Cove clubhouse parking lot will be designated for overflow parking for the parking pads unable to accommodate a tow-behind vehicle. The existing Turtle Cove parking lot provides required parking for both the clubhouse and marina. The existing uses require a minimum of 32 spaces. There are 45 spaces within the lot, therefore there is enough parking to meet the existing requirement plus the proposed designated parking for the RV park. The applicants are proposing a total of 13 parking spaces, 3 less than typically required. Since the proposed use does not exactly equate to "lodging", staff agrees that one parking space per RV spot is likely excessive. Although the existing parking lot will only designate 5 spaces to the RV park, there is still additional spaces available above the minimum requirement that could be utilized if needed, therefore staff is in support of the warrant request.

Warrant Request – Streetscreen Material

To fulfill the screening requirement of the RV parking areas, the applicant is proposing landscaping consisting of Indian hawthorn shrubs and longleaf pine trees and a 3-foot-tall wrought iron fence. The use of a hedge row and/or fence is only allowed by warrant, per Section 4.5.4(e) of the SmartCode. Staff supports the use of landscaping and fencing because it provides the appropriate screening and achieves the overall intent of the streetscreen. Additionally, the use of landscaping and non-opaque fencing, rather than a solid wall will likely improve visibility at the drive entrances and along Island Drive.

(3) SITE PLAN REVIEW STANDARD – CONCURRENCY MANAGEMENT:



Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. New facilities impacts incurred from the proposed use 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	4,000 gallons per day
Wastewater	4,000 gallons per day
Solid Waste	28 tons per year
Transportation	AM Peak Hour (7-9am) = 0.21 Trips per Occupied Campsite PM Peak Hour (4-6pm) = 0.27 Trips per Occupied Campsite

(4) SITE PLAN REVIEW STANDARD – BUILDING CODE:

The Building Development staff, Fire Marshall, and Floodplain Manager have all reviewed this project and expect the applicant to be able to meet all applicable City building codes.

TECHNICAL REVIEW COMMITTEE:

TRC reviewed this project on October 5, 2023, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The applicant has addressed all TRC comments, which included stormwater review and compliance. The TRC determined this application was ready for processing.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2024-06
 - a. Exhibit A – Site Plan
3. Surveys
4. Certificate of Concurrency Application
5. Applicant's Narrative
6. Parking Deviation Letter
7. Drainage Report
8. Geotechnical Report
9. Vault Maintenance Plan
10. Example Photos

THE LANDINGS AT TURTLE COVE #23-122 (CONDITIONAL USE) #23-123 (SITE PLAN)

Planning & Zoning Board Meeting – February 26, 2024

Board of Commissioners Meeting – March 19, 2024

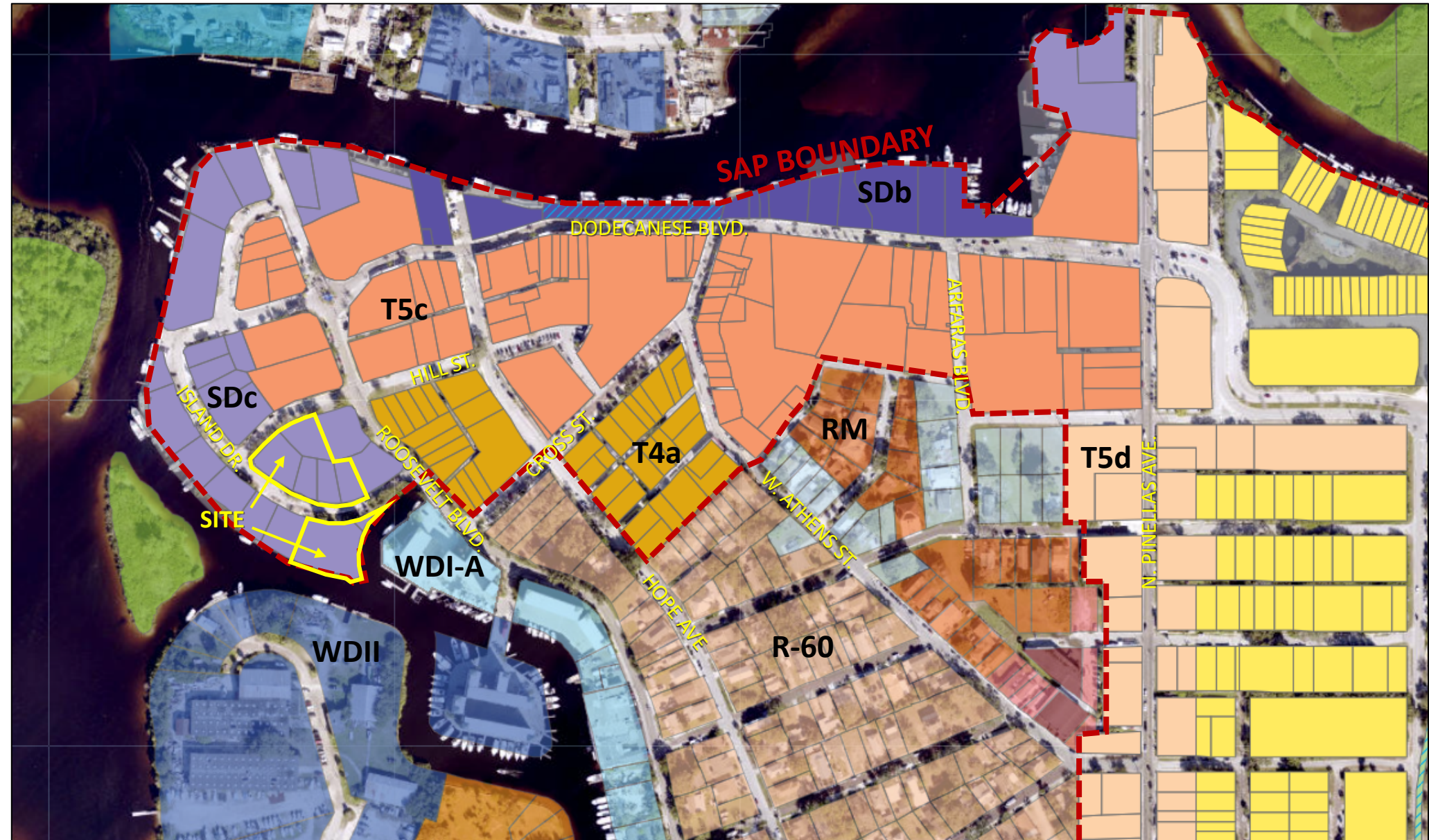




SUMMARY OF REQUEST

- **Resolution #2024-06 – Conditional Use & Site Plan Review**
 - Location: 512, 514, 515, 516, 520 Island Drive and 520 Hill Street
 - Property Size: +/- 1.3 acres
 - Future Land Use: CRD (Commercial Redevelopment District) (Sponge Docks Character District)
 - Zoning: SDc (Marine-Industrial/Commercial)
 - Proposed Use of Property: Seasonal/Short Term Rental Facility (RV Park)
 - 16 RV Parking Pads/Lodging Units
 - Parking, Drop off Area, Landscaping, Fencing, and Other Site Improvements
 - Managed and Overseen by existing Turtle Cove Marina Offices
 - Turtle Cove General Manager will handle any guest issues
 - Staff will assist guests with check in/out, parking, & setup
- **Applicant**: Housh Ghovaei, Northside Engineering
- **Owner**: S&N Tarpon Enterprises Inc.

LOCATION & CONTEXT - ZONING



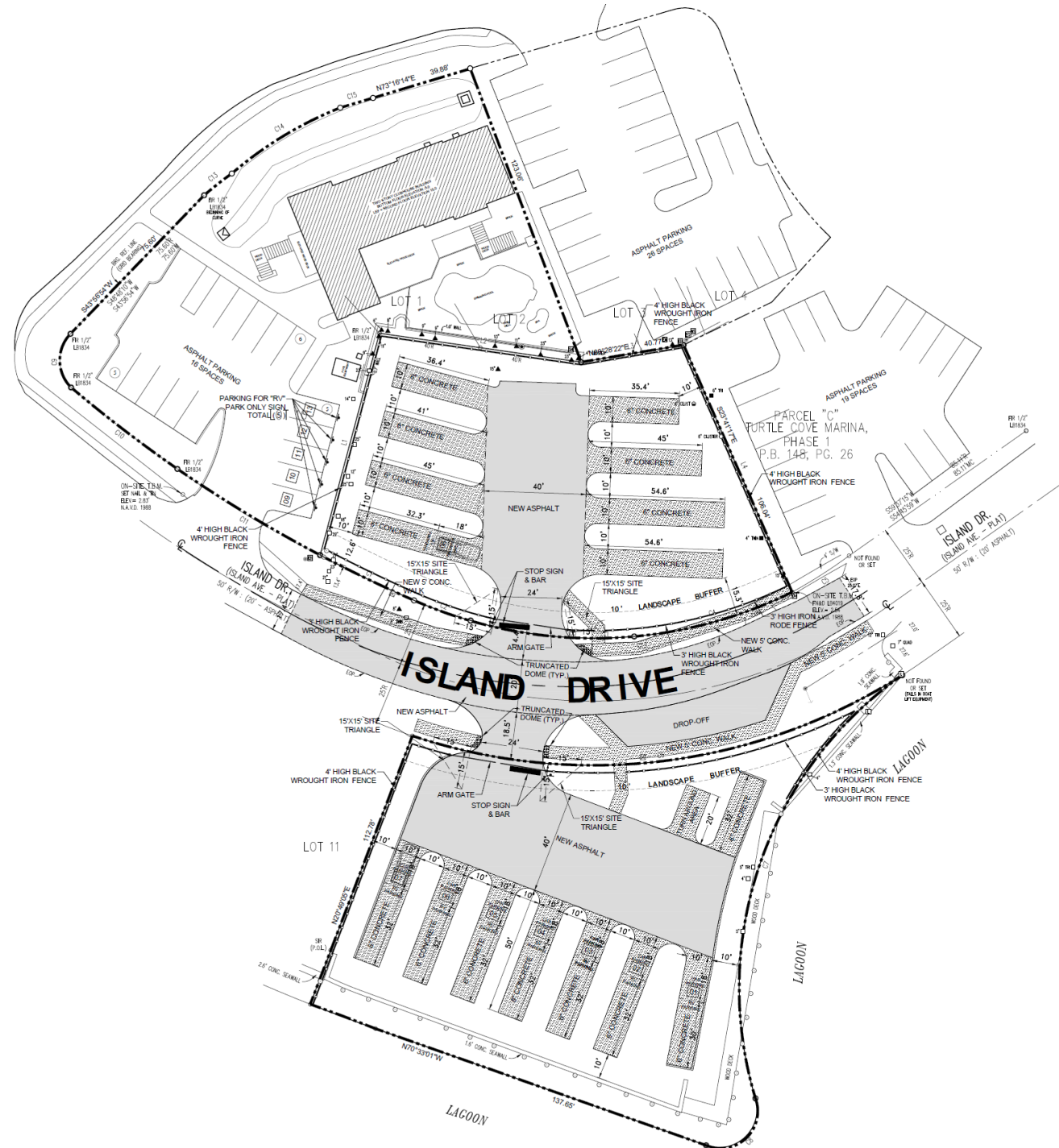
LOCATION & CONTEXT – FUTURE LAND USE



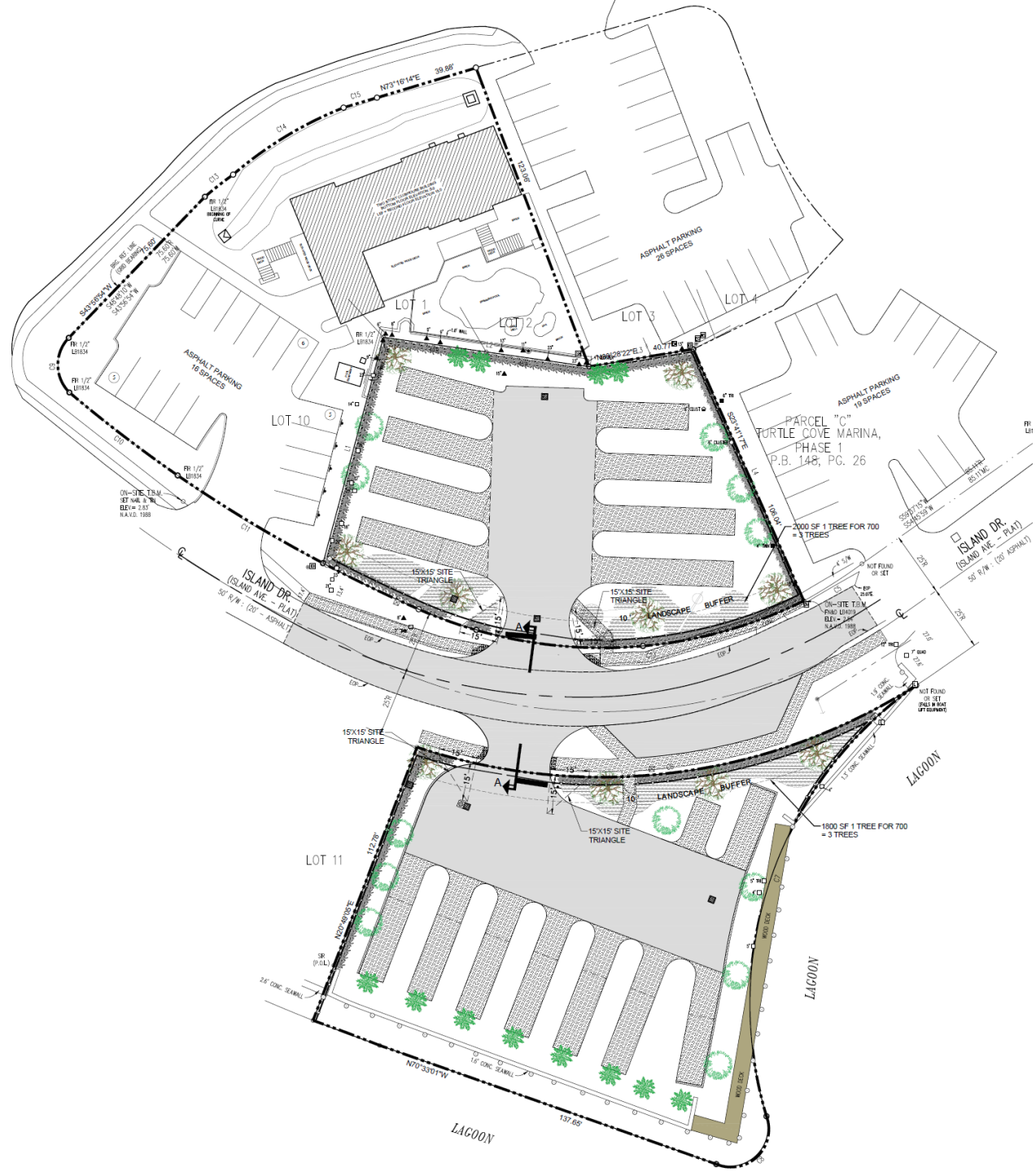
CURRENT CONDITIONS



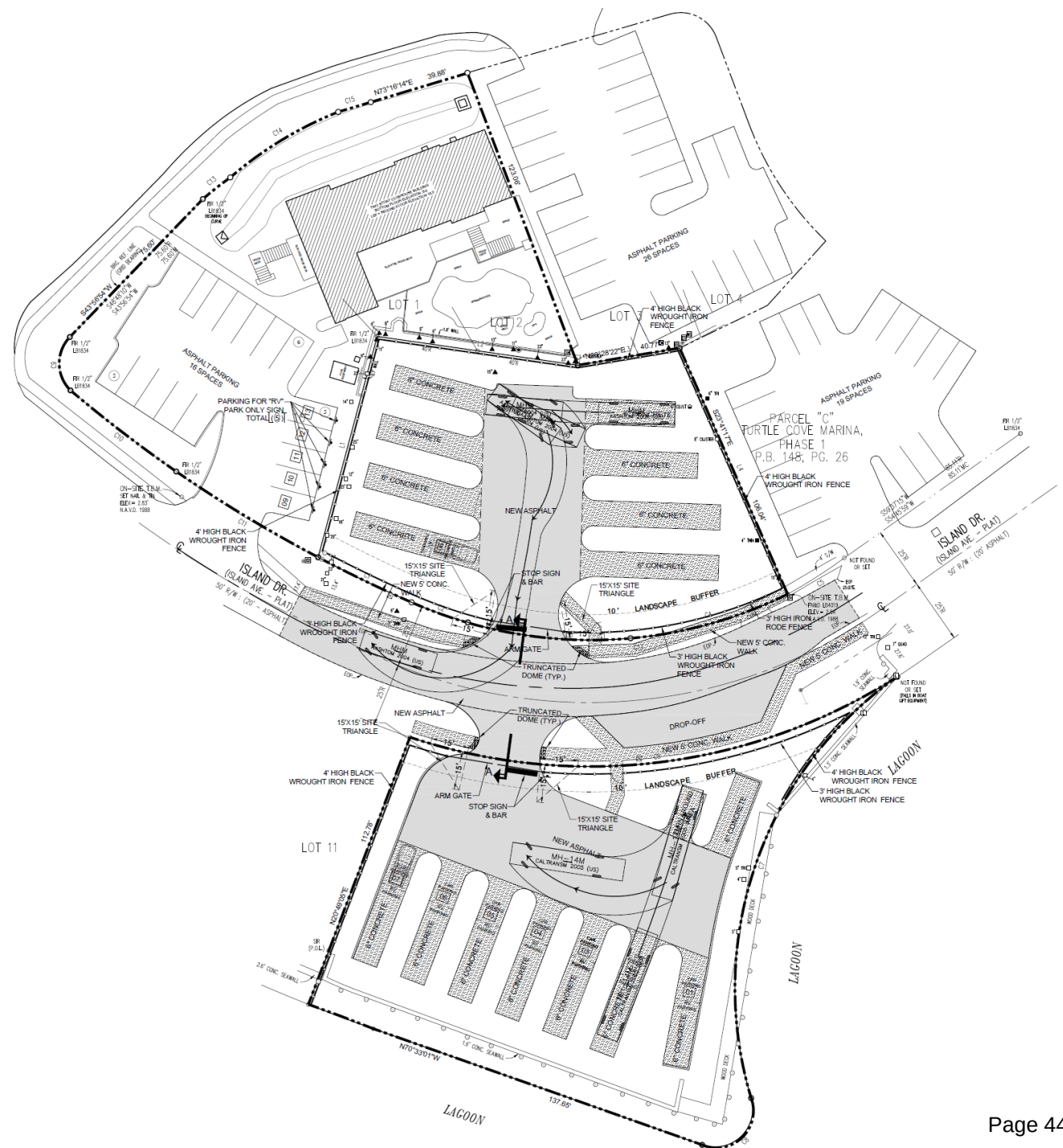
SITE PLAN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



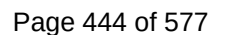
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



Parking:

- ## Streetscreen:

- ## Extended Parking Pads





CONSIDERATIONS

- **Context**

- Mixed-Use Area – Retail, Restaurant, Marine-Related Industrial Uses, Parking, and Residential Uses
- Buffered from nearby residential uses by the existing Turtle Cove Clubhouse and Marina
- Located off the main thoroughfare (Dodecanese) but within walking distance to the tourist destinations.

- **Trip Generation & Circulation**

- Project generates very few peak hour trips (less than 1 per occupied campsite) and location minimizes the need for guests to use personal vehicle.
- RVs are able to safely navigate to and maneuver in and out of the proposed project site.



CONSIDERATIONS

- **Sponge Docks Character District**

- Primarily comprised of tourist-oriented commercial businesses, restaurants, and industrial waterfront uses.
- SAP Objective: Provide tourist accommodation options such as hotels, motels, inns, and other short stay lodging within walking distance of the tourist destinations of the Sponge Docks.
- Although proposed project is not traditional lodging facility, this type of use provides necessary short stay accommodations.

- **Future Development**

- Project does not necessitate significant site improvements; therefore, the site can easily be redeveloped in the future if necessary.

EXAMPLE PHOTOS



EXAMPLE PHOTOS





REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** The project conforms with the applicable standards of the SmartCode.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The project is compatible with the mixed use area and supports the overall intent of the Sponge Docks character district and provides short stay accommodations to support the existing businesses in the Sponge Docks.
- 3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the City's Comprehensive Plan and Special Area Plan.
- 4) **The use will not adversely impact historical or environmental resources.** The project is not proposed on an environmentally sensitive site or within the historic district or the Greektown National Register Historic District/Traditional Cultural Property.
- 5) **The use will not adversely affect adjoining property values.** The general area is mixed use and the site is buffered from nearby residential by the Turtle Cove Clubhouse and Marina.



REVIEW CRITERIA – CONDITIONAL USE

- 6) **The use will not adversely impact nor exceed the City’s capacity to serve with public facilities.** The proposed use will not impact nor exceed the capacity or fiscal ability of the City to provide available public facilities.
- 7) **The use shall provide for efficient and orderly development.** The proposed project is developing underutilized parcels within a developed areas. There are existing utilities within the area to serve the minimal needs of the proposed use and the City will not incur any costs to provide adequate public facilities.
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed project is not expected to adversely impact the general health, safety, and welfare.



REVIEW CRITERIA – SITE PLAN

- 1) **The Comprehensive Plan.** The application is found to be consistent with City's Comprehensive Plan and the requirements of the Special Area Plan, as outlined in the provided staff report.
- 2) **The Land Development Code (LDC).** The application is found to be compliant with the City's LDC, as outlined in the provided staff report.
- 3) **The City's Concurrency Management System.** The project proposes little to no impacts to facilities and therefore meets the City's Concurrency Management standards as outlined in the provided staff report.
- 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.



PRELIMINARY STAFF RECOMMENDATION

Resolution #2024-06

Staff recommends ***approval*** of the conditional use and site plan, including the warrant requests, subject to the following conditions:

Conditional Use Conditions:

1. The total number of RV parking pads/lodging unit shall be limited to 16.

Site Plan Conditions:

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



PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board reviewed this item at their regular meeting on February 26, 2024, and unanimously (7-0) recommended ***approval*** of the Resolution 2024-06, including the warrant requests, subject to the following conditions:

Conditional Use Conditions:

1. The total number of RV parking pads/lodging unit shall be limited to 16.
2. The rental term agreement shall be for 6 weeks or less in compliance with the definition of seasonal/short-term rental in Section 6.1 if the SmartCode.

Site Plan Conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire six months from the effective date unless a construction permit or building permit is obtained and kept active.
3. At the time of the building permit application, the off-site parking and the RV park must be titled in the same name. If not, a parking agreement must be recorded with the Pinellas County Clerk.

Public Comment – 3 people spoke on this item at the meeting and the primary concerns were traffic impacts in the surround area, flooding concerns, the use of underground vaults, and impacts of RVs in Greektown.

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-122 REQUESTING CONDITIONAL USE APPROVAL AND APPLICATION #23-123 REQUESTING SITE PLAN APPROVAL TO ALLOW FOR A SEASONAL/SHORT TERM RENTAL FACILITY (RV PARK) WITH 16 SPACES/LODGING UNITS AND INCLUDING PARKING, LANDSCAPING AND OTHER SITE IMPROVEMENTS ON PROPERTY LOCATED AT 512, 514, 515, 516, 520 ISLAND DRIVE AND 520 HILL STREET IN THE SDC (MARINE-INDUSTRIAL/COMMERCIAL) TRANSECT ZONE OF THE SPONGE DOCKS AND CRA SPECIAL AREA PLAN; 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 and site plan approval to allow for a seasonal/short term rental facility (RV Park) with 16 spaces/looming units and including parking, landscaping, and other site improvements on property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street in the SDc (Marine-Industrial/Commercial) transect zone of the Sponge Docks and CRA Special Area Plan; and,

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and CRA requires conditional use approval of seasonal/short term rental facilities in the SDc transect zone; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of February 26, 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 #23-122 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 #23-123 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number #23-122 under Resolution 2024-06, requesting Conditional Use approval to allow for a seasonal/short term rental facility (RV Park) on property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street in the SDc (Marine-Industrial/Commercial) transect zone, is approved with the following condition:

1. The total number of RV parking pads/lodging units shall be limited to 16.
2. The rental term agreement shall be for 6 weeks or less in compliance with the definition of seasonal/short-term rental in Section 6.1 of the SmartCode.

SECTION 4: SITE PLAN APPROVAL

1. Site Plan application #23-123 for property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street and further described as,

Lot 1 and 2, Block 4, Lutean Shores, a subdivision according to the Plat thereof as recorded in Plat Book 20, Page 44, of the public records of Pinellas County, Florida.

Together with

Lot 7, 8, and 9, Block 4, Lutean Shores, a subdivision according to the plat thereof as recorded in Plat Book 20, Page 44, of the public records of Pinellas County, Florida.

Together with

Lot 10 and 11, Block 4, Lutean Shores, a subdivision according to the plat thereof as recorded in Plat Book 20, Page 44, of the public records of Pinellas County, Florida.

Together with

Lot 12, 13, and 14, Block 5, Lutean Shores, a subdivision according to the plat thereof as recorded in Plat Book 20, Page 44, of the public records of Pinellas County, Florida.

prepared and sealed by Donald, B. Fairbairn, P.E. on February 14, 2024, and attached as 'Exhibit A'.

2. The following warrants are granted:
 - a. Allowing a total of 13 onsite parking spaces, 3 less than required. The onsite spaces include 8 extended RV parking pads to accommodate tow-behind vehicles and 5 dedicated spaces in the existing Turtle Cove Clubhouse parking lot.
 - b. Allowing a hedge row and landscaping with an opaque fence to be used as the required streetscreen along the parking lot frontages, as shown on the Landscape Plan in 'Exhibit A'.

SECTION 5: SITE PLAN CONDITIONS

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.
3. At the time of the building permit application, the off-site parking and the RV park must be titled in the same name. If not, a parking agreement must be recorded with the Pinellas County Clerk.

SECTION 6: EFFECTIVE DATE

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

515 ISLAND DRIVE

SECTION 12 - TOWNSHIP 27 S - RANGE 15 E

PARCEL ID :12-27-15-53352-004-0010
PARCEL ID : 12-27-15-53352-004-0080
PARCEL ID : 12-27-15-53352-004-0100
PARCEL ID: 12-27-15-53352-005-0141

PARCEL ID :12-27-15-53352-004-0070
PARCEL ID : 12-27-15-53352-004-0090
PARCEL ID : 12-27-15-53352-005-0120

CITY OF TARPON SPRINGS

LEGAL DESCRIPTION

LOT 1 AND 2, BLOCK 4, LUTEAN SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

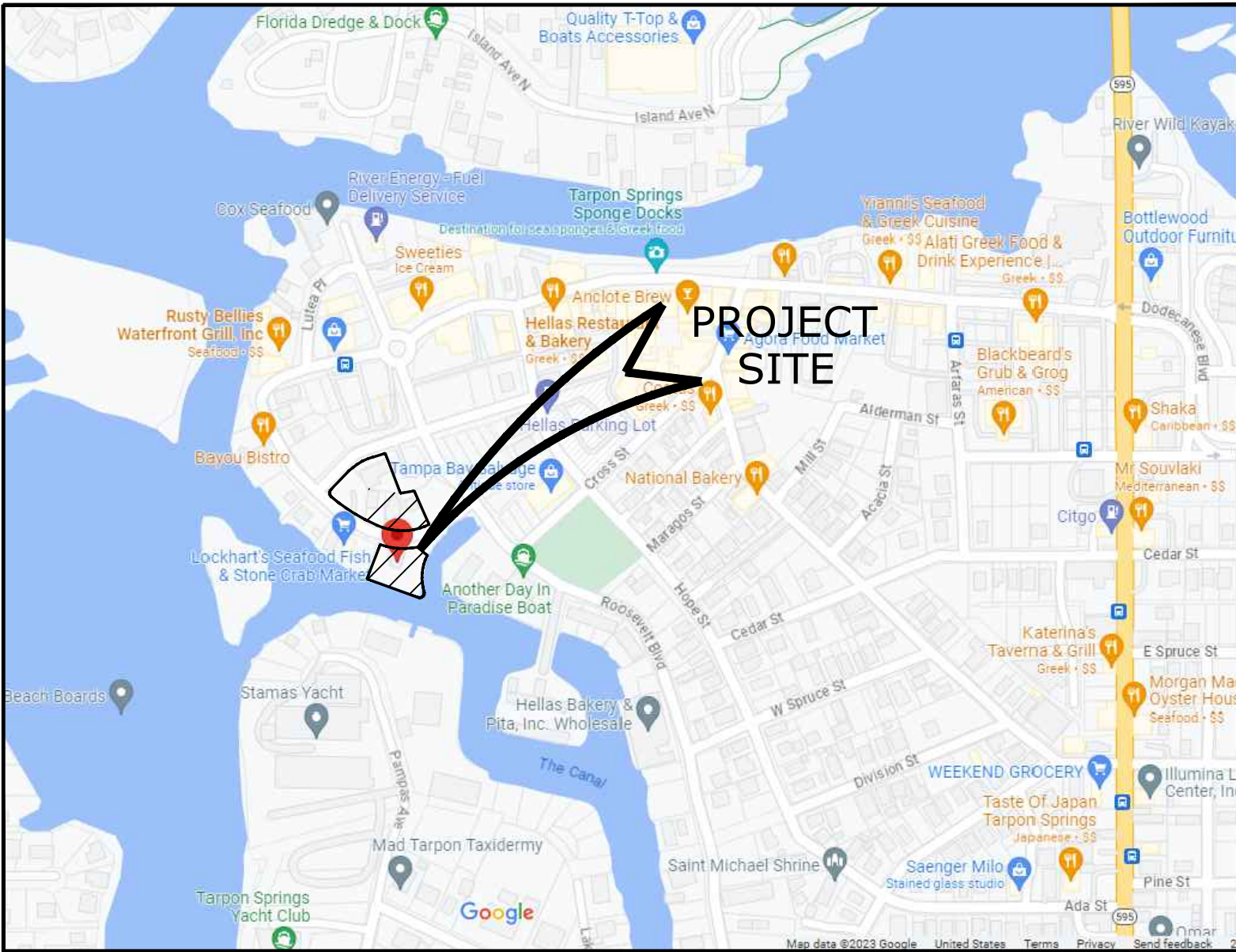
LOT 7,8 AND 9, BLOCK 4, LUTEAN SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

LOT 10 AND 11, BLOCK 4, LUTEAN SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

LOT 12, 13, AND 14, BLOCK 5, LUTEAN SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



STREET MAP



AERIAL MAP

SITE DATA

MATRIX		EXISTING		PROPOSED		ALLOWED/CODE
ZONING:		SAP		SAP		SAP
USAGE:		CLUBHOUSE, PARKING, SINGLE FAMILY & VACANT		SEASONAL/SHORT TERM RENTAL		OK.
FUTURE LAND USE:		CRD		CRD		CRD
LOT AREA (GROSS):	UPLAND	56,952.5 S.F. 1.30 ACRES	55,006.6 S.F. 1.26 ACRES	56,952.5 S.F. 1.30 ACRES	55,006.6 S.F. 1.26 ACRES	OK.
	WETLAND		1,945.9 S.F. 0.04 ACRES		1,945.9 S.F. 0.04 ACRES	
BUILDING COVERAGE:		5,971 S.F.		3,233 S.F.		-
FLOOR AREA RATIO: (FAR)		9,723 S.F. 0.176		6,085 S.F. 0.11		-
DENSITY:		-		PROPOSED 16 UNITS		14 UPA 1.26X14=17 UNITS
IMPERVIOUS SURFACE RATIO: (I.S.R.)		17,502.6 S.F. 0.318		29,312 S.F. 0.53		-
OPEN SPACE: (S.F. & % OF GROSS SITE)		37,504 S.F. 68.2%		25,694.6 S.F. 47%		-
PARKING:		-		13 SPACES 80% OF TOTAL (*)		16 SPACES
PARKING CALCULATIONS: 1 SPACE PER LODGING UNIT = 16X1= 16 SPACES (*) PARKING WARRANT IS REQUESTED						

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

SURVEY

GEORGE A. SHIMP II
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
727-784-5496

FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN FLOOD ZONE "AE-10" ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP #12103C 0019H, DATED AUG 24, 2021.

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C3.1	CIVIL SITE PLAN
C3.2	CIVIL SITE PLAN - AUTO TURN
C4.1	GRADING, DRAINAGE & UTILITY PLAN
C4.2	STORM TECH DETAILS SC-310
C4.3	PROFILE & CROSS SECTIONS
C5.1	UTILITY PLAN
L1.1	LANDSCAPING PLAN

Level of Service

Calculate the impact of the proposed development on each of the following:

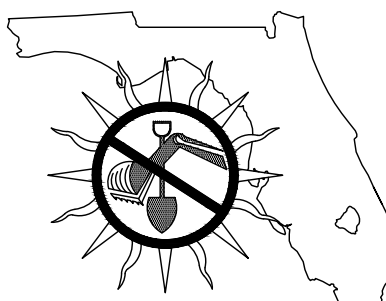
- Potable Water: 4000 gallons per day (gpd) 250 gallons x 16 units
- Sanitary Sewer: 4000 gallons per day (gpd) 250 gallons x 16 units
- Solid Waste: 28 tons per year (tpy)
- Storm Drainage: *Provide separate analysis for review by the Engineering Division
- Transportation: ITE Category
a. total trips per day (tpd)
b. peak hour trips
- Hurricane Shelter: total required space

SEE SHEET C3.1 FOR TRIP GENERATION INFORMATION

SOLID WASTE CALCULATIONS

12 lb X 16 UNITS = 192 lbs / DAY
192 lb X 365 = 70,080 lbs / yr
70,080 X 0.8 = 56,064 lbs
56,064 / 2000 = 28 Tons

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES A
MIN. OF 2 DAYS AND MAX. OF 5
DAYS NOTICE BEFORE YOU EXCAVATE.

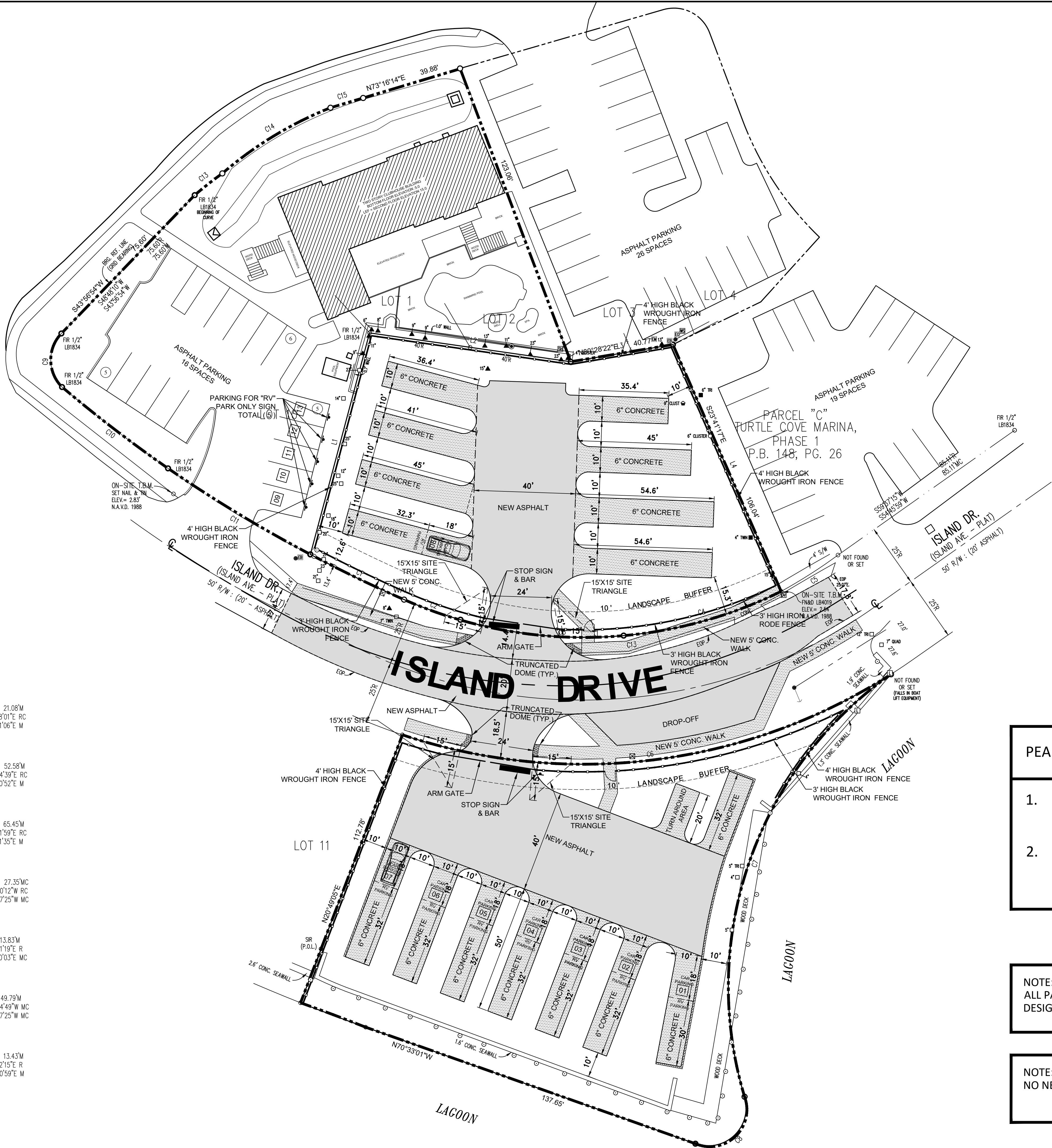
AGENCY RESPONSE STAMPS

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PROJECT #		2360
ISSUE DATE:		10/19/23
REVISIONS:		
No.	Date	Description
△	01/25/24	REVISE DRAINAGE
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
DRAWN BY :		

CIVIL SITE DATA

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689



CURVE C1
RADIUS = 554.47'R
ARC = 41.42°R
CHORD = 41.22°RC; 40.95°M
CHD. BRG. = S69°31'59"E RC
S64°15'08"E M

CURVE C2
RADIUS = 175.0°R
ARC = 23.58°R
CHORD = 23.54°RC; 23.58°M
CHD. BRG. = S65°31'09"E RC
S70°20'58"E M

CURVE C3
RADIUS = 175.0°R
ARC = 65°R
CHORD = 64.39°RC; 64.82°M
CHD. BRG. = S79°58'35"E RC
S84°48'56"E M

CURVE C4
RADIUS = 175.0°R
ARC = 65°R
CHORD = 64.80°RC; 64.38°M
CHD. BRG. = N78°45'10"E RC
N74°19'07"E M

CURVE C5
RADIUS = 175.0°R
ARC = 26.07°R
CHORD = 26.07°RC; 26.54°M
CHD. BRG. = S63°53'59"W RC
S57°26'12"W M

CURVE C6
RADIUS = 225.00°R
ARC = 200.33°R
CHORD = 202.24°RC; 193.78°M
CHD. BRG. = N86°17'7"E RC
N82°56'04"E M

CURVE C7
RADIUS = 150.0°R
ARC = 187.98°R
CHORD = 183.52°RC; 175.92°M
CHD. BRG. = S25°56'59"W RC
S19°07'39"W M

CURVE C8
RADIUS = 15.0°R
ARC = 33.03°R
CHORD = 26.75°RC; 26.75°M
CHD. BRG. = S50°51'24"W RC
S46°18'29"W M

CURVE C9
RADIUS = 15.0°R
ARC = 23.37°R
CHORD = 21.99°RC; 21.08°M
CHD. BRG. = S01°38'01"E RC
S00°41'06"E M

CURVE C10
RADIUS = 554.47°R
ARC = 50°R
CHORD = 50.03°RC; 52.58°M
CHD. BRG. = S48°04'39"E RC
S52°30'52"E M

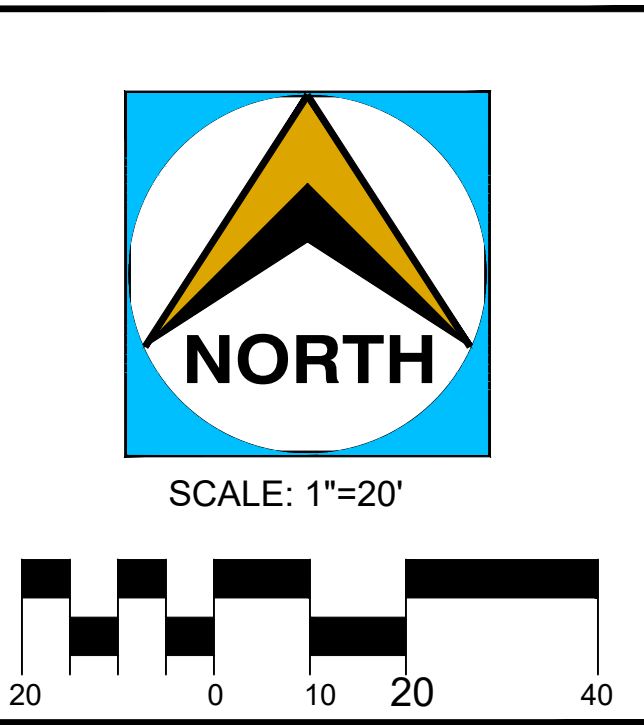
CURVE C11
RADIUS = 554.47°R
ARC = 65°R
CHORD = 65.18°RC; 65.45°M
CHD. BRG. = S54°01'59"E RC
S58°51'35"E M

CURVE C12
RADIUS = 716.80°R
ARC = 27.35°R
CHORD = 27.35°RC; 27.35°M
CHD. BRG. = N65°30'12"W RC
N69°27'25"W M

CURVE C13
RADIUS = 150.0°R
ARC = 13.83°R
CHORD = 13.83°RC; 13.83°M
CHD. BRG. = N66°41'19"E RC
N51°50'03"E M

CURVE C14
RADIUS = 150.00°R
ARC = 50.02°R
CHORD = 49.79°RC; 49.79°M
CHD. BRG. = N68°44'49"W M
N69°27'25"W M

CURVE C15
RADIUS = 150.00°R
ARC = 13.43°R
CHORD = 13.43°RC; 13.43°M
CHD. BRG. = N78°12'15"E R
N73°20'59"E M



LEGEND

PROPERTY LINE	---
NEW FENCE	---
NEW ASPH. PAVEMENT	---
NEW CONC.	---
PARKING FOR RV PARK	01

PEAK HOUR CALCULATION FOR A CAMPSITE/RV PARK

- AM PEAK HOUR (7-9 am) = 0.21 TRIPS PER OCCUPIED CAMPSITE
- PM PEAK HOUR (4-6 pm) = 0.27 TRIPS PER OCCUPIED CAMPSITE

NOTE:
ALL PARKING LOT LIGHTING AND SINAGE SHALL COMPLY WITH THE DESIGN STANDARDS OF LDC SECTION 127.06.

NOTE:
NO NEW PARKING LOT LIGHTING IS PROPOSED.

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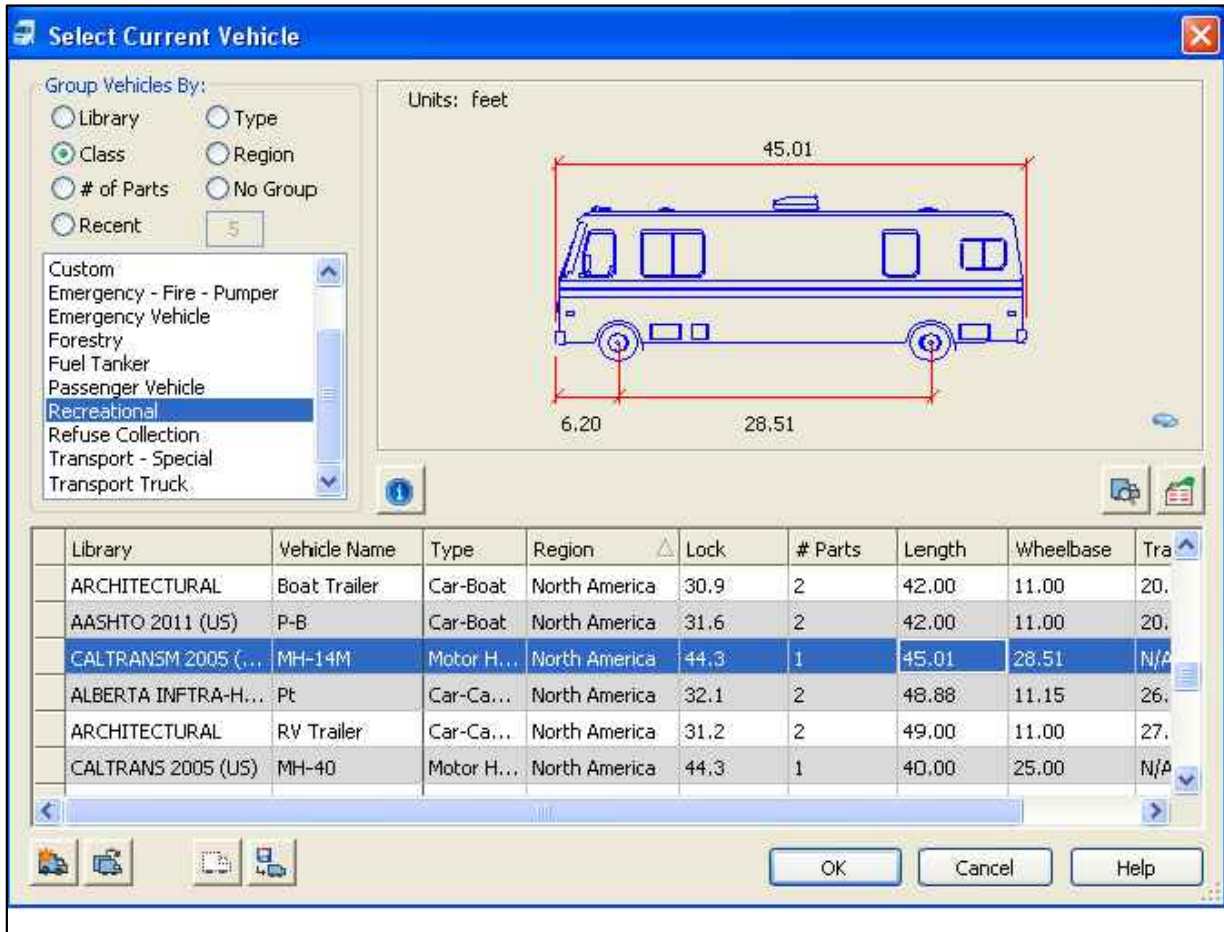
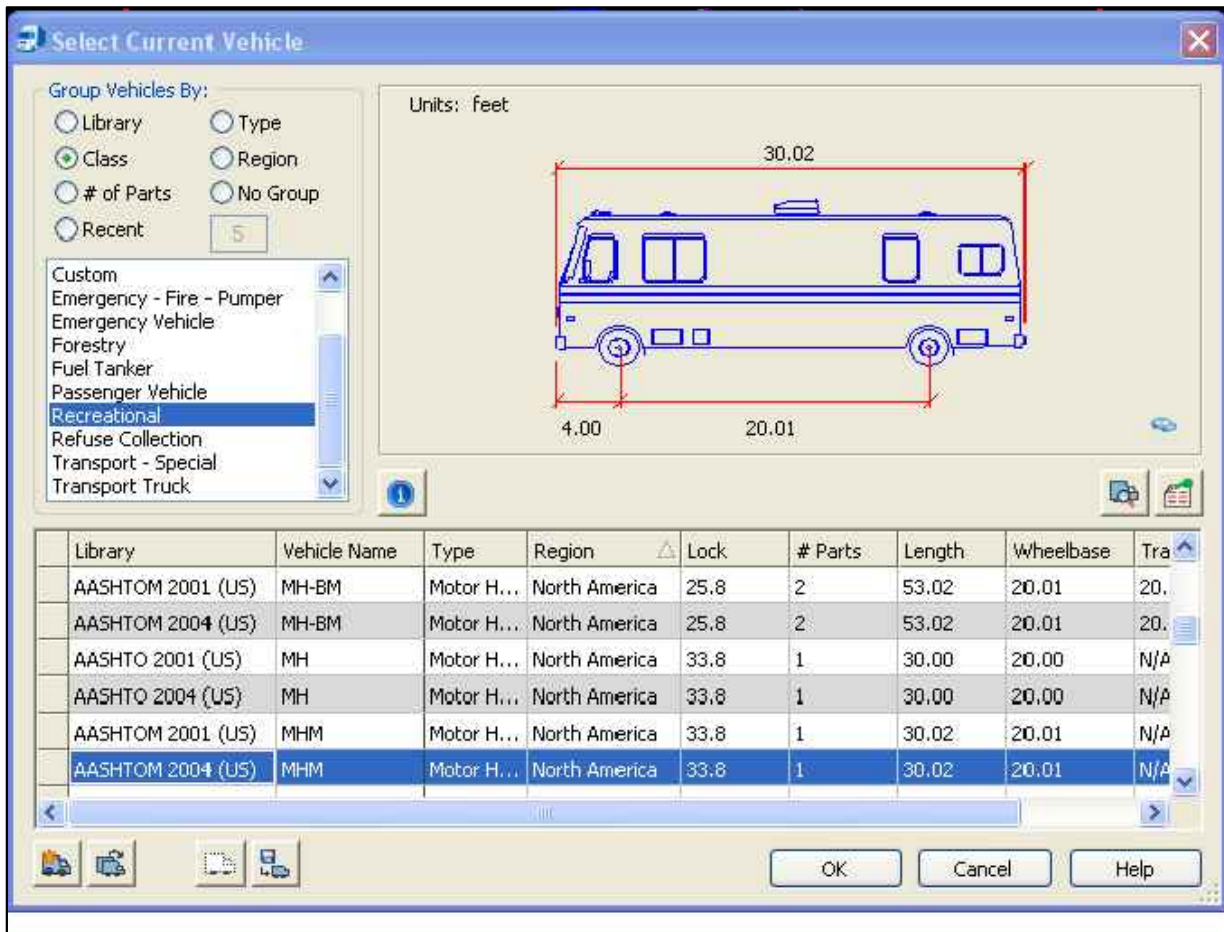
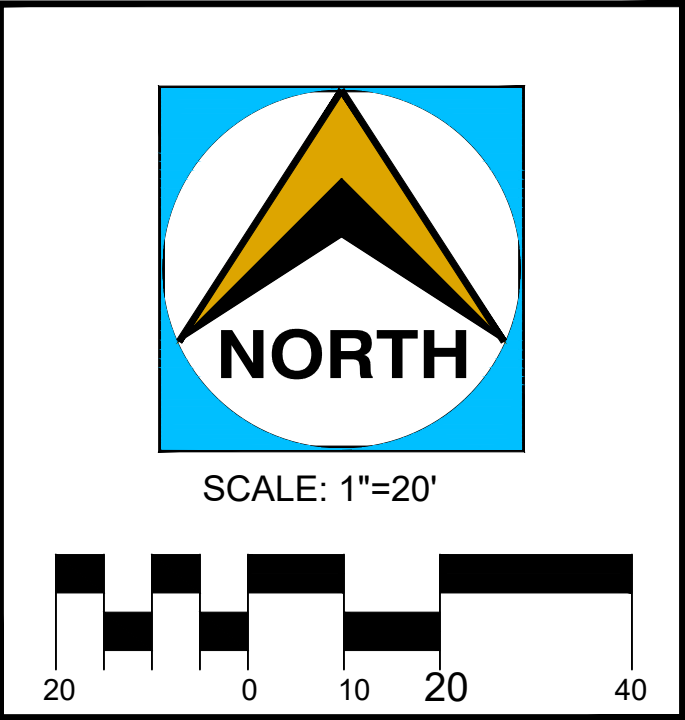
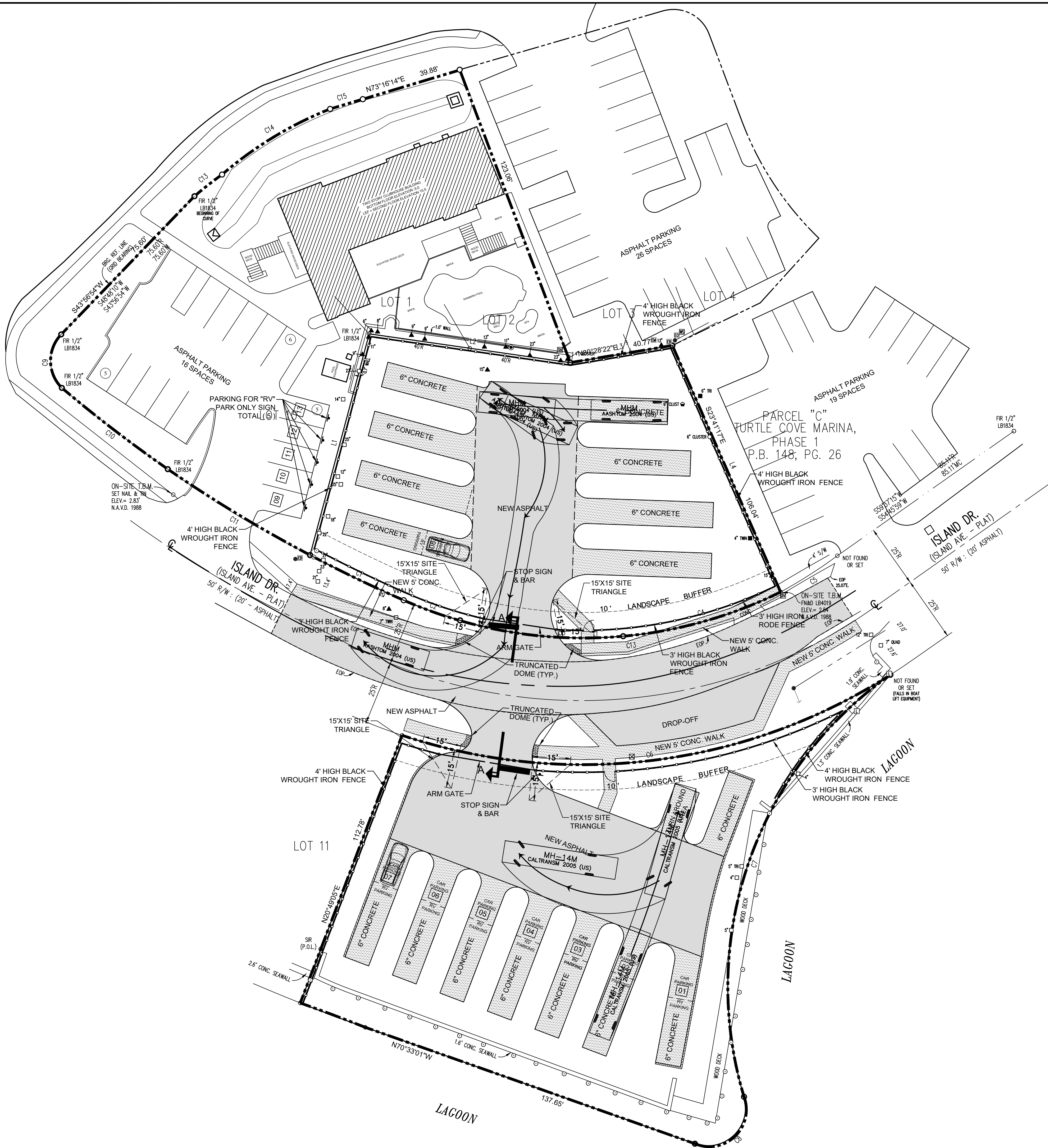
PROJECT # 2360

ISSUE DATE: 10/19/23

No.	Date	Description
1	01/25/24	REVISE DRAINAGE
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CIVIL SITE PLAN

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689



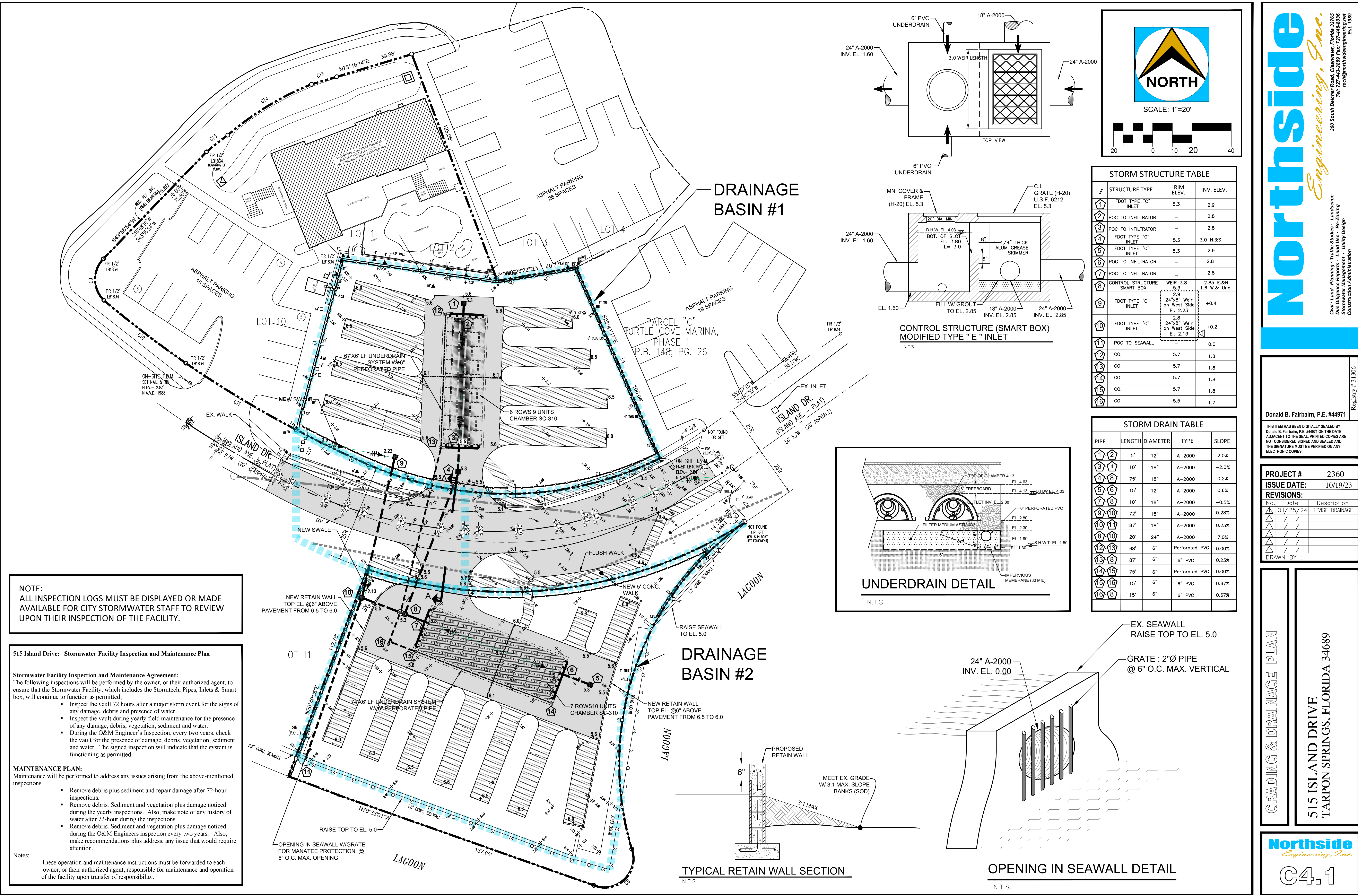
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PROJECT # 2360
ISSUE DATE: 10/19/23

REVISIONS:		
No.	Date	Description
1	01/25/24	REVISE DRAINAGE
2		
3		
4		
5		
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7		
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9		
10		
DRAWN BY :		

CIVIL SITE PLAN - AUTO TURN

515 ISLAND DRIVE
TARPOON SPRINGS, FLORIDA 34689



NOTE:
ALL INSPECTION LOGS MUST BE DISPLAYED OR MADE AVAILABLE FOR CITY STORMWATER STAFF TO REVIEW UPON THEIR INSPECTION OF THE FACILITY.

515 Island Drive: Stormwater Facility Inspection and Maintenance Plan

Stormwater Facility Inspection and Maintenance Agreement:
The following inspections will be performed by the owner, or their authorized agent, to ensure that the Stormwater Facility, which includes the Stormtech, Pipes, Inlets & Smart box, will continue to function as permitted:

- Inspect the vault 72 hours after a major storm event for the signs of any damage, debris and presence of water.
- Inspect the vault during yearly field maintenance for the presence of any damage, debris, vegetation, sediment and water.
- During the O&M Engineer's Inspection, every two years, check the vault for the presence of damage, debris, vegetation, sediment and water. The signed inspection will indicate that the system is functioning as permitted.

MAINTENANCE PLAN:
Maintenance will be performed to address any issues arising from the above-mentioned inspections.

- Remove debris plus sediment and repair damage after 72-hour inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the yearly inspections. Also, make note of any history of water after 72-hour during the inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the O&M Engineers inspection every two years. Also, make recommendations plus address, any issue that would require attention.

Notes:
These operation and maintenance instructions must be forwarded to each owner, or their authorized agent, responsible for maintenance and operation of the facility upon transfer of responsibility.

SCALE: 1"=20'

DRAINAGE BASIN #1

6" PVC UNDERDRAIN

18" A-2000

3.0 WEIR LENGTH

24" A-2000 INV. EL. 1.60

TOP VIEW

6" PVC UNDERDRAIN

MIN. COVER & FRAME (H-20) EL. 5.3

C.I. GRATE (H-20) U.S.F. 6212 EL. 5.3

24" A-2000 INV. EL. 1.60

20" DIA. MIN.

D.H.W. EL. 4.03

BOT. OF SLOT EL. 3.80

L= 3.0

8" 1/4" THICK ALUM. GREASE SKIMMER

24" A-2000 INV. EL. 2.85

24" A-2000 INV. EL. 2.85

FILL W/ GROUT TO EL. 2.85

18" A-2000 INV. EL. 2.85

CONTROL STRUCTURE (SMART BOX) MODIFIED TYPE "E" INLET

N.T.S.

STORM STRUCTURE TABLE			
#	STRUCTURE TYPE	RIM ELEV.	INV. ELEV.
1	FDOT TYPE "C" INLET	5.3	2.9
2	POC TO INFILTRATOR	-	2.8
3	POC TO INFILTRATOR	-	2.8
4	FDOT TYPE "C" INLET	5.3	3.0 N.&S.
5	FDOT TYPE "C" INLET	5.3	2.9
6	POC TO INFILTRATOR	-	2.8
7	POC TO INFILTRATOR	-	2.8
8	CONTROL STRUCTURE SMART BOX	WEIR 3.8 2.9	2.85 E.&N. 1.6 W.& Und.
9	FDOT TYPE "C" INLET	24"x8" Weir on West Side El. 2.23	+0.4
10	FDOT TYPE "C" INLET	2.8 24"x8" Weir on West Side El. 2.13	+0.2
11	POC TO SEAWALL	-	0.0
12	CO.	5.7	1.8
13	CO.	5.7	1.8
14	CO.	5.7	1.8
15	CO.	5.7	1.8
16	CO.	5.5	1.7

STORM DRAIN TABLE				
PIPE	LENGTH	DIAMETER	TYPE	SLOPE
1 2	5'	12"	A-2000	2.0%
3 4	10'	18"	A-2000	-2.0%
4 8	75'	18"	A-2000	0.2%
5 6	15'	12"	A-2000	0.6%
7 8	10'	18"	A-2000	-0.5%
9 10	72'	18"	A-2000	0.28%
10 11	87'	18"	A-2000	0.23%
12 13	20'	24"	A-2000	7.0%
13 14	68'	6"	Perforated PVC	0.00%
14 15	87'	6"	6" PVC	0.23%
15 16	75'	6"	Perforated PVC	0.00%
16 8	15'	6"	6" PVC	0.67%
16 8	15'	6"	6" PVC	0.67%

UNDERDRAIN DETAIL

N.T.S.

TOP OF CHAMBER 4.13

EL. 4.63

6" FREEBOARD

EL. 4.13

OUTLET INV. EL. 2.88

EL. 2.80

6" PERFORATED PVC

EL. 2.30

FILTER MEDIUM ASTM #33

EL. 1.80

24" 6" PVC

EL. 1.30

S.H.W.T. EL. 1.50

IMPERVIOUS MEMBRANE (30 MIL)

DRAINAGE BASIN #2

NEW RETAIN WALL TOP EL. @6" ABOVE PAVEMENT FROM 6.5 TO 6.0

NEW 5' CONC. WALK

RAISE SEAWALL TO EL. 5.0

PROPOSED RETAIN WALL

MEET EX. GRADE W/ 3:1 MAX. SLOPE BANKS (SOD)

3:1 MAX

TYPICAL RETAIN WALL SECTION

N.T.S.

EX. SEAWALL RAISE TOP TO EL. 5.0

GRATE : 2"Ø PIPE @ 6" O.C. MAX. VERTICAL

24" A-2000 INV. EL. 0.00

OPENING IN SEAWALL DETAIL

N.T.S.

Northside Engineering, Inc.

300 South Bolcher Road, Clearwater, Florida 33765
Tel: 727-443-2868 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

PROJECT # 2360
ISSUE DATE: 10/19/23
REVISIONS:

No.	Date	Description
1	01/25/24	REVISE DRAINAGE

DRAWN BY :

GRADING & DRAINAGE PLAN

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689

Northside Engineering, Inc.

C4.1

Registry # 31306

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ED SPAETH OWNER AND MAINTENANCE MANAGEMENT



SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT³, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

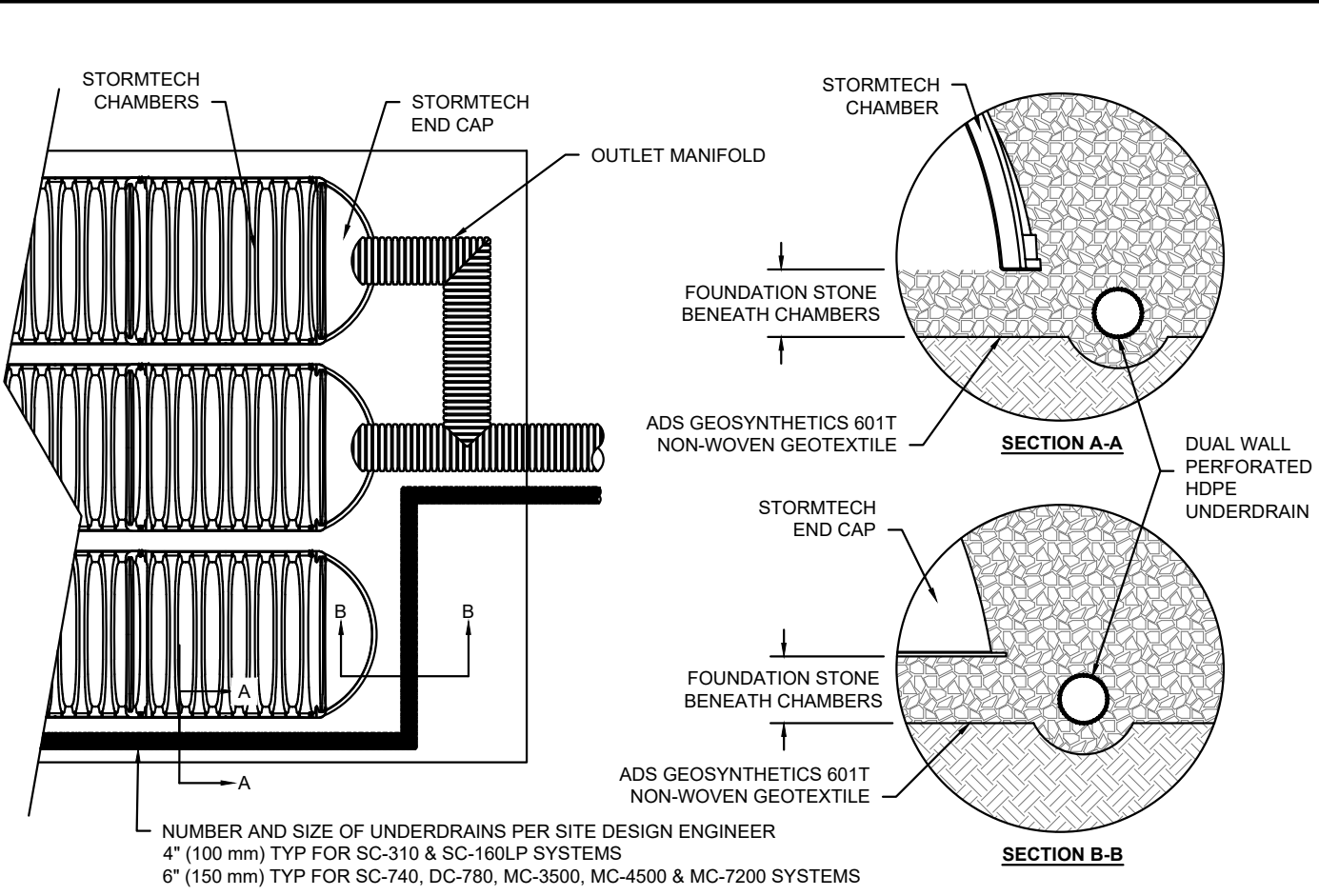
- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/HOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

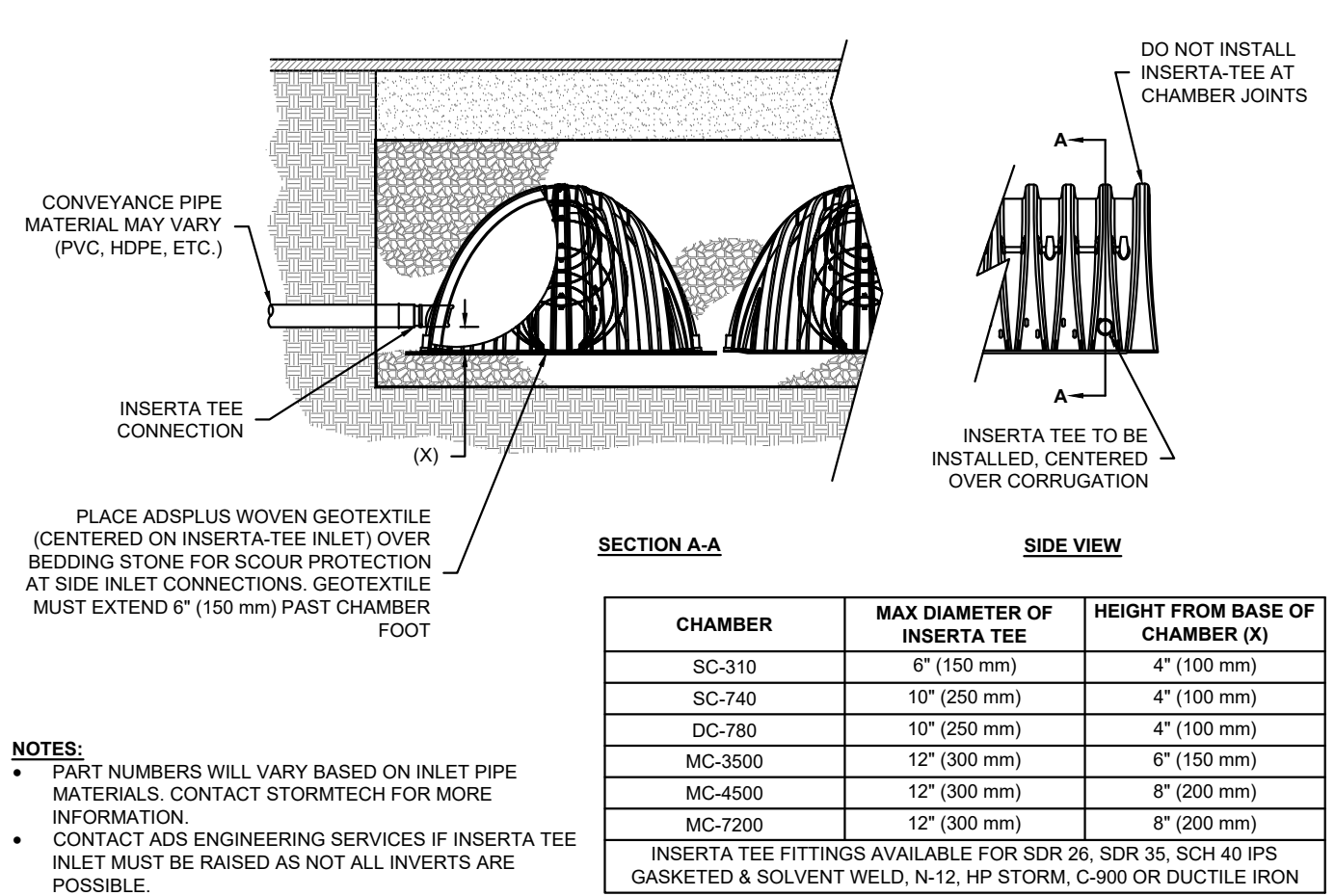
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

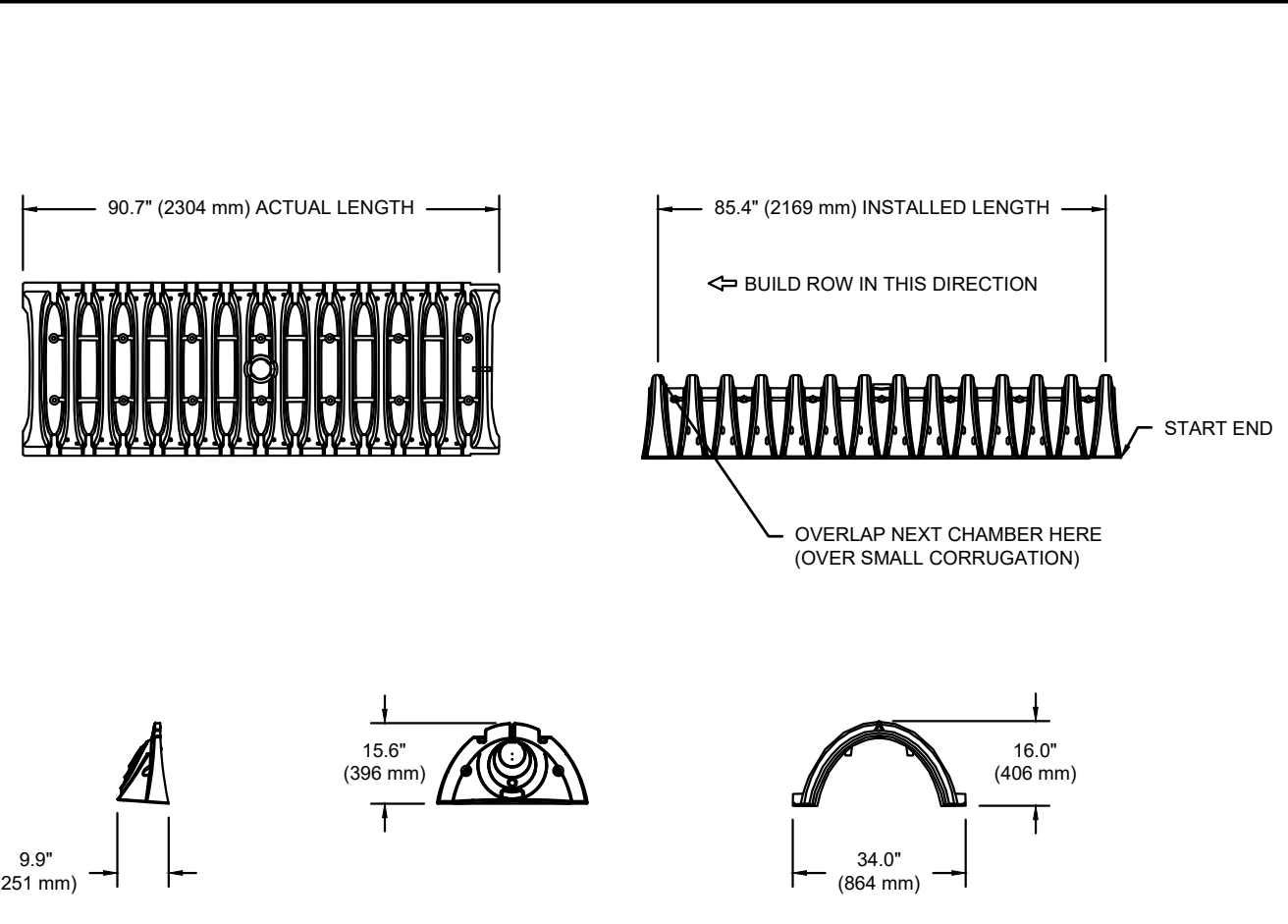
CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL

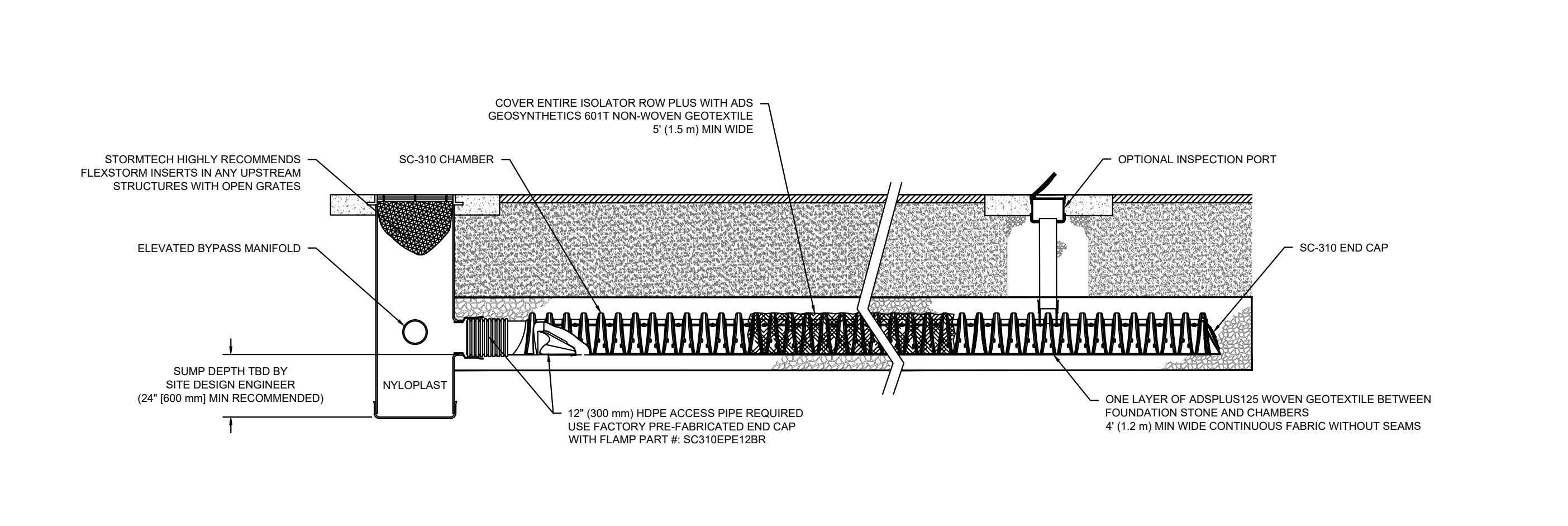


6 INSERTA-TEE SIDE INLET DETAIL

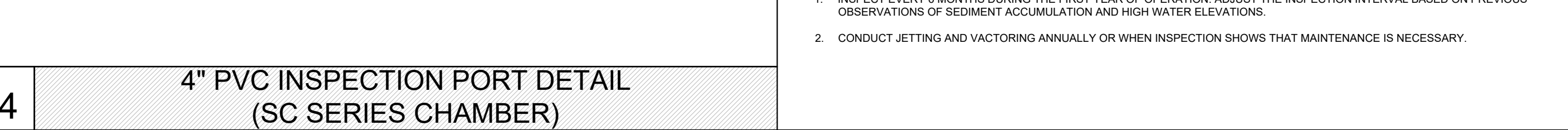
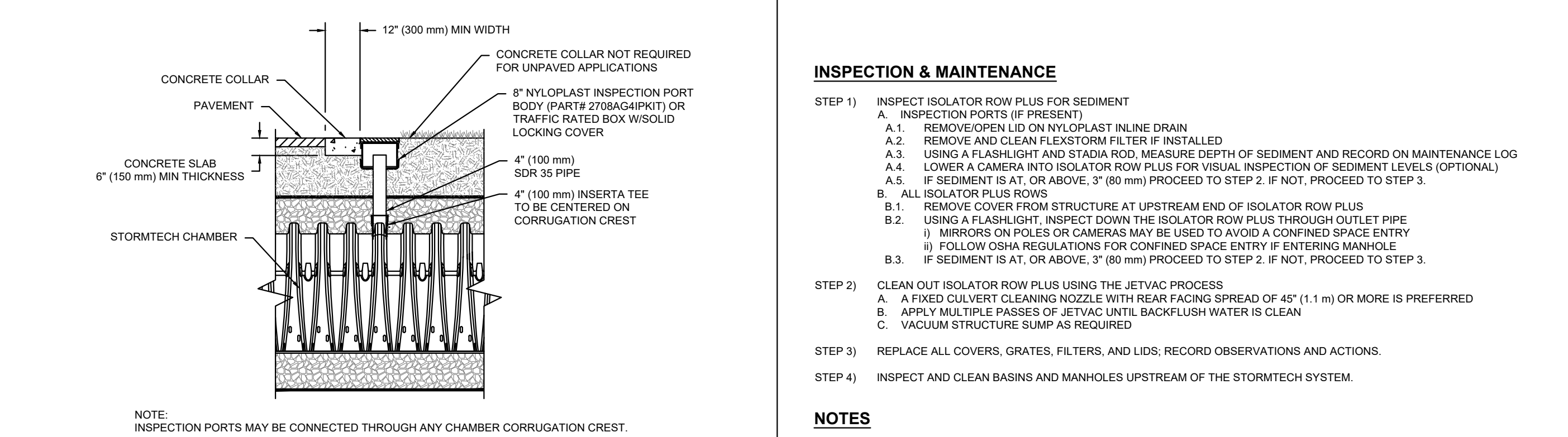


PART #	STUB	A	B	C
SC310PE00T / SC310PE00T6PC	6" (150 mm)	9.6" (244 mm)	5.6" (147 mm)	---
SC310PE00B / SC310PE00B6PC	6" (150 mm)	11.9" (302 mm)	3.5" (89 mm)	0.5" (13 mm)
SC310PE00T / SC310PE00T6PC	8" (200 mm)	11.9" (302 mm)	---	0.6" (15 mm)
SC310PE00B / SC310PE00B6PC	8" (200 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310PE10T / SC310PE10T6PC	10" (250 mm)	12.7" (323 mm)	---	0.7" (18 mm)
SC310PE10B / SC310PE10B6PC	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310PE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310PE12BR	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

2 SC-310 TECHNICAL SPECIFICATIONS



3 SC-310 ISOLATOR ROW PLUS DETAIL

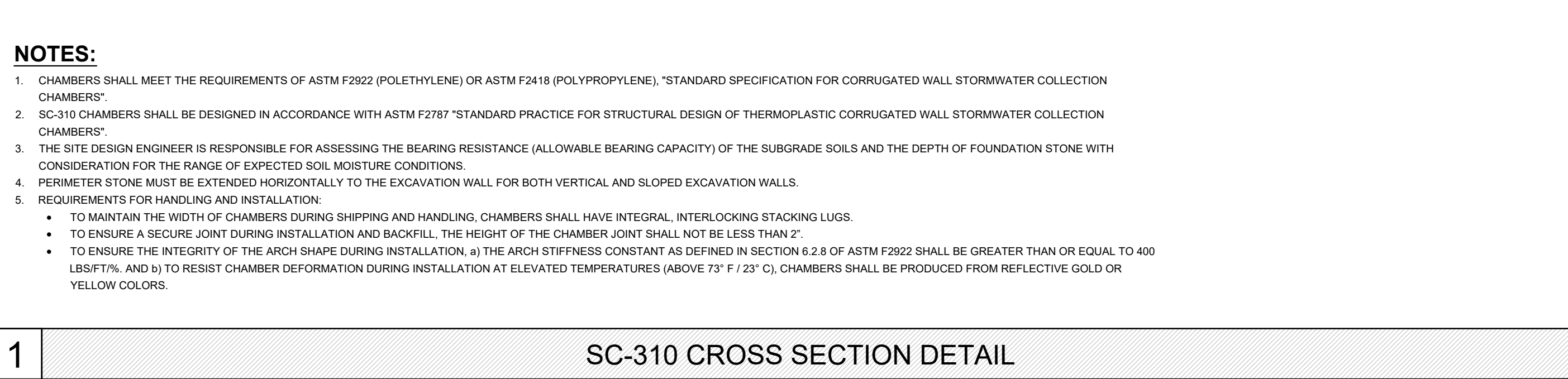
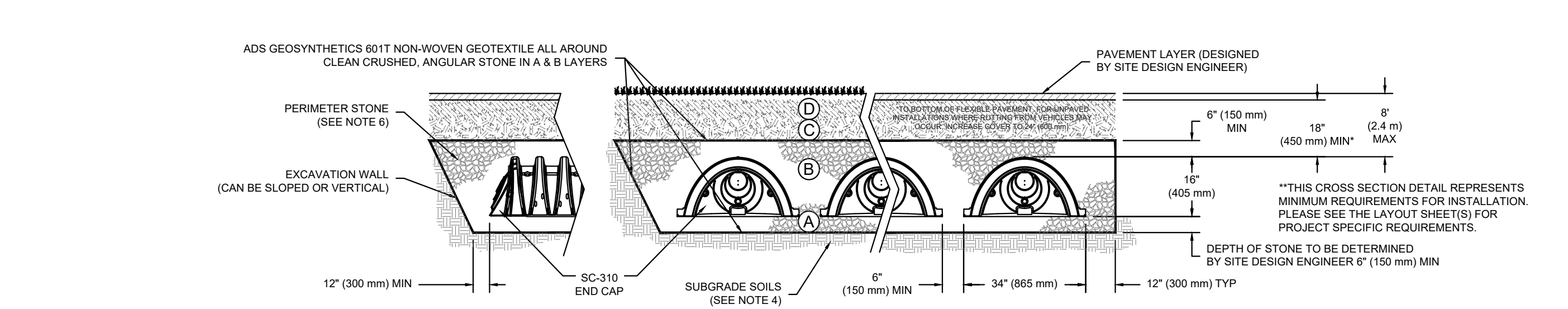


4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'D' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



1 SC-310 CROSS SECTION DETAIL

SC-310 STANDARD DETAILS

STORM TECH DETAILS SC-310

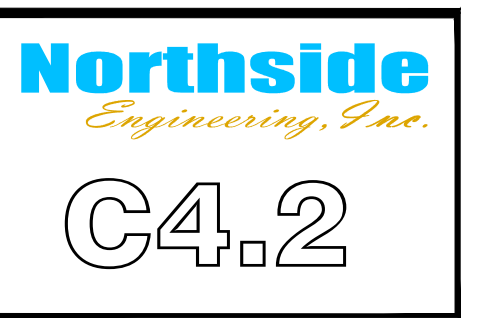
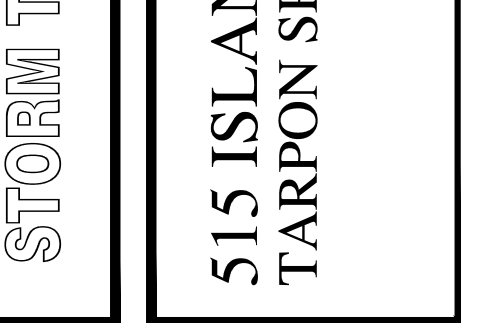
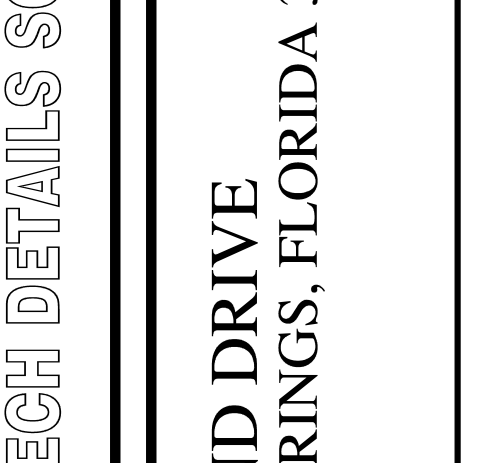
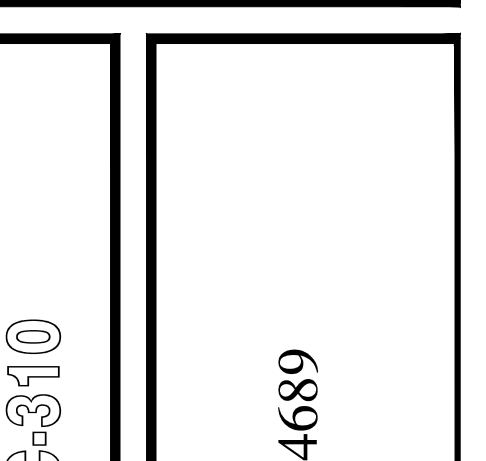
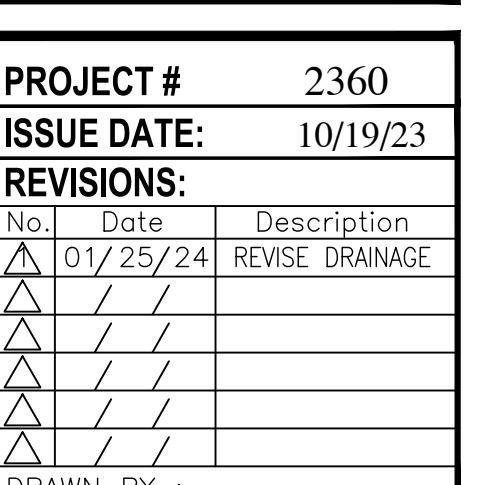
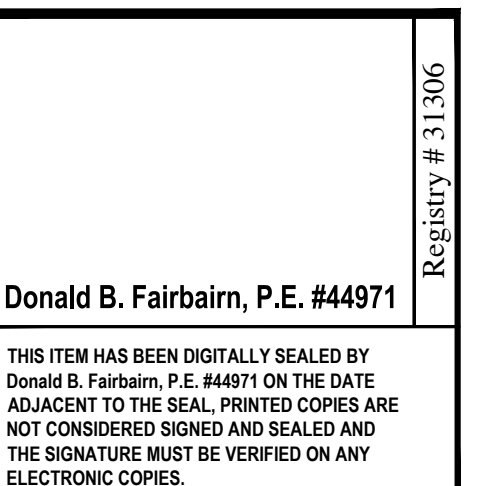
STORMTECH Chamber System

4840 TRUEMAN BLVD HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

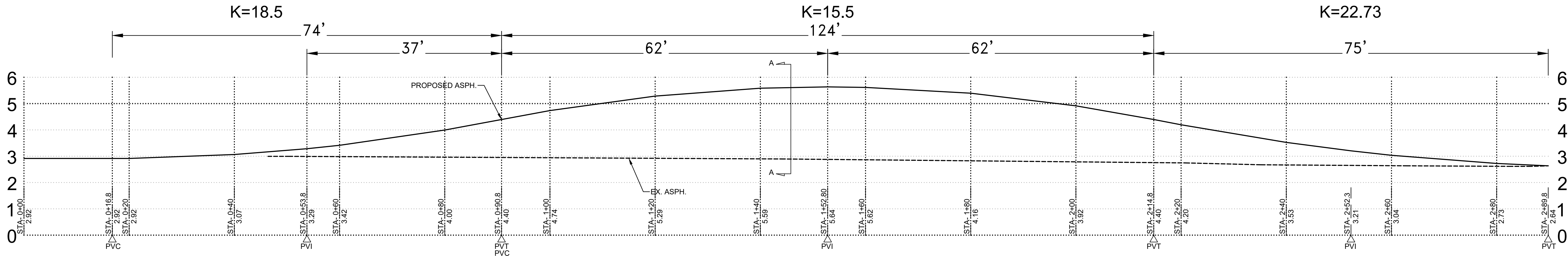
SHEET

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.





SECTION A-A
HOZ 1"=10' VER 1"=2'



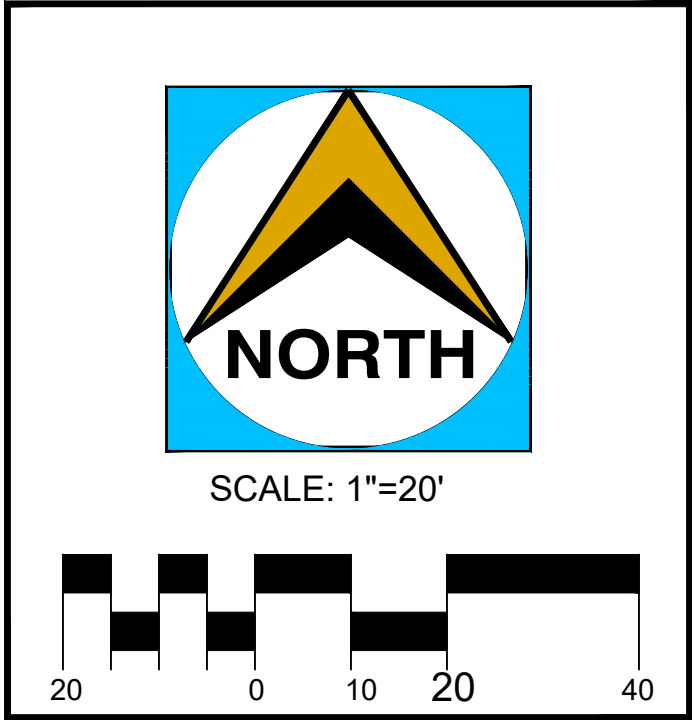
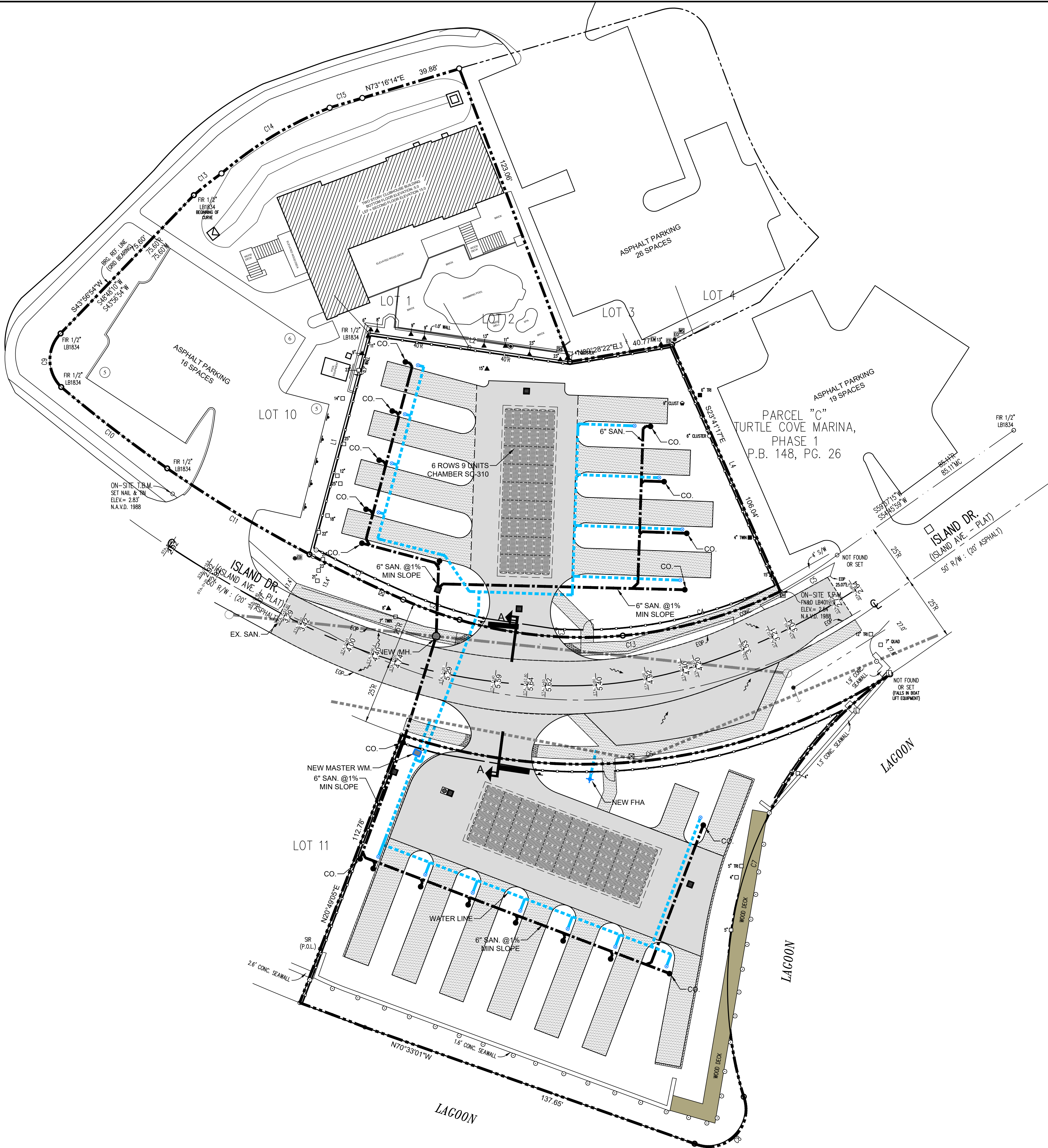
PROFILE SECTION
DESIGN SPEED 20 MPH
CRESTK=10 / SAG K=17
HOZ 1"=10' VER 1"=2'

Donald B. Fairbairn, P.E. #44971
Registry # 31306
THIS ITEM HAS BEEN DIGITALLY SEALED BY
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THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROJECT #		2360
ISSUE DATE:		10/19/23
REVISIONS:		
No.	Date	Description
△	01/25/24	REVISE DRAINAGE
△	/ /	
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△	/ /	
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△	/ /	
DRAWN BY :		

PROFILE & CROSS SECTIONS

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689



Northside
Engineering, Inc.

Civil - Land Planning - Traffic Studies - Landscape
Due Diligence Reports - Land Use - Re-Zoning
Stormwater Management - Utility Design
Construction Administration

300 South Bolcher Road, Clearwater, Florida 33765
Tel: 727-443-2868 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

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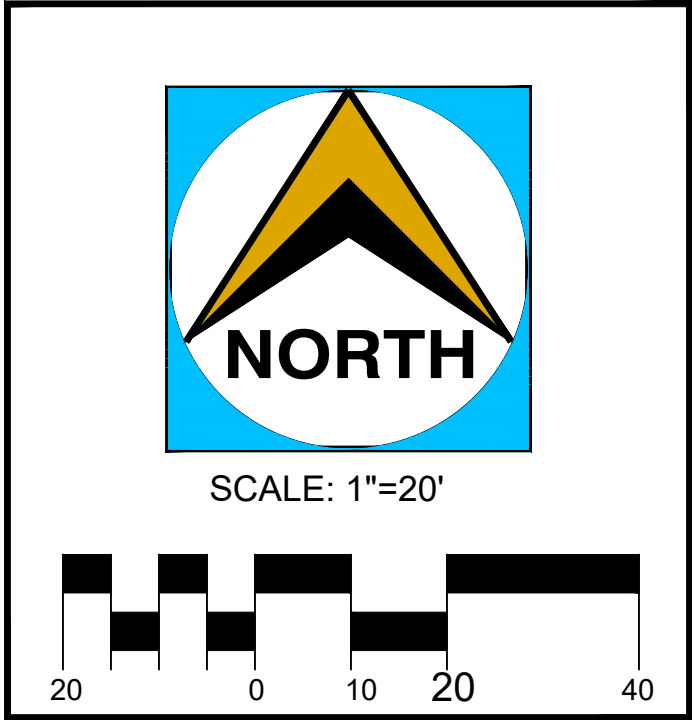
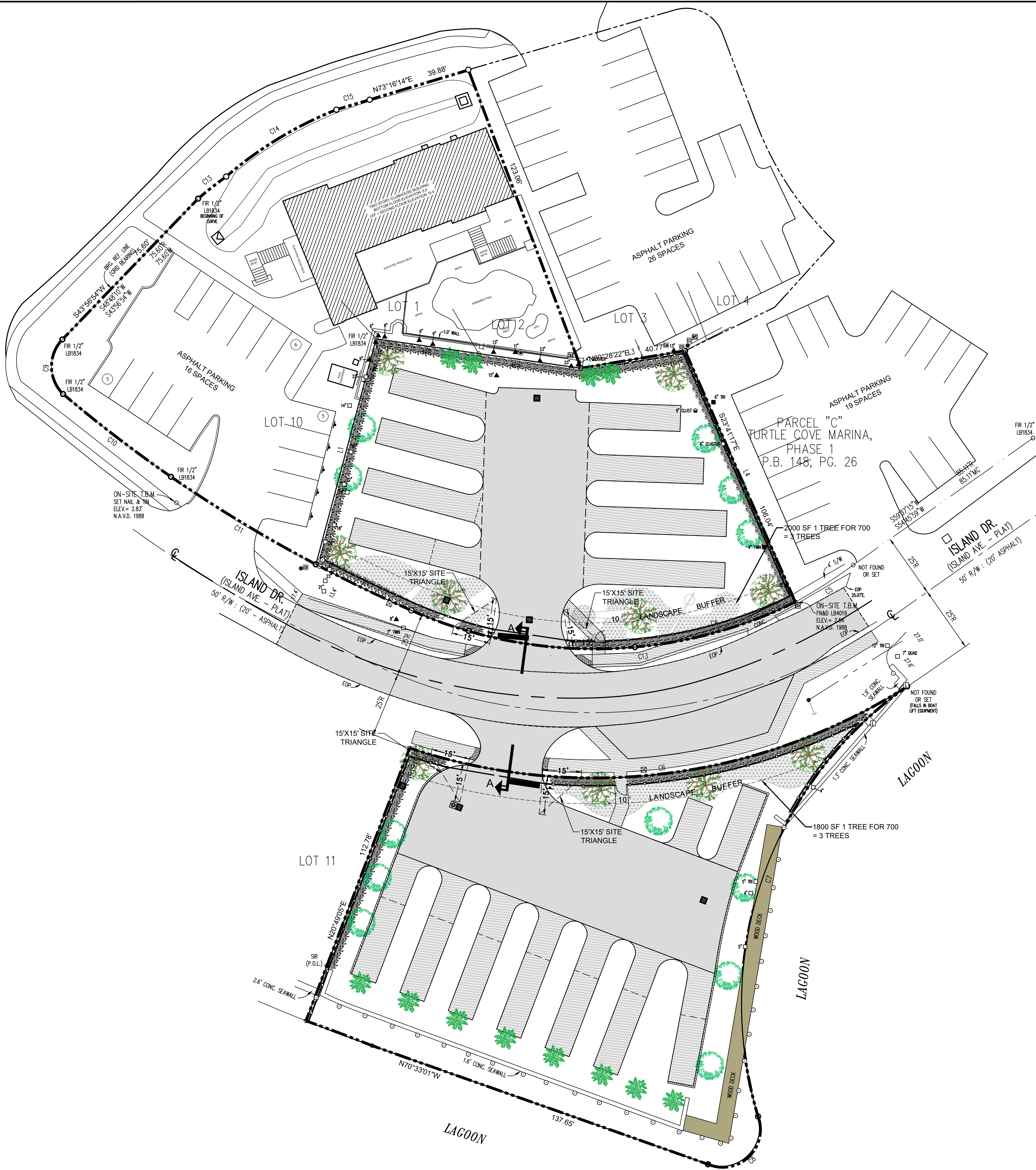
PROJECT #		2360
ISSUE DATE:		10/19/23
REVISIONS:		
No.	Date	Description
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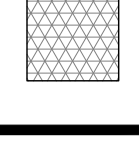
UTILITY PLAN

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689

Northside
Engineering, Inc.

C5.1



PLANT SCHEDULE								
TREES	QTY	COMMON	BOTANICAL	SALT TOLERANCE	CONT	CAL	SIZE	GR.
	10	LONGLEAF PINE	PINUS PALUSTRIS	M	45 gal	4"Cal	12' ht	GRADE#1
	12	Wax Myrtle	Myrica Cerifera	T	30 gal	2"Cal	8' ht	GRADE#1
	12	SABAL PALM	CABBAGE PALMETO	T	Field GROWN	Robust	10' CLEAR TRUNK	GRADE#1
SHRUBS	QTY	COMMON	BOTANICAL	SALT TOLERANCE	CONT	HT.	O.C.	GR.
	233	INDIAN HAWTHORN	RAPHIOLEPSIS INDICA	T	3 gal	36" ht	36" oc	GRADE#1
GROUND COVERS	QTY	COMMON	BOTANICAL	SALT TOLERANCE	CONT			
	1100	CANDY STRIPE CREEPING PHLOX	PHLOX SUBULATA	T	1 gal@ 24" oc			

Northside

Engineering, Inc.

Civil - Land Planning - Traffic Studies - Landscape
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Registry # 31306

PROJECT #		2360
ISSUE DATE:		10/19/23
REVISIONS:		
No.	Date	Description
1	01/25/24	REVISE DRAINAGE
DRAWN BY :		

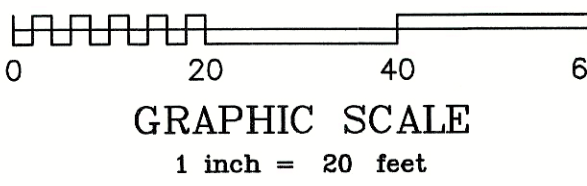
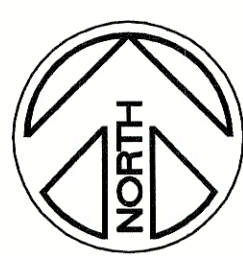
LANDSCAPE PLAN

515 ISLAND DRIVE
TARPON SPRINGS, FLORIDA 34689

Northside

Engineering, Inc.

L1.1



LEGAL DESCRIPTION

LOT 7, 8, AND 9, BLOCK 4, LUTEAU SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH

LOT 12, 13, AND 14, BLOCK 5, LUTEAU SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 10 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

EDWARD SPAETH; S & N TARPON ENTERPRISES, INC.

SURVEY ABBREVIATIONS

A = ARC LENGTH A/C = AIR CONDITIONER AL = ALUMINUM ASPH = ASPHALT B = BASE FLOOD ELEVATION BLG = BUILDING BM = BENCH MARK BRT = BATTERY BRG = BEARING BWF = BARBED WIRE FENCE C = CALCULATED CB = CONCRETE BLOCK STRUCTURE C/C = CHAIN LINK FENCE C/L = CLOSURE CNC = CONCRETE C/O = COUNTRY ROAD C/S = CONCRETE SLAB COR = CORNER COV = COVERED AREA	B = BEND DOT = DEPARTMENT OF TRANSPORTATION DRAIN = DRAINAGE D/W = DRIVEWAY EL OR ELEV = ELEVATION EOP = EDGE OF PAVEMENT EOW = EDGE OF WATER EWT = EXISTING WATER TROUGH FOM = FOUND CONCRETE MONUMENT FCS = FENCED CONCRETE SECTION FIP = FOUND IRON PIPE FIR = FOUND IRON ROD FL = FLOOR LINE FLO = FLOOR FOP = FOUND OPEN PIPE FPP = FLOOR POWER CORP. FPP = FOUND PAVED PIPE FPL = FLOOD ZONE LINE GAR = GARAGE GL = GLASS ENCLOSURE HWF = HOOD WIRE FENCE HML = HIGH MOUNTED LINE INV = INVERT	LB = LAND SURVEYING BUSINESS L/E = LOWEST FLOOR ELEVATION L/H = LOWEST HORIZONTAL STRUCTURAL MEMBER LS = LAND SURVEYOR M = MEASURED MAS = MASONRY MEX = MIXED END SECTION MHL = MEAN SEA LEVEL MND = NAIL AND BOTTLE CAP MNS = NAIL AND BOX NAT = NAIL AND TAG NOD = NATIONAL GEODETIC VERTICAL DATUM NO = NUMBER O/A = OVERHEAD O/L = OVERHEAD WIRE(S) OR = OFFICIAL RECORDS R = RAILROAD LINE R/S = REGISTERED LAND SURVEYOR RND = RADIUS RNG = RANGE RSP = RAIL ROAD SPIKE R/W = RIGHT-OF-WAY SCN = SET CONCRETE MONUMENT SEC = SECTION	PK = PROPERTY VALUE PL = PROPERTY LINE POS = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POINT ON LINE PP = POWER POLE PPM = PERMANENT REFERENCE MONUMENT PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PRO = PROPERTY PSP = PROFESSIONAL SURVEYOR & MAPPER PST = PERMANENT RAD = RADIUS R = RECORD RES = RESIDENCE R/L = RAILROAD LINE R/S = REGISTERED LAND SURVEYOR RND = RADIUS RNG = RANGE RSP = RAIL ROAD SPIKE R/W = RIGHT-OF-WAY SCN = SET CONCRETE MONUMENT SEC = SECTION	SET NAD = SET NAIL AND BOTTLE CAP SET = SET 1/2" IRON ROD LSH 1854 SQ = SQUARE SPF = SPIKE RAIL FENCE ST = STATE ROAD STY = STORY SUB = SUBDIVISION TBM = TEMPORARY BENCH MARK TOS = TOP OF BANK TOS = TOP OF SLOPE TRANS = TRANSFER TWP = TOWNSHIP TYP = TYPICAL UG = UNDERGROUND UTL = UTILITY W = WOOD WF = WOOD FRAME STRUCTURE WFL = WOODSIDE FENCE WT = WIRELESS WV = WATER VALVE
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*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- 1) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICTED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 13) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND UNLESS OTHERWISE STATED, THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEASURED AND ARE APPROPRIATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19) THE ACCURACY OF THIS SURVEY, AS DETERMINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5A-17, FLORIDA ADMINISTRATIVE CODE).
- 20) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT GROUND HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER. THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25) THE ELEVATIONS SHOWN HEREON ARE BASED ON PROJECT BENCH MARKS SET BY MICHAEL BAKER ASSOCIATES AND ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).

BOUNDARY SURVEY

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

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230126 DATE SURVEYED: 7-20-2023
DRAWING FILE: 230126.DWG DATE DRAWN: 8-2-2023
LAST REVISION: N/A X REFERENCE: 1101551

GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
N.A.
LD 1834 PDRN (727) 784-6406 FAX (727) 786-1256

- CURVE C1
RADIUS = 554.47'
ARC = 41.42'
CHORD = 41.22'RC; 40.95'M
CHD. BRG. = S59°31'59"E RC
S64°15'08"E M
- CURVE C2
RADIUS = 175.0'
ARC = 23.58'
CHORD = 23.54'RC; 23.58'M
CHD. BRG. = S65°31'09"E RC
S70°20'58"E M
- CURVE C3
RADIUS = 175.0'
ARC = 65'
CHORD = 64.39'RC; 64.82'MC
CHD. BRG. = S54°01'59"E RC
S58°51'35"E M
- CURVE C4
RADIUS = 175.0'
ARC = 65'
CHORD = 64.80'RC; 64.38'MC
CHD. BRG. = N78°45'10"E RC
N74°19'07"E M
- CURVE C5
RADIUS = 175.0'
ARC = 26.10'
CHORD = 26.07'RC; 26.54'MC
CHD. BRG. = S63°53'59"W RC
S57°26'12"W M
- CURVE C6
RADIUS = 225.00'
ARC = 200.33'RC
CHORD = 202.24'RC; 193.78'MC
CHD. BRG. = N86°17'E RC
N82°56'04"E M
- CURVE C7
RADIUS = 150.0'
ARC = 187.98'
CHORD = 183.52'RC; 175.92'MC
CHD. BRG. = S25°56'59"W RC
S19°07'32"W M
- CURVE C8
RADIUS = 15.0'RC
ARC = 33.03'
CHORD = 26.75'RC; 26.75'MC
CHD. BRG. = S50°51'24"W RC
S46°18'29"W M
- CURVE C9
RADIUS = 15.0'RC
ARC = 23.37'
CHORD = 21.99'RC; 21.08'M
CHD. BRG. = S01°38'01"E RC
S00°41'06"E M
- CURVE C10
RADIUS = 554.47'
ARC = 50'
CHORD = 50.03'RC; 52.58'M
CHD. BRG. = S48°04'39"E RC
S52°30'52"E M

- LINE L1
N19°59'E - 91.01'R
N14°57'47"E - 90.20'M
- LINE L2
S77°00'E - 80'R
S81°51'16"E - 80.00'M
- LINE L3
N84°00'E - 40'R
N80°28'22"E - 40.77'M
- LINE L4
S13°26'E - 106.33'R
S23°41'17"E - 106.04'M

LEGEND

- - AIR CONDITIONER
- - BOLLARD
- - ELECTRIC BOX
- - ELECTRIC METER
- - ELEVATION
- - LIFT ARM
- - POWER POLE
- - SEWER CLEAN OUT
- - UNKNOWN VAULT
- - WATER METER
- - GUY WIRE
- - TOP OF BANK
- - OVERHEAD WIRES
- △ - OAK
- - PALM
- - PINE
- - SEA GRAPE
- - UNKNOWN
- - UNKNOWN #1
- - UNKNOWN #2

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SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

Page 466 of 577

AS-BUILT SURVEY
TURTLE COVE MARINA CLUBHOUSE
CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

CERTIFIED TO:
- TURTLE COVE GROUP, LLC
- M & I MARSHALL AND ILSLEY BANK
- LAW OFFICES OF RICHARD A. VENDETTI, P.A.
- ATTORNEYS' TITLE FUND SERVICES, LLC

NOTES:
- ROOF DRAINS NOT SHOWN HEREON (A SEPARATE SURVEY WAS PREPARED AT AN EARLIER DATE, WHICH INCLUDED THEM).
- THIS IS NOT A BOUNDARY SURVEY. NO CORNERS HAVE BEEN SET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND UP-TO-DATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST OTHER THAN AS SHOWN HEREON.
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE "AE" (EL 10 NAVD88) PER FLOOD INSURANCE RATE MAP COMMUNITY No. 120259, PANEL 0019 G, MAP No. 12103C0019C, EFFECTIVE DATE SEPTEMBER 3, 2003, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BEARINGS ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF HILL STREET, BEING N 78°53'02"E (ASSUMED).
- ALL DIMENSIONS SHOWN HEREON ARE IN U.S. FEET AND DECIMALS OF U.S. FEET.
- HORIZONTAL SURVEY ACCURACY EXCEEDS 1 U.S. FOOT IN 10000 U.S. FEET.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ELEVATIONS ARE REFERENCED TO UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) BENCHMARK LOCATED AT THE SOUTHEAST CORNER OF U.S. ALTERNATE HIGHWAY No. 19 AND ANCLOTE RIVER BRIDGE, STAMPED "1956" ELEVATION: 14.82 FEET (NAVD88).

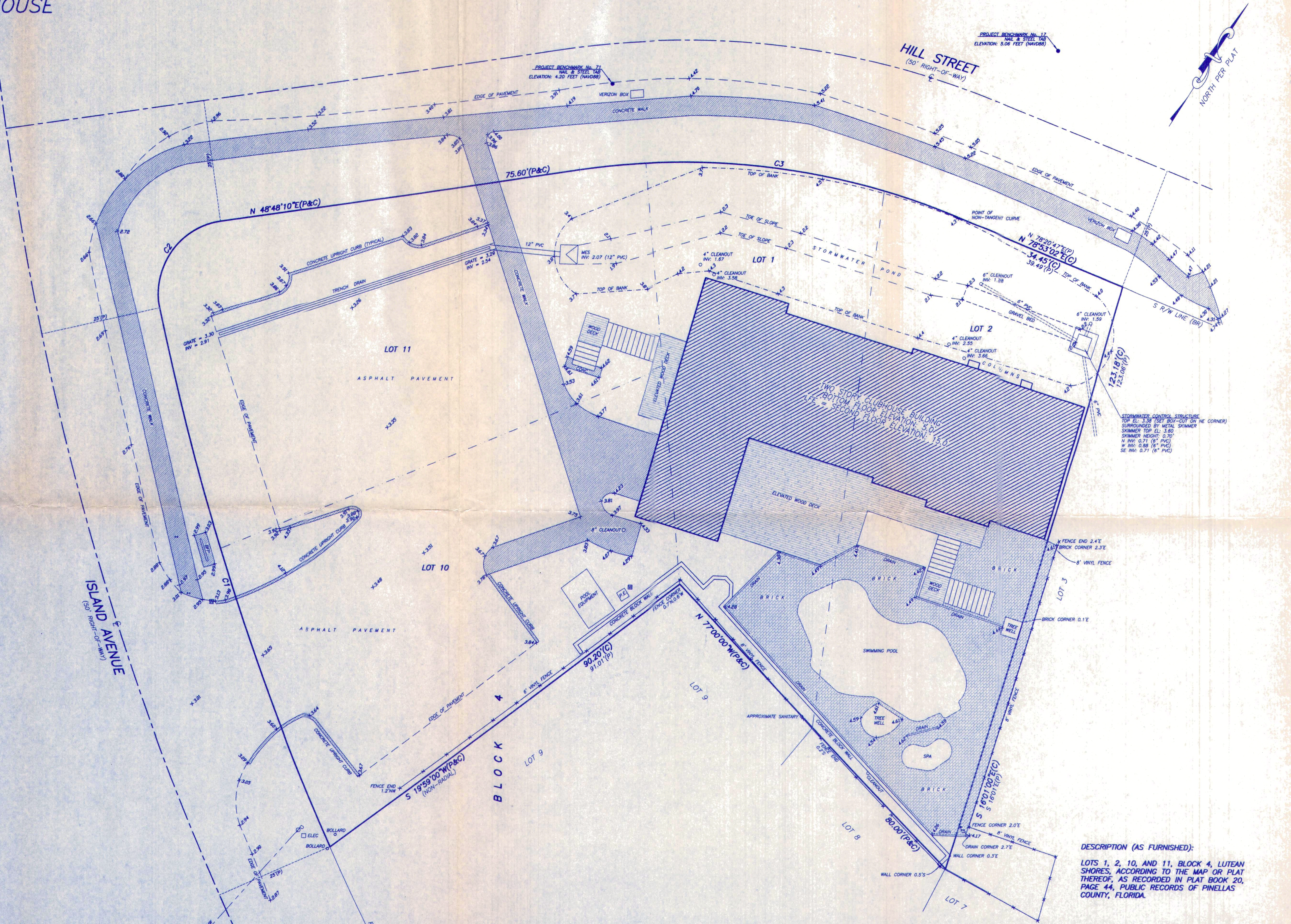
CURVE TABLE

CURVE No. 1
RADIUS = 554.47'(P&C)
DELTA = 11°54'49"(C)
ARC = 115.29'(C)
ARC = 115'(P)
CBR = N 51°24'22"W(C)
CHORD = 115.08'(C)

CURVE No. 2
RADIUS = 15.00'(C)
DELTA = 94°15'09"(C)
ARC = 24.68'(C)
ARC = 23.37'(P)
CBR = N 01°40'35"E(C)
CHORD = 21.99'(C)

CURVE No. 3
RADIUS = 150.00'(P&C)
DELTA = 31°27'07"(C)
ARC = 82.34'(P&C)
CBR = N 64°31'43"E(C)
CHORD = 81.31'(C)

LEGEND AND ABBREVIATIONS:
C = CENTERLINE, PIR = FOUND IRON ROD, P = POWER POLE, W = WATER METER, OHW = OVERHEAD WIRE,
S = CONCRETE SLAB, M = MEASURED, (P) = PER PLAT, (C) = CALCULATED, INV = INVERT ELEVATION,
P.C. = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, C = COVERED AREA, B.F.P. = BACKFLOW PREVENTER,
R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, CBR = CHORD BEARING, P.E. = POOL EQUIPMENT,
CONC. = CONCRETE, S.R. = SET 1/2" IRON ROD No. 4088, (BR) = BEARING REFERENCE, MES = METERED END SECTION,
W/C = WITNESS CORNER, P.R.M. = PERMANENT REFERENCE MONUMENT, L.F.E. = LOWEST FLOOR ELEVATION, W = WATER VALVE,
X0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, C1 = CURVE NUMBER (SEE CURVE TABLE), ELEC = ELECTRIC BOX



DESCRIPTION (AS FURNISHED):
LOTS 1, 2, 10, AND 11, BLOCK 4, LUTEAN SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FIELD BOOK	PAGE
671	1,2
676	24
677	53,54
681	35
695	7
696	61
700	59
701	6,11

MICHAEL BAKER ASSOCIATES
LAND SURVEYORS and PLANNERS
220 SOUTH SAFFORD AVENUE
TARPON SPRINGS, FLORIDA 34689
(727) 838-9026 FAX (727) 838-2566
AUTHORIZATION NUMBER LB 4019

FIELD DATE: DECEMBER 1, 2009
FILE: TC CLUBHOUSE AB
CHECKED BY: MJB
DRAWN BY: RAC

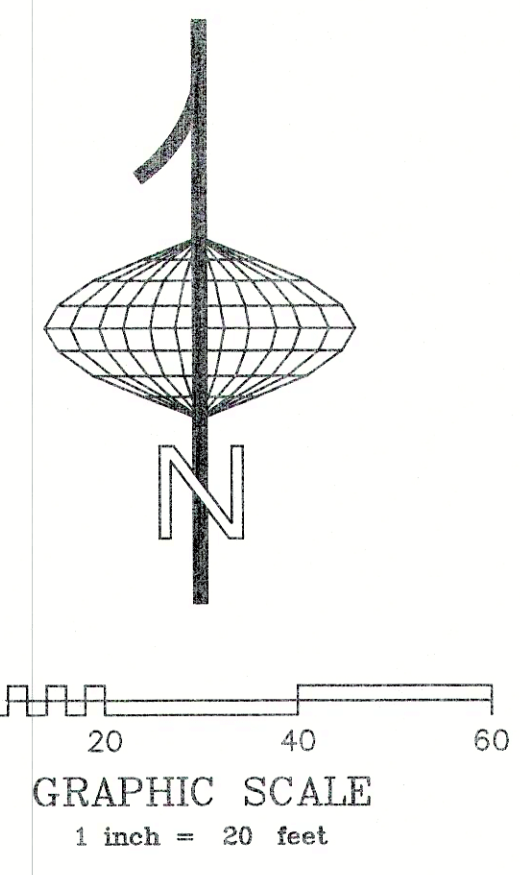
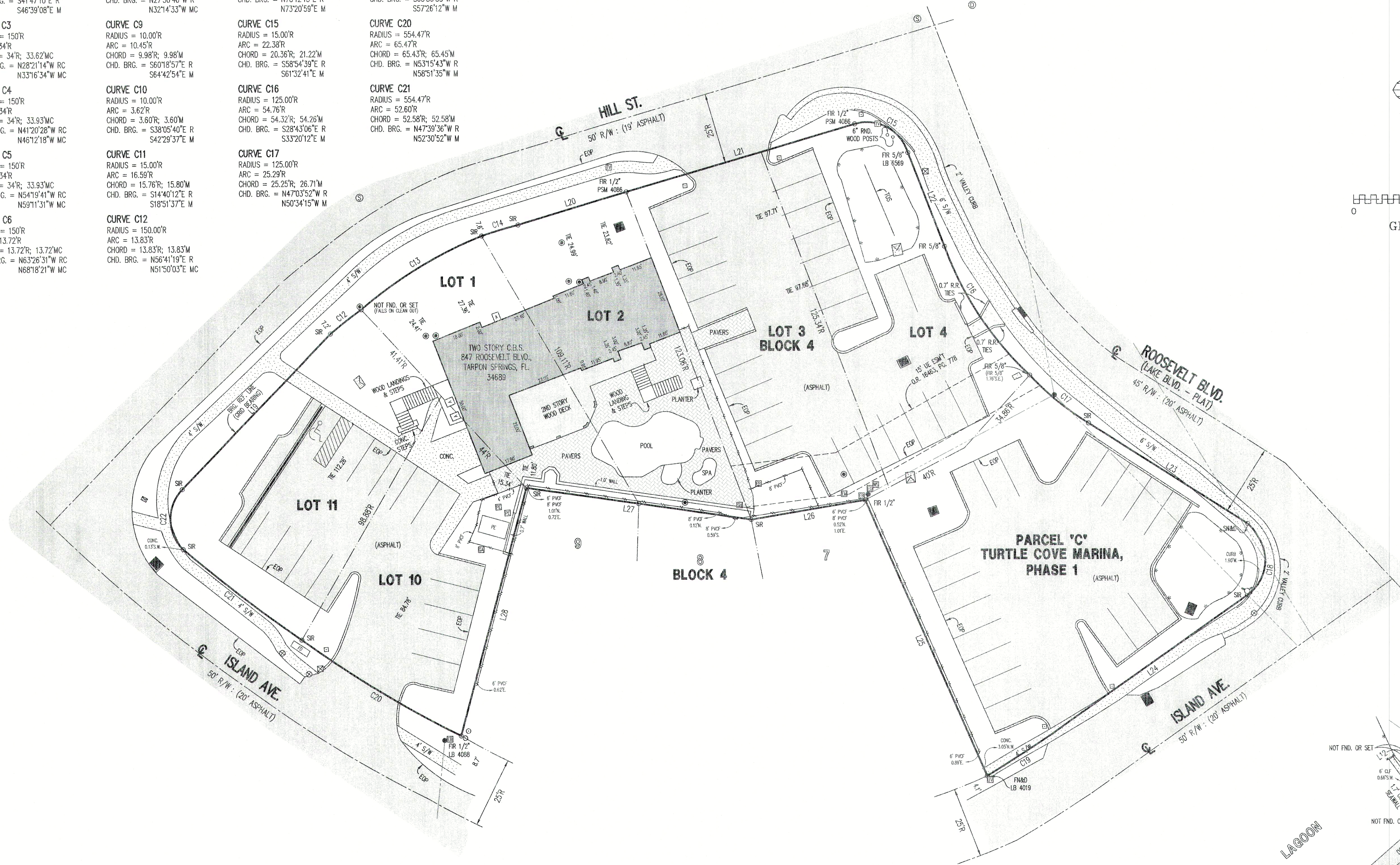
SCALE: 1" = 10'
SURVEYED BY: GNEWT
DATE: 10/4/10

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS TRUE AND CORRECT AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AND CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE.

FOR REFERENCE ONLY
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MICHAEL J. BAKER, P.S. & M. - FLORIDA REG. NO. 4088 DATE SIGNED

CURVE C1 RADIUS = 15.00'R ARC = 25.96'R CHORD = 22.84'R; 22.84'MC CHD. BRG. = N62°19'34"E R N60°19'44"E M	CURVE C7 RADIUS = 35.00'R ARC = 14.98'R CHORD = 14.87'R; 14.87'MC CHD. BRG. = N02°59'47"W R N07°23'54"W M	CURVE C13 RADIUS = 150.00'R ARC = 50.02'R CHORD = 49.79'R; 49.79'M CHD. BRG. = N63°36'05"E R N58°44'49"E M	CURVE C18 RADIUS = 15.00'R ARC = 23.56'R CHORD = 21.21'R; 21.21'M CHD. BRG. = S14°37'28"W R S08°46'12"W M	CURVE C22 RADIUS = 15.00'R ARC = 23.37'R CHORD = 21.08'R; 21.08'M CHD. BRG. = N04°10'10"E R N00°41'06"W M
CURVE C2 RADIUS = 125.00'R ARC = 106.92'R CHORD = 102.78'R; 102.79'M CHD. BRG. = S41°47'10"E R S46°39'08"E M	CURVE C8 RADIUS = 35.00'R ARC = 15.37'R CHORD = 15.25'R; 15.25'MC CHD. BRG. = N27°50'46"W R N32°14'33"W M	CURVE C14 RADIUS = 150.00'R ARC = 13.43'R CHORD = 13.43'R; 13.43'M CHD. BRG. = N63°12'15"E R N73°20'59"E M	CURVE C19 RADIUS = 175.00'R ARC = 25.88'R CHORD = 25.85'R; 25.84'M CHD. BRG. = S63°50'55"W R S57°26'12"W M	
CURVE C3 RADIUS = 150'R ARC = 34'R CHORD = 34'R; 33.82'MC CHD. BRG. = N28°21'14"W RC N33°16'34"W MC	CURVE C9 RADIUS = 10.00'R ARC = 10.45'R CHORD = 9.98'R; 9.98'M CHD. BRG. = S60°15'57"E R S64°42'54"E M	CURVE C15 RADIUS = 15.00'R ARC = 22.38'R CHORD = 20.36'R; 21.22'M CHD. BRG. = S58°54'39"E R S33°20'12"E M	CURVE C20 RADIUS = 554.47'R ARC = 65.47'R CHORD = 52.58'R; 52.58'M CHD. BRG. = N47°39'36"W R N52°30'52"W M	
CURVE C4 RADIUS = 150'R ARC = 34'R CHORD = 34'R; 33.93'MC CHD. BRG. = N41°20'28"W RC N46°12'18"W MC	CURVE C10 RADIUS = 10.00'R ARC = 3.62'R CHORD = 3.60'R; 3.60'M CHD. BRG. = S38°05'40"E R S32°20'12"E M	CURVE C16 RADIUS = 125.00'R ARC = 54.76'R CHORD = 54.32'R; 54.26'M CHD. BRG. = S38°05'40"E R S32°20'12"E M	CURVE C21 RADIUS = 554.47'R ARC = 52.60'R CHORD = 52.58'R; 52.58'M CHD. BRG. = N47°39'36"W R N52°30'52"W M	
CURVE C5 RADIUS = 150'R ARC = 34'R CHORD = 34'R; 33.93'MC CHD. BRG. = N54°19'41"W RC N59°11'31"W MC	CURVE C11 RADIUS = 15.00'R ARC = 16.59'R CHORD = 15.76'R; 15.80'M CHD. BRG. = S14°40'12"E R S18°31'37"E M	CURVE C17 RADIUS = 125.00'R ARC = 25.29'R CHORD = 25.25'R; 26.71'M CHD. BRG. = N47°39'36"W R N50°34'15"W M		
CURVE C6 RADIUS = 150'R ARC = 13.72'R CHORD = 13.72'R; 13.72'MC CHD. BRG. = N63°26'31"W RC N68°12'21"W MC	CURVE C12 RADIUS = 150.00'R ARC = 13.83'R CHORD = 13.83'R; 13.83'M CHD. BRG. = N63°26'31"W RC N68°12'21"W MC			



LINE L1 S61°25'22"W - 89.32'M TO P.O.L.	LINE L16 S31°22'11"E - 31.24'M S35°46'08"E - 31.24'M
LINE L2 N66°03'44"W - 22.97'RC N70°55'34"W - 22.97'MC	LINE L17 S48°27'57"E - 36.16'R S52°51'54"E - 36.16'M
LINE L3 N66°03'44"W - 50'RC N70°55'34"W - 50.00'MC	LINE L18 S16°16'37"W - 106.21'R S11°51'41"W - 106.15'M
LINE L4 N16°16'37"E - 97.25'R N11°24'47"E - 97.25'MC	LINE L19 N48°48'10"E - 75.60'R N43°58'54"E - 75.60'MC
LINE L5 S38°48'30"W - 16.52'R S34°25'43"W - 16.50'M	LINE L20 N78°20'47"E - 39.49'R N73°16'14"E - 39.88'M
LINE L6 N59°42'35"E - 6.20'R N56°14'21"E - 6.07'MC	LINE L21 N78°20'47"E - 84.40'RC N73°35'49"E - 84.06'M
LINE L7 N48°26'13"E - 36.69'R N44°02'16"E - 36.69'MC	LINE L22 S16°10'06"E - 38.18'R S21°06'49"E - 35.45'M
LINE L8 N56°14'01"E - 8.56'R N53°50'04"E - 8.56'MC	LINE L23 S52°51'21"E - 66.18'R S57°42'37"E - 66.18'M
LINE L9 N63°09'52"E - 33.36'R N58°45'55"E - 33.36'MC	LINE L24 S59°37'15"W - 85.11'RC S54°45'59"W - 85.11'M
LINE L10 N22°14'55"E - 15.87'R N17°30'58"E - 15.87'MC	LINE L25 N19°28'00"W - 106.33'R N23°41'17"W - 106.04'M
LINE L11 N60°16'37"E - 50.06'R N55°52'40"E - 50.06'MC	LINE L26 S84°00'00"W - 40.00'R S80°28'22"W - 40.77'M
LINE L12 S59°31'25"W - 0.71'R N55°07'28"E - 0.71'MC	LINE L27 N77°00'00"W - 80.00'RC N81°51'16"W - 80.00'M
LINE L13 S30°30'55"E - 15.23'R S34°54'52"E - 15.23'MC	LINE L28 S19°59'00"W - 91.01'R S14°57'47"W - 90.20'M
LINE L14 S30°22'45"E - 54.19'R S34°46'42"E - 54.19'M	
LINE L15 S48°27'57"E - 36.16'R S52°51'54"E - 36.16'M	

MATCHLINE - SEE SHEET 3

LEGEND	
- A.D.A. PAD	- FILTERED END SECTION
- ALARM BOX	- POOL EQUIPMENT
- BACKFLOW PREVENTER	- POWER POLE
- BOAT POWER PLUG IN	- SEWER CLEAN OUT
- BOAT WASH-DOWN TANK	- SHOWER HEAD
- BOLLARD	- SIGN
- ELECTRIC BOX	- TELCOM PEDESTAL
- ELECTRIC CABINET	- TELCOM VAULT
- ELECTRIC METER	- TRANSFORMER
- ELECTRIC OUTLET	- UNKNOWN LID
- ELECTRIC PANEL	- UNKNOWN VAULT
- ELEVATION	- WATER METER
- FIRE DEPARTMENT CONNECT	- WATER SPIGOT
- FIRE HYDRANT	- WATER VALVE
- FLAG POLE	- YARD DRAIN
- FUEL STORAGE TANK LID	- TOP OF BANK
- FUEL STORAGE TANK MANHOLE	- OVERHEAD WIRES
- GAS CONNECT	- U.G. FIRE LINE
- GAS METER	- U.G. STORM SEWER LINE
- GATE CODE PAD	- U.G. WATER LINE
- GATE MOTOR	- 0.50' CURB
- GRATE INLET	- 0.65' CURB
- LIGHT POLE	- 2' CURB & GUTTER

BOUNDARY SURVEY - (SHEET 4 OF 4)

TURTLE COVE MARINA

REVISED SURVEY TO REFLECT TITLE COMMITMENT ON 6-17-2020 (1101551.DWG)

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.	JOB NUMBER: 1101551 DRAWING FILE: 1101551.DWG LAST REVISION: 6-17-2020 X REFERENCE: N/A	DATE SURVEYED: 4-7-2020 DATE DRAWN: 6-11-2020
	GEORGE A. SHIMP II LAND SURVEYORS LAND PLANNERS 3301 DASOTO BOULEVARD, SUITE D PALM BEACH, FLORIDA 33483 PHONE (727) 784-5458 FAX (727) 786-1255	LAND SURVEYORS LAND PLANNERS 3301 DASOTO BOULEVARD, SUITE D PALM BEACH, FLORIDA 33483 PHONE (727) 784-5458 FAX (727) 786-1255

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CITY OF TARPON SPRINGS, FLORIDA
Certificate of Concurrence

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 S & N Tarpon Enterprises (Ed Spaeth)		Email espaeth@turtlecove-marina.com	
Address 5328 Macoso Ct			
City New Port Richey		State FL	Zip 34655
Phone (727) 443-2869	Fax	Cellular	

Applicant

Name Housh Ghovaee		Email housh@northsideengineering.net	
Address 300 South Belcher Road			
City Clearwater		State FL	Zip 33765
Phone (727) 443-2869	Fax	Cellular (727) 709-0943	

Agent (if applicable)

Name Housh Ghovaee		Email housh@northsideengineering.net	
Address 300 South Belcher Road			
City Clearwater		State FL	Zip 33765
Phone (727) 443-2869	Fax	Cellular (727) 709-0943	

General Information

Project Name Island Drive RV Park - Landings at Turtle Cove	
Property Location or Address 512, 514, 515, 516 Island Drive, Tarpon Springs, FL	
Legal Description (attach additional sheets as necessary) Lutean Shores Block 4, Lots 7-9, Block 5, Lots 12, 14	
Tax Parcel Number(s) 12-27-15-53352-004-0070, 0080, 0090, 005-0120, 005-0141	Site Acreage 1.26

Type of Development Activity [check only one]

- | | |
|--|---|
| ☒ Site Plan for Commercial Development | ☐ Commercial Planned Development |
| ☐ Site Plan for Residential Subdivision | ☐ Industrial Planned Development |
| ☐ Site Plan for Multiple Residential Development | ☐ Conditional Use |
| ☐ Final Subdivision Plat | ☐ Building Permit |
| ☐ Residential Planned Development | ☐ Other: _____ |

Proposed Development

1. Number of Residential Units

_____ Single-Family	_____ Multi-Family	☒ _____ Recreational Vehicle Sites
_____ Two-Family	_____ Mobile Home	_____ Beds (ACLF, ALF, etc.)

Allie Keen

From: Ed Spaeth <ESpaeth@turtlecove-marina.com>
Sent: Thursday, February 8, 2024 12:28 PM
To: Allie Keen
Subject: RE: Conditional Use Narrative

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Hi Allie, please find my response to your questions below in red. Please let me know if you need anything else or more detail in my responses.

Thanks,
Ed Spaeth

Sent from [Mail](#) for Windows

From: [Allie Keen](#)
Sent: Wednesday, February 7, 2024 2:50 PM
To: [Ed Spaeth](#)
Subject: RE: Conditional Use Narrative

Great thank you!

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Edward Spaeth <espaeth@turtlecove-marina.com>
Sent: Wednesday, February 7, 2024 2:48 PM
To: Allie Keen <AKeen@ctsfl.us>
Subject: Re: Conditional Use Narrative

No problem Allie I'm traveling today but will be back in town in the morning. 😊
Sent from my iPhone

On Feb 7, 2024, at 2:46 PM, Allie Keen <AKeen@ctsfl.us> wrote:

Hi Ed,
Club

I am starting to put things together for the Landings RV park staff report. I know I had previously requested a narrative be provided for your proposed conditional use request, but I don't see in the file where we ever received that narrative. Could you please provide a narrative that includes the following information:

1. Brief description of the proposed use : **The site will be redeveloped as a Boutique Motorcoach Resort with the existing Clubhouse and pool used as the amenities for short term rental sites.**
2. Business operations/management, including how guests will be monitored, accessing the RV sites, and who is responsible with responding to issues guests/others may have: **The Landings at Turtle Cove will be administered and overseen by the existing offices located at Turtle Cove Marina. Guest checking in and out of the gated sites with directed and guided to there assigned site and helped with parking and setup with a staff member. The General Manager of Turtle Cove Marina will be responsible for handling any issues during the guest stay.**
3. Anticipated travel routes of guests coming to the site: **The proposed route that will be taken is US Hwy 19 to Live Oak turning into Dodecanese Blvd to Roosevelt Blvd to Island Dr.**

I know we have talked a lot about this over the past several months, but it would be very helpful to have a document to include with your application that addresses these questions. If you could get this to me as soon as possible (preferably by Friday, 2/9) that would be greatly appreciated.

Thank you and sorry if you have provided this already!

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

Great thank you!

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Edward Spaeth <espaeth@turtlecove-marina.com>
Sent: Wednesday, February 7, 2024 2:48 PM
To: Allie Keen <AKeen@ctsfl.us>
Subject: Re: Conditional Use Narrative

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Sent from my iPhone

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1. Brief description of the proposed use
2. Business operations/management, including how guests will be monitored, accessing the RV sites, and who is responsible with responding to issues guests/others may have
3. Anticipated travel routes of guests coming to the site

I know we have talked a lot about this over the past several months, but it would be very helpful to have a document to include with your application that addresses these questions. If you could get this to me as soon as possible (preferably by Friday, 2/9) that would be greatly appreciated.

Thank you and sorry if you have provided this already!

Allie Keen, AICP

Principal Planner

City of Tarpon Springs – Planning & Zoning

akeen@ctsfl.us

727.942.5611

To: City of Tarpon Springs Review Staff:

Re: Landings at Turtle Cove
512 Island Drive
Parking Deviation (Warrant Request)

As was stated at the TRC meeting, most customers would not be bringing a vehicle to the site, only the RV. Since this use does not exactly equate to "lodging", staff agreed that one parking spot per RV is probably not needed. However, we are proposing enough concrete pad length to accommodate both the Recreational vehicle as well as a tow-behind vehicle for 80% of the proposed parking pads. The five spaces designated in the existing parking lot will accommodate those parking spots that do not have enough room for parking of the RV and tow-behind vehicle.

The below diagram depicts the size dimensions of the various sizes of coaches.

The dimensions of motorcoaches vary depending on the type and model, but some average measurements are ¹ ²:

- Motorcoach bus: 39'4" long, 8'4" wide, 12'6" high, 44-49 seats
- Class A motorhome: 33' long, 13.5' high
- Class B motorhome: 20' long, 8' high
- Class C motorhome: 28' long, 10' high

Learn more:

¹ A Technical Guide To Motorcoach Dimension...

 nationsbus.com

² The Complete Guide to Motorhome Types and ...

 lifeonroute.com



Thank you for your consideration.

DRAINAGE NARRATIVE ISLAND DRIVE

LOCATION:

515 Island Drive, Tarpon Springs FL 34689

PROPOSED ACTIVITY:

Construction of a new Seasonal/Short term Rental RV Dwelling

DESIGN CRITERIA:

Tarpon Springs Stormwater Manual

25-Year Storm Event; using the rational method.

The Rainfall Intensity shall be found on the FDOT Zone 6 IDF curve.

PRE-DEVELOPMENT CONDITION:

FIELD A

Area = 16,480 square feet (0.38 acres)

Design Storm = 25-year $C1 = 0.26$ $Tc = 18.20$ Min

Intensity = 6.73 inches / hour (Zone 6 FDOT Rainfall – Intensity Curve)

Pre-Condition Discharge = 0.66 cubic feet per second

FIELD B

Area = 19,165 square feet (0.44 acres)

Design Storm = 25-year $C1 = 0.32$ $Tc = 12.20$ Min

Intensity = 7.91 inches / hour (Zone 6 FDOT Rainfall – Intensity Curve)

Pre-Condition Discharge = 1.10 cubic feet per second

PROPOSED POST-DEVELOPMENT CONDITION:

FIELD A + FIELD B

Area = 16,480 sq. ft. (0.38 acres) + 19,165 sq. ft. (0.44 acres) = 35,645 square feet (0.82 acres)

Design Storm = 25-year $C2$ (Field A) = 0.53 $C2$ (Field B) = 0.57 $Tc = 10$ Minutes

Intensity = 8.46 inches / hour (Zone 6 FDOT Rainfall – Intensity Curve)

Post-Condition Discharge from the Control Structure = 1.69 cubic feet per second

Peak Elevation = 4.11'

Total Post-Condition Discharge going out to the Lagoon = 2.11 cubic feet per second



Digitally signed by Donald B Fairbairn
DN: E=don@northsideengineering.net,
CN=Donald B Fairbairn, O=NORTHSIDE
ENGINEERING, INC.,
SERIALNUMBER=AATL20230510297648,
L=Clearwater, S=Florida, C=US
Reason: I have reviewed this document
Date: 2024.01.25 11:39:51-05'00'

Table of Contents

Narrative

<i>Project Location</i>	3
<i>Pre-development Drainage Conditions</i>	3
<i>Post-development Drainage Conditions</i>	4
<i>Flood Mitigation</i>	4
<i>Summary of Results</i>	5
<i>Conclusion</i>	6
<i>Appendix</i>	7

- Pre-development Basin
- Post-development Basin
- FDEP Report
- BMP Report
- HYDROCAD Report
- NRCS Soil Report
- Underdrain Drawdown Calculation
- Central Florida Testing Laboratory, Inc. Geotech Report for SHWT Determination

Narrative

515 Island Drive Stormwater Management Report

The purpose of this drainage report is to demonstrate to the City of Tarpon Springs and SWFWND that the water quality and water quantity standards have been met. Water quality requirement through retention has been provided as well as stormwater quantity.

Project Location

Mr. Ed Spaeth is proposing to construct a Seasonal/Short term Rental RV Dwelling located at 515 Island Drive, Tarpon Springs, FL 34689. The project site, which is a combination of two sites; Site 1, currently a Vacant Lot and Site 2, currently a Single-Family Residence, is a 35,645 square feet (0.82 acres) parcel sitting inside the 55,006 square feet (1.30 acres) total property lot.

Pre-development Drainage Conditions

Field A

The Pre-development site is 16,480 square feet (0.38 acres). The site stormwater drains as a sheet flow for the first 100 feet, then as a shallow water flow towards the road on the southeast corner of the site. The Pre-development basin's weighted C value was calculated to be 0.26 using the Rational Method. The stormwater intensity used is 6.73 inches/hour found on FDOT Zone 6 Rainfall-IDF Curve for a 25-year frequency storm with 18.2 minutes of Time of Concentration.

The predevelopment discharge rate for the 25-year storm using the Rational Method is **0.66 cubic feet per second**.

Field B

The Pre-development site 19,165 square feet (0.44 acres). The site stormwater drains as a sheet flow for the first 100 feet, then as a shallow water flow towards lagoon on the southeast corner of the site. The Pre-development basin's weighted C value was calculated to be 0.32 using the Rational Method. The stormwater intensity used is 7.91 inches/hour found on FDOT Zone 6 Rainfall-IDF Curve for a 25-year frequency storm with 12.2 minutes of Time of Concentration.

The predevelopment discharge rate for the 25-year storm using the Rational Method is **1.10 cubic feet per second**.

Post-developed Drainage Conditions

The proposed 35,645 square feet (0.82 acres) project will route its stormwater to two storages systems which will provide treatment. The first storage system (6 row, 9 units/row ADS SC-310 infiltrators) is located on Field A, and the second storage system (7 row, 10 units/row ADS SC-310 infiltrators) is located on Field B. The post-development flow discharge from the storage systems will be directed to a control structure with a weir elevation set at 3.80 feet. The stormwater is then conveyed towards the lagoon located on the south side of the property. The Seasonal High-Water Table according to Central Florida Testing Laboratory Inc. Geotech/SHWT Report is 2 feet below level surface. The existing grade surface on site is 3.5 ft.

Seasonal High-Water Elevation = Existing Grade – 2 ft = 3.5' – 2' = 1.5' NAVD

Seasonal High-Water elevation	= 1.50 ft.
Underdrain Invert elevation	= 1.80 ft.
Bottom of the Gravel	= 2.30 ft.
Bottom of Chamber	= 2.80 ft.
Chamber Outlet Invert elevation	= 2.88 ft.
Design High Water elevation	= 4.11 ft.
Top of Chamber	= 4.13 ft.
Top of Gravel	= 4.63 ft.

The Design High-Water elevation is 4.11 ft., leaving more than 6 inches of Freeboard between the Design High-Water elevation and the top of the Gravel (See appendix for the full HydroCAD Report).

Post-Development weighted C value:

Field A = 0.53

Field B = 0.57

Time of Concentration:

Field A = 10 minutes

Field B = 10 minutes

The post development design discharge rate from the control structure for the 25-year/24-hour storm using the HydroCAD software is **1.69 cubic feet per second**.

Flood Mitigation

The Catch Basin (Field C) has a total area of 4,551 sq. ft. with a weighted C value of 0.95. The runoff is collected and conveyed to the lagoon (Please see appendix for the full HydroCAD Report).

The total post development design discharge rate going to the lagoon for the 25-year/24-hour storm using the HydroCAD software is **2.11 cubic feet per second**.

Summary of Results

Stormwater Quantity

The Pre-Development Discharge Flow leaving the site is: (Field A = 0.66) + (Field B = 1.10)

Total Pre-Development Discharge Flow = **1.76 cubic feet per second.**

The stormwater discharges to an Outstanding Florida Water (Lagoon/Tarpon Bayou).

The Post-Development Design High-Water elevation in the storage systems is 4.11 feet, providing 6" of freeboard space.

The Post Development Discharge Flow leaving the Control Structure is **1.69 cubic feet per second.**

The Post Development Discharge Flow leaving the Site is **2.11 cubic feet per second.**

Stormwater Quality

Since the waterbody in the site location is impaired (See Appendix for the full Florida Department of Environmental Protection Report), the treatment depth over the basin area of 0.75 inch is used for net improvement.

$$\begin{aligned} &0.75''/12'' \times (\text{basin area}) \\ &0.5''/12'' \times (35,645 \text{ sq. ft.}) = 2,228 \text{ cubic feet} \end{aligned}$$

Required Treatment Volume = 2,228 cubic feet
(35,645 square feet X 0.75 inches X 1 ft / 12 in. per ft.)

Provided Treatment Volume = 2,348 cubic feet
@ 3.80 elevation, Field A Storage = 1,026 cubic feet
@ 3.80 elevation, Field B Storage = 1,322 cubic feet

Draw down 2,348 cubic feet of provided treatment in 38.63 hours by effluent filtration.

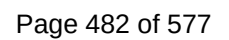
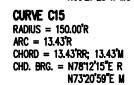
SHWT elevation provided by the CFTL Geotech Report is 2.0 ft. BLS.
SHWT = 3.5 – 2.0 = 1.5

The basin area for the project site requires 2,228 cubic feet of water quality treatment. The water quality treatment will be contained in the storage systems. The weir elevation is set at 3.80 feet, providing a treatment volume of 2,348 cubic feet, which will be treated using an underdrain with a recovery time of 38.63 hours by effluent filtration. (See Appendix for the Combined Storage Drawdown Calculation).

Conclusion

In conclusion, our proposed post-development stormwater management system meets the Tarpon Springs City and SWFWMD Stormwater Guidelines. Therefore, our proposed stormwater management system satisfies Pinellas County requirements.

Appendix



NOTE:
ALL INSPECTION LOGS MUST BE DISPLAYED OR MADE AVAILABLE FOR CITY STORMWATER STAFF TO REVIEW UPON THEIR INSPECTION OF THE FACILITY.

515 Island Drive: Stormwater Facility Inspection and Maintenance Plan

Stormwater Facility Inspection and Maintenance Agreement:

The following inspections will be performed by the owner, or their authorized agent, to assure that the Stormwater Facility, which includes the Stormtech, Pipes, Inlets & Smart box, will continue to function as permitted;

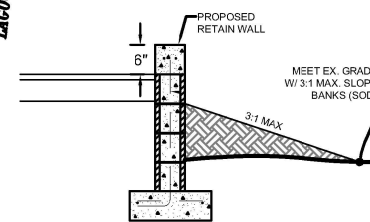
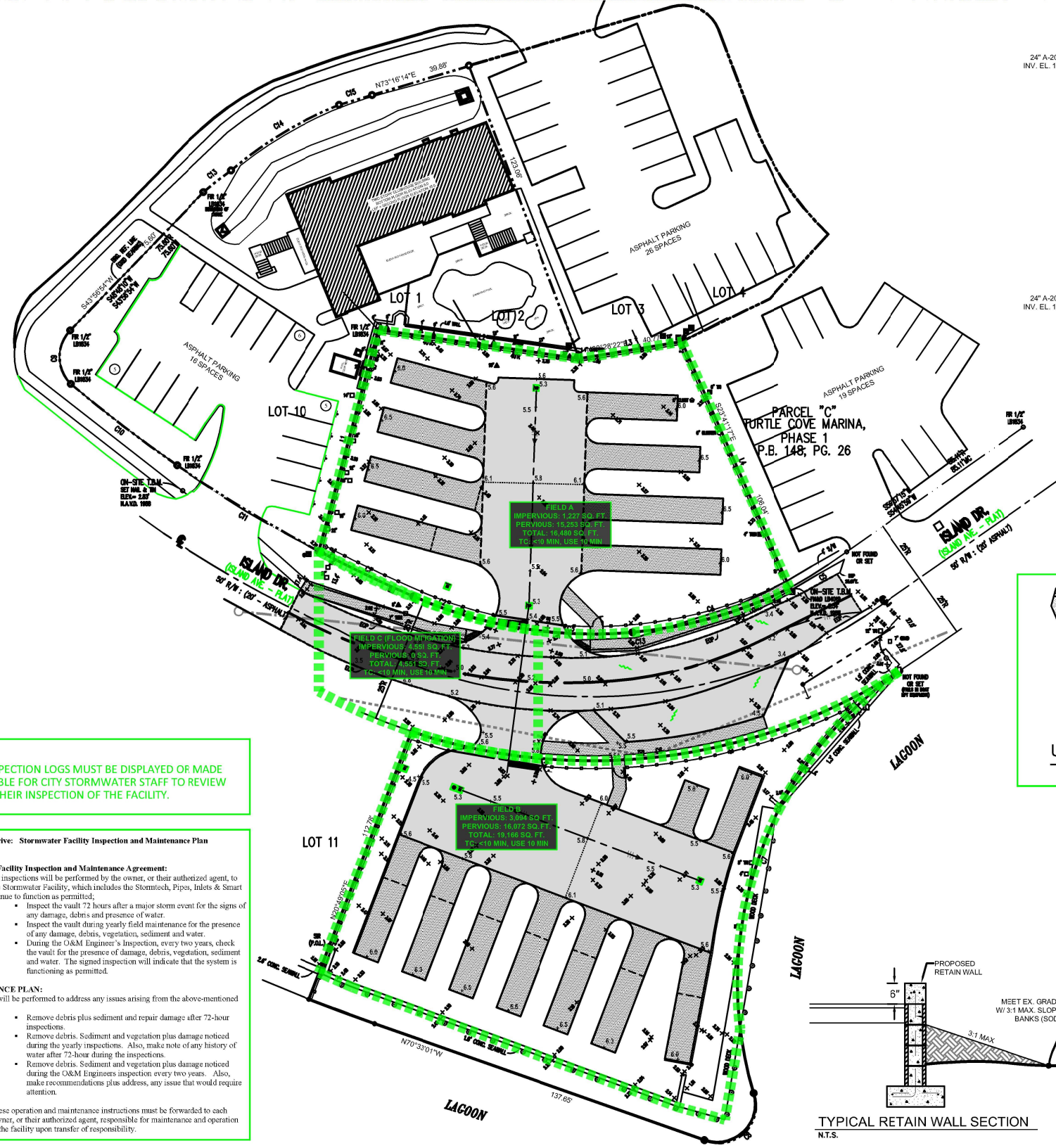
- Inspect the vault 72 hours after a major storm event for the signs of any damage, debris and presence of water.
- Inspect the vault during yearly field maintenance for the presence of any damage, debris, vegetation, sediment and water.
- During the O&M Engineer's inspection, every two years, check the vault for the presence of damage, debris, vegetation, sediment and water. The signed inspection will indicate that the system is functioning as permitted.

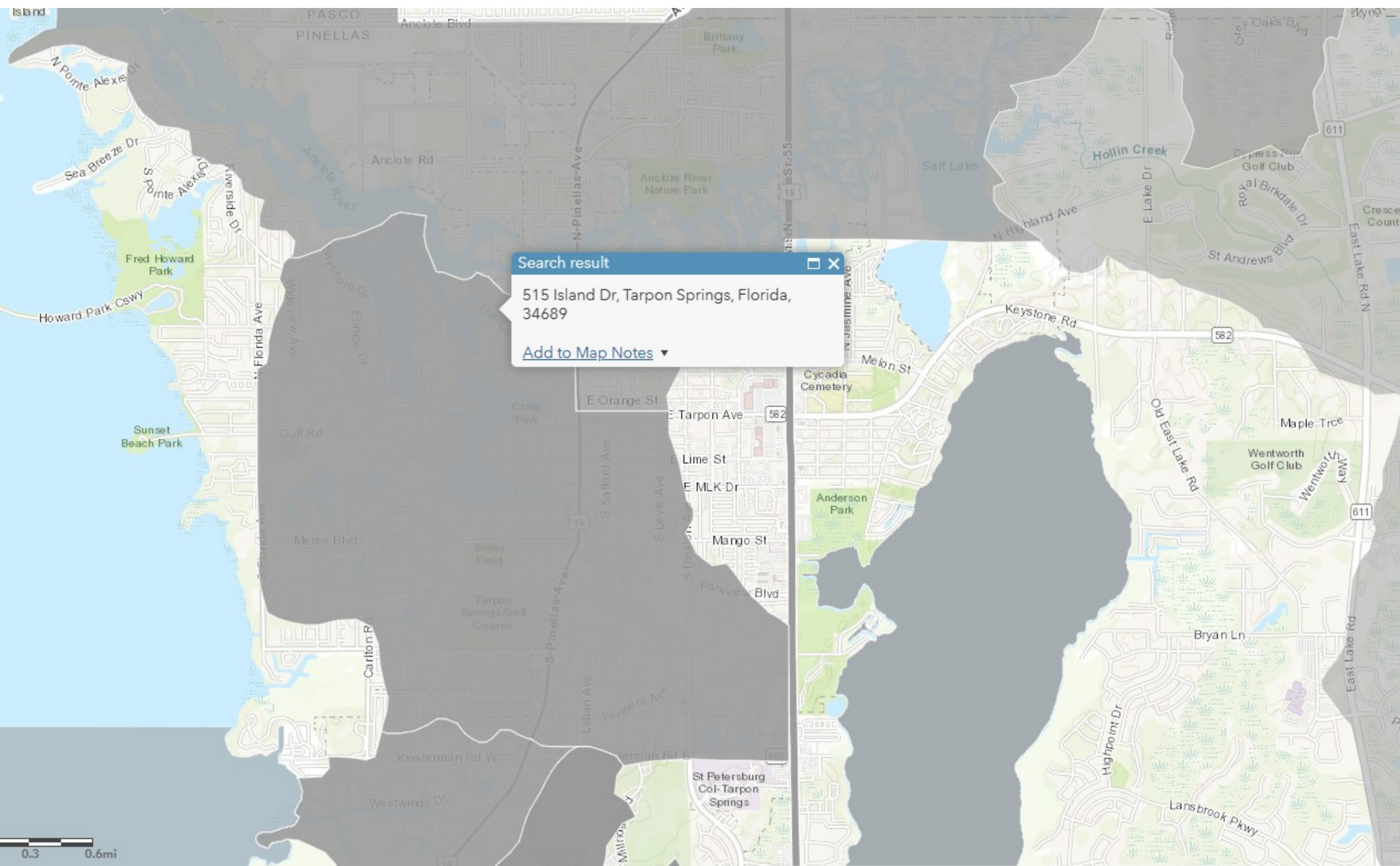
MAINTENANCE PLAN:

Maintenance will be performed to address any issues arising from the above-mentioned inspections.

- Remove debris plus sediment and repair damage after 72-hour inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the yearly inspections. Also, make note of any history of water after 72-hour during the inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the O&M Engineers inspection every two years. Also, make recommendations plus address, any issue that would require attention.

Notes:
These operation and maintenance instructions must be forwarded to each owner, or their authorized agent, responsible for maintenance and operation of the facility upon transfer of responsibility.

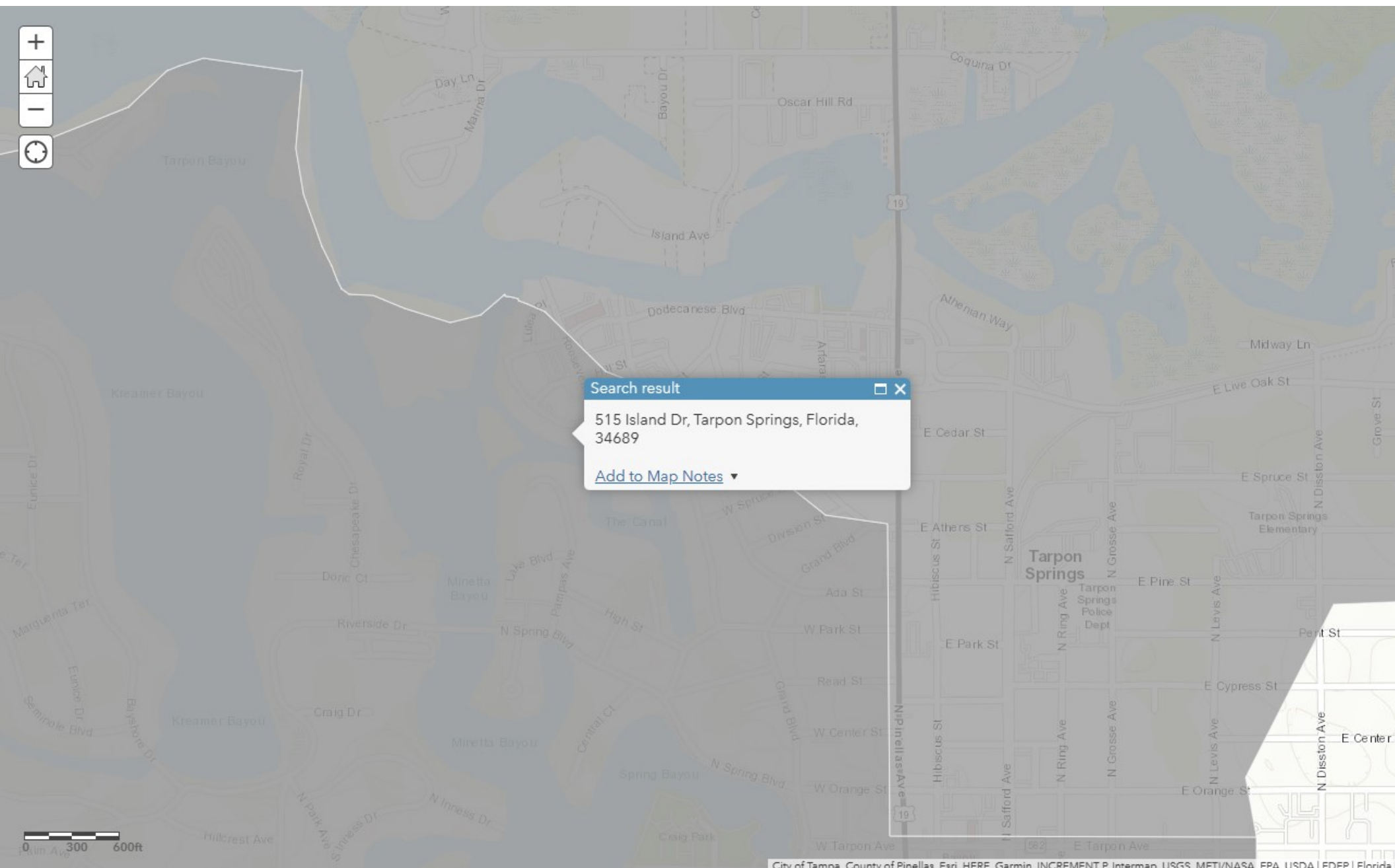




Search result

515 Island Dr, Tarpon Springs, Florida,
34689

[Add to Map Notes](#) ▼



Search result

515 Island Dr, Tarpon Springs, Florida,
34689

[Add to Map Notes](#) ▼

(1 of 3)

Waters Not Attaining Standards: Anclote River Bayou Complex (Spring Bayou)

WBID	1440A
CYCLE	5
WATERBODY_NAME	Anclote River Bayou Complex (Spring Bayou)
GROUP NUMBER	5
GROUP NAME	Springs Coast
PLANNING UNIT	Anclote River / Coastal Pinellas County
WATERBODY TYPE	Estuary
WATERBODY CLASS	3M
PARAMETER_IWR	Nutrients (Chlorophyll-a)
PARAMETER_GROUP	Nutrients
IR_ASSESSMENT_CATEGORY	4e
ASSESSMENT_STATUS	Ongoing Restoration Activities
COMMENTS	This waterbody is impaired for this parameter because the annual geometric means exceeded the criterion more than once in a three year period during the verified period. However, it is being placed in category 4e (Ongoing Restoration) because there are ongoing restoration activities to address the nutrient impairment. The Anclote River Watershed 4e Plan includes pollutant control measures to address the nutrient impairment in the Anclote River Estuary. This parameter will remain on the 303(d) List.

[Zoom to](#)

Waters Not Attaining Standards: Anclote River Bayou Complex (Spring Bayou)

WBID	1440A
CYCLE	5
WATERBODY_NAME	Anclote River Bayou Complex (Spring Bayou)
GROUP NUMBER	5
GROUP NAME	Springs Coast
PLANNING UNIT	Anclote River / Coastal Pinellas County
WATERBODY TYPE	Estuary
WATERBODY CLASS	3M
PARAMETER_IWR	Nutrients (Total Nitrogen)
PARAMETER_GROUP	Nutrients
IR_ASSESSMENT_CATEGORY	4e
ASSESSMENT_STATUS	Ongoing Restoration Activities
COMMENTS	This waterbody is impaired for this parameter because the annual geometric means exceeded the criterion more than once in a three year period during the verified period. However, it is being placed in category 4e (Ongoing Restoration) because there are ongoing restoration activities to address the nutrient impairment. The Anclote River Watershed 4e Plan includes pollutant control measures to address the nutrient impairment in the Anclote River Estuary. This parameter will remain on the 303(d) List.

[Zoom to](#)

Waters Not Attaining Standards: Anclote River Bayou Complex (Spring Bayou)

WBID	1440A
CYCLE	5
WATERBODY_NAME	Anclote River Bayou Complex (Spring Bayou)
GROUP NUMBER	5
GROUP NAME	Springs Coast
PLANNING UNIT	Anclote River / Coastal Pinellas County
WATERBODY TYPE	Estuary
WATERBODY CLASS	3M
PARAMETER_IWR	Iron
PARAMETER_GROUP	Metals
IR_ASSESSMENT_CATEGORY	5
ASSESSMENT_STATUS	Impaired
COMMENTS	This waterbody has sufficient data to meet the planning list requirements for this parameter during the planning period. This parameter will remain on the Verified List and the 303(d) List based on the previous assessment.

[Zoom to](#)

Complete Report (not including cost) Ver 4.3.5

Project: ISLAND DRIVE

Date: 12/1/2023 4:36:06 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	ISLAND DRIVE
Rainfall Zone	Florida Zone 4
Annual Mean Rainfall	51.00

Pre-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327
Area (acres)	0.82
Rational Coefficient (0-1)	0.33
Non DCIA Curve Number	89.00
DCIA Percent (0-100)	14.15
Nitrogen EMC (mg/l)	2.070
Phosphorus EMC (mg/l)	0.327
Runoff Volume (ac-ft/yr)	1.153
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	2.942
Phosphorus Loading (kg/yr)	0.465

Post-Condition Landuse Information

Landuse	Low-Density Residential: TN=1.645 TP=0.27
Area (acres)	0.82
Rational Coefficient (0-1)	0.52
Non DCIA Curve Number	89.00
DCIA Percent (0-100)	47.34
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.645
Phosphorus EMC (mg/l)	0.270
Runoff Volume (ac-ft/yr)	1.816
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000

Nitrogen Loading (kg/yr)	3.683
Phosphorus Loading (kg/yr)	0.605

Catchment Number: 1 Name: ISLAND DRIVE

Project: ISLAND DRIVE

Date: 12/1/2023

Retention Design

Retention Depth (in) 0.750

Retention Volume (ac-ft) 0.051

Watershed Characteristics

Catchment Area (acres) 0.82

Contributing Area (acres) 0.820

Non-DCIA Curve Number 89.00

DCIA Percent 47.34

Rainfall Zone Florida Zone 4

Rainfall (in) 51.00

Surface Water Discharge

Required TN Treatment Efficiency (%) 20

Provided TN Treatment Efficiency (%) 64

Required TP Treatment Efficiency (%) 23

Provided TP Treatment Efficiency (%) 64

Media Mix Information

Type of Media Mix Not Specified

Media N Reduction (%)

Media P Reduction (%)

Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr) 0.000

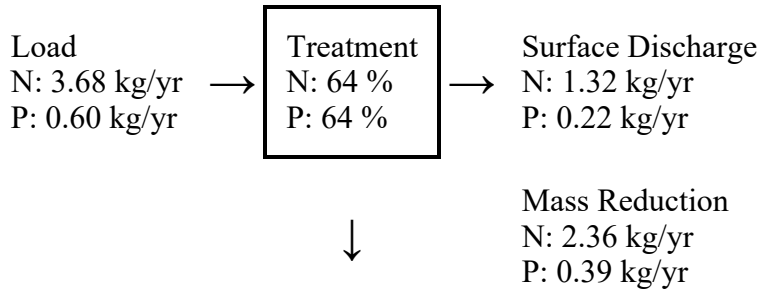
TN Mass Load (kg/yr) 2.360

TN Concentration (mg/L) 0.000

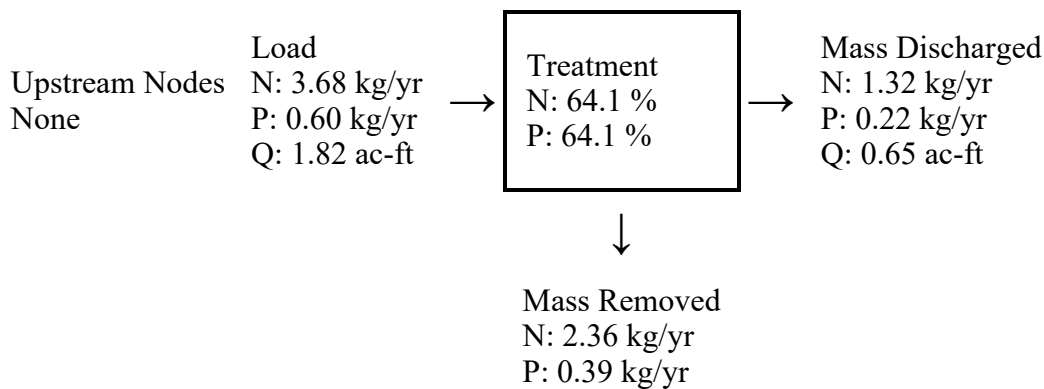
TP Mass Load (kg/yr) 0.387

TP Concentration (mg/L) 0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: ISLAND DRIVE

Analysis Type: Net Improvement

Date:12/1/2023

BMP Types:

Catchment 1 - (ISLAND DRIVE)

Routing Summary

Retention

Catchment 1 Routed to Outlet

Based on % removal values to the nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load 2.94 kg/yr

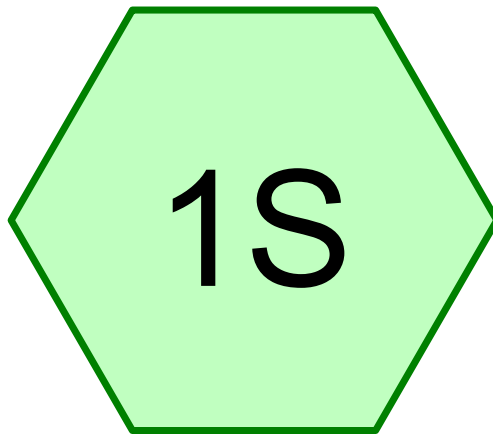
Total N post load 3.68 kg/yr

Target N load reduction	20 %	
Target N discharge load	2.94 kg/yr	
Percent N load reduction	64 %	
Provided N discharge load	1.32 kg/yr	2.92 lb/yr
Provided N load removed	2.36 kg/yr	5.2 lb/yr

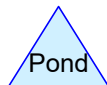
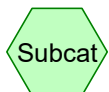
Phosphorus

Surface Water Discharge

Total P pre load	.465 kg/yr	
Total P post load	.605 kg/yr	
Target P load reduction	23 %	
Target P discharge load	.465 kg/yr	
Percent P load reduction	64 %	
Provided P discharge load	.217 kg/yr	.48 lb/yr
Provided P load removed	.387 kg/yr	.854 lb/yr



PREDEVELOPMENT (FIELD A)



Routing Diagram for PRE (FIELD A)

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PRE (FIELD A)*FL-DOT Zone 6 25-Year Duration=18 min, Inten=6.73 in/hr*

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Page 2

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PREDEVELOPMENT

Runoff Area=16,480 sf 7.45% Impervious Runoff Depth=0.52"

Flow Length=257' Tc=18.2 min C=0.26 Runoff=0.66 cfs 0.016 af

Total Runoff Area = 0.378 ac Runoff Volume = 0.016 af Average Runoff Depth = 0.52"**92.55% Pervious = 0.350 ac 7.45% Impervious = 0.028 ac**

PRE (FIELD A)

FL-DOT Zone 6 25-Year Duration=18 min, Inten=6.73 in/hr

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Page 3

Summary for Subcatchment 1S: PREDEVELOPMENT (FIELD A)

[48] Hint: Peak<CiA due to short duration

Runoff = 0.66 cfs @ 0.30 hrs, Volume= 0.016 af, Depth= 0.52"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

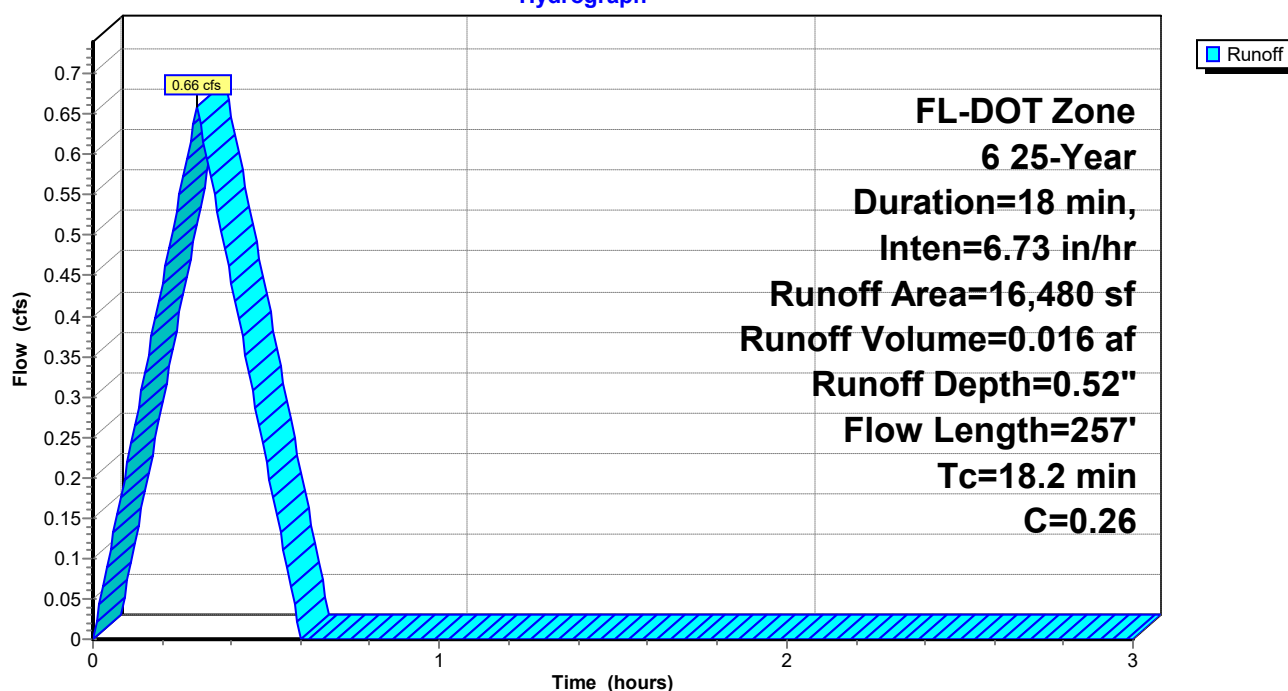
FL-DOT Zone 6 25-Year Duration=18 min, Inten=6.73 in/hr

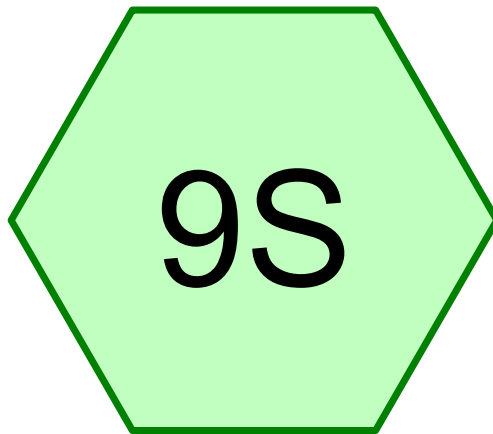
Area (sf)	C	Description
1,227	0.95	IMPERVIOUS
0	1.00	POND
15,253	0.20	PERVIOUS
16,480	0.26	Weighted Average
15,253		92.55% Pervious Area
1,227		7.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0070	0.13		Sheet Flow, SHEET FLOW
					Grass: Short n= 0.150 P2= 4.50"
5.6	157	0.0044	0.46		Shallow Concentrated Flow, SHALLOW FLOW
					Short Grass Pasture Kv= 7.0 fps
18.2	257	Total			

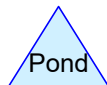
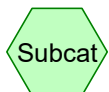
Subcatchment 1S: PREDEVELOPMENT (FIELD A)

Hydrograph





PREDEVELOPMENT (FIELD B)



Routing Diagram for PRE (FIELD B)

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PRE (FIELD B)*FL-DOT Zone 6 25-Year Duration=12 min, Inten=7.91 in/hr*

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Page 2

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 9S: PREDEVELOPMENT

Runoff Area=19,166 sf 16.14% Impervious Runoff Depth=0.50"

Flow Length=154' Tc=12.2 min C=0.32 Runoff=1.10 cfs 0.018 af

Total Runoff Area = 0.440 ac Runoff Volume = 0.018 af Average Runoff Depth = 0.50"**83.86% Pervious = 0.369 ac 16.14% Impervious = 0.071 ac**

PRE (FIELD B)

FL-DOT Zone 6 25-Year Duration=12 min, Inten=7.91 in/hr

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Page 3

Summary for Subcatchment 9S: PREDEVELOPMENT (FIELD B)

[48] Hint: Peak<CiA due to short duration

Runoff = 1.10 cfs @ 0.20 hrs, Volume= 0.018 af, Depth= 0.50"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

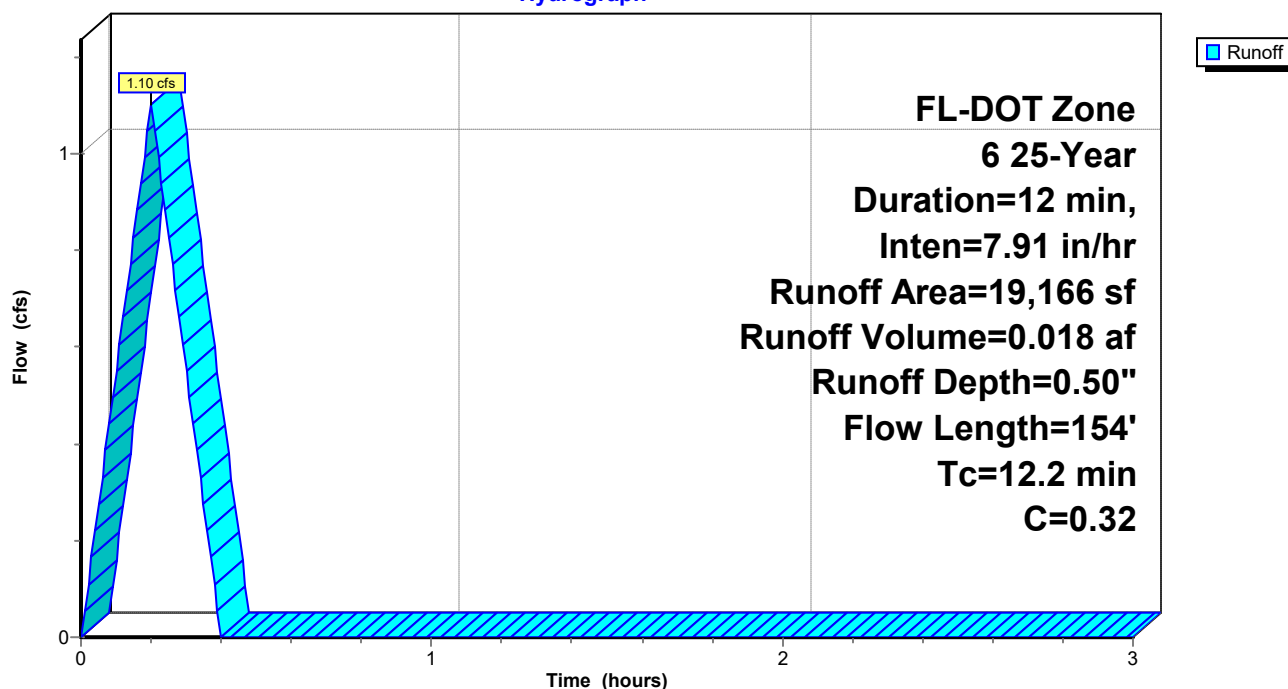
FL-DOT Zone 6 25-Year Duration=12 min, Inten=7.91 in/hr

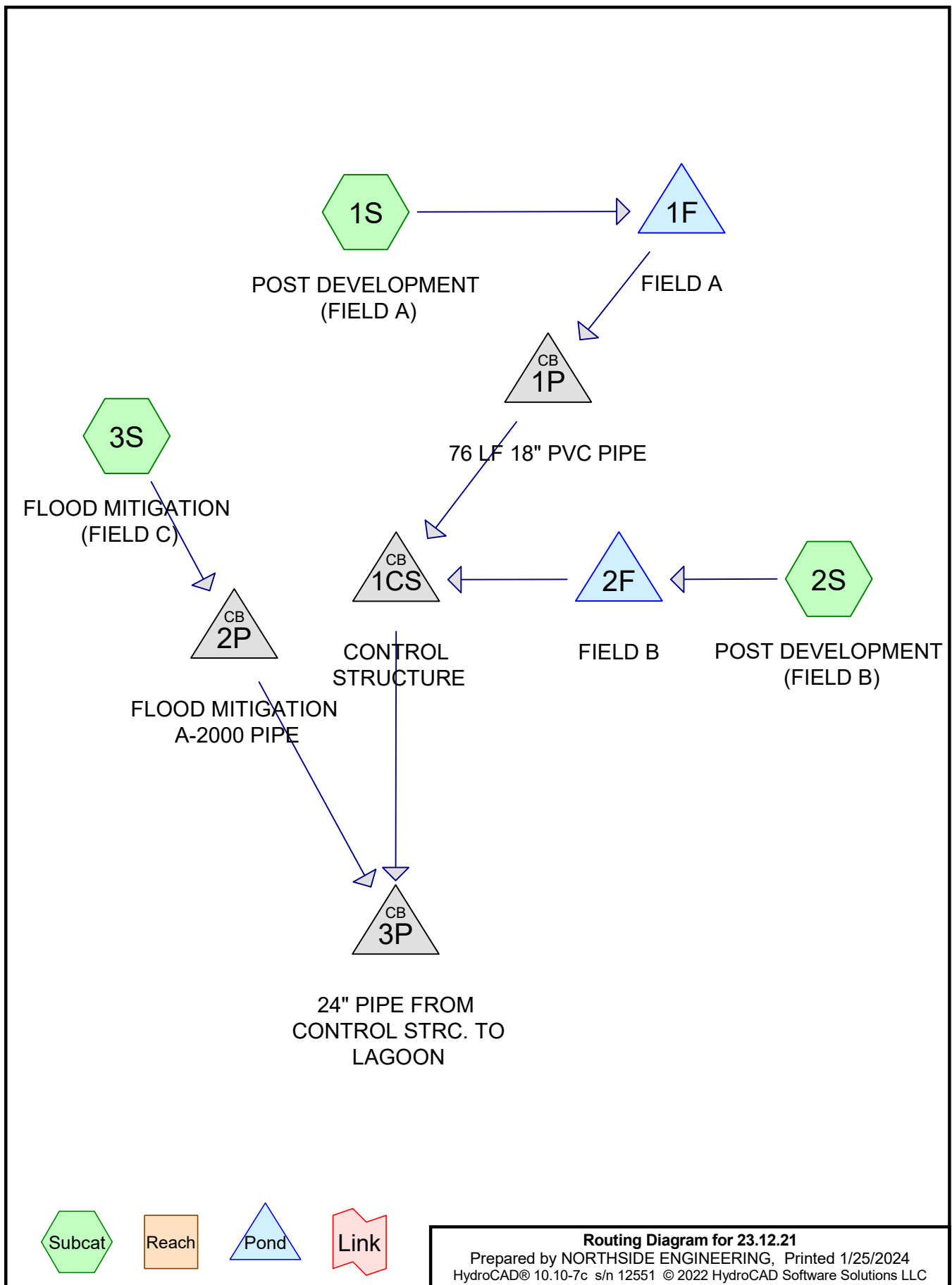
Area (sf)	C	Description
3,094	0.95	IMPERVIOUS
0	1.00	POND
16,072	0.20	PERVIOUS
19,166	0.32	Weighted Average
16,072		83.86% Pervious Area
3,094		16.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.1	100	0.0120	0.16		Sheet Flow, SHEET FLOW
					Grass: Short n= 0.150 P2= 4.50"
2.1	54	0.0037	0.43		Shallow Concentrated Flow, SHALLOW FLOW
					Short Grass Pasture Kv= 7.0 fps
12.2	154	Total			

Subcatchment 9S: PREDEVELOPMENT (FIELD B)

Hydrograph





23.12.21

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Page 2

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	1CS	1.60	0.20	17.0	0.0824	0.010	0.0	24.0	0.0
2	1F	2.80	3.00	10.0	-0.0200	0.010	0.0	18.0	0.0
3	1P	3.00	2.85	76.0	0.0020	0.010	0.0	18.0	0.0
4	2F	2.90	2.80	14.0	0.0071	0.010	0.0	15.0	0.0
5	2P	0.40	0.30	33.0	0.0030	0.010	0.0	18.0	0.0
6	2P	0.30	0.20	27.0	0.0037	0.010	0.0	18.0	0.0
7	3P	1.60	1.50	87.0	0.0011	0.010	0.0	24.0	0.0

23.12.21*FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr*

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Page 3

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: POST DEVELOPMENT Runoff Area=16,480 sf 44.62% Impervious Runoff Depth=0.75"
Tc=10.0 min C=0.53 Runoff=1.68 cfs 0.024 af

Subcatchment 2S: POST DEVELOPMENT Runoff Area=19,165 sf 49.68% Impervious Runoff Depth=0.80"
Tc=10.0 min C=0.57 Runoff=2.10 cfs 0.029 af

Subcatchment 3S: FLOOD MITIGATION Runoff Area=4,551 sf 100.00% Impervious Runoff Depth=1.34"
Tc=10.0 min C=0.95 Runoff=0.83 cfs 0.012 af

Pond 1CS: CONTROL STRUCTURE Peak Elev=4.11' Inflow=1.69 cfs 0.037 af
Outflow=1.69 cfs 0.037 af

Pond 1F: FIELD A Peak Elev=3.40' Storage=724 cf Inflow=1.68 cfs 0.024 af
18.0" Round Culvert n=0.010 L=10.0' S=-0.0200 '/' Outflow=0.82 cfs 0.015 af

Pond 1P: 76 LF 18" PVC PIPE Peak Elev=3.50' Inflow=0.82 cfs 0.015 af
18.0" Round Culvert n=0.010 L=76.0' S=0.0020 '/' Outflow=0.82 cfs 0.015 af

Pond 2F: FIELD B Peak Elev=3.40' Storage=932 cf Inflow=2.10 cfs 0.029 af
15.0" Round Culvert n=0.010 L=14.0' S=0.0071 '/' Outflow=0.87 cfs 0.021 af

Pond 2P: FLOOD MITIGATION A-2000 PIPE Peak Elev=0.88' Inflow=0.83 cfs 0.012 af
Outflow=0.83 cfs 0.012 af

Pond 3P: 24" PIPE FROM CONTROL STRC. TO LAGOON Peak Elev=2.39' Inflow=2.11 cfs 0.048 af
24.0" Round Culvert n=0.010 L=87.0' S=0.0011 '/' Outflow=2.11 cfs 0.048 af

Total Runoff Area = 0.923 ac Runoff Volume = 0.065 af Average Runoff Depth = 0.84"
46.70% Pervious = 0.431 ac 53.30% Impervious = 0.492 ac

23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 4

Summary for Subcatchment 1S: POST DEVELOPMENT (FIELD A)

Runoff = 1.68 cfs @ 0.17 hrs, Volume= 0.024 af, Depth= 0.75"
 Routed to Pond 1F : FIELD A

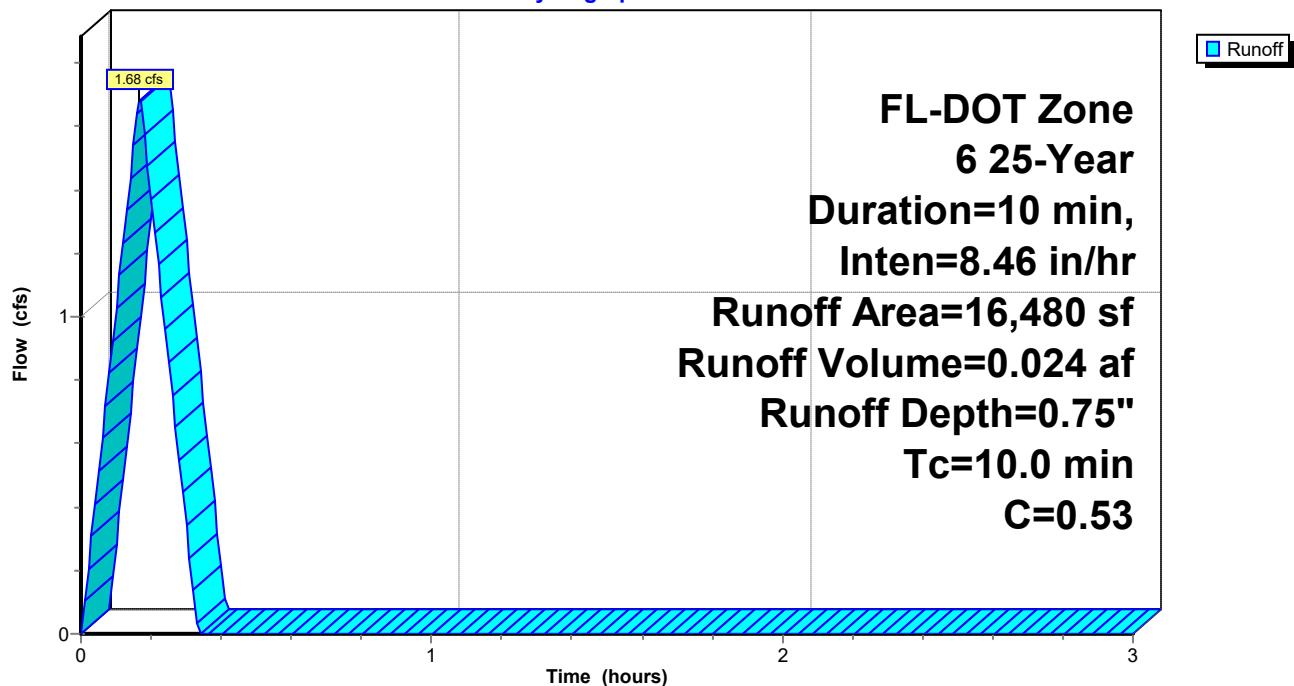
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

Area (sf)	C	Description
7,353	0.95	IMPERVIOUS
0	1.00	POND
9,127	0.20	PERVIOUS
16,480	0.53	Weighted Average
9,127		55.38% Pervious Area
7,353		44.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, DIRECT ENTRY

Subcatchment 1S: POST DEVELOPMENT (FIELD A)

Hydrograph



23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 5

Summary for Subcatchment 2S: POST DEVELOPMENT (FIELD B)

Runoff = 2.10 cfs @ 0.17 hrs, Volume= 0.029 af, Depth= 0.80"
Routed to Pond 2F : FIELD B

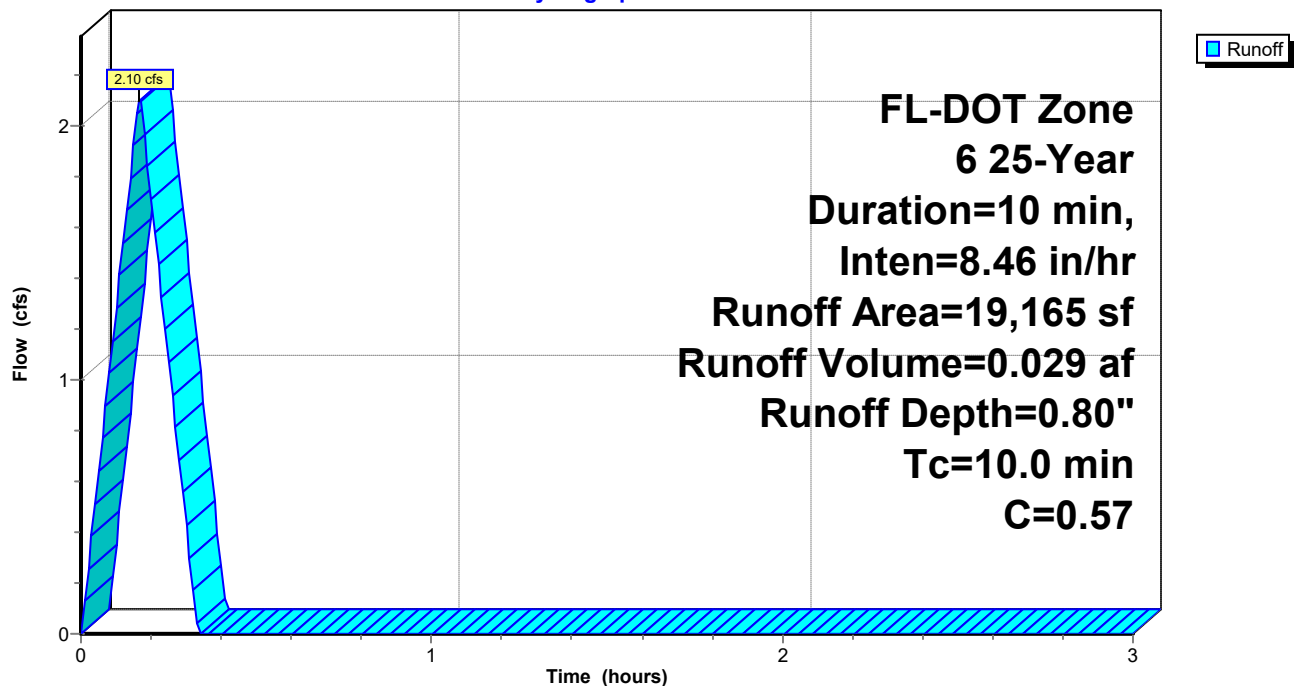
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

Area (sf)	C	Description
9,521	0.95	IMPERVIOUS
0	1.00	POND
9,644	0.20	PERVIOUS
19,165	0.57	Weighted Average
9,644		50.32% Pervious Area
9,521		49.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, DIRECT ENTRY

Subcatchment 2S: POST DEVELOPMENT (FIELD B)

Hydrograph



23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 6

Summary for Subcatchment 3S: FLOOD MITIGATION (FIELD C)

Runoff = 0.83 cfs @ 0.17 hrs, Volume= 0.012 af, Depth= 1.34"
Routed to Pond 2P : FLOOD MITIGATION A-2000 PIPE

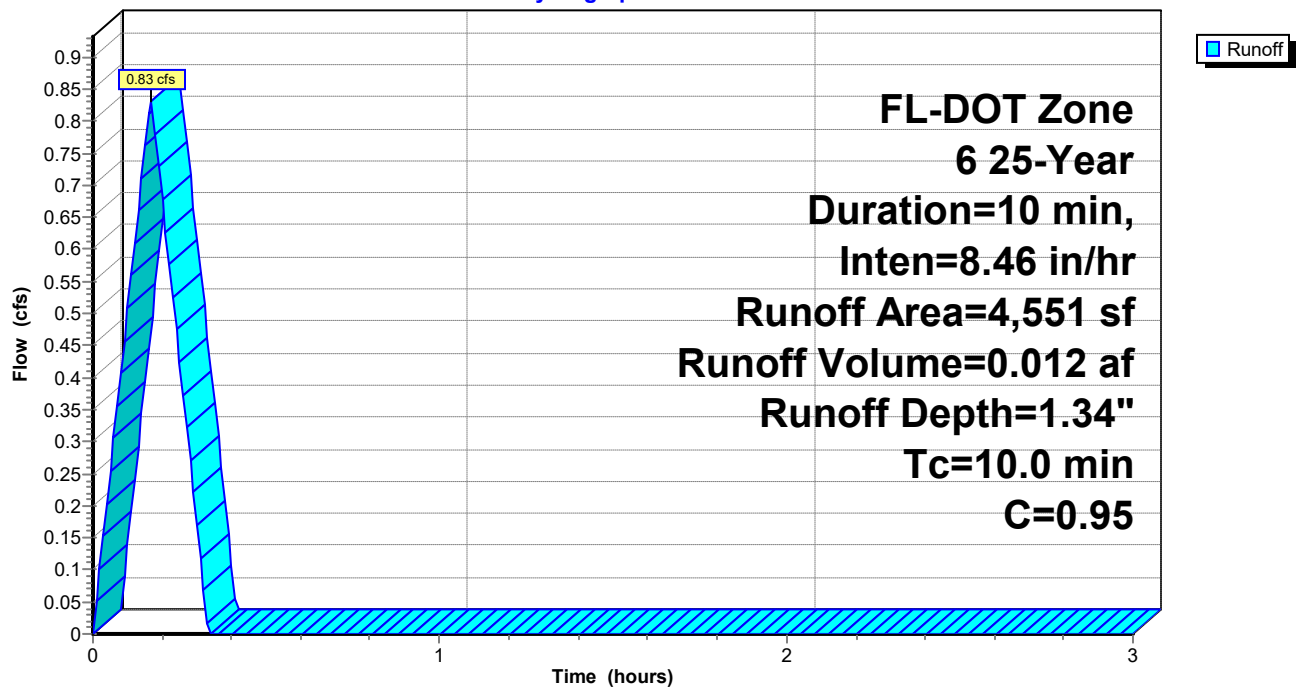
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

Area (sf)	C	Description
4,551	0.95	IMPERVIOUS
4,551		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, DIRECT ENTRY

Subcatchment 3S: FLOOD MITIGATION (FIELD C)

Hydrograph



Summary for Pond 1CS: CONTROL STRUCTURE

Inflow Area = 0.818 ac, 47.34% Impervious, Inflow Depth > 0.54" for 25-Year event
 Inflow = 1.69 cfs @ 0.26 hrs, Volume= 0.037 af
 Outflow = 1.69 cfs @ 0.26 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.69 cfs @ 0.26 hrs, Volume= 0.037 af
 Routed to Pond 3P : 24" PIPE FROM CONTROL STRC. TO LAGOON

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Peak Elev= 4.11' @ 0.26 hrs

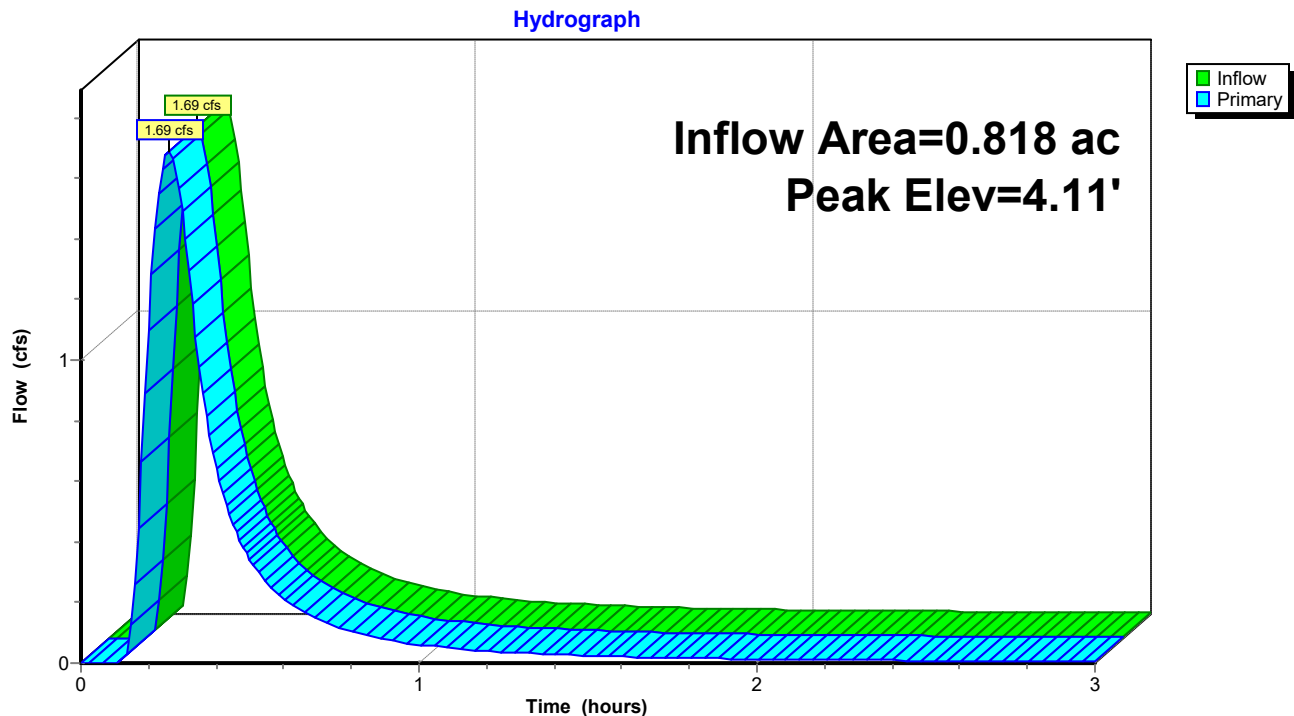
Device	Routing	Invert	Outlet Devices
#1	Device 2	3.80'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 24.0" Round RCP_Round 24" L= 17.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1.60' / 0.20' S= 0.0824 ' S= 0.0824 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf
#2	Primary	1.60'	

Primary OutFlow Max=1.68 cfs @ 0.26 hrs HW=4.11' (Free Discharge)

2=RCP_Round 24" (Passes 1.68 cfs of 18.61 cfs potential flow)

1=Sharp-Crested Rectangular Weir (Weir Controls 1.68 cfs @ 1.83 fps)

Pond 1CS: CONTROL STRUCTURE



23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

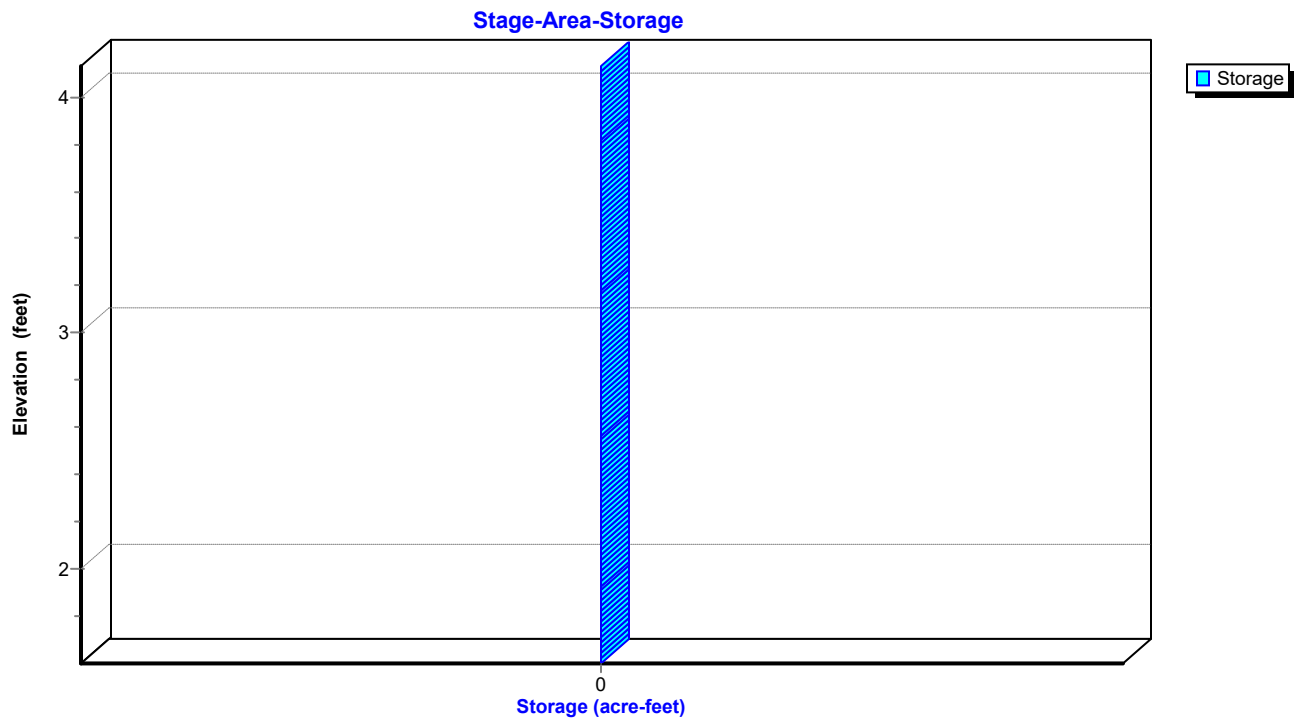
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Page 8

Pond 1CS: CONTROL STRUCTURE



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Page 9

Stage-Area-Storage for Pond 1CS: CONTROL STRUCTURE

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
1.60	0.000	2.64	0.000	3.68	0.000
1.62	0.000	2.66	0.000	3.70	0.000
1.64	0.000	2.68	0.000	3.72	0.000
1.66	0.000	2.70	0.000	3.74	0.000
1.68	0.000	2.72	0.000	3.76	0.000
1.70	0.000	2.74	0.000	3.78	0.000
1.72	0.000	2.76	0.000	3.80	0.000
1.74	0.000	2.78	0.000	3.82	0.000
1.76	0.000	2.80	0.000	3.84	0.000
1.78	0.000	2.82	0.000	3.86	0.000
1.80	0.000	2.84	0.000	3.88	0.000
1.82	0.000	2.86	0.000	3.90	0.000
1.84	0.000	2.88	0.000	3.92	0.000
1.86	0.000	2.90	0.000	3.94	0.000
1.88	0.000	2.92	0.000	3.96	0.000
1.90	0.000	2.94	0.000	3.98	0.000
1.92	0.000	2.96	0.000	4.00	0.000
1.94	0.000	2.98	0.000	4.02	0.000
1.96	0.000	3.00	0.000	4.04	0.000
1.98	0.000	3.02	0.000	4.06	0.000
2.00	0.000	3.04	0.000	4.08	0.000
2.02	0.000	3.06	0.000	4.10	0.000
2.04	0.000	3.08	0.000	4.12	0.000
2.06	0.000	3.10	0.000		
2.08	0.000	3.12	0.000		
2.10	0.000	3.14	0.000		
2.12	0.000	3.16	0.000		
2.14	0.000	3.18	0.000		
2.16	0.000	3.20	0.000		
2.18	0.000	3.22	0.000		
2.20	0.000	3.24	0.000		
2.22	0.000	3.26	0.000		
2.24	0.000	3.28	0.000		
2.26	0.000	3.30	0.000		
2.28	0.000	3.32	0.000		
2.30	0.000	3.34	0.000		
2.32	0.000	3.36	0.000		
2.34	0.000	3.38	0.000		
2.36	0.000	3.40	0.000		
2.38	0.000	3.42	0.000		
2.40	0.000	3.44	0.000		
2.42	0.000	3.46	0.000		
2.44	0.000	3.48	0.000		
2.46	0.000	3.50	0.000		
2.48	0.000	3.52	0.000		
2.50	0.000	3.54	0.000		
2.52	0.000	3.56	0.000		
2.54	0.000	3.58	0.000		
2.56	0.000	3.60	0.000		
2.58	0.000	3.62	0.000		
2.60	0.000	3.64	0.000		
2.62	0.000	3.66	0.000		

Summary for Pond 1F: FIELD A

Inflow Area = 0.378 ac, 44.62% Impervious, Inflow Depth = 0.75" for 25-Year event
 Inflow = 1.68 cfs @ 0.17 hrs, Volume= 0.024 af
 Outflow = 0.82 cfs @ 0.25 hrs, Volume= 0.015 af, Atten= 51%, Lag= 5.2 min
 Primary = 0.82 cfs @ 0.25 hrs, Volume= 0.015 af
 Routed to Pond 1P : 76 LF 18" PVC PIPE

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 3.40' @ 0.25 hrs Surf.Area= 1,447 sf Storage= 724 cf

Plug-Flow detention time= 17.8 min calculated for 0.015 af (64% of inflow)
 Center-of-Mass det. time= 15.9 min (25.9 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	2.30'	516 cf	21.50'W x 67.28'L x 2.33'H Field A 3,375 cf Overall - 796 cf Embedded = 2,579 cf x 20.0% Voids
#2A	2.80'	796 cf	ADS_StormTech SC-310 +Cap x 54 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 54 Chambers in 6 Rows
		1,312 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	18.0" Round RCP_Round 18" L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 2.80' / 3.00' S= -0.0200 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.81 cfs @ 0.25 hrs HW=3.40' (Free Discharge)
 ↑ **1=RCP_Round 18"** (Inlet Controls 0.81 cfs @ 2.15 fps)

23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 11

Pond 1F: FIELD A - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)

Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf

Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

9 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 65.28' Row Length +12.0" End Stone x 2 = 67.28' Base Length

6 Rows x 34.0" Wide + 6.0" Spacing x 5 + 12.0" Side Stone x 2 = 21.50' Base Width

6.0" Stone Base + 16.0" Chamber Height + 6.0" Stone Cover = 2.33' Field Height

54 Chambers x 14.7 cf = 796.1 cf Chamber Storage

3,375.2 cf Field - 796.1 cf Chambers = 2,579.1 cf Stone x 20.0% Voids = 515.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,311.9 cf = 0.030 af

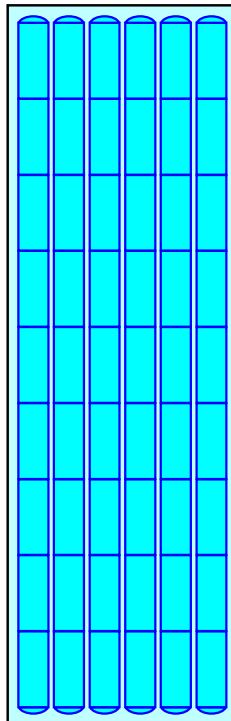
Overall Storage Efficiency = 38.9%

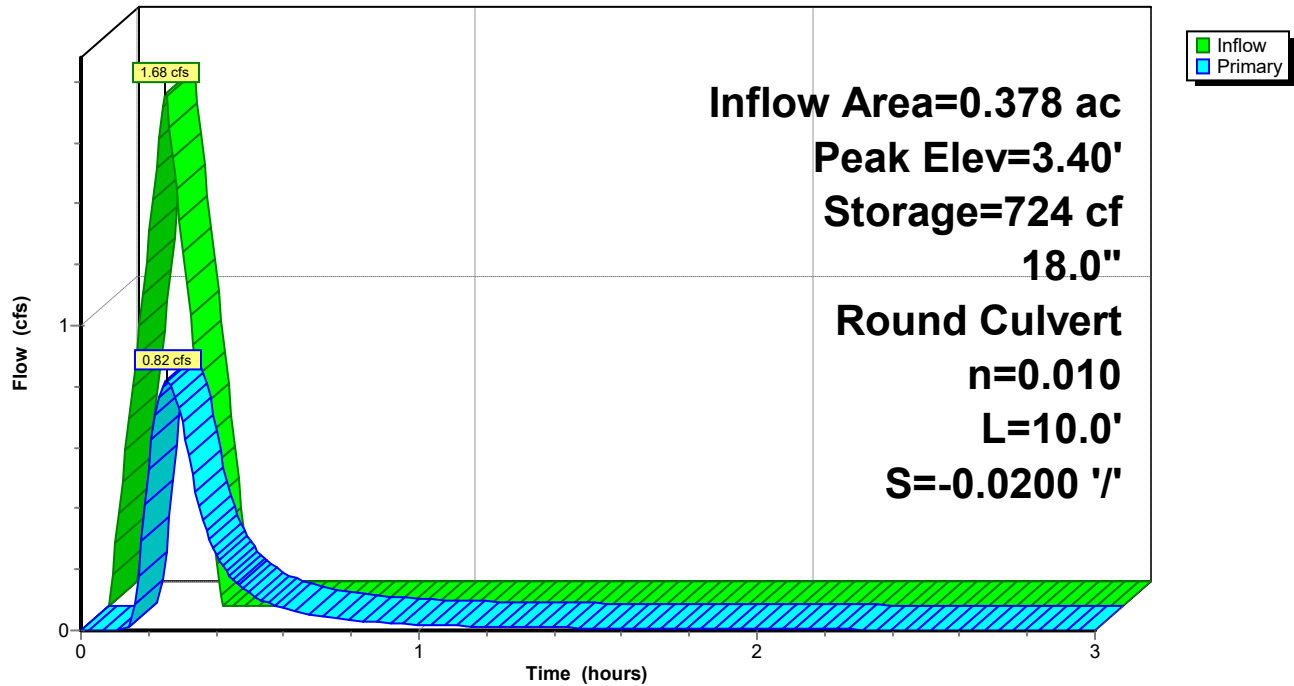
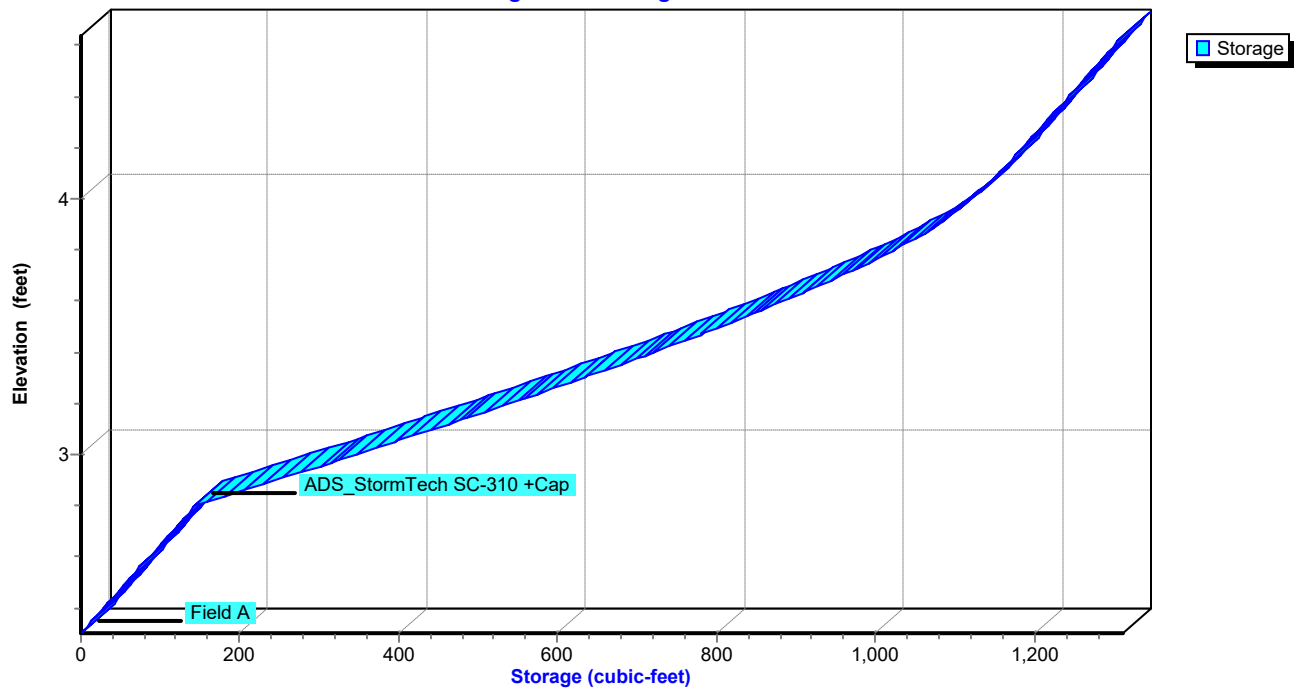
Overall System Size = 67.28' x 21.50' x 2.33'

54 Chambers

125.0 cy Field

95.5 cy Stone



Pond 1F: FIELD A**Hydrograph****Pond 1F: FIELD A****Stage-Area-Storage**

23.12.21*FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr*

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Page 13

Stage-Area-Storage for Pond 1F: FIELD A

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
2.30	0	3.34	671	4.38	1,239
2.32	6	3.36	689	4.40	1,244
2.34	12	3.38	706	4.42	1,250
2.36	17	3.40	723	4.44	1,256
2.38	23	3.42	741	4.46	1,262
2.40	29	3.44	758	4.48	1,268
2.42	35	3.46	775	4.50	1,273
2.44	41	3.48	791	4.52	1,279
2.46	46	3.50	808	4.54	1,285
2.48	52	3.52	824	4.56	1,291
2.50	58	3.54	840	4.58	1,296
2.52	64	3.56	856	4.60	1,302
2.54	69	3.58	872	4.62	1,308
2.56	75	3.60	887		
2.58	81	3.62	902		
2.60	87	3.64	917		
2.62	93	3.66	932		
2.64	98	3.68	946		
2.66	104	3.70	960		
2.68	110	3.72	974		
2.70	116	3.74	987		
2.72	122	3.76	1,001		
2.74	127	3.78	1,013		
2.76	133	3.80	1,026		
2.78	139	3.82	1,038		
2.80	145	3.84	1,049		
2.82	165	3.86	1,060		
2.84	186	3.88	1,071		
2.86	206	3.90	1,080		
2.88	227	3.92	1,090		
2.90	247	3.94	1,099		
2.92	268	3.96	1,107		
2.94	288	3.98	1,115		
2.96	308	4.00	1,123		
2.98	328	4.02	1,130		
3.00	348	4.04	1,137		
3.02	368	4.06	1,144		
3.04	388	4.08	1,151		
3.06	408	4.10	1,157		
3.08	427	4.12	1,163		
3.10	447	4.14	1,169		
3.12	466	4.16	1,175		
3.14	486	4.18	1,181		
3.16	505	4.20	1,187		
3.18	524	4.22	1,192		
3.20	543	4.24	1,198		
3.22	561	4.26	1,204		
3.24	580	4.28	1,210		
3.26	598	4.30	1,215		
3.28	617	4.32	1,221		
3.30	635	4.34	1,227		
3.32	653	4.36	1,233		

23.12.21

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Page 14

Summary for Pond 1P: 76 LF 18" PVC PIPE

Inflow Area = 0.378 ac, 44.62% Impervious, Inflow Depth > 0.48" for 25-Year event
Inflow = 0.82 cfs @ 0.25 hrs, Volume= 0.015 af
Outflow = 0.82 cfs @ 0.25 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min
Primary = 0.82 cfs @ 0.25 hrs, Volume= 0.015 af
Routed to Pond 1CS : CONTROL STRUCTURE

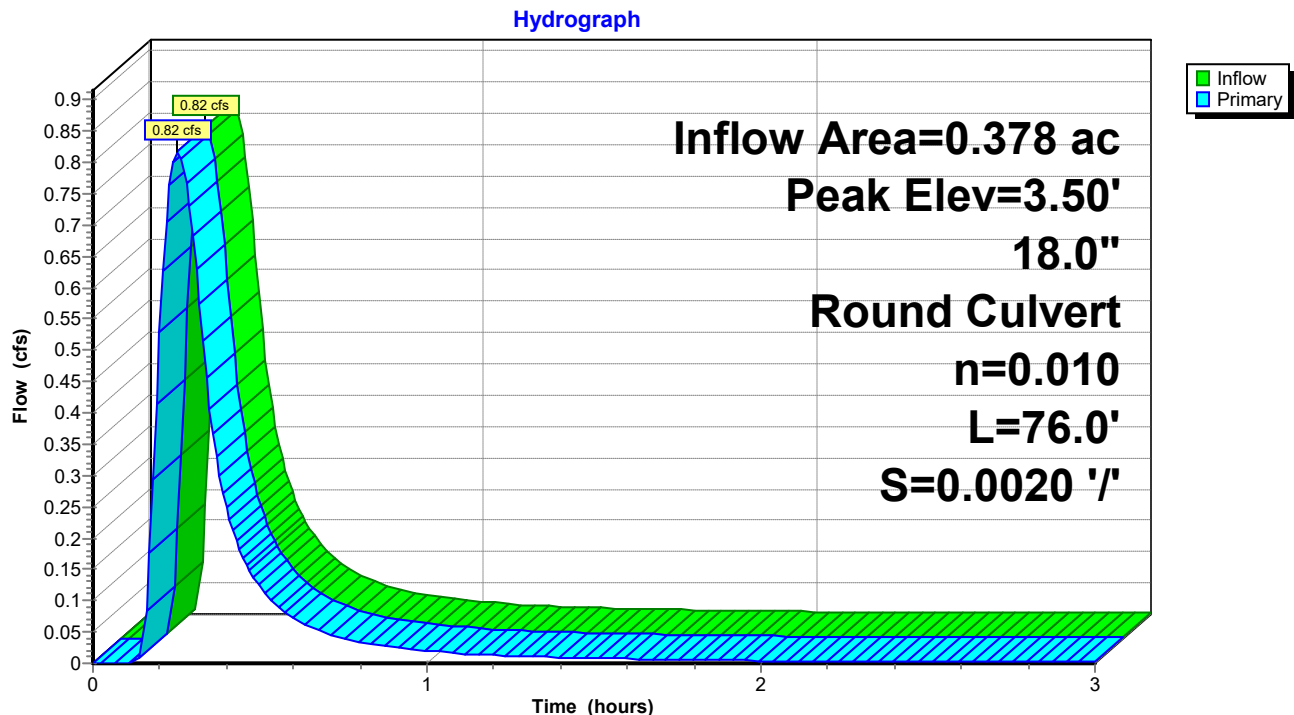
Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Peak Elev= 3.50' @ 0.25 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	3.00'	18.0" Round RCP_Round 18" L= 76.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 3.00' / 2.85' S= 0.0020 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.81 cfs @ 0.25 hrs HW=3.50' (Free Discharge)

↑1=RCP_Round 18" (Barrel Controls 0.81 cfs @ 2.36 fps)

Pond 1P: 76 LF 18" PVC PIPE

23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

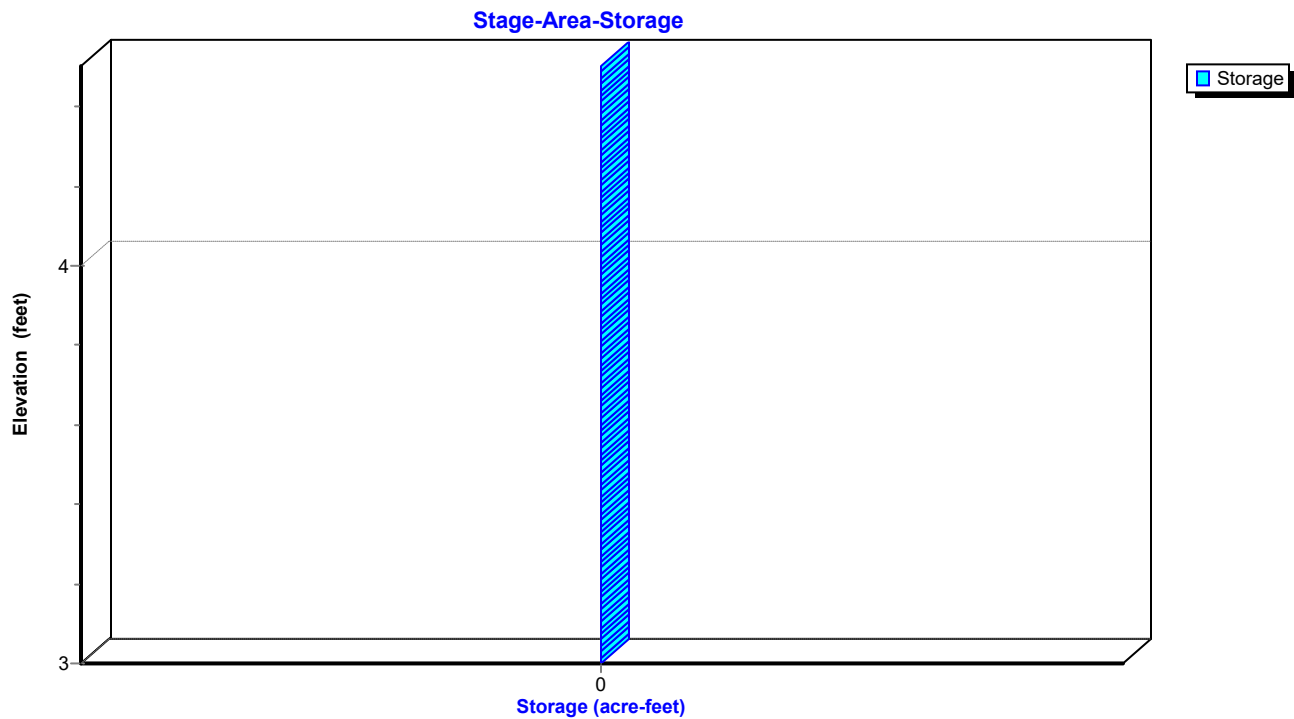
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Page 15

Pond 1P: 76 LF 18" PVC PIPE



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Page 16

Stage-Area-Storage for Pond 1P: 76 LF 18" PVC PIPE

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
3.00	0.000	3.52	0.000	4.04	0.000
3.01	0.000	3.53	0.000	4.05	0.000
3.02	0.000	3.54	0.000	4.06	0.000
3.03	0.000	3.55	0.000	4.07	0.000
3.04	0.000	3.56	0.000	4.08	0.000
3.05	0.000	3.57	0.000	4.09	0.000
3.06	0.000	3.58	0.000	4.10	0.000
3.07	0.000	3.59	0.000	4.11	0.000
3.08	0.000	3.60	0.000	4.12	0.000
3.09	0.000	3.61	0.000	4.13	0.000
3.10	0.000	3.62	0.000	4.14	0.000
3.11	0.000	3.63	0.000	4.15	0.000
3.12	0.000	3.64	0.000	4.16	0.000
3.13	0.000	3.65	0.000	4.17	0.000
3.14	0.000	3.66	0.000	4.18	0.000
3.15	0.000	3.67	0.000	4.19	0.000
3.16	0.000	3.68	0.000	4.20	0.000
3.17	0.000	3.69	0.000	4.21	0.000
3.18	0.000	3.70	0.000	4.22	0.000
3.19	0.000	3.71	0.000	4.23	0.000
3.20	0.000	3.72	0.000	4.24	0.000
3.21	0.000	3.73	0.000	4.25	0.000
3.22	0.000	3.74	0.000	4.26	0.000
3.23	0.000	3.75	0.000	4.27	0.000
3.24	0.000	3.76	0.000	4.28	0.000
3.25	0.000	3.77	0.000	4.29	0.000
3.26	0.000	3.78	0.000	4.30	0.000
3.27	0.000	3.79	0.000	4.31	0.000
3.28	0.000	3.80	0.000	4.32	0.000
3.29	0.000	3.81	0.000	4.33	0.000
3.30	0.000	3.82	0.000	4.34	0.000
3.31	0.000	3.83	0.000	4.35	0.000
3.32	0.000	3.84	0.000	4.36	0.000
3.33	0.000	3.85	0.000	4.37	0.000
3.34	0.000	3.86	0.000	4.38	0.000
3.35	0.000	3.87	0.000	4.39	0.000
3.36	0.000	3.88	0.000	4.40	0.000
3.37	0.000	3.89	0.000	4.41	0.000
3.38	0.000	3.90	0.000	4.42	0.000
3.39	0.000	3.91	0.000	4.43	0.000
3.40	0.000	3.92	0.000	4.44	0.000
3.41	0.000	3.93	0.000	4.45	0.000
3.42	0.000	3.94	0.000	4.46	0.000
3.43	0.000	3.95	0.000	4.47	0.000
3.44	0.000	3.96	0.000	4.48	0.000
3.45	0.000	3.97	0.000	4.49	0.000
3.46	0.000	3.98	0.000	4.50	0.000
3.47	0.000	3.99	0.000		
3.48	0.000	4.00	0.000		
3.49	0.000	4.01	0.000		
3.50	0.000	4.02	0.000		
3.51	0.000	4.03	0.000		

Summary for Pond 2F: FIELD B

Inflow Area = 0.440 ac, 49.68% Impervious, Inflow Depth = 0.80" for 25-Year event
 Inflow = 2.10 cfs @ 0.17 hrs, Volume= 0.029 af
 Outflow = 0.87 cfs @ 0.27 hrs, Volume= 0.021 af, Atten= 58%, Lag= 5.9 min
 Primary = 0.87 cfs @ 0.27 hrs, Volume= 0.021 af
 Routed to Pond 1CS : CONTROL STRUCTURE

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 3.40' @ 0.27 hrs Surf.Area= 1,848 sf Storage= 932 cf

Plug-Flow detention time= 21.9 min calculated for 0.021 af (72% of inflow)
 Center-of-Mass det. time= 20.0 min (30.0 - 10.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	2.30'	656 cf	24.83'W x 74.40'L x 2.33'H Field A 4,311 cf Overall - 1,032 cf Embedded = 3,279 cf x 20.0% Voids
#2A	2.80'	1,032 cf	ADS_StormTech SC-310 +Cap x 70 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 70 Chambers in 7 Rows
		1,688 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	2.90'	15.0" Round RCP_Round 15" L= 14.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 2.90' / 2.80' S= 0.0071 ' S= 0.0071 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.87 cfs @ 0.27 hrs HW=3.40' (Free Discharge)
 ↑ **1=RCP_Round 15"** (Barrel Controls 0.87 cfs @ 2.82 fps)

23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 18

Pond 2F: FIELD B - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)

Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf

Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

10 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 72.40' Row Length +12.0" End Stone x 2 = 74.40' Base Length

7 Rows x 34.0" Wide + 6.0" Spacing x 6 + 12.0" Side Stone x 2 = 24.83' Base Width

6.0" Stone Base + 16.0" Chamber Height + 6.0" Stone Cover = 2.33' Field Height

70 Chambers x 14.7 cf = 1,031.9 cf Chamber Storage

4,311.1 cf Field - 1,031.9 cf Chambers = 3,279.1 cf Stone x 20.0% Voids = 655.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,687.8 cf = 0.039 af

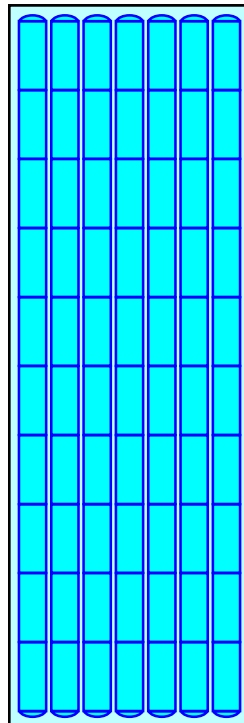
Overall Storage Efficiency = 39.1%

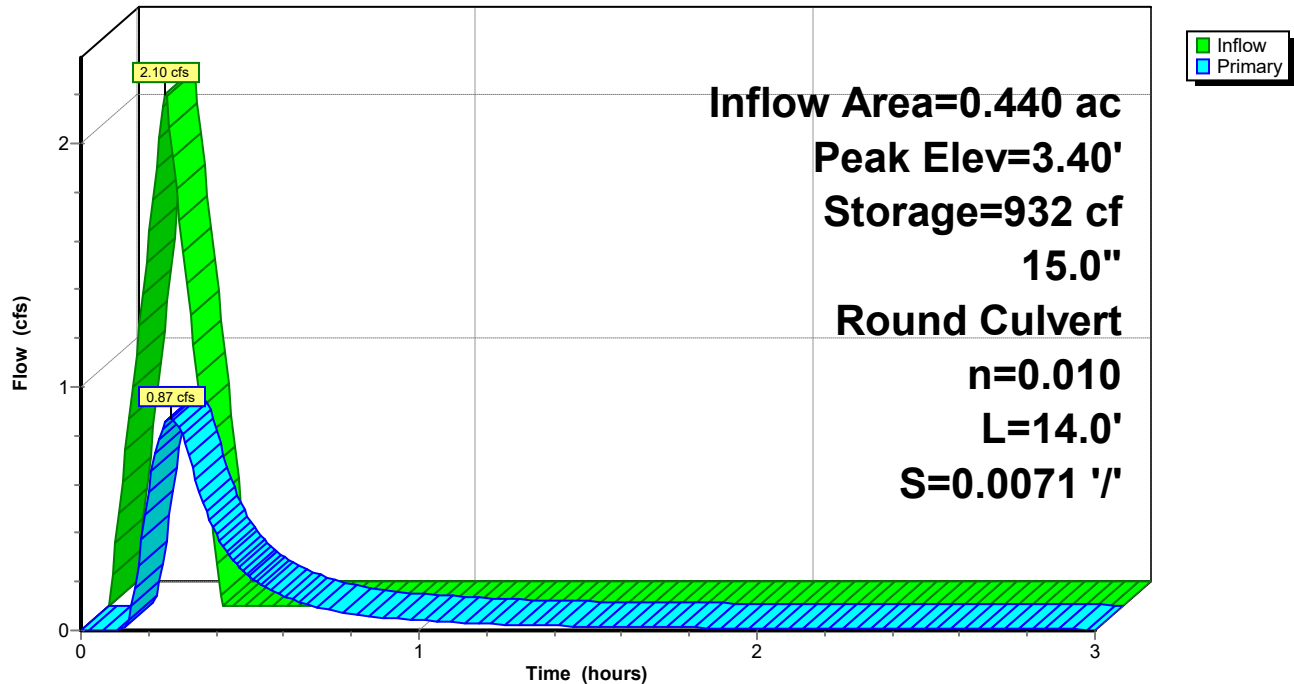
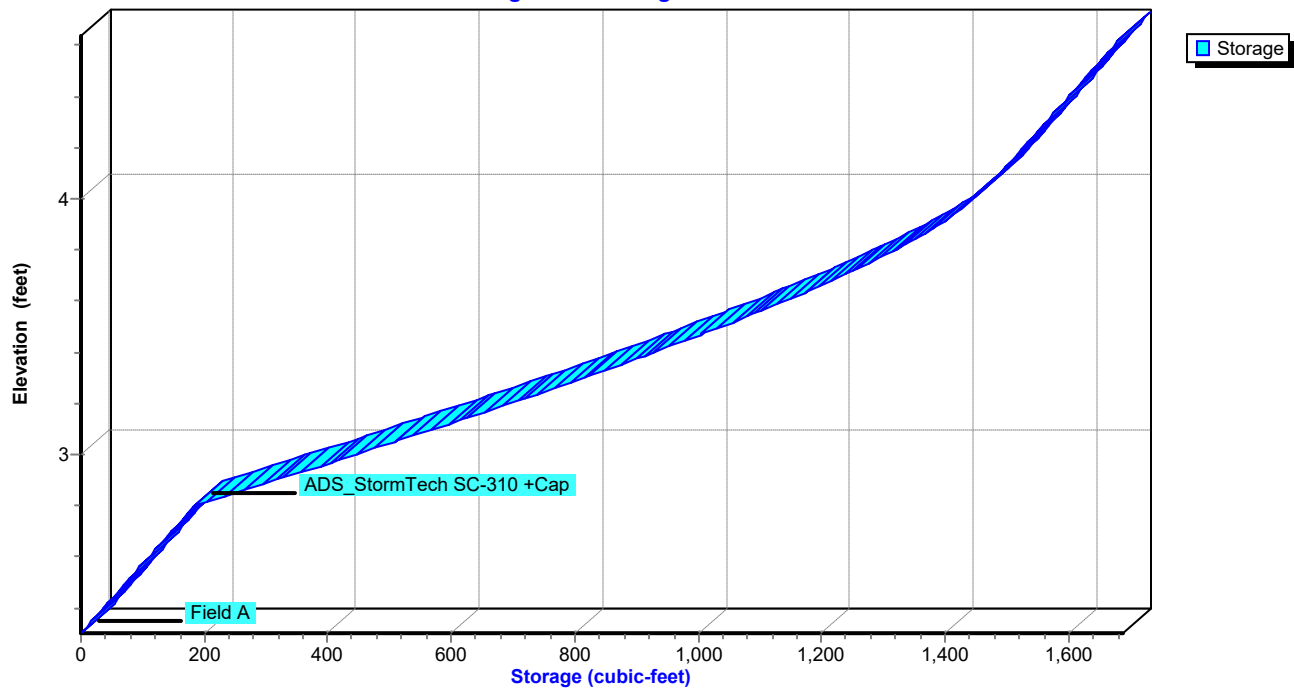
Overall System Size = 74.40' x 24.83' x 2.33'

70 Chambers

159.7 cy Field

121.4 cy Stone



Pond 2F: FIELD B**Hydrograph****Pond 2F: FIELD B****Stage-Area-Storage**

23.12.21*FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr*

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Page 20

Stage-Area-Storage for Pond 2F: FIELD B

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
2.30	0	3.34	864	4.38	1,594
2.32	7	3.36	887	4.40	1,602
2.34	15	3.38	909	4.42	1,609
2.36	22	3.40	932	4.44	1,616
2.38	30	3.42	954	4.46	1,624
2.40	37	3.44	976	4.48	1,631
2.42	44	3.46	998	4.50	1,638
2.44	52	3.48	1,019	4.52	1,646
2.46	59	3.50	1,041	4.54	1,653
2.48	67	3.52	1,062	4.56	1,661
2.50	74	3.54	1,082	4.58	1,668
2.52	81	3.56	1,103	4.60	1,675
2.54	89	3.58	1,123	4.62	1,683
2.56	96	3.60	1,143		
2.58	103	3.62	1,162		
2.60	111	3.64	1,181		
2.62	118	3.66	1,200		
2.64	126	3.68	1,219		
2.66	133	3.70	1,237		
2.68	140	3.72	1,255		
2.70	148	3.74	1,272		
2.72	155	3.76	1,289		
2.74	163	3.78	1,306		
2.76	170	3.80	1,322		
2.78	177	3.82	1,337		
2.80	185	3.84	1,352		
2.82	211	3.86	1,366		
2.84	238	3.88	1,379		
2.86	264	3.90	1,392		
2.88	291	3.92	1,404		
2.90	317	3.94	1,415		
2.92	344	3.96	1,426		
2.94	370	3.98	1,436		
2.96	396	4.00	1,446		
2.98	422	4.02	1,455		
3.00	448	4.04	1,465		
3.02	473	4.06	1,473		
3.04	499	4.08	1,482		
3.06	525	4.10	1,490		
3.08	550	4.12	1,498		
3.10	575	4.14	1,505		
3.12	600	4.16	1,513		
3.14	625	4.18	1,520		
3.16	650	4.20	1,528		
3.18	674	4.22	1,535		
3.20	699	4.24	1,542		
3.22	723	4.26	1,550		
3.24	747	4.28	1,557		
3.26	771	4.30	1,565		
3.28	794	4.32	1,572		
3.30	818	4.34	1,579		
3.32	841	4.36	1,587		

Summary for Pond 2P: FLOOD MITIGATION A-2000 PIPE

Inflow Area = 0.104 ac, 100.00% Impervious, Inflow Depth = 1.34" for 25-Year event
 Inflow = 0.83 cfs @ 0.17 hrs, Volume= 0.012 af
 Outflow = 0.83 cfs @ 0.17 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.83 cfs @ 0.17 hrs, Volume= 0.012 af
 Routed to Pond 3P : 24" PIPE FROM CONTROL STRC. TO LAGOON

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Peak Elev= 0.88' @ 0.17 hrs

Device	Routing	Invert	Outlet Devices
#1	Device 2	0.40'	18.0" Round RCP_Round 18" L= 33.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 0.40' / 0.30' S= 0.0030 ' S= 0.0030 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Primary	0.30'	18.0" Round RCP_Round 18" L= 27.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 0.30' / 0.20' S= 0.0037 ' S= 0.0037 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

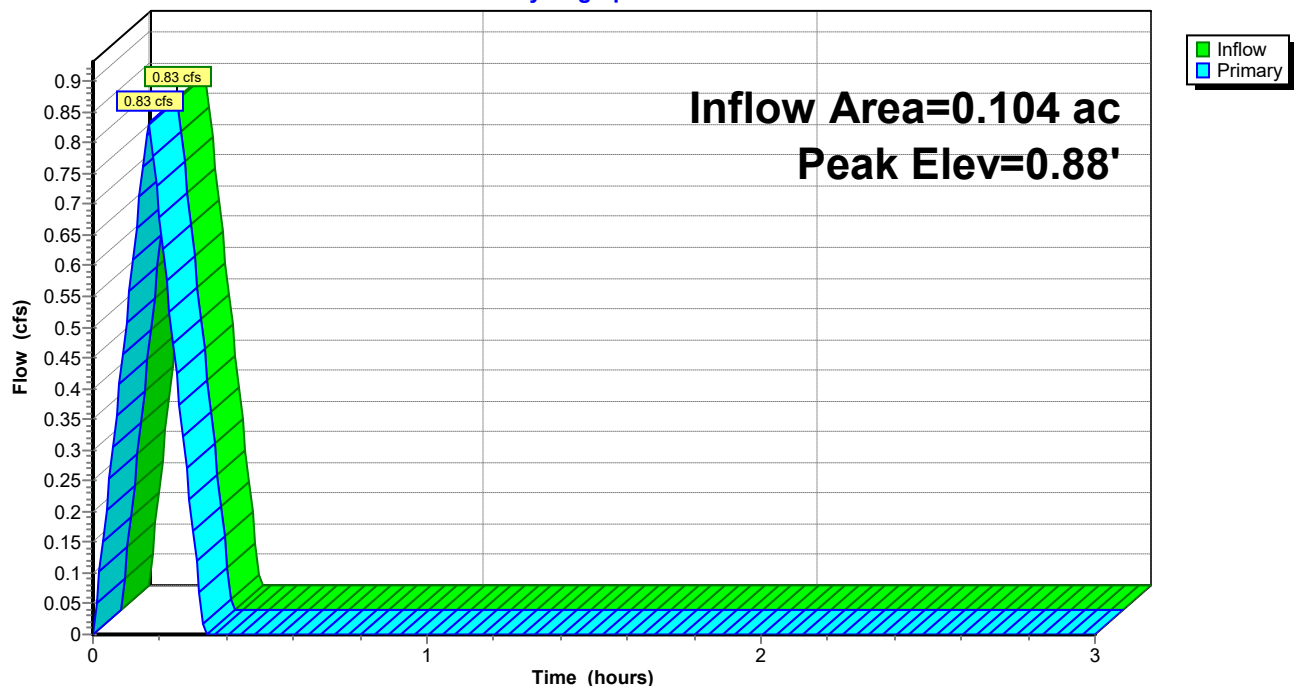
Primary OutFlow Max=0.83 cfs @ 0.17 hrs HW=0.88' (Free Discharge)

2=RCP_Round 18" (Passes 0.83 cfs of 1.20 cfs potential flow)

1=RCP_Round 18" (Barrel Controls 0.83 cfs @ 2.51 fps)

Pond 2P: FLOOD MITIGATION A-2000 PIPE

Hydrograph



23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

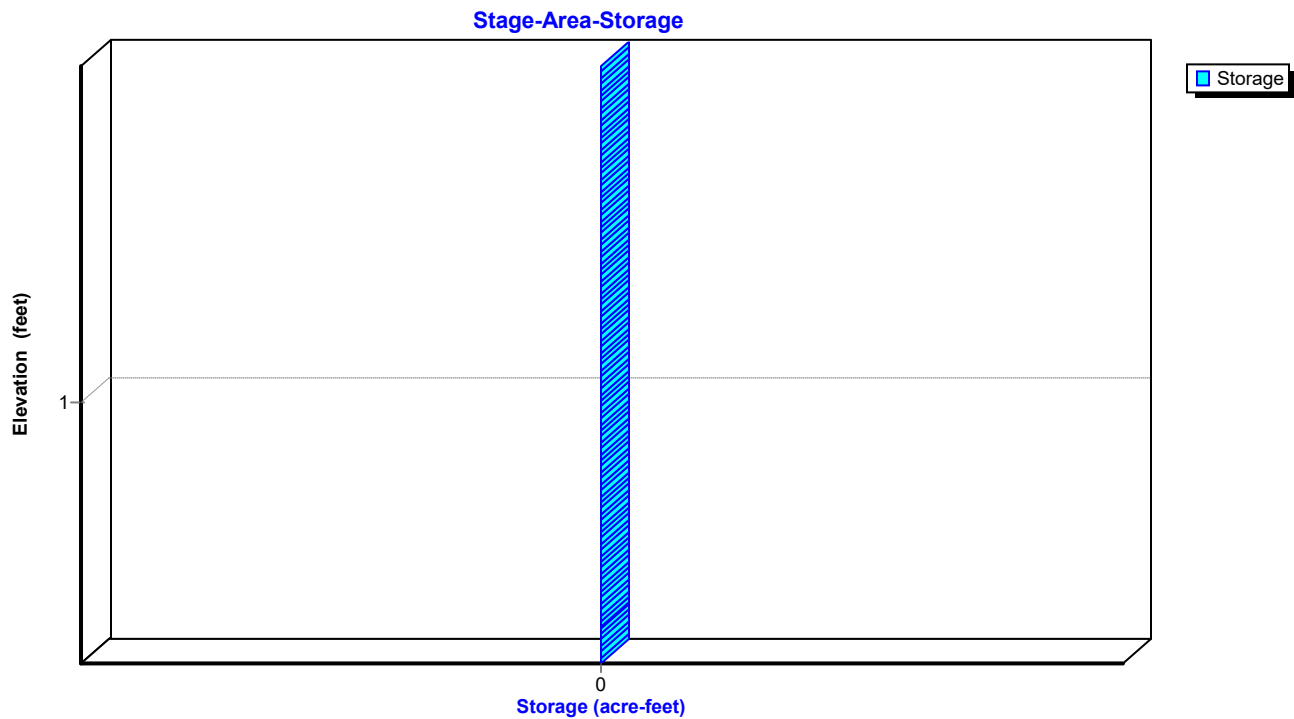
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Page 22

Pond 2P: FLOOD MITIGATION A-2000 PIPE



23.12.21*FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr*

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Page 23

Stage-Area-Storage for Pond 2P: FLOOD MITIGATION A-2000 PIPE

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
0.30	0.000	1.34	0.000
0.32	0.000	1.36	0.000
0.34	0.000	1.38	0.000
0.36	0.000	1.40	0.000
0.38	0.000	1.42	0.000
0.40	0.000	1.44	0.000
0.42	0.000	1.46	0.000
0.44	0.000	1.48	0.000
0.46	0.000	1.50	0.000
0.48	0.000	1.52	0.000
0.50	0.000	1.54	0.000
0.52	0.000	1.56	0.000
0.54	0.000	1.58	0.000
0.56	0.000	1.60	0.000
0.58	0.000	1.62	0.000
0.60	0.000	1.64	0.000
0.62	0.000	1.66	0.000
0.64	0.000	1.68	0.000
0.66	0.000	1.70	0.000
0.68	0.000	1.72	0.000
0.70	0.000	1.74	0.000
0.72	0.000	1.76	0.000
0.74	0.000	1.78	0.000
0.76	0.000	1.80	0.000
0.78	0.000	1.82	0.000
0.80	0.000	1.84	0.000
0.82	0.000	1.86	0.000
0.84	0.000	1.88	0.000
0.86	0.000	1.90	0.000
0.88	0.000		
0.90	0.000		
0.92	0.000		
0.94	0.000		
0.96	0.000		
0.98	0.000		
1.00	0.000		
1.02	0.000		
1.04	0.000		
1.06	0.000		
1.08	0.000		
1.10	0.000		
1.12	0.000		
1.14	0.000		
1.16	0.000		
1.18	0.000		
1.20	0.000		
1.22	0.000		
1.24	0.000		
1.26	0.000		
1.28	0.000		
1.30	0.000		
1.32	0.000		

23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

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Page 24

Summary for Pond 3P: 24" PIPE FROM CONTROL STRC. TO LAGOON

Inflow Area = 0.923 ac, 53.30% Impervious, Inflow Depth > 0.63" for 25-Year event
 Inflow = 2.11 cfs @ 0.24 hrs, Volume= 0.048 af
 Outflow = 2.11 cfs @ 0.24 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min
 Primary = 2.11 cfs @ 0.24 hrs, Volume= 0.048 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

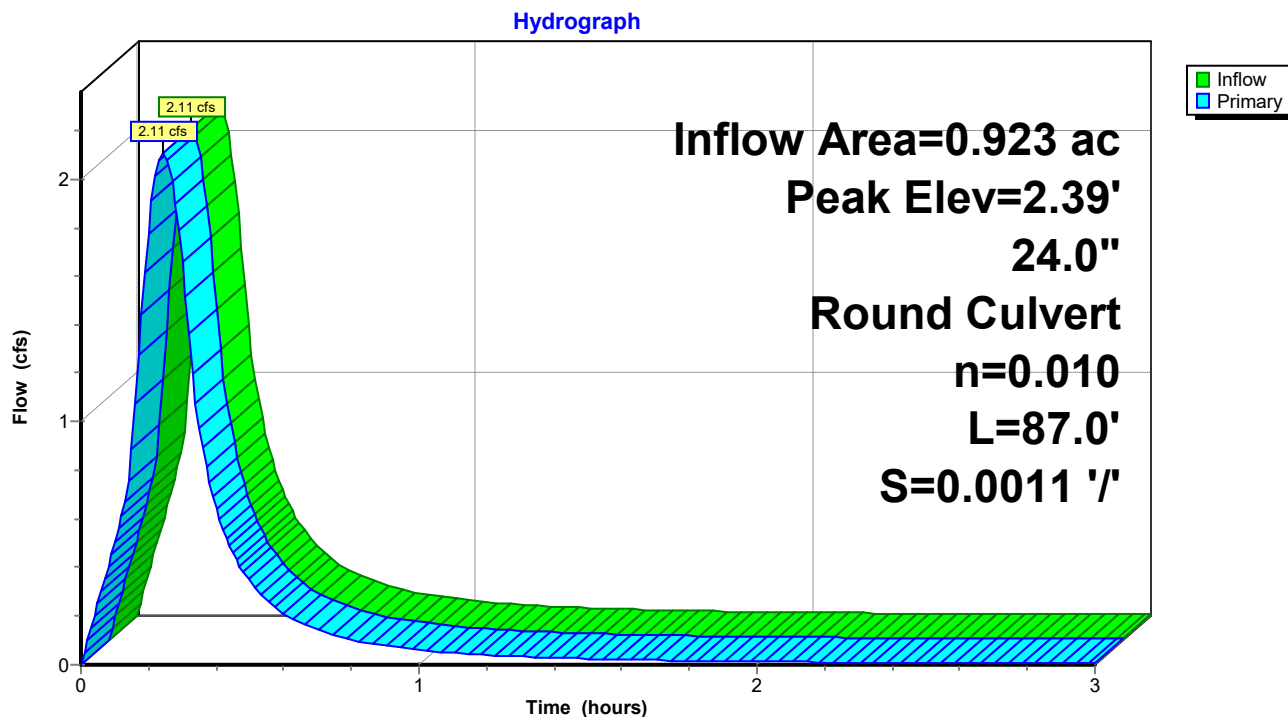
Peak Elev= 2.39' @ 0.24 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	1.60'	24.0" Round Culvert L= 87.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1.60' / 1.50' S= 0.0011 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=2.10 cfs @ 0.24 hrs HW=2.39' TW=1.50' (Fixed TW Elev= 1.50')

↑1=Culvert (Barrel Controls 2.10 cfs @ 2.72 fps)

Pond 3P: 24" PIPE FROM CONTROL STRC. TO LAGOON



23.12.21

FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr

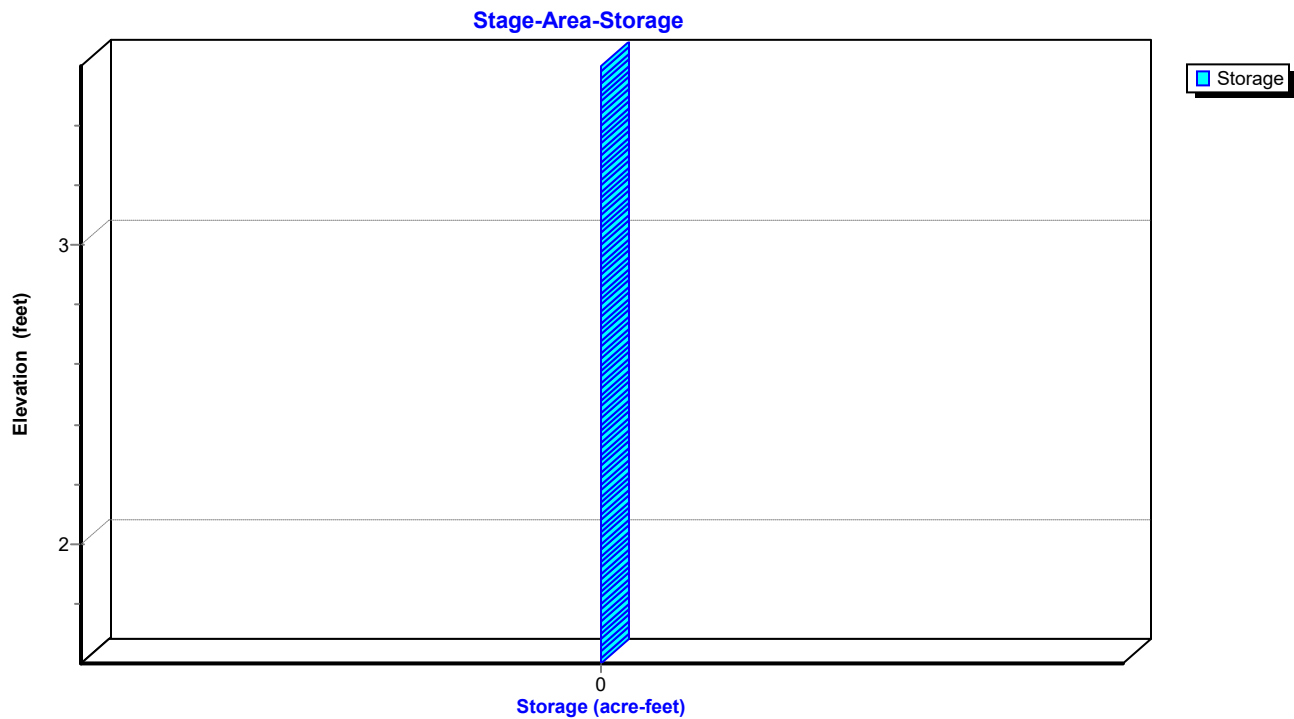
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Page 25

Pond 3P: 24" PIPE FROM CONTROL STRC. TO LAGOON



23.12.21*FL-DOT Zone 6 25-Year Duration=10 min, Inten=8.46 in/hr*

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Page 26

Stage-Area-Storage for Pond 3P: 24" PIPE FROM CONTROL STRC. TO LAGOON

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
1.60	0.000	2.64	0.000
1.62	0.000	2.66	0.000
1.64	0.000	2.68	0.000
1.66	0.000	2.70	0.000
1.68	0.000	2.72	0.000
1.70	0.000	2.74	0.000
1.72	0.000	2.76	0.000
1.74	0.000	2.78	0.000
1.76	0.000	2.80	0.000
1.78	0.000	2.82	0.000
1.80	0.000	2.84	0.000
1.82	0.000	2.86	0.000
1.84	0.000	2.88	0.000
1.86	0.000	2.90	0.000
1.88	0.000	2.92	0.000
1.90	0.000	2.94	0.000
1.92	0.000	2.96	0.000
1.94	0.000	2.98	0.000
1.96	0.000	3.00	0.000
1.98	0.000	3.02	0.000
2.00	0.000	3.04	0.000
2.02	0.000	3.06	0.000
2.04	0.000	3.08	0.000
2.06	0.000	3.10	0.000
2.08	0.000	3.12	0.000
2.10	0.000	3.14	0.000
2.12	0.000	3.16	0.000
2.14	0.000	3.18	0.000
2.16	0.000	3.20	0.000
2.18	0.000	3.22	0.000
2.20	0.000	3.24	0.000
2.22	0.000	3.26	0.000
2.24	0.000	3.28	0.000
2.26	0.000	3.30	0.000
2.28	0.000	3.32	0.000
2.30	0.000	3.34	0.000
2.32	0.000	3.36	0.000
2.34	0.000	3.38	0.000
2.36	0.000	3.40	0.000
2.38	0.000	3.42	0.000
2.40	0.000	3.44	0.000
2.42	0.000	3.46	0.000
2.44	0.000	3.48	0.000
2.46	0.000	3.50	0.000
2.48	0.000	3.52	0.000
2.50	0.000	3.54	0.000
2.52	0.000	3.56	0.000
2.54	0.000	3.58	0.000
2.56	0.000	3.60	0.000
2.58	0.000		
2.60	0.000		
2.62	0.000		

Soil Map—Pinellas County, Florida



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/28/2023
Page 1 of 3

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

Streams and Canals

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Spoil Area

Stony Spot

Stony Spot

Very Stony Spot

Very Stony Spot

Wet Spot

Wet Spot

Other

Other

Special Line Features

Special Line Features

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	1.6	70.2%
17	Myakka soils and Urban land	0.5	19.6%
99	Water	0.2	10.2%
Totals for Area of Interest		2.3	100.0%

Pinellas County, Florida

16—Matlacha and St. Augustine soils and Urban land

Map Unit Setting

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

Map Unit Composition

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

Description of Matlacha

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of St. Augustine

Setting

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

Typical profile

A - 0 to 8 inches: sand
C1 - 8 to 33 inches: loamy fine sand
C2 - 33 to 48 inches: fine sand
C3 - 48 to 63 inches: sandy loam
C4 - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

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

Minor Components

Kesson

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

Data Source Information

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

Pinellas County, Florida

17—Myakka soils and Urban land

Map Unit Setting

National map unit symbol: 134cc
Elevation: 0 to 100 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

Myakka and similar soils: 50 percent
Urban land: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 22 inches: fine sand
Bh - 22 to 36 inches: fine sand
C - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
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 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Pomello

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: No

Data Source Information

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

Underdrain Drawdown Worksheet

Input all numbers shown in blue

Project: ISLAND DRIVE RV
COMBINED STORAGE UNDERDRAIN DRAWDOWN

Required Data:

CL of Underdrain **2.05**
 Bottom of Treatment Vol. **2.30** ft
 Top of Treatment Vol. **3.80** ft
 Hyd. Cond. K **1.06** ft/hr (ASTM # 33 Filter Material - 25.4 ft. per day)
 Filter width **3.00** ft
 Safety Factor **2.00**
Assumed Length **141** ft

Time = **38.6** hr

POND 1 & 2

Z Pond Stage (ft NAVD)	h Total Hydraulic Head (ft)	Δh Incr. Hydraulic Head (ft)	P _{area} Pond Area (sf)	ΔV Incr. Volume (cf)	V Total Volume (cf)	FILTER FLOW LENGTH			I Hydraulic Gradient = h/L avg (ft/ft)	A Filter Area (sf)	Q Darcy Flow = kiA (cf/hr)	Q _{avg} Average Flow Rate (cf/hr)	ΔT Incr. Time (hr)	T Elapsed Time (hr)
						L _{max} Max Filter Length (ft)	L _{min} Min Filter Length (ft)	L _{avg} Avg Filter Length (ft)						
3.80	1.7500				2,348.0000	5.0000	2.0000	3.5000	0.50000	423.00	112.10			0.00
		0.3000		499.0000								102.49	4.87	
3.50	1.4500				1,849.0000	5.0000	2.0000	3.5000	0.41429	423.00	92.88			4.87
		0.3000		607.0000								83.27	7.29	
3.20	1.1500				1,242.0000	5.0000	2.0000	3.5000	0.32857	423.00	73.66			12.16
		0.3000		678.0000								64.05	10.58	
2.90	0.8500				564.0000	5.0000	2.0000	3.5000	0.24286	423.00	54.45			22.74
		0.3000		366.0000								44.84	8.16	
2.60	0.5500				198.0000	5.0000	2.0000	3.5000	0.15714	423.00	35.23			30.91
		0.3000		198.0000								25.62	7.73	
2.30	0.2500				0.0000	5.0000	2.0000	3.5000	0.07143	423.00	16.01			38.63

All elevations NAVD 88

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 - 40TH STREET NORTH • CLEARWATER, FLORIDA 33762

ENGINEERING BUSINESS NO. 1066

GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797

FLORIDA 1-800-248-CFTL

FAX (727) 299-0023

November 29, 2023

Mr. Ed Spaeth
c/o Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765

Attn: Mr. Housh Ghovae, President & CEO

Re: 515 Island Drive/RV Park Project, Tarpon Springs, FL 34689
Seasonal High Water Table Determination
CFTL Report No. 247106

Dear Mr. Spaeth,

As authorized through your Civil Engineer, Mr. Housh Ghovae, our office has conducted a limited geotechnical investigation at the above referenced property. The purpose of the testing was to determine the shallow soil profiles, current water table levels, and provide an estimate of the historic seasonal high water table level based on soil indicators, when distinguishable at each of the two locations. The testing consisted of a hand auger boring performed as close as access allowed to each requested location as shown on the Site Preparation Plan prepared by Northside Engineering, Inc. and labeled Sheet C2.1. In this regard, we have also provided an aerial photograph of the subject property showing the actual locations of our testing.

HA-1 was moved from its designated location due to access limitation from trees and parked equipment that were adjacent to the existing house occupying 515 Island Drive, while HA-2 was positioned at the requested location on Lot 6 which is located across the street from 515 Island Drive. We have also include NRCS (Natural Resources Conservation Services) data relating to the predominant USDA soil type present at the test locations.



Please note that our test results reflect existing grades at the time the tests were performed. It is the responsibility of the Civil Engineer-of-Record, Northside Engineering, Inc., to convert our below land surface measurements for the

seasonal high water tables and/or ground water table levels to an elevation, when applicable. All measurements shown in this report are referenced from ground elevation at the specific location where the hand auger borings were performed.

General Site Description

The subject property consists of two separate lots located on the north and south sides of Island Drive in Tarpon Springs, Florida. The lot with address 515 Island



Drive is on the south side of the street and has an existing house on it that will be demolished to make way for the planned new project. The lot on the north side of the street is vacant and

covered with low grasses and contains a few scattered trees. More specifically, the lots are located approximately 2/5 mile to the west of Pinellas Avenue (Alt. US Hwy 19) and 1/8 mile to the south of Dodecanese Boulevard in the central part of Tarpon Springs, Florida. A channel that exits into Tarpon Bayou borders the rear of the lot at address 515 Island Drive, while a paved parking lot borders the right side of the vacant lot and a residential structure borders its left side.

Test Methods

The shallow auger borings were accomplished with the use of posthole diggers and the bucket type of hand auger. This method of sampling allows for soil samples in approximately six-inch vertical increments to be retrieved to the surface for visual classification and collection. All soils encountered are described using Munsell Color Chart number and common name of each soil stratum in order to provide a level of consistency in their descriptions.

Test Results

Soils encountered at the shallow auger boring location HA-1 performed just to the south of the house generally consisted of what appeared to a natural stratification of varying colors of gray/brown sands. At a depth of 2 feet was a very distinct thin stratum of black sand that appeared to represent a spotic stain line. This layer was underlain by what appeared to be anaerobic dull colored soils while lighter colored sands were above it. The static shallow water table was measured at a depth of 4 feet below the surface. **Therefore, at this location we would estimate the SHWT level at 2.0 feet below the surface.**

Across the street in the vacant lot at the location of HA-2, the initial upper two



feet sands contained concrete debris mixed in with fine sands. However, beginning at 2.0 feet was a spotic stain line of black fine sand similar to that found across the street at HA-1. **This layer was again about 2 to 3 inches thick. The shallow static water table was found to be slightly shallower than across the street at 3.7 feet**

below the surface. **This black sand layer at 2 feet below the surface would again be our estimate of the SHWT for the vacant lot.** The small gradient in the static water table level is attributed to both potential surface elevation changes along with a slight downward gradient in the water table as it lowers to meet the water level in the adjacent Tarpon Bayou to the south.



Natural Resources Conservation Service (NRCS) Data

The Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS), currently lists the subject properties as having one predominant soil type across it. This is Mapping Unit #16 soils. These soils are described as *Matlacha and St. Augustine soils and Urban land*. This classification is composed of approximately 33% Matlacha and similar soils, 32% St. Augustine and similar soils and 31% *Urban Land* with the remaining 4% of the soils being of minor components. NRCS lists this classifications as being found on “ridges on marine terraces” with the parent material being “sandy mine spoil or earthy fill”. Additionally, a depth to the historic seasonal high ground water table is listed as about 24 to 36 inches below the surface. Our estimate of 2 feet below the surface is within the NRCS range for the SHWT.

All the above information is shown on our attached test report form and included NRCS data.

Limitations

This investigation and report deals only with the soil zones and strata located within the area represented from the ground surface to the termination depth of the borings.

Please be aware that this report does not address any environmental concerns based on current or past uses of the property. This report is for the exclusive use of our client and may not contain sufficient information for other uses. In the event conclusions and/or recommendations based on our data are made by others, such conclusions and/or recommendations are not our responsibility unless we have been given an opportunity to review and concur with them.

Generally accepted soil mechanics and engineering practices were utilized in the preparation of this report; and no other warranty, either expressed or implied is made as to the recommendations provided.

We appreciate the opportunity to be of service. If any further evaluations of the site or future construction testing services are needed, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.

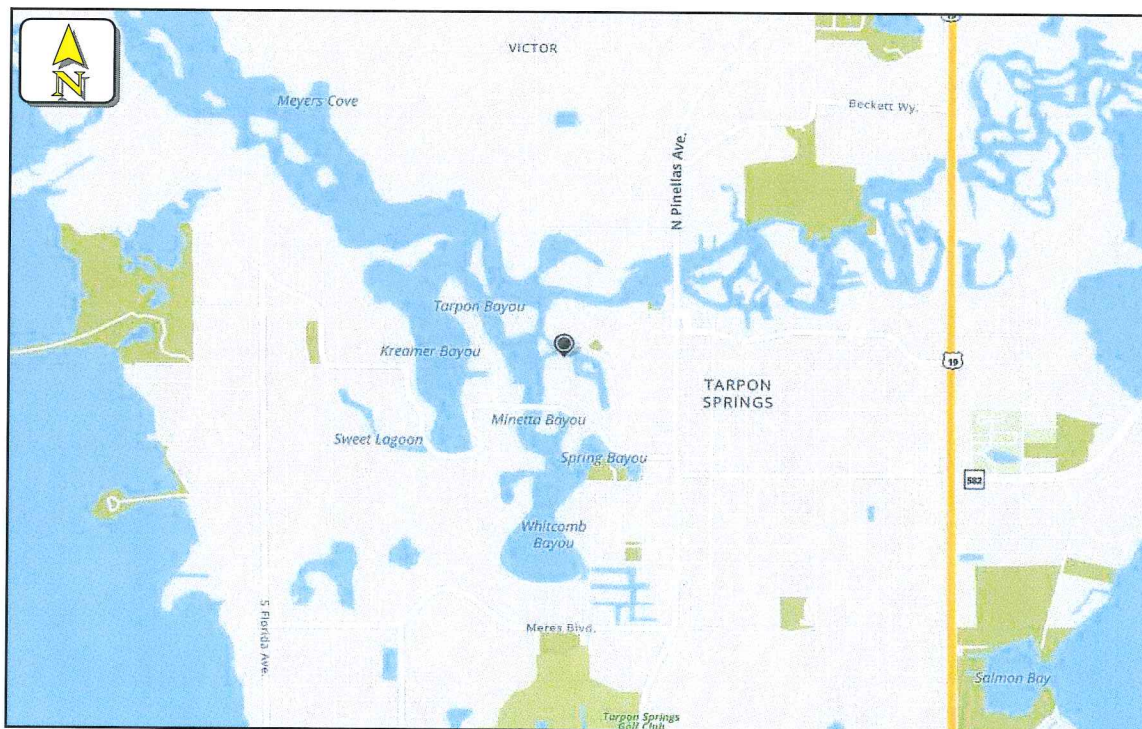
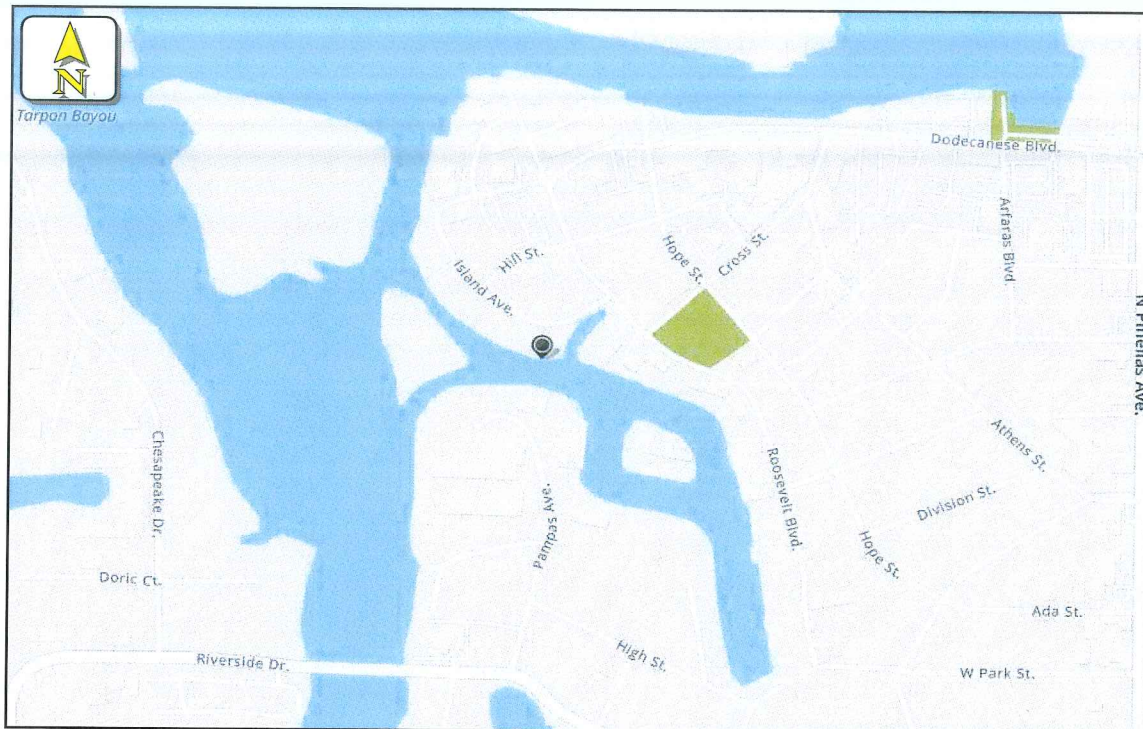


This item has been electronically signed and sealed by George C. Sinn, Jr., P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by:
George C Sinn, Jr.
Date: 2023.12.01 08:
37:59 -05'00'

George C. Sinn, Jr., P.E.
President/Principal Engineer
FLN 16911
GCS/gs

Attachments



Central Florida Testing Laboratories, Inc.

**RV Park Project
515 Island Drive
Tarpon Springs, Florida 347106
Report No: 247106**

Legend

★ Subject Property	Interstate	Water
Population Center	Toll Highway	Intermittent Lake
Land	US Highway	Wetland
Sand	State Route	River/Canal
Woodlands	Local Road	Intermittent River
Park	Major Connector	Railroad

Figure 1 - Location



Not to Scale



Legend

—●— HAND AUGER LOCATION

Central Florida Testing Labs, Inc.

EB No. 1066

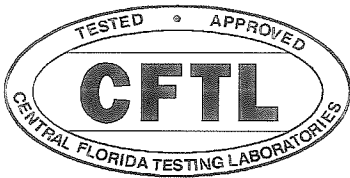
GB No. 224



515 Island Drive/RV Park
515 Island Drive
Tarpon Springs, Florida
Report No. 247106

Figure 2 - Site Schematic

Survey: DB	Date: 11-29-23
Drawing by: DB	Date: 11-29-23
Checked by: GS	Date: 11-29-23



Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 - 40TH STREET NORTH • CLEARWATER, FL 33762

ENGINEERING BUSINESS NO. 1066

GEOLOGY BUSINESS NO. 224

Tampa Bay Area: (727) 572-9797

Florida: 1-800-248-CFTL

Fax: (727) 299-0023

Lab No.: 247106	Project: 515 Island Drive/RV Park	Sampled By: BI/DB
Client: Ed Spaeth	Address: 515 Island Drive, Tarpon Springs, Florida	Date Sampled: 11/29/23

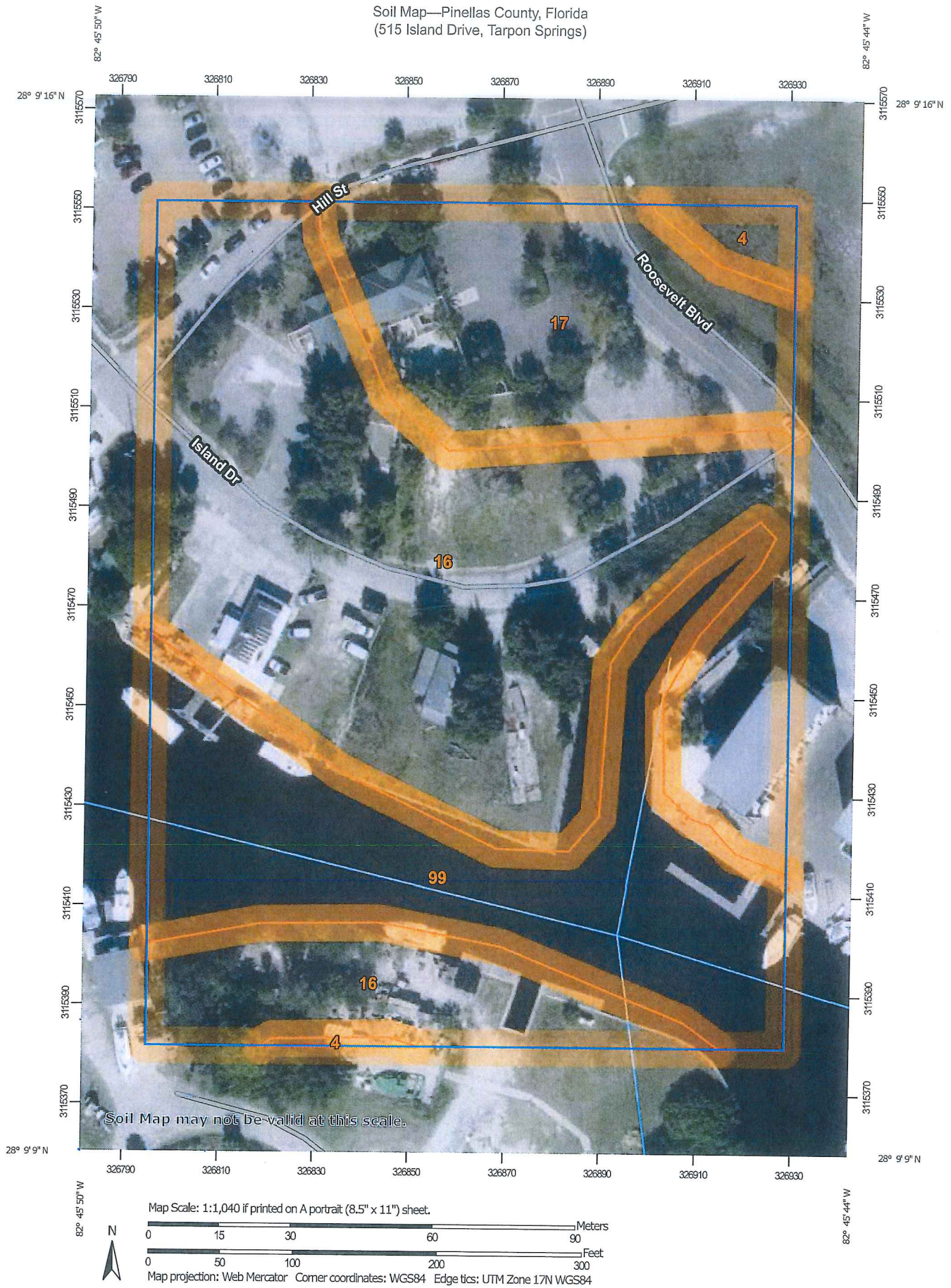
HAND AUGER BORINGS

BORING NO.	DEPTH (ft. BLS)	SOIL COLOR	MUNSELL NO.	SOIL DESCRIPTION
HA1	0.0 - 1.1	Light brownish gray	10YR 6/2	fine sand
	1.1 - 2.0	Light gray	10YR 7/1	fine sand
	2.0 - 2.2	Black	10YR 2/1	fine sand
	2.2 - 6.0	Grayish brown	10YR 5/2	fine sand
	Water table @ time of test (ft. BLS): 4.0'			
	Seasonal High Water Table 2.0'			
HA2	0.0 - 2.0	Dark yellowish brown	10YR 3/4	fine sand w/concrete debris
	2.0 - 2.2	Black	10YR 2/1	fine sand
	2.2 - 6.0	Light gray	10YR 7/1	fine sand
	Water table @ time of test (ft. BLS): 3.7'			
	Seasonal High Water Table 2.2'			

The above information represents only those materials within the specified limits of the individual test location at the time the test was conducted. No further assumptions or interpretations can be made regarding additional site conditions not specifically addressed.

NRCS Data

Soil Map—Pinellas County, Florida
(515 Island Drive, Tarpon Springs)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/29/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area	
Soils		Soil Map Unit Polygons		Stony Spot	
		Soil Map Unit Lines		Very Stony Spot	
		Soil Map Unit Points		Wet Spot	
Special Point Features		Blowout		Other	
		Borrow Pit		Special Line Features	
		Clay Spot		Water Features	
		Closed Depression		Streams and Canals	
		Gravel Pit		Transportation	
		Gravelly Spot		Rails	
		Landfill		Interstate Highways	
		Lava Flow		US Routes	
		Marsh or swamp		Major Roads	
		Mine or Quarry		Local Roads	
		Miscellaneous Water		Background	
		Perennial Water		Aerial Photography	
		Rock Outcrop			
		Saline Spot			
		Sandy Spot			
		Severely Eroded Spot			
		Sinkhole			
		Slide or Slip			
		Sodic Spot			

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
4	Astatula soils and Urban land, 0 to 5 percent slopes	0.1	1.7%
16	Matlacha and St. Augustine soils and Urban land	3.2	56.8%
17	Myakka soils and Urban land	1.0	17.6%
99	Water	1.3	23.9%
Totals for Area of Interest		5.6	100.0%



Pinellas County, Florida

16—Matlacha and St. Augustine soils and Urban land

Map Unit Setting

National map unit symbol: 134ch

Elevation: 0 to 80 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 335 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Matlacha and similar soils: 33 percent

St. augustine and similar soils: 32 percent

Urban land: 31 percent

Minor components: 4 percent

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

Description of Matlacha

Setting

Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy mine spoil or earthy fill

Typical profile

C - 0 to 42 inches: sand

A/Eb - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: About 24 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of St. Augustine

Setting

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

Typical profile

A - 0 to 8 inches: sand
C1 - 8 to 33 inches: loamy fine sand
C2 - 33 to 48 inches: fine sand
C3 - 48 to 63 inches: sandy loam
C4 - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

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

Minor Components

Kesson

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

Data Source Information

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

Pinellas County, Florida

17—Myakka soils and Urban land

Map Unit Setting

National map unit symbol: 134cc

Elevation: 0 to 100 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

Myakka and similar soils: 50 percent

Urban land: 45 percent

Minor components: 5 percent

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

Description of Myakka

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

E - 4 to 22 inches: fine sand

Bh - 22 to 36 inches: fine sand

C - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 6.00 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

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 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
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): Interfluvial, talus
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned
(G154XB999FL)
Other vegetative classification: Forage suitability group not
assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluvial, talus
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods
and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not
assigned (G154XB999FL)
Hydric soil rating: No

Pomello

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods
and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not
assigned (G154XB999FL)

Hydric soil rating: No

Data Source Information

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



Pinellas County, Florida

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

Data Source Information

Soil Survey Area: Pinellas County, Florida

Survey Area Data: Version 20, Aug 28, 2023

515 Island Drive: Stormwater Facility Inspection and Maintenance Plan

Stormwater Facility Inspection and Maintenance Agreement:

The following inspections will be performed by the owner, or their authorized agent, to ensure that the Stormwater Facility, which includes the Stormtech, Pipes, Inlets & Smart box, will continue to function as permitted;

- Inspect the vault 72 hours after a major storm event for the signs of any damage, debris and presence of water.
- Inspect the vault during yearly field maintenance for the presence of any damage, debris, vegetation, sediment and water.
- During the O&M Engineer's Inspection, every two years, check the vault for the presence of damage, debris, vegetation, sediment and water. The signed inspection will indicate that the system is functioning as permitted.

MAINTENANCE PLAN:

Maintenance will be performed to address any issues arising from the above-mentioned inspections.

- Remove debris plus sediment and repair damage after 72-hour inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the yearly inspections. Also, make note of any history of water after 72-hour during the inspections.
- Remove debris. Sediment and vegetation plus damage noticed during the O&M Engineers inspection every two years. Also, make recommendations plus address, any issue that would require attention.

Notes:

These operation and maintenance instructions must be forwarded to each owner, or their authorized agent, responsible for maintenance and operation of the facility upon transfer of responsibility.



Owner/Applicant Acknowledgement

October 19, 2023

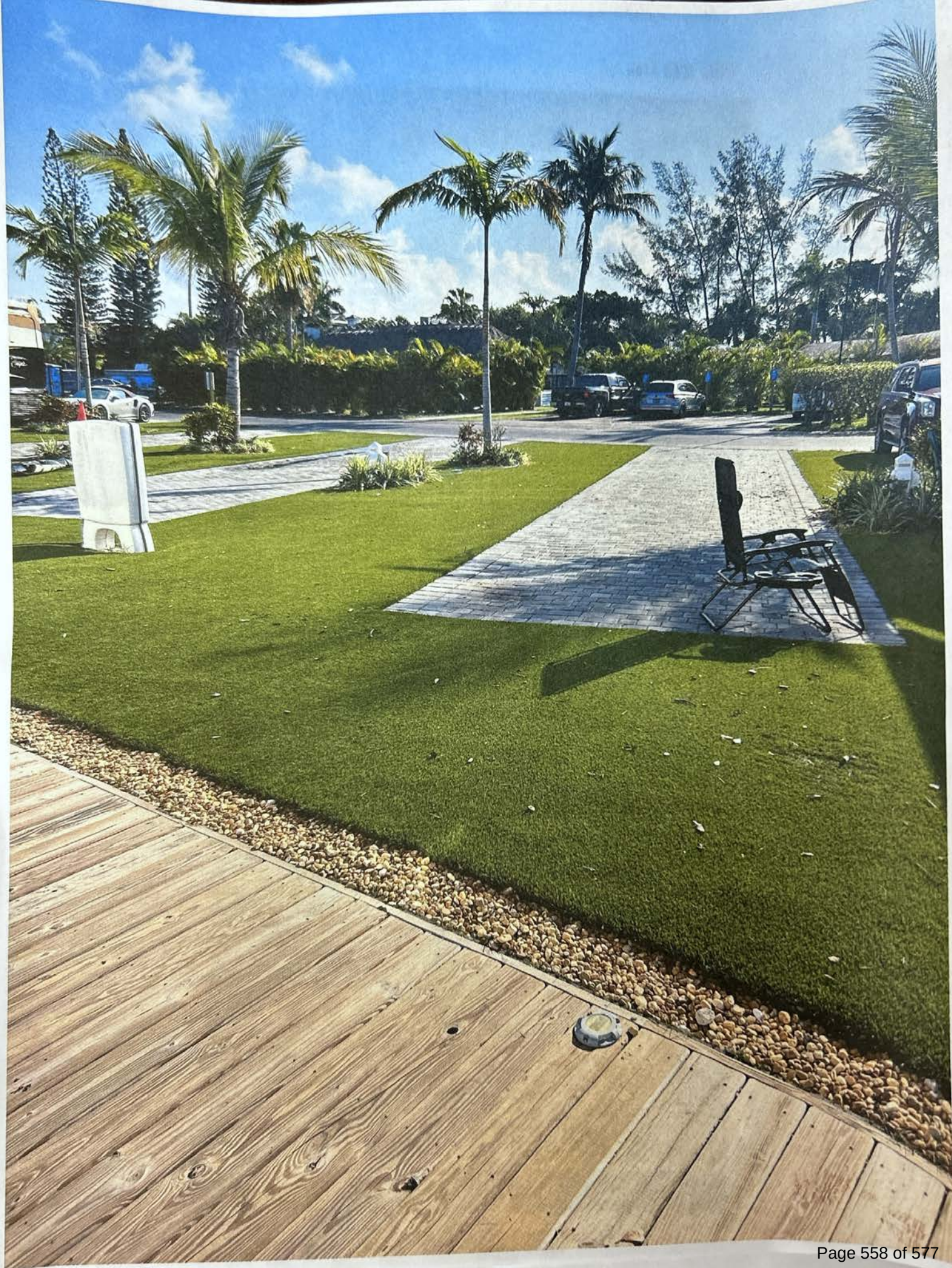
Date















yachthavenpark.com





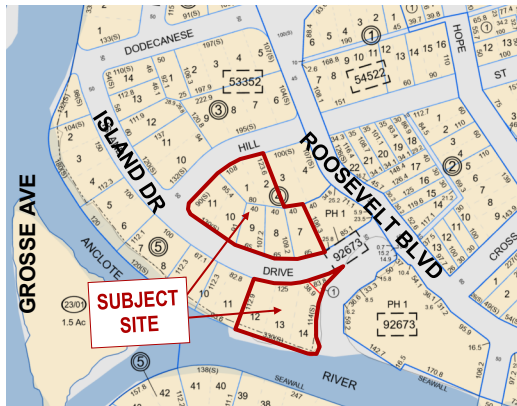


PARCEL_NUMBER	OWNER1	OWNER2	MAILING_ADDRESS_1	MAILING_ADDRESS_2	MAILING_CITY	MAILING_STATE	MAILING_ZIP
12-27-15-53352-005-0420	430 PAMPAS LLC		305 BANANA ST	PALM HARBOR, FL 34683-5255	PALM HARBOR	FL	34683-5255
12-27-15-92673-001-1210	BRAUER, SCOTT A		740 S FLORIDA AVE	TARPON SPRINGS, FL 34689-2837	TARPON SPRINGS	FL	34689-2837
12-27-15-35622-000-0020	F & Y INC		PO BOX 1485	TARPON SPRINGS, FL 34688-1485	TARPON SPRINGS	FL	34688-1485
12-27-15-53352-002-0030	GEORGIADIS, CHRISTO M	GEORGIADIS, GEORGIA	500 WAYFARER DR	TARPON SPRINGS, FL 34689-2250	TARPON SPRINGS	FL	34689-2250
12-27-15-53352-002-0010	GEORGIADIS, GEORGIA		500 WAYFARER DR	TARPON SPRINGS, FL 34689-2250	TARPON SPRINGS	FL	34689-2250
12-27-15-53352-002-0050	GMW BOATWORKS LLC		950 ROOSEVELT BLVD	TARPON SPRINGS, FL 34689-3110	TARPON SPRINGS	FL	34689-3110
12-27-15-53352-002-0060	GULF MARINE WAYS INC		950 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3136	TARPON SPRINGS	FL	34689-3136
12-27-15-54522-002-0030	HOPE STREET LLC		14423 E WAGONTRAIL PL	AURORA, CO 80015-2159	AURORA	CO	80015-2159
12-27-15-98227-002-0011	HOULLIS, BERTHA P REV TRUST	HOULLIS, BERTHA P TRE	1504 RIVERSIDE DR	TARPON SPRINGS, FL 34689-2024	TARPON SPRINGS	FL	34689-2024
12-27-15-98227-002-0010	HOULLIS, BERTHA P REV TRUST	HOULLIS, MICHAEL A TRE	801 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3133	TARPON SPRINGS	FL	34689-3133
12-27-15-92673-001-1090	KARJAMA, THOMAS T		15 CENTRAL CT	TARPON SPRINGS, FL 34689-3209	TARPON SPRINGS	FL	34689-3209
12-27-15-98227-004-0020	KARTEROULIOTIS, NIKON	KARTEROULIOTIS, VASSILIKI	11 SAN MARCO ST APT 1406	CLEARWATER, FL 33767-2075	CLEARWATER	FL	33767-2075
12-27-15-98227-001-0121	KARTES, BOB INTER VIVOS TRUST	KARTES, BOB TRE	785 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3131	TARPON SPRINGS	FL	34689-3131
12-27-15-98227-001-0120	KARTES, BOB INTER VIVOS TRUST	KARTES, BOB TRE	307 ROOSEVELT BLVD	TARPON SPRINGS, FL 34689-3245	TARPON SPRINGS	FL	34689-3245
12-27-15-54522-002-0010	KOUTSOURAIS, IRENE RITA		611 HOPE ST	TARPON SPRINGS, FL 34689-3143	TARPON SPRINGS	FL	34689-3143
12-27-15-53352-005-0110	LOCKHARTS SEAFOOD INC		589 ISLAND DR	TARPON SPRINGS, FL 34689-3147	TARPON SPRINGS	FL	34689-3147
12-27-15-53352-005-0090	LOCKHARTS SEAFOOD INC		8804 RUSTIC TRAIL CT	TAMPA, FL 33635-1557	TAMPA	FL	33635-1557
12-27-15-53352-005-0060	LUGGERS BACKUP LLC		12124 LILLIAN AVE	LARGO, FL 33778-3505	LARGO	FL	33778-3505
12-27-15-92673-002-2010	MCMULLEN, BRION	MCMULLEN, DONDRA J	1405 BRANDTON RD	MECHANICSBURG, PA 17055-6739	MECHANICSBURG	PA	17055-6739
12-27-15-53352-005-0010	PELICAN POINT SEAFOOD INC		933 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3135	TARPON SPRINGS	FL	34689-3135
12-27-15-53352-003-0010	PELICAN POINT SEAFOOD INC		937 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3135	TARPON SPRINGS	FL	34689-3135
12-27-15-54522-001-0020	PHAROS INC		PO BOX 1263	TARPON SPRINGS, FL 34688-1263	TARPON SPRINGS	FL	34688-1263
12-27-15-00000-230-0100	PINELLAS COUNTY	ATTN: PARKS DEPT	315 COURT ST	CLEARWATER, FL 33756-5165	CLEARWATER	FL	33756-5165
12-27-15-92673-004-4120	PRODROMITIS, DEMOSTHENES		511 N PINELLAS AVE	TARPON SPRINGS, FL 34689-3341	TARPON SPRINGS	FL	34689-3341
12-27-15-35622-000-0050	RIVERWALK TARPON SPRINGS		7705 NW 48TH ST STE 110	DORAL, FL 33166-5454	DORAL	FL	33166-5454
12-27-15-53352-002-0040	RUSSELL INVESMENT PROPERTIES LLC		616 ISLAND DR	TARPON SPRINGS, FL 34689-3150	TARPON SPRINGS	FL	34689-3150
12-27-15-53352-003-0120	RUSSELL INVESTMENT PROPERTIES LLC		616 ISLAND DR	TARPON SPRINGS, FL 34689-3150	TARPON SPRINGS	FL	34689-3150
12-27-15-53352-003-0100	RUSSELL PARKING LOT VENTURES LLC		933 DODECANESE BLVD	TARPON SPRINGS, FL 34689-3135	TARPON SPRINGS	FL	34689-3135
12-27-15-53352-003-0020	RUSSELL PARKING LOT VENTURES LLC		616 ISLAND DR	TARPON SPRINGS, FL 34689-3150	TARPON SPRINGS	FL	34689-3150
12-27-15-53352-005-0141	S & N TARPON ENTERPRISES INC		5328 MACOSO CT	NEW PORT RICHEY, FL 34655-4347	NEW PORT RICHEY	FL	34655-4347
12-27-15-53352-005-0120	S & N TARPON ENTERPRISES INC		13417 GULF LN	MADEIRA BEACH, FL 33708-1868	MADEIRA BEACH	FL	33708-1868
12-27-15-41166-000-0020	SAGONIAS REVOCABLE TRUST	SAGONIAS, STAMATINA TRE	235 OLD OAK CIR	PALM HARBOR, FL 34683-5862	PALM HARBOR	FL	34683-5862
12-27-15-41166-000-0010	SAGONIAS REVOCABLE TRUST	AYDIN, BERK TRE	235 OLD OAK CIR	PALM HARBOR, FL 34683-5862	PALM HARBOR	FL	34683-5862
12-27-15-54522-001-0150	SAKELSON, LOUIS W	SAKELSON, JOSEPH L	1591 SPOTTSWOOD CIR	PALM HARBOR, FL 34683-6121	PALM HARBOR	FL	34683-6121
12-27-15-54522-001-0120	SAKELSON, LOUIS W	SAKELSON, JOSEPH L	5714 JAMES ST	NEW PORT RICHEY, FL 34652-3757	NEW PORT RICHEY	FL	34652-3757
12-27-15-54522-002-0220	SANTORINI DEVELOPERS LLC		PO BOX 1297	TARPON SPRINGS, FL 34688-1297	TARPON SPRINGS	FL	34688-1297
12-27-15-92673-004-4080	SPAETH, EDWARD	SPAETH, LISA	5328 MACOSO CT	NEW PORT RICHEY, FL 34655-4347	NEW PORT RICHEY	FL	34655-4347
12-27-15-54522-002-0050	ST NICHOLAS GREEK ORTHODOX CATHEDRAL		17 E TARPON AVE	TARPON SPRINGS, FL 34689-3449	TARPON SPRINGS	FL	34689-3449
12-27-15-53352-005-0450	STAMAS FAMILY PARTNERSHIP LTD LLP		46 W LEMON ST	TARPON SPRINGS, FL 34689-3622	TARPON SPRINGS	FL	34689-3622
12-27-15-53352-005-0400	STAMAS FAMILY PTNSHP LTD		46 W LEMON ST	TARPON SPRINGS, FL 34689-3622	TARPON SPRINGS	FL	34689-3622
12-27-15-92673-001-1160	TAMONDONG, FRANCIS JOSEPH	TAMONDONG, LITA K	529 HUNTERS RUN BLVD	LAKELAND, FL 33809-8323	LAKELAND	FL	33809-8323
12-27-15-98227-004-0041	TARPON SPRINGS, CITY OF	PLANNING & ZONING	PO BOX 5004	TARPON SPRINGS, FL 34688-5004	TARPON SPRINGS	FL	34688-5004
12-27-15-92673-000-5070	TURTLE COVE BOATING LLC		8431 53RD WAY	PINELLAS PARK, FL 33781	PINELLAS PARK	FL	33781
12-27-15-92673-000-0001	TURTLE COVE CONDO ASSN INC		601 ROOSEVELT BLVD	TARPON SPRINGS, FL 34689	TARPON SPRINGS	FL	34689
12-27-15-92673-004-4150	TURTLE COVE GROUP LLC		5328 MACOSO CT	NEW PORT RICHEY, FL 34655-4347	NEW PORT RICHEY	FL	34655-4347
12-27-15-92673-002-2100	TURTLE COVE GROUP LLC		601 ROOSEVELT BLVD	TARPON SPRINGS, FL 34689	TARPON SPRINGS	FL	34689
12-27-15-53352-005-0070	VAUGHAN, TROY S	VAUGHAN, LYNNETTE E	597 ISLAND DR	TARPON SPRINGS, FL 34689-3147	TARPON SPRINGS	FL	34689-3147

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

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #23-122 & #23-123

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

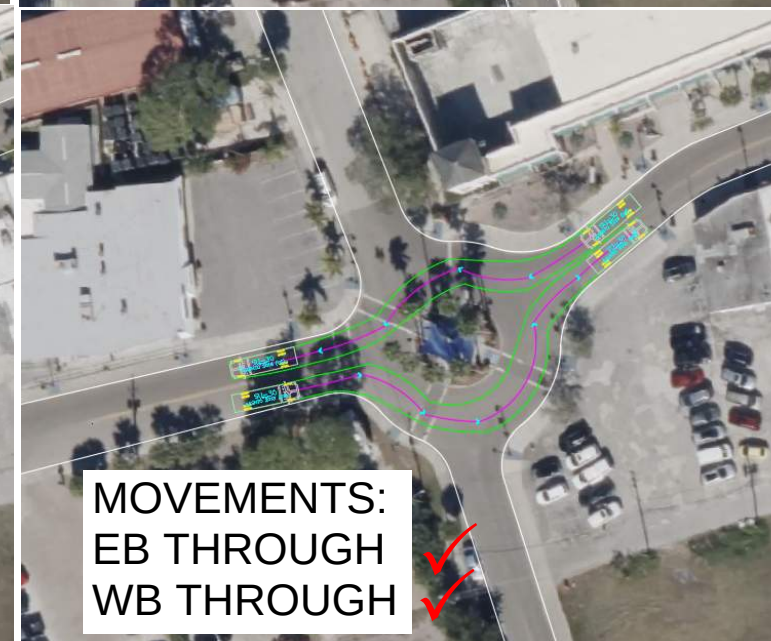
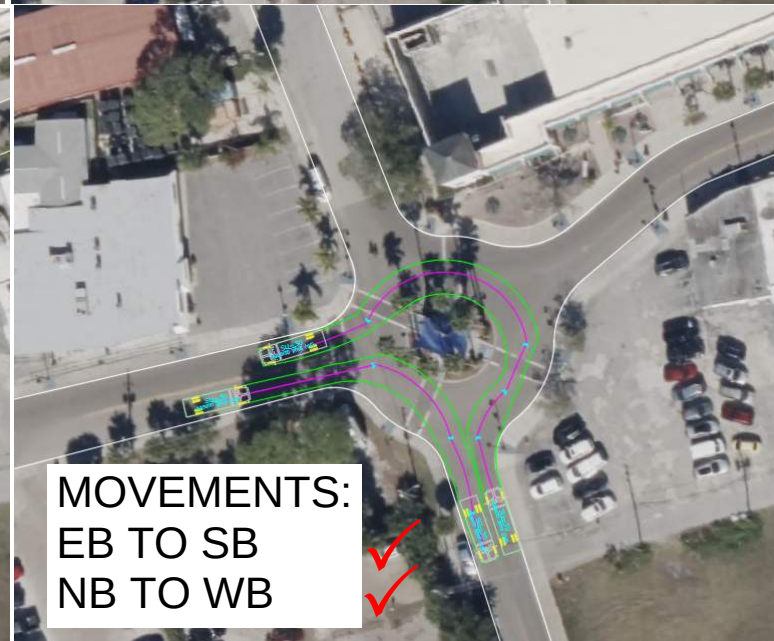
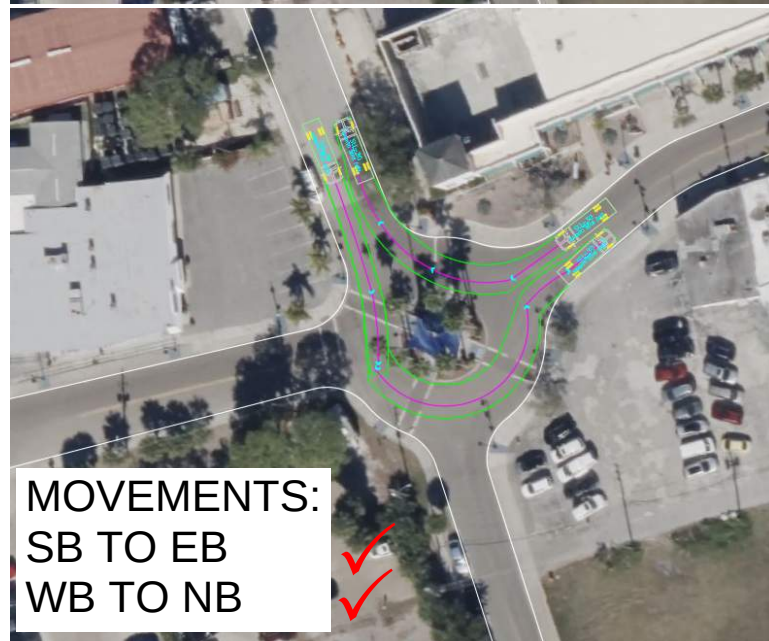
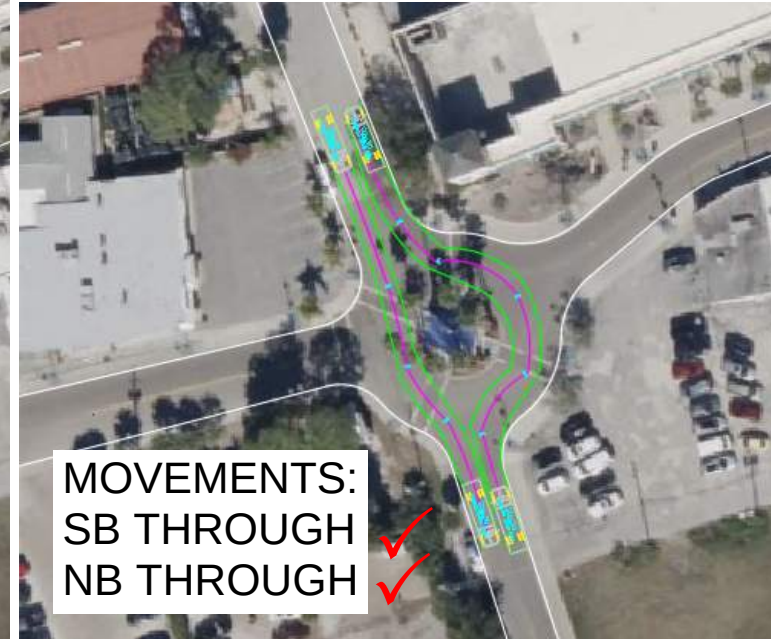
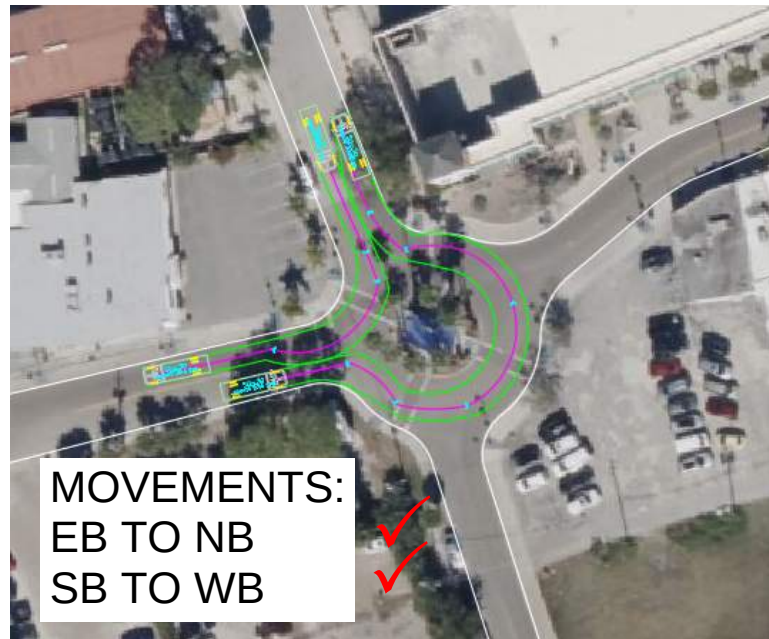


Application Description: The applicant is requesting conditional use and site plan approval to allow a seasonal/short term rental facility (RV Park) with 16 spaces/lodging units in the SDC (Marine-Industrial/Commercial) Transect of the Special Area Plan on property located at 512, 514, 515, 516, 520 Island Drive and 520 Hill Street.

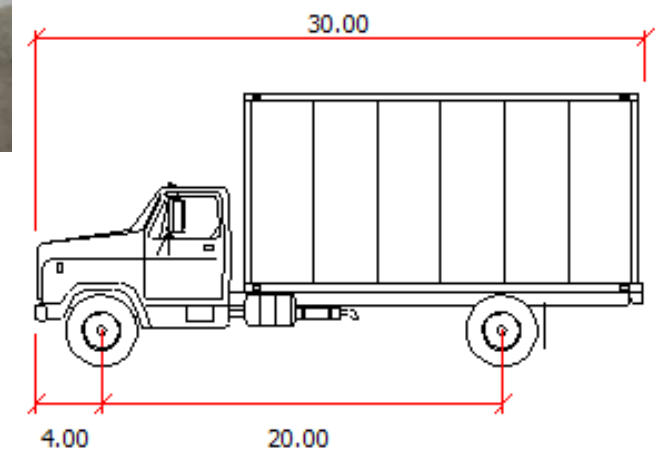
(Please Reference Application #23-122 & #23-123)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, December 18, 2023 at 6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, January 9, 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.



Note:
1. No Topographic Survey was provided, Turn Movements are based on Aerials.
2. Posted Speed (15mph)



SU-30

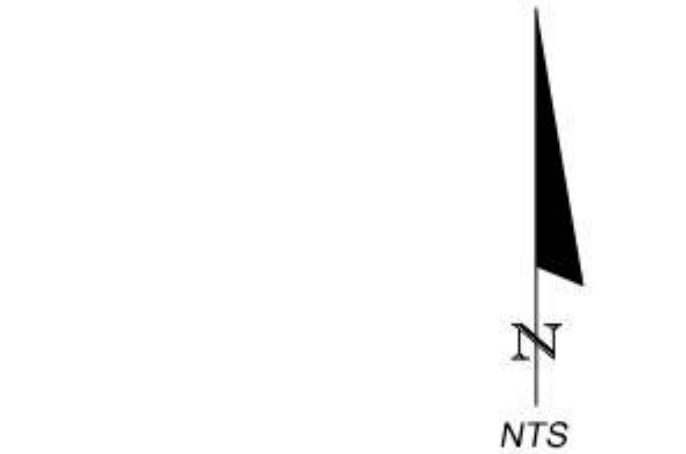
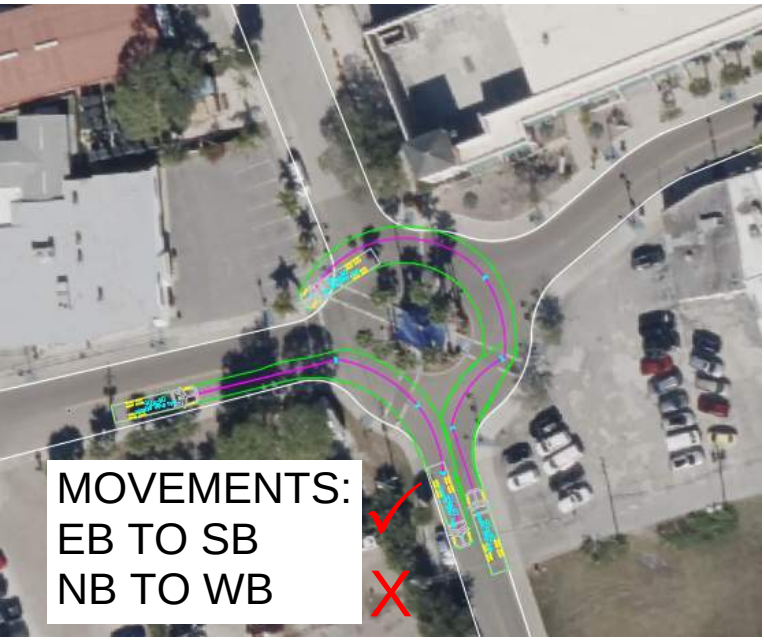
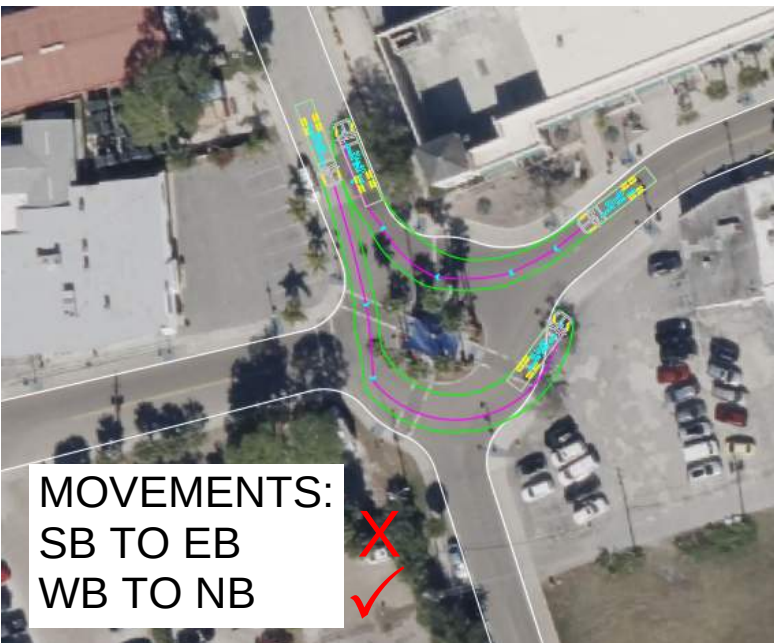
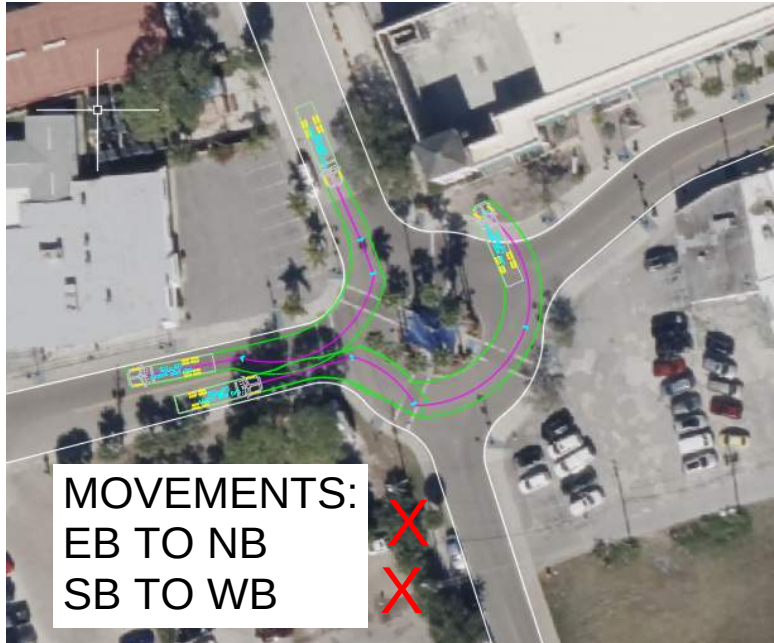


PREPARED FOR: CITY OF TARPON SPRINGS
PROJECT LOCATION: DODECANESE BOULEVARD &
ROOSEVELT BOULEVARD

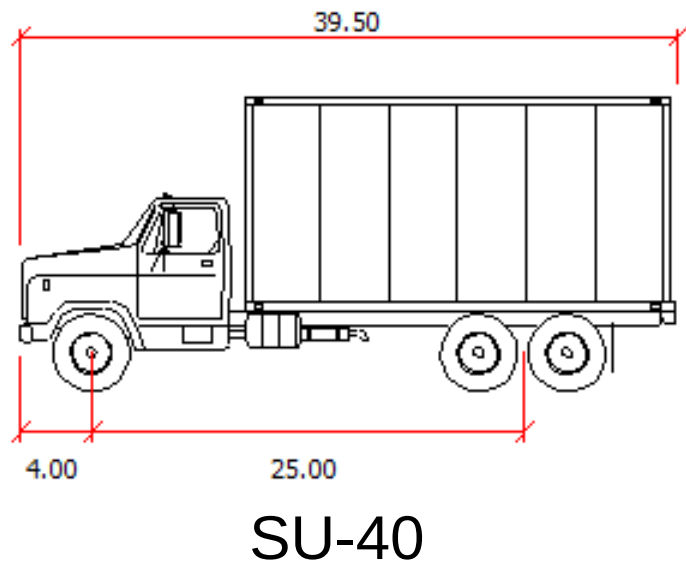
**SPONGE DOCKS
ROUNABOUT ANALYSIS**

SHEET

DATE



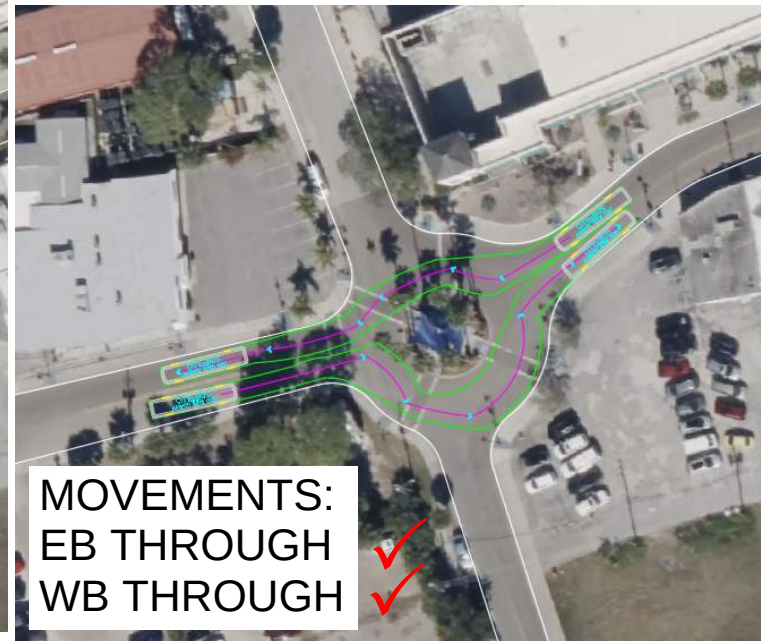
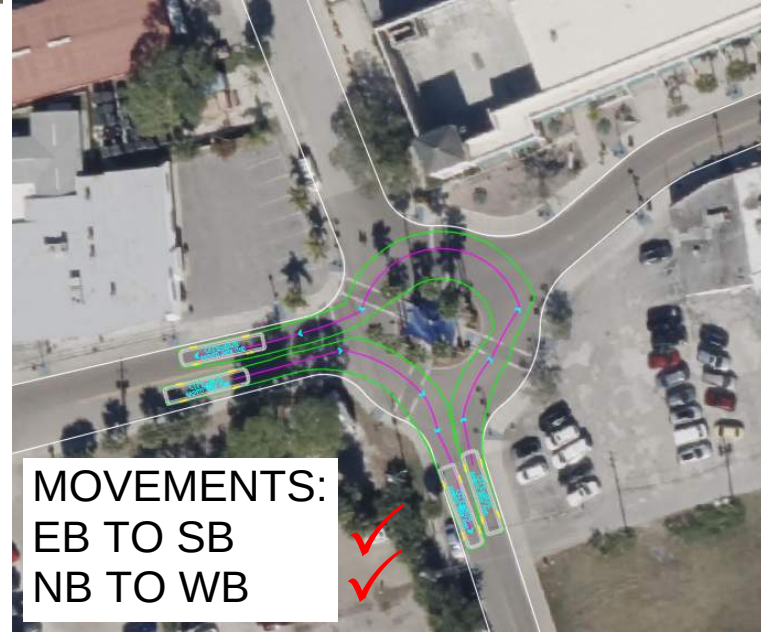
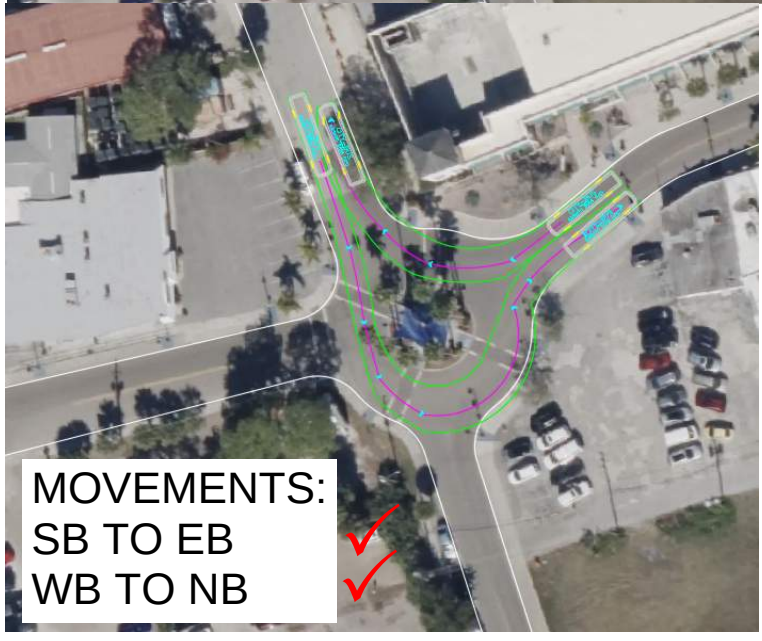
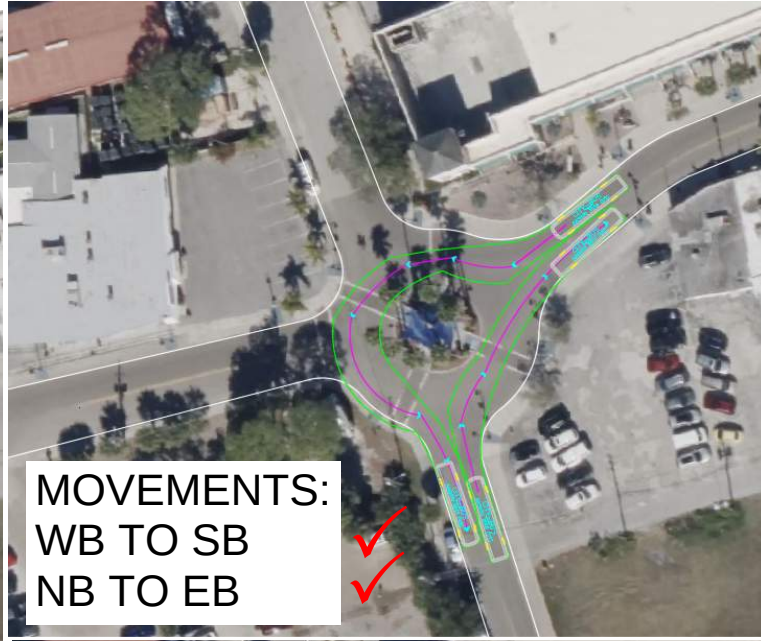
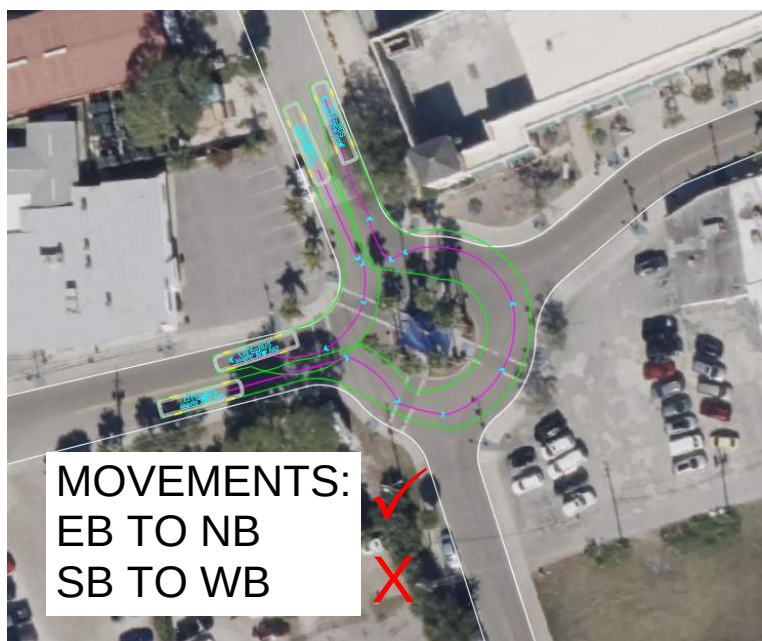
Note:
1. No Topographic Survey was provided, Turn Movements are based on Aerials.
2. Posted Speed (15mph)



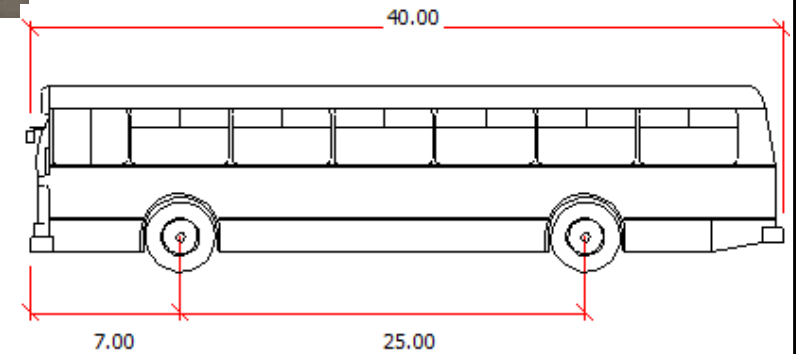
PREPARED FOR: CITY OF TARPON SPRINGS
PROJECT LOCATION: DODECANESE BOULEVARD &
ROOSEVELT BOULEVARD

**SPONGE DOCKS
ROUNABOUT ANALYSIS**

SHEET
DATE



Note:
1. No Topographic Survey was provided, Turn Movements are based on Aerials.
2. Posted Speed (15mph)



CITY-BUS

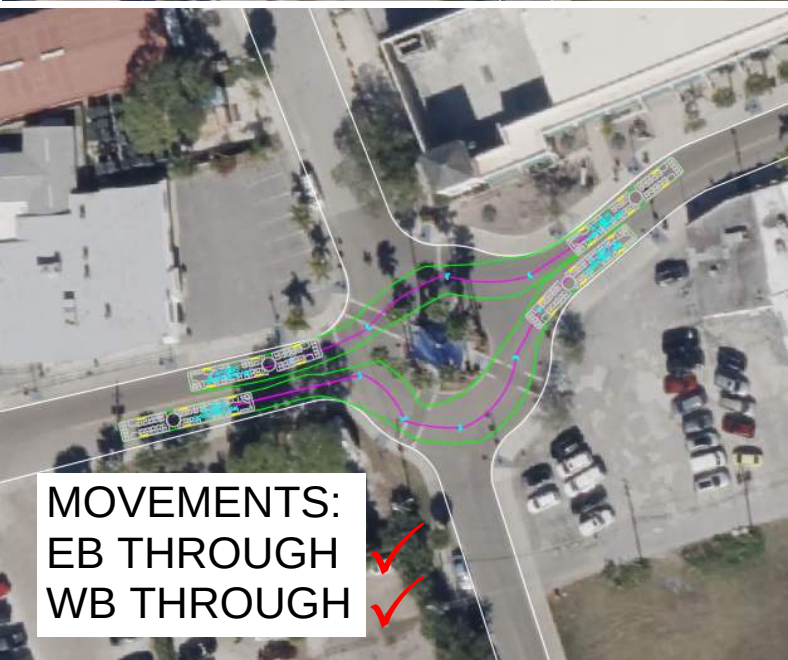
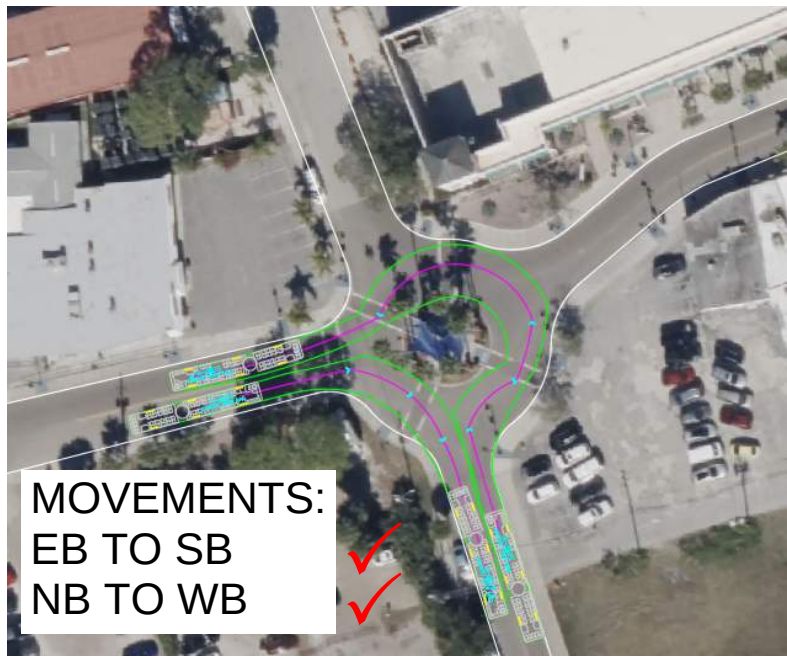
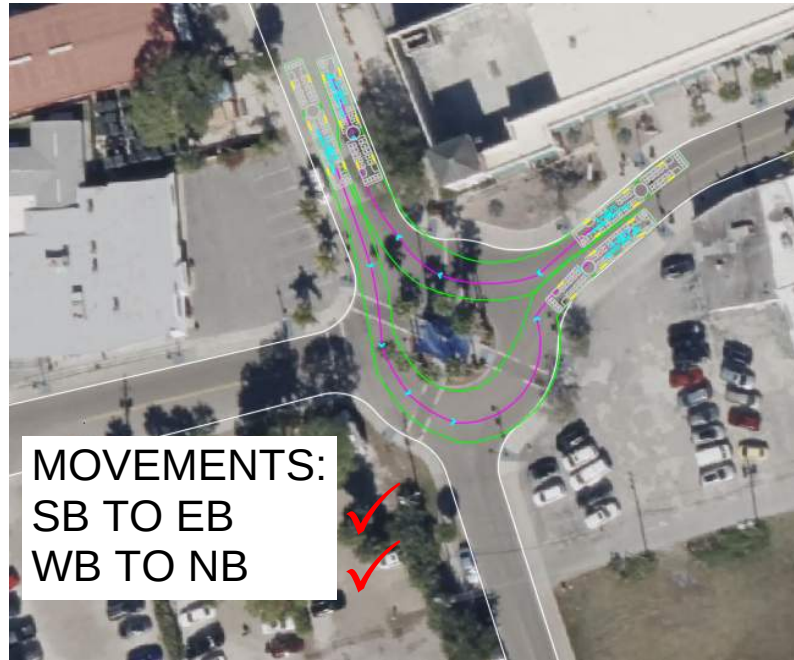
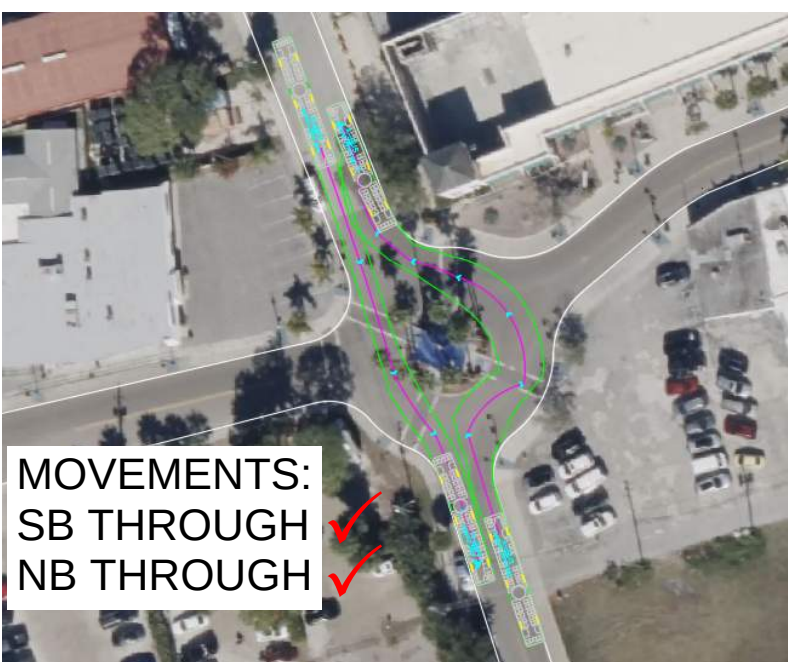
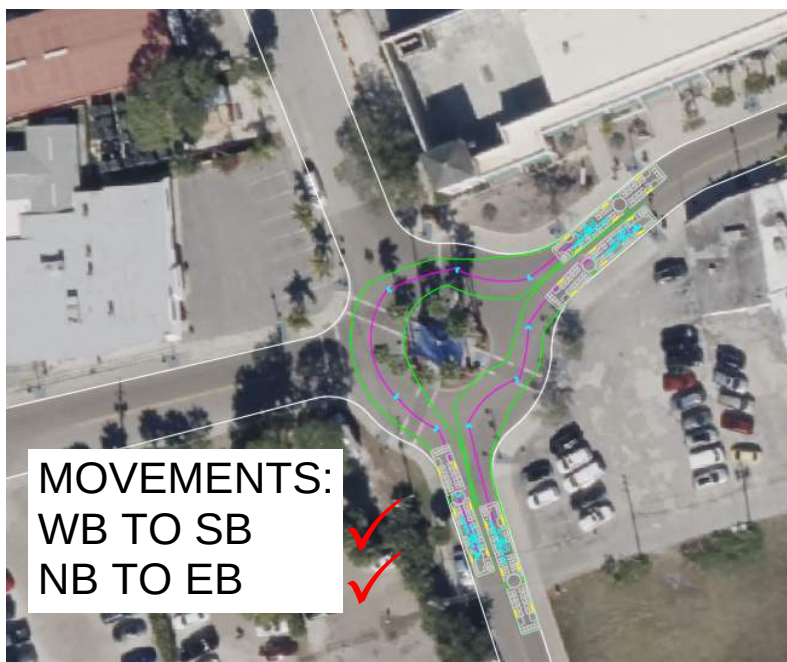
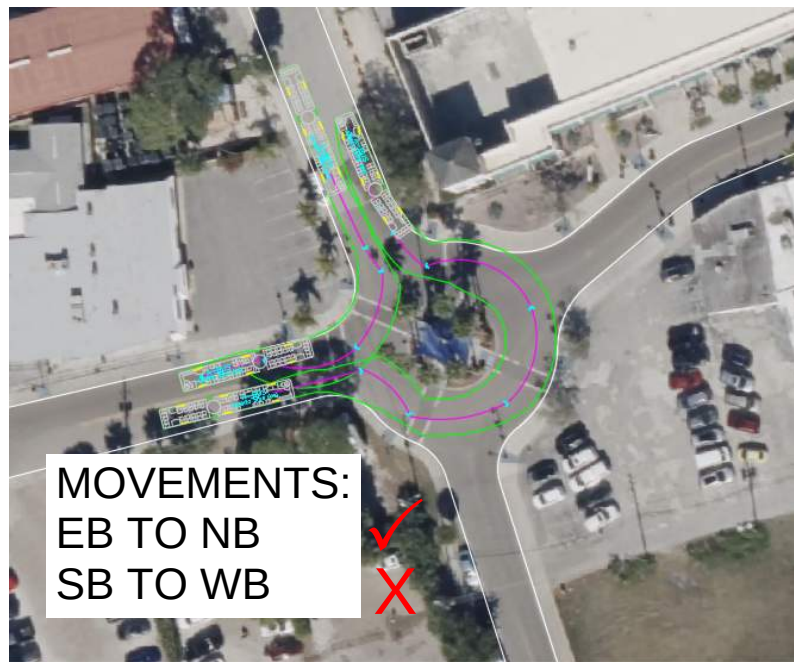


PREPARED FOR: CITY OF TARPON SPRINGS
PROJECT LOCATION: DODECANESE BOULEVARD &
ROOSEVELT BOULEVARD

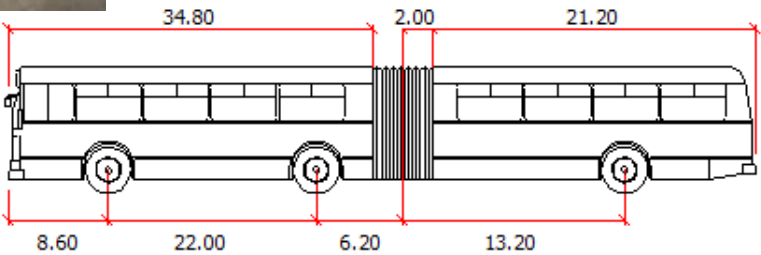
**SPONGE DOCKS
ROUNABOUT ANALYSIS**

SHEET

DATE



Note:
1. No Topographic Survey was provided, Turn Movements are based on Aerials.
2. Posted Speed (15mph)



A-BUS
(ARTICULATED BUS)

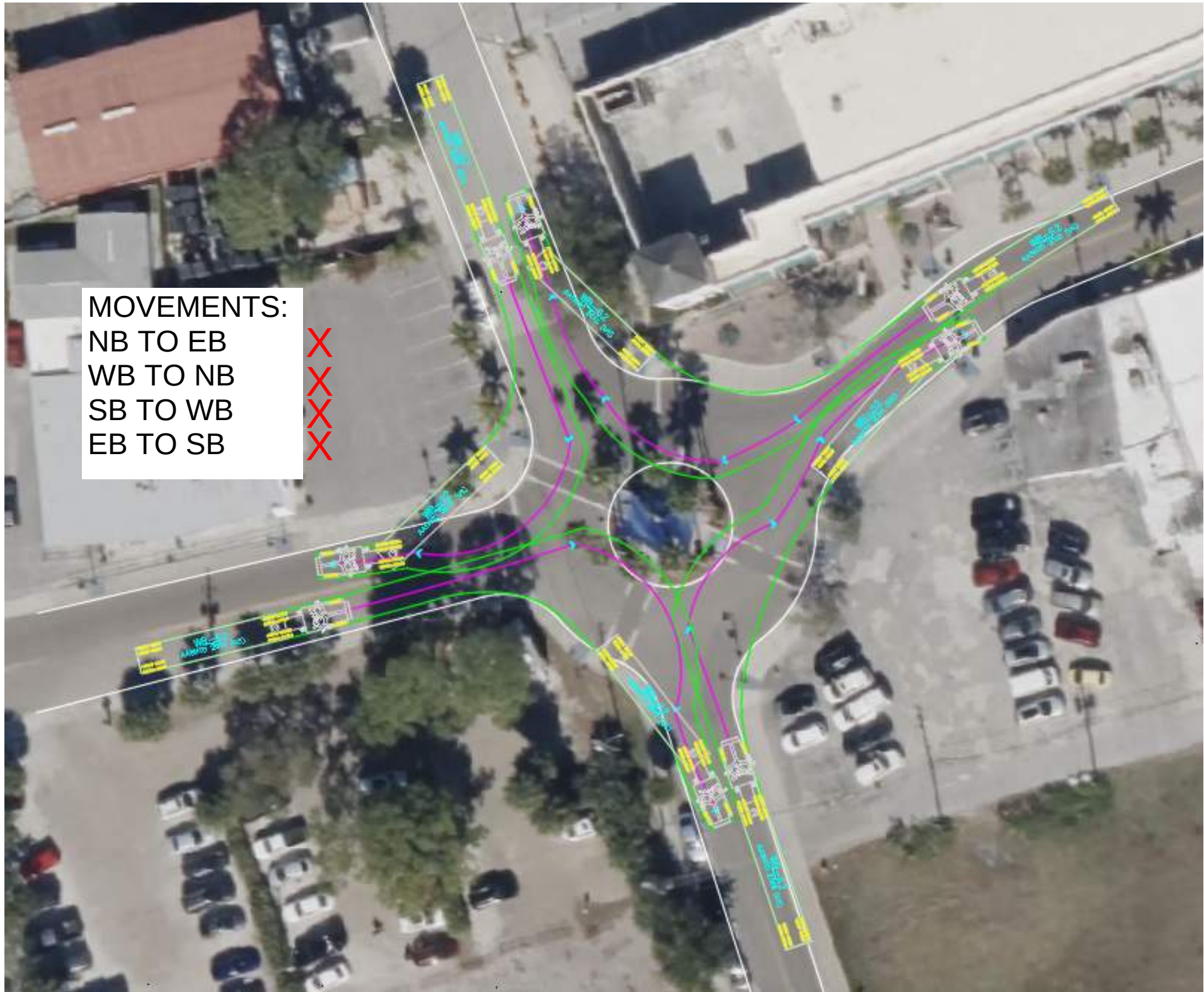


PREPARED FOR: CITY OF TARPON SPRINGS
PROJECT LOCATION: DODECANESE BOULEVARD &
ROOSEVELT BOULEVARD

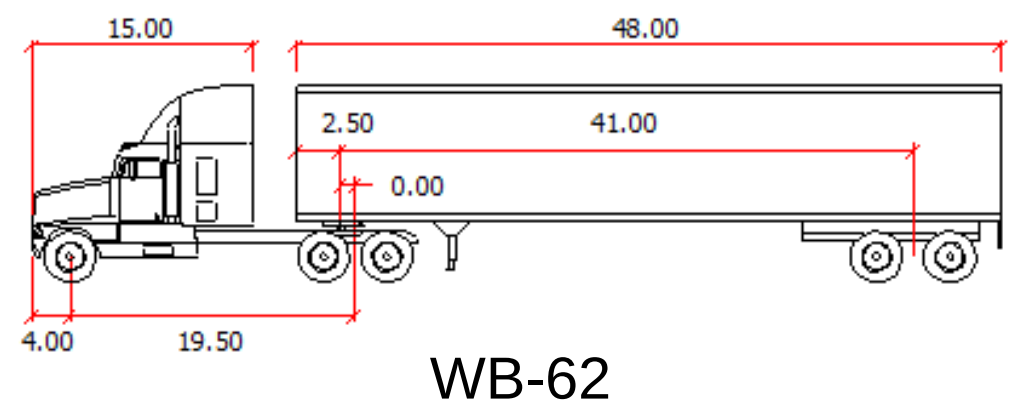
**SPONGE DOCKS
ROUNABOUT ANALYSIS**

SHEET

DATE



Note:
 1. No Topographic Survey was provided,
 Turn Movements are based on Aerials.
 2. Posted Speed (15mph)
 Roundabout Speed (5mph)



PREPARED FOR: CITY OF TARPON SPRINGS
 PROJECT LOCATION: DODECANESE BOULEVARD &
 ROOSEVELT BOULEVARD

**SPONGE DOCKS
 ROUNDABOUT ANALYSIS**

SHEET
 DATE

ORDINANCE 2024-02

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE VI DEVELOPMENT AGREEMENTS, SECTION 96.00 AUTHORITY AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Article VI of the Land Development Code provides for the process and regulation of Development Agreements; and,

WHEREAS, the current allowable term for a Development Agreement is 10 years; and

WHEREAS, the Planning and Zoning Board initiated an amendment to reduce the term of Development Agreements from 10 years to 5 years; and,

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to limit the duration of Development Agreements to ensure timely completion and development of projects within the City;

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

SECTION 1. That the above findings are true and correct, and are incorporated as if fully set forth herein.

SECTION 2. Article VI of Appendix A, Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as follows:

ARTICLE VI. DEVELOPMENT AGREEMENTS

§ 96.00 AUTHORITY AND REQUIREMENTS.

- (A) The Board of Commissioners of the City of Tarpon Springs shall have the authority to enter into Development Agreements with the legal and equitable owners of real property within, or to be annexed within, the City limits of Tarpon Springs as provided for in F.S. Ch. 163 and as further set forth under the terms of this Article.
- (B) The entry into a development agreement by the City shall not limit or modify any legislative power by the City to adopt ordinances, resolutions, regulations or to make administrative or legislative decisions of any kind which it had the power to make prior to the entry into such development agreement,

except to the degree that the development agreement, by its express terms and not by implication, gives vested rights as to certain development permissions, required improvements and similar matters.

- (C) A development agreement and authorized development shall be consistent with the City's Comprehensive Plan and Land Development Code.
 - (D) The initial duration of a development agreement shall not exceed ~~10~~5 years. It may be extended for one additional 5 year period (or less) by mutual consent of a super majority of the Board of Commissioners and the developer, subject to a public hearing in accordance with the requirements of this Article and a review for compliance with current City ordinances and regulations.
 - (E) A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest subject to a public hearing in accordance with the requirements of the Article.
 - (F) The City's ordinances and regulations governing the development of the land at the time of the execution of the development agreement, with the exception of any fee structure, including impact fees, shall govern the development of the land for the duration of the development agreement. The City may apply subsequently adopted local ordinances and regulations to a development that is subject to a development agreement only if the Board of Commissioners determines the following after undertaking a public hearing and considering all evidence presented at the public hearing:
 - (1) The subsequently adopted ordinances and regulations are not in conflict with the development agreement and do not prevent development of the land uses, intensities, or densities in the development agreement;
 - (2) The subsequently adopted ordinances and regulations are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;
 - (3) The subsequently adopted ordinances and regulations are specifically anticipated and provided for in the development agreement;
 - (4) The City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of the development agreement; or
 - (5) The development agreement is based upon substantially inaccurate information supplied by the applicant for development agreement.
 - (G) If state or federal laws are enacted after the execution of a development agreement which are applicable to and preclude the parties' compliance with the terms of the development agreement, such agreement shall be modified or revoked as necessary to comply with the relevant state or federal laws.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2019-02, passed 2-26-19)

§ 97.00 DEVELOPMENT AGREEMENT PROCEDURES.

- (A) A property owner desiring to enter into a development agreement shall make application through the Planning Department and pay the required fee.
- (B) Upon receipt of an application for development agreement, the City Manager shall request authorization from the Board of Commissioners to negotiate with the applicant.
- (C) Upon authorization from the Board of Commissioners to negotiate, the applicant shall submit a development proposal consisting of the following minimum information:
 - (1) Required additional review fee.

- (2) Legal description, including the identification of out parcels to be exempt from the agreement.
- (3) The persons, firms or corporations having a legal or equitable interest in the land.
- (4) The desired duration of the development agreement not to exceed 5 years.
- (5) The development uses desired, including residential density, building intensity, and building height.
- (6) An analysis of the impact upon existing and proposed public facilities and services; including who shall provide such facilities, the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities and services are available concurrent with the impacts of the development.
- (7) A description of any reservation or dedication of land for public purposes.
- (8) A description of all City development approvals necessary, including any zoning or land use modifications required.
- (9) Accurate survey of boundary and existing conditions including but not limited to easements, streets, buildings, land uses, historic sites, zoning, wetlands, watercourses, utilities, general topographic contours, and existing zoning and land uses for all contiguous properties.
- (10) A preliminary master drainage and grading plan.
- (11) The location of proposed buffers or screening.
- (12) An existing tree survey.
- (13) A conceptual master plan showing the locations and acreages of general land uses including dwelling unit types, general types of nonresidential uses, open spaces, recreational facilities, and other proposed uses.
- (14) Circulation plan showing locations and types of all access points and internal streets.
- (15) Proposed development phasing.
- (16) A list of all federal, state, and local permit requirements.
- (17) Any further information deemed necessary to conduct a complete review of the proposal.
- (D) A review of the development proposal shall be scheduled within 30 days and conducted by the Technical Review Committee (TRC) to determine compliance with City ordinances, regulations and that the development is consistent with the local comprehensive plan. The development proposal shall be amended as necessary to comply with the requirements of the Technical Review Committee (TRC).
- (E) Once compliance with City ordinances and regulations has been determined by the Technical Review Committee the development proposal shall be transmitted to the City Manager for negotiation. The City Manager and his/her staff shall review the development of the property and the terms and conditions which are necessary to protect the public interest.
- (F) The City Manager shall report the status of negotiations to the Board of Commissioners within 90 days of TRC compliance.
 - (1) In the event that the City Manager and the property owner have negotiated the terms of a mutually acceptable development agreement, the essential terms of that development agreement shall be presented in an outline form to the Board of Commissioners. The Board shall review the same and shall, if it determines to proceed further with completion of the development agreement by an affirmative vote of not less than 3 members, direct the City Attorney to reduce the said development terms to contractual form for further consideration by the Board. This direction shall in no manner whatsoever obligate the Board to ultimately approve

a development agreement or to approve any of the matters outlined to it by the City Manager as to any specific term or condition.

- (2) In the event that the City Manager and the property owner have not negotiated a mutually satisfactory development agreement, the City Manager shall so notify the Board of Commissioners and the development agreement process as to the particular land shall be concluded unless by an affirmative vote of 3 members of the Board shall direct that negotiations shall continue. A further development agreement application on the same property may be submitted no sooner than 180 calendar days from the date the Board has concluded consideration of the development agreement.
 - (G) At such time as the City Attorney has reduced the terms of the proposed development agreement to written contractual form, the City Manager shall provide the Planning Department with a written recommendation regarding adoption of the development agreement.
 - (H) The Planning and Zoning Board shall conduct the first public hearing on the proposed development agreement, and forward a recommendation to the Board of Commissioners.
 - (I) The Board of Commissioners shall conduct the second public hearing to determine final action on the proposed development agreement. The Board may, by an affirmative vote of not less than 3 members, approve the form and execution of the development agreement by resolution.
 - (J) Within 14 days after the City enters into a development agreement, the City shall record the agreement with the Clerk of the Circuit Court in Pinellas County. A copy of the recorded development agreement shall be submitted to the State Land Planning Agency within 14 days after the agreement is recorded. The development agreement shall then be binding upon all successors in interest to the parties of the agreement.
 - (K) The City shall review land subject to a development agreement once every 12 months to determine if there has been good faith compliance with the terms of the development agreement. If the City makes a finding that there has been a failure to comply with the terms of the development agreement, the agreement may be revoked or modified by the City after a public hearing held in accordance with the requirements of this Article.
 - (L) Such persons, as are defined by F.S. Ch. 163, shall have standing to enforce a development agreement.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

§ 98.00 PUBLIC HEARINGS REQUIREMENTS.

- (A) Before entering into, amending, or revoking a development agreement, the City shall conduct a minimum of 2 public hearings.
 - (B) Notice of intent to consider a development agreement shall be advertised approximately 7 days before each public hearing in a newspaper of general circulation and readership in Pinellas County. Notice of intent to consider a development agreement shall also be mailed to all property owners within 500 feet of the entire contiguous property which is the subject of the agreement and the applicant before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing.
 - (C) The notice shall specify the location of the land subject to the development agreement, the development uses proposed on the property, the proposed population densities, and the proposed building intensities and height and shall specify a place where a copy of the proposed agreement can be obtained.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2019-08, passed 5-14-19)

§ 99.00 DEVELOPMENT AGREEMENT CONTENT.

- (A) Any development agreement approved under the provisions of this Code shall include the following minimum requirements:
 - (1) A legal description of the land subject to the agreement and the names of its legal and equitable owners;
 - (2) The duration of the agreement;
 - (3) The development uses permitted on the land, including population densities, and building intensities and height;
 - (4) A description of public facilities that will service the development, including who shall provide such facilities, the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;
 - (5) A description of any reservation or dedication of land for public purposes;
 - (6) A description of all development permits approved or needed to be approved for the development of the land, including but not limited to the following:
 - (a) Any required Comprehensive Plan amendments;
 - (b) Any required zoning amendments;
 - (c) Site plan approval;
 - (d) Any required approvals, permits or authorizations from Pinellas County, Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, Department of Health and Rehabilitative Services, Tampa Bay Regional Planning Council, Pinellas Planning Council, Department of Community Affairs, or any other agency with competent jurisdiction; and
 - (e) A statement that said development permits will be obtained at the sole cost of the applicant, and in the event that any development permissions are not received, that no further development of the property shall be allowed until such time as the City has reviewed the matter and determined whether to modify or terminate the agreement. Under these conditions, action in reliance on the development agreement shall not vest any development rights in the property.
 - (7) A finding that the development permitted or proposed is consistent with the Comprehensive Plan and land development regulations, and that if amendments are necessary to the zoning or land use designations, that such development agreement is contingent upon those amendments being made and approved by the appropriate governmental agencies.
 - (8) A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and
 - (9) A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction; and
 - (10) Phasing and phase timing.
- (B) Development agreements shall be executed by all persons having legal or equitable title in the subject property, including the fee simple owner, any contract purchasers and mortgagees; or include joinders or subordination.

- (C) A development agreement shall be a legislative act in the furtherance of the City's powers to zone and regulate development within its jurisdiction.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

(§§ 100.00 through 105.00 reserved)

SECTION 3. That the provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the City of Tarpon Springs, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbers system of the Code.

SECTION 4. That if any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 5. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

