PLANNING & ZONING REGULAR MEETING
THURSDAY, JULY 16, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

5. **APPROVAL OF MINUTES**

   5.A Approval of the following Planning and Zoning Minutes: January 15, 2026, February 19, 2026, March 19, 2026 and May 21, 2026
   01.15.26 PZ Minutes.docx
   2.19.26 PZ minutes.docx
   03.19.26 PZ Minutes.docx
   05.21.2026 PZ Minutes.docx

6. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES** *Staff will address questions, comments, and/or concerns from the Board pertaining to prior cases.*

7. **HEARING PROCEDURES** *City Attorney explains hearing procedures.*

8. **ADMINISTRATION OF OATH**

9. EX-PARTE COMMUNICATION DISCLOSURE

10. PRESENTATION OF ITEMS

10.AVAR-000639-2026 - Approval of two (2) after the fact variances to the maximum fence or wall height within the streetside yard

1. VAR-000639-2026 - Staff Report.pdf
2. 2026 Boundary Survey.pdf
3. 2018 Property Survey.pdf
4. Application.pdf

10.BVAR-000640-2026 - Approval of a variance request to the minimum street side setback for the construction of new single-family residence

1. VAR-000640-2026 Staff Report.pdf
2. Property Survey.pdf
3. Buiding Plans.pdf
4. Variance Application.pdf

10.C

Approval of eleven (11) variances to the following sections of the Land Development Regulations:

1. 68-466: All parking areas shall be required to provide lighting during nighttime hours of operation
2. 68-486: Parking areas shall be surfaced by dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials
3. 68-486: Parking lots shall have each parking space and aisle marked
4. 68-486(K): Remote parking shall be more than 600 feet from the distance from the site serving principal use
5. 68-487: Off street loading, 1 loading berth is required
6. 68-561: Total open space between side lot lines shall be not less than 30 percent of the width of the lot.
7. 72-40: Landscaped strip of 3’ along abutting ROW with one tree every 35’ and hedge wall of 2’ min
8. 72-41(A): Screening from abutting properties is required, using wall/hedge no less than 3.5’ in height
9. 72-41(B) One (1) tree required for every 50 linear feet of landscape barrier
10. 72-42(A): Interior landscaping shall be at least 10% of total vehicular use area
11. Sec. 72-42(B): Terminal islands, interior island, and additional interior landscaping requirements for vehicular use areas.

1. VAR-000641-2026 Staff Report.pdf
2. Variance Application and Narrative(s).pdf
3. St Pete Lions Club - Civil Plans.pdf
4. St Pete Lions Club - Construction Plans.pdf
5. St. Pete Lions Club - Floor Plan & Elevations.pdf
6. St. Pete Lions Club - Landscape Plans.pdf
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Boundary Survey.pdf
9. Resolution 86-26 (Site Plan 267).pdf

10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
11. Site Plan 267 Memo.pdf

10. DSITE-000590-2025 - Approval of Site Plan Review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.
    1. SITE-000590-2025 - Staff Report.pdf
    2. Site Plan Review Application.pdf
    3. St Pete Lions Club - Civil Plans.pdf
    4. St Pete Lions Club - Construction Plans.pdf
    5. St. Pete Lions Club - Floor Plan & Elevations.pdf
    6. St. Pete Lions Club - Landscape Plans.pdf
    7. St. Pete Lions Club - Drainage Report.pdf
    8. St. Pete Lions Club - Boundary Survey.pdf
    9. Resolution 86-26 (Site Plan 267).pdf
    10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
    11. Site Plan 267 Memo.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

14. ADJOURNMENT

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	July 16, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following Planning and Zoning Minutes: January 15, 2026, February 19, 2026, March 19, 2026 and May 21, 2026
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve the following minutes: January 15, 2026, February 19, 2026, March 19, 2026 and May 21, 2026
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
01.15.26 PZ Minutes.docx

2.19.26 PZ minutes.docx
03.19.26 PZ Minutes.docx
05.21.2026 PZ Minutes.docx

PLANNING & ZONING REGULAR MEETING THURSDAY, JANUARY 15, 2026 – 2:00 PM 10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 2 pm.

2. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cell phones and informed residents about potential scam emails.

3. PLEDGE ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Present:
Richard Harris- Chair
Ross Sanchez- Vice Chair
Valerie Acree
Chris Downing
Marvin Shavlan
Grant Smith

Absent:
Daniel Billingsley
Gary Potenziano
Mark Zdrojewski

5. APPROVAL OF MINUTES - None

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Principal Planner Braydon Evans sent an email update prior to the meeting. Mr. Shavlan inquired about the request for an extension on the case on 1220 Gulf Boulevard. Planner Evans explained that it may have been a leftover note from Floodplain Manager Jesse Miller as any extensions would be set by the Executive Orders.

7. HEARING PROCEDURES

Attorney Nancy Stuparich explained the hearing procedures.

8. ADMINISTRATION OF OATH

Deputy City Clerk Tia Payton administered the witness oath to all parties wishing to speak on a case.

9. EX-PARTE COMMUNICATION DISCLOSURE - None

10. PRESENTATION OF ITEMS

10.A VAR-00586-2025 Two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.

Mr. Mark Bently and Mr. Ryan Manassi represented the applicant. Mr. Bently detailed Mr. Manassi qualifications. Attorney Stuparich asked the board if they wanted to move to accept Mr. Manassi as an expert. **Vice Chair Sanchez moved to accept Mr. Manassi as an expert; seconded by Mr. Downing. The motion carried six to zero.** Mr. Manassi gave a presentation as detailed in the background material. Mr. Bently explained the variance criteria was 100-years old and expounded on other cases included in the background material. He noted the applicant would follow the conditions and further explained the conditions were not the fault of the applicant. Mr. Downing asked regarding the case from Dade County, whether the hardship was carried forward to a new owner. Mr. Bently was unsure. Mr. Shavlan inquired if there was a fence that surrounded the pool. Mr. Manassi answered the site plan showed existing fence lines and there would be fencing around the pool per building code. Mr. Bently stated the nonconformities were common in the area.

Planner Evans explained attachment 3 in the staff report highlighted the wrong property and then shared a presentation, as detailed in the background material. Chair Harris inquired what the main objection was to the pool variance. Planner Evans answered it was an incompatible use to the existing street scape and inconsistent with the current uses. Vice Chair Sanchez received clarification the driveway was in the back of the property with access through the alley. Mr. Downing inquired how heigh the fence in the front could be. Planner Evans said three feet for a closed fence and four feet for an open fence. Attorney Stuparich confirmed another variance would be needed. Mr. Smith asked if a condition for an additional variance could be added.

Vice Chair Sanchez inquired about the Duke energy platform. Planner Evans was unsure. Mr. Downing inquired if there could be an overhang into the neighbor's property. Planner Evans explained the overhang extended over the property line and there was a condition for the site plan to be consistent with the conceptual plans. Mr. Downing inquired what was the minimal width between houses for life safety purposes. Planner Evans explained it could impact development and that the width between the two properties would be minimal. Vice Chair Sanchez inquired if the applicant looked at stepping back the property.

Chair Harris called for public comment with no response. Mr. Manassi rebutted and stated there was a ten-foot setback on the rear and side, explained that if there was not extra spots for

parking then deliveries and visitors would block the alley, was unsure of how lighting would be impaired, and wanted to give a larger access to the front of the property. Mr. Smith inquired about the setback for the southeast corner. Mr. Manassi answered three feet and explained the properties surrounding were not conforming to their setbacks. Chair Harris inquired if the house to the north had a five foot setback. Mr. Manassi answered it looked like it was close to the property line.

Vice Chair Sanchez inquired if they leave the case number the same for each motion. Attorney Stuparich received confirmation from the board that Planner Evans was an expert. Chair Harris was in favor of the first variance for the pool but not in favor the second variance as the house would be too close to the property line. Mr. Downing explained the lot was nonconforming and inquired what the reasonable amount to allow. Vice Chair Sanchez would like to see if an applicant was building a new residential home then it should be within the setbacks.

Mr. Downing said the current proposal was for the front setback was not touched and asked if the board was asking for the variance in the front instead. Mr. Shavlan explained that it was bought after the eminent domain. Chair Harris did not want to encourage building in the front yard setback on an arterial road.

Vice Chair Sanchez moved in the case of VAR-000586-2025 at the location 12408 Gulf Blvd planning and moved to approve the first variance with conditions 2 and 3 listed in the packet and deny the second variance listed in the packet to reduce due to the lack of evidence for hardship does not exist; seconded by Mr. Downing. Vice Chair Sanchez withdrew his motion due to confusion. **Mr. Shavlan moved to approve the variance for the pool as requested; seconded by Mr. Downing. The motion carried four to three; Messrs. Smith and Shavlan voted no.**

Mr. Shavlan moved to deny the variance due to lack of hardship, seconded by Ms. Acree, and carried six and zero. Attorney Stuparich asked if the board intended to approve the first variance and deny the second variance in which the board confirmed unanimously.

12.B VAR-000588-2025 Two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.

Mr. Jim Adams and Ms. Barbra Adams explained they were looking to elevate the property to become Federal Emergency Management Agency (FEMA) compliant, did not want debris again if there was another storm, explained the property was shaped like a trapezoid, and noted there was a need for an elevator due to health concerns. Planner Evans gave a presentation detailed in the background material. Chair Harris was in favor of the variance. Chair Harris called for public comment with no response. Vice Chair Sanchez wanted to apply the same exceptions to the commercial areas. Mr. Downing inquired if the board had the ability to waive the fees. Attorney Stuparich confirmed the board did not. **Mr. Downing moved to approve case VAR-000588-2025, the planning and zoning board has determined that the variance application did meet all the criteria in Sec 70.221, to approve the variance as requested,**

seconded by Mr. Shavlan. Chair Harris asked to amend the motion to include the condition listed. **Mr. Downing amended the motion to include the condition that the proposed structure being substantially consistent with plans being prepared by RBA Engineering dated July 14, 2025, seconded by Mr. Shavlan, and carried six to zero.**

12.C SITE-000589-2025 Site Plan Review to allow construction of a new single-family dwelling.

Mr. Jason Mada explained he bought the property a year before the hurricanes and agreed with the erosion control line conditions. Planner Evans shared a presentation as detailed in the background material. Vice Chair Sanchez inquired if the applicant was okay with the conditions and asked if condition number 6 was standard. Planner Evans answered yes. Chair Harris called for public comment; there was no response. Chair Harris was in support of the site plan. Mr. Shavlan asked to see the proposed erosion line and asked what the applicant would have to do. Vice Chair Sanchez stated it was in the conditions.

Vice Chair Sanchez moved, in regard to case Site Plan Review 000589-2025, at the location 8576 W Gulf BLVD Treasure Island, FL 33706, the Planning Zoning Board moved to approve the site plan as follows with the conditions 1 through 6 listed in the packet, seconded by Mr. Downing, and carried six to zero.

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Ms. Jackie Toledo and Mr. Timothy Petz, The Club at TI, updated the board on a storage facility to be built and showed the board a picture of the building which was included in the background material.

Vice Chair thanked them for coming and telling the board about the opportunity and asked about plans for opening back up.

Chair Harris said a high and dry storage facility needed to be aesthetically pleasing. Mr. Petz said the project included the same docks as Loggerhead. Chair Harris encouraged creative architecture since the property was a focal point at the entrance of the City and believed yacht clubs were no longer viable. Vice Chair Sanchez said he would want to know about seawall repairs and what would happen with the old docks and potential boat sales. Mr. Downing asked if Mr. Petz and Ms. Toledo represented the owner and stated the board would be looking at the project holistically. Ms. Toledo said the high and dry storage would utilize more of the property. Mr. Harris made concluding remarks.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Attorney Stuparich had no report.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

The next Planning & Zoning Board meeting would be held on February 19, 2026, at 2 p.m. with LPA following immediately after.

14. ADJOURNMENT

The meeting adjourned at 3:51 pm.

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Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

PLANNING & ZONING REGULAR MEETING
THURSDAY, FEBRUARY 19, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 2 p.m.

2. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cellphones.

3. PLEDGE ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Present:
Richard Harris- Chair
Ross Sanchez- Vice Chair
Valerie Acree
Daniel Billingsley
Chris Downing
Marvin Shavlan
Grant Smith
Mark Zdrojewski

5. APPROVAL OF MINUTES

5.A Approval of the following Planning and Zoning Minutes: October 23, 2025, and December 18, 2025.

Mr. Shavlan motioned to approve, seconded by Mr. Smith, and carried seven to zero.

5.B Approval of the following LPA Minutes: February 13, 2025, June 19, 2025, August 21, 2025, and January 15, 2026.

Ms. Acree moved to approve the minutes, seconded by Vice Chair Sanchez, and carried seven to zero.

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Chair Harris inquired about any major changes. Principal Planner Braydon Evans explained two applicants would be submitting site plans for board approval, said there were some communication with Rally's gas station for a site plan approval soon and explained the executive order extended the deadlines for any approved development orders through March 7, 2026.

7. HEARING PROCEDURES

City Attorney Nancy Stuparich read the hearing procedures.

8. ADMINISTRATION OF OATH

Deputy City Clerk Tia Payton administered the witness oath to all wishing to speak.

9. EX-PARTE COMMUNICATION DISCLOSURE

Chair Harris asked if the board to share any ex-parte communication.

10. PRESENTATION OF ITEMS

10.A VAR-000592-2026 A variance requesting approval of a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.

Mr. Ray Carlton, on behalf of the owners and Modern House & Building Movers, explained the variance was to build a meter access platform. Mr. Carlton further explained the property was a preexisting nonconformity as it was built inside the setback and said the burden was met.

Planner Evans presented the staff report, as detailed in the background material. Mr. Zdrojewski received confirmation the propane tank was buried and stated he agreed with staffs' recommendation. Vice Chair Sanchez received confirmation that the platform was consistent with Duke Energy requirements from Planner Evans. Chair Harris called for public comment with no response. Mr. Downing said he would like to abstain from the vote due to speaking with the homeowners. Attorney Stuparich explained that he would not be disqualified from voting as long as there was no monetary exchange. **Mr. Downing moved to approve the variance with conditions, Variance 591-2026**. Chair Harris asked the motion to include the conditions. **Mr. Downing amended his motion to approve the variance with the following conditions listed, seconded by Mr. Shavlan and carried seven to zero.**

10.B VAR-000594-2026 An application requesting approval of two (2) variances to Sec. 68-541 granting a 6.8-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.

Mr. and Mrs. Chris and Dianne Hawkins, 11385 8th St E, explained a remodel was completed a month before Hurricane Helene and said they would bring 1.5 to 2 feet of fill dirt. Mr. Hawkins explained the variance was for the patio, designing the front of the house without stairs that go into the setback had been difficult, and would like to accommodate a future elevator. Mr. Shavlan inquired about the front entry way. Mr. Hawkins explained a small porch area would go in front of the door and then the stairs down to a small landing. Prompted by Mr. Shavlan, Mr. Hawkins explained the stairs would go into the driveway and block the garage. Mr. Downing explained living square footage would not increase. Mr. Hawkings suggested he could move the Duke Energy meter to the front door.

Planner Evans presented the staff report as detailed in the background material. Mr. Downing said passing the variance would not set precedent and that the board viewed each case on its own merits. Mr. Shavlan inquired if the stairs could get in the setback if there was no elevator. Planner Evans confirmed. Vice Chair Sanchez inquired how the property owners were able to get into the house when parking in the garage. Mr. Hawkins answered there was an internal set of stairs and explained there was no other way around the front set of stairs being in the setback. Mr. Shavlan suggested a switchback where the second garage would be and to request elevations and site plans when applicants applied. Mr. Hawkins explained the foyer set up would not work due to going down 13 feet of stairs and the current setup had 5 feet of stairs. Mr. Downing received confirmation that the livable space would not increase. Chair Harris called for public comment with no response and stated he had no objections as long as the variance was only for the stairwell. Mr. Downing said the hardship was there and was in support of approving the variance. Vice Chair Sanchez inquired about a set of stairs on the plan. Mr. Hawkins answered the interior stairs.

Mr. Downing moved that the board approve the Variance 594-2026, as requested, with the following condition which was the number one condition at the bottom, seconded by Mr. Shavlan, and carried six to one; Vice Chair Sanchez voted no.

Mr. Downing moved that the board approve Variance 594-2026, approve the variance with condition as written; seconded by Mr. Shavlan and passed seven to zero.

10.C SITE-000596-2026 A Site Plan Review to allow constructions of a new single-family dwelling

Ms. Julia, representing the owner, said the home would be about 4,000 square feet of living space and the demolition permit was approved. Vice Chair asked how long the property was owned. Ms. Julia answered a year. Chair Harris inquired how many units were on the property. Ms. Julia answered seven and explained the owner wanted to build more units but could not due to the code, so the owner settled for a single-family home. Planner Evans presented the staff report, as detailed in the background material. Vice Chair Sanchez inquired where the Duke Energy meter would be placed. Ms. Julia answered it would be placed on the second floor within the setback. Mr. Downing inquired about the side yard setback in the presentation. Planner Evans said the presentation had the incorrect numbers for the setback. Vice Chair Sanchez inquired if the board approved the change of use. Planner Evans answered yes, said the location of the property was also a factor and explained the change of use would be from one allowable use to another. Mr. Zdrojewski asked if there would be a liquid propane gas

tank. Planner Evans answered that due to the tank being underground it was not something that needed to be reviewed. Vice Chair Sanchez inquired about water retention. Planner Evans answered that would be looked at during the permitting process. **Regarding case 596-2026, Mr. Shavlan moved that the board approve the site plan with conditions one through six, seconded by Mr. Downing, and carried seven to zero.**

10.D VAR-000597-2026 An application requesting approval of two (2) variances to Sec. 68- 541 to reduce the minimum interior side setback on the north and south sides of the parcel.

Mr. David Thomas, representing the homeowner, said the property was damaged by the hurricane and was demolished. Mr. Thomas explained a two car garage would be built and it was going into setbacks. Mr. Downing confirmed that the variance was to fit a two-car garage. Chair Harris inquired how wide the original home was. Mr. Thomas said it would be similar to the size of the new home. Vice Chair Sanchez confirmed Mr. Thomas knew of and was okay with the conditions listed on the variance. Planner Evans presented the staff report as detailed in the background material. Chair Harris inquired if the homeowner considered purchasing a property to the south. Mr. Micheal E. Langily, homeowner, he did not intend to purchase the property and needed to figure out how to approach Sunset Cove regarding the easement.

Chair Harris called for public comment.

Mr. James Trauth, 8565 West Gulf Blvd, gave a copy of an easement which was included in the background material, said there was no objection if the easement was maintained, and explained Sunset Cove would not be against moving the easement south. Vice Chair Sanchez received confirmation from Planner Evans that there would be no effect on the easement.

Mr. Trauth inquired if where the air conditioner would be located. Mr. Thomas answered that it would be located on the roof. **Mr. Grant moved that the board accept the staff recommendation for Variance 597-2026 with the two-conditions stipulated, seconded by Mr. Downing, and carried six to one; Chair Harris voting no.**

10.E SITE-000598-2026 Site Plan Review to allow construction of a new single-family dwelling.

Planner Evans presented the staff report, as detailed in the background material. Chair Harris called for public comments with no response. Vice Chair Sanchez inquired if the applicant was okay with the conditions. Planner Evans said the staff report was given before the meeting and explained the condition was pending the erosion control line being approved by Department of Environmental Protection. **Mr. Grant moved that the board approved the site plan associated with case number 598-2026 with the conditions stipulated, seconded by Vice Chair Sanchez, and carried seven to zero.** Chair Harris called for a 10-minute recess.

10.F SITE-000563-2025 Site Plan Review approval for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.

Mr. Erikk Norrie, property owner, said he would like to build a coffee shop, stated parking was important to the downtown area and would like to have front parking like the surrounding

properties. Vice Chair Sanchez inquired if the conditions were okay except for condition 2. Mr. Norrie said he was not a fan of creating a public walkway. Planner Evans said it was not a condition of approval, it was how the site plan was configured and that loose surface material could not be in the right-of-way (ROW). Vice Chair Sanchez asked if condition 2 was removed, would the applicant have to remove the site plan stipulation. Planner Evans referred to Attorney Stuparich. Attorney Stuparich answered if approved with the current language, the applicant would have to reappear before the board and advised having more flexibility in the order language.

Planner Evans presented the staff report, as detailed in the background material. Mr. Shavlan inquired if the applicant would have to resubmit with a parking plan if condition 2 was removed. Planner Evans answered no. Mr. Grant received confirmation that it was the building next to the carwash. Mr. Norrie explained the layout of the space for the coffee shop and that he had restrictions on what he could/could not do. Mr. Downing inquired about why there was restriction on turf and gravel. Planner Evans could not preclude anything that could prevent the development he would want and explained expanding the deck would require approval, but landscaping would not. Vice Chair Sanchez asked if the applicant would have to come back to the City to ask for landscaping or placing items in the area. Planner Evans explained since it was not permitted fixed developments the only restriction would be flood requirements but ultimately would not have to be permitted. Prompted by Vice Chair Sanchez, Planner Evans explained the grass area was currently gravel and was not parking spaces before, said the parking spaces in the ROW had been grandfathered in and explained it was not in the purview of the Community Development Department to allow parking in the ROW. Vice Chair Sanchez asked the applicant to come back in 60 to 90 days to inform the board how the conversations with walking in the right of way were going. Chair Harris called for public comment.

Mr. Mark Hohe, 225 104th Ave, spoke in support of the variance.

Mr. Shawn Byrne, Pirate Square, expressed frustration with the city codes.

Resident inquired if there was an opportunity to remove the requirement to change the gravel to grass. Vice Chair Sanchez inquired if that was possible. Prompted by Planner Evans, Attorney Stuparich explained the gravel would serve the same purpose. Planner Evans stated the public ROW could not be gravel. Mr. Downing received confirmation material in the ROW could not be gravel or any loose material. Planner Evans explained the condition could be changed to a different plan. Vice Chair Sanchez inquired if there could be a condition for the gravel to remain at the owner's discretion. Attorney Stuparich answered yes and suggested to say suitable material. Discussion continued. Planner Evans explained that a ROW permit would be needed if there was any work done, expressed concerns about removing the site plan condition, and explained the ROW permit process was being developed.

In regard to Case SITE-000563-2025 at the location 262 104th Avenue, Treasure Island FL, the Planning and Zoning Board moved that the case did meet all the criteria of the Treasure Island Code of Ordinance and consistent with the Comprehensive plan set forth the quasi-judicial hearing record including the application and staff report and

other record evidence and testimony and Vice Chair Sanchez moved to approve with conditions that were listed in the packet for condition number one; the completed improvements shall be substantially consistent with the plans included by the applicant prepared by Lafate Wilson Architects, dated January 27, 2026 with the edit that on page 13 of their site plan that the area that indicated existing gravel and ROW be removed and replaced with grass or ground cover be redlined or eliminated from the site plan and add that the applicant would work with the City for a ROW permit. Condition number 2, Vice Chair Sanchez excluded 100% from the conditions and then followed in with allow conditions 2, 4, 5 and 6 that were listed in the packet, seconded by Mr. Downing, and carried seven to zero.

10.G VAR-000599-2026 Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.

Planner Evans presented the staff report, as detailed in the background material. Mr. Shavlan inquired about the timeline. Mr. Zdrojewski asked if there were any comments from any of the adjacent property owners. Planner Evans said letters were sent out but no responses were received and explained the site plan would come before the board later. Prompted by Vice Chair Sanchez, Floodplain Manager Jesse Miller explained the temporary Fire and Police buildings did not require a site plan review. Chair Harris called for public comment.

Mr. Shawn Byrnes, Pirate Square, said variances could be approved if there was proof of a hardship, believed the variance was bias, and stated that the site plan should be approved with the variance. Mr. Grant confirmed that the board should be diligent in the process. Public Works Director Gary Volenec explained the request for the stairs was a last-minute item, said the plans had been completed, and explained the project was complicated. Mr. Downing asked if the hardship was due to the site circumstances and what the site engineer was able to do. Director Volenec answered the hardship was for safety and due to engineering. Mr. Downing would like the engineer of record to state that the 7 feet was needed. Vice Chair Sanchez was concerned about the building being placed close to the gas station and expressed frustration for not being able to see the site plan. Mr. Downing wanted a condition that the engineer working on the project to state that the variance was necessary. Prompted by Mr. Zdrojewski, Planner Evans said one of the conditions of approval was that the site plan be the same as what was presented. **Mr. Downing moved that the board for Variance 000599-2026 that the zoning board determined that the application met all the criteria and that the board should approve variance as follows with the condition that a site plan be submitted and subject to approval of a site plan by the board, seconded by Mr. Shavlan, and carried seven to zero.**

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Mark Hohe, 225 104th Ave, noted new construction happening in the City and suggested for everyone to watch to see if it would make profit. Chair Harris explained 80 feet would not fit on the property due to parking and said it was far from a full-service hotel. Vice Chair Sanchez said it was great for the condo hotel being built and said it did not offer amenities to residents.

Mr. Byrnes explained the value of the land and construction cost were the only two components that could adjust.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Attorney Stuparich and had no reports.

Mr. Shavlan handed out a document, included in the background material. Mr. Shavlan expounded upon the Planning and Zoning Board duties. Attorney Stuparich explained as the Local Planning Agency (LPA), the board reviewed land development code changes before they went to the City Commission.

Mr. Shavlan would like the board to write up a letter to the Commission for updates to the Comprehensive Plan. Vice Chair Shanchez said the board should have sent one idea/strategies instead of all three at once. Mr. Downing said the document drafted by Mr. Shavlan should be brought to the next LPA meeting to be discussed. Mr. Shavlan would like to have an LPA meeting regularly even if there were no items on the agenda. Vice Chair Sanchez relayed frustration due to LPA meeting being cancelled and inquired about the master plan timeline. Community Development Assistant Director Maryellen Edwards was unsure of the timeline. Vice Chair Sanchez requested a timeline of the master plan be provided at the next LPA meeting.

Mr. Shavlan asked if the board would like to put his document on the next agenda. Mr. Downing and Vice Chair Sanchez favored adding the document to the next agenda. Vice Chair Sanchez and Mr. Shavlan would like to have an LPA meeting even if there would not be any items. Mr. Shavlan asserted the board should make a recommendation.

Mr. Byrnes stated the master plan was reactionary, said the master plan excluded important areas and said the master plan should be done right. Vice Chair Sanchez would like to have Economic Development Director Joan Goodrich at every LPA meeting, said he would like to see Treasure Island Yacht Club improvements, and would like to have Director Goodrich give economic updates. Mr. Smith stated that the board should keep the representation of the community in mind, said recovery would take time and said that not everyone would share the same view.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

The next Planning and Zoning Meeting would be held on March 19, 2026, and the next LPA meeting would be held on March 12, 2026.

14. ADJOURNMENT

The meeting adjourned at 5:10 p.m.

_____

Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

PLANNING & ZONING REGULAR MEETING THURSDAY, MARCH 19, 2026 – 2:00 PM 10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Richard Harris called the meeting to order at 2 p.m.

2. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cell phones.

3. PLEDGE ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Present:
Richard Harris, Chair
Daniel Billingsley
Christopher Downing
Marvin Shavlan
Grant Smith

Absent:
Ross Sanchez, Vice Chair
Valerie Acree
Mark Zdrojewski

5. APPROVAL OF MINUTES – None.

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Principal Planner Braydon Evans said there were no updates.

7. HEARING PROCEDURES

City Attorney Nancy Stuparich explained the hearing procedures and inquired if the items were properly noticed and if any board members had a conflict of interest. Planner Evans confirmed the items were properly noticed. No board member had any conflict of interest.

8. ADMINISTRATION OF OATH

Deputy City Clerk Tia Payton administered the witness oath to all wishing to speak.

9. EX-PARTE COMMUNICATION DISCLOSURE

Chair Harris asked the board to disclose any exparte communications. There were none.

10. PRESENTATION OF ITEMS

10.A VAR-000602-2026 An application requesting a variance to Sec. 68-561 to permit a reduction to the required alternate setbacks to allow a Duke meter platform at a new construction multifamily development

Mr. Alex Melman, property owner of 10126 Gulf Boulevard, explained that Duke Energy notified him that a larger platform was needed. Chair Harris asked the name of the project. Mr. Melman answered The Pearl.

Planner Evans shared a presentation, as detailed in the background material. Chair Harris called for public comment with no response. Chair Harris said the side yard setback was beneficial for the property due to the zoning district. Mr. Downing said the variance was only for the stairwell. **Mr. Downing moved to approve VAR-000602-2026, with the condition one listed in the document before the board; seconded by Mr. Smith, and carried five to zero.**

10.B SMOD-000615-2026 Site Plan Modification approval to amend the proposed alternate setbacks

Chair Harris asked if the applicant had any additional comments. Mr. Melman explained it was the same situation as previously stated.

Planner Evans presented the case, as detailed in the background material. Chair Harris called for public comment with no response.

Mr. Downing moved to approve SMOD-000615-2026 with the conditions listed; seconded by Mr. Shavlan.

Chair Harris stated that it was only for the Duke Energy platform stairway.

The motion carried five to zero.

10.C VAR-000604-2026 An application requesting approval of four (4) variances to Section 68-541 to permit reduced side, waterfront, and streetside setbacks in conjunction with structural elevation improvements

Mr. Tom and Ms. Sharon Butler, 12570 6th Street East, handed out packets which were included in the background material. Mr. Butler explained he wanted to lift the home to keep it safe from floods and there were complications with the front stairs due to two royal palms. Ms. Butler stated the neighbors were okay with the variance. Chair Harris inquired if the variance was for steps only. Mr. Butler confirmed. Mr. Shavlan inquired if the stairs were submitted on the plans. Ms. Butler said plans were submitted without the stairs. Mr. Grant inquired if the stairs were constructed in compliance with the plans. Ms. Butler confirmed. Mr. Billingsley received confirmation that the inspections were passed on the

stairs and the stairs were the same depth and width as before. Chair Harris inquired if any stop work orders were given. Mr. Butler said he did not receive a stop work order.

Planner Evans presented the case, as detailed in the background material. Chair Harris inquired how stop work orders were not issued. Planner Evans said the plans were approved and there was not a variance for the stairs as it was an allowable encroachment on the setbacks. Planning Manager Emily Ellis explained the revisions were submitted for the change in the stairs that went through a building review but not a zoning review and further explained Code Enforcement was not looking for the building to be built incorrectly due to having an issued permit. Mr. Grant inquired if there were not any other plans submitted. Manager Ellis said there was a site plan submitted in July and the plans were not approved as the zoning department did not review the plans. Mr. Shavlan noted the setback issues were known by the contractor. Manager Ellis explained the plans were revised three times before meeting the setbacks. Manager Ellis noted the changes in the revisions. Mr. Downing received confirmation the stairs on the right-hand side were not a part of an approved permit change from Manager Ellis.

Mr. Downing clarified submittal for stairwell on the right was approved and stairwell on the front which was not approved by the zoning department. Mr. Shavlan inquired if the plans should have been reviewed by zoning. Manager Ellis answered yes. Prompted by Mr. Downing, Planner Evans explained the contractor believed the cantilever already existed when it did not and that the decisions supporting it were the only revision. Chair Harris inquired why there were no stop work orders issued on the property. Manager Ellis answered there was a permit issued.

Chair Harris called for public comment.

Mr. Alan Warington, 12555 6th St E, said the house was beautiful and had no objection with the variances. Chair Harris asked what side of the house he was on. Mr. Warington answered the right side.

Chair Harris explained the steps caused a safety hazard and asked if there were any solutions. Planner Evans answered the only solution would be removal of the construction. Mr. Downing explained that all of the variances were for ingress and noted the lack of oversight by zoning department. Chair Harris would like to add a condition for the variances be for ingress and elevators only. Mr. Downing noted the variances included a spiral staircase. **Mr. Downing moved to approve all 4 variances apart of the application VAR-000604-2026 with the conditions stated in the order; seconded by Mr. Billingsley, and carried five to zero.**

10.D VAR-000605 -2026 Approval of a variance request to Section 68-541 granting a 3.9-foot variance to the required side yard setbacks for a staircase in conjunction with structural elevation improvements

Ms. Bonnie Kotz, property owner, explained she was asking for the staircase for ingress to go down to the pool from the balcony. Mr. Downing inquired if any square footage was being added. Ms. Kotz answered no.

Planner Evans gave a presentation, as detailed in the background material. Chair Harris inquired if they were addressing the northeast corner. Planner Evans answered yes.

Chair Harris called for public comment with no response. **Mr. Shavlan moved the Planning and Zoning Board had determined that the variance request to Section 68-541 granting a 3.9-foot variance to the required side yard setbacks for a staircase in conjunction with structural elevation improvements did meet all of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and approved the variance as follows with condition of the proposed improvements shall be substantially consistent with the plans prepared by contract CAD Services INC dated February 13, 2026; seconded by Mr. Smith and carried five to zero**.

10.E VAR-000606 -2026 Approval of a variance request to Section 68-541 granting a 4.9-foot variance to the required side yard for a staircase in conjunction with structural elevation improvements

Mr. Joe Romano, contractor, explained the house would be elevated, said an existing door in the garage that would like to be kept for egress and would piggyback with the Duke Platform.

Planner Evans presented the case, as detailed in the background material. Mr. Downing asked for clarification about the steps having a landing. Planner Evans explained there would be a foyer between the steps and doorway. The applicant explained that the owners were moving the front door 3 feet into the home. Chair Harris inquired if the elevation was correct. Mr. Romano answered yes. Chair Harris called for public comment with no response. **Mr. Smith moved to approved VAR-000606-2026 with the conditions stated, seconded by Mr. Downing, and carried five to zero.**

10.F VAR-000607-2026 An application requesting approval of four (4) variances to Section 68-541 to permit reduced side, rear, and streetside setbacks in conjunction with structural elevation improvements at an existing multifamily development

Mr. Joe Pultrone, property owner, explained his family was wanting to move back to Treasure Island, said that he spoke to neighbors on each side which they agreed to the variance and said the neighbor to the rear was concerned about the encroachment. Mr. Shavlan inquired about all the elevations on each side and asked if the elevations could be required. Planner Evans said he could encourage applicants. Mr. Pultrone explained the wrap around balcony was needed to have access to each unit.

Planner Evan presented as detailed in the background material. Mr. Smith inquired how the access to the utility closet. Mr. Pultrone answered the access was on the outside. Chair Harris called for public comment.

Kimberly Stweart, explained the deck was not necessary, stated the home should be demolished and rebuilt, had concerns that if she raised her home that the homes would be too close together, and concerned about potential fire hazards. Chair Harris explained if the home was new construction the board typically would not grant variances.

Mr. Pultrone explained the backroom was apart of the additional structure. Mr Downing received confirmation that the backroom was concrete block and not an added structure by Mr. Pultrone. Chair Harris asked if Mr. Pultrone would accept a reduction in the width of the deck. Mr. Pultrone answered that the space was needed due to front door access Chari Harris expressed concern about the house being too close to other houses. Mr. Downing explained five foot ingress and duke energy required a five foot platform. Mr. Billingsley inquired where the doors for the unit were. Mr. Pultrone pointed the doors out on a site plan. Chair Harris suggested to reduce the decks to 4ft wide from 5ft wide. Mr Shavlan was agreeable with the five foot deck. Mr. Smith inquired if the utility door could be put on the door on the east side. Mr. Pultrone explained the the tenants would have to walk down the stairs and all the way around to access the utility room. Chair Harris noted some safety concern.

Chair Harris expressed concerns about the safety and if a neighbor in the future came in for the variance thinking they would get approved.

Mr. Downing Suggested to the sides to five feet, back deck reduced to 3ft and keep the wrap around at 5 ft. Chair Harris clarified to reduce the back and side to ft. Mr. Downing suggested keeping the 5ft on the side. **Mr. Downing moved in case approve var 1,3 and 4 as is and approve 2 with the condition that the dimension of the depth of the rear be 5 to 4 feet and the wrap around the utility remain at 3 ft and all 4 variances to have condition 1 included in the order; Seconded by Mr. Smith and carried five to zero.**

10.G VAR-000609 -2026 Approval of a variance request to Section 68 -541 granting a 1.1-foot variance to the required side yard setback for a staircase in conjunction with structural elevation improvements

Mr. Gary Morrison, explained the square footage of the house would not be increased and said the switch back stairs would land in the pool so they would wrap around.

Planner Evan presented as detailed in the background material. Chair Harris called for public comment with no response. **Mr. Shavlan moved to approve VAR-000609-2026 with condition of The proposed improvements shall be substantially consistent with the plans prepared by Klar and Klar Engineering, dated January 7, 2026; seconded by Mr. Downing and carried five to zero.**

10.H VAR-000610 -2026 Approval of two (2) variances to Section 68-541 granting a 2.4-foot variance to the east and west side property lines for the construction of a new single family residence on a substandard parcel

Ms. Jane Graham, attorney for applicant, explained the variance for the west was withdrawn and was requesting the variance on the east. Mr. Graham presented as detailed in the background material.

Planner Evan presented as detailed in the background material and explained the second variance for the west was withdrawn due to a resign of the property. Chair Harris inquired if the current code would allow for a lot to be created without access to the main road and inquired if the house was demolished. Applicant answered yes, a demo permit was granted but she had no begun demolishion. Mr. Downing inquired if the deck was only on the first level facing west. Planner Evans answered yes. Mr. Nicke, the builder, for the property explained the decking was on the first and second level. Mr. Downing received confirmation the first level deck was a covered deck and the second level was an open deck. Mr. Downing inquired why the utilities lines caused hardship. Planner Evans answered … Mr. Shavlan inquired what the original homes sqft was. The builder answer 600sqft. The builder explained the service lines were encroaching the building and need 5ft from the powerlines to the house. Chair Harris called from public comment.

Mr. & Mrs.Timothy and Karen Kelly, 8102 Bayshore Dr, stated they were not informed of the variance, explained the area was susceptible to flooding, noted the house was new construction, and read letter which was included in the background material. Ms. Kelly inquired if the deck was 10 ft. Planner Evans said certified mailing was sent out to all neighboring properties.

Chair Harris called Ms. Graham for rebuttal. Ms. Graham stated the notices for the variances were mailed, explained the property brought up as an example by Ms. & Ms. Kelly was not a homesteaded property, said there was a drainage plan, stated the property had unique hardship due to the history, configuration, flood condition requirements and size, and explained the property did not set a precedent. She further rebutted the home would be raising the property value. Mr. Nickle explained and showed the board the drainage plans for the property. Mr. Downing inquired what's being planned underneath the covered deck. Mr. Nickel explained there was a landscaping plan which was submitted. Ms. Graham objected to Mr. Kelly attempting to make comments to the rebuttal. Attorney Stuparich explained if the board would like to hear the rebuttal of Mr. Kelly, then it could be heard as long as Ms. Graham has an opportunity to give another rebuttal. Chair Harris allowed for the rebuttal from Mr. Kelly. Mr. Kelly explained he objects to the home being moved closer to his property. Ms. Graham explained there were case laws for hardship and requested approval. Chair Harris explained hardship does not exist. Mr. Shavlan agreed. Mr. Billingsley explained there was open space not in the setback that could be used to build. Prompted by Ms. Graham, Chair Harris recited the public hearing was closed. Mr. Downing explained the power lines were an issue and inquired if they were causing hardship. Ms. Graham explained the homeowner would like to withdraw the request. Mr. Smith inquired if they pull the deck in the side back and could the board approve. After discussion, Ms. Graham stated the variance would be withdrawn.

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Chair Harris called for public comment with no response.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Attorney Stuparich had no report. Planner Evans said Planning Manager Ellis would be attending the next meeting. Mr. Shavlan asked if the elevations could be asked to be included. Planner Evans said he could strongly encourage it and explained it could be a financial limitation if required. Mr. Shavlan would like to require elevation and encourage 3D renderings. Attorney Stuparich explained she would have to look into requiring elevations.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETING

The next meeting would be on April 16th at 2 pm with LPA to follow.

14. ADJOURNMENT

The meeting adjourned at 5:09 pm.

_____

Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

PLANNING AND ZONING REGULAR MEETING
THURSDAY, MAY 21, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 2 p.m. and announced the City of Treasure Island would not send an invoice for variance approvals.

2. CELL PHONE ANNOUNCEMENT

Chair Harris requested cell phones be silenced.

3. PLEDGE ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Richard Harris, Chair
Ross Sanchez, Vice Chair (arrived at 2:24 p.m.)
Valerie Acree, Alternate
Daniel Billingsley
Chris Downing
Marvin Shavlan
Grant Smith
Mark Zdrojewski

5. APPROVAL OF MINUTES

5.A Approval of the following Planning and Zoning Minutes: April 16, 2026

Mr. Shavlan moved to approve the minutes, seconded by Mr. Downing, and carried six to zero. (Vice Chair Sanchez had not arrived.)

6. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Principal Planner Brandon Evans said the Rally Gas Station would be presented at a meeting soon. Chair Harris asked what the gas station was proposing. Mr. Evans said there were building improvements and an expansion.

7. HEARING PROCEDURES

City Attorney Ralf Brookes reviewed the procedures.

8. ADMINISTRATION OF OATH

City Clerk Lisa-Marie Kennedy gave the oath of witness to those who would provide testimony.

9. EX-PARTE COMMUNICATION DISCLOSURE

Chair Harris asked for any disclosures; there were none.

10. PRESENTATION OF ITEMS

10.A VAR-000626-2026 - Approval of a variance request to Section 68-541 granting a 9.5-foot variance to the streetside setback for a staircase in conjunction with structural elevation improvements.

Mr. Scott Keaster, property owner, requested a variance due to the structure being raised. Mr. Downing wondered why the staircase was not internal. Mr. Keaster said it would negatively impact the bedrooms. Mr. Evans presented the staff report, as contained in background material.

Mr. Shavlan said the original concept would lose a garage. Mr. Evans confirmed. Mr. Downing said the proposed staircase would be 21 feet from the road. Planning and Zoning members agreed with the math. Answering Mr. Smith, Mr. Keaster said the electrical panel was on the side.

Chair Harris called for public comment.

Mr. Darin Brown, Isle of Palms, did not believe the codes were written to accommodate raising homes and thought it was unfair to deny the variance.

The following individuals supported the variance: Ms. Juliet Brown, Isle of Palms; Mr. Marsh Costa, Isle of Palms; and Mr. John Frazier, Isle of Palms.

Chair Harris announced letters of support from, the following individuals: Ms/Mr. Laura and Patrick Marvs, Msses. Alicia and Gabby Atech, Ms. Kristie Zerr, Ms./Mr. Bettina and James Guild, Ms./Mr. Deborah and David Mattson, and Dr. Thomas S. Ellis.

Chair Harris believed the variance request was reasonable. Mr. Downing supported the variance. Mr. Zdrojewski believed it was an elegant solution to the issue and wanted confirmation the variance was for the stairs only, not for future changes. Chair Harris confirmed the approval would only be for the stairs.

Mr. Downing moved the board approve Variance VAR-000626-2026 with the one condition that was listed, seconded by Mr. Grant, and the motion carried six to zero. (Vice Chair Sanchez had not arrived.)

10.B VAR-000608-2026 - Approval of a variance request to Section 68 -541 granting a 3.4-foot variance to the required waterfront setback in conjunction with structural elevation improvements.

Mr. Alex Balwin, contractor, explained the need for the variance. Chair Harris noted the balcony was reasonable. Mr. Evans shared the staff report contained in background material. Mr. Downing supported the variance but asked why the item had to come to the board. Mr. Evans said because the code said the allowance was no more than 12 feet. Answering Mr. Shavlan, Mr. Balwin said he was unsure of the previous patio's width. Mr. Shavlan said he would be willing to have a wider balcony. Chair Harris noted they could only consider the balcony. Mr. Downing noted the balcony would be 4 feet. Discussion followed on the size of balcony. Mr. Evans noted the side deck did not encroach in the setback. Mr. Zdrojewski asked if the permit included the balcony. Mr. Evans said the original permit had the doors as a window.

Chair Harris called for public comment; there was none.

Mr. Billingsley moved to approve variance Case VAR-000608-2026, with the condition listed, seconded by Vice Chair Sanchez, and carried seven to zero.

10.C VAR-000630-2026 - Approval of two (2) variances to the streetside setback to allow a staircase and balcony in conjunction with structural elevation improvements.

Mr. William Chamberlain, 59 Dolphin Drive, expounded on the request. Answering Mr. Downing, Mr. Chamberlain said there was no increase in living space. Mr. Evans shared the staff report, as contained in background material. Referencing the site plan, Vice Chair Sanchez asked why the setback line would not be based on the road curvature. Mr. Evans said it was based on the curve. Vice Chair Sanchez inquired if the Duke Energy meter would remain where it was shown in the pictures. Mr. Evans said it would be placed in an enclosed case.

Chair Harris called for public comment; there was none.

In regards to Case VAR-000630-2026, at location 59 Dolphin Drive, as a Planning and Zoning board member, Vice Chair Sanchez moved for variance application requesting 2.4 foot variance to permit a reduced side setback for staircase in conjunction with the structural elevation improvements did substantially satisfy the criteria set forth, 70-221 Treasure Island Codes of Ordinances, and a hardship existed, as set forth in quasi-judicial hearing recording, including the application, staff report, and other evidence and testimony presented discussed at the hearing, and approve the variance as requested, with the following conditions. Vice Chair Sanchez noted there were no conditions. **The motion was seconded by Mr. Billingsley and carried seven to zero.**

In regard to the same case, VAR-000630-2026, variance two of two, as a Planning and Zoning board member, Vice Chair moved the variance application approval of a 2.9-foot-variance to permit a reduced street side setback for a balcony in conjunction with structural elevation improvements did substantially satisfy the criteria set forth in Section 70-22 of the Treasure Island Codes of Ordinances and a hardship did exist as set forth in the quasi-judicial hearing, recording record, including the application, staff report, and other record evidence and testimony presented and discussed in the

hearing, and approved the variance as follows with the conditions listed in the packets, seconded by Mr. Billingsley, and carried seven to zero.

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS – None.

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

City Attorney Brookes had no report.

Chair Harris asked about the new electrical meter enclosures. Mr. Evans said the enclosures were supposed to be submergible, but had not seen one. Chair Harris said it could assist with Duke Power platforms. Mr. Downing wondered if the enclosures were acceptable in the City codes of ordinances. Mr. Evans did not believe there was a reason it would be outside code requirements. Vice Chair Sanchez asked if the flood zone requirement was a Florida requirement or a construction code. Mr. Billingsley believed it was a contractor requirement. Ms. Emily Ellis, Planning Manager, said the National Flood Insurance Program allowed the meters to be raised or in a submergible enclosure and the elevation certification reflects the meter was in a submergible enclosure. Discussion continued regarding the benefits and cost of the submergible enclosure. Mr. Shavlan asked if Duke could come to a Planning and Zoning meeting to explain the meter.

Chair Harris asked how many uninhabitable structures were eligible for condemnation on the island. Ms. Ellis said there were three others. Chair Harris opined there were several structures that had made no improvements in 20 months post-storms, especially the property on 85th Avenue. Ms. Ellis said the City was working on actions for the property on 85th Avenue. Chair Harris reiterated there were too many properties that had not taken corrective action.

Mr. Billingsly said he was still working with his insurance but was maintaining his property.

Mr. Downing wondered if staff could consider a certain variance percentage, rather than distance, to be handled administratively. Interim Community Development Director Maryellen Edwards said there was work on changes and asked if the Board would have a problem moving the Planning and Zoning meeting to June 25, 2026, so Kimley-Horn could present. Discussion continued on changes and moving the meeting dates.

Chair Harris wondered what kind of case load the Planning and Zoning board would have at the next meeting. Mr. Evans relayed a web-based dashboard that showed upcoming hearings. Vice Chair Sanchez wondered if the dashboard would have residential requests. Mr. Evans said it would be limited to commercial property.

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

The next Planning and Zoning Board meeting would be held on June 18, 2026 at 2 PM.

Regarding the next Local Planning Agency meeting, Chair Harris would not be present on June 25, 2026, but was fine with the date. Director Edwards asked if Planning and Zoning and Local Planning Agency meeting would move. Consensus was to move the Local Planning Agency to June 25th.

Chair Harris asked if there was any action on the property across the street. Director Edwards said there was communication but the owners were considering selling or remodeling.

14. ADJOURNMENT

The meeting was adjourned at 3:02 p.m.

_____
Richard Harris, Chair

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

AGENDA ITEM NO. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	July 16, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000639-2026 - Approval of two (2) after the fact variances to the maximum fence or wall height within the streetside yard
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	See attached staff report

ATTACHMENTS:
1. VAR-000639-2026 - Staff Report.pdf
2. 2026 Boundary Survey.pdf
3. 2018 Property Survey.pdf
4. Application.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000639-2026
July 16, 2026

DESCRIPTION	Approval of two (2) after the fact variances to the maximum fence or wall height within the streetside yard.
SITE LOCATION:	12650 7th Street East
PARCEL ID #:	14-31-15-13302-017-0190
LEGAL DESCRIPTION:	CAPRI ISLE BLK Q, LOT 19
PROPERTY OWNER:	Peter Nemethy & Dawn Nemethy 12650 7th Street East Treasure Island, FL 33706
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Urban
Zoning:	RU-15
Adjacent Property (Use):	
North: Water	East: Single-Family Residential
South: Single-Family Residential	West: Water
Site Area:	17,590 Sq. Ft. (Approx 0.40 Acres)
Flood Zone:	VE-12 / AE-11, Flood Insurance Rate Map

REQUEST:

The applicant seeks approval for two (2) after the fact variances to Sec. 68-458 to increase the maximum height of a fence or wall within the streetside yard.

Request	Standard	Proposed	Variance	Magnitude
Wall Height	36 inches	47 inches	11 inches	31%
Wall Height	36 inches	84 inches	48 inches	133%

PROPERTY HISTORY/SUMMARY:

The subject property contains a single-family residence that began construction permitting in 2018 and was completed in 2022. The requested variances are in relation to the existing concrete perimeter wall located at the subject property and are included in a broader initiative to address multiple nonconformities on site resulting from deviations made throughout the original permitting process.

During the initial permitting process, the proposed fence exceeding the maximum height permitted was addressed during plan review on March 25, 2022, informing the applicant that the maximum height for a wall within the streetside yard is 3 feet. A subsequent revision submitted by the contractor on July 27, 2022, was submitted reducing the height of the fence to 36 inches to be compliant with code regulations. An as-built survey was subsequently provided by the applicant indicating the wall was constructed at a height of 2 feet.

Following a citizen-initiated code complaint in 2025 regarding the fence height a code enforcement investigation concluded that the as-built conditions of the height of the wall exceeded the maximum height permitted with the lower portion of the wall varying from 42 to 47 inches in height depending on grade. Meanwhile, the larger variance requested in relation to the portion of the wall that extends to 7 feet in height within the defined streetside yard; the basis for measuring height relies on the lowest adjacent grade.

The updated property surveys indicating the current conditions show the existing wall as measured from the higher of both adjacent grades which does not account for a change in elevation between the subject property and the adjacent neighbor. The elevation of the neighboring property is indicated consistently on surveys of the current conditions as well as surveys dating back to 2014 which support the notion that the wall was noncompliant at the time of construction.

The circumstances that have allowed this nonconformity to remain unaddressed despite the time that has lapsed since construction are likely due in part to the incorrectly provided surveys provided by the applicant in combination with fences not being subject to building inspections.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and

3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on 7th Street East within Isle of Capri is identified as "Class: E" and is subject to the following minimum setback requirements:

- Street: 15 feet
- Side: 7.5 feet
- Waterfront: 25 feet

Sec. 68-458.- Garden walls, retaining walls, fences and hedges.
(a)Generally.
All walls, retaining walls and fences shall be located completely within the limits of the property lines. Walls and fences shall have equal architectural treatment on both sides. In all cases the height is measured from the lowest of the two adjacent grades based on natural or finished grade whichever is lower as determined by a survey.

(b) Street side yard.
1. Walls and fences, within the required street side yard shall not exceed 3-foot solid or 4-foot open fence.
2. Chain link type fences are specifically prohibited in street side yards.
3. Hedges shall not exceed 4 feet in height.
4. Guards must meet the spacing requirements for an open fence.

CONSISTENCY WITH REVIEW CRITERIA:
The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   No special conditions or circumstances exist at the subject property which are unique to the land where the variance is being sought.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would not impact the applicants' reasonable use of the building, structure, or land.

4. ***The peculiar conditions and circumstances existing are not the result of the***

actions of the applicant, the applicant's agent, or the applicant's predecessors in title.
The maximum height permitted for walls within the streetside yard and the method for calculating height were clearly provided to the applicant's contractor during the time of permitting as provided through documented correspondence. The applicant's contractor acknowledged this through subsequently revising the proposed plans to indicate the appropriate wall height. The as-built conditions of the wall deviate from the land development regulations and incorrectly measure height of the wall despite documented understanding of the applicable requirements by the contractor.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   No variance is required to make reasonable use of the subject property.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***

   Redevelopment *– Not appliable.*

   Substandard lot(s) *– Not applicable.*

   Neighborhood character *– The existing developments have been in place for an extended period but remain the most prominent outlier in front yard fence and wall height within the surrounding neighborhood.*

   Public facilities *– Not applicable.*

   Architectural and/or engineering considerations *– The wall is constructed with concrete block, allowing the height of the wall to be partially reduced by removing the necessary number of rows of block and enabling the property owner to retain the conforming portion of the wall.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance conflicts with the general intent of the land development regulations by impairing the order and appearance of a residential neighborhood.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   The subject nonconformity has been in place for multiple years, however the deviation from the applicable land development regulations contradicts the intent of the code to protect neighboring property owners from potential negative impacts from inconsistent development patterns.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, including a lack of hardship or special circumstances applicable to the subject property, staff recommends **DENIAL** of two (2) variance requests to Sec. 68-458 to increase the maximum height of a wall within the street side yard.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JULY 16, 2026
CASE NO. VAR-000639-2026
LOCATION: 12650 7TH STREET EAST
PARCEL ID #: 14-31-15-13302-017-0190
PROPERTY OWNER: PETER NEMETHY & DAWN NEMETHY

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

VARIANCE 1 OF 1

The Planning and Zoning Board has determined that the variance application requesting approval of a two (2) variance requests to Sec. 68-458 to increase the maximum height of a wall within the street side yard

___ **DOES**
___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL:

1. This approval shall be applicable to the developments existing on site at the time of approval and shall not permit future deviation from the Land Development Regulations for fences or walls erected at the subject property.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this _____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



TREASURE ISLAND FLORIDA

Attachment 1. Project Location Map

Case No.: VAR-000639-2026
Address: 12650 7th Street East
City of Treasure Island, Florida

N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000639-2026
Address: 12650 7th Street East
City of Treasure Island, Florida

N

CERTIFIED TO:
PETER NEMETHY

SECTION 14, TOWNSHIP 31 SOUTH, RANGE 15 EAST

LEGAL DESCRIPTION

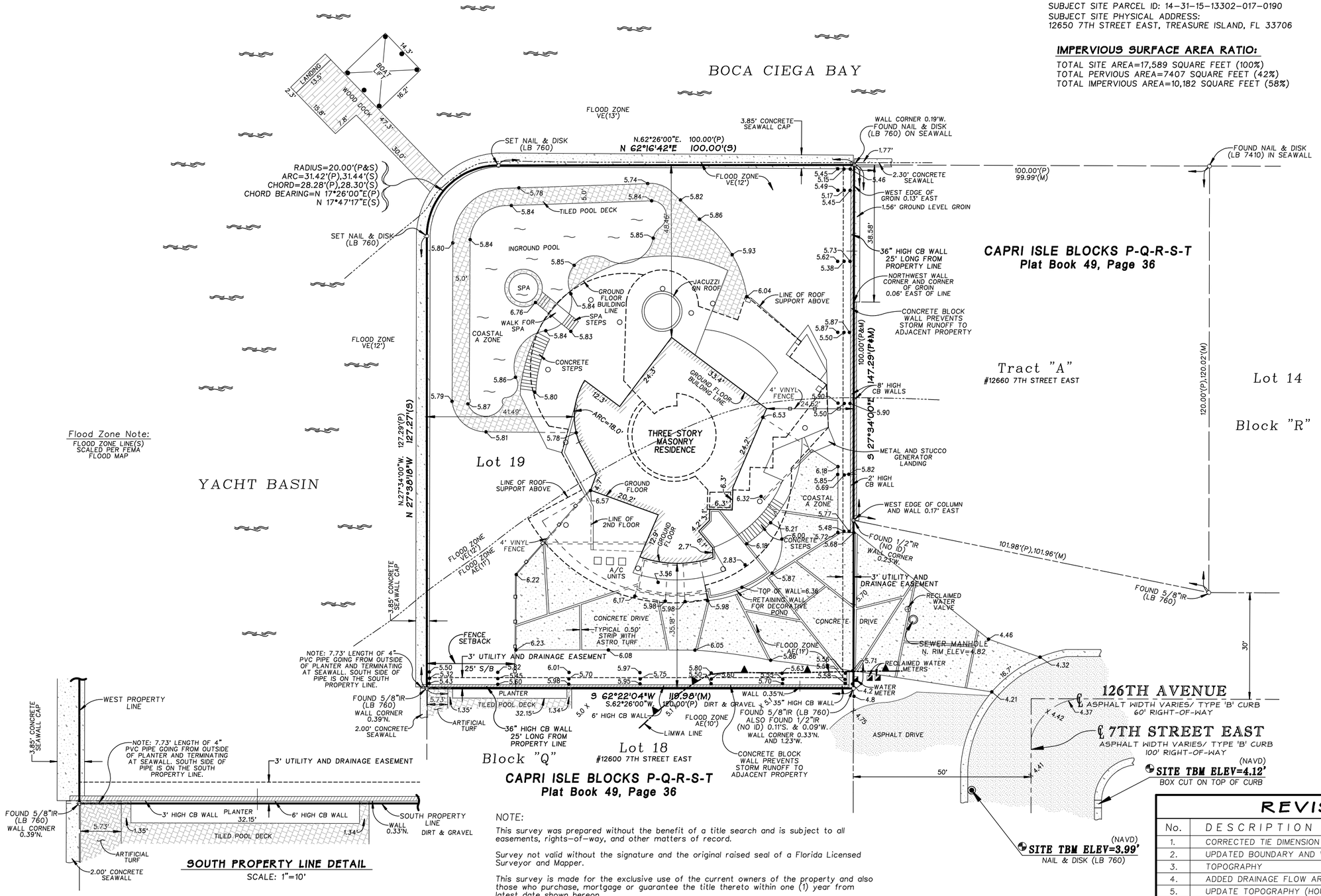
LOT 19, BLOCK "Q", ACCORDING TO THE PLAT OF
CAPRI ISLE BLOCKS P-Q-R-S-T
AS RECORDED IN PLAT BOOK 49, PAGE 36
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUBJECT SITE PARCEL ID: 14-31-15-13302-017-0190
SUBJECT SITE PHYSICAL ADDRESS:
12650 7TH STREET EAST, TREASURE ISLAND, FL 33706

NORTH BASIS:
PLAT
SCALE: 1" = 20'

IMPERVIOUS SURFACE AREA RATIO:

TOTAL SITE AREA=17,589 SQUARE FEET (100%)
TOTAL PERVIOUS AREA=7407 SQUARE FEET (42%)
TOTAL IMPERVIOUS AREA=10,182 SQUARE FEET (58%)



SOUTH PROPERTY LINE DETAIL

SCALE: 1"=10'

Flood Zone Note:
FLOOD ZONE LINE(S) SCALED PER FEMA FLOOD MAP

FEMA Flood Zone Data:
FLOOD ZONE(S): AE(10'), AE(11'), VE(12')
PARTIALLY WITHIN COASTAL A ZONE
COMMUNITY PANEL #125153 12103C0192 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET EAST AS BEING S.27°34'00"E., PER PLAT.

Reference Benchmark:
PINELLAS COUNTY MAP #234 (PBE 149, USCE 1968)
ELEV=5.801' NGVD, ADJUSTED TO ELEV=5.04' NAVD, MSL=0.00'

ELEVATOR RELATED:

TOP OF ELEVATOR LID ELEV=50.30
(MEASURED ON 10/30/2020)
(CHECKED AGAIN ON 4/29/2026)

BUILDING ELEVATIONS:

LOWEST LIVING FLOOR ELEV=17.72
LOWEST SECOND LIVING FLOOR ELEV=30.04
GROUND FLOOR SLAB ELEV=6.68
LOWEST ADJACENT GRADE ELEV=5.00
HIGHEST ADJACENT GRADE ELEV=5.48
TOP OF ROOF SLAB ELEV=43.18
TOP WALL OF JACUZZI ELEV=46.70
LOWEST ADJACENT GRADE AT STEPS=5.80
GENERATOR LANDING ELEV=21.01
POWER PANEL ELEV=17.60
LOWEST A/C UNIT ELEV=17.22

ABBREVIATIONS:

A/C = AIR CONDITIONER
℄ = CENTERLINE
(C) = CALCULATED
CB = CONCRETE BLOCK
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
(P&C) = PLAT AND CALCULATED
(P&M) = PLAT AND MEASURED
PVC = POLYVINYL CHLORIDE
(S) = SET
TBM = TEMPORARY BENCHMARK

NOTE:

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

No. 4601
STATE OF FLORIDA
JOHN O. BRENDLA
REGISTERED LAND SURVEYOR
JOHN C. BRENDLA
Florida Surveyor & Mapper Registration No. 4601
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546

LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS

#12650 7TH STREET EAST

1401-73.CRD

REVISIONS

No.	DESCRIPTION	DATE
1.	CORRECTED TIE DIMENSION ON DETAIL	2/07/14
2.	UPDATED BOUNDARY AND WALL LOCATION	3/05/14
3.	TOPOGRAPHY	9/22/17
4.	ADDED DRAINAGE FLOW ARROWS	12/12/17
5.	UPDATE TOPOGRAPHY (HOUSE REMOVED)	3/15/18
6.	STAKED PROPOSED PILINGS	4/03/18
7.	STAKED BUILDING CORNERS	5/09/18
8.	TIE-IN/FOUNDATION SURVEY	2/22/19
9.	TOPOGRAPHY FOR POOL DESIGN	9/17/20
10.	ROOF ELEMENTS ELEVATIONS	10/30/20
11.	FINAL SURVEY TO DATE	7/07/22
12.	COMPLETION OF FINAL SURVEY	8/08/22
13.	UPDATED DRIVEWAY AND AREA FIGURES	7/23/24
14.	LOCATION ALONG SOUTH PROPERTY LINE	8/01/24
15.	ADDED FENCES AND FENCES SETBACKS	4/27/26
16.	ADDED ELEVATOR TOP ELEV, CHECK WALL	5/08/26

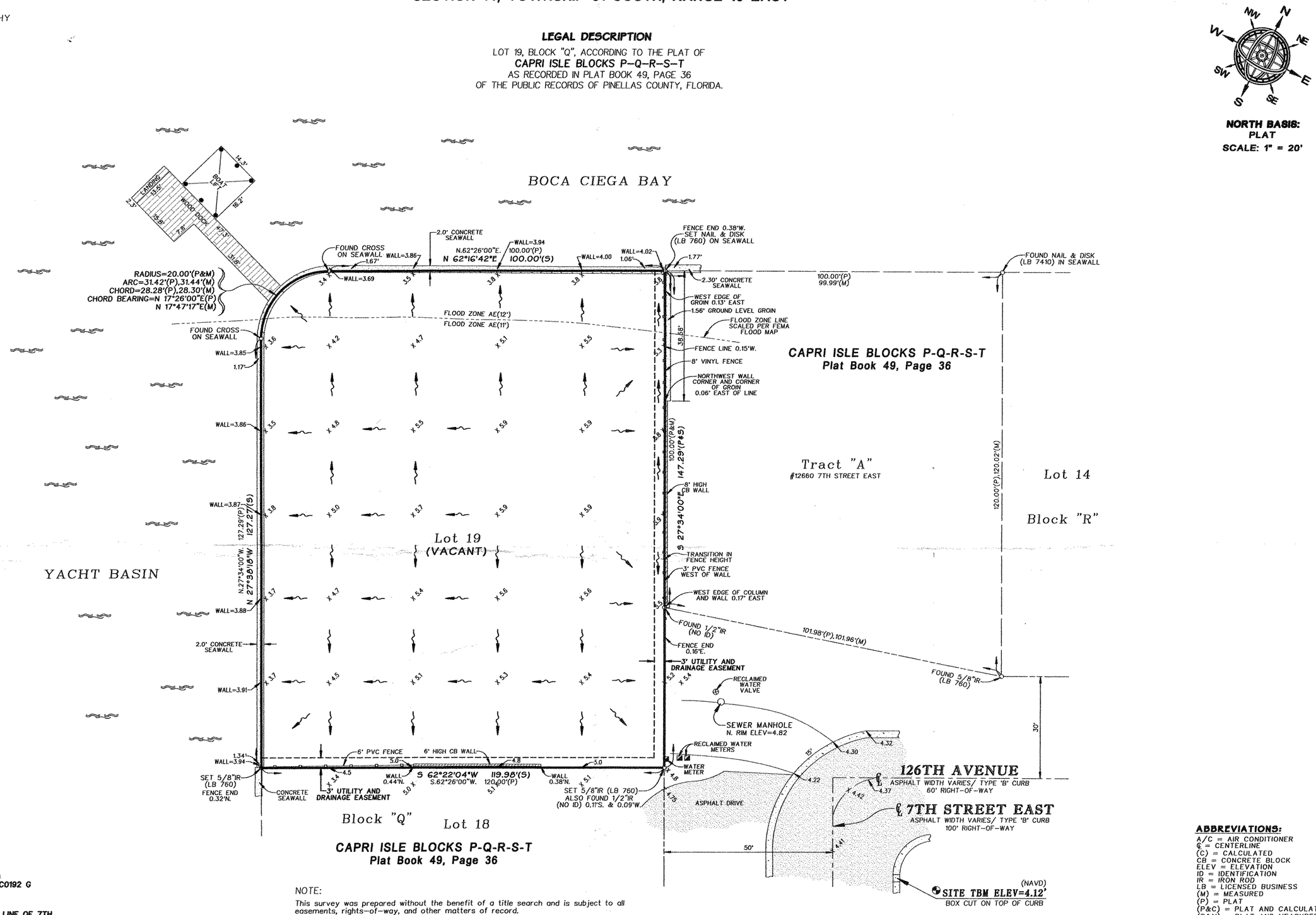
FB: 912 PG: 29
Job Number: 1401-73
Survey Date: 2/05/14
Drawn: DS
Checked: JOB

CERTIFIED TO:
PETER AND DAWN NEMETHY

SECTION 14, TOWNSHIP 31 SOUTH, RANGE 15 EAST

LEGAL DESCRIPTION

LOT 19, BLOCK "Q", ACCORDING TO THE PLAT OF
CAPRI ISLE BLOCKS P-Q-R-S-T
AS RECORDED IN PLAT BOOK 49, PAGE 36
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



CAPRI ISLE BLOCKS P-Q-R-S-T
Plat Book 49, Page 36

NORTH BASIS:
PLAT
SCALE: 1" = 20'

ABBREVIATIONS:
A/C = AIR CONDITIONER
℄ = CENTERLINE
(C) = CALCULATED
CB = CONCRETE BLOCK
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
(P&C) = PLAT AND CALCULATED
(P&M) = PLAT AND MEASURED
PVC = POLYVINYL CHLORIDE
(S) = SET
TBM = TEMPORARY BENCHMARK
= DRAINAGE FLOW ARROW

Flood Zone Data:
FLOOD ZONES AE(11') AND AE(12')
COMMUNITY PANEL #125153 12103C0192 G
REVISED 9/3/03

Basis of Bearings:
SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET EAST AS BEING S.27°34'00"E., PER PLAT.

Benchmark:
PINELLAS COUNTY MAP #234 (PBE 149, USCE 1968)
ELEV=5.801' NGVD, ADJUSTED TO
ELEV=5.04' NAVD, MSL=0.00'

NOTE:
This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
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JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS

#12650 7TH STREET EAST

1401-73.CRD

REVISIONS

No.	DESCRIPTION	DATE
1.	CORRECTED TIE DIMENSION ON DETAIL	2/07/14
2.	UPDATED BOUNDARY AND WALL LOCATION	3/05/14
3.	TOPOGRAPHY	9/22/17
4.	ADDED DRAINAGE FLOW ARROWS	12/12/17
5.	UPDATE TOPOGRAPHY (HOUSE REMOVED)	3/15/18

FB: 912 PG: 29
Job Number: 1401-73
Survey Date: 2/05/14
Drawn: DS
Checked: JCB

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

VARIANCE REQUEST NARRATIVE FORM

Applicant Name: Peter Nemethy

Variance Address: 12650 7th St E Treasure Island Fl 33706

Application Number (Office Use): _____

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.

The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).

All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:

1. *An extension of time has been approved by the approving body;*
2. *Building permits relating to the requested variance have either been applied for or granted; or*
3. *A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.*

Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.

For any questions please email zoning@mytreasureisland.org

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Peter & Dawn Nemethy
Address: 12650 7th St. E
Treasure Island Fl 33706
Phone: 727-685-7170
Fax: N/A
Email: Peter.Nemethy5295@gmail.com

Agent: MaryBeth Hurley
Address: _____
_____
Phone: 706-380-6054
Fax: _____
Email: marybeth_hurley@yahoo.com.

List all Legal Owner(s) of Property: Peter Nemethy Dawn Long

Complete legal description (may be placed on attached separate page): Capri Isle Blk Q Lot 19

Development Name: [redacted]

Site Location/Address: 12650 7th St E Treasure Island Fl 33706

Area of Development (Acreage or Square Feet) _____

Parcel Identification Number (list all): 14-31-15-13302-017-0190

Application Request: Wall height on left front of property. Wall has been in place for 8 years

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning _____ Proposed Zoning _____

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

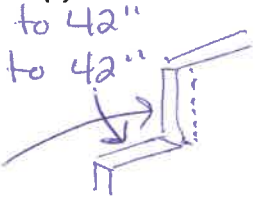
Signature must be original (No copies, scans, faxes or e-mails)

Owner/Agent

4/27/2026
Date

1. ***The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).***

6" variance for front fence. From 36" to 42"
6" for side fence From 36" to 42"
12" of 7' ft. concrete wall



2. ***State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***

A swale was installed next to the concrete block wall at the 4 year mark at completion. The swale lowered the grade 6" so the wall is now at 42" not 36".

3. ***State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.***

Wall Provision - Front and side wall not to exceed 36".

4. ***State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***

City required a swale on the left side of the property. Now the fence is 6" above required heigth. Neighbor also has changed the grade of their property next door.

5. ***Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.***

The house has been CO'd for 4 years. This will bring the wall into code. The wall has been in place for 8 years. This was the first item completed on the house build. 2018.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:***

a. ***Redevelopment.*** ***Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?*** N/A

b. ***Substandard lot(s).*** ***Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?*** N/A

c. ***Neighborhood character.*** ***Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?*** yes, it will match existing items in neighborhood. (Fences)

d. ***Public facilities.*** ***Does the proposed project involve the development of public parks, public facilities or public utilities?*** N/A

e. ***Architectural and/or engineering considerations.*** ***Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?*** N/A

7. ***Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?*** yes, this now a hardship for the owner to remove wall that has been in place for 8 years.

8. ***Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?*** The variance will not be detrimental to the neighbors.

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Pinellas

Peter Nemethy
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 12650 7th St E Treasure Island Fl 33706.

Parcel I.D. Number(s).: 14-31-15-13302-017-0190

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed MaryBeth Hurley as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): Peter Nemethy & Dawn Lang
SIGNATURE OF PROPERTY OWNER(S):
DATE: 4/27/2026

STATE OF: Florida
COUNTY OF: Pinellas
The foregoing instrument was acknowledged before me this 27th day of April, 2026, by (company/agent) N/A by (persons name) Peter Paul Nemethy, it's (title) owner who is personally known to me, or who has produced FLDL N408 as identification and who _____did _____did not take an oath.

Bianca Danet
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number: HH505397
Commission Expires: March 18, 2028

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

Nemethy Residence

12650 7th St E

Treasure Island Building and Development Review
10451 Gulf Blvd.
Treasure Island, Florida 33706

RE: Variance Request – Concrete Block Wall Height]

Dear Members of Planning & Zoning Board:

The undersigned property owner respectfully submits this request for a variance from the applicable fence and wall height regulations under Treasure Island building Code. This request concerns an existing concrete block wall located on the above-referenced property that was constructed in 2018 and measures approximately eight (8) inches above the maximum permitted height. For the reasons set forth herein, the owners submit that strict enforcement of the height standard would constitute an undue hardship, and that granting this variance is consistent with the intent of the Code and the interests of the public.

I. DESCRIPTION OF THE PROPERTY AND EXISTING WALL

The subject property is located at 12650 7th St E, Treasure Island, Florida. In 2018, the property owners constructed a concrete masonry unit (CMU) block wall side property line. The wall was constructed as part of the overall site improvements associated with the construction of the residence. Treasure Island issued a Certificate of Occupancy (CO) for the home in 2022, reflecting that the property and its improvements were inspected and approved at that time.

The wall has remained in its current form and location since 2018 — a period of approximately 8 years. It was not until recently that the owners were made aware that the wall may exceed the applicable height limit by eight (8) inches. The neighbor has been consistently calling code enforcement on the Nemethys for the past 3 years stemming from a disagreement between the neighbors. This no fault of the City but a neighbor that has nothing but time.

II. CHANGED CONDITIONS: SWALE INSTALLATION AND NEIGHBORING LANDSCAPE ALTERATIONS

At the time of construction in 2018, the surrounding landscape and grade conditions were materially different from what exists today. Since then, significant changes to the surrounding landscape have occurred that directly affect the apparent and measured height of the wall:

A. City-Required Drainage Swale. After the construction and CO of the residence, the City required the installation of a drainage swale along the side of the property. The installation of this swale altered the grade and ground elevation adjacent to the wall. Because the swale lowered the ground level on one side, the effective exposed height of the wall increased relative to the new grade, even though the physical height of the wall itself has not changed since it was built. The Nemethys side of the wall complies at 35".

B. Neighboring Property Landscape Changes. In addition, the adjacent neighboring property owners have altered their landscaping, including changes in grade and ground-level improvements, which have similarly contributed to a difference in relative elevation between the properties. These neighboring changes were entirely outside the control of the subject property owners and were not foreseeable at the time the wall was constructed.

The eight-inch overage in wall height is therefore not the result of any intentional noncompliance or negligence on the part of the property owners. Rather, it is a direct consequence of post-construction changes to the surrounding landscape that were either required by a government entity or caused by neighboring property owners.

III. HARDSHIP

Requiring the property owners to bring the wall into strict compliance would impose a significant and unnecessary hardship. Compliance would require the owners to:

1. Demolish and remove a portion of the existing concrete block wall that has stood for approximately 8 years;
2. Rebuild the top course(s) of block at the reduced height;
3. Install new cap block to finish the wall; and
4. Re-stucco the wall to match the existing finish and possibly repaint the entire wall.

This process would require significant expense and labor for a modification that provides no material benefit to the public health, safety, or welfare. The wall is structurally sound, has been in place for years without complaint or incident, and the minor height overage — eight inches — does not create any sight-line hazard, traffic safety concern, or adverse impact on adjacent properties. The hardship is not self-created; it is the direct result of changed conditions caused by third parties and governmental requirements.

IV. CONSISTENCY WITH CODE INTENT AND ABSENCE OF DETRIMENT

Granting this variance is consistent with the spirit and purpose of the Land Development Code. The wall provides privacy and defines the property boundary — precisely the purposes that wall height regulations are designed to serve within reasonable limits. The eight-inch variance requested is minimal and will not alter the character of the neighborhood, set a detrimental precedent, or adversely affect the use or value of adjacent properties.

Furthermore, the property received a Certificate of Occupancy from Treasure Island in 2022. While the CO does not constitute approval of every element in its current state relative to current code, it reflects that county inspectors reviewed the property and improvements at the time of construction and found them satisfactory. The owners reasonably relied on that approval and have maintained the property in good faith ever since.

V. RELIEF REQUESTED

The property owners respectfully request that the Board grant a variance to permit the existing concrete block wall to remain at its current height, which exceeds the applicable maximum by eight (8) inches, based on the following grounds:

1. The overage is the result of changed site conditions caused by a city/county-mandated drainage swale and neighboring landscape alterations — not by any action or intent of the property owners;

2. Requiring demolition and reconstruction of a sound, long-standing wall constitutes an undue hardship disproportionate to any public benefit;

3. The wall has existed since 2018 and does not adversely affect neighboring properties or the character of the neighborhood; and

4. Granting the variance is consistent with the intent of the Code and the public interest.

The owners are prepared to provide any additional documentation, photographs, surveys, or other supporting materials the Board may require in connection with this request. We appreciate the Board's time and consideration of this matter.

Respectfully submitted,

The Nemethys

Enclosures:

1. Copy of 2018 Certificate of Occupancy
2. Photographs of existing wall and surrounding landscape
3. Survey or site plan showing wall location and dimensions
4. Completed Variance Application and filing fee

Parcel Summary (as of 13-Apr-2026)

Parcel Number

14-31-15-13302-017-0190

Owner Name
NEMETHY, PETER
NEMETHY, DAWN

Property Use
0110 Single Family Home

Site Address
12650 7TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
12650 7TH ST E
TREASURE ISLAND, FL 33706-1004

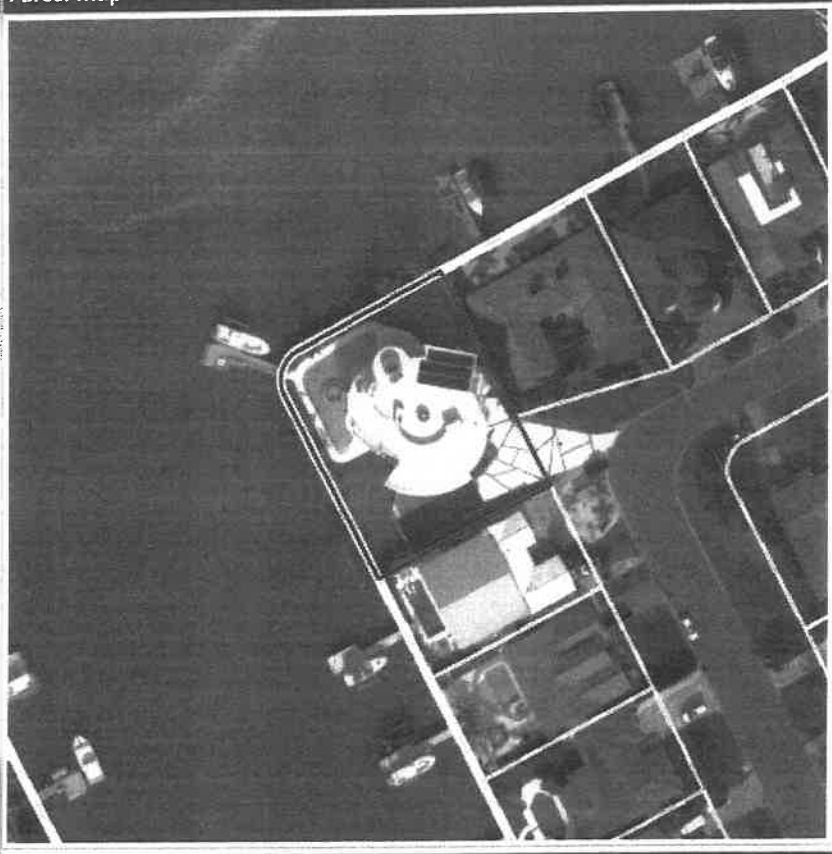
Legal Description
CAPRI ISLE BLK Q, LOT 19

Current Tax District
TREASURE ISLAND (TI)

Year Built
2022

Living SF	Gross SF	Living Units	Buildings
6,424	7,967	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21641/2666	$7,101,700	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	49/36

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$5,854,771	$3,163,259	$3,112,537	$3,138,259	$3,112,537

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$5,611,716	$3,074,110	$3,024,110	$3,049,110	$3,024,110
2023	Y	$4,213,597	$2,915,108	$2,865,108	$2,890,108	$2,865,108
2022	Y	$1,521,855	$524,547	$474,547	$499,547	$474,547
2021	Y	$1,010,417	$509,269	$459,269	$484,269	$459,269
2020	Y	$831,245	$502,238	$452,238	$477,238	$452,238

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jul-2021	$100	U	V	NEMETHY PETER	NEMETHY PETER	21641/2666
17-Jan-2007	$0	U	I	MAY IVANKA	NEMETHY, PETER	15588/2511
17-Jan-2007	$1,200,000	U	I	MAY IVANKA PR	NEMETHY, PETER	15588/2510
18-Dec-2006	$0	U	I	MARTINIC ZORAN	NEMETHY, PETER	15588/2512
12-Dec-2006	$0	U	I	MIKASINOVIC MIGUEL	NEMETHY, PETER	15588/2513

2025 Land Information

Land Area: ≅ 17,590 sf | ≅ 0.40 acres

Frontage and/or View: Intracoastal

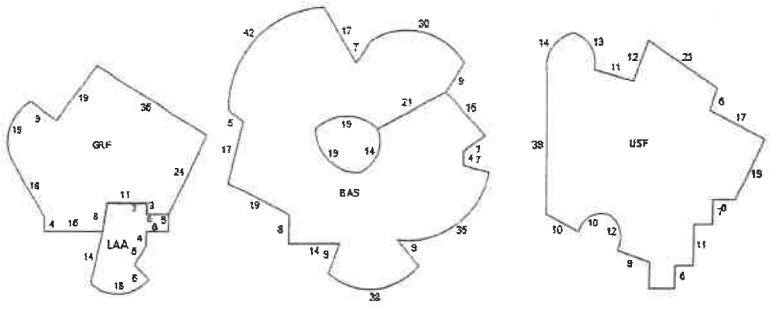
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	147x120	$13,400	147.00	FF	.8025	$1,580,764

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Wood Piles Below Ground Footing
Floor System	Slab Above Grade High
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	3
Living Units	1
Roof Frame	Flat Shed
Roof Cover	Bu Tar & Gravel Alt
Year Built	2022
Building Type	Single Family
Quality	Superior
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Custom
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	16
Effective Age	4

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	3,543	3,543
Upper Story (USF)	2,552	2,552
Lower Area Access (LAA)	329	329
Garage (GRF)	0	1,543
Total Area SF	**6,424**	**7,967**



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$27,000.00	1	$27,000	$27,000	2025
DOCK	$62.00	716.0	$44,392	$44,392	2025
ELEV RES	$43,000.00	1	$43,000	$39,560	2022
GENERATOR	0.00	1	$0	$0	2022
PATIO/DECK	$31.00	1,400.0	$43,400	$39,928	2022
PATIO/DECK	$31.00	2,000.0	$62,000	$57,040	2022
POOL	$59,000.00	1	$59,000	$56,050	2023
SOLAR	$2.50	2,800.0	$7,000	$7,000	2022
SPA/JAC/HT	$17,000.00	1	$17,000	$16,150	2023

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
MARR-007590-2024	DOCK	12/17/2024	$160,000
WND-24-00733	DOCK	11/07/2024	$0
BLDR-003941-2022	ADDITION/REMODEL/RENOVATION	01/05/2023	$1,500
201800427	ROOF	10/17/2022	$0
SOLAR-000196-2020	SOLAR PANELS	09/19/2022	$28,600
POOLR-003572-2022	SPA/JAC/HT	03/31/2022	$25,000
POOLR-000305-2020	POOL	08/05/2021	$198,777
MARR-000318-2020	MISCELLANEOUS	08/10/2020	$35,500
201800423	HEAT/AIR	07/13/2020	$1
GASR-000236-2020	PLUMBING	06/09/2020	$18,437

CITY of TREASURE ISLAND

COMMUNITY IMPROVEMENT DEPARTMENT
120 108TH AVENUE, TREASURE ISLAND, FLORIDA 33706
TELEPHONE (727) 547-4575 FAX (727) 547-4584

CERTIFICATE OF OCCUPANCY

On this date, **October 21, 2022** the structure located at **12650 7th St E, TREASURE ISLAND,** is hereby certified for **OCCUPANCY USE as SINGLE FAMILY.** The structure has been inspected for substantial compliance with the 2017 Florida Building Code, 6TH Edition, and other applicable laws and ordinances, and the proposed use thereof complied with the provisions of the Land Development Regulations of the City.

OCCUPANCY TYPE: SINGLE FAMILY HOME
TYPE OF CONSTRUCTION: IIIB
OWNER: Peter and Dawn Nemethy
STREET ADDRESS: 12650 7th St E, TREASURE ISLAND, FL 33706
ZONING: RU-75
PARCEL ID: 14-31-15-13302-017-0190

LEGAL DESCRIPTION: Lot 19, Block "Q", according to the plat of Capri Isle Blocks P-Q-R-S-T as recorded in Plat Book 49, Page 36 of the public records of Pinellas County, Florida.

This Certificate of Occupancy is not transferable and becomes invalid upon change of occupancy, or upon any changes to the building or premises, or upon any violation of the Land Development Regulations of the City, or amendments thereto.

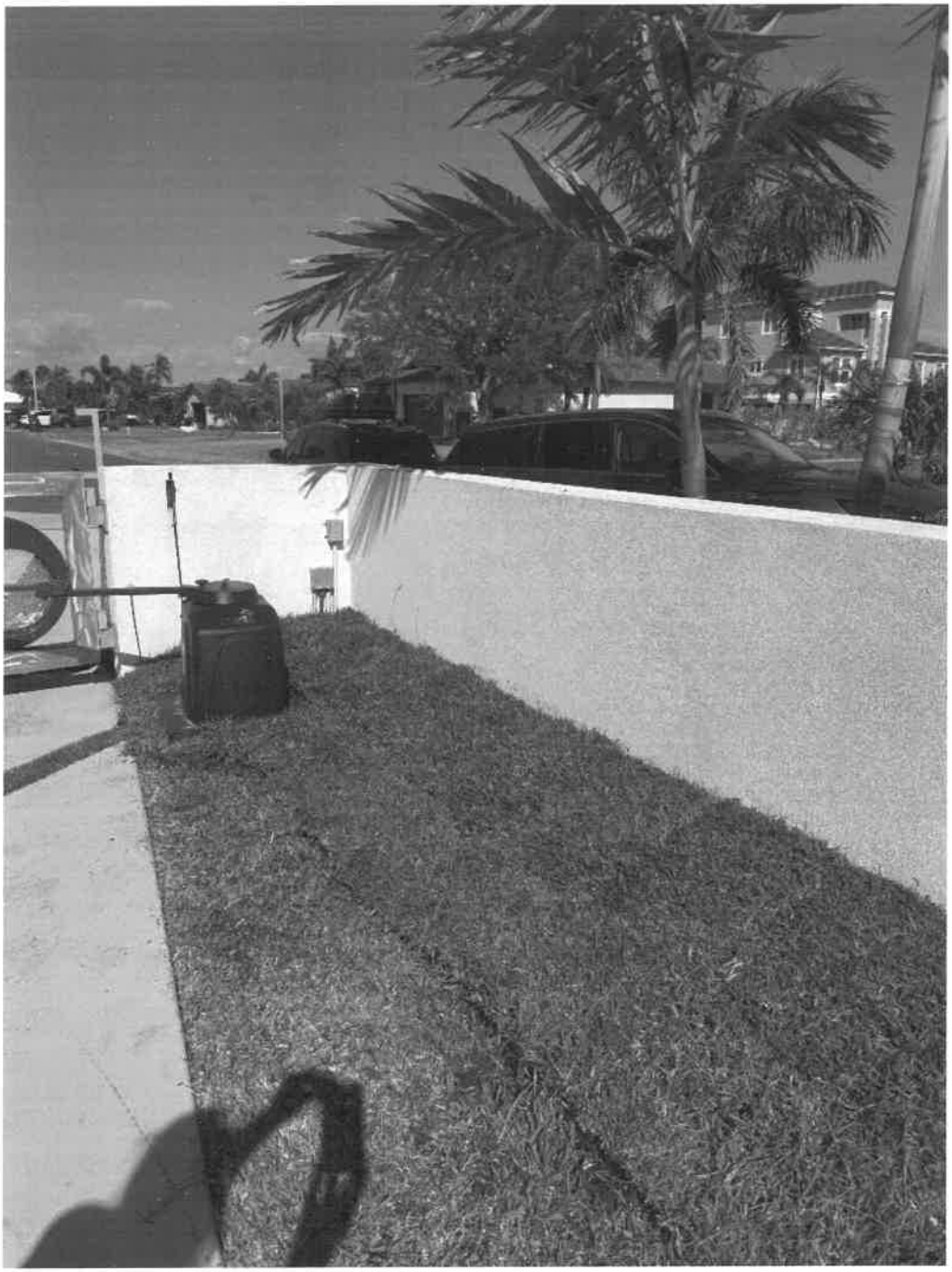
This Certificate is issued for the level at, or above the 100-year flood level established by the Federal Insurance Administration, plus locally established freeboard. Lower levels are not certified for human habitation. Enclosed areas below the design flood elevation shall be not more than 299 square feet in area and shall be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators. Hydrostatic relief openings (flood vents) shall remain open, functional and unobstructed. (FIRM DATE: August 24, 2021; FLOOD ZONE AE and VE, ELEVATION 11.0' and 11.0' and 12.0', NAVD; PANEL No. 12103C0192). ELEVATION CERTIFICATE ON FILE.

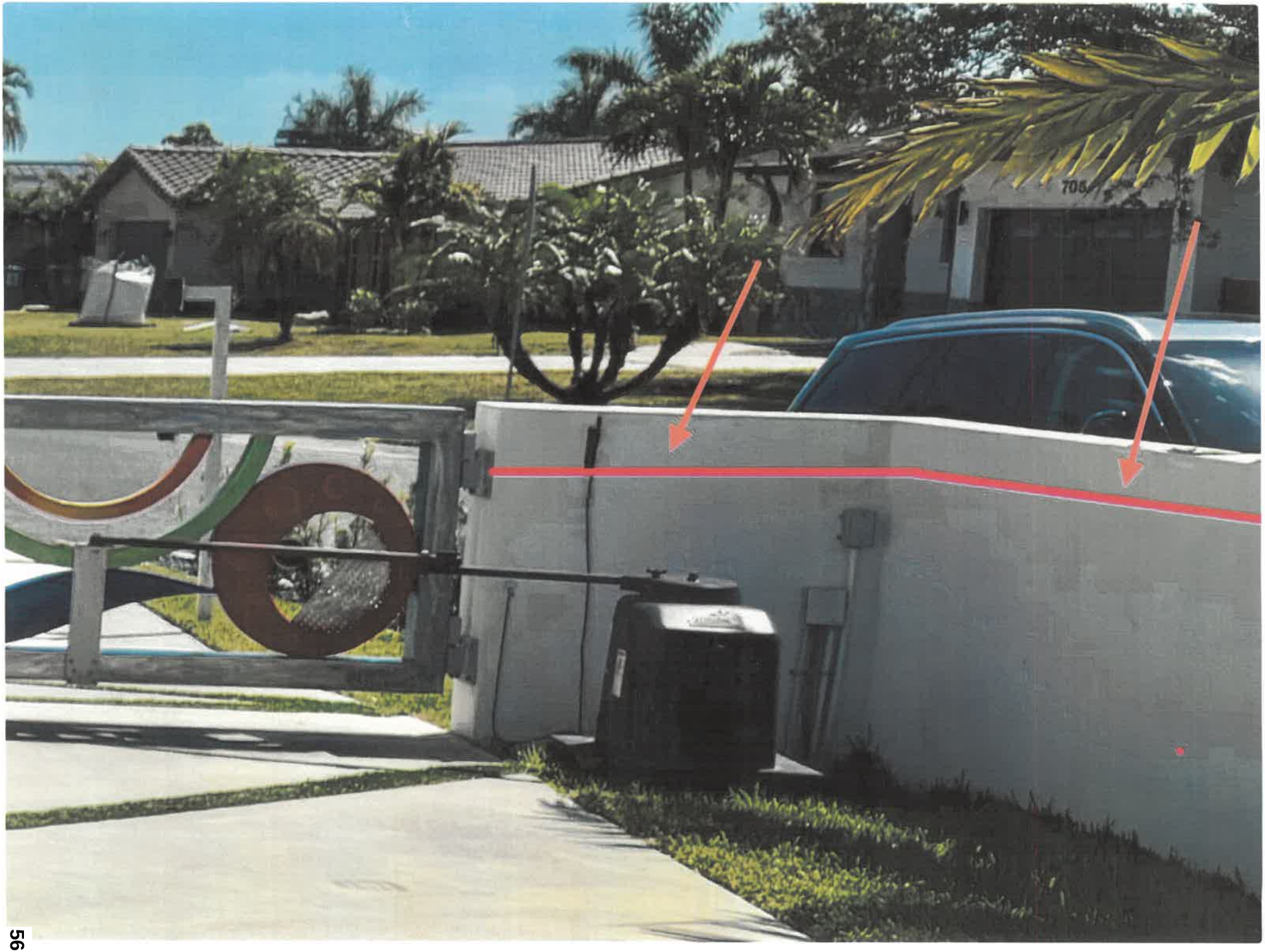
CERTIFICATE NUMBER: CO-201800411
PERMIT NUMBER: 201800411

DATE ISSUED: October 21, 2022
DATE ISSUED: October 20, 2021

Robert Perry, CBO, CFM
BUILDING OFFICIAL
CITY OF TREASURE ISLAND







City of Treasure Island

120 108th Avenue
Treasure Island, FL 33706-4702

(727) 547-4575
Fax (727) 547-4584

NPDES INSPECTIONS

PERMIT #: 20180581

PROPERTY ADDRESS: 12650 7TH STE

TYPE OF PERMIT: WALL

☐ Fee Paid

#	INSPECTION PERFORMED BY	DATE	APPROVED / DENIED
1	GLENN HALL	4/2/18	APPROVED
2	GLENN HALL	8/28/18	DENIED
3	GLENN HALL	11/7/18	APPROVED
FINAL			

AGENDA ITEM NO. 10.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	July 16, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000640-2026 - Approval of a variance request to the minimum street side setback for the construction of new single-family residence
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	See attached staff report

ATTACHMENTS:

1. VAR-000640-2026 Staff Report.pdf
2. Property Survey.pdf
3. Buiding Plans.pdf
4. Variance Application.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000640-2026
JULY 16, 2026

DESCRIPTION	A variance requesting approval of a variance to the minimum street side setback for the construction of new single-family residence.
SITE LOCATION:	27 80th Avenue
PARCEL ID #:	36-31-15-68283-000-0260
LEGAL DESCRIPTION:	PENGUIN CABANA SUB LOTS 26 AND 27
PROPERTY OWNER:	Verla Panico & Blaine Panico 560 Severn Ave Tampa, FL 33606
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Medium
Zoning:	RM-15
Adjacent Property (Use):	
North: Vacant Residential	East: Hotel/Motel
South: Vacant Residential	West: Single-Family Residential
Site Area:	2,800 Sq. Ft. (Approx 0.06 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map

REQUEST:
The applicant seeks approval of a variance to Sec. 68-541 to grant of reduce the minimum streetside setback for the construction of a new single-family residence.

Request	Standard	Proposed	Variance	Magnitude
Streetside Setback (Bayshore Drive)	20-Feet	11-Feet	9-Feet	45%

PROPERTY HISTORY/SUMMARY:
The subject property is located on the corner of Bayshore Drive and 80th Avenue, due to having two street frontages the property is subject to two individual streetside setbacks determined by each street respectively. Along 80th Avenue the applicable building setback is 10 feet and along Bayshore Drive the applicable building setback is 20 feet. Building setbacks are established in Section 68-541 of the Land Development Regulations and are intended to individually reflect the various context of streets and their respective environments. The subject property has frontages of 70 feet along 80th Avenue and 40 feet along Bayshore Drive resulting in a total lot area of approximately 2,800 square feet, accounting for applicable building setbacks the subject property has a buildable area of 1,125 square feet.

The subject property is currently vacant, previous structures developed at the site had setbacks of approximately 10 feet and approximately 4 feet along 80th Avenue and Bayshore Drive respectively. The applicant is seeking variance approval to construct a new single-family residence at the subject property utilizing a reduced setback of 11 feet along Bayshore Drive.

TREASURE ISLAND CODE OF ORDINANCES:
Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on Bayshore Drive from 77th to West Gulf Blvd is subject to the following setbacks:

- Street (Bayshore Drive): 20 feet
- Street (80th Ave): 10 feet
- Side: 5 feet
- Rear: 5 feet

CONSISTENCY WITH REVIEW CRITERIA:
The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. ***The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.***
   The variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. ***Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***
   The subject property is generally consistent in configuration and dimensions as surrounding properties within the same zoning district and does not present special conditions or circumstances.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   Strict application of the land development regulations would not prevent reasonable use of the subject property, a buildable area large enough to justify the development of a single-family residence of similar scale to surrounding properties exists at the subject property.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   The existing dimensions of the subject property are not the result of the applicant, but the parcel was purchased by the applicant in the existing configuration.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   No variance is necessary to make reasonable use of the subject property.

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***
   Redevelopment *– A single-family structure is proposed to be constructed at the subject property and conform to FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

   Substandard lot(s) *– The subject property is substandard in lot depth and area.*

   Neighborhood character *– The neighborhood consists of existing single-family*

structures generally characterized by minimal streetside setbacks along the west side of Bayshore Drive.

Public facilities *– Not applicable. The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*

Architectural and/or engineering considerations *– The proposed developments can be redesigned to accommodate the required setbacks, no engineering limitations are identified indicating otherwise.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance will not be harmonious with the intent of this chapter by allowing existing nonconformities to persist within newly approved developments.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   Based on the existing setback encroachments within general proximity to the subject property, there is no evidence that the proposed variance will result in adverse impacts to the adjacent parcels or surrounding neighborhood.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, including the lack of an identifiable hardship and the subject property's consistency with the general dimensions and characteristics of surrounding parcels, staff recommends **DENIAL** of a 9 foot variance to the streetside setback along Bayshore Drive for the construction of a new single-family residence.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JULY 16, 2026
CASE NO. VAR-000640-2026
LOCATION: 27 80TH AVENUE
PARCEL ID #: 36-31-15-68283-000-0260
PROPERTY OWNER: VERLA PANICO & BLAINE PANICO

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

VARIANCE 1 OF 1

The Planning and Zoning Board has determined the variance to Sec. 68-541 to grant a 9-foot variance to the streetside setback along Bayshore Drive for the construction of a new single-family residence

___ **DOES**
___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: VAR-000640-2026
Address: 27 80th Avenue
City of Treasure Island, Florida

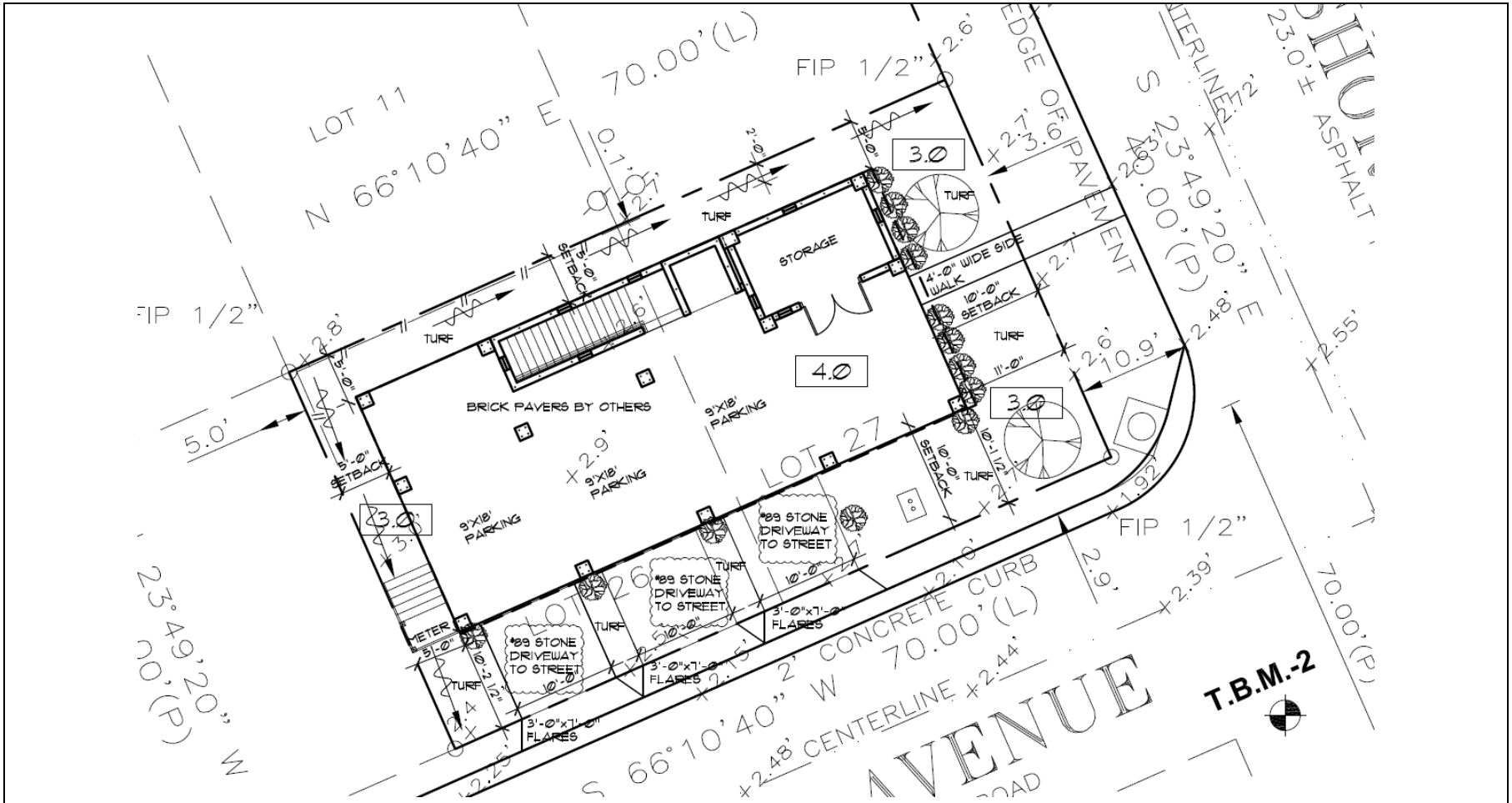
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Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000640-2026
Address: 27 80th Avenue
City of Treasure Island, Florida

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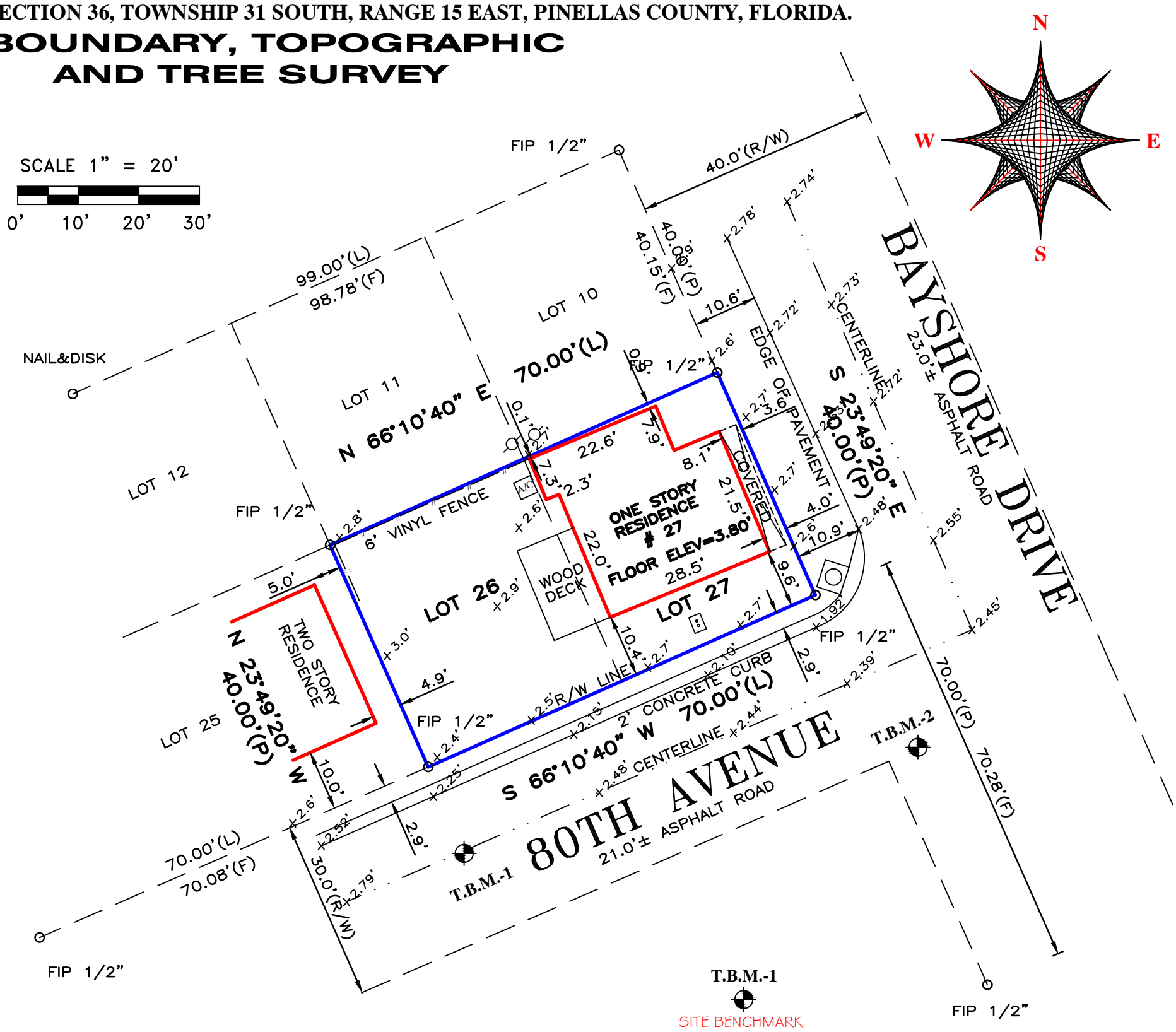
Attachment 3. Site Plan

Case No.: VAR-000640-2026
Address: 27 80th Avenue
City of Treasure Island, Florida

N

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



T.B.M.-1

SITE BENCHMARK
FOUND NAIL&DISK IN ROAD
ELEVATION = 2.55' (NAVD88)

T.B.M.-2

SITE BENCHMARK
FOUND NAIL&DISK TOP OF INLET
ELEVATION = 2.37' (NAVD88)

LEGAL DESCRIPTION:
LOTS 26 AND 27, PENGUIN CABANA SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Leroy Chin, Jr.
Digitally signed by Leroy Chin, Jr.
Date: 2026.06.17 20:29:27 -04'00'

Surveyors Notes:

1. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF 80TH AVENUE AS S.66°10'40"W. (PER PLAT)
2. PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" COMMUNITY NUMBER 12103C PANEL NUMBER 0214 SUFFIX "H" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP REVISED, 8/24/2021, BASE FLOOD ELEVATION=10 FEET
3. ELEVATIONS ARE NAVD 88 DATUM
4. LEGAL DESCRIPTION DERIVED FROM PROPERTY APPRAISER.
5. ALL MEASUREMENTS ARE IN U.S. FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS, RIGHT OF WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS OF PUBLIC RECORDS NOT DEPICTED ON THIS SURVEY.

LEGEND

: Power/Utility Pole	FCIR : Found Capped Iron Rod
: Water Meter	FIP : Found Iron Pipe
:Sanitary Manhole	FIR : Found Iron Rod
:Overhead Power Line	FND : Found
: Fire Hydrant	FPKD : Found PK Nail & Disc
: Utility Pedestal	SIR : Set Capped Iron Rod LB#7841
: Verizon Box	SPKD : Set PK Nail & Disc LB#7841
: Irrigation Control Valve	LB : Licensed Business
: Gas Meter	(F) : Field Measured
: Electric Box	(L) : Legal
: Water Valve	(P) : Plat
: Elecrtic Transformer	(C) : Calculated
: Grate Top Inlet	CONC : Concrete
: Guy Wire	R/W : Right Of Way
	U.E. : Utility Easement
	P.E. : Pool Equipment
	A/C : Air Conditioner
	: Concrete Light Pole

RALPH H. ORTIZ PSM 6212
DATE: 12/22/2024

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER 6212
NOT VALID WITHOUT ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

RALPH H. ORTIZ License Number 6212 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY RALPH H. ORTIZ P.S.M. 6212 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

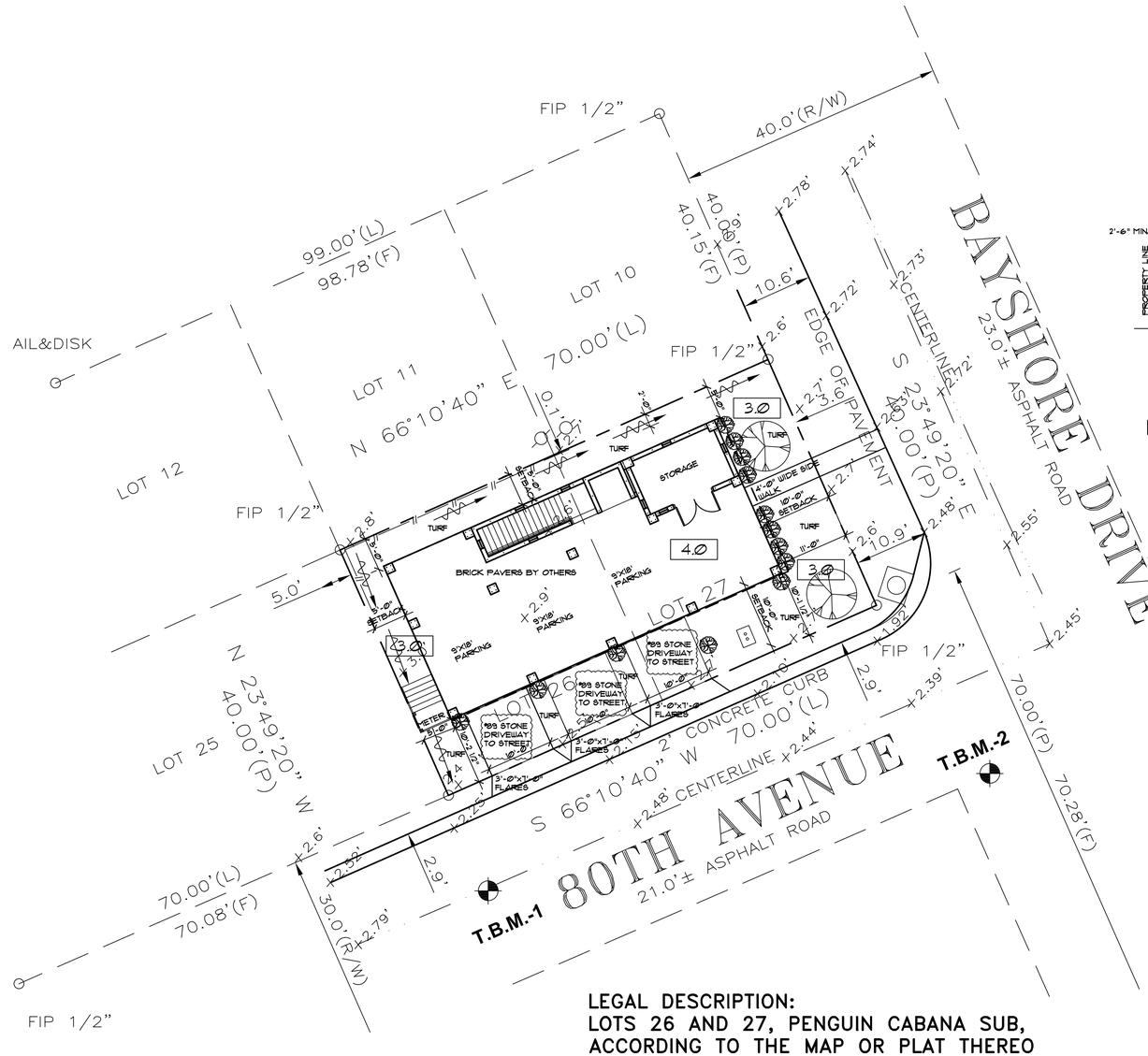
FIELD	BC	DATE: 12/20/2024	JOB NO.
DRAFT	BJC	DATE: 12/22/2024	27 80TH AVE

ALPHA SURVEYING LLC
2910 W NORTH STREET
TAMPA, FL 33614
(813) 600-7172
SURVEYCREWLLC@GMAIL.COM
ALPHALANDSURVEYING@YAHOO.COM

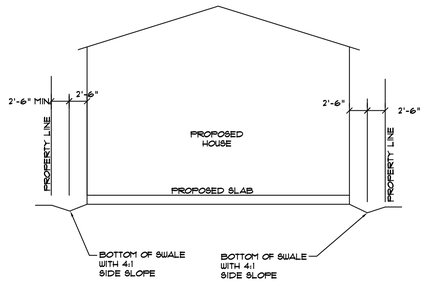
Product Approval Specification Sheet			Last Modified 12/29/23	
Product Category	Name	Model Number	Product Approval Number	Expiration Date
Windows	Custom	SH 8100 Impact	FL# 5823-R9	7/21/2028
Windows	Custom	8300 fixed glass	FL#13010-R11	7/21/2028
Exterior door	Jeld-Wen	770 SGD Impact	FL# 14569.6-R17	8/31/2027
Exterior Doors	Plast-Pro	8' single/double hinged door	FL# 17347-R6	12/31/2026
Flood vents	Smart Vent	8X16	FL# 5822.3-R9	12/31/2026

SHEET INDEX:

sp1.1 Site Plan
a1.1 Ground/ First Floor Plan
a1.2 Second/ Third Floor Plan
a1.3 Dimension Plan
a1.4 Dimension Plan
a2.1 Elevations
a2.2 Elevations
a3.1 Wall Sections
s0.1 Structural Notes
s1.1 Foundation Plan
s2.1 First/ Second Floor Framing
s2.2 Third Floor/ Roof Framing Plan
e1.1 Ground/ First Floor Electrical Plan
e1.2 Second/ Third Floor Electrical Plan



LEGAL DESCRIPTION:
LOTS 26 AND 27, PENGUIN CABANA SUB, ACCORDING TO THE MAP OR PLAT THEREO AS RECORDED IN PLAT BOOK 23, PAGE 38 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



PROPOSED SWALE SECTION

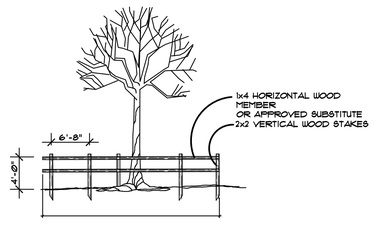
VEGETATIVE COVER OR SOD SHALL BE INSTALLED WITHIN ALL PERMEABLE AREAS OF THE PROPERTY AND ABUTTING RIGHT OF WAYS. THE INSTALLATION OF ST. AUGUSTINE TURF(SOD) AT THE PROPERTY IS LIMITED TO 50% OF THE PERMEABLE AREA OF THE LOT. ALL SOD AND PLANTING AREAS REQUIRE A MEANS OF IRRIGATION

ELEVATION KEY

EXISTING ELEVATIONS: X 8.02
PROPOSED ELEVATIONS: 8.02
BOTTOM OF SWALE:

PERMEABLE DATA

FAR, HOME (GROUND FL STORAGE/ ELEVATOR/ STAIRS)	283/ 2,801 = (10%)
BUILDING COVERAGE	1,352/ 2,801= (48%)
IMPERVIOUS FRONT	33/ 2,801 = (2%)
IMPERVIOUS TOTAL	1,385/ 2,801 = (49%)
PERVIOUS	(51%)
TOTAL SITE	2,801 (100%)



BARRICADE DETAIL

SCALE: NTS

LANDSCAPE LEGEND

SCHEFFLERA ARBORICOLA-MIN 18" HIGH SHRUB

FLORIDA ELM-MIN. 10', HT.-2" DIA AT BREAST HT.(DBH)

SITE WILL COMPLY WITH IRRIGATION REQUIREMENTS

ST AUGUSTINE TURF IS LIMITED TO A MAX. OF 50% OF THE PERMEABLE AREA OF THE LOT

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

SITE PLAN

SCALE: 1"=10'-0" (IN FEET)
0 10' 20'

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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Site Plan

Revisions:
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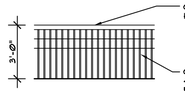
Project No. 2025-260R
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AR-0017335
REGISTERED ARCHITECT

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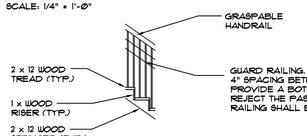
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DATE-NAME



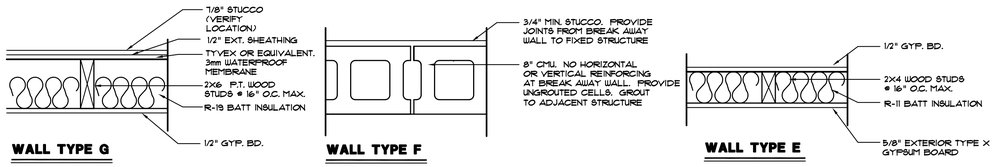
INTERIOR RAIL DETAIL

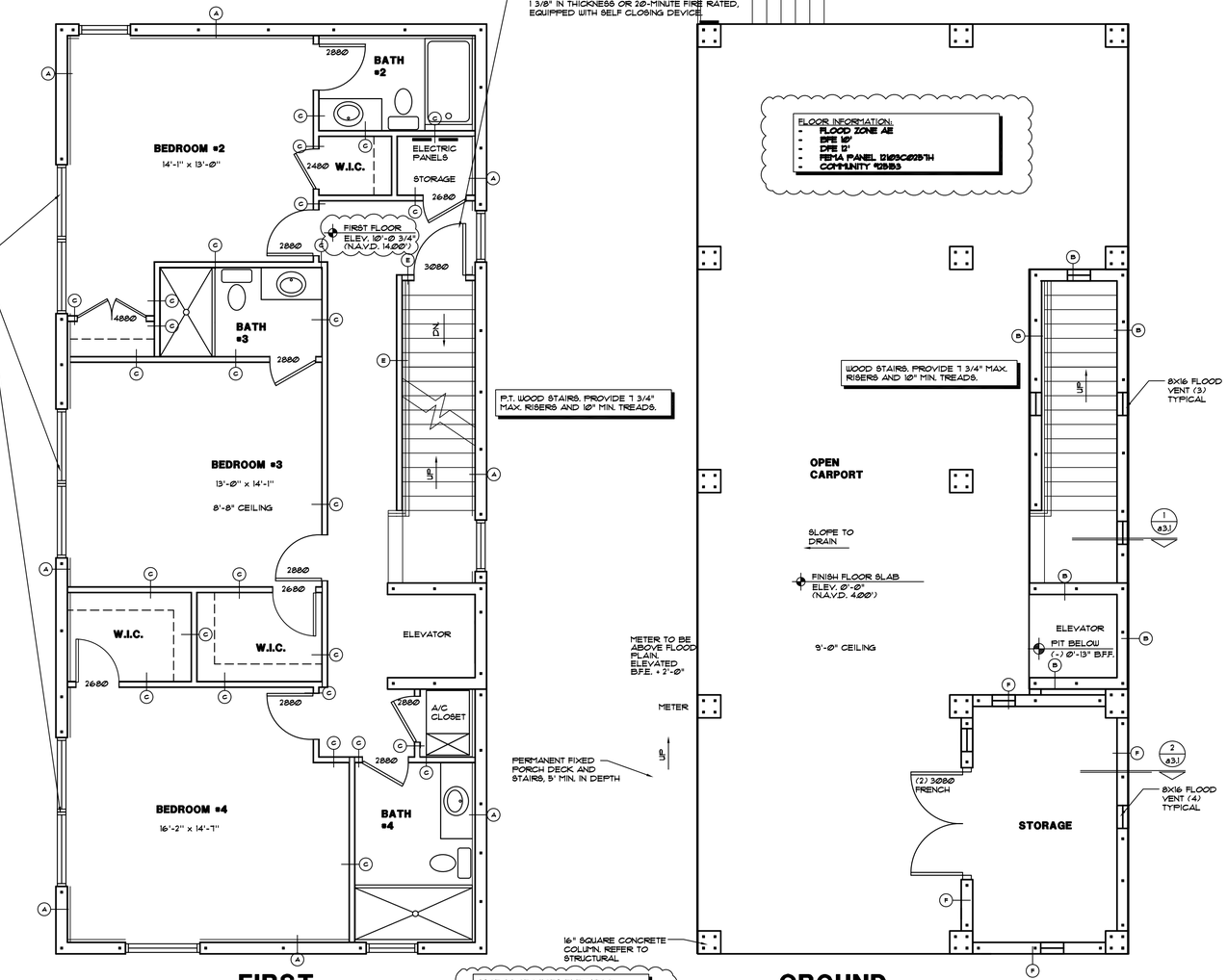
SCALE: 1/4" = 1'-0"



INTERIOR STAIR/RAIL DETAIL

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





FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

GROUND FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

THE FOLLOWING CONDITIONS REQUIRE TEMPERED GLAZING:

1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

3.1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT; AND
3.2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR AND
3.3 THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHED ABOVE THE FLOOR AND
3.4 ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

4. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

6. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES , MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

8. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

THE GARAGE WILL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE IT IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.

R302.7: UNDER STAIR PROTECTION
ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY DOOR SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD.

ASCE 24 REQUIRES ELEVATOR "ELECTRICAL CONTROL PANELS, HYDRAULIC PUMPS, AND TANKS TO BE LOCATED ABOVE THE ELEVATION REQUIRED FOR BUILDINGS (D.F.E.), AND DRAINAGE FOR ELEVATOR PITS"

ASME A17.1 REQUIRES A FLOAT SWITCH OR SIMILAR SYSTEM TO PREVENT CAB FROM DESCENDING INTO FLOODWATER

PROVIDE 2 OPENINGS MINIMUM ON DIFFERENT SIDES OF EACH ENCLOSED AREA TO ALLOW FLOOD WATER TO DIRECTLY ENTER. TOTAL AREA OF ALL OPENINGS MUST BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA. THE BOTTOM OF EACH OPENING CAN BE NO MORE THAN 1'-0" ABOVE THE ADJACENT GRADE. ANY LOUVERS, SCREENS OR OTHER OPENING COVERS MUST NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS IN AND OUT OF THE AREA

FLOOD VENT INFO (STORAGE)
SMART FLOOD VENTS OPENINGS

•8X16 1540-520 VENT COVERS = 2@0 SQ. FT.

STORAGE/ STAIRS GROSS SQ. FT.= 250 SQ. FT.

(4) STORAGE FLOOD VENTS =800 SQ. FT.

(3) INSULATED FLOOD VENTS = 600 SQ. FT.- 1@4 SQ. FT. UNDER STAIRS

BASE FLOOD = 10'-0" N.A.V.D.
DESIGN FLOOD= 12'-0" N.A.V.D.

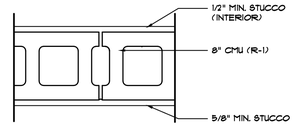
FLOOD RESISTANT MATERIALS INCLUDE ANY BUILDING PRODUCT CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOOD WATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE

ALL STUDS @ THE GROUND FLOOR LEVEL SHALL BE PRESSURE TREATED. (SEE WALL TYPE) AND, STAIRS @ GROUND LEVEL SHALL BE FRAMED W/ PRESSURE TREATED LUMBER

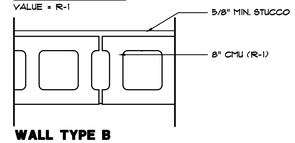
ALL M.E.P.'S BOTTOM AT OR ABOVE THE DESIGN FLOOD ELEVATION. C.O.H.D. REQUIRES ONE FOOT ABOVE FREE BOARD ABOVE THE REQUIRED BASE FLOOD ZONE (DESIGN FLOOD)

WALL TYPES:

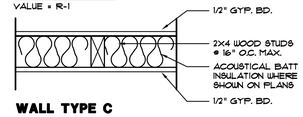
SCALE: 1 1/2" = 1'-0"
NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.



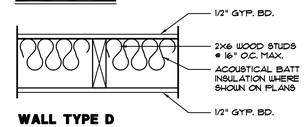
WALL TYPE A



WALL TYPE B

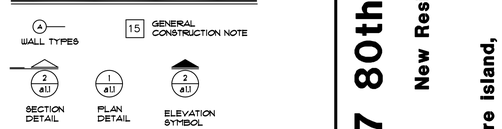


WALL TYPE C



WALL TYPE D

LEGEND:



BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:
FLORIDA BUILDING CODE 8TH EDITION (2023)
FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION (2023)
FLORIDA MECHANICAL CODE 8TH EDITION (2023)
FLORIDA PLUMBING CODE 8TH EDITION (2023)
FLORIDA EXISTING BUILDING 8TH EDITION (2023)
FLORIDA FUEL GAS 8TH EDITION (2023)
FLORIDA BUILDING CODE-ENERGY CONSERVATION 8TH EDITION (2023)
FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES 8TH EDITION (2023)
FLORIDA FIRE PREVENTION CODE 8TH EDITION
FLORIDA ACCESSIBILITY CODE 8TH EDITION (2023)
2020 NATIONAL ELECTRIC CODE (NFPA 70)

FLOOD RESISTANT DESIGN & CONSTRUCTION ASCE 24-98 (FBC 101, 102, FBC RES R322)

DESIGN LOADS PER STRUCTURAL DRAWINGS

BUILDING OCCUPANCY: R-3

CONSTRUCTION TYPE: TYPE V-B STUD EXTERIOR BUILDING

UNSPRINKLERED III-B CMU EXTERIOR BEARING

GENERAL NOTES:

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
3. DOOR AND WINDOW OPENINGS THAT READ 3080, 2@X40, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
4. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER
8. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.

AREA BREAKDOWN:

NEW GROUND FLOOR STORAGE AND STAIRS:	250 SQ. FT.
NEW FIRST FLOOR LIVING:	1,380 SQ. FT.
NEW SECOND FLOOR LIVING:	1,380 SQ. FT.
NEW THIRD FLOOR LIVING:	1,215 SQ. FT.
TOTAL NEW LIVING:	4,225 SQ. FT.
NEW OPEN CARPORT:	1,210 SQ. FT.
NEW ROOF DECK:	1,380 SQ. FT.

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27 80th Ave.
New Residence
Treasure Island, Florida

Floor Plan

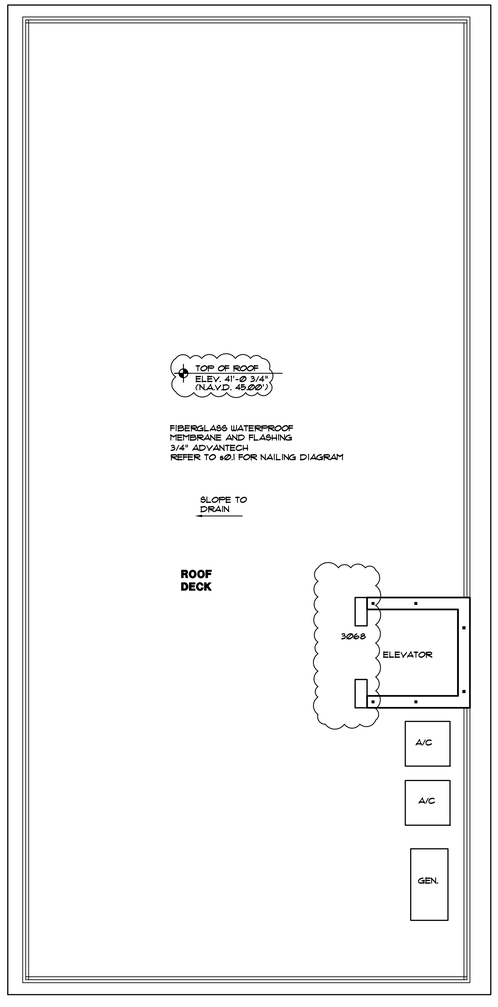
Revisions:
1 2-18-2026
2 4-6-2026

Project No. 2025-260R
Date: June 4, 2025

STATE OF FLORIDA MICHAEL ARRIGO AR-0017335 REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

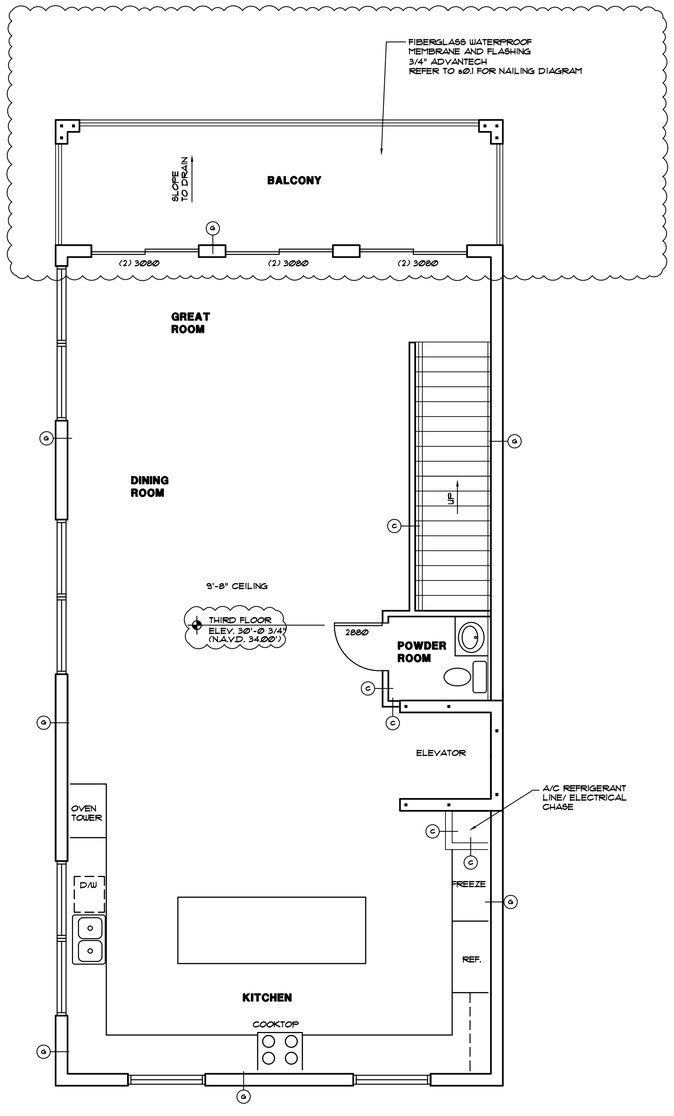
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ROOF DECK FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

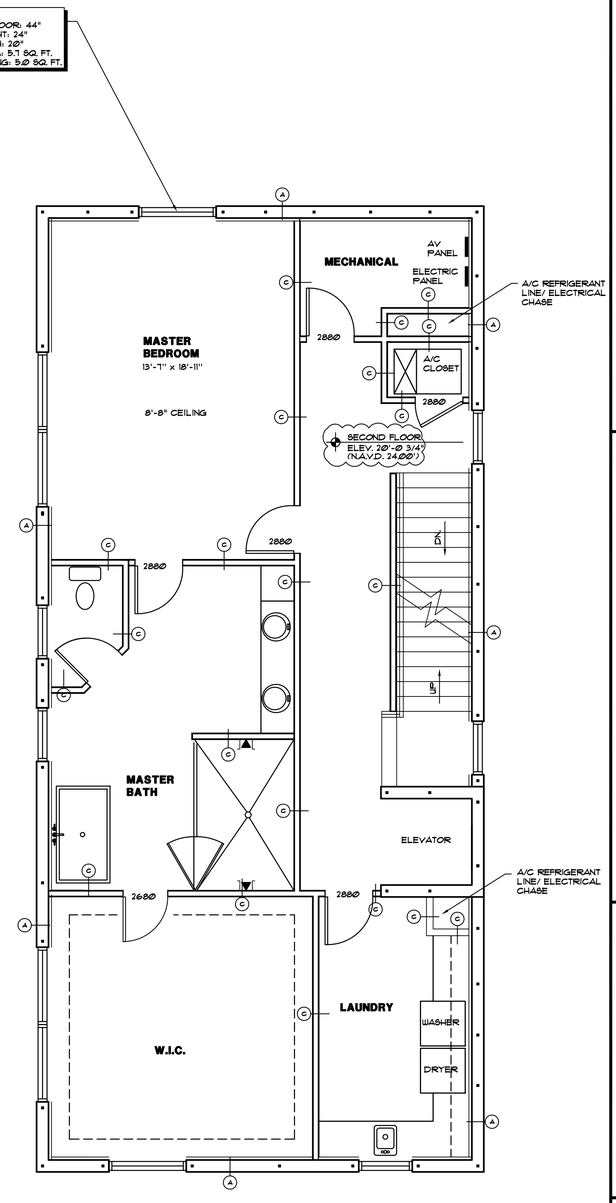
0 2' 4' 8'



THIRD FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

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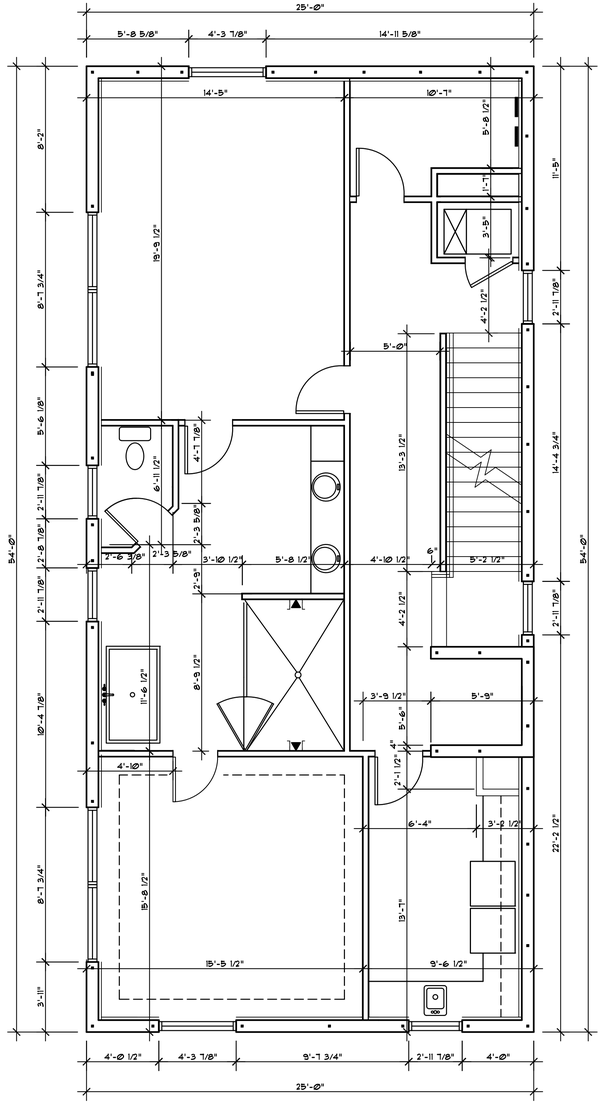
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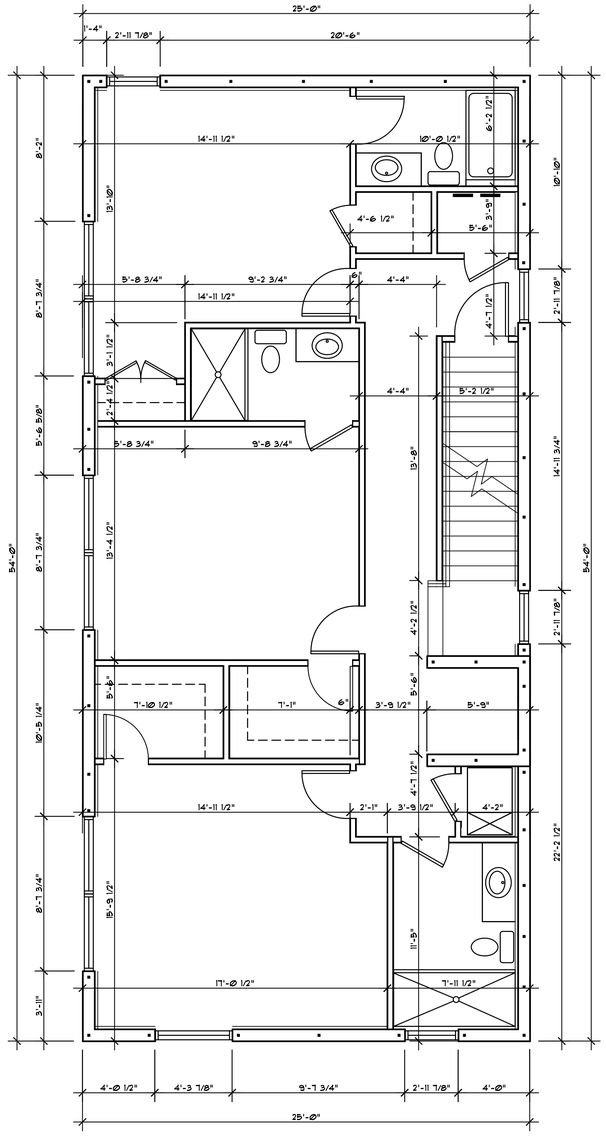
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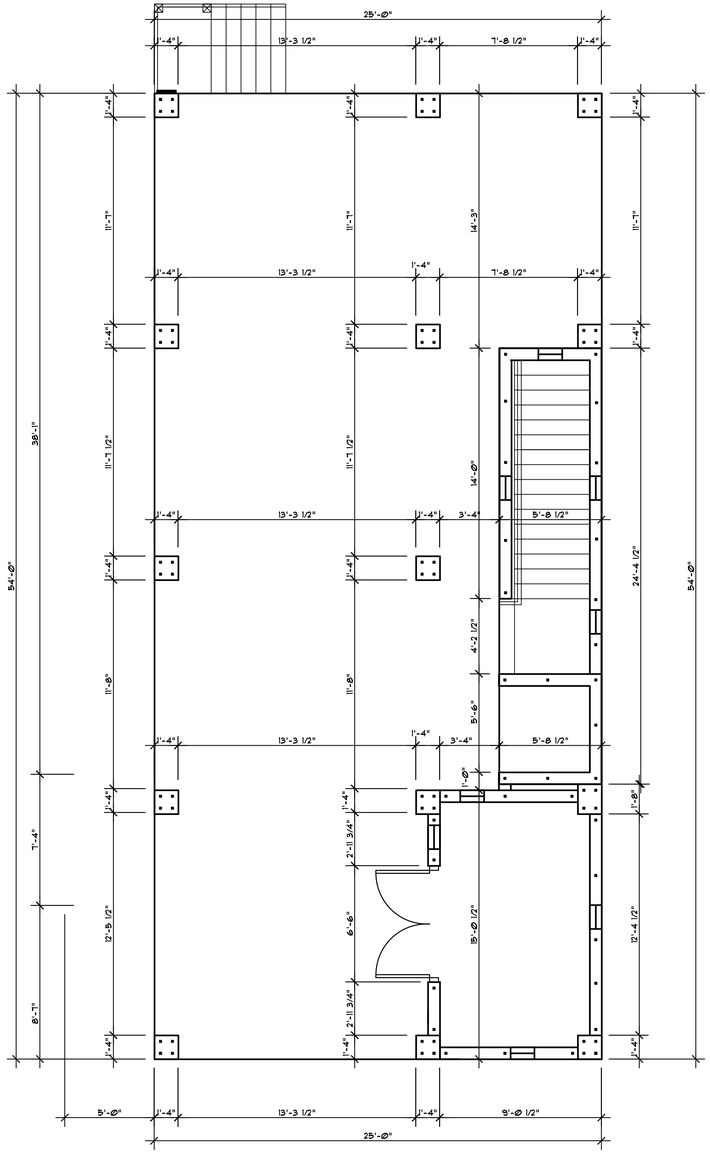
SECOND FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-Ø"



FIRST FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-Ø"



GROUND FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-Ø"

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Dimension Plan

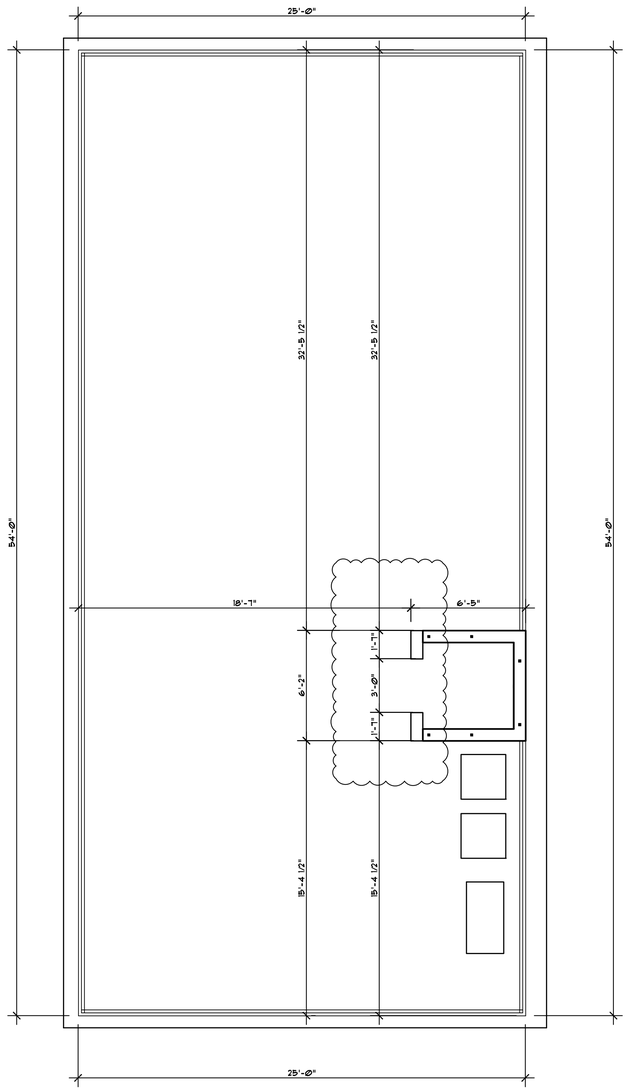
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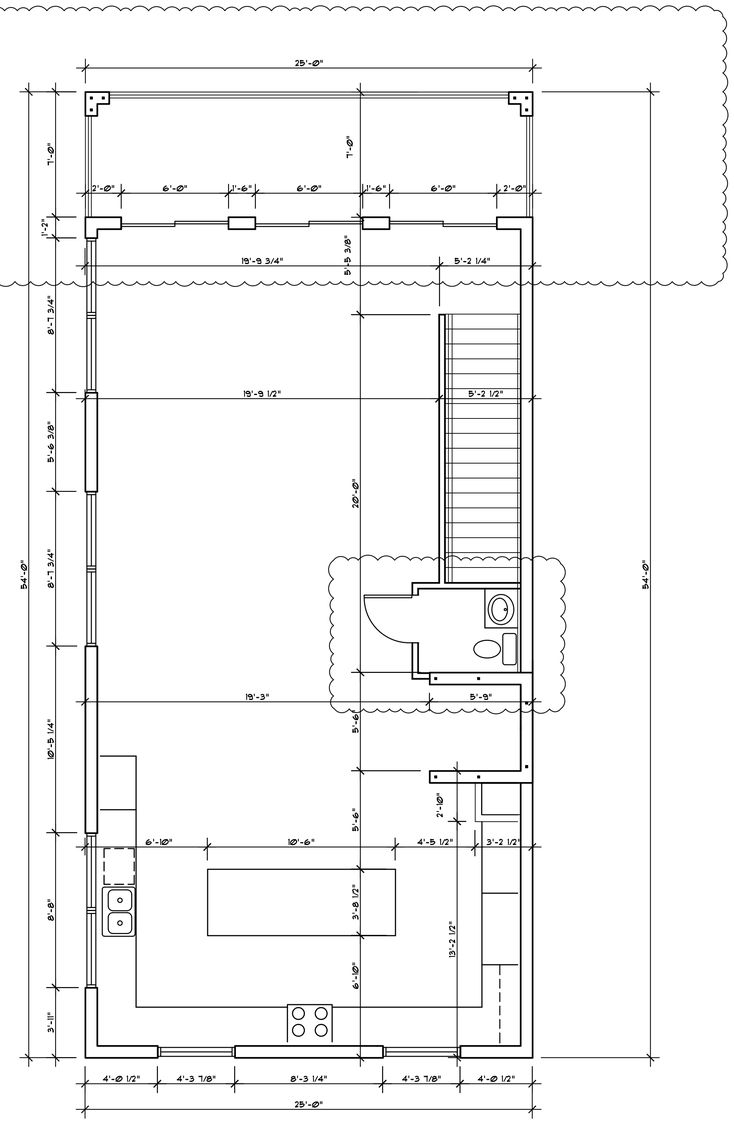
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ROOF DECK DIMENSION PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'



THIRD FLOOR DIMENSION PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

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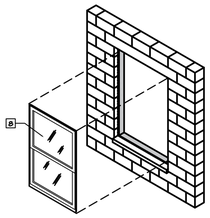


FIGURE "C"

8. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS OF FLORIDA PRODUCT APPROVAL INSTALLATION INSTRUCTIONS.

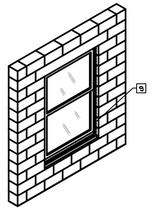


FIGURE "D"

9. APPLY SEALANT PER MANUFACTURER'S INSTRUCTIONS AT INTERIOR BETWEEN WINDOW FRAME AND ROUGH OPENING (ALL SIDES) FOR CONTINUOUS AIR SEAL.

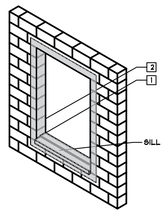


FIGURE "A"

1. TREAT MASONRY ROUGH OPENING W/ LIQUID FLUID APPLIED FLASHING, INCLUDING PRE-CAST SILL.
2. APPLY SEALANT ALL GAPS BETWEEN PRE-CAST SILL AND MASONRY.

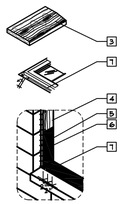
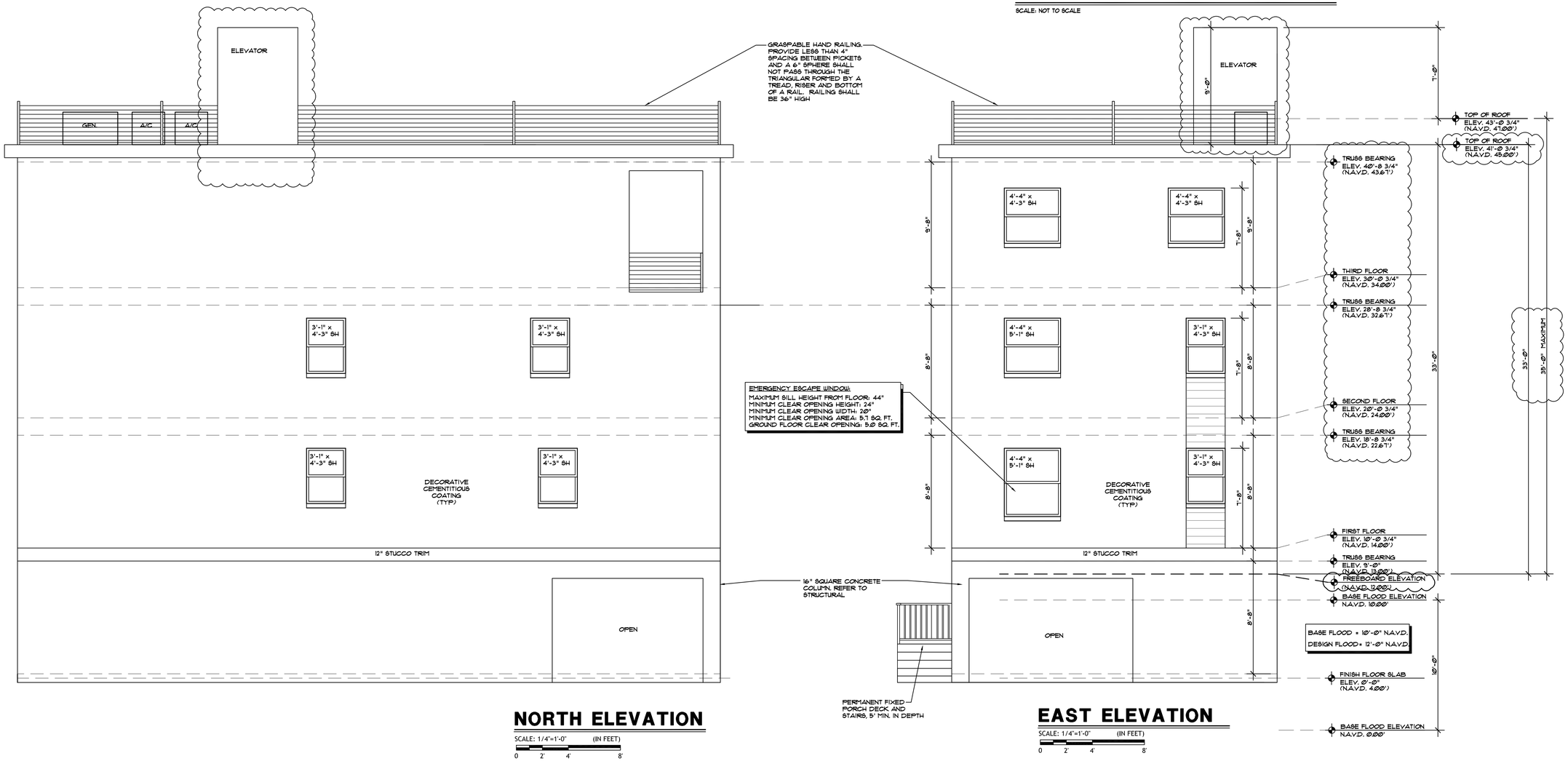


FIGURE "B"

3. APPLY SEALANT TO ALL PT BUCKING SURFACES THAT WILL BE IN DIRECT CONTACT WITH MASONRY.
4. INSTALL PT BUCK SUCH THAT THERE ARE NO EDGE GAPS EXCEEDING 1/8" BETWEEN BUCK AND MASONRY SURFACE. REFER TO STRUCTURAL PLANS / FLORIDA PRODUCT APPROVAL FOR ALL FASTENING REQUIREMENTS.
5. APPLY BEAD OF SEALANT INTO PERIMETER JOINT AT BOTH EXTERIOR AND INTERIOR SIDE OF PT. BUCK.
6. TREAT EXPOSED EXTERIOR OF BUCK WITH FLUID APPLIED FLASHING PER WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. APPLY CONTINUOUS BED OF SEALANT UP BOTH JAMB SIDES AND HEAD OF THE BACK SURFACE OF THE WINDOW FLANGE AS WELL AS THE EXTERIOR EDGE OF THE BUCK. SEALANT AT THE SILL SHALL HAVE A MINIMUM OF 2" VOID NEAR THE ENDS, TO ALLOW FOR DRAINAGE.

WINDOW INSTALLATION DETAIL

SCALE: NOT TO SCALE



NORTH ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

EAST ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC. ARE 3'-Ø"X8'-Ø", 2'-Ø"X4'-Ø", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ARCHITECTONICS Studio
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www.architectonicsstudio.com

27 80th Ave.
New Residence
Treasure Island, Florida

Elevations

Revisions:
2-18-2026

Project No. 2025-260R
Date: June 4, 2025

STATE OF FLORIDA · MICHAEL ARRIGO · AR-0017335 · REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a2.1

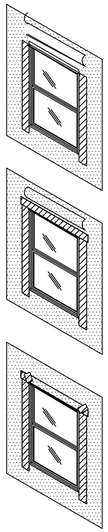


FIGURE "C"

- INSTALL 6" WIDE SELF-ADHERED FLASHING OVER WINDOW FIN AT BOTH JAMBS - EXTEND ABOVE TOP EDGE OF FIN AND BELOW SILL FLASHING BY 2" MIN. (DO NOT INSTALL TO HEAD OR SILL)
- INSTALL METAL HEAD FLASHING

FIGURE "D"

- 6" WIDE SELF-ADHERED MEMBRANE FLASHING CUT ON END TO ALLOW ONE LEG TO TURN DOWN ON JAMB AND THE OTHER TO CONTINUE OVER WALL SURFACE

FIGURE "E"

- FOLD BUILDING WRAP DOWN OVER HEAD FLASHING AND INSTALL 6" WIDE SELF-ADHERING FLASHING ENTIRE LENGTH OF EACH DIAGONAL CUT, COMPRESSED AGAINST BUILDING WRAP AND WRAPPING DOWN TO AND TERMINATING ON HEAD FLASHING
- INSTALL SIDING PER MANUFACTURER'S INSTRUCTIONS AND FLORIDA PRODUCT APPROVAL - REFER ALSO TO TYPICAL HEAD/JAMB & SILL DETAILS

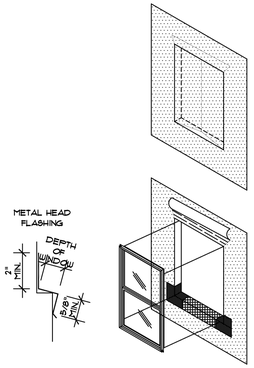


FIGURE "A"

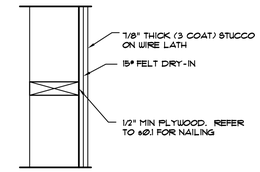
- INSTALL BUILDING WRAP OVER EXTERIOR SHEATHING AND WINDOW OPENING
- CUT BUILDING WRAP OVER THE WINDOW OPENING (AS SHOWN) EXTENDING 8" MIN. ABOVE WINDOW OPENING

FIGURE "B"

- FOLD FLAP UP ABOVE WINDOW OPENING AND TEMPORARILY SECURE.
- FOLD SIDE/BOTTOM FLAPS INTO ROUGH OPENING
- INSTALL SELF-ADHERING FLASHING ALONG FULL WITH OF SILL TO FULLY COVER AND EXTEND 2" MIN. BELOW PROPOSED WINDOW TRIM
- INSTALL FORMABLE 12" MIN. SELF-ADHERING FLASHING OVER SILL FLASHING AT CORNERS AS SHOWN - EXTEND 6" MIN. UP JAMB AND ALONG SILL
- PRIME EXPOSED SHEATHING ABOVE WINDOW FRAME HEAD
- APPLY CONTINUOUS BEAD OF SEALANT ALONG BACK SURFACE OF NAILING FIN - START AT SILL (2"-4" FROM JAMB) AND CONTINUING ALONG JAMB, HEAD, OPPOSITE JAMB
- APPLY SECOND BEAD OF SEALANT ALONG BACK SURFACE OF SILL - LEAVE 2" GAP FROM FIRST BEAD AT EITHER END OF SILL FOR DRAINAGE
- INSTALL WINDOW IN ROUGH OPENING PER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH FLORIDA PRODUCT APPROVAL
- APPLY CONTINUOUS BEAD OF SEALANT BETWEEN WINDOW FRAME AND ROUGH OPENING ALONG ENTIRE INTERIOR PERIMETER

WINDOW INSTALLATION DETAIL

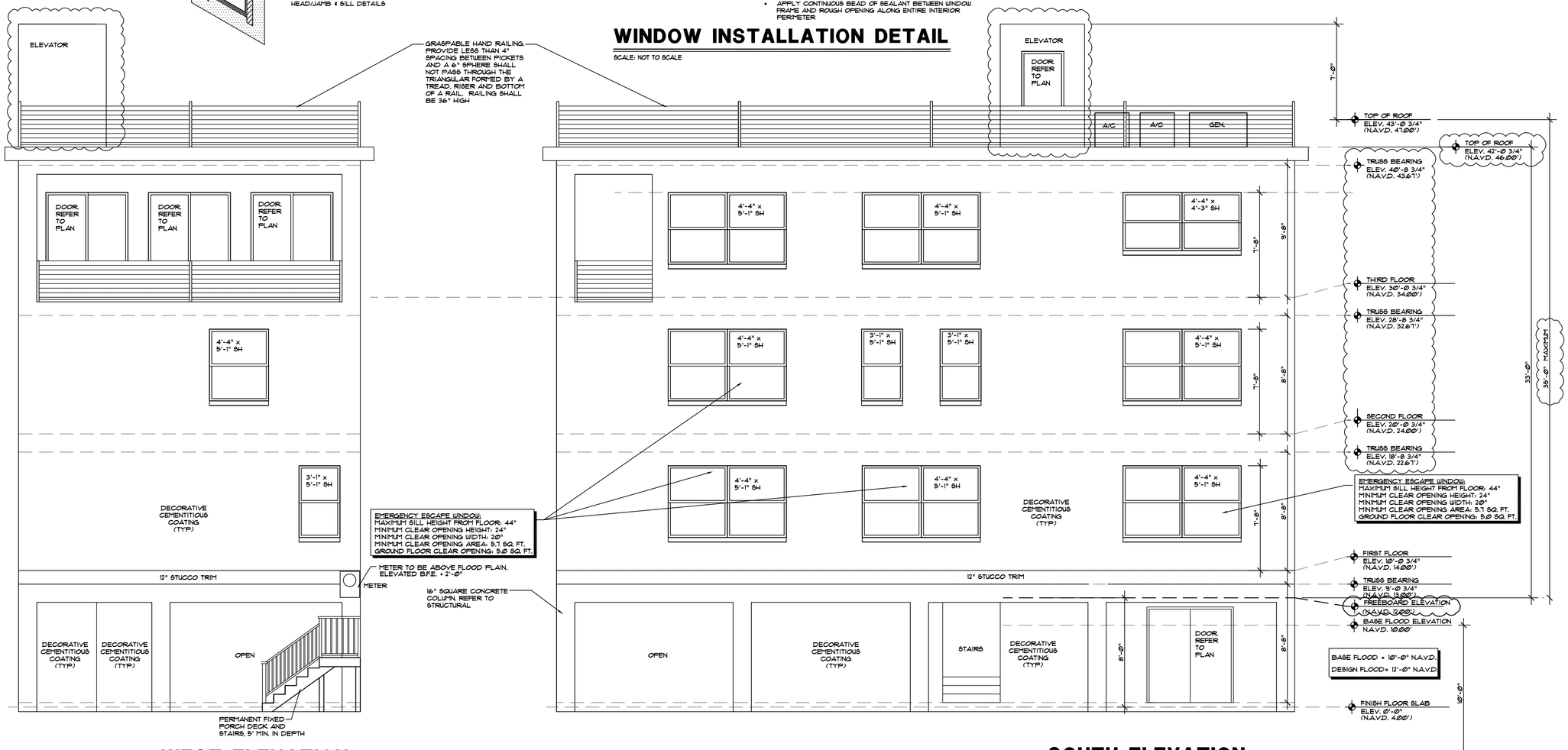
SCALE: NOT TO SCALE



STUCCO DETAIL AT ALL EXTERIOR FRAME WALLS AND GABLE ENDS

STUCCO DETAIL:

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



WEST ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

SOUTH ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 2068, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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STATE OF FLORIDA
MICHAEL ARRIGO
AR-0017335
REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a2.2

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): Vera Panico and Blaine Panico Agent: _____

Address: 1309 Boca Ciega Isle Dr St Pete Beach, Address: _____

Phone: 7274037891 Phone: _____

Email: verapanico12345@gmail.com Email: _____

Complete legal description of property: Lots 26 and 27, Penguin Cabana Subdivision thereofrecorded i

Development Name: 27 80th residence

Site Location/Address: 27 80th Ave Treasure Island Fl 33706

Area of Development (Acreage or Sq. Ft.): 2801 sq. ft.

Parcel Identification Number(s): 36-31-15-68283-000-0260

Application Request: The applicant requests a variance to reduce the required front yard setback from

DRC Meeting Date: 17 June 2026

Future Land Use Designation: single family residence Zoning District: _____

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

Vera Panico
Owner/Agent

18th June 2026
Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	✔
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	✔
Proof of ownership of the property: i.e. deed, title abstract, etc.	✔
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	✔
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	✔
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	✔
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff ➔ you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete ➔ you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: Vera Panico

Property Address: 1309 Boca Ciega Isle Dr St.Pete Beach Fl 33706

Application Request: The applicant requests a variance to reduce the required front yard setback from 2

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   The applicant requests a variance to reduce the required front yard setback from 20 feet to 10 feet for the construction of a new single-family residence.

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   The property is an existing platted lot with unique dimensional limitations. Due to the lot configuration and required setbacks, the buildable area is significantly restricted com These conditions are peculiar to this property and are not generally applicable throughout the zonir

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**
   Without the variance, the property cannot be developed in a manner comparable to neighborin

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**
   The hardship is created by the physical characteristics and dimensional limitations of the lot itse
   These conditions existed prior to the applicant's ownership and are not the result of any action b

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**
   Yes. The requested setback reduction represents the minimum variance necessary to allow rea
   of the property while maintaining compatability with surrounding properties.
   No greater variance is requested than is necessary.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**
   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**
      Yes. The project redevelops an existing residential lot and replaces underutilized land with
      code-compliant residence designed to current flood-resistance and construction standards.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**
      Yes. The property is an existing legal lot that does not provide the same development flexib

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

The variance is consistent with the established development pattern of the neighborhood. Existing homes within the vicinity exhibit similar building placement and massing, and the requested variance will not alter the character of the area.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

The proposed residence incorporates modern engineering and flood-resistant construction including elevated living areas and hurricane-resistant structural design features that impro

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Granting the variance is consistent with the intent of the Land Development Regulations be use of private property while maintaining public safety, neighborhood compatibility, and ord

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

The variance will not be injurious to neighboring properties, will not impair public welfare, and will not adversely impact traffic, drainage, utilities, public access, or public safety.

AGENDA ITEM NO. 10.C

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE: July 16, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Public Hearings

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT:

Approval of eleven (11) variances to the following sections of the Land Development Regulations:

1. 68-466: All parking areas shall be required to provide lighting during nighttime hours of operation
2. 68-486: Parking areas shall be surfaced by dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials
3. 68-486: Parking lots shall have each parking space and aisle marked
4. 68-486(K): Remote parking shall be more than 600 feet from the distance from the site serving principal use
5. 68-487: Off street loading, 1 loading berth is required
6. 68-561: Total open space between side lot lines shall be not less than 30 percent of the width of the lot.
7. 72-40: Landscaped strip of 3’ along abutting ROW with one tree every 35’ and hedge wall of 2’ min
8. 72-41(A): Screening from abutting properties is required, using wall/hedge no less than 3.5’ in height
9. 72-41(B) One (1) tree required for every 50 linear feet of landscape barrier
10. 72-42(A): Interior landscaping shall be at least 10% of total vehicular use area
11. Sec. 72-42(B): Terminal islands, interior island, and additional interior landscaping requirements for vehicular use areas.

BACKGROUND: See attached staff report

POLICY/PURPOSE: See attached staff report

STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	See attached staff report

ATTACHMENTS:
1. VAR-000641-2026 Staff Report.pdf
2. Variance Application and Narrative(s).pdf
3. St Pete Lions Club - Civil Plans.pdf
4. St Pete Lions Club - Construction Plans.pdf
5. St. Pete Lions Club - Floor Plan & Elevations.pdf
6. St. Pete Lions Club - Landscape Plans.pdf
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Boundary Survey.pdf
9. Resolution 86-26 (Site Plan 267).pdf
10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
11. Site Plan 267 Memo.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000641-2026
JULY 16, 2026

DESCRIPTION

Approval of eleven (11) variances to the following sections of the Land Development Regulations:

1. Sec. 68-466: All parking areas shall be required to provide lighting during nighttime hours of operation
2. Sec. 68-486: Parking areas shall be surfaced by dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials
3. Sec. 68-486: Parking lots shall have each parking space and aisle marked
4. Sec. 68-486(K): Remote parking shall be more than 600 feet from the distance from the site serving principal use
5. Sec. 68-487: Off street loading, 1 loading berth is required
6. Sec. 68-561: Total open space between side lot lines shall be not less than 30 percent of the width of the lot.
7. Sec. 72-40: Landscaped strip of 3' along abutting ROW with one tree every 35' and hedge wall of 2' min
8. Sec. 72-41(A): Screening from abutting properties is required, using wall/hedge no less than 3.5' in height
9. Sec. 72-41(B) One (1) tree required for every 50 linear feet of landscape barrier
10. Sec. 72-42(A): Interior landscaping shall be at least 10% of total vehicular use area
11. Sec. 72-42(B): Terminal islands, interior island, and additional interior landscaping requirements for vehicular use areas.

SITE LOCATION: 9300 W GULF BLVD.

PARCEL ID #: 26-31-15-78804-008-0160 & 26-31-15-78804-009-0140 & 26-31-15-36882-009-0130

LEGAL DESCRIPTION: SAWYER & HARRELL'S 2ND ADD BLK 8, LOT 16 AND E 8FT OF VAC ALLEY ON W AND LOTS 7, 8, 17 AND 18 & VAC ALLEY BETWEEN LOTS & SAWYER & HARRELL'S, ADDIE B. BLK 9, LOT 13 HARRELL'S 2ND ADD BLK 9, LOTS 14 AND 15

PROPERTY OWNER: St. Petersburg Lions Club Inc.

GENERAL INFORMATION:

Future Land Use: Commercial General (CG)

Zoning: Commercial General (CG)

Adjacent Property Use:

North:	Single-Family Residential	East:	Single-Family Residential
South:	Commercial	West:	Water

Site Area: 42,436 Sq. Ft. (Approx 0.974 Acres)

Flood Zone: VE-12 / AE-10, Flood Insurance Rate Map

PROPERTY HISTORY/SUMMARY:
The subject property consists of two parcels of land under common ownership located on the east and west sides of West Gulf Blvd. Historically the waterfront parcel to the west contained a structure which housed the St. Petersburg Lions Club and was primarily utilized for civic and recreational uses; following damage sustained during the 2024 hurricane season the structure was demolished and the parcel is currently vacant. The parcel located on the east side of West Gulf Blvd is surfaced with shell and grass, has not previously been developed, and has historically been utilized as additional off-street parking space for the Lions Club. Original use of the property began prior to the adoption of applicable land development regulations. Continued use of the unpaved remote parking lot was authorized under an approved Site Plan Review in 1986 permitting the use of the site for parking without paving or striping with the verbal understanding that landscaping and irrigation would be installed on-site at a later time; no explicit conditions of approval were imposed and no such improvements have been incorporated onto the subject property to date. Over time, the existing conditions of the eastern parcel utilized for remote parking have resulted in negative impacts to the area surrounding the subject property due to the displacement and erosion of surface materials, reducing the traversable area of abutting streets and increased sediment entering the stormwater system.

The subject application includes variance requests relating to a proposed site plan at the property involving the construction of a new facility for the St. Petersburg Lions Club on the waterfront parcel with minor site improvements on the eastern parcel to continue providing additional off-street parking. The principal structure is proposed to provide venue and event space for weddings and other social gatherings. As a result of developing a new structure, all components of the property are required to adhere to the current applicable land development regulations as they pertain to commercial parcels, vehicular use areas, minimum landscaping requirements, and buffering between residential areas.

Per Section 68-486(K) of the Land Development Regulations, remote parking facilities must be located more than 600-feet from the site serving the principal use. To retain the existing function of the two subject parcels the applicant is seeking a variance to permit the continued use of the eastern parcel as a remote parking site located approximately 125 feet away from the proposed principal structure. The Land Development Regulations require remote parking to provide a transportation plan to shuttle people between the principal use and the remote parking facility, an approval of a variance to permit a remote parking facility at a lesser distance than defined by code would concurrently permit the applicant to forego the requirement to establish a transportation plan. However, to promote safe pedestrian crossing of West Gulf Blvd between the proposed parking lot and principal use, staff recommends a condition of approval that a pedestrian crosswalk with flashing beacons is installed at 92nd Avenue in partnership with the Public Works Department. It is the opinion of staff that the proposed use of the subject property, specifically as an event space, will result in individuals exiting the waterfront parcel to return to the remote parking lot during dusk and nighttime hours, warranting the need for a pedestrian crossing equipped with beacons.

Developments abutting a public beach or the Gulf are required to meet open space requirements equal to a minimum of 30% of the total lot width. The applicant is seeking a variance at the subject property to permit a decrease in open space allowing additional features beyond the building footprint including an elevator shaft and an elevated deck for mechanical equipment. Commercial developments are additionally required to provide a number of loading berths determined by the size of the proposed structure. The subject proposal requires one loading berth and the applicant is seeking a variance to incorporate no loading berth within their site plan. The intent of requiring a loading berth is to ensure

adequate parking is retained on site and to minimize potential challenges between passenger and commercial vehicles on site by dedicating space on site for larger vehicles required for commercial operations. In the context of the proposed use of the subject property, the presence of commercial vehicles at an event venue are inherent as caterers, vendors, and other suppliers will routinely require access to the site. The lack of a dedicated loading berth is likely to result in commercial vehicles being required to utilize multiple standard parking spaces and potentially impacting access onto the property resulting in vehicle queuing along West Gulf Blvd.

In addition to these requests, the applicant is seeking variances to waive all landscaping and buffering requirements on the eastern parcel as well as approval to utilize loose surface material in lieu of traditional paving and stormwater retention methods. The applicant's original proposal included the use of crushed gravel as a surface material for the remote parking lot; the plan has been amended to utilize granite rock at the recommendation of the city's Public Works Department. Per the Public Works Department, the preferred surface improvements would include standard paving and drainage as required by code with the recognition that the most appropriate alternative following an approved variance to the surface material requirement would be granite rock of an adequate size to create voids that accommodate the first inch of stormwater retention. As a result of proposing a loose surface material for the remote parking lot, the applicant is additionally seeking a variance to forego the requirement to delineate each parking space and aisle.

Additional variances being requested for the parcel proposed for remote parking include deviation from the required installation of a landscaped strip along adjacent rights-of-way with associated hedges or walls and trees. The intent of this landscaping requirement for vehicle use areas is established as a method to reduce the intrusion of light from vehicle headlights onto the adjacent residential properties and to visually screen adjacent areas from vehicle use areas. Further variances include removal of interior landscaping requirements within parking lots including the incorporation of interior and terminal islands. The intent of this regulation is to interrupt the visual monotony of extensive vehicular use areas and to reinforce improved character within the parking lot environment while providing additional shade and increased area for stormwater absorption. The applicant is also seeking a variance to allow no lighting to be installed within the remote parking lot. Per the Land Development Regulations, parking lots are required to provide lighting during nighttime hours using lamps that precent light from being directly emitted to adjacent lots with a minimum foot candle ratio. The requirement to provide lighting within parking areas ensures safety and visibility for pedestrians and prevents potential conflicts.

Per the application submitted by the applicant, it is stated that achieving the required number of parking spaces would not be possible if the required landscaping and lighting components were to be incorporated within the site. However, a 50-foot wide (approx. 6,300 sq. ft.) portion of the waterfront parcel is proposed to the separated and sold to the abutting property owner. This elective reduction of available land area results in the conditions limiting the applicant to comply with the regulations established to protect the order, appearance, and well-being of the community.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

1. A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property.
2. The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and
3. The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to public interest and welfare.

Sec. 68-466. – Lighting

Commercial, hotel/motel and multi-family parking area lighting. All commercial, hotel/motel and multi-family parking areas shall be full cutoff. Light levels shall be a minimum of one initial foot candles of illumination throughout the parking lot. The maximum to minimum foot candle ratio shall not exceed 15 to one. All parking areas shall be required to provide lighting consistent with the design requirement of this section during nighttime hours of operation

Sec. 68-486. – Off-Street Parking

Number and description of parking spaces required. Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach. With the exception of single-family and two-family dwellings, parking lots shall have each parking space and aisle marked.

[Remote parking.] Remote parking may be allowed as provided for in article VI, Zoning district regulations. Such remote parking facility must be located within the city and must be more than 600 feet in distance of the site serving the principal use and shall be measured from the nearest point of the principal use lot line to an entrance to the remote parking facility. Such separated parking areas shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians. Such remote parking facilities shall be subject to site plan review and shall be upgraded to meet current city codes for required parking and landscaping as required by chapter 72, article II, of the land development regulations for vehicular use areas. Staff or the planning and zoning board as applicable shall consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in the review of such remote parking request. In addition, the owner of the principal use utilizing the remote parking facility shall have a transportation plan to shuttle people between the principal use and the remote parking facility.

Sec. 68-487. – Off-Street Loading

In any zoning district, in connection with every building or building group or part thereof thereafter erected and having a gross floor area of 4,000 square feet or more, which is to be occupied by commercial or industrial uses or other uses similarly requiring the receipt of distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, off-street loading berths or unloading berths as follows:

(1) 4,000—25,000 square feet .....1 berth

Sec. 68-561. – Alternate Setback System Procedures

Properties bordering on the Gulf of Mexico or public beach. For properties bordering on the Gulf of Mexico or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

(2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII.

Sec. 72-40. – Installation and Maintenance

On the site of any development requiring site plan approval, where such site abuts a public right-of-way, excluding dedicated alleys, a landscaped strip shall be provided along the boundary of the site abutting said right-of-way as follows:

(1) *Landscaped strip.* A strip of land at least three feet in depth, located along and within the boundary of the site abutting said right-of-way, shall be landscaped, such landscaping to include one tree for every 35 linear feet or fraction thereof, spaced not less than 30 feet nor more than 40 feet apart.

In addition, a hedge, wall or other durable landscape barrier, maintained at least two feet in height, shall be placed along the entire length of this linear frontage. If such durable barrier is of nonliving material, for every ten feet thereof, one shrub or vine shall be planted abutting such barrier, unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the landscape strip shall be improved with grass, ground cover, shrubs or other landscape treatment excluding gravel, paving or sand.

(2) *Other property.* All property, other than the required landscaped strip lying along and within the boundary of the site abutting the street and, shall be landscaped at least with grass or other ground cover.

(3) *Necessary accessways.* Necessary driveways and other accessways from the public right-of-way shall be permitted to service the vehicular use areas, and the widths of such accessways may be subtracted from the linear dimensions used to determine the number of trees required.

Sec. 72-41. – Perimeter Landscaping Relating to Abutting Properties

(A) On the site of a building or structure or open lot having a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier maintained no greater than six feet in height nor less than three and one-half feet in height to form a continuous screen between the common lot line and the vehicular use area and such abutting property. Such landscape barrier shall be located at any point between the common lot line and the vehicular use area exposed to the abutting property, provided the purpose of screening the vehicular use area is accomplished. If such barrier consists all or in part of plant materials, such plant material shall be planted in a planting strip averaging at least three feet in depth.

(B) In addition, one tree shall be provided for every 50 linear feet of such landscape barrier or fractional part thereof, spaced not less than 45 feet nor more than 55 feet apart. Such trees shall be located between the common lot line and the vehicular use area. Each planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving or sand, in addition to the required tree(s).

Sec. 72-42.- Interior Landscaping Requirements

(A) An area or a combination of areas equal to ten percent of the total vehicular use area shall be devoted to interior landscaping. Any perimeter landscaping provided in excess of that required may be counted as part of the interior landscaping requirement. Landscaping adjacent to a structure or structures on the same parcel of land which serves to beautify the vehicular use area and implements the purpose and intent of this article may be counted toward meeting the interior landscape requirements. The credit may not exceed 25 percent of the total required interior landscaping and shall be reviewed by the designated official for compliance with the purpose and intent of this article.

(B) Such landscaped areas shall be located in such a manner so as to divide and break up the monotony and expanse of paving, to prevent and discourage cross taxiing and to provide well-dispersed tree canopy shading. A combination of the following interior landscaping elements shall be counted as part of the interior landscaping requirements where applicable.

1. *Terminal islands.* Contiguous rows of ten or more parking spaces shall be terminated on both ends by landscaped islands which measure an average of not less than five feet in width and extend the entire length of the parking space(s). At least one tree or grouping, as per subsection 72-39(2)a, shall be planted on such island

2. *Interior islands.* Interior landscaped islands which measure an average of not less than five feet in width and extend the length of a parking space shall be placed within rows of contiguous parking spaces so that there is at least one interior island for every 15 parking spaces or major portion thereof within the row. These islands shall be placed at intervals of not less than six nor more than 18 spaces. At least one tree or grouping, as per subsection 72-39(2)a shall be planted on every interior island. Interior islands need not be placed directly opposite each other when in abutting parking rows.

3. *Additional interior landscaping requirements*

    a. *Trees.* There shall be a minimum of one tree, planted for each separate planter installed in the vehicular use area, but the total number of trees shall not be less than one for each 200 square feet, or fraction thereof, of required interior landscaped area

    b. *Perimeter landscaping.* In vehicular use areas where the strict application of this section will seriously limit the function of such area, the required landscaping may be located near the perimeter of the paved area, including such perimeters which may be adjacent to a building on the site. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements

c. *Vehicle encroachment; wheel stops.* The front of a vehicle may encroach upon any interior landscaped area when such area is at least 3½ feet in depth per abutting parking space and protected by wheel stops that are anchored and placed within the confines of a parking area or curbing. Two feet of such interior landscaped area may be part of the required depth of each abutting parking space.

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in the Land Development Regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. *The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.*

   The variances being requested are set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. *Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.*

   There are no special circumstances or conditions which are peculiar to the subject property, neither parcel included within the proposed development contain characteristics which are unique from lands in the same district.

   Variance #1: Sec. 68-466. – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of lighting requirements resulting in reduced parking capacity. However, the proposed parking plan provides an excess of parking spaces, which if reduced to the minimum required, required lighting could be accommodated on site. Additionally, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

   Variance #2: Sec. 68-486. – No circumstances or conditions exist at subject property which would create conditions that do not permit the use of a compliant surface material for parking areas.

   Variance #3: Sec. 68-486. – The applicants proposed use of a noncompliant surface material results in the condition which does not allow individual parking space and aisle to be marked; no other special conditions are applicable to the property.

   Variance #4: 68-486(K). – The two subject parcels have been under common ownership since 1971; the eastern parcel has been utilized as a remote parking lot since that time. The relationship between the two sites does not meet the conditions for a remote parking lot per the current regulations despite having been utilized as such since prior to the adoption of current codes.

Variance #5: 68-487. – The applicant states that the inclusion of a required loading berth would limit necessary parking spaces, however this does not account for the portion of property being proposed to be separated. No special conditions exist which are applicable to the subject property.

Variance #6: 68-561. – No subject property has no unique dimensional characteristics which would apply to the require open space requirement are applicable to the subject property

Variance #7: 72-40. – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of landscaping requirements resulting in reduced parking capacity. However, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

Variance #8: 72-41(A), – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of landscaping requirements resulting in reduced parking capacity. However, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

Variance #9: 72-41(B). – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of landscaping requirements resulting in reduced parking capacity. However, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

Variance #10: 72-42(A) – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of landscaping requirements resulting in reduced parking capacity. However, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

Variance #11: 72-42(B) – Per the applicants submitted application, it is stated that the subject variance is applicable to the limited area available for parking with the inclusion of landscaping requirements resulting in reduced parking capacity. However, a significant portion of the waterfront parcel as it is currently configured is proposed to be separated and sold to the abutting neighbor. If retained, this portion of property could allow required parking to be provided on site while enabling the minimum landscaping requirements to be satisfied.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***

Variance #1: Sec. 68-466. – Strict application of the land development regulations would require the applicant to reconsider an alternative parking configuration which would enable the installation of minimum lighting requirements.

Variance #2: Sec. 68-486. – Strict application of the land development regulations would require the applicant to implement a dust-free paving material consistent with the land development regulations.

Variance #3: Sec. 68-486. – Strict application of land development regulations would require the applicant implement a solid paving surface to enable parking spaces and aisles to be marked as required by code.

Variance #4: 68-486(K). Strict application of the land development regulations would not permit the applicant to utilize the existing eastern parcel for off-street parking as it has historically been utilized.

Variance #5: 68-487. – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces in order to accommodate a required loading berth.

Variance #6: 68-561. – Strict application of the land development regulations would require the applicant to reconfigure the proposed site plan, either reducing the overall width of the principal structure or relocating the elevated decks and elevator shaft to the rear or front of the property.

Variance #7: 72-40. – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces to provide adequate landscaping.

Variance #8 72-41(A). – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces to provide adequate landscaping.

Variance #9: 72-41(B). – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces to provide adequate landscaping.

Variance #10: 72-42(A) – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces to provide adequate landscaping.

Variance #11: 72-42(B) – Strict application of the land development regulations would require the existing parking layout to be reconfigured, either by retaining a portion of land proposed to be sold, or by removing excess parking spaces to provide adequate landscaping.

4. ***The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***
   Variance #1: Sec. 68-466. – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #2: Sec. 68-486. – There are no peculiar conditions which result in the justification for the variance requested to allow a non-dust-free surface material at the subject property.

Variance #3: Sec. 68-486. – The conditions which impact the ability for the applicant to properly mark each parking space and aisle are a result of the applicants request to allow the parking lot to be surfaced with a noncompliant surface material. No other limiting circumstances exist at the subject property.

Variance #4: 68-486(K). – The two subject parcels have been utilized in tandem and have remained under common ownership since before the existing regulations were adopted. The proximity between these two sites resulting in conflict with the existing land development regulations is not the result of the applicant or their agent.

Variance #5: 68-487. – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #6: 68-561. – The conditions which result in a reduced width available for open space at the subject property is the result of the proposed sale of a portion of the subject property reducing the property width.

Variance #7: 72-40. – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #8: 72-41(A). – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #9: 72-41(B). – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #10: 72-42(A) – The conditions which result in limited available space on the subject property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

Variance #11: 72-42(B) – The conditions which result in limited available space on the subject

property as referenced by the applicant, are the result of the proposed sale of a portion of the subject property reducing the overall site area. Additionally, the provision of 2 additional parking spaces beyond the minimum required further constrains the available property area within the proposed parking lot. No other limiting circumstances exist at the subject property.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***

Variance #1: Sec. 68-466. – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #2: Sec. 68-486. – Reasonable use can be achieved without the granting of a variance. There are no limiting factors which restrict the applicant from proposing the parking lot with solid surface material.

Variance #3: Sec. 68-486. – Reasonable use can be achieved without the granting of a variance; each parking space and isle can be easily marked as required if utilizing a solid surface material as required.

Variance #4: 68-486(K). – The proposed variance is required to allow the applicant to continue use of the parcel in a consistent manner and is the minimum necessary that would permit reasonable use.

Variance #5: 68-487. – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #6: 68-561. –Reasonable use can be achieved by reconfiguring the proposed elements elsewhere on the structure or by retaining a portion of the property being proposed for sale.

Variance #7: 72-40. – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #8: 72-41(A). – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #9: 72-41(B). – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #10: 72-42(A) – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property being proposed for sale.

Variance #11: 72-42(B) – Reasonable use can be achieved without the granting of a variance by altering the proposed number of provided parking spaces or retaining the portion of property

being proposed for sale.

6. ***Owing to special conditions, literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.***

   Redevelopment *– The subject application proposes to retain the prior use of the property; literal enforcement of the land development regulations would not result in unnecessary hardship due to compliance being possible with site plan adjustments.*

   Substandard lot(s) *– Not applicable. The parcels meet the minimum width, depth, and area for the CG Zoning District both in their current configuration and following the proposed sale of the southern 50-feet of the waterfront parcel.*
   Neighborhood character *– The neighborhood consists of both commercial uses as well as residential structures including single-family homes. Literal enforcement of these land development regulations would ensure proper screening and buffering from adjacent residential land uses.*
   Public facilities *– Not applicable. The requested variances are not connected to a proposed project that involves the development of public parks, public facilities or public utilities.*
   Architectural and/or engineering considerations *– Literal enforcement of these land development regulations would require alternative engineering considerations for paving, grading, and stormwater management. However, these considerations are applicable to all similar developments and would thus not result in unnecessary hardship.*
7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The general purpose of this chapter is to promote, protect, and improve the public health, safety, comfort, order, appearance, convenience, moral and general welfare of the people.

   Variance #1: Sec. 68-466. – Granting of this variance would result in decreased lighting within a proposed vehicular use area, directly conflicting with the general intent and purpose of this chapter and impacting public health, safety, and comfort by reducing visibility and safety of pedestrians and motorists.

   Variance #2: Sec. 68-486. – The proposed use of a loose surface material within the parking lot results in conditions susceptible to displacement and erosion resulting from stormwater and vehicle movement. Impacts of this include discharge into stormwater systems and abutting roadways as well as diminished site appearance conflicting with the purpose of this chapter. Beyond this, granting this variance permits continued noncompliant use of the parking facility is not aligned with the intent of this chapter to improve public order through instances of new development.

   Variance #3: Sec. 68-486. – Granting of this variance allowing parking spaces remain unmarked may contribute to improper use of dedicated parking stalls leading to insufficient use of parking spaces and disorderly appearance of the site.

   Variance #4: 68-486(K). – Granting of this variance enables off street parking to be provided in a manner consistent with the historic use of the site across the multiple parcels under common

ownership and generally does not conflict with the intent of this chapter.

Variance #5: 68-487. – Granting of this variance may result in negative impacts to the safety, comfort, and order of the subject property and surrounding areas by reducing the available loading space for commercial vehicles deliveries requiring access to the site.

Variance #6: 68-561. – Granting of this variance impact the waterfront character of the area by reducing the total open space established by this chapter.

Variance #7:72-40. – Granting of this variance conflicts with the intent of this chapter by degrading the order, appearance, and general welfare of the parcels surrounding the subject property resulting from the lack of a vegetative buffer which screens residential uses from the intrusion of light within vehicular use areas.

Variance #8: 72-41(A). – Granting of this variance conflicts with the intent of this chapter by degrading the order, appearance, and general welfare of the parcels surrounding the subject property resulting from the lack of a vegetative buffer which screens residential uses from the intrusion of light within vehicular use areas.

Variance #9: 72-41(B). – Granting of this variance conflicts with the intent of this chapter by degrading the order, appearance, and general welfare of the parcels surrounding the subject property resulting from the lack of a vegetative buffer which screens residential uses from the intrusion of light within vehicular use areas.

Variance #10: 72-42(A) – Granting of this variance degrades the order and appearance promoted by this chapter by reducing landscaped areas that are intended to balance the visual impacts created by the development of extensive parking areas.

Variance #11: 72-42(B) – Granting of this variance degrades the order and appearance promoted by this chapter by reducing landscaped areas that are intended to balance the visual impacts created by the development of extensive parking areas.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***

Variance #1: Sec. 68-466. – The granting of this variance will contribute to negative impacts to public welfare by failing to require proposed commercial developments to provide adequate lighting to ensure safety and visibility.

Variance #2: Sec. 68-486. – The eastern parcel within the subject property has historically been surfaced with a loose surface material which has resulted in a record of concerns including erosion of the parking area and the displacement of surface material into roadways and stormwater systems. Granting this variance will fail to address these issues and permit negative impacts resulting from these site conditions to persist despite new proposed development at the site.

Variance #3: Sec. 68-486. – The granting of this variance would reduce the consistency of proper use of parking facilities provided by the applicant leading to potential impacts on the ability to ensure adequate parking on site.

Variance #4: 68-486(K). – Granting of this variance independently does not result in injurious or negative impacts. The use of the eastern parcel as for remote parking in tandem with the waterfront parcel is compatible with surrounding uses when consistent with applicable land development regulations set forth to ensure compatibility.

Variance #5: 68-487. – Granting of this variance may impact the surrounding areas of the subject property by failing to accommodate the space needed for commercial vehicles and deliveries, resulting in reduced on-site parking spaces and potential roadway conflicts.

Variance #6: 68-561. – Granting of this variance will negatively impact the existing viewshed of the West Gulf Boulevard corridor.

Variance #7: 72-40. – Granting of this variance will negatively impact the neighboring parcels by enabling the applicant to provide virtually no visual barrier to screen the vehicular use area while failing to protect abutting residential uses from the intrusion of light from vehicle headlights utilizing the proposed parking facility.

Variance #8: 72-41(A). – Granting of this variance will negatively impact the neighboring parcels by enabling the applicant to provide virtually no visual barrier to screen the vehicular use area while failing to protect abutting residential uses from the intrusion of light from vehicle headlights utilizing the proposed parking facility.

Variance #9: 72-41(B). – Granting of this variance will negatively impact the neighboring parcels by enabling the applicant to provide virtually no visual barrier to screen the vehicular use area while failing to protect abutting residential uses from the intrusion of light from vehicle headlights utilizing the proposed parking facility.

Variance #10: 72-42(A) – Granting of this variance does not protect the aesthetic integrity of the neighborhood by allowing the applicant to circumvent requirements that intentionally balance extensive parking areas with intermittent vegetation requirements, where no justifiable hardship exists.

Variance #11: 72-42(B) – Variance #9: 72-42(A) – Granting of this variance does not protect the aesthetic integrity of the neighborhood by allowing the applicant to circumvent requirements that intentionally balance extensive parking areas with intermittent vegetation requirements, where no justifiable hardship exists.

STAFF RECOMMENDATION:

Based on the analysis of the criteria above, staff recommends:

1) **DENIAL** of a variance requesting deviation from Sec. 68-466 to allow no lighting to be provided at a commercial parking lot
2) **DENIAL** of a variance request to Sec. 68-486 to permit a parking lot to be surfaced with material other than dust-free paving material.
3) **DENIAL** of a variance request to Sec. 68-486 to allow parking spaces and aisles to not be marked
4) **APPROVAL** of a variance request to Sec. 68-486(K) to permit remote parking at a distance less than 600-feet from the site serving the principal use.
5) **DENIAL** of a variance request to Sec. 68-487 to allow no loading berth to be provided at a proposed commercial development

6) **DENIAL** of a variance to Sec. 68-561 to allow a reduced open space requirement per the alternate setback procedures.
7) **DENIAL** of a variance request to Sec. 72-40 to allow no landscape strip, tree, or hedge to be installed at the subject property
8) **DENIAL** of a variance request to Sec. 72-41(A) to allow no screening from abutting properties to be required at the subject property
9) **DENIAL** of a variance request to Sec. 72-41(B) to allow no trees to be installed proportionally with the required landscape buffer.
10) **DENIAL** of a variance request to Sec. 72-42(A) to allow no interior landscaping to be installed within a vehicle use area
11) **DENIAL** of a variance request to Sec. 72-42(B) to allow no terminal island, interior islands, or additionally required landscaping requirements for vehicular use areas.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JULY 16, 2026
CASE NO. VAR-000641-2026
LOCATION: 9300 W GULF BLVD, TREASURE ISLAND, FL 33706
PARCEL ID #: 26-31-15-78804-008-0160 & 26-31-15-78804-009-0140 & 26-31-15-36882-009-0130
PROPERTY OWNER: ST. PETERSBURG LIONS CLUB INC.

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

VARIANCE 1 OF 11

The Planning and Zoning Board has determined that the variance requesting deviation from Sec. 68-466 to allow no lighting to be provided at a commercial parking lot

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 2 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 68-486 to permit a parking lot to be surfaced with material other than dust-free paving material

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____
_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

(1) No underlayment or other types of barriers shall be installed below grade which may impact the infiltration of water into the ground.
(2) The surface material utilized shall consist of 100% granite rock maintained at a minimum depth of 3 inches with a void ratio of no less than 40%.

VARIANCE 3 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 68-486 to allow parking spaces and aisles to not be marked

___ DOES
___ DOES NOT

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 4 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 68-486(K) to permit remote parking at a distance less than 600-feet from the site serving the principal use.

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

(1) An appropriate pedestrian crossing solution as identified by the Public Works Department shall be constructed at 92nd Avenue to alleviate potential pedestrian conflicts along W Gulf Blvd.

(2) A Unity of Title shall be formally established between the subject properties and accordingly recorded with Pinellas County Clerk and recognized by the Pinellas County Property Appraiser

VARIANCE 5 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 68-487 to allow no loading berth to be provided at a proposed commercial development

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 6 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 68-561 to allow a reduced open space requirement per the alternate setback procedures

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITION

VARIANCE 7 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 72-40 to allow no landscape strip, tree, or hedge to be installed at the subject property

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 8 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 72-41(A) to allow no screening from abutting properties to be required at the subject property

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 9 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 72-41(B) to allow no trees to be installed proportionally with the required landscape buffer

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

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[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 10 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 72-42(A) to allow no interior landscaping to be installed within a vehicle use area

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

VARIANCE 11 OF 11

The Planning and Zoning Board has determined that the variance request to Sec. 72-42(B) to allow no terminal island, interior islands, or additionally required landscaping requirements for vehicular use areas

___ **DOES**

___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED

[ ] DENIES THE VARIANCE FOR THE FOLLOWING REASONS:

_____

_____

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____

[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL FOR ALL REQUESTS:

1. The proposed improvements shall be substantially consistent with the plans completed by Robert Marshall, PE dated June 6, 2026

_____ _____

Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____

Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



TREASURE ISLAND FLORIDA

Attachment 1. Project Location Map

Case No.: VAR-000641-2026
Address: 9300 W Gulf Blvd
City of Treasure Island, Florida

N



TREASURE ISLAND FLORIDA

Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000641-2026
Address: 9300 W Gulf Blvd
City of Treasure Island, Florida

N

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club

Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Phone: 727-206-5466

Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker

Address: 314 S Missouri Avenue Clearwater, Fl 33756

Phone: 727-519-1030

Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG

Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 68-486: Parking areas shall be surfaced by dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials. This variance is specific for the offsite parking lot only.

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. By bringing the off-street parking parcel up to current parking standards, this would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical. Paving the lot would require the site to meet current stormwater rules which would require a sub-surface stormwater vault.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The off-street parking parcel was always a grass lot that served this site as auxiliary parking. By bringing the parking up to current code with asphalt and striped spaces as defined by City of Treasure Island Standards it would result in less parking spaces provided than what is required by the current proposed building size, and it would require the building to be reduced to size that makes this project impractical.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. By bringing the off-street parking parcel up to current parking standards, this would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

This variance is intending to allow the Lions Club to continue to use this off-street parking lot in the same condition that is has been for the entirety of them owning it. The original lot provided 36 spaces. To meet current code the lot would will only provide 24 parking spaces.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club
Address: 9300 W Gulf Blvd Treasure Island, Fl 33706
Phone: 727-206-5466
Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker
Address: 314 S Missouri Avenue Clearwater, Fl 33756
Phone: 727-519-1030
Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	X
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff ➔ you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete ➔ you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 68-486(K): Off street parking shall be more than 600 feet from the distance from the site serving principal use

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   The off-street parking parcel has served this site an auxiliary parking lot since 1971.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The off-street parking parcel has served the Lions Club for additional parking for 1971. If it is no longer allowed to count towards provided parking for the club, the project would not be able to continue as it the re-built building would not meet the required parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. This parcel has historically been used as auxiliary parking for the club, and the proposed site plan for the re-built building needs these parking spaces, otherwise the project will not be able to meet the minimum parking requirements.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

This variance is intending to allow the Lions Club to continue to use this off-street parking lot in the same condition that is has been for the entirety of them owning it.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

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Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

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Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff ➔ you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete ➔ you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

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All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
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3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 68-487: Off street loading, 1 loading berth is required

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The provided parking is near the minimum required by the building size, and adding a dedicated loading zone would remove necessary parking spaces for it. The club house will primarily be used for small club gatherings. And during special events, any deliveries and maintenance vehicles would be at the site during non-peak hours.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding a dedicated loading zone would remove necessary parking spaces for it.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

he club house will primarily be used for small club gatherings. During special events, any deliveries and maintenance vehicles would be at the site during non-peak hours.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

This variance is intending to allow the Lions Club to maximize the number of available parking spaces on the main parcel, as they are needed to reach the minimum number of parking spaces required for the Site Plan.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms. Loading spaces are not needed.

B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club
Address: 9300 W Gulf Blvd Treasure Island, Fl 33706
Phone: 727-206-5466
Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker
Address: 314 S Missouri Avenue Clearwater, Fl 33756
Phone: 727-519-1030
Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 72-40: : Landscaped strip of 3' along abutting ROW with one tree every 35' and hedge wall of 2' min

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. Historically this parcel has been used as off street parking without any landscaping, and the Club is intending to keep the use the same. The Club needs all the available parkings spaces on this parcel to meet the minimum parking required, and adding dedicated landscaping to this parcel would encroach into parking areas needed to reach the minimum required spaces.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding landscaping to a parcel that previously did not have any would cause a reduction in spaces and the Site Plan would not be able to meet the minimum required amount of parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. Adding landscaping would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, this variance would allow the maximum parking spaces available for the Club and would allow them to reach the minimum parking spaces required.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club

Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Phone: 727-206-5466

Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker

Address: 314 S Missouri Avenue Clearwater, Fl 33756

Phone: 727-519-1030

Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG

Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	☒
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	☒
Proof of ownership of the property: i.e. deed, title abstract, etc.	☒
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	☐
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	☒
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	☒
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☒
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☒
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	☐

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 72-41(A): Screening from abutting properties is required, using wall/hedge no less than 3.5' in height

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. Historically this parcel has been used as off street parking without any landscaping, and the Club is intending to keep the use the same. The Club needs all the available parkings spaces on this parcel to meet the minimum parking required, and adding dedicated landscaping to this parcel would encroach into parking areas needed to reach the minimum required spaces.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding landscaping to a parcel that previously did not have any would cause a reduction in spaces and the Site Plan would not be able to meet the minimum required amount of parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. Adding landscaping would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, this variance would allow the maximum parking spaces available for the Club and would allow them to reach the minimum parking spaces required.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club

Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Phone: 727-206-5466

Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker

Address: 314 S Missouri Avenue Clearwater, Fl 33756

Phone: 727-519-1030

Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG

Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 72-42: : Interior landscaping shall be at least 10% of total vehicular use area

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. Historically this parcel has been used as off street parking without any landscaping, and the Club is intending to keep the use the same. The Club needs all the available parkings spaces on this parcel to meet the minimum parking required, and adding dedicated landscaping to this parcel would encroach into parking areas needed to reach the minimum required spaces.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding landscaping to a parcel that previously did not have any would cause a reduction in spaces and the Site Plan would not be able to meet the minimum required amount of parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. Adding landscaping would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, this variance would allow the maximum parking spaces available for the Club and would allow them to reach the minimum parking spaces required.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club

Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Phone: 727-206-5466

Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker

Address: 314 S Missouri Avenue Clearwater, Fl 33756

Phone: 727-519-1030

Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG

Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff ➔ you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete ➔ you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 72-42(B): Terminal islands at rows of 10 or more parking spaces (pending determination of final proposed parking plan)

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. Historically this parcel has been used as off street parking without any landscaping, and the Club is intending to keep the use the same. The Club needs all the available parkings spaces on this parcel to meet the minimum parking required, and adding dedicated landscaping to this parcel would encroach into parking areas needed to reach the minimum required spaces.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding landscaping to a parcel that previously did not have any would cause a reduction in spaces and the Site Plan would not be able to meet the minimum required amount of parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. Adding landscaping would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, this variance would allow the maximum parking spaces available for the Club and would allow them to reach the minimum parking spaces required.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club
Address: 9300 W Gulf Blvd Treasure Island, Fl 33706
Phone: 727-206-5466
Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker
Address: 314 S Missouri Avenue Clearwater, Fl 33756
Phone: 727-519-1030
Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	☒
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	☒
Proof of ownership of the property: i.e. deed, title abstract, etc.	☒
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	☐
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	☒
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	☒
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☒
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	☒
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	☐

**For development projects that require submission of a separate, complete site plan application packet, copies of the boundary survey and site plan drawings do not need to be provided with the variance application packet.

Once your application is received, the Community Development Department will review the application for completeness within 30 days (per Fla. Stat.).

If the application is deemed complete by staff → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the process which will include the applicant mailing a notice to all surrounding properties within a 200 ft. radius.

If the application is incomplete → you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

Application Request: Design variance request

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.
The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.
The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).
All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:
1. An extension of time has been approved by the approving body;
2. Building permits relating to the requested variance have either been applied for or granted; or
3. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.
Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.
The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.
For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 72-42(B): Terminal islands at rows of 10 or more parking spaces (pending determination of final proposed parking plan)

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The surface is proposed as a stone parking area, and delineating the parking stripes is not feasible.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The surface is proposed as a stone parking area, and delineating the parking stripes is not feasible.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

The surface is proposed as a stone parking area, and delineating the parking stripes is not feasible.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, on the Site Plans traditional parking spaces have been dimensioned on this parcel so the parking count is correct per City of Treasure Island regulations, but striping the spaces on the stone surface is not possible.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

8. **Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

TREASURE ISLAND
FLORIDA

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Property Owner(s): St. Petersburg Lions Club

Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Phone: 727-206-5466

Email: WTribiano@TampaBay.RR.Com

Agent: Brian Barker

Address: 314 S Missouri Avenue Clearwater, Fl 33756

Phone: 727-519-1030

Email: BBarker@CFB-Inc.Com

Complete legal description of property: See attached.

Development Name: St. Petersburg Lions Club

Site Location/Address: 9300 W Gulf Blvd Treasure Island, Fl 33706

Area of Development (Acreage or Sq. Ft.): 25,349 Sq. Ft. (0.58 Acres)

Parcel Identification Number(s): 26-31-15-78804-008-0160, 26-31-15-78804-009-0140

Application Request: Design variances requests for construction of new building to replace an existing building that was destroyed during the 2024 hurricane season

DRC Meeting Date: 7/16/2016

Future Land Use Designation: CG

Zoning District: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature Must be original (No copies, scans, faxes, or e-mails)

_____ Owner/Agent

6/26/26 Date

TREASURE ISLAND
FLORIDA

Variance Application Checklist

A Development Review Committee (DRC) meeting with staff is required prior to the submission of any application to the Community Development Department

Complete Application to Planning and Zoning Board or City Commission	X
Variance Application Fee: Single Family (First Variance): $350 Each Additional Variance: $100 Multifamily, Commercial, Institutional (First Variance): $500 Each Additional Variance: $100	X
Proof of ownership of the property: i.e. deed, title abstract, etc.	X
For LLC's, HOA's and other corporations - articles of organization, annual report, etc. showing designated member. A designated person must be the one to sign the application or affidavit to authorize agent.	
Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).	X
A written narrative identifying how the proposed variance request(s) meets all hardship criteria in Treasure Island Code of Ordinances Sec. 70-221(4)(a-h), or Sec. 69-91(a-3) for marine variances.	X
Signed and Sealed boundary survey of the property, to scale in digital (PDF) or physical (print) format *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Signed and Sealed site plan drawing to scale in digital (PDF) or physical (print) format showing the proposed structure or other developments being requested of the property *2 physical (24" x 36") signed and sealed copies may be required upon request by staff*	X
Optional – any other documentation in support of your variance request (ex: photographs, elevation drawings, etc.).	

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If the application is incomplete ➔ you will be notified which items must be provided or corrected prior to referral to the Planning & Zoning Board/City Commission.

TREASURE ISLAND
FLORIDA

Case Number: _____

Variance Request Narrative Form

Applicant Name: St. Petersburg Lions Club

Property Address: 9300 W Gulf Blvd

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For any questions please email zoning@mytreasureisland.org

1. **The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).**
   Sec. 68-466: All parking areas shall be required to provide lighting during nighttime hours of operation.

2. **State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**
   This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. Historically this parcel has been used as private, off street parking. The Club needs all the available parkings spaces on this parcel to meet the minimum parking required, and by adding lighting infrastructure would result in a reduced parking capacity, which would then impact the proposed site plan and building size.

TREASURE ISLAND
FLORIDA

3. **State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.**

The provided parking is near the minimum required by the building size, and adding lighting infrastructure to a parcel that previously did not have any would cause a reduction in spaces and the Site Plan would not be able to meet the minimum required amount of parking spaces.

4. **State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

This project is intended to rebuild a clubhouse that was severely damaged by the 2024 hurricane season. The proposed building is already a smaller square footage than the original building. Adding lighting infrastructure would result in a reduced parking capacity, which would then result in a smaller maximum building square footage allowed by code, and would make this project impractical.

5. **Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.**

Yes, this variance would allow the maximum parking spaces available for the Club and would allow them to reach the minimum parking spaces required.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:**

   A. **Redevelopment. Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?**

   The project is involved with building back a clubhouse for a non-profit organization that was destroyed during the 2024 hurricane season for the same usage as it was prior to the storms.

   B. **Substandard lot(s). Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?**

   No.

C. **Neighborhood character. Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?**

Yes.

D. **Public facilities. Does the proposed project involve the development of public parks, public facilities or public utilities?**

No.

E. **Architectural and/or engineering considerations. Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?**

Yes, the project on the main parcel includes building the new clubhouse on columns so it is raised over the parking area to avoid future storm surge damage.

7. **Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?**

Yes. The granting of this variance will be necessary to avoid hardship for the project that would otherwise render the re-build impractical.

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Yes. The granting of this variance will allow a non-profit organization that is very involved with the community the chance to rebuild its destroyed club house and allow it to continue to serve the community as it did prior to the storms.

AGENCY	PERMIT #	SUBMITTED	STATUS
FDOT DRAINAGE PERMIT			
FDOT UTILITY PERMIT			
FDOT LANDSCAPE PERMIT			
SWFWMD ERP EXEMPTION			
PINELLAS COUNTY WATER			
CITY OF TREASURE ISLAND			

DATE	REVISIONS	BY

SITE CONSTRUCTION PLANS FOR ST. PETE LIONS CLUB

9300 W GULF BLVD, TREASURE ISLAND, FL 33706

LEGAL DESCRIPTION

PARCEL 1:

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

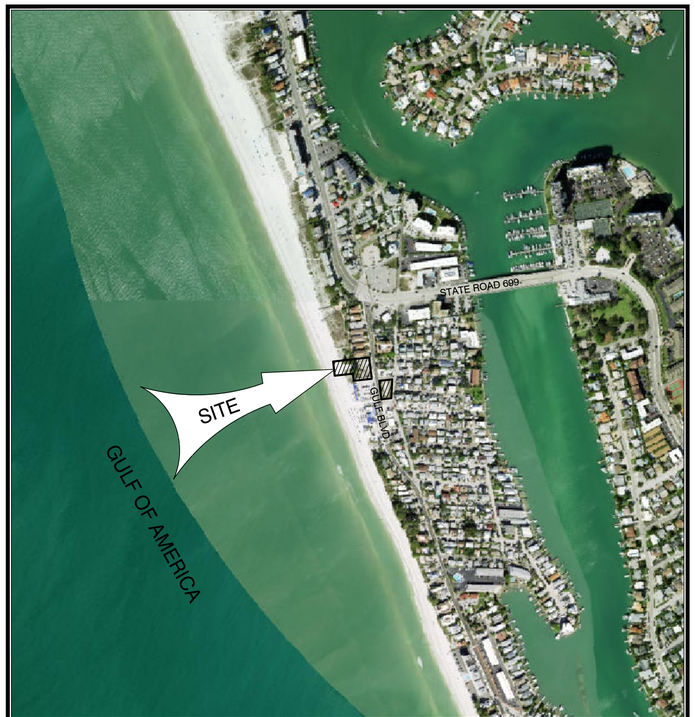
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

N

1" = 500'

SECTION 23; TOWNSHIP 31 SOUTH; RANGE 15 EAST
CITY OF TREASURE ISLAND
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	EROSION CONTROL PLAN
05	SITE PLAN
06	DRAINAGE & GRADING PLAN
07	UTILITY PLAN
08	OFF-STREET PARKING PLAN
09	CROSS SECTIONS
10	CONSTRUCTION DETAILS
11	AERIAL SITE PLAN

UTILITY OWNERS

SPECTRUM
ATTENTION: MR. TED BINGHAM
700 CARILLON PARKWAY, SUITE 6
ST. PETERSBURG, FLORIDA 33716-1123
PHONE: (727) 329-2847

FRONTIER COMMUNICATIONS, INC.
ATTENTION: MR. CHRIS BLAUVELT
MC: FLCW5033
1280 CLEVELAND STREET
CLEARWATER, FLORIDA 33782
PHONE: (727) 562-1130

WIDE OPEN WEST (WOW!)
FLSP2144
ATTENTION: MR. JAMES SANDMAN - CONSTRUCTION PROJECT COORDINATOR
3001 GANDY BOULEVARD NORTH
PINELLAS PARK, FLORIDA 33782
PHONE: (727) 239-0224 OFFICE

DUKE ENERGY
ATTENTION: MR. RICO ASHLEY
2166 PALMETTO STREET, BLDG. F
CLEARWATER, FLORIDA 33765
PHONE: (727) 562-5767

WATER/STORM SEWER/RECLAIMED UTILITES
BY PINELLAS COUNTY
ATTENTION: STEVE ALLEN

SANITARY SEWER UTILITIES
BY CITY OF TREASURE ISLAND

OWNER/DEVELOPER
ST PETERSBURG LIONS CLUB INC.
9300 W GULF BOULEVARD
TREASURE ISLAND, FL 33706
ATTN: WAID TRIBIANO
(727) 206-5466

ENGINEER
CLYMER FARNER BARLEY, Inc.
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FL 33756
BRIAN A. BARKER, PE
FL. LIC. NO. 56728
(727) 519-1030

SURVEYOR
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
KENNETH C. KOLARIK, P.S.M.
(727) 822-4151

ARCHITECT
LAN ENGINEERING, LLC
6619 49TH STREET N
ST. PETERSBURG, FL 33781
LAN-ANH NGUYEN, P.E.
(727) 688-5632

ROBERT L. MARSHALL LICENSE No 87486 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert Marshall
Date: 2026.05.28 16:20:21-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **ROBERT LEE MARSHALL**, 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.

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - COVER.dwg| PLOT DATE: 5/28/2026 4:08 PM SAVE DATE: 3/23/2026 LAST SAVED BY: RMARSHALL

GENERAL CONSTRUCTION NOTES

1. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
2. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING 'SUNSHINE' AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE 'SUNSHINE' PROGRAM.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
14. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED TO FDOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, RE-GRADING, RE-SODDING AND OTHER EROSION CONTROL WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
17. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
21. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
22. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
23. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
24. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT.
25. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %).
26. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
27. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE.
28. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.
29. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.
30. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS, COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.
31. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.
32. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
33. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT.
34. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
35. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK.
36. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.

GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
7. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS.
8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
13. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
14. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

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

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

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
(A) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62055.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM TYPE-TYPE PIPELINE;
(B) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
(C) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
(A) USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER NOTES

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

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

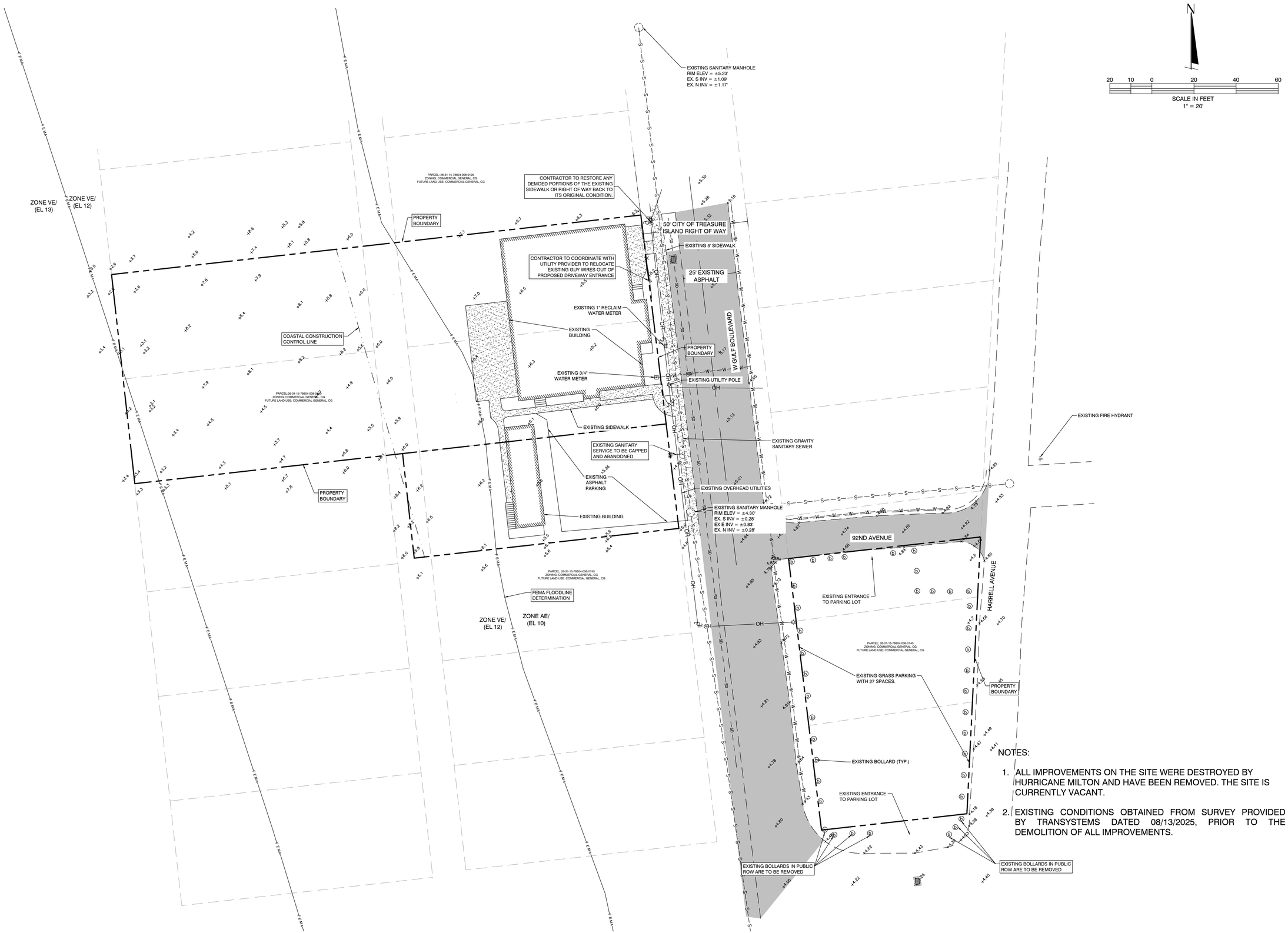
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY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

CLEARING AND GRUBBING NOTES

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

PINELLAS COUNTY RIGHT OF WAY NOTES

1. ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700
2. ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
3. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMEN



NOTES:

1. ALL IMPROVEMENTS ON THE SITE WERE DESTROYED BY HURRICANE MILTON AND HAVE BEEN REMOVED. THE SITE IS CURRENTLY VACANT.
2. EXISTING CONDITIONS OBTAINED FROM SURVEY PROVIDED BY TRANSYSTEMS DATED 08/13/2025, PRIOR TO THE DEMOLITION OF ALL IMPROVEMENTS.

BY	REVISIONS	DATE

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
CERTIFICATE OF AUTHORIZATION #: 34762
7413 ALL CONDO DR. NEW PORT RICHEY, FL. 34782
(352)748-3126

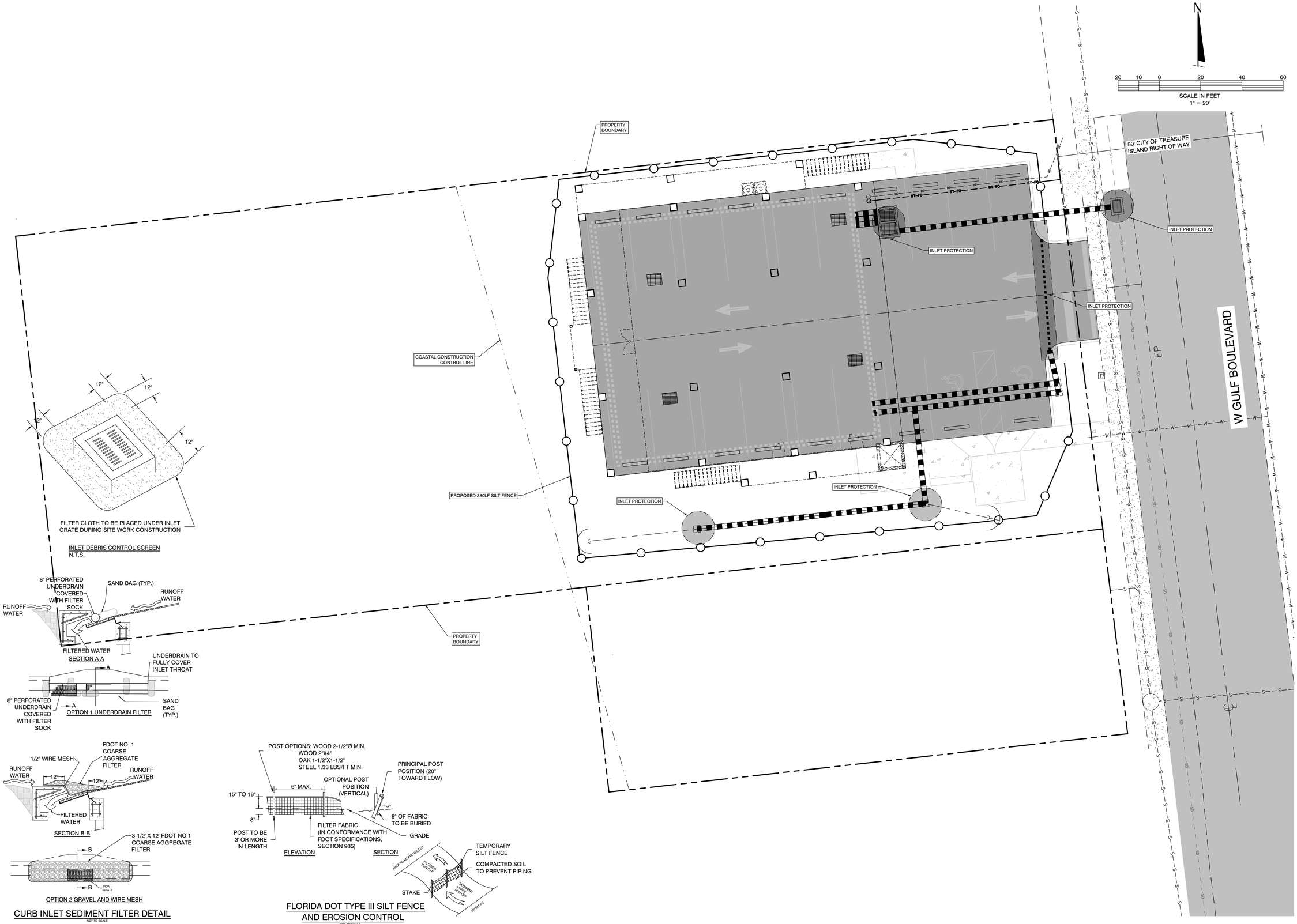
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EXISTING CONDITIONS

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XCON.DWG

SHEET NUMBER 03

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XCON.dwg| PLOT DATE: 5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL



FILTER CLOTH TO BE PLACED UNDER INLET GRATE DURING SITE WORK CONSTRUCTION

INLET DEBRIS CONTROL SCREEN
N.T.S.

SECTION A-A

OPTION 1 UNDERDRAIN FILTER

SECTION B-B

OPTION 2 GRAVEL AND WIRE MESH

CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE

ELEVATION

SECTION

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

BY	REVISIONS	DATE

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7413 ALLOCO AVE, PORT RICHEY, FL. 34782
(352)748-3126

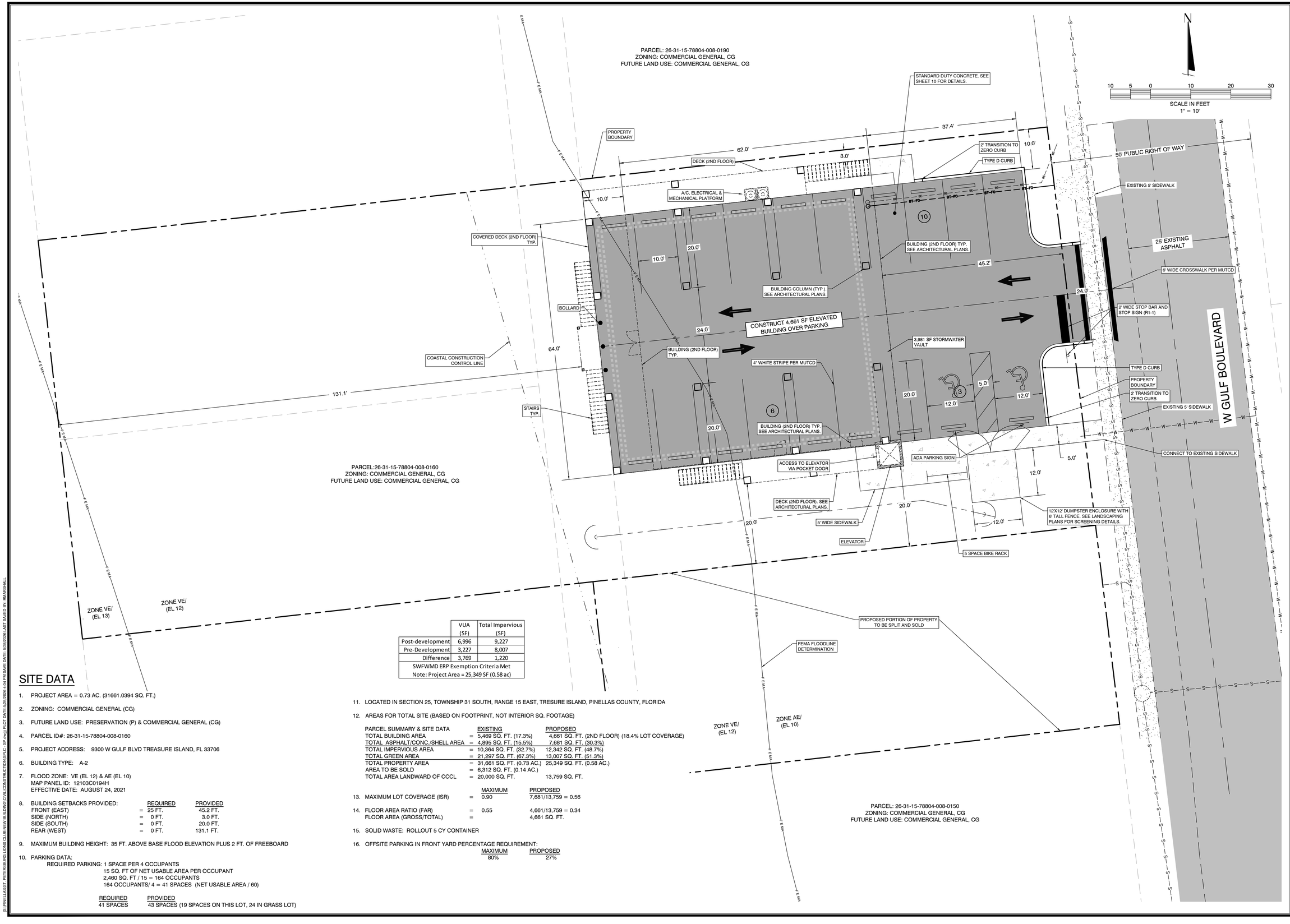
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EROSION CONTROL PLAN

SAVE DATE	3/26/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - BMP.DWG

SHEET NUMBER 04

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - BMP.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 3/30/2026 LAST SAVED BY: RMARSHALL



	VUA (SF)	Total Impervious (SF)
Post-development	6,996	9,227
Pre-Development	3,227	8,007
Difference	3,769	1,220
SWFWMD ERP Exemption Criteria Met Note: Project Area = 25,349 SF (0.58 ac)		

SITE DATA

1. PROJECT AREA = 0.73 AC. (31661.0394 SQ. FT.)
2. ZONING: COMMERCIAL GENERAL (CG)
3. FUTURE LAND USE: PRESERVATION (P) & COMMERCIAL GENERAL (CG)
4. PARCEL ID#: 26-31-15-78804-008-0160
5. PROJECT ADDRESS: 9300 W GULF BLVD TREASURE ISLAND, FL 33706
6. BUILDING TYPE: A-2
7. FLOOD ZONE: VE (EL 12) & AE (EL 10)
   MAP PANEL ID: 12103C0194H
   EFFECTIVE DATE: AUGUST 24, 2021
8. BUILDING SETBACKS PROVIDED:

		REQUIRED	PROVIDED
FRONT (EAST)	=	25 FT.	45.2 FT.
SIDE (NORTH)	=	0 FT.	3.0 FT.
SIDE (SOUTH)	=	0 FT.	20.0 FT.
REAR (WEST)	=	0 FT.	131.1 FT.

9. MAXIMUM BUILDING HEIGHT: 35 FT. ABOVE BASE FLOOD ELEVATION PLUS 2 FT. OF FREEBOARD
10. PARKING DATA:
    REQUIRED PARKING: 1 SPACE PER 4 OCCUPANTS
    15 SQ. FT OF NET USABLE AREA PER OCCUPANT
    2,460 SQ. FT / 15 = 164 OCCUPANTS
    164 OCCUPANTS/ 4 = 41 SPACES (NET USABLE AREA / 60)

REQUIRED	PROVIDED
41 SPACES	43 SPACES (19 SPACES ON THIS LOT, 24 IN GRASS LOT)

11. LOCATED IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, TRESURE ISLAND, PINELLAS COUNTY, FLORIDA
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PARCEL SUMMARY & SITE DATA		EXISTING	PROPOSED
TOTAL BUILDING AREA	=	5,469 SQ. FT. (17.3%)	4,661 SQ. FT. (2ND FLOOR) (18.4% LOT COVERAGE)
TOTAL ASPHALT/CONC./SHELL AREA	=	4,895 SQ. FT. (15.5%)	7,681 SQ. FT. (30.3%)
TOTAL IMPERVIOUS AREA	=	10,364 SQ. FT. (32.7%)	12,342 SQ. FT. (48.7%)
TOTAL GREEN AREA	=	21,297 SQ. FT. (67.3%)	13,007 SQ. FT. (51.3%)
TOTAL PROPERTY AREA	=	31,661 SQ. FT. (0.73 AC.)	25,349 SQ. FT. (0.58 AC.)
AREA TO BE SOLD	=	6,312 SQ. FT. (0.14 AC.)	
TOTAL AREA LANDWARD OF CCCL	=	20,000 SQ. FT.	13,759 SQ. FT.

		MAXIMUM	PROPOSED
13. MAXIMUM LOT COVERAGE (ISR)	=	0.90	7,681/13,759 = 0.56
14. FLOOR AREA RATIO (FAR)	=	0.55	4,661/13,759 = 0.34
FLOOR AREA (GROSS/TOTAL)	=		4,661 SQ. FT.

15. SOLID WASTE: ROLLOUT 5 CY CONTAINER
16. OFFSITE PARKING IN FRONT YARD PERCENTAGE REQUIREMENT:

MAXIMUM	PROPOSED
80%	27%

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALLOMAR AVE, PINELLAS PARK, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SITE PLAN

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - SP

SHEET NUMBER 05

(S:\PINELLAS\ST PETERSBURG LIONS CLUB-NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - SP.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER	
06	

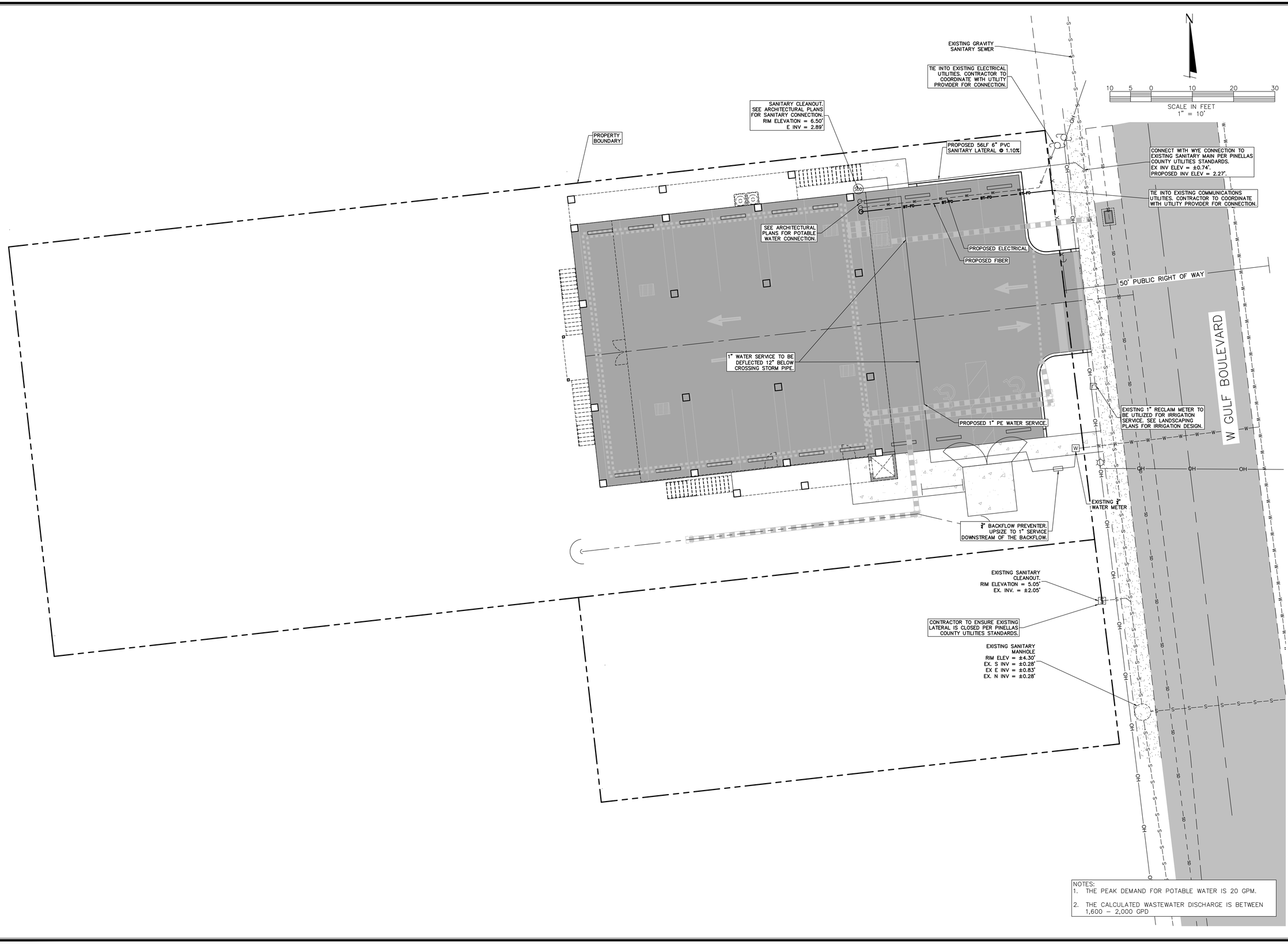
SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - DG.DWG

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

DRAINAGE & GRADING PLAN

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY



NOTES:
1. THE PEAK DEMAND FOR POTABLE WATER IS 20 GPM.
2. THE CALCULATED WASTEWATER DISCHARGE IS BETWEEN 1,600 – 2,000 GPD

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLORE RD, MELBOURNE, FL 34762
(352)748-3126

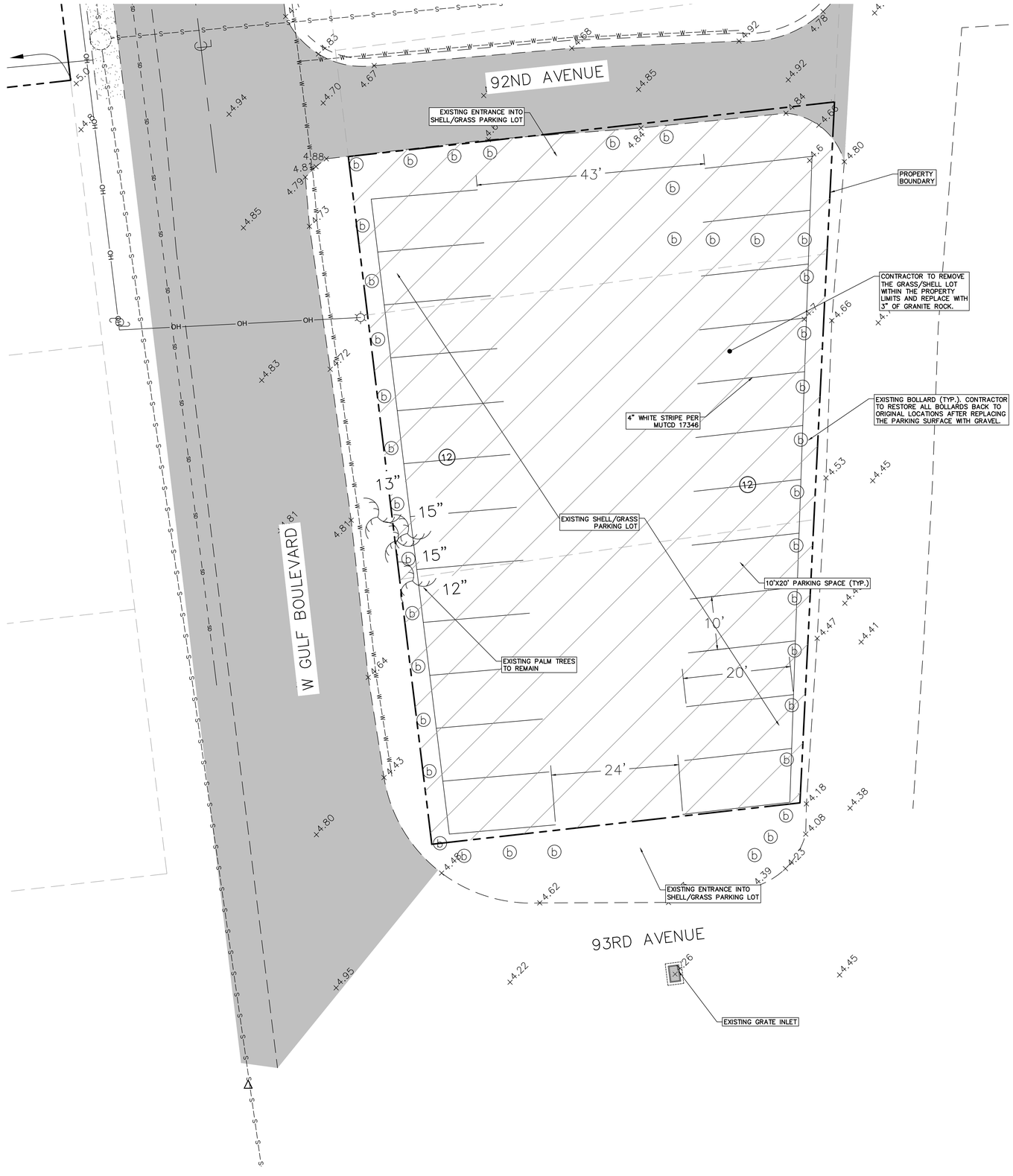
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

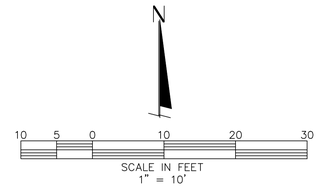
UTILITY PLAN

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC – WS

SHEET NUMBER 07

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – WS.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL





NOTES:

1. THERE ARE NO PROPOSED IMPROVEMENTS TO THIS EXISTING PARKING LOT OTHER THAN REPLACING THE SURFACE WITH #57 STONE. THE 2 EXISTING DRIVEWAYS WILL REMAIN, AND THE PARKING AREA WILL REMAIN AS A GRAVEL PARKING SURFACE.
2. THERE ARE NO PROPOSED LANDSCAPING IMPROVEMENTS FOR THIS PARCEL. NO PLANTINGS WILL BE ADDED TO OR REMOVED FROM THIS PARCEL.
3. THERE ARE NO PROPOSED DRAINAGE IMPROVEMENTS FOR THIS PARCEL. RUNOFF FROM THIS SITE CURRENTLY SHEET FLOWS OFFSITE. THE 3" OF #57 STONE WILL SERVE AS TREATMENT FOR THIS SITE.
4. THERE ARE NO PROPOSED UTILITY IMPROVEMENTS TO THIS SITE. THIS PARCEL IS USED AS AN OFF STREET PARKING LOT AND WILL NOT REQUIRE CONNECTION TO PUBLIC UTILITIES.

TREATMENT CALCULATIONS

GRASS PARKING LOT PARCEL = 10,484.42 SF
REQUIRED TREATMENT = 1" OVER ENTIRE PARCEL
REQUIRED TREATMENT VOLUME = 10,484.42SF X 1"/12' = 873.7 CF

AREA OF PROPOSED GRANITE ROCK = 10,425.32 SF
VOID RATIO OF = 40%
DEPTH OF GRANITE ROCK = 3"
PROPOSED TREATMENT = 10,425.32SF X 0.40 X 3"/12' = 1,042.5 CF

BY	REVISIONS	DATE

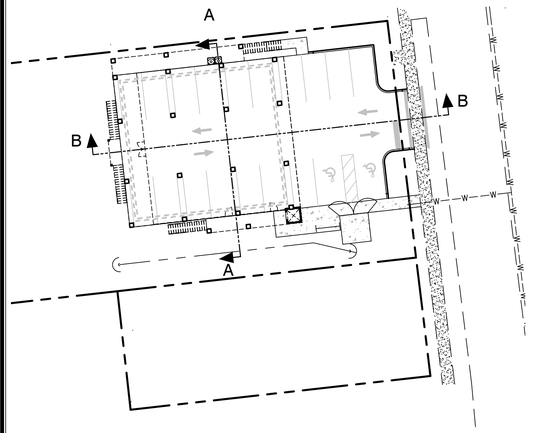
CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOCO AVE. CLEARWATER, FL. 34762
(352)748-3126

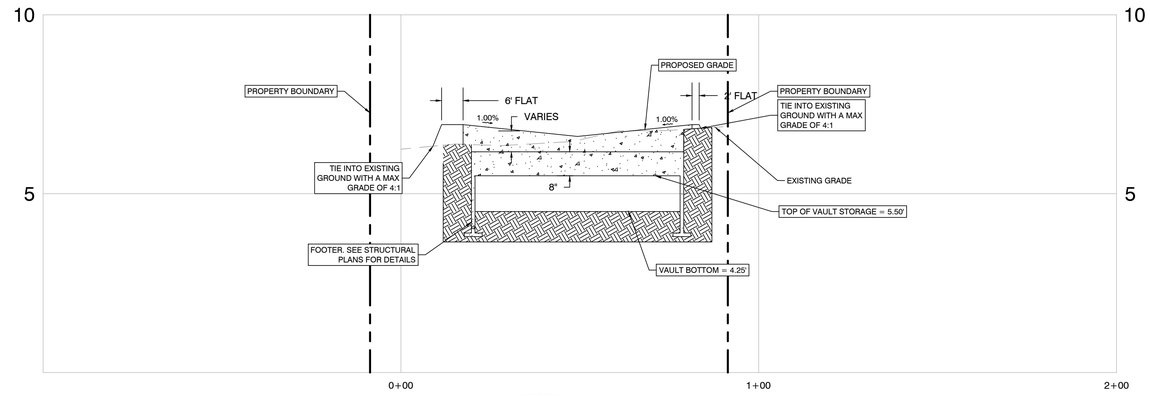
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE	3/23/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - OSPP

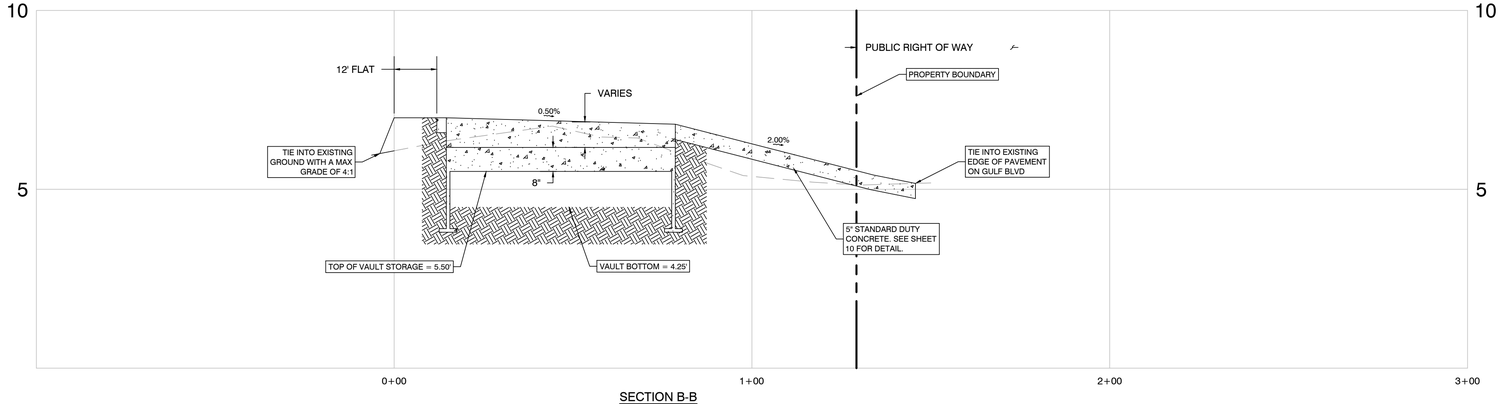
SHEET NUMBER 08

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - OSPP.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 3/23/2026 LAST SAVED BY: RMARSHALL





SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION B-B
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL CONDO PKWY, NEW PORT RICHEY, FL. 34762
(352)748-3126

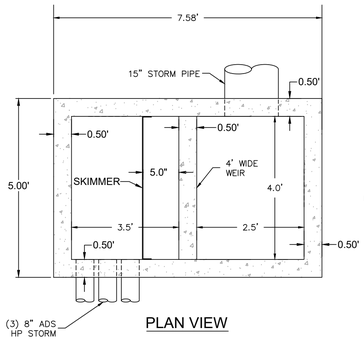
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CROSS SECTIONS

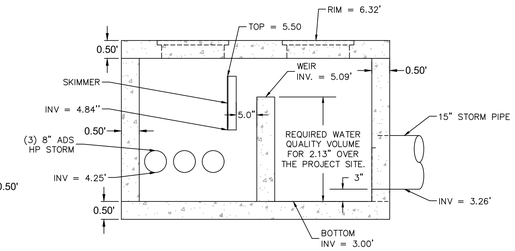
SAVE DATE	3/27/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

SHEET NUMBER 09

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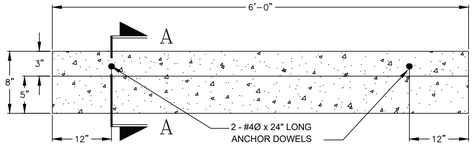
PLAN VIEW



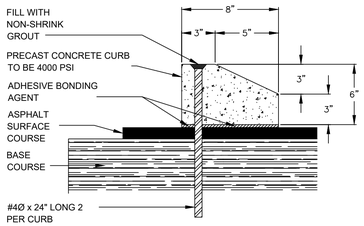
ELEVATION

OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



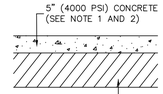
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

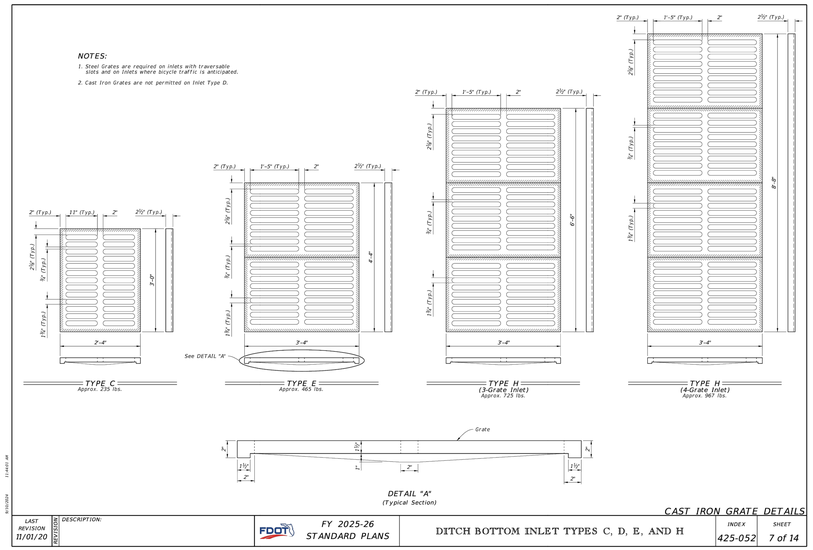


NOTES:

1. CONCRETE TO HAVE A MINIMUM 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 650 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM SAMPLES.
2. 10 FT X 10 FT MAXIMUM JOINT SPACING.
3. SAWCUT JOINT MINIMUM 1–3/4" DEPTH IN CONCRETE.
4. SUBGRADE SHOULD BE EXISTING SURFICIAL SANDS OR RECOMMENDED CLEAN FINE SAND FILLS, DENSIFIED TO AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557)
   - 4.1. SUBGRADE SOILS SHOULD HAVE A MINIMUM LBR VALUR OF 40. COMPACTION SHOULD BE AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST TWO FEET PRIOR TO PLACEMENT OF CONCRETE.
   - 4.2. THE SURFACE OF THE SUBGRADE SHOULD BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
   - 4.3. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT WITH EXCEPTION TO THICKENED EDGES (CURD OR FOOTING).
5. CONCRETE TO BE FIBER MESH REINFORCED.

STANDARD DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



CAST IRON GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 7 of 14

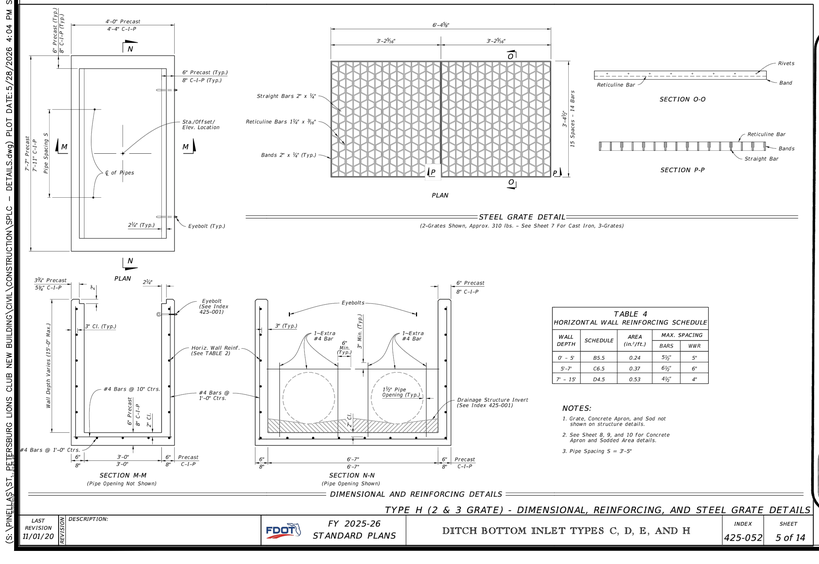


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

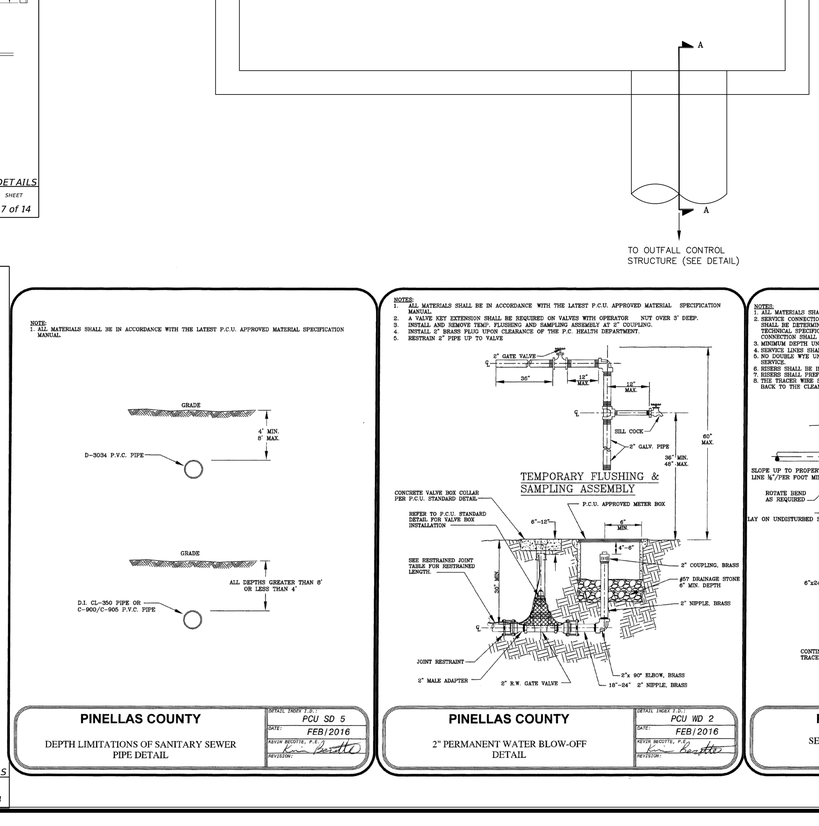
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 15'	D4.5	0.53	4½"	4"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-9"

DIMENSIONAL AND REINFORCING DETAILS

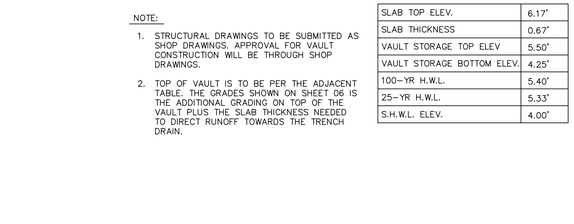
TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 5 of 14



STORMWATER VAULT DETAIL

N.T.S.



SECTION A-A

NOTE:

1. STRUCTURAL DRAWINGS TO BE SUBMITTED AS SHOP DRAWINGS. APPROVAL FOR VAULT CONSTRUCTION WILL BE THROUGH SHOP DRAWINGS.
2. TOP OF VAULT IS TO BE PER THE ADJACENT TABLE. THE GRADES SHOWN ON SHEET 06 IS THE ADDITIONAL GRADING ON TOP OF THE VAULT PLUS THE SLAB THICKNESS NEEDED TO DIRECT RUNOFF TOWARDS THE TRENCH DRAIN.

SLAB TOP ELEV.	6.17'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.50'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.40'
25–YR H.W.L.	5.33'
S.H.W.L. ELEV.	4.00'

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

NOTE: ALL HANDICAPPED PAVEMENT MARKINGS ARE BLUE UNLESS OTHERWISE NOTED.

* 5'–0" OR 8'–0" (SEE PLANS)

REVISIONS

BY	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
LAND DEVELOPMENT CONSULTANTS
7413 ALLOMO ROAD, NEW PORT RICHEY, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CONSTRUCTION DETAILS

SAVE DATE 5/28/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – DETAILS.DWG

SHEET NUMBER 10

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – DETAILS.dwg) PLOT DATE: 5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 11

FILE NAME SPLC - AERIAL
PROJECT # EP.2025.00593
CHECKED BY RLM
DRAWN BY RLM
SAVE DATE 3/23/2026

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

AERIAL SITE PLAN

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY

AGENCY	PERMIT #	SUBMITTED	STATUS
SWFWMD ERP EXEMPTION	930731		APPROVED
PINELLAS COUNTY WATER			
CITY OF TREASURE ISLAND			

DATE	REVISIONS	BY

SITE CONSTRUCTION PLANS FOR ST. PETE LIONS CLUB

9300 W GULF BLVD, TREASURE ISLAND, FL 33706

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	EROSION CONTROL PLAN
05	SITE PLAN
06	DRAINAGE & GRADING PLAN
07	UTILITY PLAN
08	OFF-STREET PARKING PLAN
09	CROSS SECTIONS
10	CONSTRUCTION DETAILS
11	AERIAL SITE PLAN

LEGAL DESCRIPTION

PARCEL 1:

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

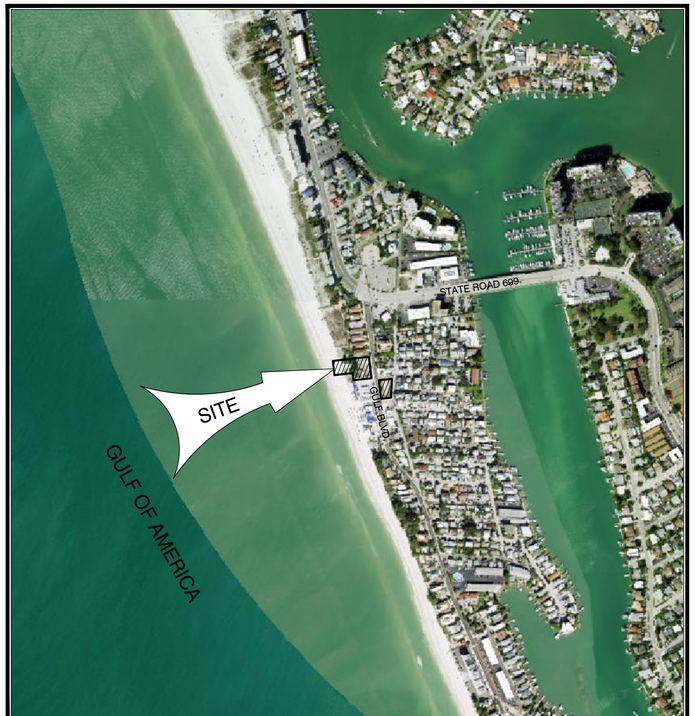
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

N

1" = 500'

SECTION 23; TOWNSHIP 31 SOUTH; RANGE 15 EAST
CITY OF TREASURE ISLAND
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

UTILITY OWNERS

SPECTRUM
ATTENTION: MR. TED BINGHAM
700 CARILLON PARKWAY, SUITE 6
ST. PETERSBURG, FLORIDA 33716-1123
PHONE: (727) 329-2847

FRONTIER COMMUNICATIONS, INC.
ATTENTION: MR. CHRIS BLAUVELT
MC: FLCW5033
1280 CLEVELAND STREET
CLEARWATER, FLORIDA 33782
PHONE: (727) 562-1130

WIDE OPEN WEST (WOW!)
FLSP2144
ATTENTION: MR. JAMES SANDMAN - CONSTRUCTION PROJECT COORDINATOR
3001 GANDY BOULEVARD NORTH
PINELLAS PARK, FLORIDA 33782
PHONE: (727) 239-0224 OFFICE

DUKE ENERGY
ATTENTION: MR. RICO ASHLEY
2166 PALMETTO STREET, BLDG. F
CLEARWATER, FLORIDA 33765
PHONE: (727) 562-5767

WATER/STORM SEWER/RECLAIMED UTILITES
BY PINELLAS COUNTY
ATTENTION: STEVE ALLEN

SANITARY SEWER UTILITIES
BY CITY OF TREASURE ISLAND

OWNER/DEVELOPER
ST PETERSBURG LIONS CLUB INC.
9300 W GULF BOULEVARD
TREASURE ISLAND, FL 33706
ATTN: WAID TRIBIANO
(727) 206-5466

ENGINEER
CLYMER FARNER BARLEY, Inc.
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FL 33756
BRIAN A. BARKER, PE
FL. LIC. NO. 56728
(727) 519-1030

SURVEYOR
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
KENNETH C. KOLARIK, P.S.M.
(727) 822-4151

ARCHITECT
LAN ENGINEERING, LLC
6619 49TH STREET N
ST. PETERSBURG, FL 33781
LAN-ANH NGUYEN, P.E.
(727) 688-5632

ROBERT L. MARSHALL
LICENSE
No 87486
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Robert Marshall
Date: 2026.06.24 09:10:26-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **ROBERT LEE MARSHALL**, 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.

CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - COVER.dwg| PLOT DATE:6/24/2026 9:09 AM SAVE DATE: 6/16/2026 LAST SAVED BY: RMARSHALL

GENERAL CONSTRUCTION NOTES

1. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
2. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING 'SUNSHINE' AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE 'SUNSHINE' PROGRAM.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
14. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED TO FDOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, RE-GRADING, RE-SODDING AND OTHER EROSION CONTROL WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
17. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
21. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
22. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
23. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
24. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT.
25. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %).
26. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
27. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE.
28. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.
29. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.
30. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS, COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.
31. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.
32. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
33. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT.
34. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
35. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK.
36. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.

GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
7. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS.
8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
13. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
14. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

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

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

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
(A) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62055.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM TYPE-TYPE PIPELINE;
(B) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
(C) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
(A) USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER NOTES

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

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

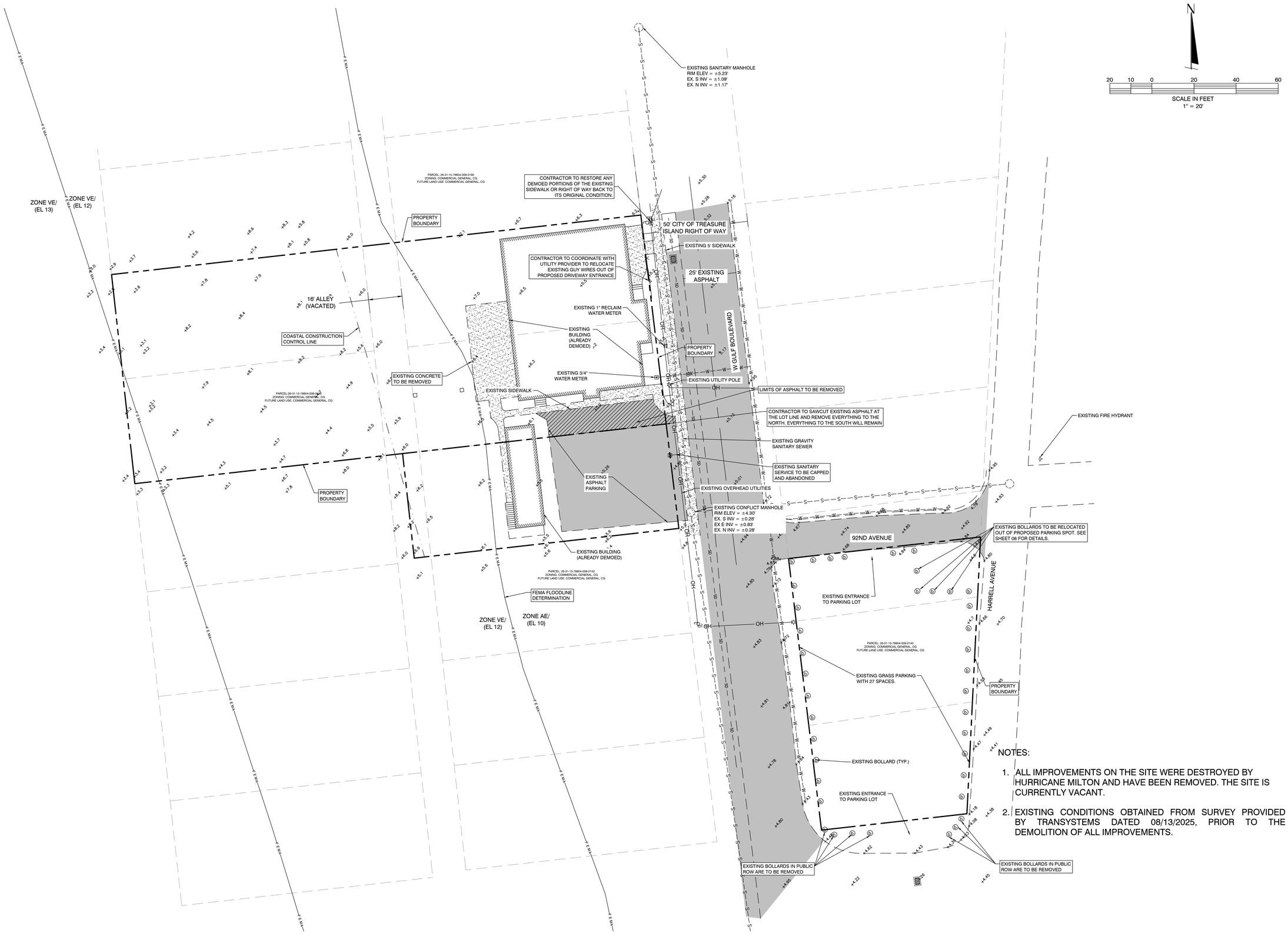
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY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

CLEARING AND GRUBBING NOTES

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

PINELLAS COUNTY RIGHT OF WAY NOTES

1. ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700
2. ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
3. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMEN



NOTES:

1. ALL IMPROVEMENTS ON THE SITE WERE DESTROYED BY HURRICANE MILTON AND HAVE BEEN REMOVED. THE SITE IS CURRENTLY VACANT.
2. EXISTING CONDITIONS OBTAINED FROM SURVEY PROVIDED BY TRANSYSTEMS DATED 08/13/2025, PRIOR TO THE DEMOLITION OF ALL IMPROVEMENTS.

BY	REVISIONS	DATE

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
CERTIFICATE OF AUTHORIZATION #: EB-0026760
7413 ALLONDRA BLVD, NEW PORT RICHEY, FL 34762
(352)748-3126

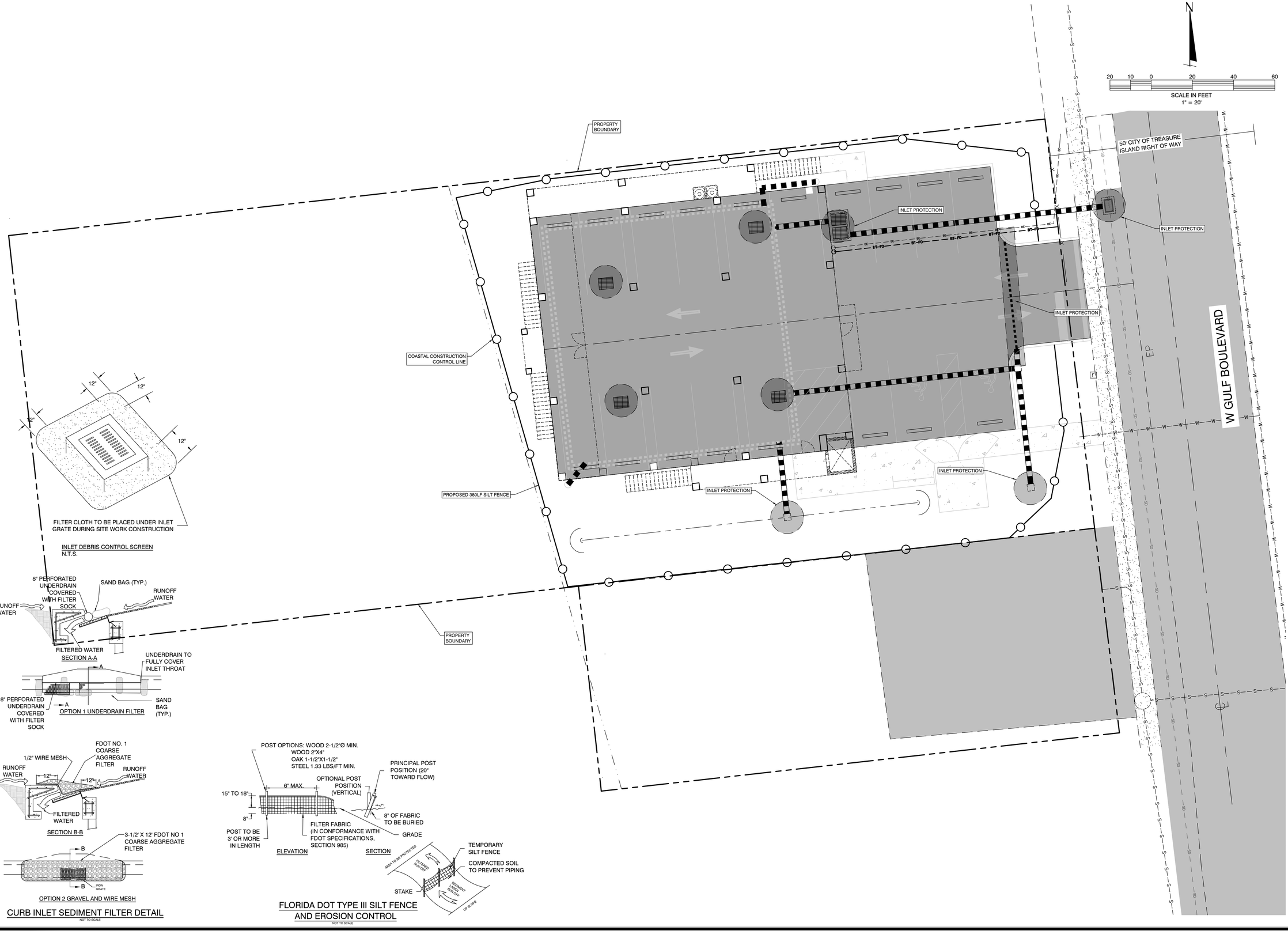
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EXISTING CONDITIONS

SAVE DATE	6/18/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XCON.DWG

SHEET NUMBER 03

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XCON.dwg| PLOT DATE: 6/24/2026 9:07 AM SAVE DATE: 6/18/2026 LAST SAVED BY: RMARSHALL



FILTER CLOTH TO BE PLACED UNDER INLET GRATE DURING SITE WORK CONSTRUCTION

INLET DEBRIS CONTROL SCREEN
N.T.S.

CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

BY	REVISIONS	DATE

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7413 ALL FORD AVE. HOLIDAY, FL. 34782
(352)748-3126

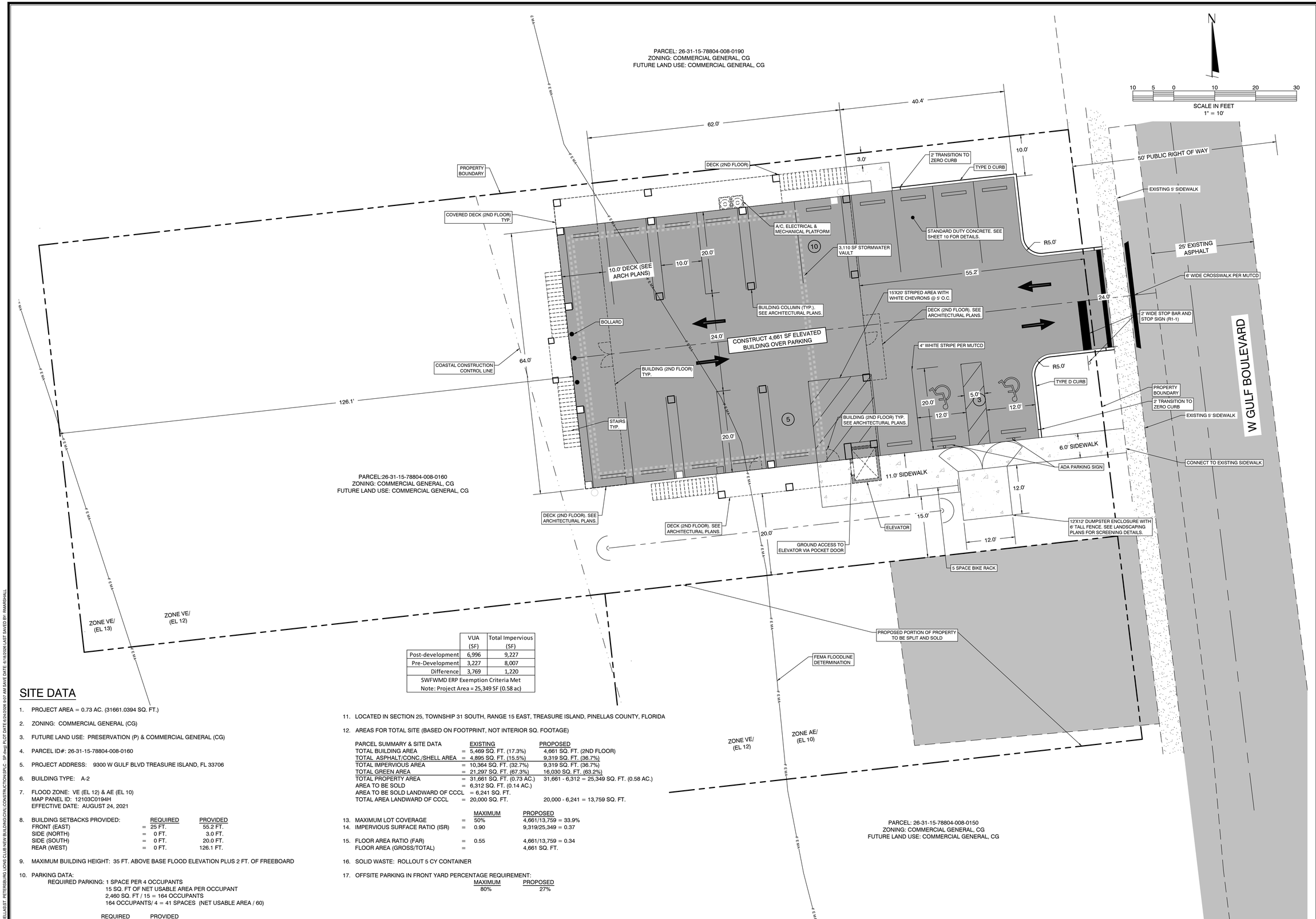
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EROSION CONTROL PLAN

SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - BMP.DWG

SHEET NUMBER 04

I:\PINELLAS\ST. PETERSBURG LIONS CLUB\NEW BUILDING\CIVIL CONSTRUCTION\SPLC- BMP.dwg | PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/24/2026 LAST SAVED BY: RMARSHALL



	VUA (SF)	Total Impervious (SF)
Post-development	6,996	9,227
Pre-Development	3,227	8,007
Difference	3,769	1,220
SWFWMD ERP Exemption Criteria Met Note: Project Area = 25,349 SF (0.58 ac)		

SITE DATA

1. PROJECT AREA = 0.73 AC. (31661.0394 SQ. FT.)
2. ZONING: COMMERCIAL GENERAL (CG)
3. FUTURE LAND USE: PRESERVATION (P) & COMMERCIAL GENERAL (CG)
4. PARCEL ID#: 26-31-15-78804-008-0160
5. PROJECT ADDRESS: 9300 W GULF BLVD TREASURE ISLAND, FL 33706
6. BUILDING TYPE: A-2
7. FLOOD ZONE: VE (EL 12) & AE (EL 10)
   MAP PANEL ID: 12103C0194H
   EFFECTIVE DATE: AUGUST 24, 2021
8. BUILDING SETBACKS PROVIDED:

		REQUIRED	PROVIDED
FRONT (EAST)	=	25 FT.	55.2 FT.
SIDE (NORTH)	=	0 FT.	3.0 FT.
SIDE (SOUTH)	=	0 FT.	20.0 FT.
REAR (WEST)	=	0 FT.	126.1 FT.

9. MAXIMUM BUILDING HEIGHT: 35 FT. ABOVE BASE FLOOD ELEVATION PLUS 2 FT. OF FREEBOARD
10. PARKING DATA:
    REQUIRED PARKING: 1 SPACE PER 4 OCCUPANTS
    15 SQ. FT OF NET USABLE AREA PER OCCUPANT
    2,460 SQ. FT / 15 = 164 OCCUPANTS
    164 OCCUPANTS/ 4 = 41 SPACES (NET USABLE AREA / 60)

REQUIRED	PROVIDED
41 SPACES	42 SPACES (18 SPACES ON THIS LOT, 24 IN GRASS LOT)

11. LOCATED IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, TREASURE ISLAND, PINELLAS COUNTY, FLORIDA
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PARCEL SUMMARY & SITE DATA		EXISTING	PROPOSED
TOTAL BUILDING AREA	=	5,469 SQ. FT. (17.3%)	4,661 SQ. FT. (2ND FLOOR)
TOTAL ASPHALT/CONC./SHELL AREA	=	4,895 SQ. FT. (15.5%)	9,319 SQ. FT. (36.7%)
TOTAL IMPERVIOUS AREA	=	10,364 SQ. FT. (32.7%)	9,319 SQ. FT. (36.7%)
TOTAL GREEN AREA	=	21,297 SQ. FT. (67.3%)	16,030 SQ. FT. (63.2%)
TOTAL PROPERTY AREA	=	31,661 SQ. FT. (0.73 AC.)	31,661 - 6,312 = 25,349 SQ. FT. (0.58 AC.)
AREA TO BE SOLD	=	6,312 SQ. FT. (0.14 AC.)	
AREA TO BE SOLD LANDWARD OF CCCL	=	6,241 SQ. FT.	
TOTAL AREA LANDWARD OF CCCL	=	20,000 SQ. FT.	20,000 - 6,241 = 13,759 SQ. FT.

		MAXIMUM	PROPOSED
13. MAXIMUM LOT COVERAGE	=	50%	4,661/13,759 = 33.9%
14. IMPERVIOUS SURFACE RATIO (ISR)	=	0.90	9,319/25,349 = 0.37
15. FLOOR AREA RATIO (FAR)	=	0.55	4,661/13,759 = 0.34
FLOOR AREA (GROSS/TOTAL)	=		4,661 SQ. FT.

16. SOLID WASTE: ROLLOUT 5 CY CONTAINER
17. OFFSITE PARKING IN FRONT YARD PERCENTAGE REQUIREMENT:

MAXIMUM	PROPOSED
80%	27%

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOWAY AVE, NEW PORT RICHEY, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SITE PLAN

SAVE DATE	6/18/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - SP

SHEET NUMBER 05

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB\NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - SP.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/18/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 06		SAVE DATE 6/24/2026 DRAWN BY RLM CHECKED BY RLM PROJECT # EP.2025.00593 FILE NAME SPLC - DG.DWG	ST PETERSBURG LIONS CLUB 9300 W GULF BLVD TREASURE ISLAND, FL 33706 DRAINAGE & GRADING PLAN	CFB CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7413 ALFORD AVE, MIDDLETON, FL 34762 (352)748-3126	DATE / REVISIONS / BY



NOTES:
1. THE PEAK DEMAND FOR POTABLE WATER IS 20 GPM.
2. THE CALCULATED WASTEWATER DISCHARGE IS BETWEEN 1,600 – 2,000 GPD

BY	REVISIONS	DATE

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CLYMER FARNER BARLEY, Inc.
7413 ALL ORDERS AVE. PINELLAS PARK, FL. 34762
(352)748-3126

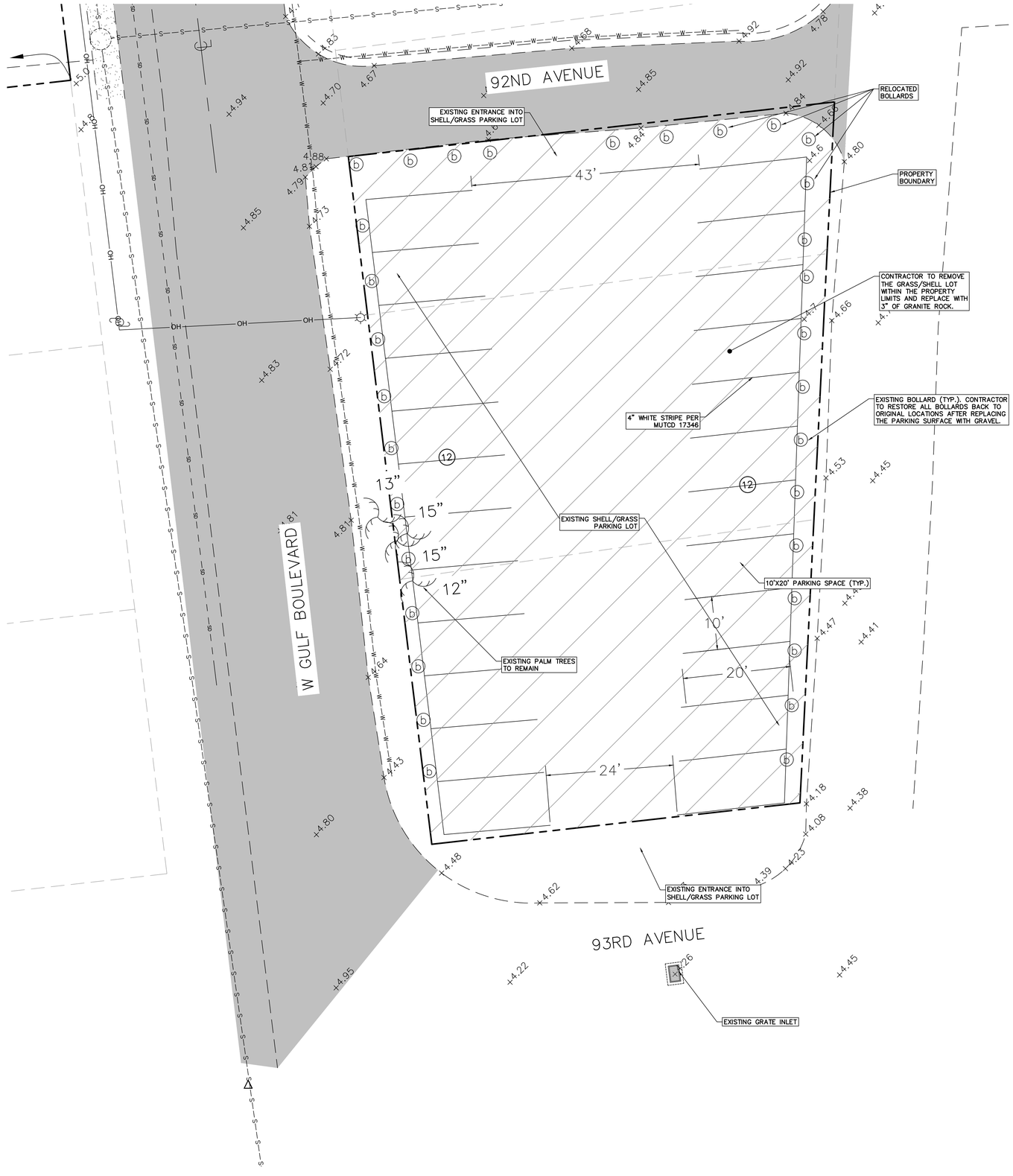
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9300 W GULF BLVD
TREASURE ISLAND, FL 33706

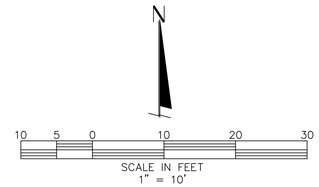
UTILITY PLAN

SAVE DATE 6/17/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – WS

SHEET NUMBER 07

I:\PINELLAS\ST. PETERSBURG LIONS CLUB_NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – WS.dwg| PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/17/2026 LAST SAVED BY: RMARSHALL





NOTES:

1. THERE ARE NO PROPOSED IMPROVEMENTS TO THIS EXISTING PARKING LOT OTHER THAN REPLACING THE SURFACE WITH #57 STONE. THE 2 EXISTING DRIVEWAYS WILL REMAIN, AND THE PARKING AREA WILL REMAIN AS A GRAVEL PARKING SURFACE.
2. THERE ARE NO PROPOSED LANDSCAPING IMPROVEMENTS FOR THIS PARCEL. NO PLANTINGS WILL BE ADDED TO OR REMOVED FROM THIS PARCEL.
3. THERE ARE NO PROPOSED DRAINAGE IMPROVEMENTS FOR THIS PARCEL. RUNOFF FROM THIS SITE CURRENTLY SHEET FLOWS OFFSITE. THE 3" OF #57 STONE WILL SERVE AS TREATMENT FOR THIS SITE.
4. THERE ARE NO PROPOSED UTILITY IMPROVEMENTS TO THIS SITE. THIS PARCEL IS USED AS AN OFF STREET PARKING LOT AND WILL NOT REQUIRE CONNECTION TO PUBLIC UTILITIES.

TREATMENT CALCULATIONS

GRASS PARKING LOT PARCEL = 10,484.42 SF
REQUIRED TREATMENT = 1" OVER ENTIRE PARCEL
REQUIRED TREATMENT VOLUME = 10,484.42SF X 1"/12' = 873.7 CF

AREA OF PROPOSED GRANITE ROCK = 10,425.32 SF
VOID RATIO OF = 40%
DEPTH OF GRANITE ROCK = 3"
PROPOSED TREATMENT = 10,425.32SF X 0.40 X 3"/12' = 1,042.5 CF

BY	REVISIONS	DATE

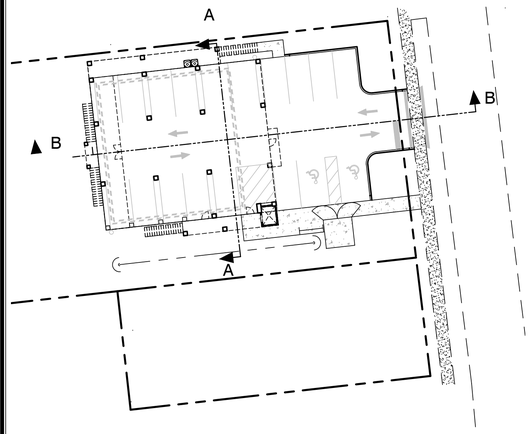
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CLYMER FARNER BARLEY, Inc.
LICENSED IN FLORIDA, FL 34782
7413 ALLONDRA AVE. LARGO, FL 33777
(352)748-3126

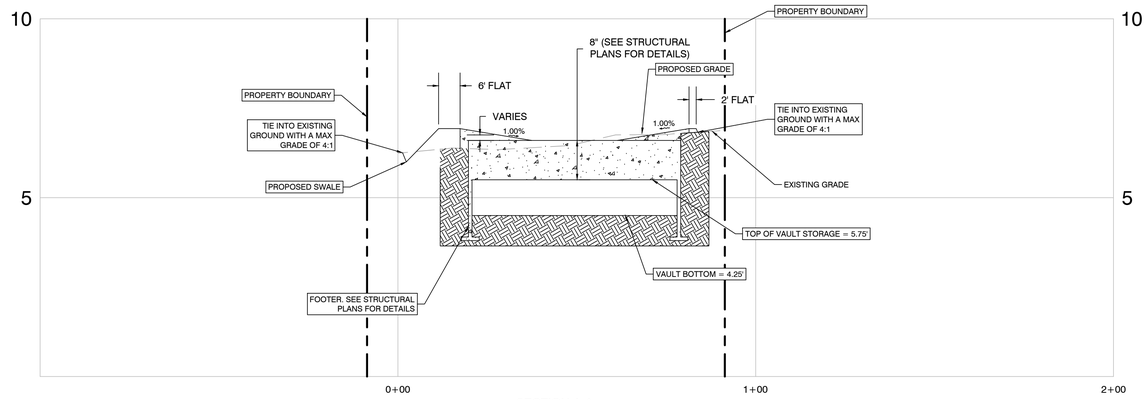
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9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE	6/10/2026
DRAWN BY	RLM
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PROJECT #	EP.2025.00593
FILE NAME	SPLC - OSPP

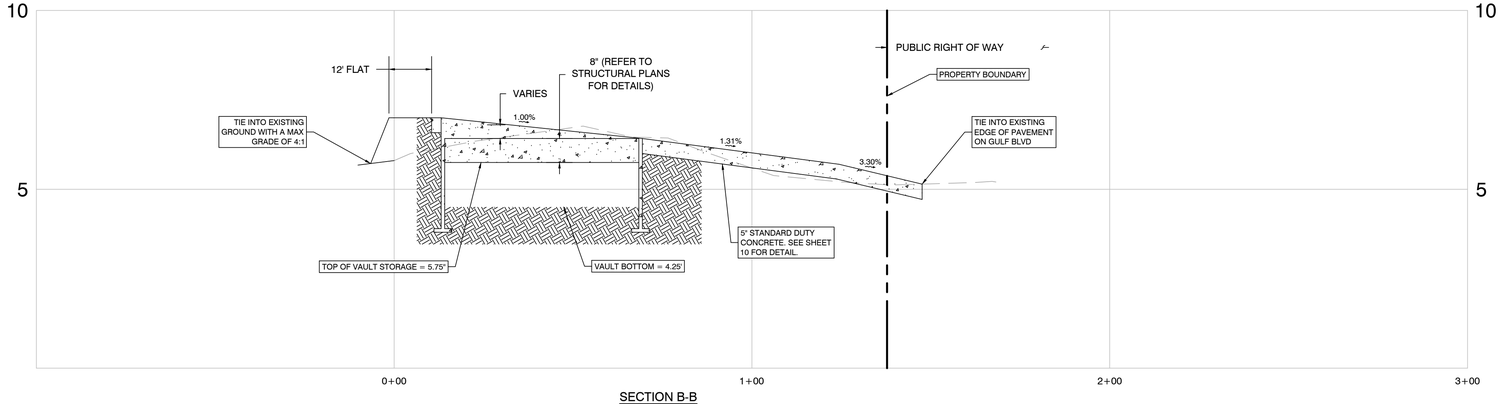
SHEET NUMBER 08

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SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION B-B
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

BY	DATE	REVISIONS

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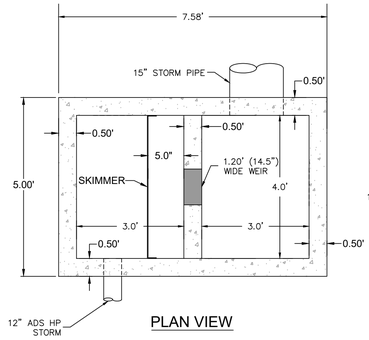
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CROSS SECTIONS

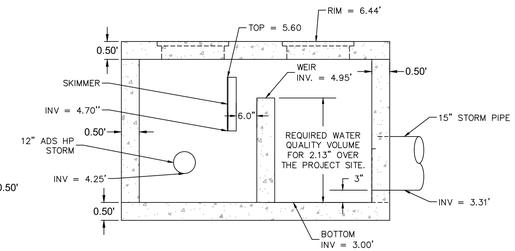
SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

SHEET NUMBER 09

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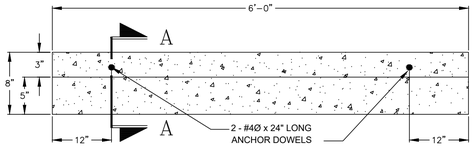
PLAN VIEW



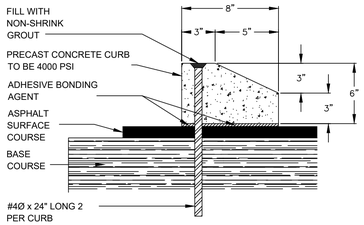
ELEVATION

OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



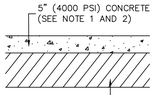
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

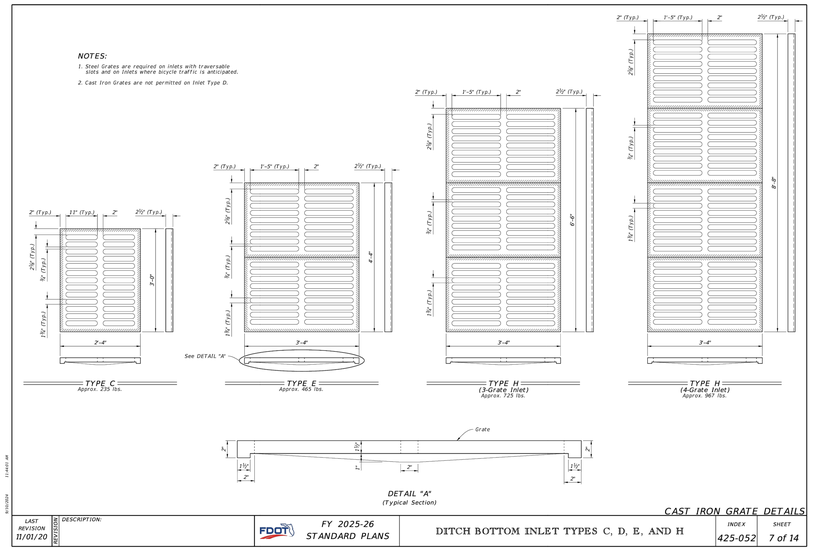


NOTES:

1. CONCRETE TO HAVE A MINIMUM 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 650 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM SAMPLES.
2. 10 FT X 10 FT MAXIMUM JOINT SPACING.
3. SAWCUT JOINT MINIMUM 1–3/4" DEPTH IN CONCRETE.
4. SUBGRADE SHOULD BE EXISTING SURFICIAL SANDS OR RECOMMENDED CLEAN FINE SAND FILLS, DENSIFIED TO AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557)
   - 4.1. SUBGRADE SOILS SHOULD HAVE A MINIMUM LBR VALUR OF 40. COMPACTION SHOULD BE AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST TWO FEET PRIOR TO PLACEMENT OF CONCRETE.
   - 4.2. THE SURFACE OF THE SUBGRADE SHOULD BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
   - 4.3. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT WITH EXCEPTION TO THICKENED EDGES (CURD OR FOOTING).
5. CONCRETE TO BE FIBER MESH REINFORCED.

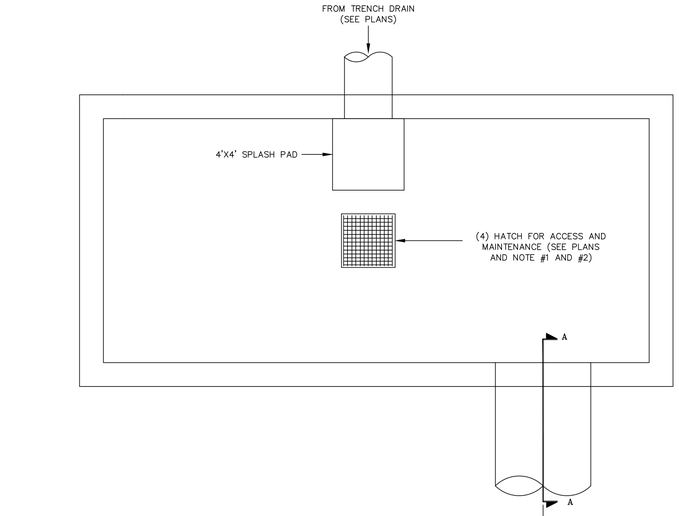
STANDARD DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



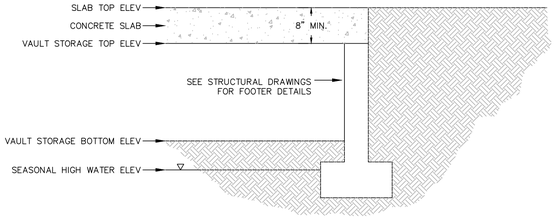
CAST IRON GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 7 of 14



STORMWATER VAULT DETAIL

N.T.S.



SECTION A-A

NOTE:

1. STRUCTURAL DRAWINGS TO BE SUBMITTED AS SHOP DRAWINGS. APPROVAL FOR VAULT CONSTRUCTION WILL BE THROUGH SHOP DRAWINGS.
2. TOP OF VAULT IS TO BE PER THE ADJACENT TABLE. THE GRADES SHOWN ON SHEET 06 IS THE ADDITIONAL GRADING ON TOP OF THE VAULT PLUS THE SLAB THICKNESS NEEDED TO DIRECT RUNOFF TOWARDS THE TRENCH DRAIN.

SLAB TOP ELEV.	6.42'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.75'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.51'
25–YR H.W.L.	5.37'
S.H.W.L. ELEV.	4.00'

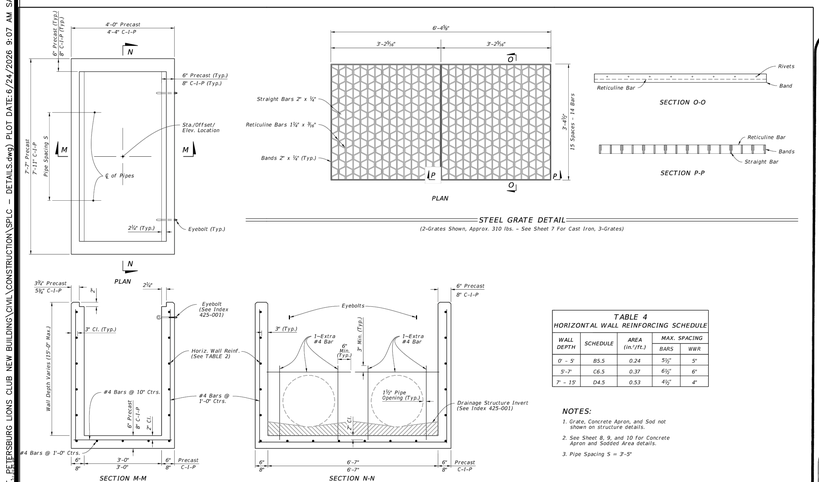


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 15'	D4.5	0.53	4½"	4"

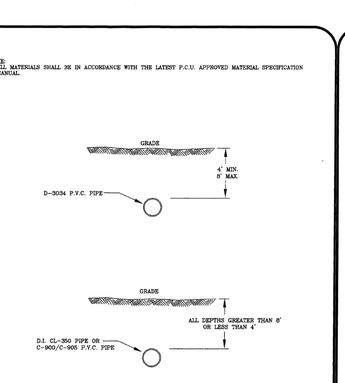
NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-5"

TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

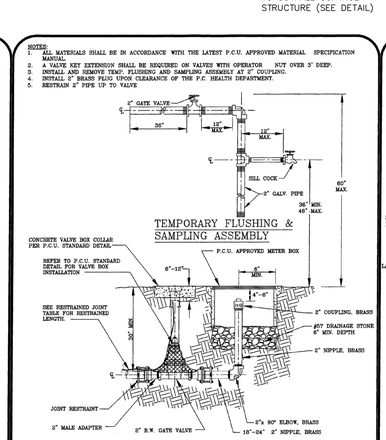
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 5 of 14

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



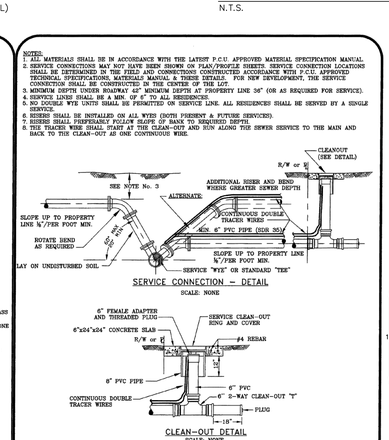
PINELLAS COUNTY
DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL
DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. A VALVE KEY EXTENSION SHALL BE REQUIRED ON VALVES WITH OPERATOR NUT OVER 3' DEEP.
3. INSTALL AND REMOVE TEMP. FLUSHING AND SAMPLING ASSEMBLY AT 8" COUPLING.
4. INSTALL 2" BRASS PLUG UPON CLEARANCE OF THE P.C. HEALTH DEPARTMENT.
5. RESTRAIN 2" PIPE UP TO VALVE

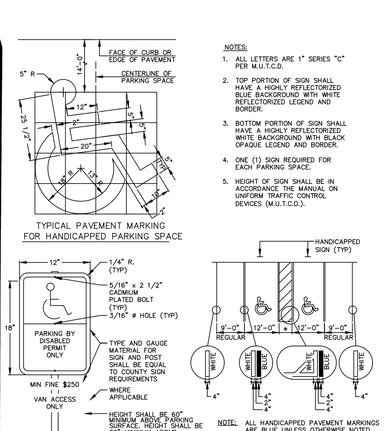


PINELLAS COUNTY
2" PERMANENT WATER BLOW-OFF DETAIL
DETAIL INDEX I.D.: PCU WD 2
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
3. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
4. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
5. ONLY DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
6. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
7. RISERS SHALL PERPENDICULARLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH
8. THE TRACER WIRE SHALL START AT THE CLEAN-OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN-OUT AS ONE CONTINUOUS WIRE.



PINELLAS COUNTY
SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL
DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:



NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

NOTE: ALL HANDICAPPED PAVEMENT MARKINGS ARE BLUE UNLESS OTHERWISE NOTED.
* 5'–0" OR 8'–0" (SEE PLANS)

REVISIONS

BY	DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALLONDRA BLVD, ORLANDO, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CONSTRUCTION DETAILS

SAVE DATE 6/17/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – DETAILS.DWG

SHEET NUMBER 10

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – DETAILS.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/17/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 11

FILE NAME SPLC - AERIAL

PROJECT # EP.2025.00593

CHECKED BY RLM

DRAWN BY RLM

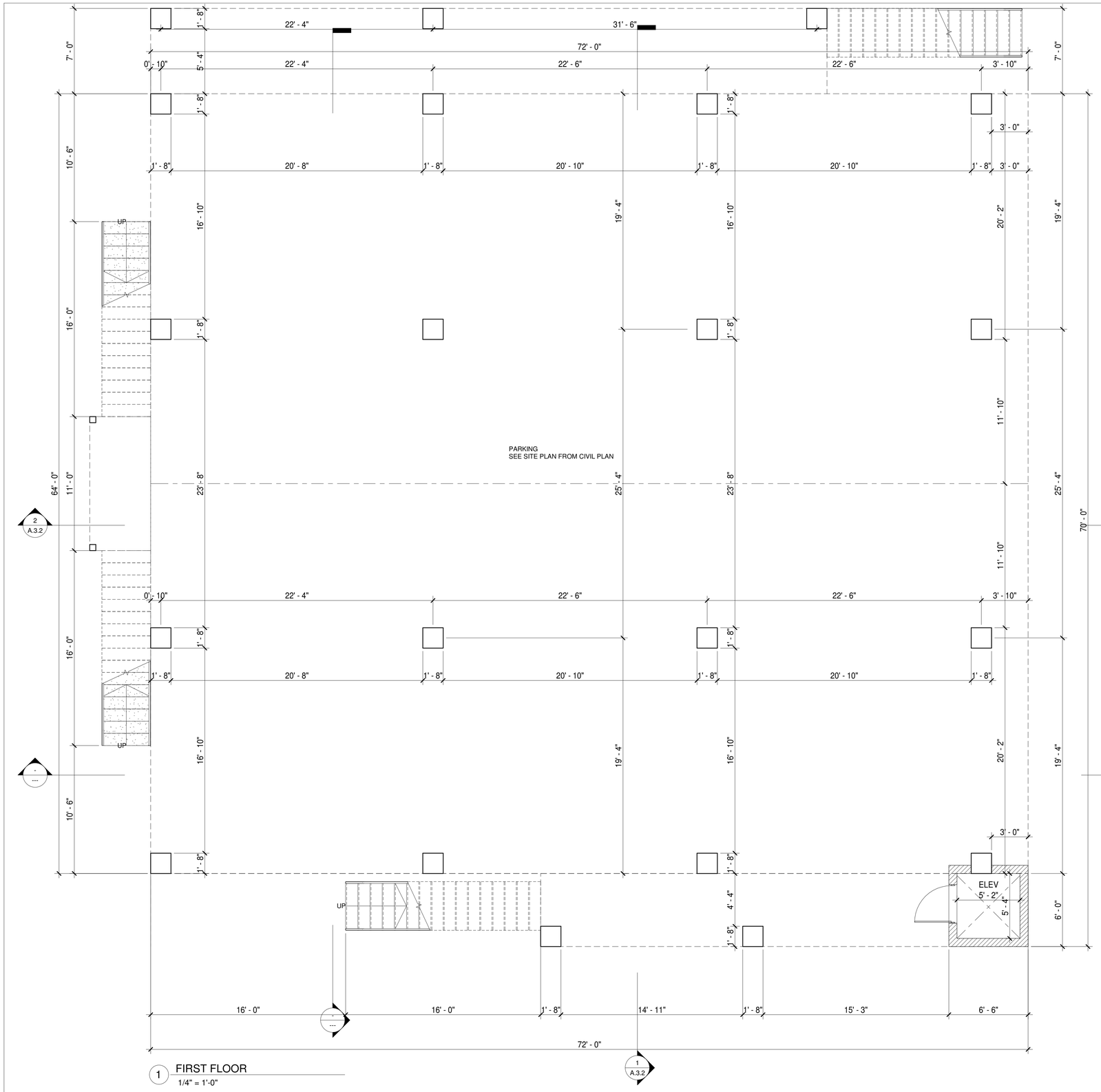
SAVE DATE 6/24/2026

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

AERIAL SITE PLAN

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL DOOR & HARDWARE NOTES

A. REFER TO FLOOR PLAN FOR DOOR SWINGS.

B. SILENCERS TO BE FURNISHED AS ALL DOOR OPENINGS.

C. ALL EXTERIOR HOLLOW METAL DOORS & FRAMES TO BE GALVANIZED.

D. THRESHOLDS TO BE FURNISHED WITH STAINLESS STEEL MACHINE SCREWS AND LEAD ANCHORS.

E. UNDERCUT ALL INTERIOR DOORS 3/4", U.O.N.

F. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.

G. IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC.

MISCELLANEOUS NOTES

1. GLAZING MUST HAVE SAFETY GLAZING ON THESE LOCATIONS:

ADJACENT TO DOORS:
A. WHERE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN CLOSED POSITION.
B. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN SWING DOOR.

GLAZING IN WINDOWS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
B. THE BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
C. THE TOP EDGE OF GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING.

GLAZING IN GUARDS AND RAILINGS.
GLAZING IN WET SURFACES.
GLAZING ADJACENT TO STAIRS, BOTTOM OF STAIR LANDING AND RAMPS.

2. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE REQUIRED NET CLEAR OPENING DIMENSION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ. FT.

NEW 2X6 EXTERIOR FRAMED WALL
NEW 8" CMU BLOCK WALL
NEW 2X4 INTERIOR FRAMED WALL

NOTES:

OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR H0NEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. FBC R302.5.1. INSULATION BETWEEN GARAGE & RESIDENCE TO BE R-19 OR BETTER.

ALL NON-IMPACT EXTERIOR WINDOW AND DOOR OPENINGS SHALL HAVE IMPACT RESISTANT FABRIC SHUTTER FL 15208.1 OR EQUAL

All INTERIOR WALL CORNERS SHALL BE BULLNOSE.

LAN
ENGINEERING

LAN-ANH THUY NGUYEN
LICENSE
No 68226
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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6619 49TH STREET N. PINELLAS PARK, FL 33781
LANANH.NGUYEN@LANENGINEERINGLLC.COM
727-793-1474

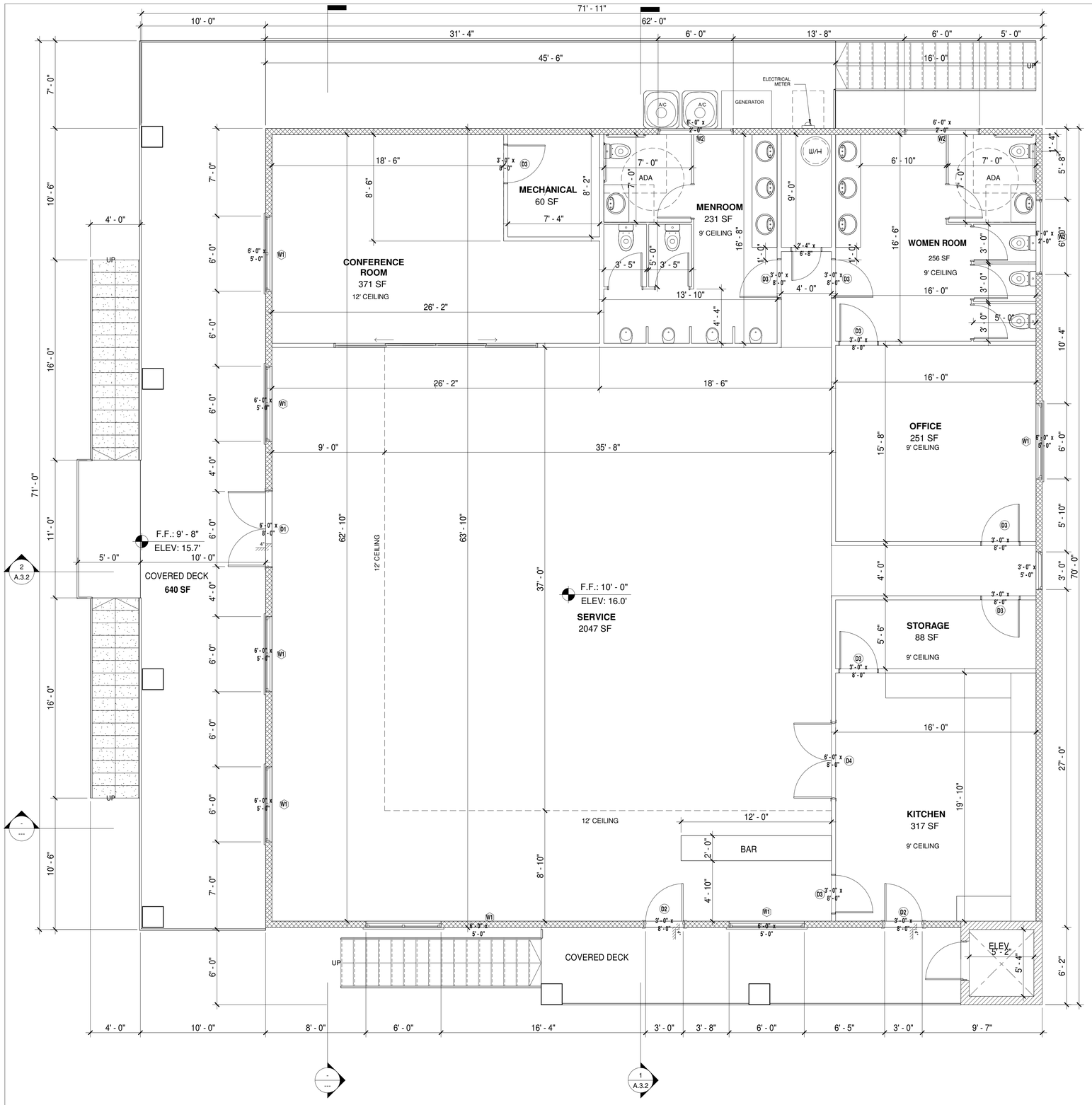
LION CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

PROPOSED FIRST FLOOR

SHEET: A.2.0



1 2ND FLOOR PLAN
1/4" = 1'-0"

FLORIDA PRODUCT APPROVAL LISTING	
EGRESS WINDOW	FL # 14911.5
GARAGE DOOR	FL # 16107.3
SWING DOOR	FL # 22513.6
ENTRY DOOR	FL # 20468.1
ROOF	FL # 10124.1
UNDERLAYMENT	FL # 2346.1
VINYL SOFFIT	FL # 13275.1
SLIDING DOOR	FL # 21706.4
FIXED WINDOW	FL # 10338.3

* ALL DOORS AND WINDOWS ARE IMPACT RATING

NEW 2X6 EXTERIOR FRAMED WALL

NEW 8" CMU BLOCK WALL

NEW 2X4 INTERIOR FRAMED WALL

NOTES:

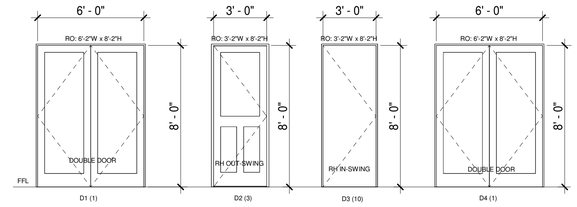
OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR H0NEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. FBC R302.5.1. INSULATION BETWEEN GARAGE & RESIDENCE TO BE R-19 OR BETTER.

ALL NON-IMPACT EXTERIOR WINDOW AND DOOR OPENINGS SHALL HAVE IMPACT RESISTANT FABRIC SHUTTER FL 15208.1 OR EQUAL

All INTERIOR WALL CORNERS SHALL BE BULLNOSE.

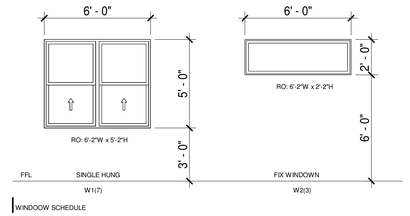
FIRST FLOOR - 4661 SF
ENTRY/LANAI - 945 SF
2ND FLOOR - 4661 SF
SERVICE AREA - 2695 SF
TOTAL - 10,267 SF

Note: 'S' on plans denotes a Solid Core Door
All door casing 1/2" x 2-1/2" Square Edged, Primed white for Painting.
All Base to be 3/4" x 3-1/2" Square Edged, Primed white for Painting



DOOR SCHEDULE

All Windows & Doors to be recessed 2-1/2" in the Rough Openings (Finished recess 3-1/8" with Stucco)
Installation instructions to be supplied by the Window & Door Supplier, including flashing/waterproofing instructions
All Actual Sizes and Rough/Masonry Openings to be confirmed by the Window & Door Supplier
All Windows & Exterior Doors to have Drywall Returns



WINDOOW SCHEDULE

LAN
ENGINEERING

LAN-ANH THUY NGUYEN
LICENSE
No 68226
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LANANH.NGUYEN@LANENGINEERINGLLC.COM
727-793-1474

LION CLUB

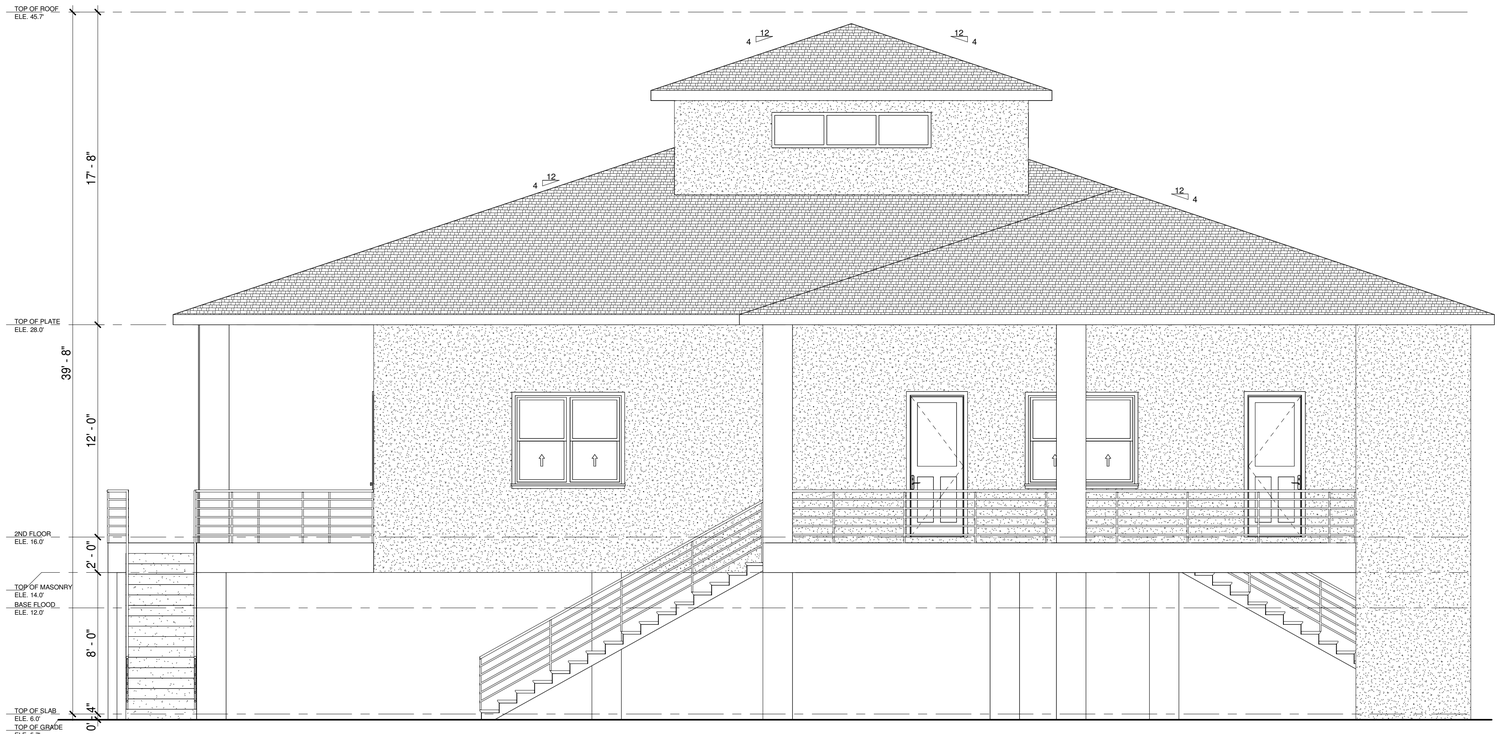
9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

PROPOSED 2ND FLOOR PLAN

SHEET: A.2.1

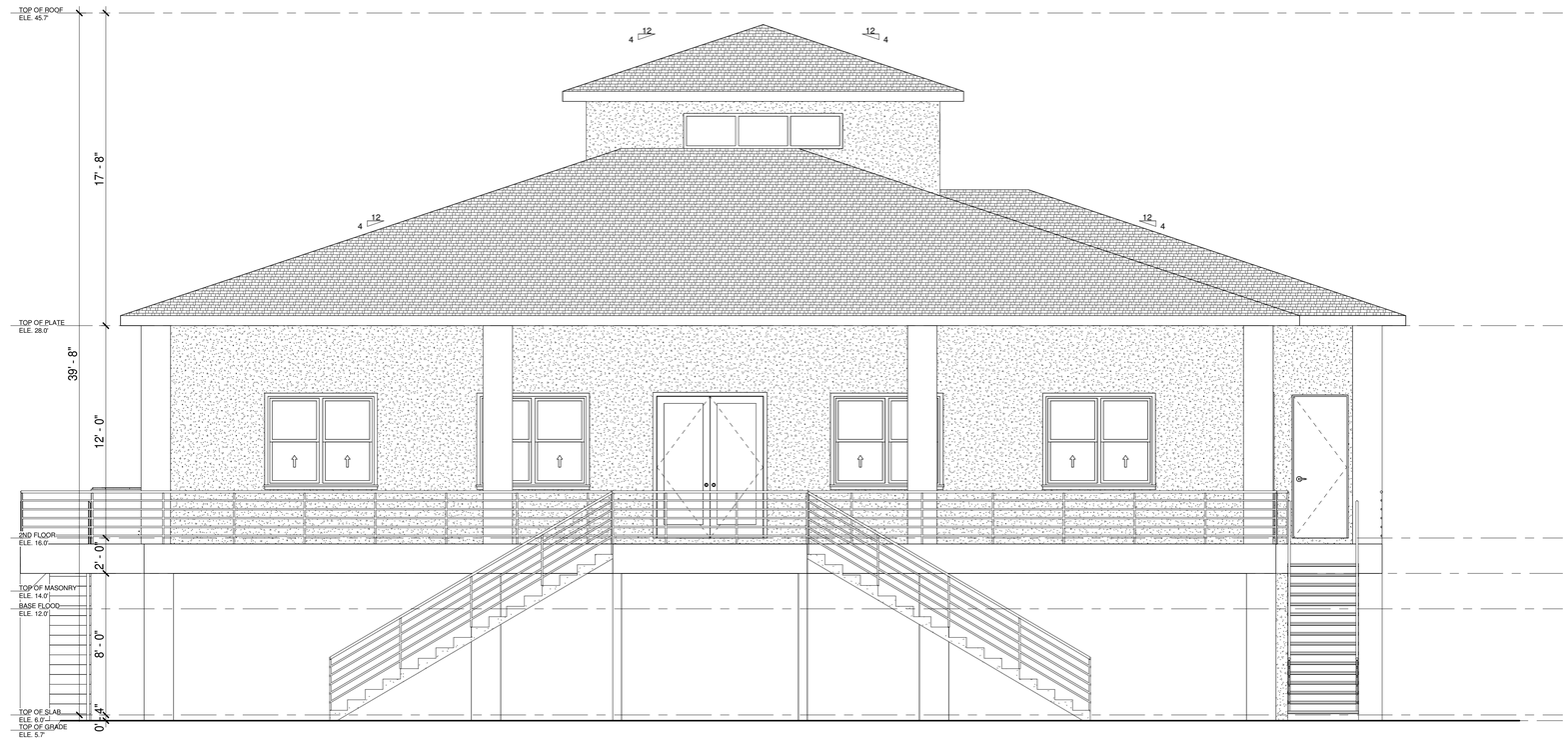


1 RIGHT ELEVATION

1/4" = 1'-0"

NOTE:

ALL EXTERIOR FINISHING
TO BE 1/2" MIN. STUCCO



3 FRONT ELEVATION

1/4" = 1'-0"

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LICENSE
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STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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727-793-1474

LION CLUB

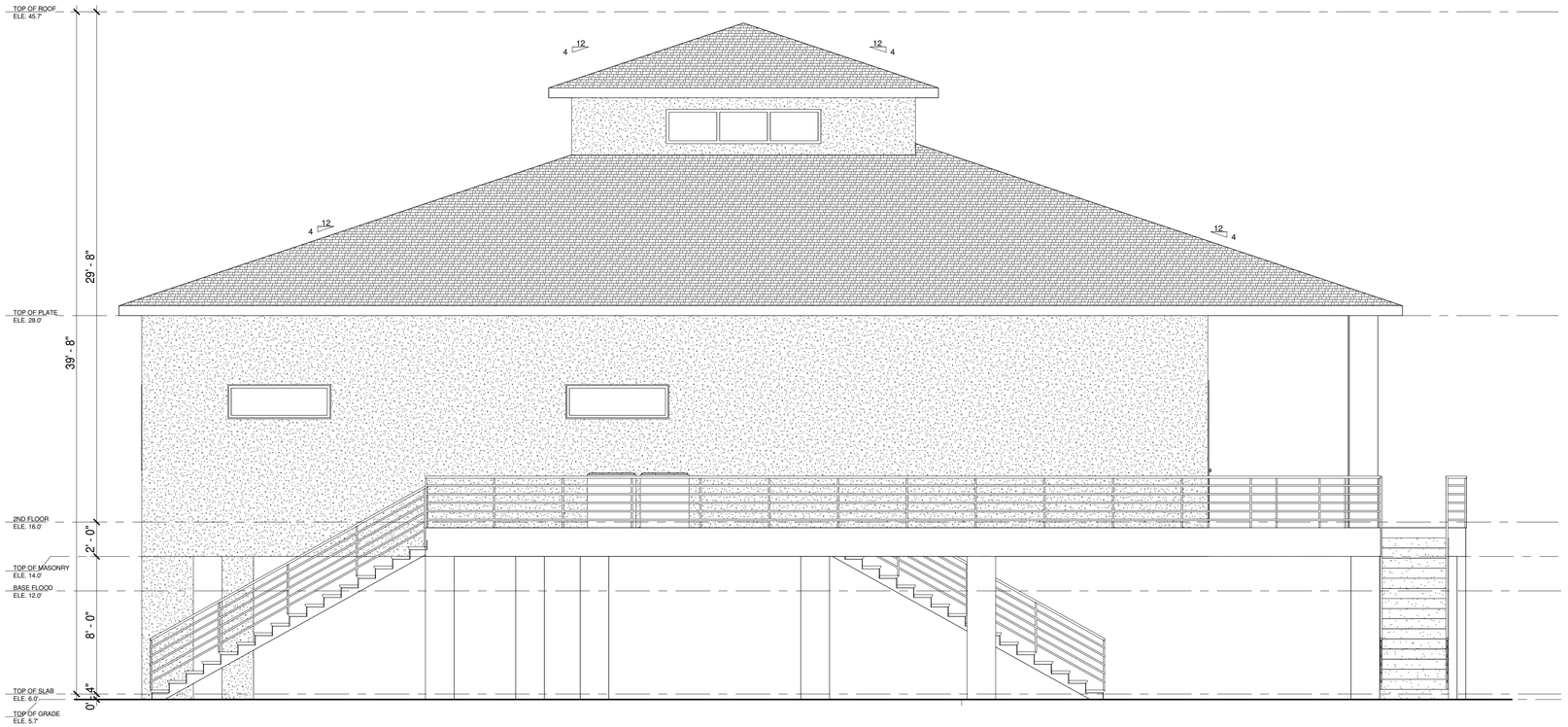
9300 GULF BLVD
TREASURE ISLAND, FL 33706

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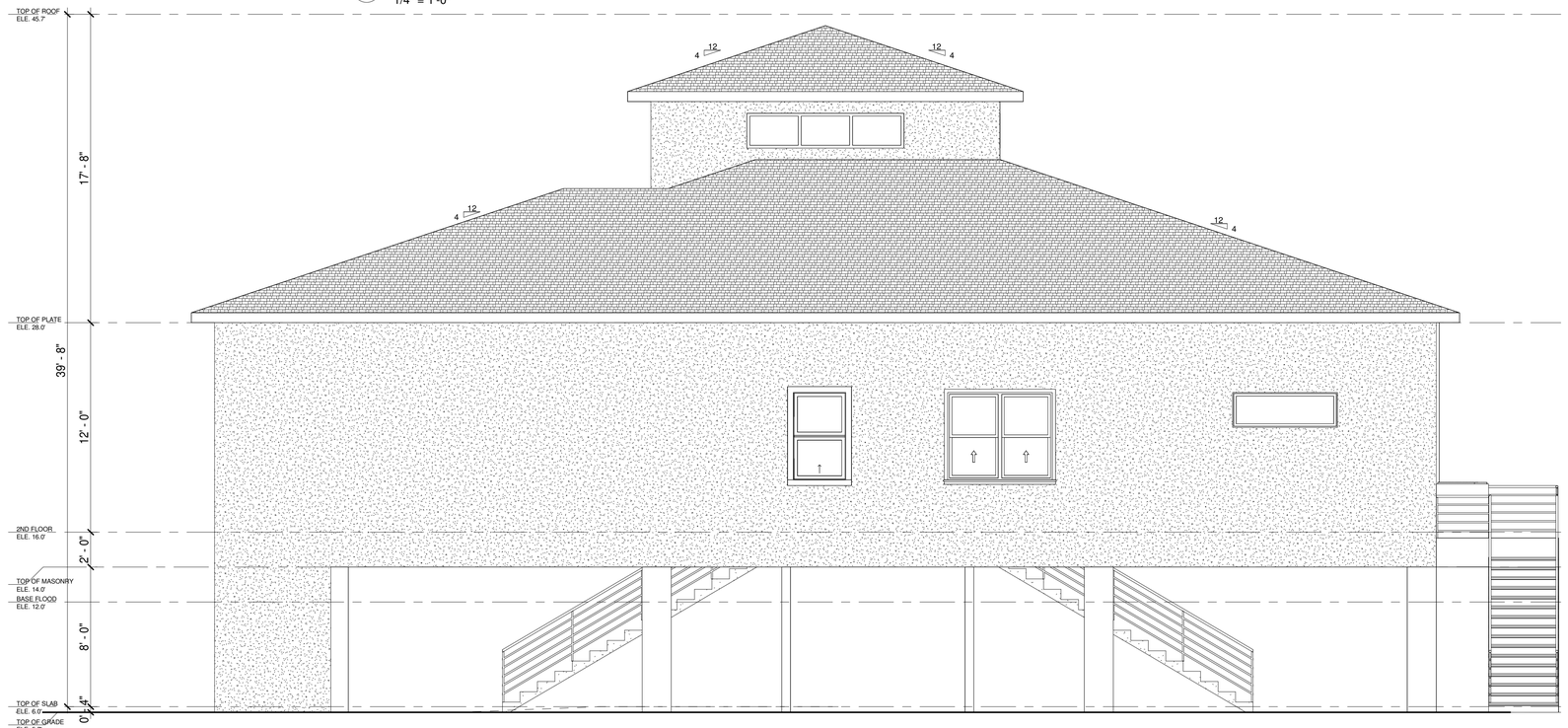
PROPOSED
ELEVATIONS

SHEET: A.3.0



1 LEFT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"

NOTE:

ALL EXTERIOR FINISHING
TO BE 1/2" MIN. STUCCO

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LAN-ANH THUY NGUYEN
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727-793-1474

LION CLUB

9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

PROPOSED
ELEVATIONS

SHEET: A.3.1

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY			
SWFWMD			
FDEP NPDES			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY
03/25/2026	REVISION 1: CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN REVISIONS	EJE

LANDSCAPE & IRRIGATION PLANS FOR ST. PETERSBURG LION'S CLUB

LEGAL DESCRIPTION

PARCEL 1: (PREPARED BY THIS FIRM)

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

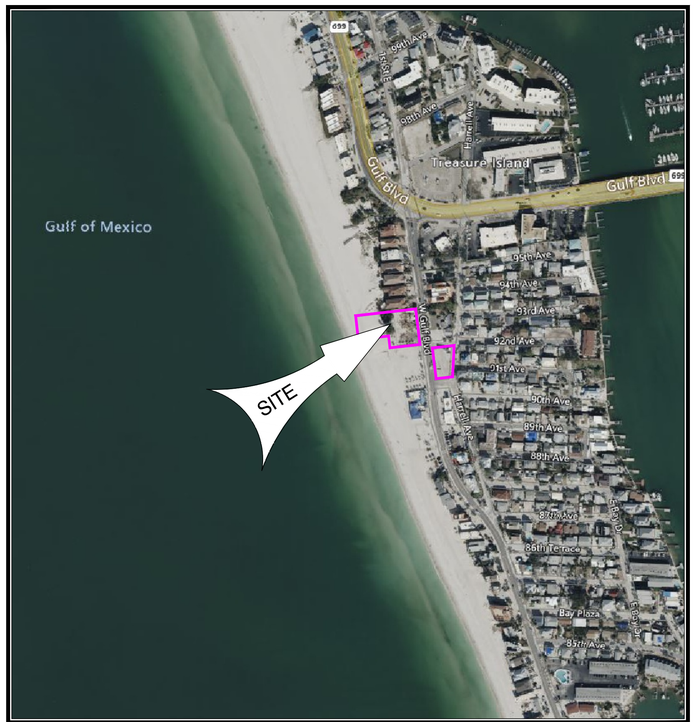
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

N

1" = 300'

SECTION 26; TOWNSHIP 31 SOUTH; RANGE 15 EAST
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LANDSCAPE PLAN
03	IRRIGATION PLAN
04	IRRIGATION SPECS. & DETAILS

OWNER/DEVELOPER
ST. PETERSBURG LION'S CLUB
PO BOX 11734
ST. PETERSBURG, FL 33733

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
RONALD J. FERRIS, PE
FL. LIC. NO. 69146
(352) 748-3126

SURVEYOR
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
KENNETH KOLARIK, PSM
FL. REG. NO. 5116
727-822-4151

Leroy Chin, Jr.
Digitally signed by Leroy Chin, Jr.
Date: 2026.06.17 20:29:27 -04'00'

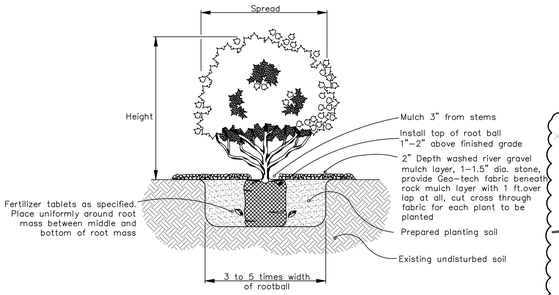
CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3126

ST. PETERSBURG LION'S CLUB

(S:\PROJ\ALIST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\100 - LC COVER LA.dwg) PLOT DATE:6/17/2026 5:28 PM SAVE DATE: 6/17/2026 LAST SAVED BY: EELLINGSON

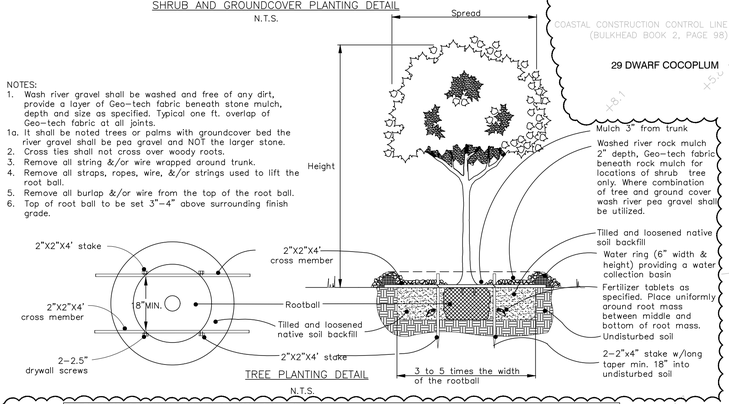
LANDSCAPE & IRRIGATION GENERAL NOTES

1. WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION: CALL 1-800-432-4770 48 HOURS PRIOR TO CONSTRUCTION.
2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. A ONE HUNDRED PERCENT (100%) COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES UNLESS IT CAN BE DEMONSTRATED THAT THESE OTHER SOURCES ARE NOT AVAILABLE.
4. IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACK FLOW PREVENTER AT THE SERVICE CONNECTION (POINT OF CONNECTION).
5. THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
6. LANDSCAPE/IRRIGATION CONTRACTOR SHALL COORDINATE WITH OWNER'S IRRIGATION/LANDSCAPE MAINTENANCE CONTRACTOR FOR LOCATION OF EXISTING IRRIGATION MAINLINE AND CONNECT IRRIGATION CONTROL VALVES TO ON SITE EXISTING IRRIGATION CONTROLLER. CONTRACTED LANDSCAPE/IRRIGATION CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM FOR THIS PROJECT'S INSTALLATION.
7. HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB.
8. THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
9. THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
10. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
11. SOILS WITHIN ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTINGS WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLE FROM THE SITE AND SEND TO INDEPENDENT LABORATORY DETERMINE SOIL QUALITY FOR PLANTINGS AND PROVIDE SOIL AMENDMENTS REQUIRED TO PROMOTE HEALTHILY PLANT GROWTH.
12. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOD IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
13. PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
14. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
15. LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
16. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
17. THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
18. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. TREE RINGS SHALL BE A MINIMUM 60" RADIUS. ALL TREES SHALL BE STAKED.
19. ANY NEW SOD SHALL BE SEASHORE PASPALUM CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR (MOWING AND POLICING OF THE SITE OF ANY TRASH AND TREES ARE PLUMB AND PROPERLY STAKE FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND HAS RECEIVED CERTIFICATE OF OCCUPANCY AND PROVIDED FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
20. TREES SHALL NOT BE TOPPED OR IMPROPERLY PRUNED. THE SHAPING OF TREES TO FORM CIRCLES, OVALS, SQUARES AND OTHER HARD EDGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
21. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOIL BACK FILL SHALL BE AERATED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
22. ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
23. ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 36" IN HEIGHT.
24. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREE MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITIONS OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.
25. IT IS NOTED THAT ALL SODDING SHALL BE SEASHORE PASPALUM & AREAS WHICH ARE DISTURBED SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POND SURROUNDING AREAS TO BE GRADE TO TWO-INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION AFTER ROLLING ON NEWLY LAID BAHIA SOD. AREAS ARE TO BE WATERED BY AUTOMATIC RECLAIM IRRIGATION SYSTEM UNTIL NEWLY LAID SOD HAS ESTABLISHED AND THEN NORMAL WATERING CYCLES.
26. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL CERTIFICATE OF OCCUPANY HAS BEEN RECIEVED BY THE OWNER AND ACCEPTANCE BY THE OWNER WITH FINAL PAYMENT HAS BEEN MADE.
27. THE LANDSCAPE AND IRRIGATION SYSTMEM SHALL BE GUARANTEED WARRANTTED FOR ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER.



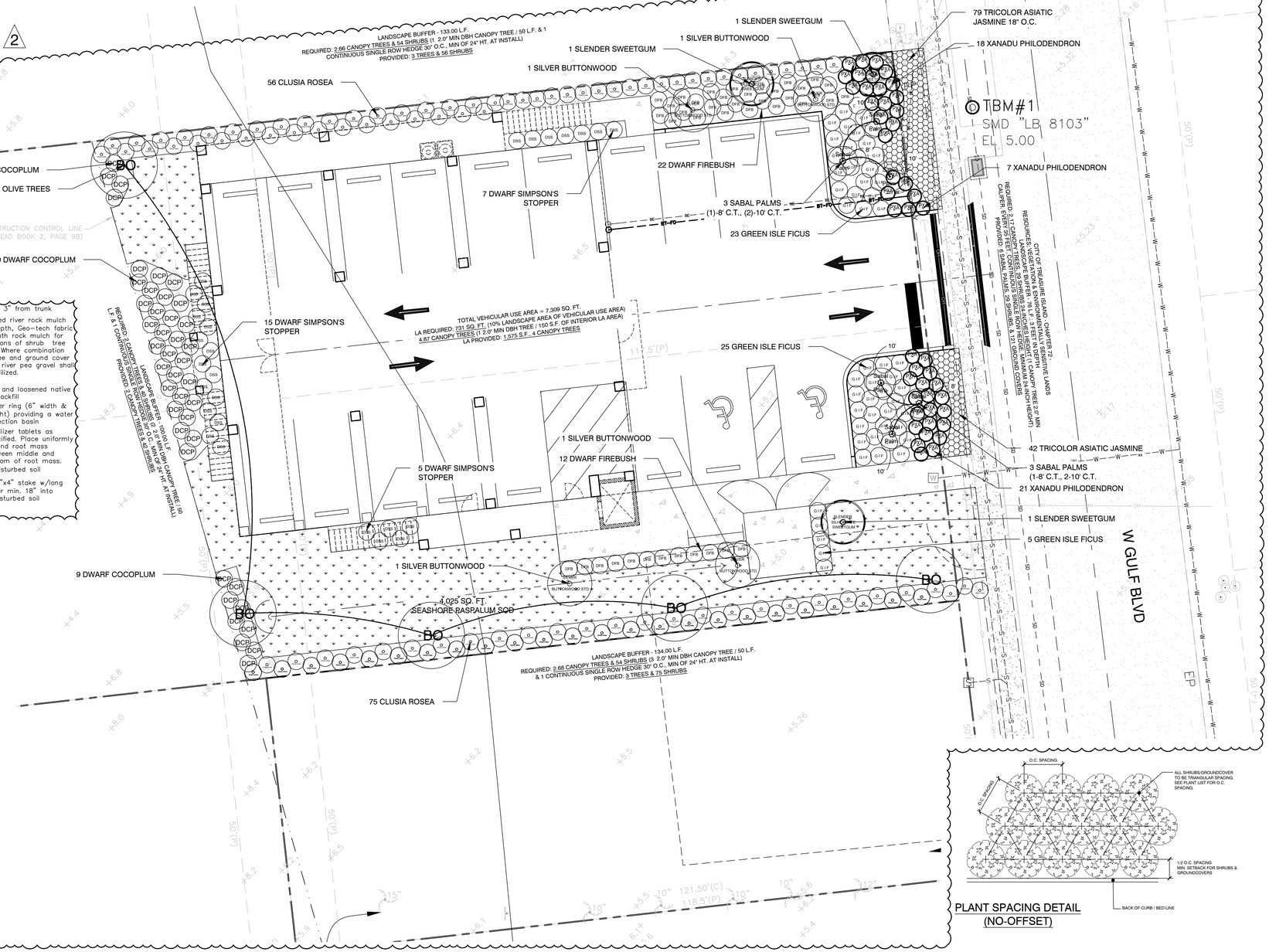
SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTES:
1. Wash river gravel shall be washed and free of any dirt, provide a layer of Geo–tech fabric beneath stone mulch, depth and size as specified. Typical one ft. overlap of Geo–tech fabric at all joints.
1a. It shall be noted trees or palms with groundcover bed the river gravel shall be pea gravel and NOT the larger stone.
2. Cross ties shall not cross over woody roots.
3. Remove all string &/or wire wrapped around trunk.
4. Remove all straps, ropes, wire, &/or strings used to lift the root ball.
5. Remove all burlap &/or wire from the top of the root ball.
6. Top of root ball to be set 3"–4" above surrounding finish grade.

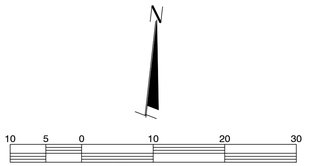


TREE PLANTING DETAIL
N.T.S.

PROJECT NAME: LION'S CLUB - PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
BO	5	27.78%	Shady Lady Black Olive, *Bucida buceras* 'Shady Lady'	Non-native, High drought & salt tolerance, Minimum 10-12 Ht., 2" DBH, Florida Grade #1	Standard
Sabal Palm	6	33.33%	Sabal Palm, *Sabal palmetto (regenerated palms)*	Native, Moderate drough tolerance, 2-8' C.T, 4-10' C.T. HT.	Palms regerated
SILVER BUTTONWOOD	4	22.22%	Silver Buttonwood, *Conocarpus erectus* 'Sericeus'	Native, Moderate drought & salt tolerance, Minimum 10-12 Ht., 2" DBH, Florida Grade #1	Standard
SLENDER SWEETGUM	3	16.67%	Slender Silhouette Sweetgum, *Liquidambar styraciflua*	Native, High drought & moderate tolerance, Minimum 10-12 Ht., 2" DBH, Florida Grade #1	Branching begin at 5ft. from base of tree
Total # Trees/Palms	**18**	**3 Proposed tree species require 1 type of tree for diversity as per code Sec. 138-3655, please note existing trees on site are not listed in the plant list provided.**			
CLUSIA ROSEA	131	38%	Autograph Tree, *Clusia Rosea*	Native, High drought & salt tolerance, 24" HT. at planting, 30" O.C.	Full, Florida Grade #1
DCP	42	12%	Dwarf Cocoplum, *Chysobalanus icaco*	Native, Moderate drought & salt tolerance, 24" HT. at planting, 30" O.C.	Full, Florida Grade #1
DSS	27	8%	Dwarf Simpson's Stopper, *Myrcianthes fragrans var. compacta*	Native, Moderate drought & salt tolerance, 18" HT. at planting	Full, Florida Grade #1
DFB	42	12%	Dwarf Firebush 'Firefly', *Hamelia patens* 'Firefly'	Native, Moderate drought & moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1
G I F	53	16%	Green Isle Ficus, *Ficus microcarpa* 'Green Island'	Non-native, Moderate drought & HHigh salt tolerance, 24" HT. at planting	Full, Florida Grade #1
PXA	46	13%	Xanadu Philodendron, *Philodendron 'Xanadu'*	Non-native, Moderate drought & moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1
Total # Shrubs	**341**		**GROUND COVERS**		
	121	100%	Tricolor Asiatic Jasmine, Trachelospermum asiaticum 'Tricolor'	Non-Native, Moderate drought & moderate salt tolerance, 8-12" HT. at planting	
Total # Groundcover	**121**		**OTHER LANDSCAPE MATERIALS**		
	24 cubic yards		Mini Size Pine Bark Nuggets @3" Depth of at All Landscape Planting Areas.		
	2,258 S.F.		Seashore Paspalum Sod is drought tolerant & very salt tolerant but requires flushing well with fresh water		



PLANT SPACING DETAIL
(NO-OFFSET)



REVISIONS		
DATE		BY
03/25/2026	REVISION 1: CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS	EJE

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(352)748-3106

ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

LANDSCAPE PLAN

SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	101 - LC LA

SHEET NUMBER 02

IRRIGATION SYSTEM LEGEND

CONFIRM EXISTING RECLAIM METER IS 1.5" AND CAPABLE OF PROVIDING 60 PSI AT 50 GPM SUPPLY WITH ADEQUATE PRESSURE AND GPM WITH LOCAL GOVERNING AGENCY AND PROVIDE AN ISOLATION BRONZE BALL VALVE IN A VALVE BOX DOWNSTREAM LOCATION OF RECLAIM METER

HUNTER FILTER & REGULATOR HY-201 2-INCH INLET & OUTLET WITH HY-201-D 2-INCH DISC FILTER WITH 120 MESH INSTALLED AT DOWNSTREAM SIDE OF RECLAIM WATER METER AND BRONZE BALL GATE VALVE & INSTALLED IN VALVE BOX WITH BRONZE BALL VALVE.

HUNTER ACC2-1200-SS WALL MOUNT OUTDOOR IRRIGATION CONTROLLER 12 STATION EXPANDABLE TO 42 STATIONS WITH (RK) RAIN SENSOR (WS,-WIRELESS MINI-CLICK) WITH HUNTER ROAM REMOTE CONTROL TRANSMITTER KIT (ROAM XL, SMART PORT WIRING HARNESS INCLUDED; PROVIDE GROUNDING OF IRRIGATION CONTROLLER. 2 WIRE SYSTEM COORDINATE WITHIN 1.25 ELECTRICAL CONDUITS WITH SWEEPS IN ALL VALVE BOXES, PROVIDE ADDTIONAL 18-INCHES OF CONTROL WIRE IN EACH VALVE BOX. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE CONTRACTOR IN SCHEDULING WATERING TIMES DURING PLANTING PROCESS AND 6 MONTH WATERING SCHEDULE.

HUNTER #1-EZ DECODER; 1 STATION EZ DECODER

HUNTER PRO-SPRAY (PROS-06-SI POP UP FOR GRASS AREAS; PROS-12-SI 12" POP UP FOR SHRUB AREAS) WITH PRO ADJUSTABLE NOZZLES; LT GREEN 12A ADJUSTABLE 0-360 12' RAD. @ 30 PSI; Q-0.63 GPM; H-1.26 GPM; 3Q-1.89 GPM; F-2.00 GPM; BLACK
17A ADJUSTABLE 0-360 17' RAD. @ 30 PSI; Q-0.1.15 GPM; H-2.30 GPM; 3Q-3.45 GPM; F-4.60 GPM

CONTRACTOR SHALL VERIFY NOZZLES UTILIZED AND ADJUST RADIUS TO FIT AREA TO BE IRRIGATED.

HUNTER STRIP PATTERN NOZZLES MODEL RCS-515 30 PSI, 5' X 15' - 0.65 GAL PER MIN.

HUNTER STRIP PATTERN NOZZLES MODEL SS-530 30 PSI, 5' X 30' - 1.30 GAL PER MIN.

HUNTER BUBBLER NOZZLES PCB MODEL 20 - 2 GAL PER MIN. UMBRELLA PATTERN

HUNTER ICV GLOBE ELECTRICAL SOLENOID VALVE ASSEMBLY SIZE AS NOTED PROVIDE BRONZE OR ALUMINUM TAG NOTING VALVE NUMBER AND TAG ON COVER OF VALVE BOX ELECTRICAL CONDUIT PROVIDED FROM IRRIGATION CONTROLLER TO EACH SOLENOID VALVE AND SWEEPS IN EACH VALVE BOX & SPLICE BOXES. 18 INCH ADDITIONAL TWO CONTROL WIRE COILED IN EACH VALVE BOX. 1.25-INCH ELECTRICAL CONDUIT MINIMUM SIZE.

2.0 - INCH BRONZE ISOLATION BALL VALVE IN FDOT TRAFFIC RATED VALVE BOX LABEL TO "IRRIGATION VALVE" ON VALVE BOX LID

IRRIGATION MAINLINE SCHEDULE 40 PVC, 2.5 INCH DIAMETER (AS NOTED ON DWG. NO SUBSTITUTION ON SIZE PIPE 18"-24" BELOW PROPOSED GRADE INCLUDE 1.25" DIAMETER ELECTRICAL CONDUIT FOR 2 WIRE SYSTEM ADJACENT TO MAIN IRRIGATION LINE

IRRIGATION LATERAL LINE PVC SCHEDULE 40 SIZE PIPE AS SHOWN ON DRAWING 12" BELLOW GRADE

TYPICAL IRRIGATION SLEEVE PIPE SIZE TWICE THE SIZE PIPE PASSING THROUGH SLEEVE PVC SCHEDULE 40 PIPE & SHALL EXTEND 1 FT. PASS HARD SURFACE AND ENDS DUCT TAPPED.

Valve Callout

Valve Number
Valve Flow
Valve Size

GENERAL IRRIGATION NOTES:

1. Irrigation system design requirements: 50 GPM @ a minimum of 60 PSI at reclaim water the point of connection (see location on irrigation plan). The Irrigation Contractor shall verify the available GPM and PSI for a 1. 5 inch reclaim meter. If the 1.5-inch reclaim irrigation meter is insufficient in providing 50 GPM at 60 PSI a 2 inch irrigation reclaim meter shall be installed prior to installation of the irrigation system. The Landscape/Irrigation Contractor shall coordinate with General Contractor for electrical service for irrigation controller located between A/C unit and electrical meter of the second floor landing north side of building..

2. Landscape Contractor shall stake out location of trees and shrub bed lines prior to Irrigation Contractor to begin installation of irrigation system to ensure the bubblers and spray heads are located in the exact location along the tree location and shrub bed lines. The location shall be confirm by the Owner/General Contractor or Owner's representative.

3. No irrigation spray heads or piping shall be within 12-inches of the proposed or existing building face and all spraying shall spray directly away from the building face.

4. Irrigation sleeves are to be located as shown on the irrigation plan and shall be coordinated with the General Contractor for installation if this is not performed by the Landscape/Irrigation Contractor. All sleeves shall extend 12" beyond the hard surfaces and both ends duct tape off. A 2"x2"x3' stake shall be placed at each end of the irrigation sleeves. 12-inches of the top of the stake shall be painted blue for location of sleeves during the site work and can be located at time of irrigation system installation.

5. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees, shrubs or grass areas.

6. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.

7. If required, the Landscape & Irrigation Contractor shall provide the necessary "Right of Way" use permits with various governing agencies.

8. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.

9. Although the irrigation pipes are shown directly beneath the existing tree canopies the intent is the irrigation contractor shall excavate by hand to tunnel beneath the existing tree canopy root system. At no point shall a irrigation pipe trencher shall be allowed within existing tree root canopy system. Other alternative is to reroute around the existing tree canopy.

10. In some cases the spray head shall be installed on shrub risers and set spray heads 6-inches above the the propose shrub heights. Provide galvanized metal 'L' stakes to support pipe risers, see details for this application.

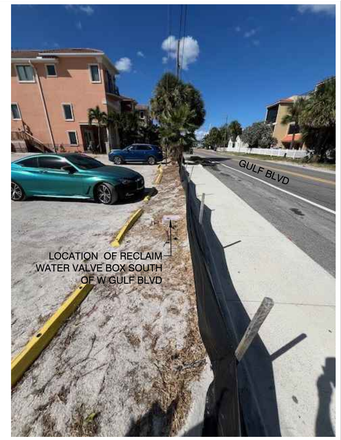
11. Two gallon bubblers shall be installed per detail provide with funny piping systems. Bubbler shall be laid on top of root ball 1 inch above the three inch mulch bed piping run up 2-inches away from the tree/palm root balls.

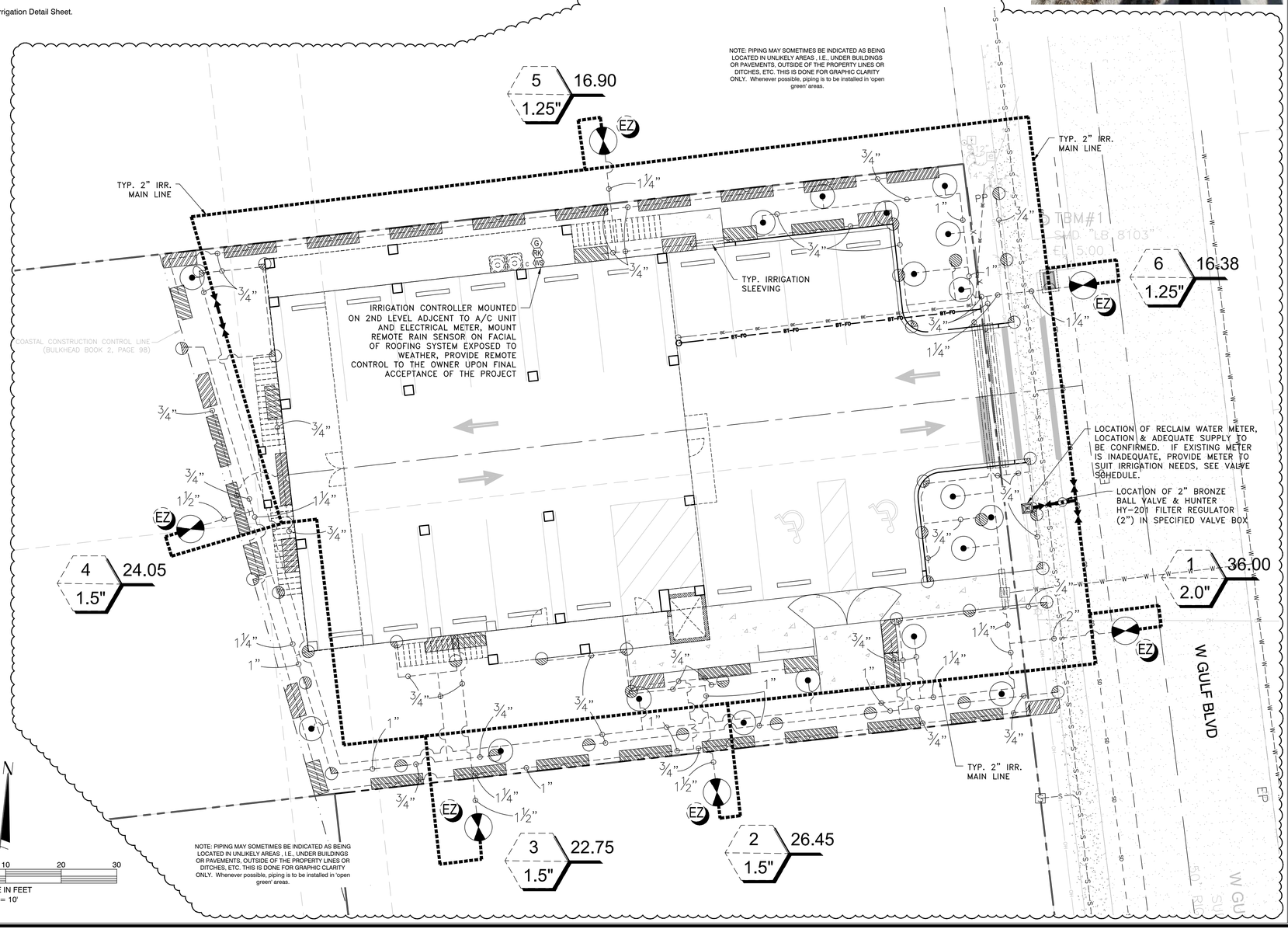
12. See other irrigation note on Irrigation Detail Sheet.

1

LION'S CLUB - IRRIGATION VALVE SCHEDULE

ZONE	TYPE	SIZE	GPM	RUN TIME MINUTES	TOTAL GPM
1	2 GALLON BUBBLERS (TREES)	2-INCH	36.00	15	540
2	17' R 6" POP-UP SPRAY (GRASS)	1.5-INCH	26.45	20	529
3	12" STRIP SPRAY (SHRUBS)	1.5-INCH	22.75	20	455
4	17' R 6" POP-UP SPRAY (GRASS)	1.5-INCH	24.05	20	481
5	12" STRIP SPRAY (SHRUBS)	1.25-INCH	16.90	20	338
6	12' R 12" POP-UP (GROUNDCOVERY SHRUBS)	1.25-INCH	16.38	15	245.7
TOTAL GALLONS RUN TIME (1.8 HRS.) TOTAL GPM					2,588.70
RUN IRRIGATION SYSTEM TWICE A WEEK TOTAL GPM					5,177.40





BY	DATE	REVISIONS
EJE	02/25/2026	REVISION 1 : CITY COMMENT REVISIONS
EJE	06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS

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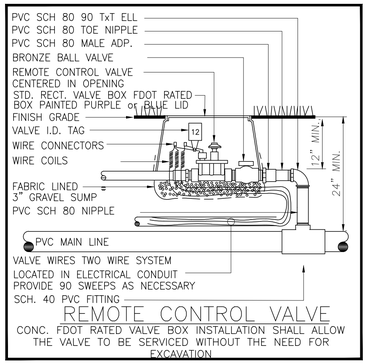
ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

IRRIGATION PLAN

SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	102 - LC IRR

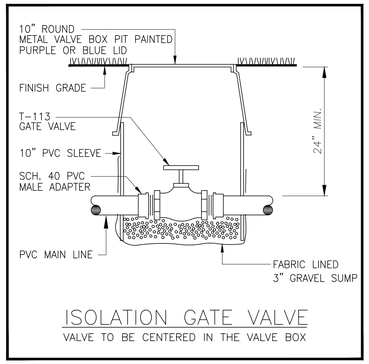
SHEET NUMBER 03

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\DRG\CONSTRUCTION\102 - LC IRR.dwg) PLOT DATE=6/17/2026 5:59 PM SAVE DATE: 6/17/2026 LAST SAVED BY: EELLWOOD



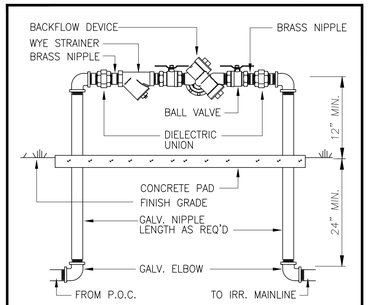
REMOTE CONTROL VALVE

CONC. FDOT RATED VALVE BOX INSTALLATION SHALL ALLOW THE VALVE TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION

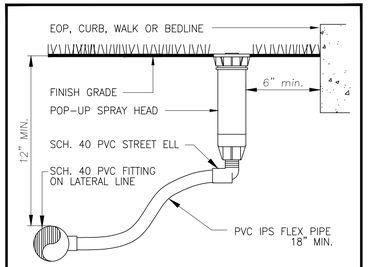


ISOLATION GATE VALVE

VALVE TO BE CENTERED IN THE VALVE BOX

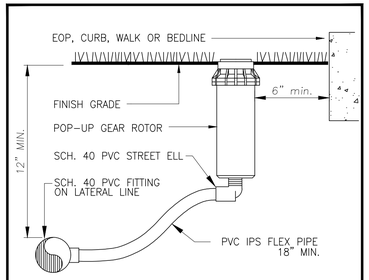


BACKFLOW PREVENTOR



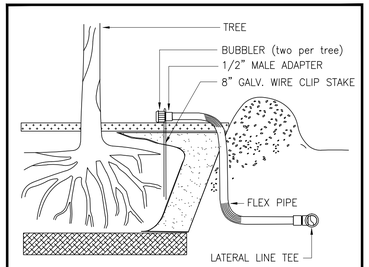
TURF SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



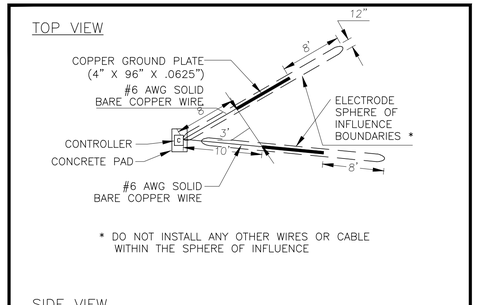
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE

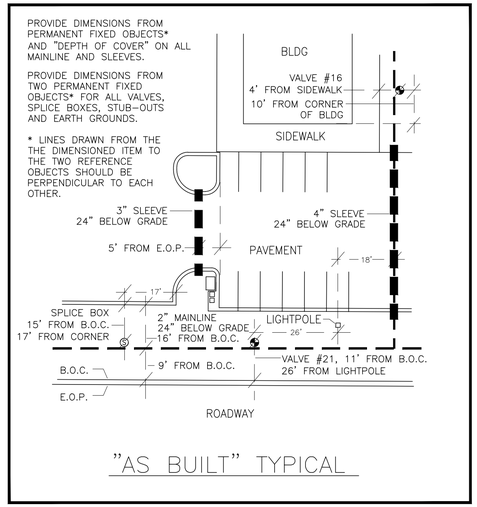


TREE BUBBLER

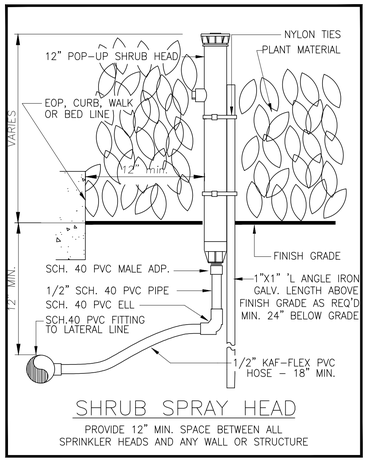
INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



CONTROLLER GROUNDING

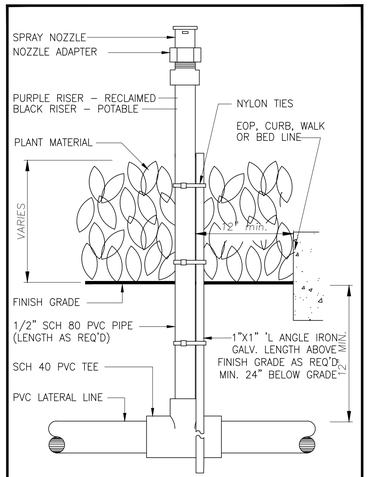


"AS BUILT" TYPICAL



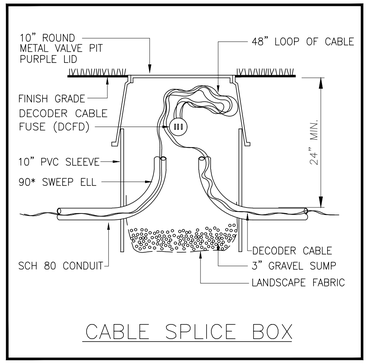
SHRUB SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



SHRUB SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



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#

IRRIGATION NOTES:

2. Irrigation system design requirements: 50 GPM @ a minimum of 60 PSI at the point of reclaim water connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system. See irrigation plan for information extension of irrigation mainline. New two wire Hunter irrigation controller shall be mounted on new proposed building. Irrigation Contractor shall coordinate with General Contractor for electrical service. It is also noted traffic rated valve boxes are shown on the drawing and 1.25 electrical conduits shall be installed as shown on the irrigation drawings. The electrical conduit shall also run adjacent to the irrigation mainline for the two wire system ell sweeps shall be provided in all solenoid boxes and junction boxes. New traffic rated (13"x24"x13" depth) valve boxes for existing irrigation zone that will be disrupted during the construction of this project. Irrigation Contractor shall install electrical and irrigation sleeve in direct straight lines between valve or junction boxes. All sleeves shall be duct taped at both ends to prevent dirt from compacting in sleeves. The contractor shall not deviate installation of the irrigation system base on the specifications and details of this sheet and the irrigation plan sheet.
3. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
4. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.
5. If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
6. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
7. Mainline is to be installed with a minimum of 18"-24" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
8. Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2". Sleeves under paved surfaces shall be installed by the SITE CONTRACTOR UNDER ALL PAVED SURFACES. Sleeves shall extend beyond paved surfaces a minimum of 8-inches and end of pipes shall be ducted taped. A 3'x2"x"2 inch stake shall be staked at each end of stake irrigation sleeve. Blue for potable irrigation sleeve; Purple for reclaim sleeves, stake shall be driving a minimum of 1 foot into the ground and 2 feet of above the finish grade. Irrigation contractor shall coordinate location of irrigation sleeves with the site contractor.
9. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves and wire splices shall be installed in fiber concrete valve boxes with diamond plated steel lids (available from Ferguson Waterworks):

Remote Control Valves	(16"w x 25"l x 12"h) std. rect. box
Isolation Gate Valves	(16"w x 25"l x 12"h) std. rect. box
Wire Splices	(16"w x 25"l x 12"h) std. rect. box

10. The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage sump.
11. All valve box are fiber concrete 13" 24"x12" BOX W.CI RDR LID Model No. SP-A0132412M with metal flap LIDS to be painted "PURPLE" for reclaim and painted "BLUE" for irrigation potable water BY IRRIGATION CONTRACTOR provide sample paint colors to Owner for approval prior to painting lids. Unpainted FDOT traffic rated boxes are available from Ferguson Waterworks, FEL-Tampa FL Waterworks #044, 8008 E. Sligh Ave. Tampa, FL. 33610-0000, phone 813-627-1240, fax 813-627-1299. No substitution will be accepted for this line item unless approved by Owner.
12. Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
13. The two-wire path between the controller and the decoders shall be two (2) UL Listed, single strand, type UF 600 Volt control cables (12-1 AWG). Use one (1) RED and one (1) BLUE colored wire to match color coded connections on the Decoders. Maximum distance from the controller to the furthest decoder shall be 1,500'. Install Decoder Cable in a 1" PVC conduit. Provide electrical eels sweeps in solenoid valve boxes and splice boxes.
14. All Decoders shall be installed in the valve box along with the solenoid that they are connected to.
15. All splices to the control wiring shall be made with 3M #DB_6 600 volt, UL Listed direct bury splice kits Use "yellow" or "red" kits as needed. All control wires shall be installed in electrical conduits no small than 1 inch diameter with 90 degree sweeps.
16. All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of ½" Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of ¾" Heavy Wall PVC IPS Hose

17. The tops of all shrub sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a 1"x1' galvanized 'L' stake and nylon cable ties. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or structure and a minimum of 24" below finish grade ant 2 inches below top of irrigation head..
18. Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
19. Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Code.
20. At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (Intermatic #AG2401 or equal).
21. At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 10 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
22. The wireless rain shutoff device shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
23. The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves. AS-BUILT Irrigation drawings shall be provide prior to final payment and reviewed by the Owner and his representative.
24. No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
25. Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local code.

FIELD CHANGES:

This Irrigation Design was based on the most recent site and landscape plan available to the Irrigation Designer at the time of the design. The following irrigation principals were incorporated into this design:

- Dedicated bubbler zones for all new trees.
- Dedicated spay zones for all new annual beds.
- Landscape beds and sod are on separate zones.
- Spray heads and rotator / rotors are on separate zones.
- All sprinkler heads within a zone are "matched precipitation rate".
- "Single row" sprinklers (along edge of pavement, fence line, pond bank) are on separate zones from areas covered by "square" or "triangular" spaced sprinklers.

Site and / or Landscape changes that were made after the time of this design will require Field Changes. Field Changes made by the Irrigation Contractor that do not incorporate these irrigation principals will not be accepted and will be corrected at the Irrigation Contractors expense.

Hunter Two Wire – Grounding and Shielding

At the very minimum, the grounding circuit for a decoder will include a copper ground plate and may also include 50 Pounds/22 kg of earth contact material, as defined below and Per the following detail. The copper grounding plate assemblies must meet the minimum requirements of section 250 of the NEC. They are to be made of a copper alloy intended for grounding applications and will have minimum dimensions of 4" x 36" x 0.0625" (100 mm x 1.2 m x 1.58 mm). A 10-foot/3 m continuous length (no splices allowed unless using exothermic welding process) of 10 'AWG/5 mm2 solid bare copper wire is to be attached to the plate using an approved welding process. This wire is to be connected to the decoder's ground wire and 10 AWG/5 mm2 bare copper "shielding wire" as shown in wiring details. A 50-pound/22 kg bag of earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6"/15 cm wide trench per detail below. Salts, fertilizers and other chemicals are not to be used in an attempt to improve soil conductivity because these materials are corrosive and will cause the copper conductors and electrodes to erode and become less effective with time. Ø Install all grounding circuit components in straight lines. When it is necessary to make bends, do not make sharp turns. To prevent the electrode-discharged energy from re-entering the underground cables, all electrodes shall be installed 6 to 8 feet/2 to 2.5 m away from said cables, and at right angles to the two-wire path. If more than one electrode is used to achieve lower resistance, the spacing between any two electrodes shall be 15 to 20 feet/4.5 to 6 m, so that they don't compete for the same soil. Ø The earth-to-ground resistance of this circuit is to be no more than 10 ohms. If the resistance is more than 10 ohms, than additional ground plates and earth contact material are to be installed in the direction of an irrigated area. It is required that the soil surrounding copper electrodes be kept at a minimum moisture level of 15% at all times by dedicating an irrigation station at each controller location.

BY	DATE	REVISIONS
EJE	02/25/2026	REVISION 1: CITY COMMENT REVISIONS
EJE	06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS

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CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-3126

ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

IRRIGATION DETAILS & SPECIFICATIONS

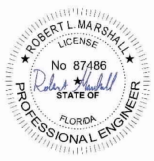
SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	102 - LC IRR

SHEET NUMBER 04

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ST PETERSBURG LIONS CLUB, TREASURE ISLAND STORMWATER MANAGEMENT CALCULATIONS

June 2026



Digitally signed by Robert Marshall
Date: 2026.06.18 08:46:21-04'00'

PREPARED BY:

Robby Marshall, P.E.

Clymer Farner Barley, Inc

314 S. Missouri Ave, Suite 101

Clearwater, FL 33756

727-519-1030

CFB-Inc.com

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I. INPUT DATA REPORT

SUMMARY

The St Petersburg Lions Club, in Treasure Island, FL is an existing property that is proposing a re-build of the previously improved site that was damaged by hurricanes in 2024. The project site is located at 9300 W Gulf Boulevard, Treasure Island, Fl 33706. The project area includes parcels 26-31-15-78804-008-0160 and 26-31-15-78804-009-0140, though the second parcel is currently a grass parking area and there are no proposed improvements to this parcel. The project boundary falls within FEMA Flood Zone AE with base flood elevation of 10' and Zone VE with base flood elevation of 12'. The FIRMette for the site is included in the appendix. Existing site topography indicates that a majority of the site drains towards Gulf Blvd. In the existing condition, all runoff flows offsite untreated where a majority enters the stormwater drainage system on Gulf Blvd and drains into Blind Pass. A small area of the site drains west directly onto the beach. Pre- and post-development drainage patterns are shown in the basin maps provided.

Because it does not exceed the threshold for increased impervious area or vehicle use area, an exemption from Environmental Resource Permitting has been approved by SWFWMD. The site, however, will still be required to meet the drainage requirements for the City of Treasure Island.

PRE-DEVELOPMENT HYDROLOGY

Please reference the Pre-Development Basin Map and the node schematic in Appendix A. In the pre-development condition, the site is divided into two basins: Pre – Basin 1 and Pre – Basin 2. Pre - basin 1 flows eastward to Gulf Blvd. and then into a grate inlet alongside the road. Pre – Basin 2 flows to the west towards the beach and the Gulf of Mexico. There is no onsite storage in the pre-development condition. Time-stage boundary nodes were set for both basins to flow to. The time-stage nodes are set by the mean high tide elevation for the beach node and the crown of pipe for the storm system along Gulf Blvd for the runoff flowing to the east.

POST-DEVELOPMENT HYDROLOGY

Please reference the Post-Development Basin Map and the node schematic in Appendix C. The post-development condition consists of Basins Post – Basin 1, Post – Basin 2, and Post – Vault. The drainage design was intended to maintain existing drainage patterns. Post – Vault is the primary basin for the site. It encompasses the portion of the site that will have improvements. This basin collects water at the trench drain at the front of the driveway entrance and directs water to the underground storage vault beneath the parking area. This vault is connected to a type H box with a weir inside it. Runoff flowing over the weir will then be piped to an existing structure in Gulf Blvd. Post – Basin 1 will drain out towards the street and Post – Basin 2 will drain towards the beach, as both nodes did in the existing conditions.

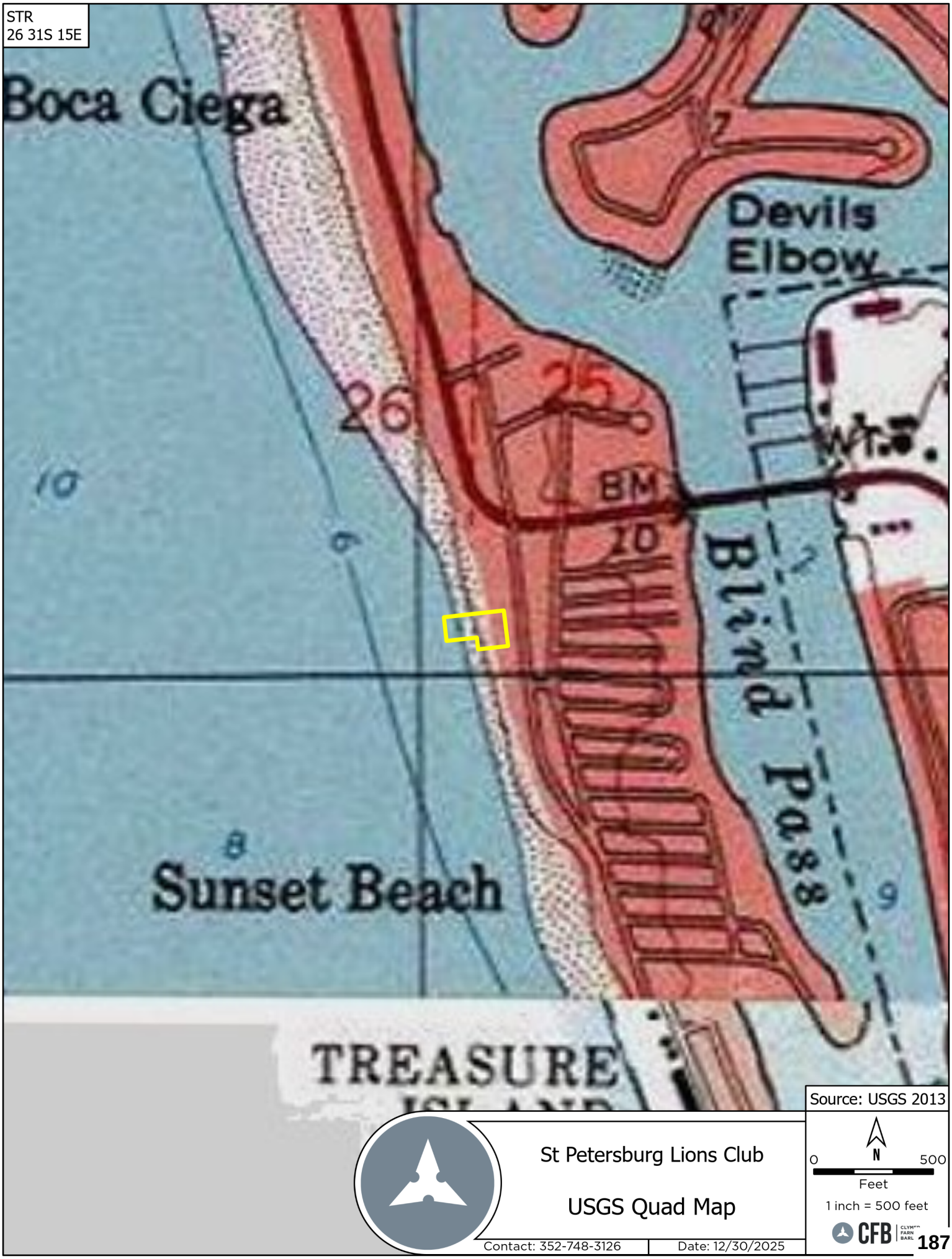
The retention vault holds sufficient volume to meet peak rate and volume requirements. The pond recovers the treatment volume in less than the 72-hour limit at approximately 32 hours. The vault was sized to contain up to the 100-year storm event. Table 1 below shows the design high water elevations for the 4 storm events modeled compared to the top elevation of the storage area. The weir in the control structure was designed to meet or reduce the amount of water leaving the site for the 25-year storm

event and the 10-year storm event. Table 2 below shows that the runoff from Pre – Basin 1 is greater than the combined runoff from both the basin Post – Basin 1 and the maximum flow rate out of the drop structure link, OUTFALL for the 25-year/24-hour storm event, and Table 3 shows the rate comparison for the 10-year/24-hour storm event.

POLLUTANT REMOVAL ANALYSIS

BMP Trains has been utilized to design a stormwater treatment system which is sufficient to provide the state mandated nitrogen and phosphorous removal. The BMP Trains reports for net improvement and removal efficiency are found in Appendix E. In the post-development condition, the proposed stormwater management system provides a treatment train which consists of a singular retention pond. The attenuation weir is set so that 2.14" of runoff volume is detained and infiltrates into the ground for treatment. Retention vault was modeled with a percolation link (Infiltration) which was designed based off the information from the geotechnical report for this site. When the starting water elevation in the vault node was set at the control elevation of 4.89, it was able to percolate back to the bottom elevation in 32 hours. The Treatment Weir Calculations in Appendix C shows that for 2.14" across the site to be treated in the specified vault area, the weir needs to be at a minimum elevation of 4.89' to achieve the required 0.046 Ac-Ft of treatment needed.


Har
W Gulf Blvd
*10'
12103C0194H
Effective Date
8/24/2021
Harrell Ave
92
91st Ave
W Gulf Blvd
Flood Zone
Static BFE*
AE
VE
Imagery: ESRI 2025
Floodplains: FEMA 2024
N
0
100
Feet
1 inch = 100 feet
St Petersburg Lions Club
FEMA Flood Map
Contact: 352-748-3126
Date: 12/30/2025
CFB
CLYMER FARN BARL


STR
26 31S 15E
Boca Ciega
Devils Elbow
26
25
BM
10
Blind Pass
Sunset Beach
TREASURE
St Petersburg Lions Club
USGS Quad Map
Source: USGS 2013
N
0
500
Feet
1 inch = 500 feet
CFB
Contact: 352-748-3126
Date: 12/30/2025



*Neither the Beaches nor the Waters of the Gulf of America have Hydrologic Soil Groups. The Drainage Class Dominant Condition for the Beaches is "Poorly Drained," where the Waters of the Gulf of America do not have a Dominant Condition.

Imagery: ESRI 2025
Soils: NRCS 2025

St Petersburg Lions Club

Soils Map

0 N 100
Feet
1 inch = 100 feet

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Contact: 352-748-3126

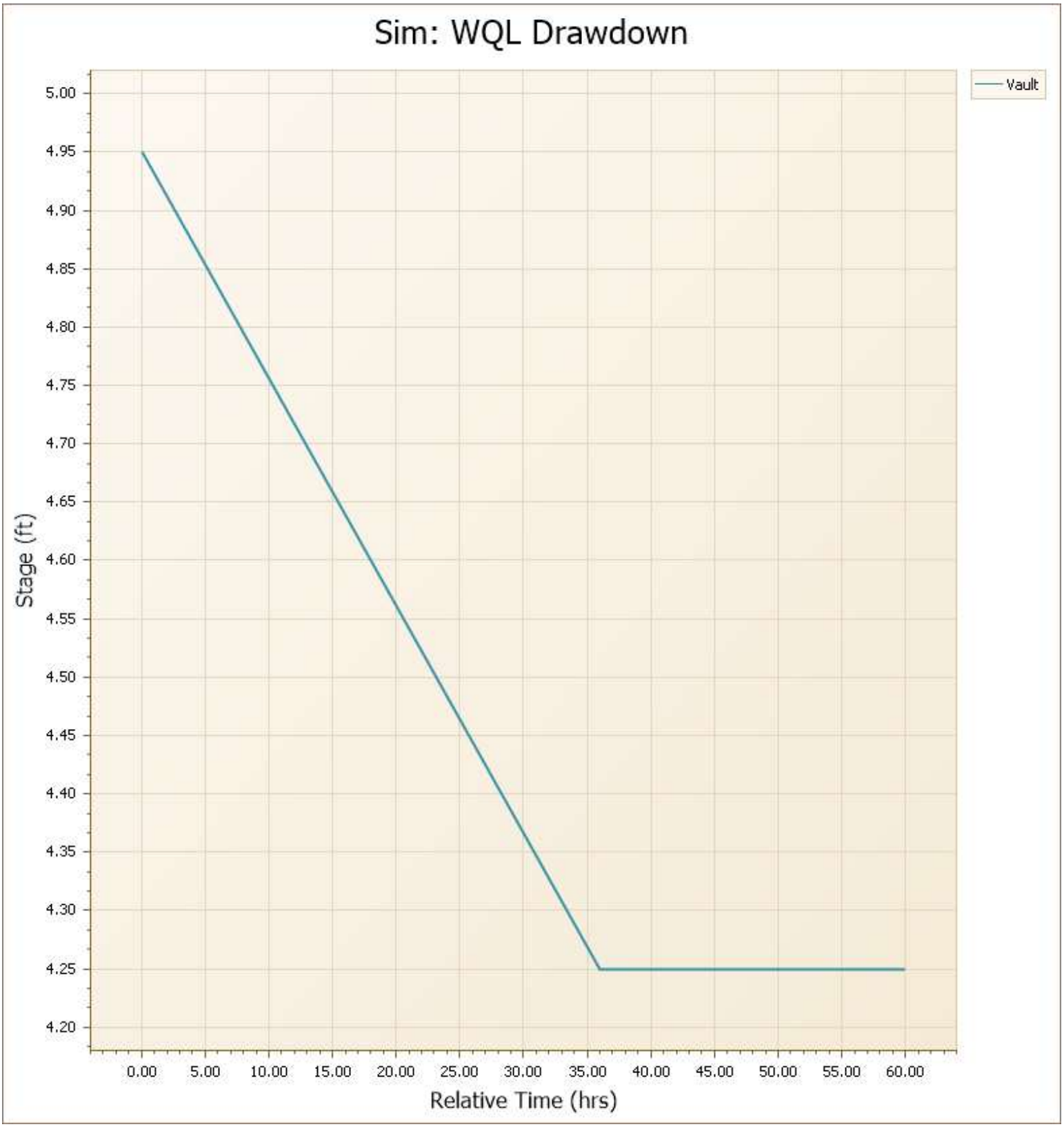
Date: 12/30/2025

Table 1: Node Max Stage Elevations					
Node	**002.33YR-024HR**	**010YR-024HR**	**025YR-024HR**	**100YR-024HR**	**Top Elevation**
Control Structure	5.06	5.27	5.35	5.45	6.44
Vault	5.06	5.29	5.37	5.51	5.75

Table 2: 25Yr 24Hr Storm Discharge Rate Comparison				
Pre-Development			Post-Development	
Basin/Link	**Rate, cfs**		**Basin/Link**	**Rate, cfs**
Pre - Basin 1	1.84		OUTFALL	0.95
			Post - BASIN 1	0.89
Total	1.84		Total	1.84
Reduction	0.0%			

Table 3: 10Yr 24Hr Storm Discharge Rate Comparison				
Pre-Development			Post-Development	
Basin/Link	**Rate, cfs**		**Basin/Link**	**Rate, cfs**
Pre - Basin 1	1.52		OUTFALL	0.70
			Post - BASIN 1	0.72
Total	1.52		Total	1.42
Reduction	6.6%			

Table 4: Infiltration Rate Methodology			
Vault Bottom Elevation		4.25	Feet
10' below bottom elevation		-5.75	Feet
Groundwater Elevation		0.8	Feet
Groundwater Elevation - 10' elevation	0.8ft - 5.75ft =	6.55	
Reduction Rate		70%	
Min. Recorded Infiltration Rate from Geotech Report		5.4	min/in
3/4 of Infiltration Rate	5.4min/in * 0.75 =	4.05	min/in
Vertical Conductivity	1in/4.05min *1ft/12in*1,440min/day * (1 - 70%) =	8.89	ft/day
Horizontal Conductivity	8.89 * 2 =	17.78	ft/day


Sim: WQL Drawdown
Vault
Stage (ft)
5.00
4.95
4.90
4.85
4.80
4.75
4.70
4.65
4.60
4.55
4.50
4.45
4.40
4.35
4.30
4.25
4.20
0.00
5.00
10.00
15.00
20.00
25.00
30.00
35.00
40.00
45.00
50.00
55.00
60.00
Relative Time (hrs)

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APPENDIX A



BY
REVISIONS
DATE

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CLYMER FARNER BARLEY, Inc.
7413 ALL FOOD PLAZA, PORT RICHEY, FL. 34782
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
PRE DEVELOPMENT BASIN MAP

SAVE DATE 6/16/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – PRE BASINS

SHEET NUMBER

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PRE - Basin 1

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.11	82	8.95
Impervious, Paved	0.24	98	23.78
Sand	0.00	77	0.00
Grassy Dunes	0.00	44	0.00
Total Ac =	0.35	Sum =	32.73
		Weighted CN =	93

PRE - Basin 2

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.00	82	0.00
Impervious, Paved	0.00	98	0.00
Sand	0.27	77	20.49
Grassy Dunes	0.11	44	4.80
Total Ac =	0.38	Sum =	25.28
		Weighted CN =	67

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APPENDIX B

Simple Basin Runoff Summary [EXISTING]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Pre - Basin 1	002.33YR-024HR	0.87	12.05	4.50	3.70	0.35	93.0	0.00	0.00
Pre - Basin 2	002.33YR-024HR	0.30	12.12	4.50	1.46	0.38	67.0	0.00	0.00
Pre - Basin 1	010YR-024HR	1.52	12.05	7.50	6.66	0.35	93.0	0.00	0.00
Pre - Basin 2	010YR-024HR	0.83	12.12	7.50	3.71	0.38	67.0	0.00	0.00
Pre - Basin 1	025YR-024HR	1.84	12.05	9.00	8.15	0.35	93.0	0.00	0.00
Pre - Basin 2	025YR-024HR	1.12	12.10	9.00	4.96	0.38	67.0	0.00	0.00
Pre - Basin 1	100YR-024HR	2.48	12.05	12.00	11.13	0.35	93.0	0.00	0.00
Pre - Basin 2	100YR-024HR	1.72	12.10	12.00	7.61	0.38	67.0	0.00	0.00

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APPENDIX C

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BY	REVISIONS	DATE

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CLYMER FARNER BARLEY, Inc.
7413 ALLONDRA AVE. HUDSON, FL. 34782
(352)748-3126

POST DEVELOPMENT BASIN MAP

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SAVE DATE	6/16/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC – POST BASINS

SHEET NUMBER

Post - Basin 1

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.07	82	5.73
Impervious, Paved	0.06	98	5.75
Sand	0.05	77	4.09
Grassy Dunes	0.00	44	0.00
Total Ac =	0.18	Sum =	15.57
		Weighted CN =	86

Post - Basin 2

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.00	82	0.23
Impervious, Paved	0.00	98	0.00
Sand	0.26	77	20.36
Grassy Dunes	0.02	44	0.70
Total Ac =	0.28	Sum =	21.28
		Weighted CN =	75

Post - Vault

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.06	82	4.62
Impervious, Paved	0.21	98	20.17
Sand	0.00	77	0.00
Grassy Dunes	0.00	44	0.00
Total Ac =	0.26	Sum =	24.79
		Weighted CN =	95

Project Name: St. Pete Lions Club
Date: 6/16/2026

Project Area (ac)	0.26
Volume Depth (in)	2.14
Required Volume (cf)	2010.29
Minimum Wier Elevation (ft)	4.95

Pond Level	Elevation (ft)	Area (sf)	Volume (cf)
Bottom	4.25	2861.51	0.00
Minimum Control Elevation	4.95	2861.51	2010.29
Top of Bank	5.75	2861.51	4292.26

Treatment Volume = Volume Depth x Project Area
Treatment Volume = 2.14 in x 0.26 ac.
Treatment Volume = 0.1783 ft x 11325.6 sf
Treatment Volume = 2010.29 cf
Treatment Volume = 0.046 Ac ft

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APPENDIX D

POST DEVELOPMENT MODEL

NODE STAGE RESULTS

Node Max Conditions [PROPOSED]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Control Structure	002.33YR-024 HR	0.00	5.06	0.00	0.23	0.14	100
Ground	002.33YR-024 HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	002.33YR-024 HR	0.60	0.60	0.00	0.33	0.00	0
Post- Gulf BLVD	002.33YR-024 HR	3.75	3.75	0.00	0.38	0.00	0
Vault	002.33YR-024 HR	5.75	5.06	0.00	0.67	0.23	2865
Control Structure	010YR-024HR	0.00	5.27	0.00	0.71	0.70	100
Ground	010YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	010YR-024HR	0.60	0.60	0.00	0.76	0.00	0
Post- Gulf BLVD	010YR-024HR	3.75	3.75	0.00	1.20	0.00	0
Vault	010YR-024HR	5.75	5.29	0.00	1.15	0.71	2865
Control Structure	025YR-024HR	0.00	5.35	0.00	0.95	0.95	100
Ground	025YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	025YR-024HR	0.60	0.60	0.00	0.99	0.00	0
Post- Gulf BLVD	025YR-024HR	3.75	3.75	0.00	1.65	0.00	0
Vault	025YR-024HR	5.75	5.37	0.00	1.38	0.95	2865
Control Structure	100YR-024HR	0.00	5.45	0.00	1.38	1.38	100
Ground	100YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	100YR-024HR	0.60	0.60	0.00	1.44	0.00	0
Post- Gulf BLVD	100YR-024HR	3.75	3.75	0.00	2.43	0.00	0
Vault	100YR-024HR	5.75	5.51	0.00	1.86	1.38	2865
Control Structure	WQL Drawdown	0.00	4.93	0.00	1.14	0.02	100
Ground	WQL Drawdown	4.00	4.00	0.00	0.53	0.00	0
Post - Gulf of Mexico	WQL Drawdown	0.60	0.60	0.00	0.00	0.00	0
Post- Gulf BLVD	WQL Drawdown	3.75	3.75	0.00	0.00	0.00	0
Vault	WQL Drawdown	5.75	4.95	0.00	0.02	1.67	2865

Link Min/Max Conditions [PROPOSED]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Infiltration	002.33YR-024 HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	002.33YR-024 HR	0.14	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	002.33YR-024 HR	0.14	0.00	0.00	1.05	1.05	1.05
P_Vault	002.33YR-024 HR	0.23	0.00	-0.19	0.51	0.34	0.42
Infiltration	010YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	010YR-024HR	0.70	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	010YR-024HR	0.70	0.00	-0.01	1.81	1.81	1.81
P_Vault	010YR-024HR	0.71	0.00	-0.22	1.07	0.90	0.98
Infiltration	025YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	025YR-024HR	0.95	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	025YR-024HR	0.95	0.00	-0.01	2.01	2.01	2.01
P_Vault	025YR-024HR	0.95	0.00	0.20	1.31	1.22	1.26
Infiltration	100YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	100YR-024HR	1.38	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	100YR-024HR	1.38	0.00	-0.01	2.27	2.27	2.27
P_Vault	100YR-024HR	1.38	0.00	0.21	1.75	1.75	1.75
Infiltration	WQL Drawdown	0.53	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	WQL Drawdown	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Weir: 1	WQL Drawdown	0.00	0.00	0.00	0.00	0.00	0.00
P_Vault	WQL Drawdown	1.14	-0.02	0.27	3.93	7.59	5.76

Simple Basin Runoff Summary [PROPOSED]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Post - BASIN 1	002.33YR-024HR	0.38	12.05	4.50	3.00	0.18	86.0	0.00	0.00
Post - Basin 2	002.33YR-024HR	0.33	12.12	4.50	2.05	0.28	75.0	0.00	0.00
Post - Vault	002.33YR-024HR	0.67	12.05	4.50	3.92	0.26	95.0	0.00	0.00
Post - BASIN 1	010YR-024HR	0.72	12.05	7.50	5.84	0.18	86.0	0.00	0.00
Post - Basin 2	010YR-024HR	0.76	12.10	7.50	4.59	0.28	75.0	0.00	0.00
Post - Vault	010YR-024HR	1.15	12.05	7.50	6.90	0.26	95.0	0.00	0.00
Post - BASIN 1	025YR-024HR	0.89	12.05	9.00	7.30	0.18	86.0	0.00	0.00
Post - Basin 2	025YR-024HR	0.99	12.10	9.00	5.95	0.28	75.0	0.00	0.00
Post - Vault	025YR-024HR	1.38	12.05	9.00	8.39	0.26	95.0	0.00	0.00
Post - BASIN 1	100YR-024HR	1.22	12.05	12.00	10.23	0.18	86.0	0.00	0.00
Post - Basin 2	100YR-024HR	1.44	12.10	12.00	8.75	0.28	75.0	0.00	0.00
Post - Vault	100YR-024HR	1.86	12.05	12.00	11.38	0.26	95.0	0.00	0.00

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APPENDIX E

Complete Report (not including cost) Ver 4.3.5
Project: St. Pete Lions Club
Date: 6/17/2026 11:29:09 AM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name Gulf BLVD
Rainfall Zone Florida Zone 4
Annual Mean Rainfall 51.00
Pre-Condition Landuse Information
Landuse Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres) 0.35
Rational Coefficient (0-1) 0.58
Non DCIA Curve Number 60.14
DCIA Percent (0-100) 69.00
Nitrogen EMC (mg/l) 1.130
Phosphorus EMC (mg/l) 0.188
Runoff Volume (ac-ft/yr) 0.863
Groundwater N (kg/yr) 0.000
Groundwater P (kg/yr) 0.000
Nitrogen Loading (kg/yr) 1.203
Phosphorus Loading (kg/yr) 0.200
Post-Condition Landuse Information
Landuse Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres) 0.26
Rational Coefficient (0-1) 0.68
Non DCIA Curve Number 82.00
DCIA Percent (0-100) 79.00
Wet Pond Area (ac) 0.00
Nitrogen EMC (mg/l) 1.130
Phosphorus EMC (mg/l) 0.188
Runoff Volume (ac-ft/yr) 0.753
Groundwater N (kg/yr) 0.000
Groundwater P (kg/yr) 0.000
Nitrogen Loading (kg/yr) 1.050
Phosphorus Loading (kg/yr) 0.175

Catchment Number: 1 Name: Gulf BLVD
Project: St. Pete Lions Club
Date: 6/17/2026

Retention Design
Retention Depth (in) 2.140
Retention Volume (ac-ft) 0.046

Watershed Characteristics

Catchment Area (acres) 0.26
Contributing Area (acres) 0.260
Non-DCIA Curve Number 82.00
DCIA Percent 79.00
Rainfall Zone Florida Zone 4
Rainfall (in) 51.00

Surface Water Discharge
Required TN Treatment Efficiency (%) 60
Provided TN Treatment Efficiency (%) 90
Required TP Treatment Efficiency (%) 90
Provided TP Treatment Efficiency (%) 90

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) 0.940
TN Concentration (mg/L) 0.000
TP Mass Load (kg/yr) 0.156
TP Concentration (mg/L) 0.000

Load Diagram for Retention (stand-alone)

Load
N: 1.05 kg/yr
P: 0.17 kg/yr → Treatment
N: 90 %
P: 90 % → Surface Discharge
N: 0.11 kg/yr
P: 0.02 kg/yr
↓ Mass Reduction
N: 0.94 kg/yr
P: 0.16 kg/yr

Load Diagram for Retention (As Used In Routing)

Upstream Nodes
None Load
N: 1.05 kg/yr
P: 0.17 kg/yr

Q: 0.75 ac-ft → Treatment
N: 89.6 %
P: 89.6 % → Mass Discharged
N: 0.11 kg/yr
P: 0.02 kg/yr
Q: 0.08 ac-ft

↓
Mass Removed
N: 0.94 kg/yr
P: 0.16 kg/yr

Summary Treatment Report Version: 4.3.5
Project: St. Pete Lions Club

Analysis Type: Specified Removal Efficiency
BMP Types:
Catchment 1 - (Gulf BLVD) Retention
Based on % removal values to the nearest percent
Date:6/17/2026

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? Yes
Total phosphorus target removal met? Yes

Summary Report
Nitrogen
Surface Water Discharge
Total N pre load 1.2 kg/yr
Total N post load 1.05 kg/yr
Target N load reduction 60 %
Target N discharge load .42 kg/yr
Percent N load reduction 90 %
Provided N discharge load .11 kg/yr .24 lb/yr
Provided N load removed .94 kg/yr 2.07 lb/yr

Phosphorus

Surface Water Discharge
Total P pre load .2 kg/yr
Total P post load .175 kg/yr
Target P load reduction 90 %
Target P discharge load .017 kg/yr
Percent P load reduction 90 %

Provided P discharge load .018 kg/yr .04 lb/yr
Provided P load removed .156 kg/yr .345 lb/yr

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APPENDIX F

INPUT DATA

Simple Basin: Pre - Basin 1

Scenario:	EXISTING
Node:	Pre - Gulf BLVD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.35 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre - Basin 2

Scenario:	EXISTING
Node:	Pre - Gulf of Mexico
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.38 ac
Curve Number:	67.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - BASIN 1

Scenario:	PROPOSED
Node:	Post- Gulf BLVD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.18 ac
Curve Number:	86.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - Basin 2

Scenario:	PROPOSED
Node:	Post - Gulf of Mexico
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.28 ac
Curve Number:	75.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - Vault

Scenario:	PROPOSED
Node:	Vault
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.26 ac
Curve Number:	95.0
% Impervious:	0.00
% DCIA:	0.00

% Direct: 0.00
Rainfall Name:

Comment:

Node: Pre - Gulf BLVD

Scenario: EXISTING
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.75 ft
Warning Stage: 3.75 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	3.75
0	0	0	240.00	3.75

Comment: crown of downstream pipe

Node: Pre - Gulf of Mexico

Scenario: EXISTING
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.60 ft
Warning Stage: 0.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	0.60
0	0	0	240.00	0.60

Comment:

Node: Control Structure

Scenario: PROPOSED
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.15	0.00	11

INPUT DATA

Stage [ft]	Area [ac]	Area [ft2]
6.32	0.00	11

Comment:

Node: Ground

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 4.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	4.00
0	0	0	240.00	4.00

Comment:

Node: Post - Gulf of Mexico

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.60 ft
Warning Stage: 0.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	0.60
0	0	0	240.00	0.60

Comment:

Node: Post- Gulf BLVD

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.75 ft
Warning Stage: 3.75 ft
Boundary Stage:

INPUT DATA

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	3.75
0	0	0	240.00	3.75

Comment: crown of downstream pipe

Node: Vault

Scenario: PROPOSED
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.25 ft
Warning Stage: 5.75 ft

Stage [ft]	Area [ac]	Area [ft2]
4.25	0.07	2862
5.75	0.07	2862

Comment:

Percolation Link: Infiltration

Scenario: PROPOSED
From Node: Vault
To Node: Ground
Link Count: 1
Flow Direction: None
Aquifer Base Elevation: -15.00 ft
Water Table Elevation: 4.00 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 17.780 fpd
Vertical Conductivity: 8.890 fpd
Fillable Porosity: 0.290
Layer Thickness: 0.00 ft

Surface Area Option: User Specified
Bottom Elevation: 4.25 ft
Surface Area: 0.08 ac
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 255.66 ft
Perimeter 2: 655.67 ft
Perimeter 3: 4255.66 ft
Distance P1 to P2: 50.00 ft
Distance P2 to P3: 450.00 ft
# of Cells P1 to P2: 10
# of Cells P2 to P3: 45

Comment:

Drop Structure Link: OUTFALL

Scenario: PROPOSED
From Node: Control Structure
To Node: Post- Gulf BLVD
Link Count: 1
Flow Direction: Both
Solution: Combine
Increments: 0

Upstream Pipe

Invert: 3.26 ft
Manning's N: 0.0130

Geometry: Circular
Max Depth: 1.25 ft

Bottom Clip
Default: 0.00 ft
Op Table:

Downstream Pipe

Invert: 3.00 ft
Manning's N: 0.0130

Geometry: Circular
Max Depth: 1.25 ft

Bottom Clip
Default: 0.00 ft
Op Table:

INPUT DATA

Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	52.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	4.95 ft	Ref Node:	
Control Elevation:	4.95 ft	Discharge Coefficients	
Max Depth:	0.86 ft	Weir Default:	3.200
Max Width:	1.20 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P_Vault		Upstream		Downstream	
Scenario:	PROPOSED	Invert:	4.50 ft	Invert:	4.25 ft
From Node:	Vault	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Control Structure	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	7.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	1.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 002.33YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:22:16 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
IA Recovery Time: 24.00 hr

INPUT DATA

Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	4.50 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:23:35 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00

INPUT DATA

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	11.00	15.00
0	0	0	13.50	15.00

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: Existing Curve Number
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Existing Impervious

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 7.50 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:24:52 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

INPUT DATA

Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.00 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.00 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD

Rainfall Amount: 9.00 in

Storm Duration: 24.00 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:26:10 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

INPUT DATA

Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CFB CURVE NUMBER SET
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	CFB IMPERVIOUS SET

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.00 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 002.33YR-024HR

Scenario:	PROPOSED
Run Date/Time:	6/16/2026 2:16:07 PM
Program Version:	ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

INPUT DATA

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 4.50 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:17:31 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
IA Recovery Time: 24.00 hr

INPUT DATA

Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:12:52 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00

INPUT DATA

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.00 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:14:15 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

INPUT DATA

Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.00 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.00 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD

Rainfall Amount: 12.00 in

Storm Duration: 24.00 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: WQL Drawdown

Scenario: PROPOSED
Run Date/Time: 6/17/2026 11:40:56 AM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	72.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	2160.00
0	0	0	36.00	1440.00
0	0	0	60.00	3600.00

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

INPUT DATA

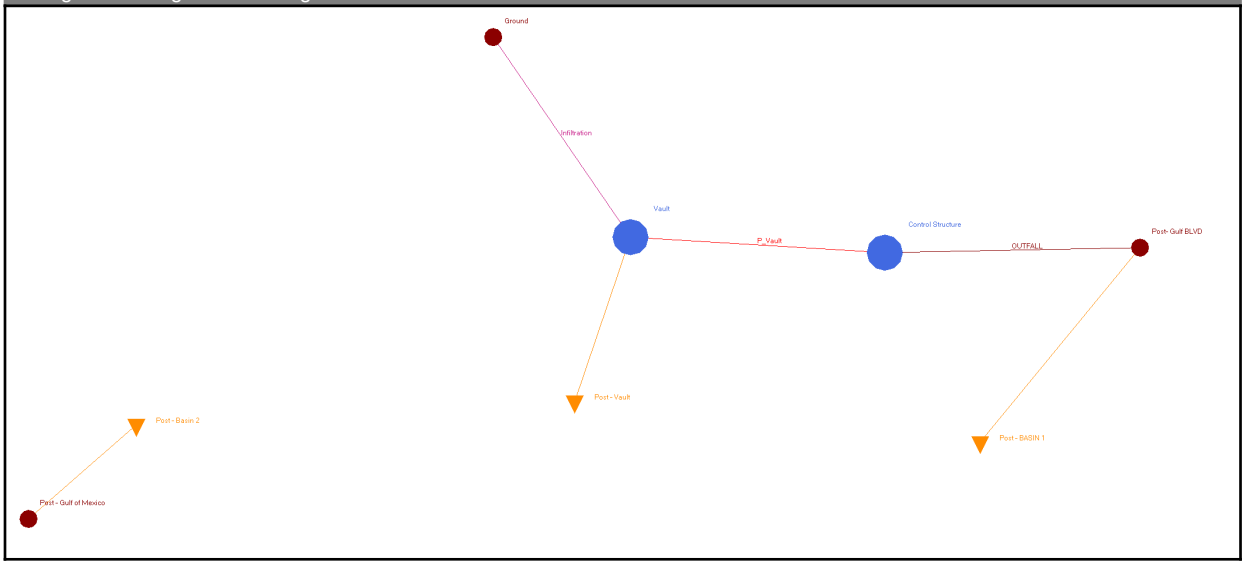
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CFB CURVE NUMBER SET
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	CFB IMPERVIOUS SET

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.00 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

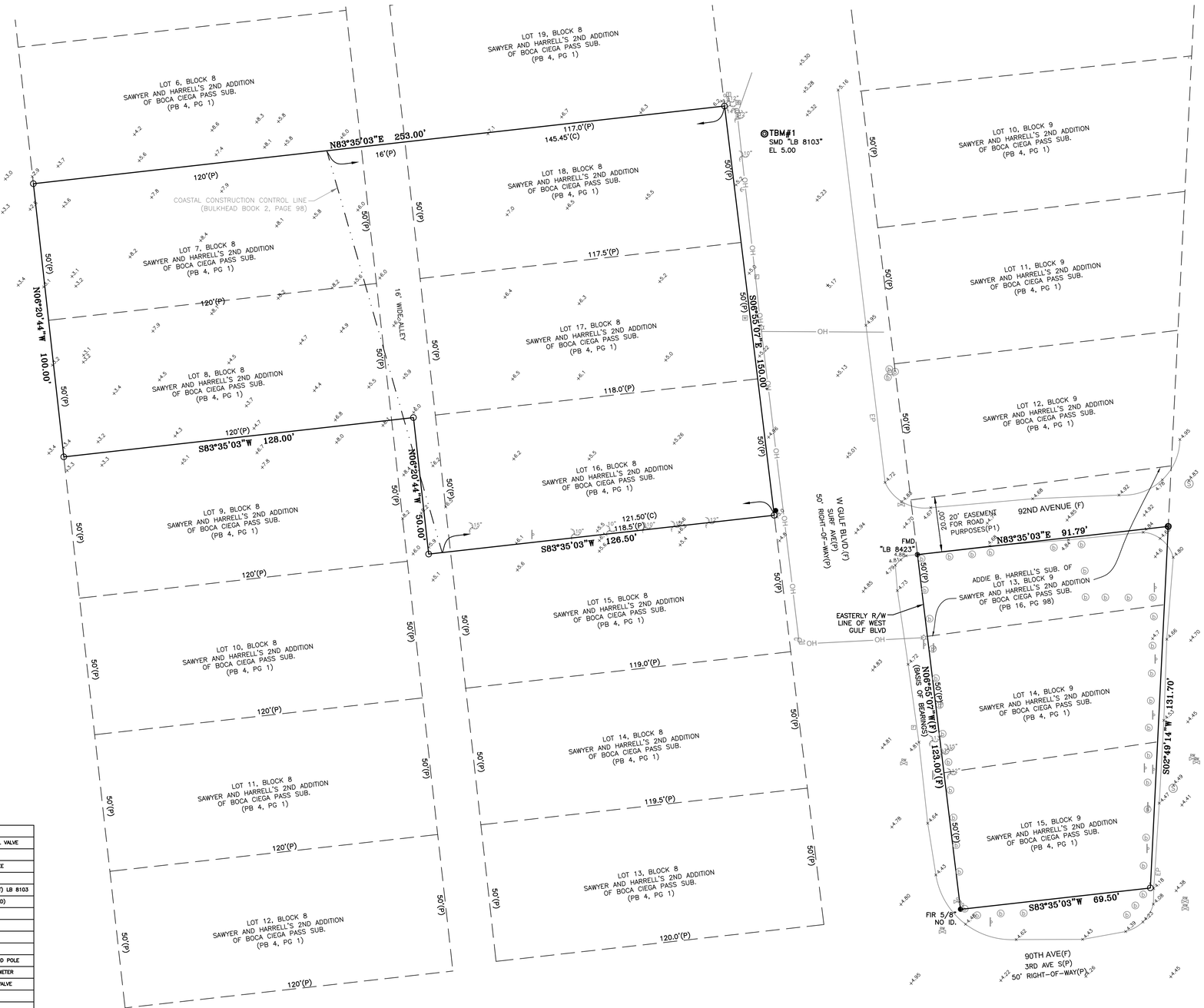
Background Image: Post - Diagram



Background Image: Pre - Diagram

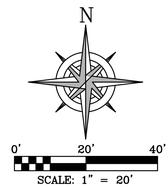


SEC. 26, TWP. 31 S., RNG. 15 E.
PINELLAS COUNTY, FLORIDA



LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
C#	CURVE – SEE CURVE TABLE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
F/T	FENCE TIE
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 4, PAGE 1
(P1)	PLAT BOOK 16, PAGE 98
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
W/T	WALL TIE
	ASPHALT
	BRICK
	CONCRETE



DESCRIPTION:

PARCEL 1: (PREPARED BY THIS FIRM)

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA–PASS–SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT–OF–WAY LINE OF WEST GULF BOULEVARD PER GPS LOCATION OF FIELD MONUMENTATION (STATE PLANE COORDINATES, FLORIDA WEST ZONE), BEING N06°55'07"W.
2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J–17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE. DIGITALLY ISSUED SURVEYS ARE NOT VALID UNLESSED DIGITALLY SIGNED, SEALED AND DATED. PRINTED COPIES OF DIGITALLY SIGNED SURVEYS ARE INVALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
5. RE–USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE–USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0194H, COMMUNITY NUMBER 125153, EFFECTIVE DATE 8/6/2021. TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE–FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS–OF–WAY AND OTHER MATTERS OF RECORD.
11. ELEVATIONS ARE BASED ON NGS BENCHMARK PBE 141 (PID# AG0761) HAVING AN ELEVATION OF 4.33 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON–PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 4/30/2025.
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
15. THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.
16. PARCEL 1 CONTAINS 31,996.21 SQUARE FEET (0.73 ACRE), MORE OR LESS.
    PARCEL 2 CONTAINS 10,404.88 SQUARE FEET (0.24 ACRE), MORE OR LESS.
17. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
18. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
19. NO UNDERGROUND CONSTRUCTION LOCATED UNLESS OTHERWISE NOTED.

SYMBOL LEGEND			
⟷	BACK FLOW PREVENTION DEVICE		IRRIGATION CONTROL VALVE
(b)	BOLLARD		LIGHT POLE
	CABLE TV BOX		MISCELLANEOUS TREE
(CO)	CLEANOUT	MW	MONITORING WELL
	CONCRETE LIGHT POLE		NAIL AND DISK (SET) LB 8103
	CONCRETE MONUMENT (FOUND)		NAIL & DISK (FOUND)
(CWW)	CROSS WALK POLE		OAK TREE
	CYPRESS		PALM TREE
	ELECTRIC BOX	(P)	PARKING SPACES
(E)	ELECTRIC METER		PINE TREE
	ELECTRIC TRANSFORMER		POWER/UTILITY WOOD POLE
+0.00	ELEVATION		RECLAIMED WATER METER
+0.00 / +0.00	ELEVATION BACK OF CURB / EDGE OF PAVEMENT		RECLAIMED WATER VALVE
+0.00 / +0.00 / +0.00	ELEVATION BACK OF CURB / FLOW LINE / EDGE OF PAVEMENT		RED MAPLE
	ELM	(S)	SANITARY MANHOLE
	FIRE HYDRANT	(SSC)	SANITARY SEWER CLEANOUT
	GAS MARKER POST		SIGN
	GAS VALVE	(D)	STORM SEWER MANHOLE
	GRATE INLET		TELEPHONE PEDESTAL
	GUY WIRE ANCHOR		TEMPORARY BENCHMARK
	HANDICAP PARKING SPACE	TS	TRAFFIC SIGNAL JUNCTION BOX
	IRON PIPE (FOUND)		WATER METER
	IRON ROD (FOUND)		WATER VALVE
	IRON ROD (SET) LB 8103		X–CUT (FOUND)
		YD	YARD DRAIN

REV.#	DESCRIPTION	DATE	BY

TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

BOUNDARY AND TOPOGRAPHIC SURVEY
9300 WEST GULF BOULEVARD
TREASURE ISLAND
CITY OF TREASURE ISLAND FLORIDA

PREPARED FOR:
ST. PETERSBURG LION'S CLUB
PO BOX 11734
ST. PETERSBURG, FL 33733

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PSM #5116, USING A DIGITAL SIGNATURE AND SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Kenneth Kolarik
2025.08.20
10:21:17 -04'00'

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, PSM 5116

PROJECT NUMBER	314250024
FIELD DATE: 8/13/2025	
DRAWN BY: TBM	FB: 290 PG: 52
SCALE:	1" = 20'
SHEET NO. 1 OF 1	

Aug 20, 2025 – 10:18am K:\MASTER DRAWING-C3D-SURV_CLEARWATER-OFFICE\9300 W GULF BLVD TREASURE ISLAND (P314250024)\314250024-BTT.dwg

RESOLUTION NO. 86-26

A RESOLUTION APPROVING SITE PLAN 267 OF THE ST. PETERSBURG LIONS CLUB FOR THE PROPERTY LOCATED AT 9101 HARRELL AVENUE.

WHEREAS, THE ST. PETERSBURG LIONS CLUB, owner of the property located at 9101 West Gulf Boulevard and legally described as Lot 13, Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision, has requested the Planning Board sitting on behalf of the City of Treasure Island to approve a site plan for the landscaping of an existing parking lot; and

WHEREAS, the Planning Board has reviewed said request at the October 14, 1986 meeting and has heard all discussion concerning the same.

NOW, THEREFORE, THE TREASURE ISLAND PLANNING BOARD DOES RESOLVE:

That Site Plan 267 for the landscaping of an existing parking lot on the property located at 9101 West Gulf Boulevard and legally described as Lot 13 Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision be and the same is hereby approved as submitted.

The foregoing Resolution was offered during Regular Session of the Planning Board of the City of Treasure Island, Florida, sitting on the 14th day of October, 1986 by Mr. Mumford who moved its adoption; was seconded by Mr. Dion and upon roll call, the vote was:

YEAS: Messers. Fleming, Dion, Rogers, Smith, Upack, Mumford, Mrs. Wallet

NAYS: None

ABSENT: Messers. Carlson, Huskey, Greene, Mrs. Leader

Robert Fleming

Robert Fleming, Chairman

ATTEST:

Bonnie L. ZeHagen

Bonnie L. ZeHagen, CMC
Deputy City Clerk

It was noted that there have been no changes to the site plan since it was reviewed at the September meeting. Motion was made by Mr. Mumford and seconded by Mr. Smith to approve the amendment to the site plan as approved by the Board of Adjustment. Vote in favor was unanimous.

2. Site Plan 263 - Gregory Duckert -

This site plan is for the construction of a duplex on the property located at 8440 West Gulf Boulevard and legally described as Lot 1, Block 1 Sunset Beach Unit 1. This item was discussed at the September meeting but action was tabled pending clarification of ownership.

Mr. Cooper noted receipt of a Warranty Deed for the property in question showing Mr. Duckert as the owner. He indicated that the deed had not been recorded but indicated that a copy of the recorded deed will be required as a part of the file.

Mr. Charles Hunter was present representing Mr. Duckert and explained that Mr. Duckert wishes to construct a duplex on this site as shown on the site plan. There have been no changes to the site plan since the Board reviewed it in September.

Motion was made by Mr. Smith and seconded by Mr. Mumford to approve site plan 263 as submitted. Vote in favor was unanimous.

3. Site Plan 264 - Jeff Workman -

This site plan is for renovations to the service station located at 201 - 107 Avenue and legally described as Lot 1, Block 11, City of Treasure Island. The Board of Adjustment, at its September 11 meeting granted a variance authorizing these alterations subject to Planning Board and staff recommendations.

Motion was made by Mr. Rogers and seconded by Mrs. Walklet to approve Site Plan 264 as approved by the Board of Adjustment. Vote in favor was unanimous.

4. Site Plan 267 - Lions Club -

This site plan is for the landscaping of the Lions Club parking lot located at 9101 Harrell Avenue and legally described as Lot 13, Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision.

Mr. David Bruen, President of the Lions Club was present representing the Lions Club.

The Building Official explained that the Ordinance changed since the Lions Club first came to the City about landscaping their lot. He explained that the city is not requiring the Lions Club to pave or stripe their lot.

Mr. Bruce explained that it is their intent to beautify with landscaping, post and rope. He indicated that a sprinkler system for the landscaping will be installed if money permits. He indicated that in view of the problems that have occurred because of unauthorized use of the property, they plan to block its use for public parking.

Motion was made by Mr. Stafford and seconded by Mr. Dion to approve Site Plan 267 as submitted. Vote in favor was unanimous.

5. Site Plan 268 - Jerry Bednarski -

This Site Plan is for the construction of a single family residence on the property located at 8002 West Gulf Boulevard and legally described as Lot 5, Block 1, Sunset Beach Unit 4.

Mr. Bednarski explained that he wishes to construct a single family home on this site. He explained that his home will have approximately 3,000 square feet and will conform to all code requirements.

Motion was made by Mr. Smith and seconded by Mrs. Walklet to approve Site Plan 268 as submitted. Vote in favor was unanimous.

6. Recommendation for Special Exception - Randy Menne -

Mr. Menne was present and explained that he wishes to provide a charter boat service for guests of the Island Inn located at 9980 Gulf Boulevard. He explained that this service would be provided from the bayside and indicated that the dock would be used only to pickup and dropoff the guests of the Island Inn only.

Mr. Menne explained that he lives on Sunset Beach and will moor the boat at his home. He indicated that the boat won't run later than 10:00 p.m.

After brief discussion, motion was made by Mr. Rogers and seconded by Mr. Smith that the Planning Board recommends to the Board of Adjustment that they favorably consider a Special Exception for Randy Menne to operate a charter boat service from the dock at the Island Inn Hotel in so far as his boat will be kept at his home on Sunset Beach and the service will be restricted to use by Island Inn guests only. Vote in favor was unanimous.

CITY OF TREASURE ISLAND, FLORIDA

M E M O R A N D U M

9300 W. Gulf

TO: Charles Fant DATE: March 3, 1988

FROM: Esther Kenny EK SUBJECT: Site Plan 267/Lions Club

* *

Preliminary correspondence by letter and phone, between the Building Department and the Lions Club, was for approval of landscaping, paving and marking of stalls, and post and rope along the property lines.

The application was submitted for the September 1986 meeting, but was tabled for lack of proper notice to the abutters.

The case was heard at the October meeting. The minutes of the meeting state that the building official told the Lions Club that paving and stripping the lots was no longer a requirement. The Lions Club stated that they intended to landscape, install post and rope, and put a sprinkler system in for the landscaping <u>if</u> money permitted. This was approved unanimously. The resolution, however, only stated "landscaping of an existing parking lot." The plan signed by the chairman only shows shell fill and 30 inch wooden post with two inch rope and chain link closing off the south entrance.

By the approved plan and resolution, the only deviation from the approved site plan that I can document is the use of 1/2 inch cable instead of two inch rope, and closing off the north entrance with chain link. Permit 15922 was issued May 26, 1987.

AGENDA ITEM NO. 10.D

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	July 16, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000590-2025 - Approval of Site Plan Review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	See attached staff report

ATTACHMENTS:

1. SITE-000590-2025 - Staff Report.pdf
2. Site Plan Review Application.pdf
3. St Pete Lions Club - Civil Plans.pdf
4. St Pete Lions Club - Construction Plans.pdf
5. St. Pete Lions Club - Floor Plan & Elevations.pdf
6. St. Pete Lions Club - Landscape Plans.pdf
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Boundary Survey.pdf
9. Resolution 86-26 (Site Plan 267).pdf
10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
11. Site Plan 267 Memo.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000590-2025
JULY 16, 2026

DESCRIPTION	Site Plan Review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.
SITE ADDRESS:	9300 W. Gulf Blvd.
PARCEL ID #:	26-31-15-78804-008-0160 & 26-31-15-78804-009-0140 & 26-31-15-36882-009-0130
LEGAL DESCRIPTION:	SAWYER & HARRELL'S 2ND ADD BLK 8, LOT 16 AND E 8FT OF VAC ALLEY ON W AND LOTS 7, 8, 17 AND 18 & VAC ALLEY BETWEEN LOTS & SAWYER & HARRELL'S, ADDIE B. BLK 9, LOT 13 HARRELL'S 2ND ADD BLK 9, LOTS 14 AND 15
PROPERTY OWNER:	St. Petersburg Lions Club Inc.

GENERAL INFORMATION:

Zoning: Commercial General (CG)

Adjacent Property (Use):

North:	Single-Family Residential	East:	Single-Family Residential
South:	Commercial	West:	Water

Site Area: 42,436 Sq. Ft. (Approx 0.974 Acres)

Flood Zone: VE-12 / AE-10, Flood Insurance Rate Map

PROPERTY BACKGROUND:
The subject property consists of two parcels of land under common ownership located on the east and west sides of West Gulf Blvd. The waterfront parcel to the west historically contained a structure that housed the St. Petersburg Lions Club and was primarily utilized for civic and recreational purposes; the structure sustained damage during the 2024 hurricane season and was subsequently demolished, leaving the parcel vacant. The parcel on the east side of West Gulf Blvd has not previously been developed and has historically functioned as remote off-street parking for the Lions Club under a Site Plan Review approved in 1986. This initial site plan approval issued for the subject property was to address the nonconformities present at that time resulting from the eastern parcel being in use for remote parking prior to modern surface material regulations being adopted by code. The site plan approval in 1986 permitted the continued use of the parking lot without paving or striping following statements indicating that the property owner intended to beautify the property with landscaping and irrigation at a later time. However, no conditions of approval for such site improvements were imposed and no landscaping or irrigation improvements have been incorporated to date.

The subject application proposes a new principal structure on the waterfront parcel to serve as venue and event space associated with the St. Petersburg Lions Club, accommodating weddings and other social gatherings, along with associated site improvements on the eastern parcel to continue its function as an unpaved remote parking lot with no landscaping improvements. Because the proposal introduces a new structure, both parcels are required to conform to current land development regulations applicable to commercial parcels, including standards for vehicular use areas, landscaping, buffering, loading, and parking design. Approval of this site plan is contingent upon the separate approval of associated variances addressing remote parking distance, loading berth requirements, surface material, parking space delineation, landscaping and buffering, and lighting on the eastern parcel.

The proposed site plan locates the principal structure and its supporting improvements on the waterfront parcel, with the eastern parcel continuing to provide remote parking approximately 125 feet from the principal use. Given the nature of the proposed use, staff has identified a need for safe pedestrian movement between the two parcels, particularly during evening and nighttime hours when event attendees are expected to travel between the venue and the remote parking area. Staff recommends a condition of approval requiring installation of a pedestrian crosswalk with flashing beacons at 92nd Avenue, to be coordinated with the Public Works Department, as an integral component of the overall site design.

The proposed design of the structure orients the façade serving as the architectural front of the structure facing the waterfront, with the façade facing West Gulf Boulevard being designed as the architectural rear of the structure. As a result, the façade proposed to face along West Gulf Boulevard does not provide an entrance to the structure and lacks standard architectural details or features which contribute to the visual cohesiveness of the surrounding corridor

The applicant has also proposed to separate and sell a 50-foot wide (approximately 6,300 square foot) portion of the waterfront parcel to the abutting property owner. This reduction in available land area directly affects the site's capacity to accommodate required parking, landscaping, and lighting, and is a relevant consideration in staff's review of the overall site layout and its ability to meet the intent of the land development regulations.

TREASURE ISLAND CODE OF ORDINANCES:

Sec. 68-264. - Property development zoning regulations.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within section 68-431. Yard requirements, setbacks, height regulations, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.

(2) The maximum residential density shall be 15 dwelling units per acre.

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Sq Ft)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
All others	70	90	9,000	35	55
Maximum lot coverage in all districts: 50%					
Impervious Surface Ratio – 75%					

Sec. 68-466. – Lighting

Commercial, hotel/motel and multi-family parking area lighting. All commercial, hotel/motel and multi-family parking areas shall be full cutoff. Light levels shall be a minimum of one initial foot candles of illumination throughout the parking lot. The maximum to minimum foot candle ratio shall not exceed 15 to one. All parking areas shall be required to provide lighting consistent with the design requirement of this section during nighttime hours of operation

Sec. 68-486. - Off-street parking.

Number and description of parking spaces required. Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach. With the exception of single-family and two-family dwellings, parking lots shall have each parking space and aisle marked.

[Remote parking.] Remote parking may be allowed as provided for in article VI, Zoning district regulations. Such remote parking facility must be located within the city and must be more than 600 feet in distance of the site serving the principal use and shall be measured from the nearest point of the principal use lot line to an entrance to the remote parking facility. Such separated parking areas shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians. Such remote parking facilities shall be subject to site plan review and shall be upgraded to meet current city codes for required parking and landscaping as required by chapter 72, article II, of the land development regulations for vehicular use areas. Staff or the planning and zoning board as applicable shall consider specific restrictions pertaining to hours of operation, noise, and lighting among other considerations in

the review of such remote parking request. In addition, the owner of the principal use utilizing the remote parking facility shall have a transportation plan to shuttle people between the principal use and the remote parking facility.

Sec. 68-487. – Off-Street Loading

In any zoning district, in connection with every building or building group or part thereof thereafter erected and having a gross floor area of 4,000 square feet or more, which is to be occupied by commercial or industrial uses or other uses similarly requiring the receipt of distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, off-street loading berths or unloading berths as follows:

(1) 4,000—25,000 square feet .....1 berth

Sec. 68-541. - Setback classifications.

Western Parcel (West Gulf Boulevard from south side of Lot 9, Block 12, Sawyer and Harrell's Addition to Boca Ciega Pass, to Gulf Boulevard):

Street: 25 feet

Side: None

Eastern Parcel (East side of West Gulf Blvd from 90th to Gulf Boulevard):

Street: 25 feet

Side: None

Sec. 68-561. - Alternate setback system procedures

(a) *Application and exceptions.*

(1) This article shall be the alternative methods of determining all building setback requirements. The section or subsection which results in the greatest amount of setback shall apply for any given property.

(2) The following categories are exempt from the application of the vertical ratio setback system set out in this article:

a. Single-family dwellings, including townhouses;

b. Duplex dwellings;

c. All totally commercial buildings located in the CG zoning districts.

d. All buildings located in the PR-MU Core zoning district.

e. All buildings located in the PR-MU Gulf Blvd. zoning district.

(b) *Vertical* setback *ratio.* All buildings, not otherwise excepted from this article, shall be set back from all property lines 30 percent of the height of building above existing grade. Notwithstanding this provision, the minimum setback from the waterfront property line on properties bordering the Gulf of Mexico or the public beach shall be five feet.

(c) Properties bordering on the Gulf of Mexico or public beach. For properties bordering on the Gulf of Mexico or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

2) Total open space between side lot lines shall be not less than 30 percent of the

width of the lot but no less than the minimum designated in the setback chart, article VIII

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**
The subject property is located in the CG zoning district and is along a commercially zoned corridor while also being adjacent to a residential zoning district. The proposed development is aligned with the general purpose and intent of the zoning district however, the proposed site plan lacks appropriate considerations necessary for commercial developments proposed adjacent to residential zoning districts as established by the land development regulations. Additionally, the goal of the Future Land Use element of the adopted Comprehensive Plan is to ensure that the residential character of the City is maintained and protected while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental changes. The subject application and the related variances associated with the proposal remain in conflict with the following policies and objectives established by the Comprehensive Plan:

   Policy 1.2.4: The land development regulations shall contain provisions for drainage and stormwater management, open space, safe and convenient on-site traffic blow, parking, and signage

   Policy 1.2.7.: The land development regulations shall contain provisions enduring the compatibility of adjacent land uses and provide for adequate and appropriate buffering

   Policy 1.4.7.: The city will encourage mixed-use, creative architectural design. Parking regulations in the land development regulations shall ensure adequate levels of parking spaces while encouraging the reduction of pedestrian and vehicular conflicts and enhancing the aesthetics of the pedestrian realm.

   Objective 1.5.: The City shall encourage redevelopment that is compatible with the existing character in order to achieve an orderly and aesthetic mixture of land uses.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
The subject property complies with dimensional requirements of the land development regulations. However, the configuration of the proposed site plan lacks conformity with several of the City's land development regulations through variances sought. Please see notes and site data table below.

	Land Development Regulations	Proposed Site Plan	
		West Parcel	East Parcel
Lot Width (min.)	70’	100’	126’
Lot Depth (min.)	90’	130’	92’
Lot Area (min.)	4,500 sq. ft.	13,759 sq ft	
Lot Coverage (max.)	50%	18.4%	NA
ISR (max.)	70%	56%	0%
FAR (max.)	Exempt	34%	0%
Building Height (max.)	35’ (above BFE + 2ft. freeboard)	31.7’	
Setbacks			
Front	25’	45’	-
Side (North)	None	3’	-
Side (South)	None	20’	-
Waterfront	5’	13’	-
Open Space *(30% of proposed lot width)*	30’	23’	
Design Flood Elevation	14’ (12’ BFE + 2’ freeboard)	14’	
Parking Spaces	41 spaces	42	
Loading Berth	1	0	
Commercial Parking Area Lighting	1 foot candle throughout	None	
Total Interior Landscaping Requirement *(equal to ten percent of the total vehicular use area)*	1,048 sq. ft. (approx.)	0 sq. ft.	
Landscaped Interior Islands *(one required for every 15 parking spaces)*	2	0	
Landscaped Terminal Islands *(required on both ends of contiguous rows of 10 or more parking spaces)*	4	0	

3) **In what respects the plan is or is not in conformance with the City’s subdivision regulations and all other applicable City requirements including the design and construction of streets, utility facilities and other essential services.**
The proposed sale of a portion of the subject property does not interfere with subdivision regulations of the land development regulations.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The proposed site plan is incompatible with the existing developments surrounding the subject property. No provisions have been incorporated into the site plan which serve in mitigating potential impacts on adjacent residential parcels resulting from

vehicular use of the proposed remote parking lot. Additional deviations from landscaping requirements degrade the visual character of the surrounding area. Meanwhile, the principal structure proposed at the waterfront parcel lacks meaningful architectural design considerations along the street facing façade of the structure which detracts from the cohesive character planned for the area surrounding the site.

b) Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.

The proposed site plan does include the provision for the storage of bicycles as required by the land development regulations. However, the site plan does not provide a designated loading berth as required by code. As a result of this design consideration the potential for vehicle circulation impacts is imminent from improper site planning for commercial vehicles requiring access to the site. As a proposed venue and event space, it is to be expected that vendors or other suppliers will require access to the site during ongoing events at the property; improper allocation of space and planning for the accessibility of commercial vehicles may result in congestion of onsite parking areas, improper orientation of parked vehicles causing restricted access to the site, and the queuing of vehicles onto West Gulf Blvd caused by issues with site access.

c) Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.

The site plan proposes an off-street parking facility adjacent to residential land uses without the provision of landscaping or buffering to effectively screen the use or reduce resulting impacts. Due to the proposed site plan configuration, elements such as the intrusion of light from vehicle headlights and the visual impacts of vehicular uses are not addressed. Additionally, the principal structure located on the waterfront parcel of the subject property utilizes a requested open space variance.

d) Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.

The proposed development meets all minimum setback requirements set forth within the land development regulations, but include requested variances to the open space requirement for parcels abutting a public beach.

e) Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).

There will be no change to the use of the public beach or access to the waterfront as a result of the proposed development.

f) Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.

There are no known historically/architecturally significant structures or archaeological sites on the proposed site.

g) Suitability and design of proposed on-site recreation areas and improvements, or

of other lands to be dedicated for public recreational purposes.
There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department will determine if the proposed development requires any new or upgraded public improvements at the time of building permit review; including the installation of a pedestrian crossing recommended by staff as a condition of approval for the subject site plan review application.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
No reviews will need to be performed by the Florida Department of Transportation, Southwest Florida Water Management District or the Tampa Bay Regional Planning Council.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development is new construction intended to maintain the previously existing use of the subject property. Prior to demolition, the subject property utilized the eastern parcel as legal nonconforming remote parking facility following a 1986 Site Plan approval which was approved with the understanding that landscaping and irrigation would be implemented onto the site at a later time. The proposed redevelopment at the subject property intends to retain the existing nonconformities onsite without action to modernize the site or come into compliance with current code requirements.

STAFF RECOMMENDATION:
The absence of design components which ensure consistency with the goals and policies of the comprehensive plan results in incompatibility with the adjacent residential context. Additionally, proposed site characteristics cause pertinent concerns relating to public infrastructure and safety resulting from diminished lighting, potential vehicle circulation conflicts, and the displacement and erosion of surface materials. Following the consideration of these attributes and the details outlined throughout this report, staff recommends **DENIAL** of the proposed site plan review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JULY 16, 2026
CASE NO. VAR-000641-2026
LOCATION: 9300 W GULF BLVD, TREASURE ISLAND, FL 33706
PARCEL ID #: 26-31-15-78804-008-0160 & 26-31-15-78804-009-0140 & 26-31-15-36882-009-0130
PROPERTY OWNER: ST. PETERSBURG LIONS CLUB INC.

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

SITE PLAN REVIEW

The Planning and Zoning Board has site plan review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.

___ **DOES**
___ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-92 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN REVIEW AS REQUESTED
[ ] DENIES THE SITE PLAN REVIEW FOR THE FOLLOWING REASONS:

_____

_____

[ ] CONTINUES THE APPLICATION TO_____
[ ] APPROVES THE SITE PLAN REVIEW AS FOLLOWS WITH CONDITIONS

CONDITIONS OF APPROVAL:

1. The proposed improvements shall be substantially consistent with the plans completed by Robert Marshall, PE dated June 6, 2026
2. Loose surface material used within the remote parking lot shall maintain a minimum depth of three inches.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

ATTEST:

_____
Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ___ day of _____, 2026.

NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: VAR-000641-2026
Address: 9300 W Gulf Blvd
City of Treasure Island, Florida

N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000641-2026
Address: 9300 W Gulf Blvd
City of Treasure Island, Florida

N

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: St Petersburg Lions Club

Address: 9300 W Gulf BLVD

Treasure Island, Fl 33706

Phone: 727-206-5466

Fax: _____

Email: wtribiano@tampabay.rr.com

Agent: Brian A. Barker, P.E.

Address: 314 S. Missouri Ave

Clearwater, Fl 33756

Phone: 727-519-1030

Fax: _____

Email: bbarker@cfb-inc.com

List all Legal Owner(s) of Property: St. Petersburg Lions Club

Complete legal description (may be placed on attached separate page): See attached.

Development Name: St Petersburg Lions Club

Site Location/Address: 9300 W Gulf BLVD

Area of Development (Acreage or Square Feet) 0.73 Acres

Parcel Identification Number (list all): 26-31-15-78840-008-0160

Application Request: Construction of a new building to replace an existing building that was destroyed during the 2024 hurricane season

Future Land Use Designation: CG

Proposed Future Land Use: CG

Current Zoning: CG

Proposed Zoning: CG

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

_____ Owner/Agent

2/3/26 Date

Legal Description:

PARCEL 1:

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AGENCY	PERMIT #	SUBMITTED	STATUS
FDOT DRAINAGE PERMIT			
FDOT UTILITY PERMIT			
FDOT LANDSCAPE PERMIT			
SWFWMD ERP EXEMPTION			
PINELLAS COUNTY WATER			
CITY OF TREASURE ISLAND			

DATE	REVISIONS	BY

SITE CONSTRUCTION PLANS FOR ST. PETE LIONS CLUB

9300 W GULF BLVD, TREASURE ISLAND, FL 33706

LEGAL DESCRIPTION

PARCEL 1:

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

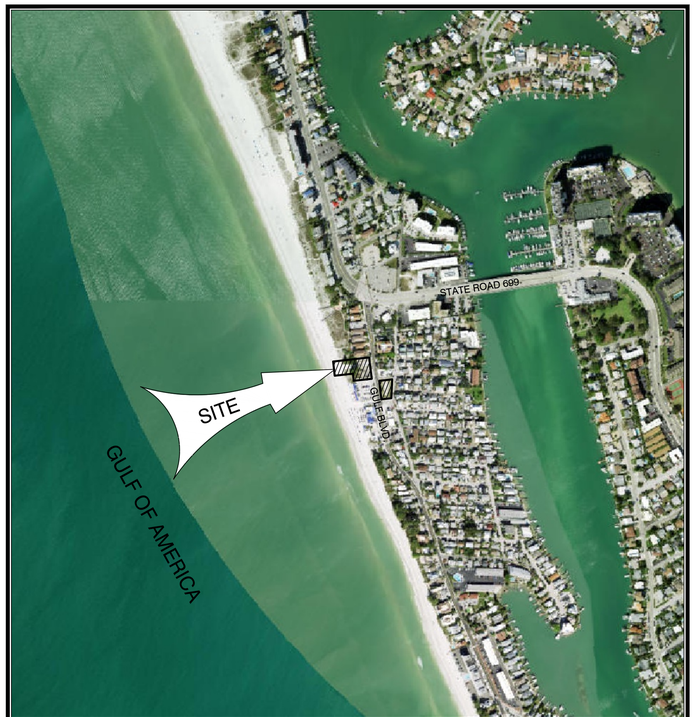
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AND

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NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

N

1" = 500'

SECTION 23; TOWNSHIP 31 SOUTH; RANGE 15 EAST
CITY OF TREASURE ISLAND
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	EROSION CONTROL PLAN
05	SITE PLAN
06	DRAINAGE & GRADING PLAN
07	UTILITY PLAN
08	OFF-STREET PARKING PLAN
09	CROSS SECTIONS
10	CONSTRUCTION DETAILS
11	AERIAL SITE PLAN

UTILITY OWNERS

SPECTRUM
ATTENTION: MR. TED BINGHAM
700 CARILLON PARKWAY, SUITE 6
ST. PETERSBURG, FLORIDA 33716-1123
PHONE: (727) 329-2847

FRONTIER COMMUNICATIONS, INC.
ATTENTION: MR. CHRIS BLAUVELT
MC: FLCW5033
1280 CLEVELAND STREET
CLEARWATER, FLORIDA 33782
PHONE: (727) 562-1130

WIDE OPEN WEST (WOW!)
FLSP2144
ATTENTION: MR. JAMES SANDMAN - CONSTRUCTION PROJECT COORDINATOR
3001 GANDY BOULEVARD NORTH
PINELLAS PARK, FLORIDA 33782
PHONE: (727) 239-0224 OFFICE

DUKE ENERGY
ATTENTION: MR. RICO ASHLEY
2166 PALMETTO STREET, BLDG. F
CLEARWATER, FLORIDA 33765
PHONE: (727) 562-5767

WATER/STORM SEWER/RECLAIMED UTILITES
BY PINELLAS COUNTY
ATTENTION: STEVE ALLEN

SANITARY SEWER UTILITIES
BY CITY OF TREASURE ISLAND

OWNER/DEVELOPER
ST PETERSBURG LIONS CLUB INC.
9300 W GULF BOULEVARD
TREASURE ISLAND, FL 33706
ATTN: WAID TRIBIANO
(727) 206-5466

ENGINEER
CLYMER FARNER BARLEY, Inc.
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Digitally signed by Robert Marshall
Date: 2026.05.28 16:20:21-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **ROBERT LEE MARSHALL**, P.E. ON THE DATE ADJACENT TO THE SEAL.

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I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SP-C - COVER.dwg| PLOT DATE: 5/28/2026 4:08 PM SAVE DATE: 3/23/2026 LAST SAVED BY: RMARSHALL

GENERAL CONSTRUCTION NOTES

1. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
2. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING 'SUNSHINE' AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE 'SUNSHINE' PROGRAM.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
14. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED TO FDOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, RE-GRADING, RE-SODDING AND OTHER EROSION CONTROL WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
17. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
21. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
22. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
23. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
24. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT.
25. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %).
26. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
27. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE.
28. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.
29. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.
30. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS, COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.
31. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.
32. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
33. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT.
34. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
35. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK.
36. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.

GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
7. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS.
8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
13. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
14. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

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

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

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
(A) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62055.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM TYPE-TYPE PIPELINE;
(B) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
(C) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
(A) USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER NOTES

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

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

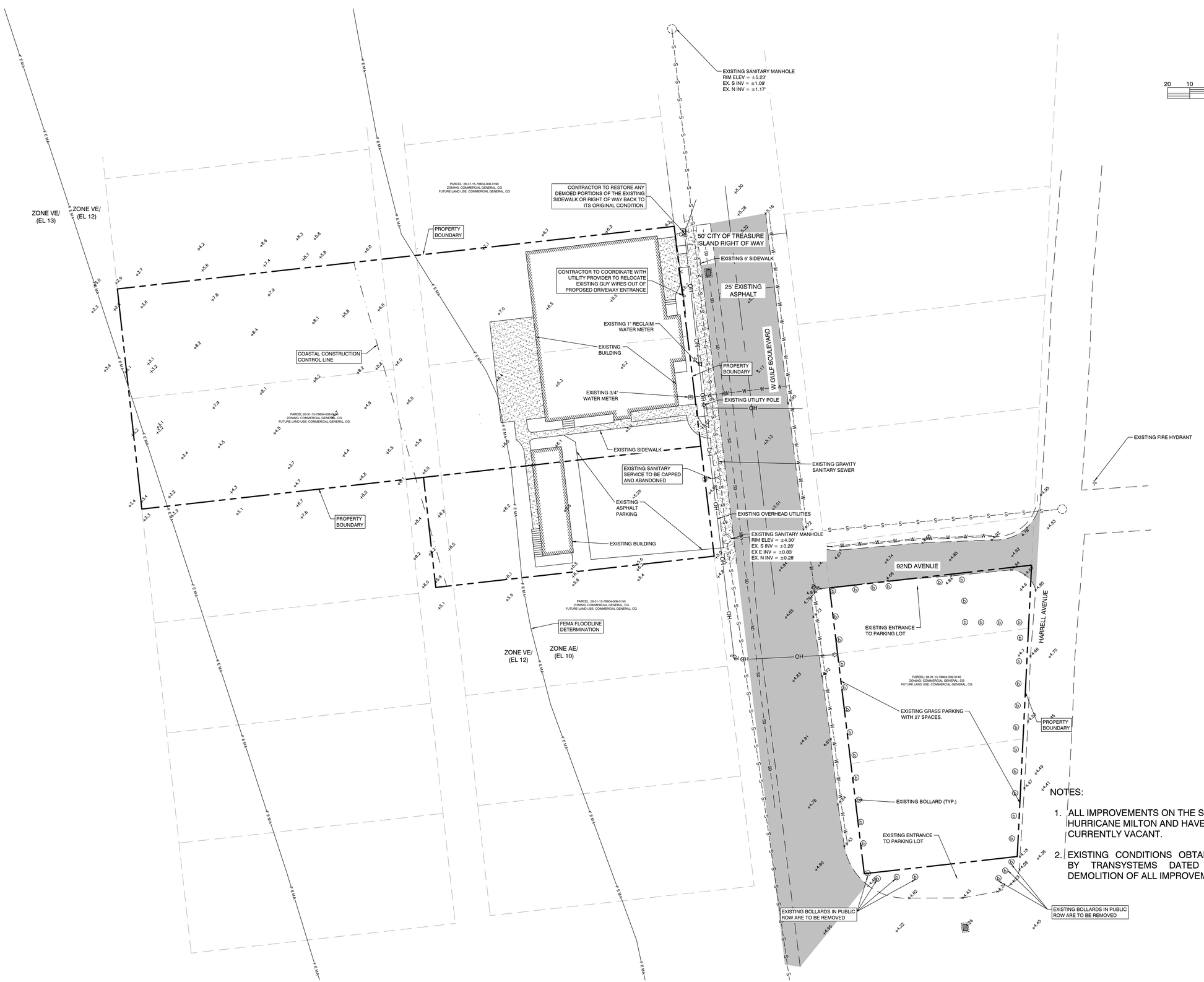
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY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

CLEARING AND GRUBBING NOTES

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

PINELLAS COUNTY RIGHT OF WAY NOTES

1. ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700
2. ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
3. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMEN



NOTES:

1. ALL IMPROVEMENTS ON THE SITE WERE DESTROYED BY HURRICANE MILTON AND HAVE BEEN REMOVED. THE SITE IS CURRENTLY VACANT.
2. EXISTING CONDITIONS OBTAINED FROM SURVEY PROVIDED BY TRANSYSTEMS DATED 08/13/2025, PRIOR TO THE DEMOLITION OF ALL IMPROVEMENTS.

BY	REVISIONS	DATE

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
7413 ALLOCINO DR. NEW PORT RICHEY, FL. 34762
(352)748-3126

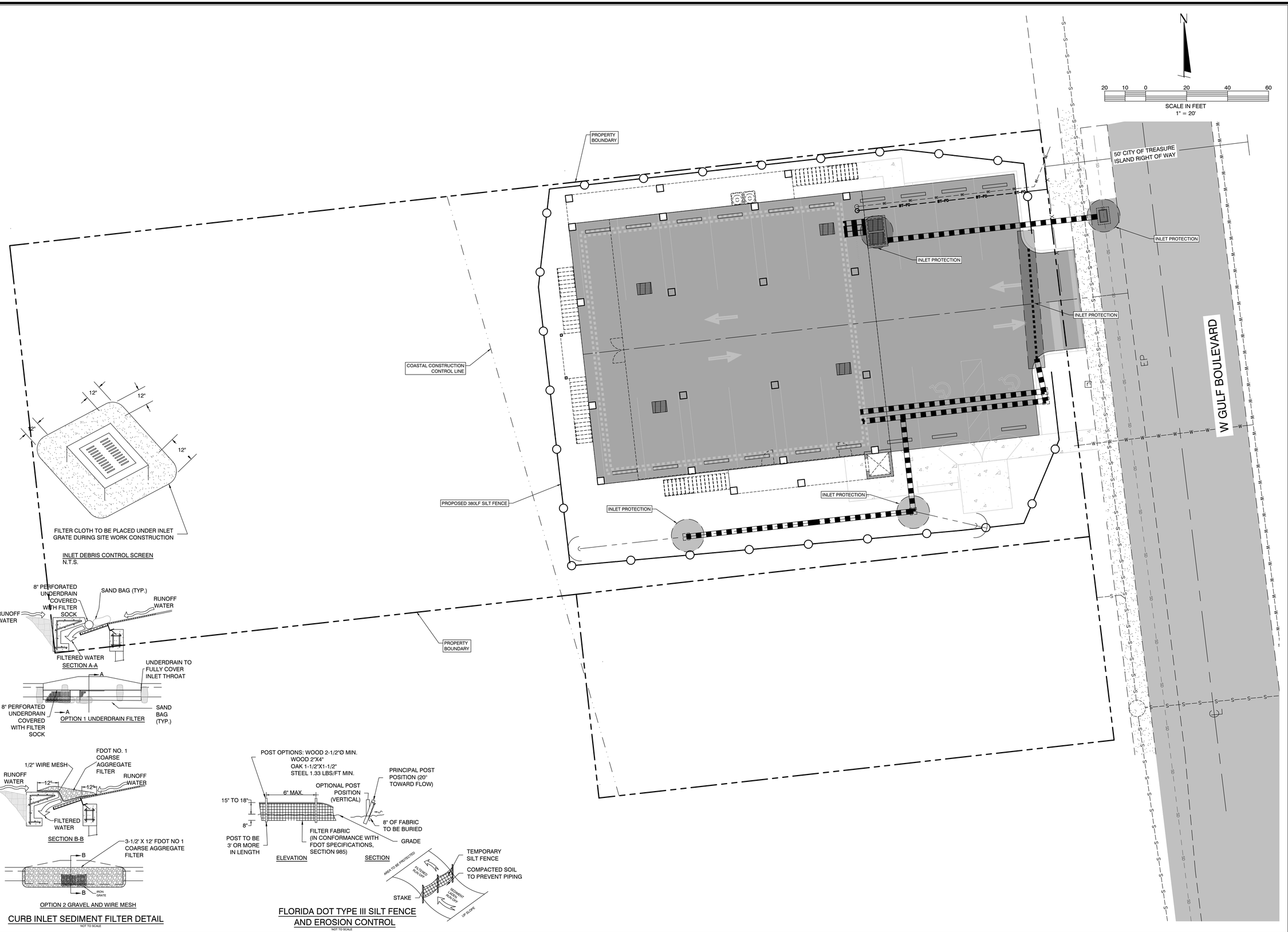
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EXISTING CONDITIONS

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XCON.DWG

SHEET NUMBER 03

{S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XCON.dwg} PLOT DATE: 5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL



INLET DEBRIS CONTROL SCREEN
N.T.S.

SECTION A-A

OPTION 1 UNDERDRAIN FILTER

SECTION B-B

OPTION 2 GRAVEL AND WIRE MESH

CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

BY	REVISIONS	DATE

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CLYMER FARNER BARLEY, Inc.
7413 ALLORO AVE, HUDSON, FL 34782
(352)748-3126

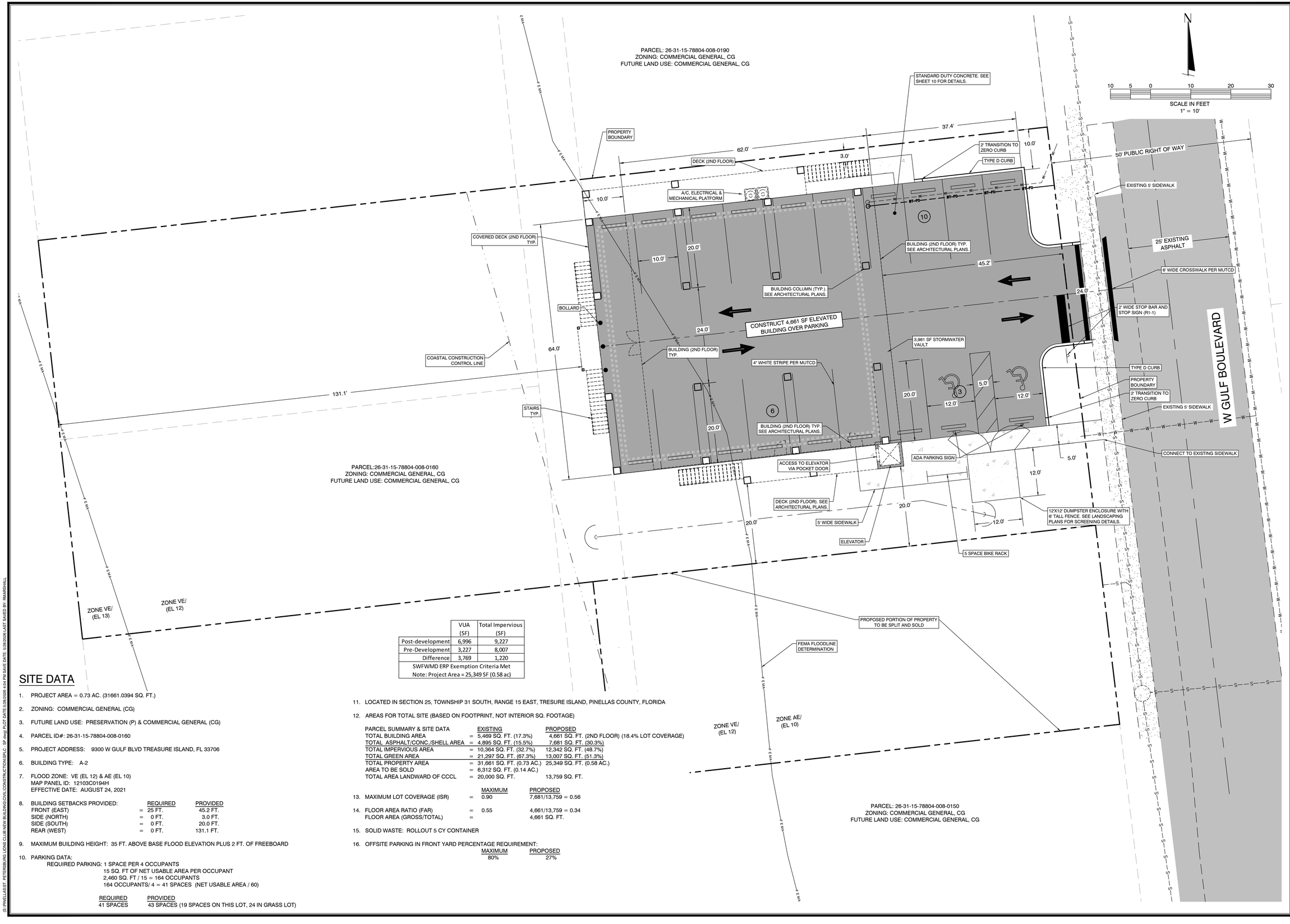
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EROSION CONTROL PLAN

SAVE DATE	3/26/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - BMP.DWG

SHEET NUMBER 04

(S:\PNELLA\S\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - BMP.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 3/30/2026 LAST SAVED BY: RMARSHALL



	VUA (SF)	Total Impervious (SF)
Post-development	6,996	9,227
Pre-Development	3,227	8,007
Difference	3,769	1,220
SWFWMD ERP Exemption Criteria Met Note: Project Area = 25,349 SF (0.58 ac)		

SITE DATA

1. PROJECT AREA = 0.73 AC. (31661.0394 SQ. FT.)
2. ZONING: COMMERCIAL GENERAL (CG)
3. FUTURE LAND USE: PRESERVATION (P) & COMMERCIAL GENERAL (CG)
4. PARCEL ID#: 26-31-15-78804-008-0160
5. PROJECT ADDRESS: 9300 W GULF BLVD TREASURE ISLAND, FL 33706
6. BUILDING TYPE: A-2
7. FLOOD ZONE: VE (EL 12) & AE (EL 10)
   MAP PANEL ID: 12103C0194H
   EFFECTIVE DATE: AUGUST 24, 2021
8. BUILDING SETBACKS PROVIDED:

		REQUIRED	PROVIDED
FRONT (EAST)	=	25 FT.	45.2 FT.
SIDE (NORTH)	=	0 FT.	3.0 FT.
SIDE (SOUTH)	=	0 FT.	20.0 FT.
REAR (WEST)	=	0 FT.	131.1 FT.

9. MAXIMUM BUILDING HEIGHT: 35 FT. ABOVE BASE FLOOD ELEVATION PLUS 2 FT. OF FREEBOARD
10. PARKING DATA:
    REQUIRED PARKING: 1 SPACE PER 4 OCCUPANTS
    15 SQ. FT OF NET USABLE AREA PER OCCUPANT
    2,460 SQ. FT / 15 = 164 OCCUPANTS
    164 OCCUPANTS/ 4 = 41 SPACES (NET USABLE AREA / 60)

REQUIRED	PROVIDED
41 SPACES	43 SPACES (19 SPACES ON THIS LOT, 24 IN GRASS LOT)

11. LOCATED IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, TRESURE ISLAND, PINELLAS COUNTY, FLORIDA
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PARCEL SUMMARY & SITE DATA		EXISTING	PROPOSED
TOTAL BUILDING AREA	=	5,469 SQ. FT. (17.3%)	4,661 SQ. FT. (2ND FLOOR) (18.4% LOT COVERAGE)
TOTAL ASPHALT/CONC./SHELL AREA	=	4,895 SQ. FT. (15.5%)	7,681 SQ. FT. (30.3%)
TOTAL IMPERVIOUS AREA	=	10,364 SQ. FT. (32.7%)	12,342 SQ. FT. (48.7%)
TOTAL GREEN AREA	=	21,297 SQ. FT. (67.3%)	13,007 SQ. FT. (51.3%)
TOTAL PROPERTY AREA	=	31,661 SQ. FT. (0.73 AC.)	25,349 SQ. FT. (0.58 AC.)
AREA TO BE SOLD	=	6,312 SQ. FT. (0.14 AC.)	
TOTAL AREA LANDWARD OF CCCL	=	20,000 SQ. FT.	13,759 SQ. FT.

		MAXIMUM	PROPOSED
13. MAXIMUM LOT COVERAGE (ISR)	=	0.90	7,681/13,759 = 0.56
14. FLOOR AREA RATIO (FAR)	=	0.55	4,661/13,759 = 0.34
FLOOR AREA (GROSS/TOTAL)	=		4,661 SQ. FT.

15. SOLID WASTE: ROLLOUT 5 CY CONTAINER
16. OFFSITE PARKING IN FRONT YARD PERCENTAGE REQUIREMENT:

MAXIMUM	PROPOSED
80%	27%

BY
REVISIONS
DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOMAR AVE, PINELLAS PARK, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SITE PLAN

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - SP

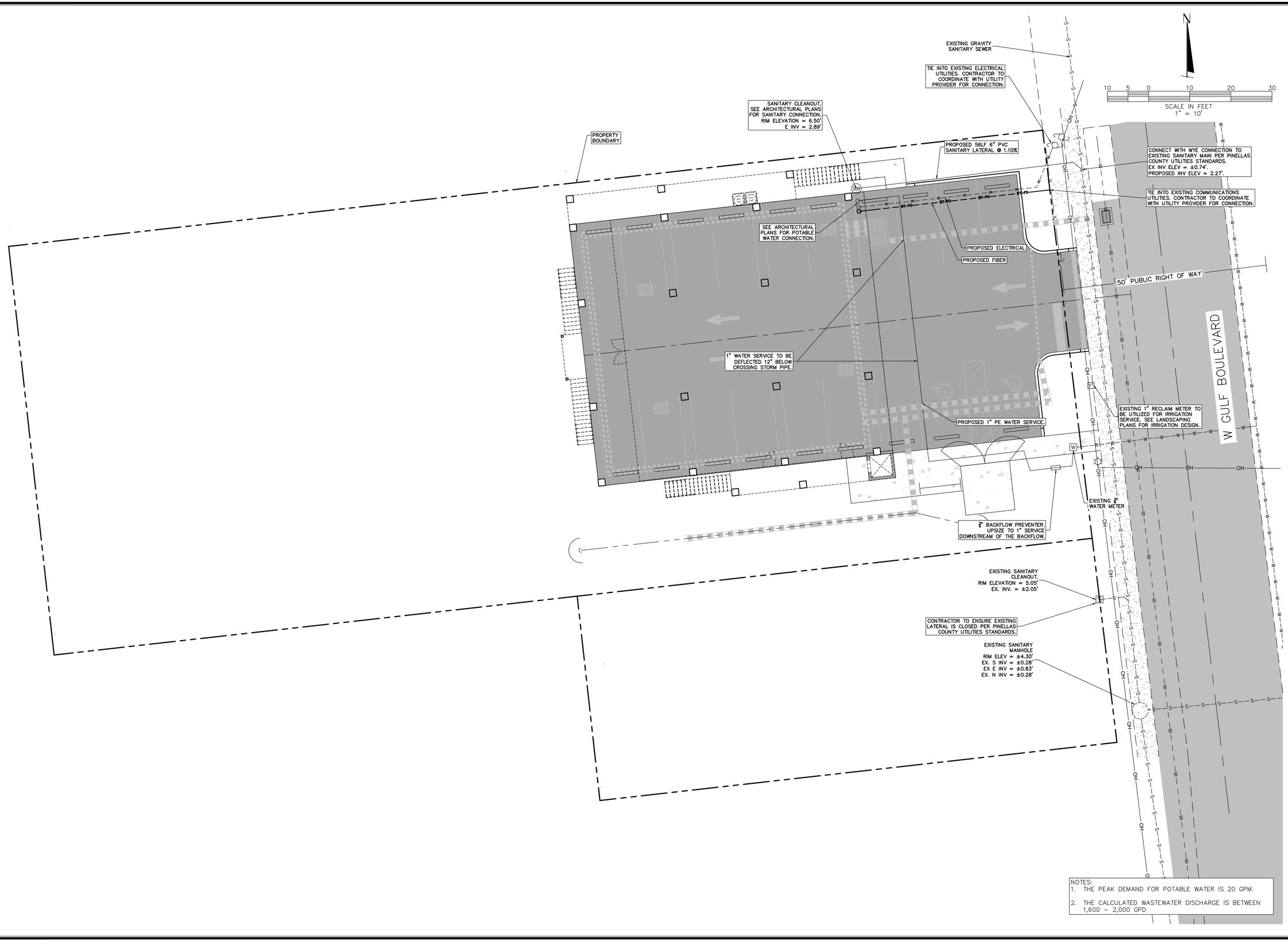
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SHEET NUMBER 06		SAVE DATE 5/28/2026 DRAWN BY RLM CHECKED BY RLM PROJECT # EP.2025.00593 FILE NAME SPLC - DG.DWG	ST PETERSBURG LIONS CLUB 9300 W GULF BLVD TREASURE ISLAND, FL 33706 DRAINAGE & GRADING PLAN	CFB CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7413 ALFORD AVE, MIDDLETON, FL 34762 (352)748-3126

DATE	REVISIONS	BY



NOTES:
1. THE PEAK DEMAND FOR POTABLE WATER IS 20 GPM.
2. THE CALCULATED WASTEWATER DISCHARGE IS BETWEEN 1,600 – 2,000 GPD

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL FOODS AREA BLVD LYNN, FL 34762
(352)748-3126

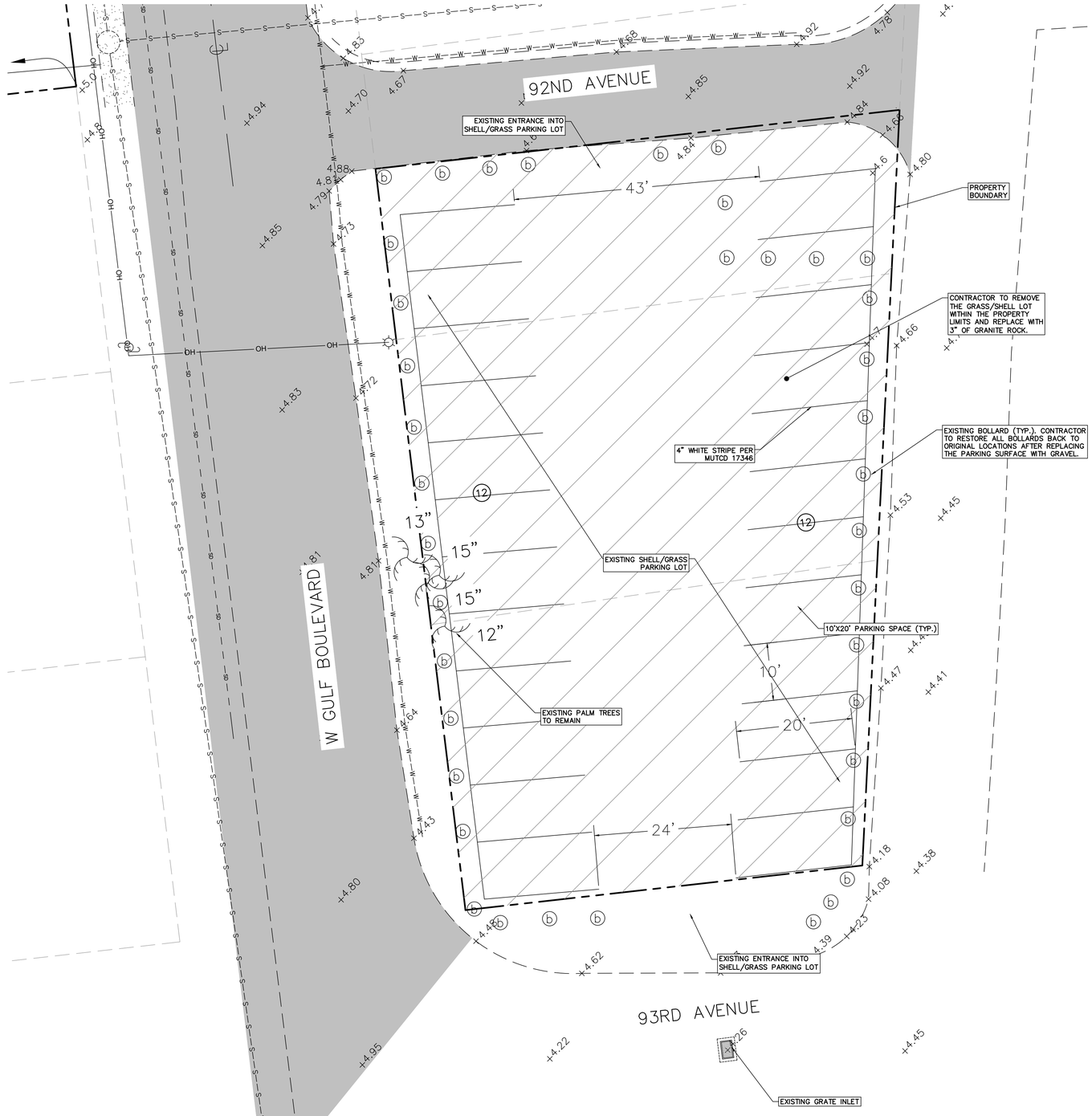
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

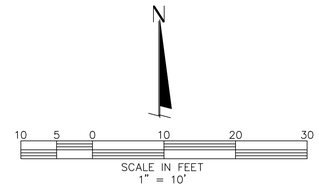
UTILITY PLAN

SAVE DATE	5/28/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC – WS

SHEET NUMBER 07

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – WS.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL





NOTES:

1. THERE ARE NO PROPOSED IMPROVEMENTS TO THIS EXISTING PARKING LOT OTHER THAN REPLACING THE SURFACE WITH #57 STONE. THE 2 EXISTING DRIVEWAYS WILL REMAIN, AND THE PARKING AREA WILL REMAIN AS A GRAVEL PARKING SURFACE.
2. THERE ARE NO PROPOSED LANDSCAPING IMPROVEMENTS FOR THIS PARCEL. NO PLANTINGS WILL BE ADDED TO OR REMOVED FROM THIS PARCEL.
3. THERE ARE NO PROPOSED DRAINAGE IMPROVEMENTS FOR THIS PARCEL. RUNOFF FROM THIS SITE CURRENTLY SHEET FLOWS OFFSITE. THE 3" OF #57 STONE WILL SERVE AS TREATMENT FOR THIS SITE.
4. THERE ARE NO PROPOSED UTILITY IMPROVEMENTS TO THIS SITE. THIS PARCEL IS USED AS AN OFF STREET PARKING LOT AND WILL NOT REQUIRE CONNECTION TO PUBLIC UTILITIES.

TREATMENT CALCULATIONS

GRASS PARKING LOT PARCEL = 10,484.42 SF
REQUIRED TREATMENT = 1" OVER ENTIRE PARCEL
REQUIRED TREATMENT VOLUME = 10,484.42SF X 1"/12' = 873.7 CF

AREA OF PROPOSED GRANITE ROCK = 10,425.32 SF
VOID RATIO OF = 40%
DEPTH OF GRANITE ROCK = 3"
PROPOSED TREATMENT = 10,425.32SF X 0.40 X 3"/12' = 1,042.5 CF

BY	REVISIONS	DATE

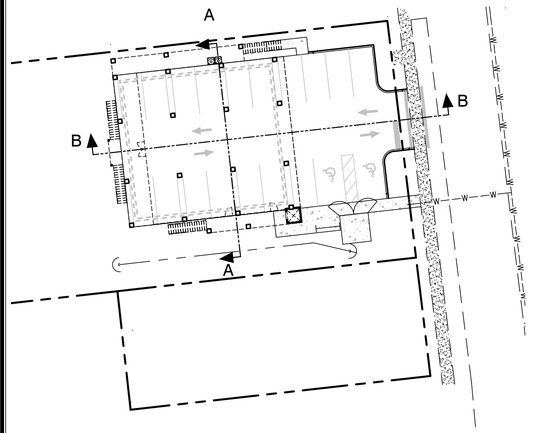
CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
CIVIL ENGINEERING CONSULTANTS
7413 ALLOCO AVE. CLERMONT, FL. 34762
(352)748-3126

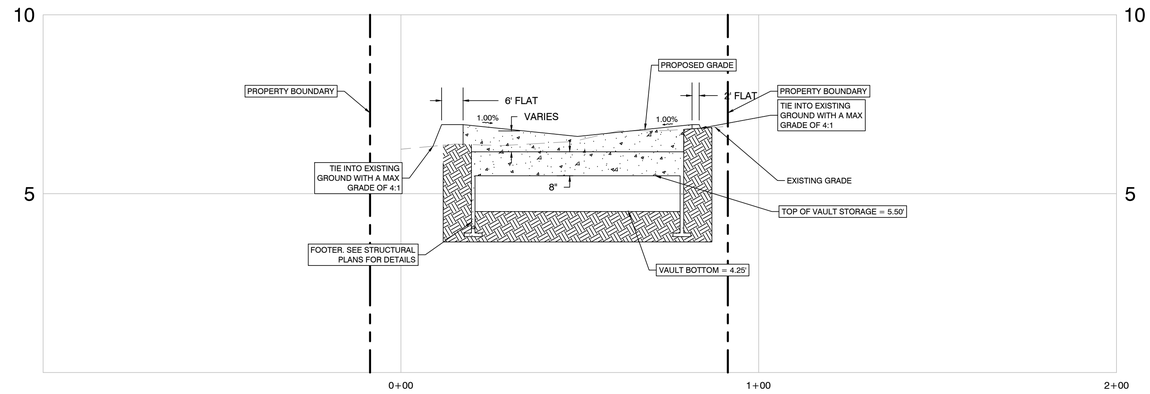
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE	3/23/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - OSPP

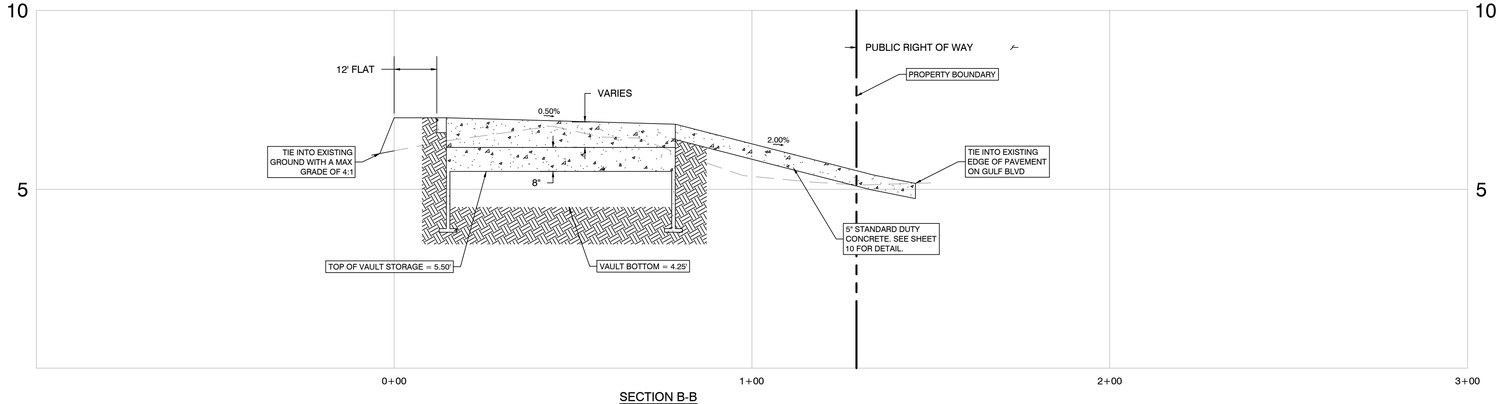
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SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION B-B
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

BY	DATE	REVISIONS

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7413 ALL FOODS PKWY, LITHIA FLA., FL. 34762
(352)748-3126

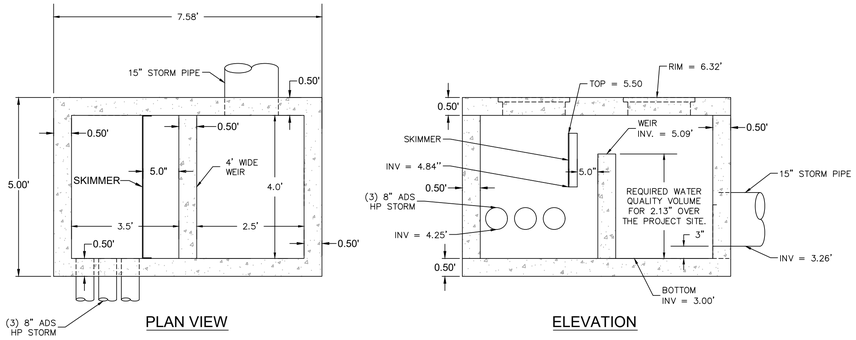
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CROSS SECTIONS

SAVE DATE	3/27/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

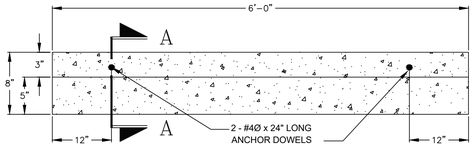
SHEET NUMBER 09

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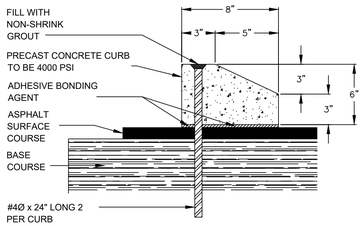


OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



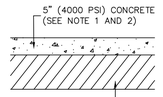
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

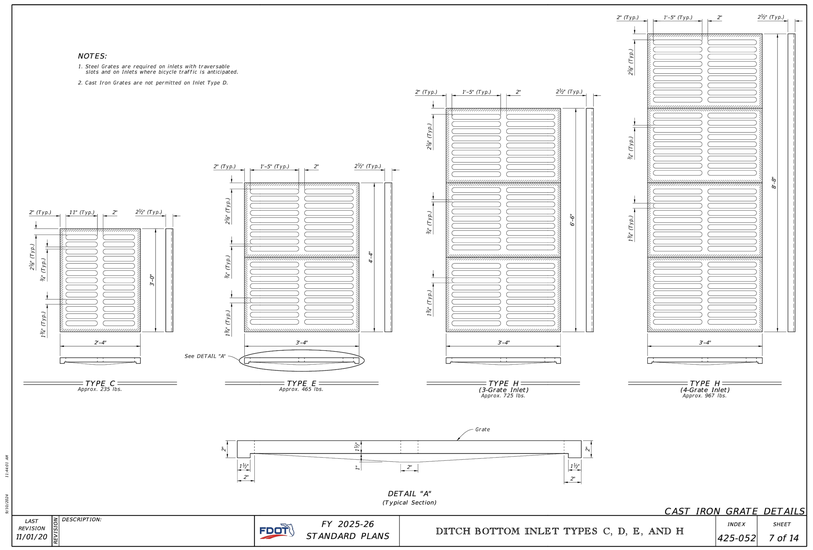


NOTES:

1. CONCRETE TO HAVE A MINIMUM 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 650 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM SAMPLES.
2. 10 FT X 10 FT MAXIMUM JOINT SPACING.
3. SAWCUT JOINT MINIMUM 1–3/4" DEPTH IN CONCRETE.
4. SUBGRADE SHOULD BE EXISTING SURFICIAL SANDS OR RECOMMENDED CLEAN FINE SAND FILLS, DENSIFIED TO AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557)
   - 4.1. SUBGRADE SOILS SHOULD HAVE A MINIMUM LBR VALUR OF 40. COMPACTION SHOULD BE AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST TWO FEET PRIOR TO PLACEMENT OF CONCRETE.
   - 4.2. THE SURFACE OF THE SUBGRADE SHOULD BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
   - 4.3. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT WITH EXCEPTION TO THICKENED EDGES (CURD OR FOOTING).
5. CONCRETE TO BE FIBER MESH REINFORCED.

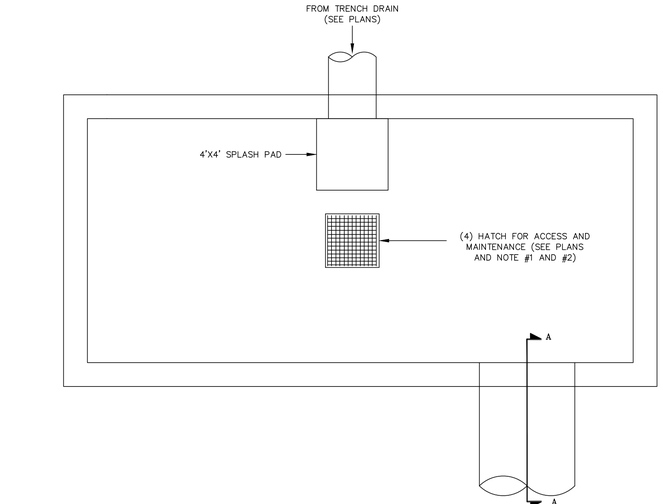
STANDARD DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



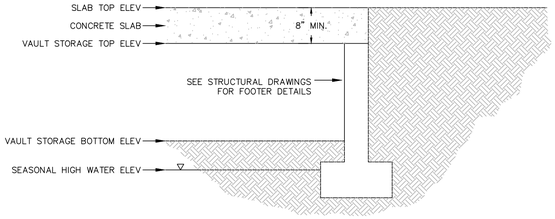
CAST IRON GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 7 of 14



STORMWATER VAULT DETAIL

N.T.S.



SECTION A-A

NOTE:

1. STRUCTURAL DRAWINGS TO BE SUBMITTED AS SHOP DRAWINGS. APPROVAL FOR VAULT CONSTRUCTION WILL BE THROUGH SHOP DRAWINGS.
2. TOP OF VAULT IS TO BE PER THE ADJACENT TABLE. THE GRADES SHOWN ON SHEET 06 IS THE ADDITIONAL GRADING ON TOP OF THE VAULT PLUS THE SLAB THICKNESS NEEDED TO DIRECT RUNOFF TOWARDS THE TRENCH DRAIN.

SLAB TOP ELEV.	6.17'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.50'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.40'
25–YR H.W.L.	5.33'
S.H.W.L. ELEV.	4.00'

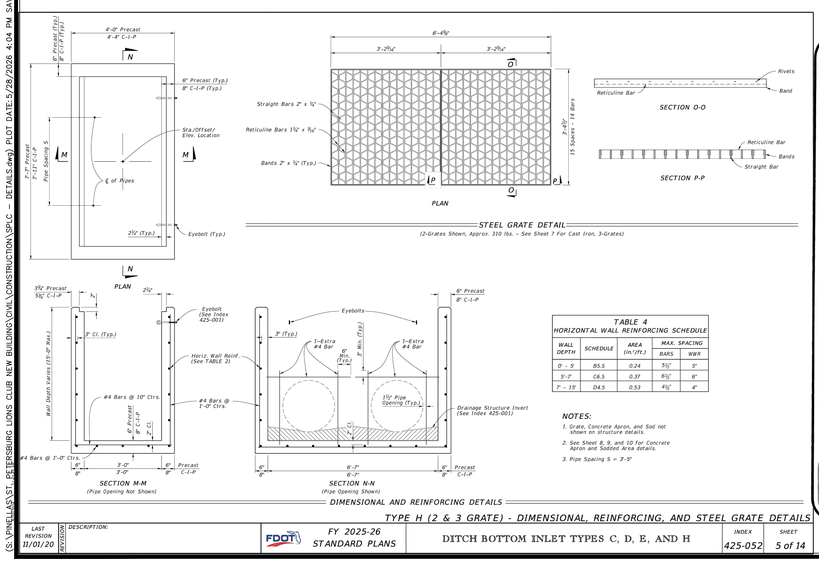


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 5'	8S.5	0.24	5½"	5"
5'-7'	C8.5	0.37	4½"	4"
7' - 15'	D4.5	0.53	4½"	4"

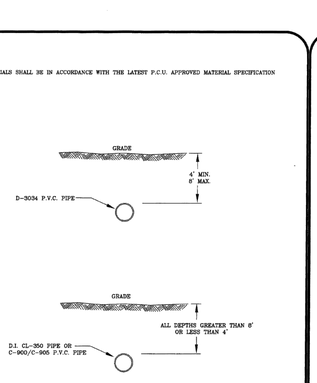
NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-9"

TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

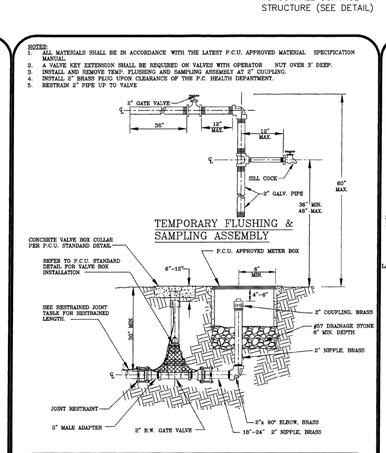
LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 5 of 14

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



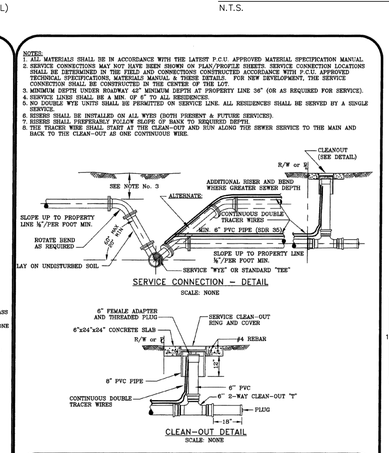
PINELLAS COUNTY
DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL
DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BRODTIK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. A VALVE KEY EXTENSION SHALL BE REQUIRED ON VALVES WITH OPERATOR NUT OVER 3' DEEP.
3. INSTALL AND REMOVE TEMP. FLUSHING AND SAMPLING ASSEMBLY AT 8" COUPLING.
4. INSTALL 2" BRASS PLUG UPON CLEARANCE OF THE P.C. HEALTH DEPARTMENT.
5. RESTRAIN 2" PIPE UP TO VALVE

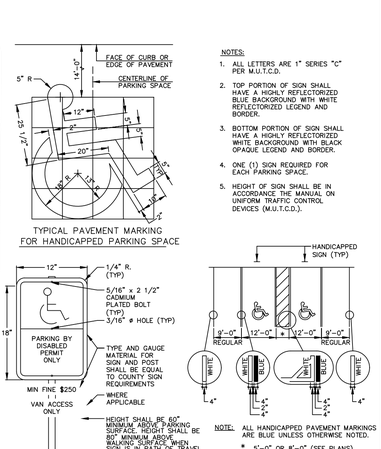


PINELLAS COUNTY
2" PERMANENT WATER BLOW-OFF DETAIL
DETAIL INDEX I.D.: PCU WD 2
DATE: FEB/2016
KEVIN BRODTIK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
3. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
4. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
5. ONLY DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
6. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
7. RISERS SHALL PERPENDICULARLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH
8. THE TRACER WIRE SHALL START AT THE CLEAN-OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN-OUT AS ONE CONTINUOUS WIRE.



PINELLAS COUNTY
SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL
DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BRODTIK, P.E.
REVISION:



NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

NOTE: ALL HANDICAPPED PAVEMENT MARKINGS ARE BLUE UNLESS OTHERWISE NOTED.
* 5'–0" OR 8'–0" (SEE PLANS)

HANDICAP PARKING DETAIL

N.T.S.

BY	DATE	REVISIONS

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALLONDRA BLVD, NEW PORT RICHEY, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CONSTRUCTION DETAILS

SAVE DATE 5/28/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – DETAILS.DWG

SHEET NUMBER 10

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – DETAILS.dwg) PLOT DATE: 5/28/2026 4:04 PM SAVE DATE: 5/28/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 11

FILE NAME SPLC - AERIAL
PROJECT # EP.2025.00593
CHECKED BY RLM
DRAWN BY RLM
SAVE DATE 3/23/2026

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

AERIAL SITE PLAN

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY

AGENCY	PERMIT #	SUBMITTED	STATUS
SWFWMD ERP EXEMPTION	930731		APPROVED
PINELLAS COUNTY WATER			
CITY OF TREASURE ISLAND			

DATE	REVISIONS	BY

SITE CONSTRUCTION PLANS FOR ST. PETE LIONS CLUB

9300 W GULF BLVD, TREASURE ISLAND, FL 33706

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	EROSION CONTROL PLAN
05	SITE PLAN
06	DRAINAGE & GRADING PLAN
07	UTILITY PLAN
08	OFF-STREET PARKING PLAN
09	CROSS SECTIONS
10	CONSTRUCTION DETAILS
11	AERIAL SITE PLAN

LEGAL DESCRIPTION

PARCEL 1:

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

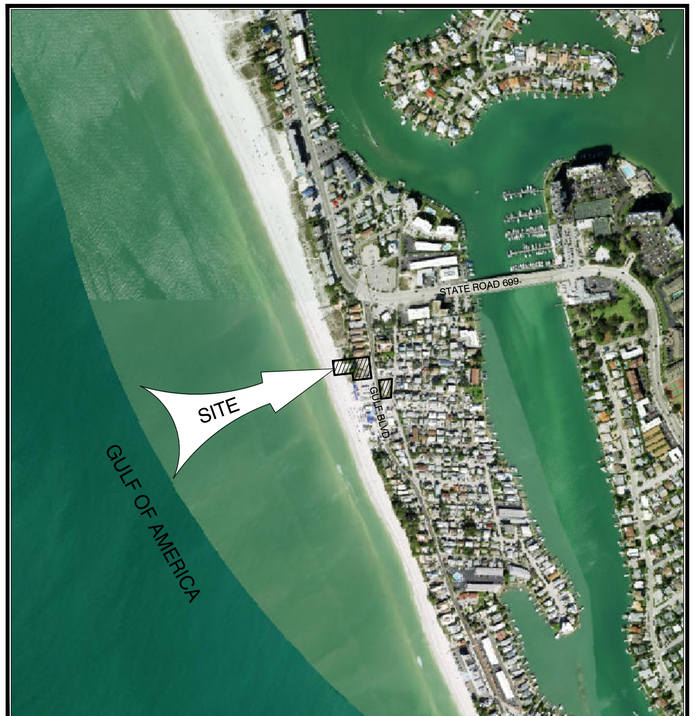
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

N

1" = 500'

SECTION 23; TOWNSHIP 31 SOUTH; RANGE 15 EAST
CITY OF TREASURE ISLAND
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

UTILITY OWNERS

SPECTRUM
ATTENTION: MR. TED BINGHAM
700 CARILLON PARKWAY, SUITE 6
ST. PETERSBURG, FLORIDA 33716-1123
PHONE: (727) 329-2847

FRONTIER COMMUNICATIONS, INC.
ATTENTION: MR. CHRIS BLAUVELT
MC: FLCW5033
1280 CLEVELAND STREET
CLEARWATER, FLORIDA 33782
PHONE: (727) 562-1130

WIDE OPEN WEST (WOW!)
FLSP2144
ATTENTION: MR. JAMES SANDMAN - CONSTRUCTION PROJECT COORDINATOR
3001 GANDY BOULEVARD NORTH
PINELLAS PARK, FLORIDA 33782
PHONE: (727) 239-0224 OFFICE

DUKE ENERGY
ATTENTION: MR. RICO ASHLEY
2166 PALMETTO STREET, BLDG. F
CLEARWATER, FLORIDA 33765
PHONE: (727) 562-5767

WATER/STORM SEWER/RECLAIMED UTILITES
BY PINELLAS COUNTY
ATTENTION: STEVE ALLEN

SANITARY SEWER UTILITIES
BY CITY OF TREASURE ISLAND

OWNER/DEVELOPER
ST PETERSBURG LIONS CLUB INC.
9300 W GULF BOULEVARD
TREASURE ISLAND, FL 33706
ATTN: WAID TRIBIANO
(727) 206-5466

ENGINEER
CLYMER FARNER BARLEY, Inc.
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FL 33756
BRIAN A. BARKER, PE
FL. LIC. NO. 56728
(727) 519-1030

SURVEYOR
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
KENNETH C. KOLARIK, P.S.M.
(727) 822-4151

ARCHITECT
LAN ENGINEERING, LLC
6619 49TH STREET N
ST. PETERSBURG, FL 33781
LAN-ANH NGUYEN, P.E.
(727) 688-5632

ROBERT L. MARSHALL
LICENSE
No 87486
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Robert Marshall
Date: 2026.06.24 09:10:26-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **ROBERT LEE MARSHALL**, 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.

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - COVER.dwg| PLOT DATE/6/24/2026 9:09 AM SAVE DATE: 6/16/2026 LAST SAVED BY: RMARSHALL

GENERAL CONSTRUCTION NOTES

1. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
2. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING 'SUNSHINE' AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE 'SUNSHINE' PROGRAM.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
14. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED TO FDOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, RE-GRADING, RE-SODDING AND OTHER EROSION CONTROL WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
17. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "DESIGN STANDARDS" INDEXES 600 THROUGH 670 (LATEST EDITIONS).
21. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
22. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
23. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
24. SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO REMOVAL OF CURB AND PLACEMENT OF ASPHALT.
25. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100 %).
26. DISTURBED AREA WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
27. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE CITY HIGHWAY DEPARTMENT FOR ASSISTANCE.
28. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.
29. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3000 PSI CONCRETE WITH 6" X 6" 10 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUTS THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT THE CITY HIGHWAY DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.
30. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS, COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY THE COUNTY HIGHWAY DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.
31. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.
32. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
33. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF THE COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE COUNTY HIGHWAY DEPARTMENT.
34. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, SECTION 553.60 ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 C.F.R. SECTION 1926.650, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.
35. NOTIFY PROPERTY OWNERS REGARDING SPRINKLER SYSTEM, PLANTS AND MAIL BOXES THAT WILL BE DISTURBED DURING CONSTRUCTION PRIOR TO STARTING WORK.
36. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH THE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT - ESPECIALLY CONCRETE, ETC.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND EASILY ACCESSIBLE PAVED OR UNPAVED PATHWAY FOR PEDESTRIAN TRAFFIC THROUGH THE WORK ZONE FOR THE DURATION OF THE CONSTRUCTION PROJECT. IF THE PATHWAY LIES ALONG A DESIGNATED SCHOOL-WALKING ROUTE THEN THE CONTRACTOR MUST PROVIDE ADEQUATE SUPERVISION AND/OR GUIDANCE TO THE SCHOOL AGED STUDENTS AS THEY TRAVERSE THRU THE WORK ZONE.

GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER PVC SDR26.
7. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS.
8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509
9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
13. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
14. ALL NEW UTILITIES SHALL HAVE LOCATOR WIRE INSTALLED.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

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

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

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
(A) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62055.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM TYPE-TYPE PIPELINE;
(B) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
(C) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

-WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
(A) USE OF PIPE, OR CASING PIPE, HAVE HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR BOTH THE WATER MAIN AND FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

SANITARY SEWER NOTES

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

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

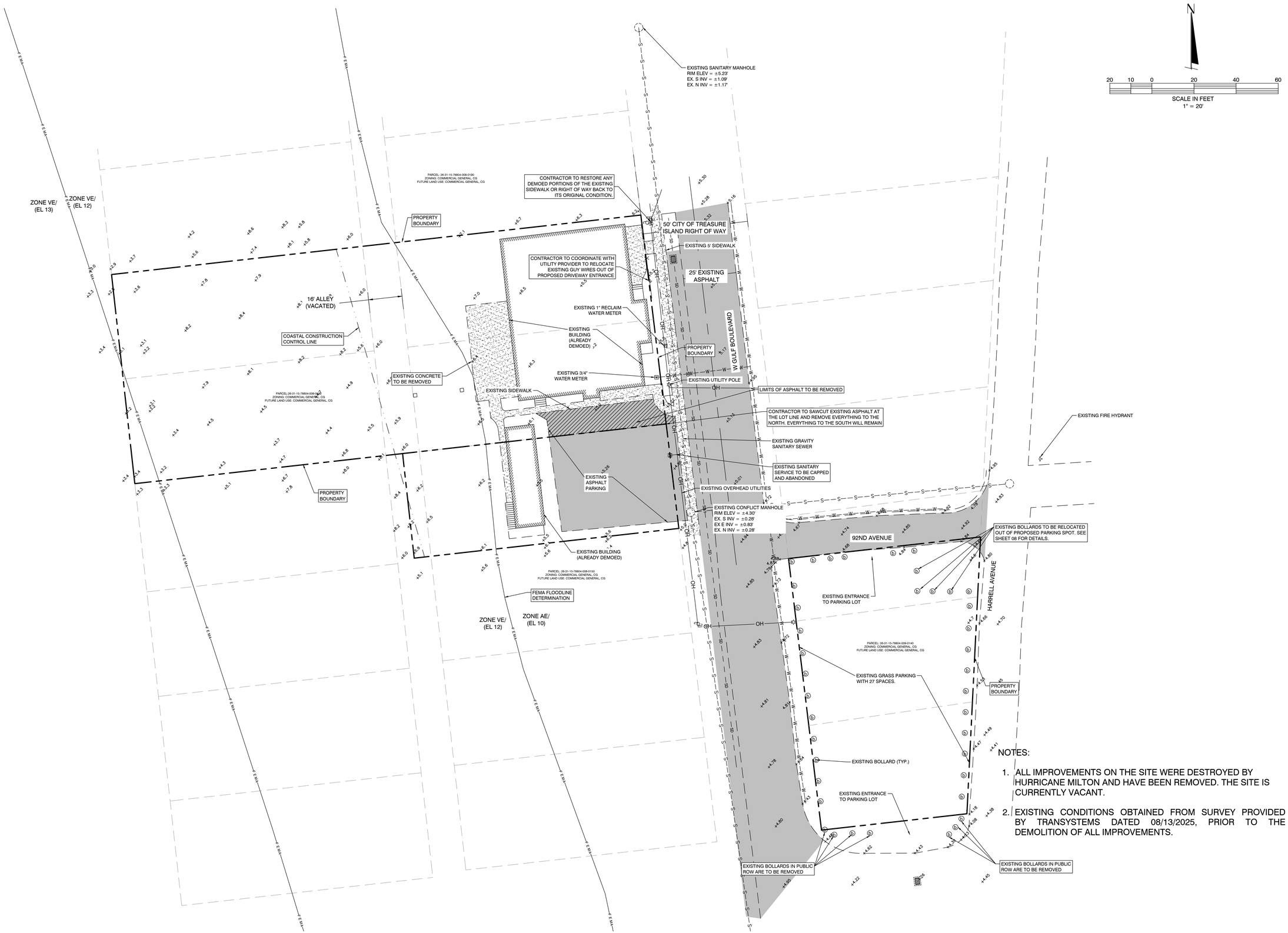
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY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

CLEARING AND GRUBBING NOTES

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

PINELLAS COUNTY RIGHT OF WAY NOTES

1. ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700
2. ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
3. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
4. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMEN



NOTES:

1. ALL IMPROVEMENTS ON THE SITE WERE DESTROYED BY HURRICANE MILTON AND HAVE BEEN REMOVED. THE SITE IS CURRENTLY VACANT.
2. EXISTING CONDITIONS OBTAINED FROM SURVEY PROVIDED BY TRANSYSTEMS DATED 08/13/2025, PRIOR TO THE DEMOLITION OF ALL IMPROVEMENTS.

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
CA #30000 | LC #26000
7413 ALLOMO DR, NEW PORT RICHEY, FL 34782
(352)748-3126

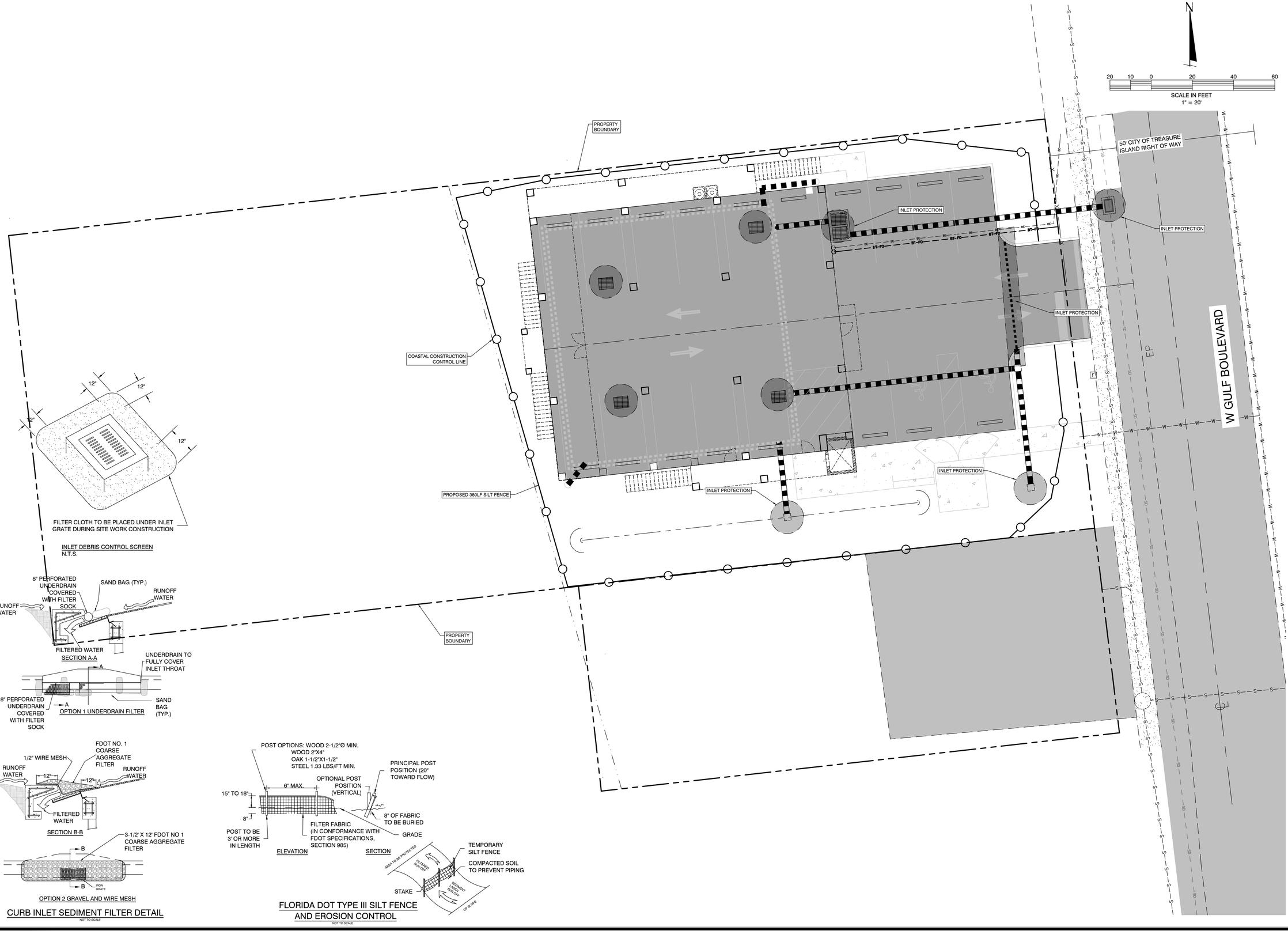
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EXISTING CONDITIONS

SAVE DATE	6/18/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XCON.DWG

SHEET NUMBER 03

I:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XCON.dwg| PLOT DATE: 6/24/2026 9:07 AM SAVE DATE: 6/18/2026 LAST SAVED BY: RMARSHALL



INLET DEBRIS CONTROL SCREEN
N.T.S.

CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

BY	REVISIONS	DATE

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7413 ALL FORD AVE, HOLIDAY, FL 34782
(352)748-3126

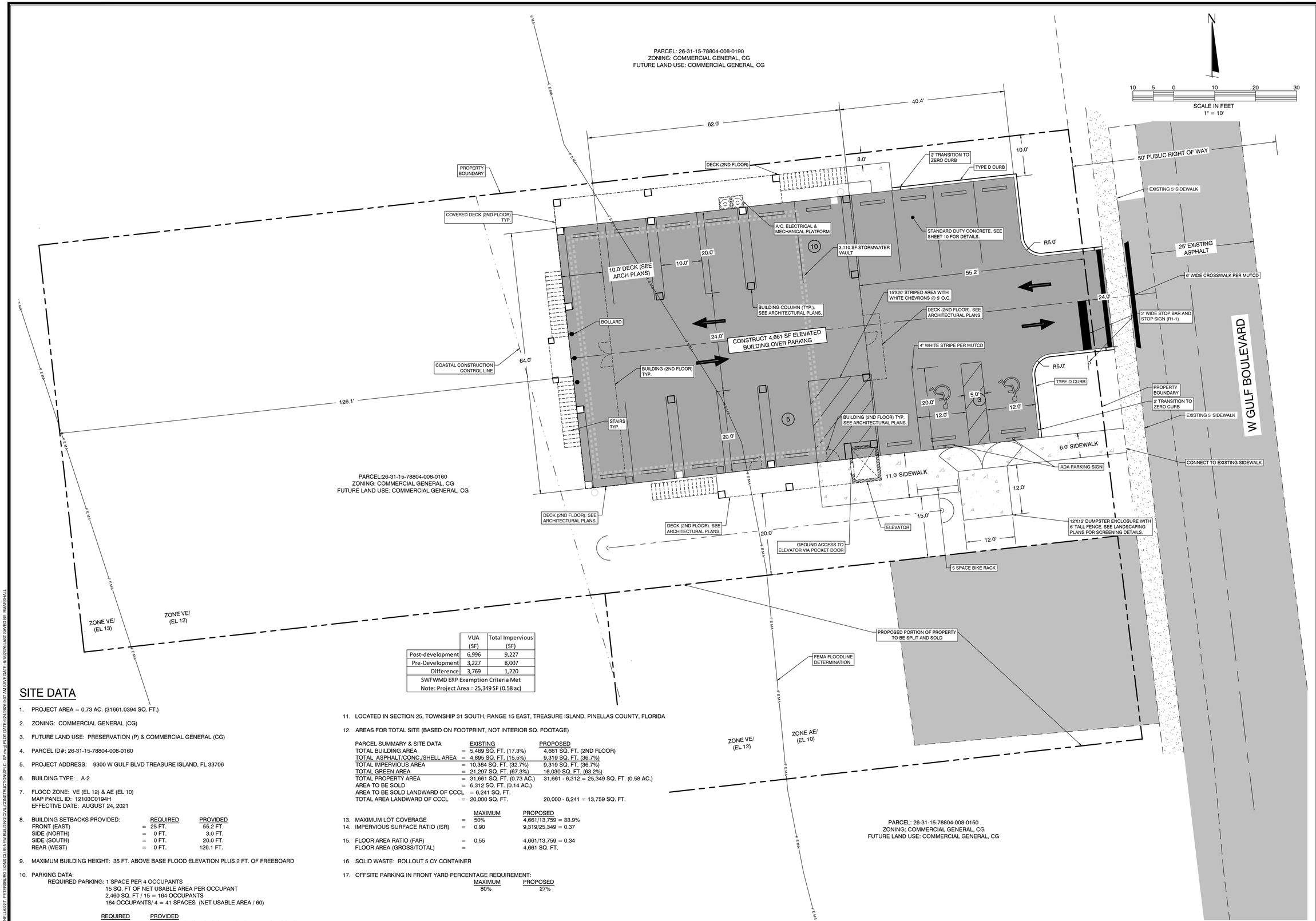
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

EROSION CONTROL PLAN

SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - BMP.DWG

SHEET NUMBER 04

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	VUA (SF)	Total Impervious (SF)
Post-development	6,996	9,227
Pre-Development	3,227	8,007
Difference	3,769	1,220
SWFWMD ERP Exemption Criteria Met Note: Project Area = 25,349 SF (0.58 ac)		

SITE DATA

1. PROJECT AREA = 0.73 AC. (31661.0394 SQ. FT.)
2. ZONING: COMMERCIAL GENERAL (CG)
3. FUTURE LAND USE: PRESERVATION (P) & COMMERCIAL GENERAL (CG)
4. PARCEL ID#: 26-31-15-78804-008-0160
5. PROJECT ADDRESS: 9300 W GULF BLVD TREASURE ISLAND, FL 33706
6. BUILDING TYPE: A-2
7. FLOOD ZONE: VE (EL 12) & AE (EL 10)
   MAP PANEL ID: 12103C0194H
   EFFECTIVE DATE: AUGUST 24, 2021
8. BUILDING SETBACKS PROVIDED:

		REQUIRED	PROVIDED
FRONT (EAST)	=	25 FT.	55.2 FT.
SIDE (NORTH)	=	0 FT.	3.0 FT.
SIDE (SOUTH)	=	0 FT.	20.0 FT.
REAR (WEST)	=	0 FT.	126.1 FT.

9. MAXIMUM BUILDING HEIGHT: 35 FT. ABOVE BASE FLOOD ELEVATION PLUS 2 FT. OF FREEBOARD
10. PARKING DATA:
    REQUIRED PARKING: 1 SPACE PER 4 OCCUPANTS
    15 SQ. FT OF NET USABLE AREA PER OCCUPANT
    2,460 SQ. FT / 15 = 164 OCCUPANTS
    164 OCCUPANTS/ 4 = 41 SPACES (NET USABLE AREA / 60)

REQUIRED	PROVIDED
41 SPACES	42 SPACES (18 SPACES ON THIS LOT, 24 IN GRASS LOT)

11. LOCATED IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, TREASURE ISLAND, PINELLAS COUNTY, FLORIDA
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PARCEL SUMMARY & SITE DATA		EXISTING	PROPOSED
TOTAL BUILDING AREA	=	5,469 SQ. FT. (17.3%)	4,661 SQ. FT. (2ND FLOOR)
TOTAL ASPHALT/CONC./SHELL AREA	=	4,895 SQ. FT. (15.5%)	9,319 SQ. FT. (36.7%)
TOTAL IMPERVIOUS AREA	=	10,364 SQ. FT. (32.7%)	9,319 SQ. FT. (36.7%)
TOTAL GREEN AREA	=	21,297 SQ. FT. (67.3%)	16,030 SQ. FT. (63.2%)
TOTAL PROPERTY AREA	=	31,661 SQ. FT. (0.73 AC.)	31,661 - 6,312 = 25,349 SQ. FT. (0.58 AC.)
AREA TO BE SOLD	=	6,312 SQ. FT. (0.14 AC.)	
AREA TO BE SOLD LANDWARD OF CCCL	=	6,241 SQ. FT.	
TOTAL AREA LANDWARD OF CCCL	=	20,000 SQ. FT.	20,000 - 6,241 = 13,759 SQ. FT.

		MAXIMUM	PROPOSED
13. MAXIMUM LOT COVERAGE	=	50%	4,661/13,759 = 33.9%
14. IMPERVIOUS SURFACE RATIO (ISR)	=	0.90	9,319/25,349 = 0.37
15. FLOOR AREA RATIO (FAR)	=	0.55	4,661/13,759 = 0.34
FLOOR AREA (GROSS/TOTAL)	=		4,661 SQ. FT.

16. SOLID WASTE: ROLLOUT 5 CY CONTAINER
17. OFFSITE PARKING IN FRONT YARD PERCENTAGE REQUIREMENT:

MAXIMUM	PROPOSED
80%	27%

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOWAY AVE, NEW PORT RICHEY, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SITE PLAN

SAVE DATE	6/18/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - SP

SHEET NUMBER 05

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB\NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - SP.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/18/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 06		SAVE DATE 6/24/2026 DRAWN BY RLM CHECKED BY RLM PROJECT # EP.21025.00593 FILE NAME SPLC - DG.DWG	ST PETERSBURG LIONS CLUB 9300 W GULF BLVD TREASURE ISLAND, FL 33706 DRAINAGE & GRADING PLAN	CFB CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7413 ALFORD AVE, MIDDLETON, FL 34762 (352)748-3126	DATE / REVISIONS / BY



NOTES:
1. THE PEAK DEMAND FOR POTABLE WATER IS 20 GPM.
2. THE CALCULATED WASTEWATER DISCHARGE IS BETWEEN 1,600 – 2,000 GPD

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL CONDITIONS BLVD LAND O LAKES, FL 34762
(352)748-3126

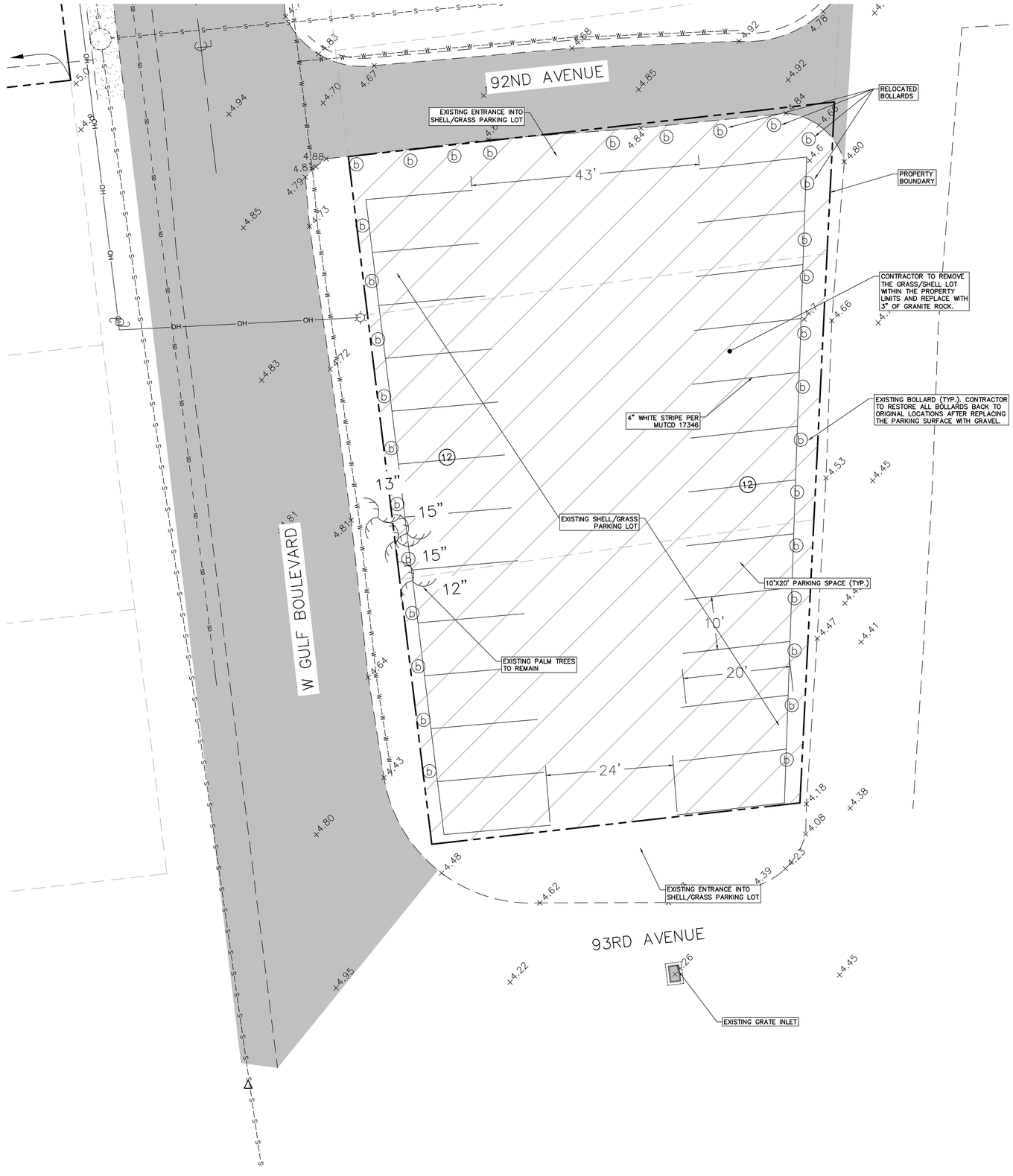
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9300 W GULF BLVD
TREASURE ISLAND, FL 33706

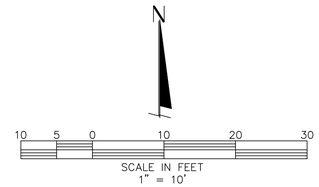
UTILITY PLAN

SAVE DATE 6/17/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – WS

SHEET NUMBER 07

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NOTES:

1. THERE ARE NO PROPOSED IMPROVEMENTS TO THIS EXISTING PARKING LOT OTHER THAN REPLACING THE SURFACE WITH #57 STONE. THE 2 EXISTING DRIVEWAYS WILL REMAIN, AND THE PARKING AREA WILL REMAIN AS A GRAVEL PARKING SURFACE.
2. THERE ARE NO PROPOSED LANDSCAPING IMPROVEMENTS FOR THIS PARCEL. NO PLANTINGS WILL BE ADDED TO OR REMOVED FROM THIS PARCEL.
3. THERE ARE NO PROPOSED DRAINAGE IMPROVEMENTS FOR THIS PARCEL. RUNOFF FROM THIS SITE CURRENTLY SHEET FLOWS OFFSITE. THE 3" OF #57 STONE WILL SERVE AS TREATMENT FOR THIS SITE.
4. THERE ARE NO PROPOSED UTILITY IMPROVEMENTS TO THIS SITE. THIS PARCEL IS USED AS AN OFF STREET PARKING LOT AND WILL NOT REQUIRE CONNECTION TO PUBLIC UTILITIES.

TREATMENT CALCULATIONS

GRASS PARKING LOT PARCEL = 10,484.42 SF
REQUIRED TREATMENT = 1" OVER ENTIRE PARCEL
REQUIRED TREATMENT VOLUME = 10,484.42SF X 1"/12' = 873.7 CF

AREA OF PROPOSED GRANITE ROCK = 10,425.32 SF
VOID RATIO OF = 40%
DEPTH OF GRANITE ROCK = 3"
PROPOSED TREATMENT = 10,425.32SF X 0.40 X 3"/12' = 1,042.5 CF

BY	REVISIONS	DATE

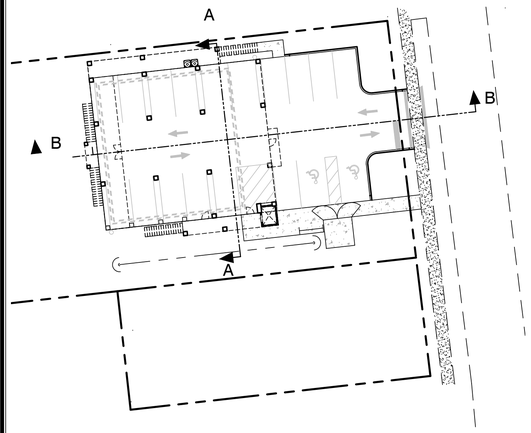
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(352)748-3126

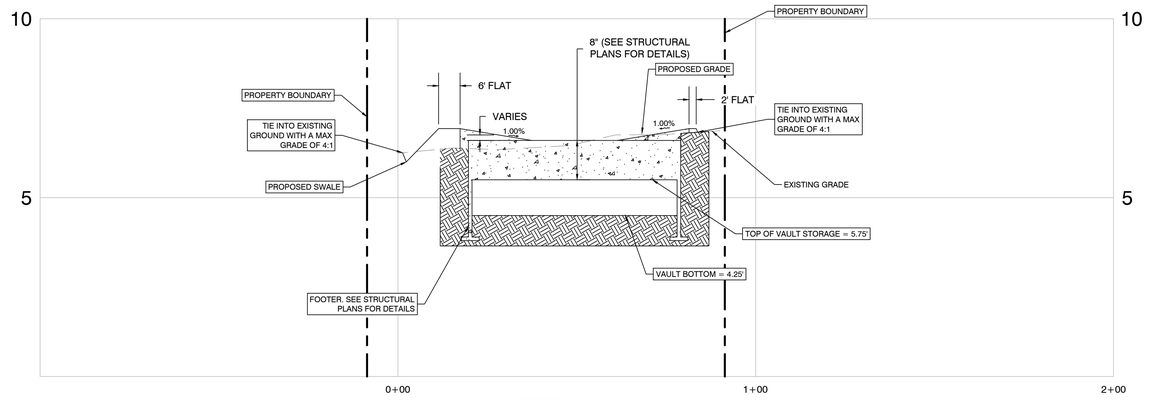
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9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE 6/10/2026
DRAWN BY RLM
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PROJECT # EP.2025.00593
FILE NAME SPLC - OSPP

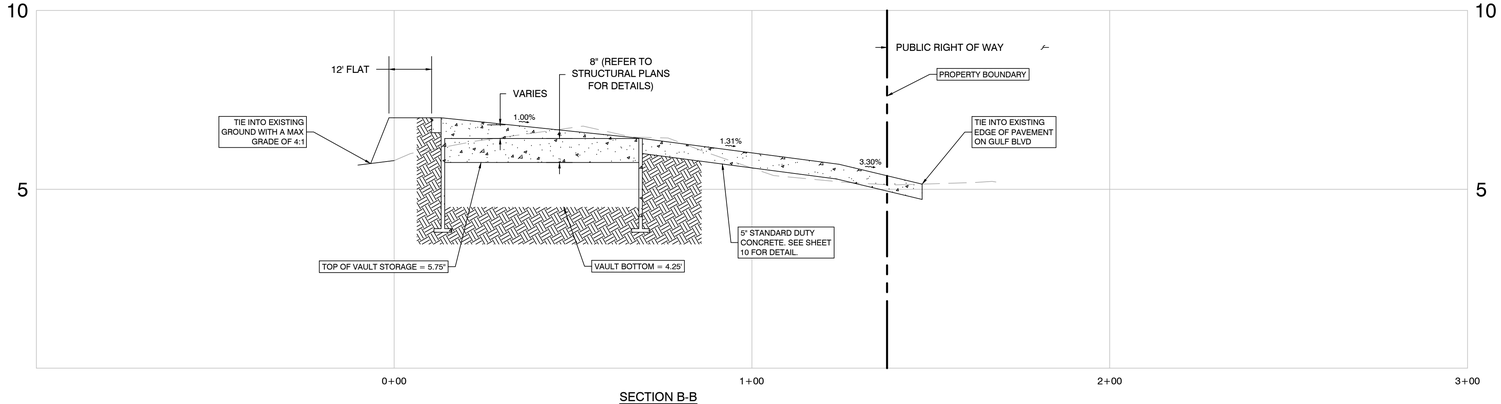
SHEET NUMBER 08

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SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



SECTION B-B
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

BY	DATE	REVISIONS

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7413 ALL CONDO LIKE BLVD, ENN, FL 34762
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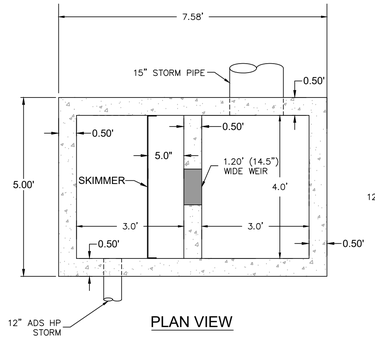
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TREASURE ISLAND, FL 33706

CROSS SECTIONS

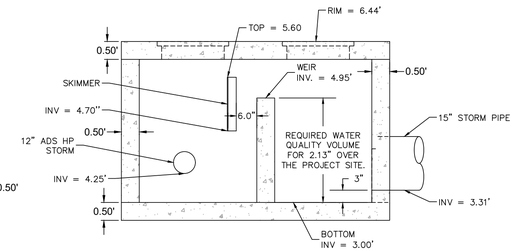
SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

SHEET NUMBER 09

(E:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XSEC.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/24/2026 LAST SAVED BY: RMARSHALL



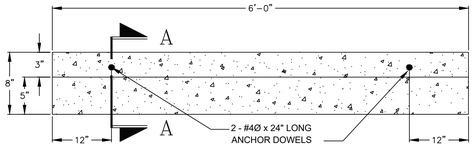
PLAN VIEW



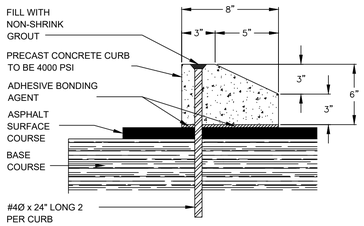
ELEVATION

OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



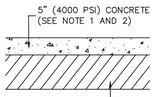
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

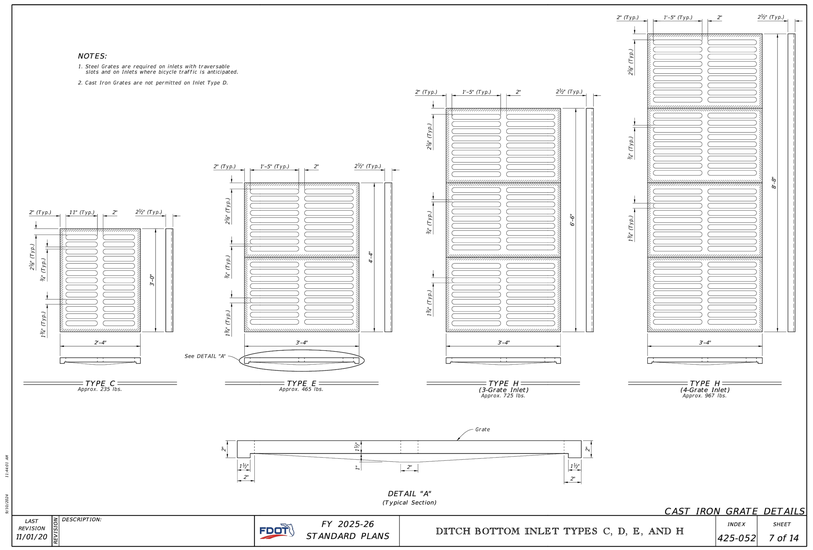


NOTES:

1. CONCRETE TO HAVE A MINIMUM 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 650 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM SAMPLES.
2. 10 FT X 10 FT MAXIMUM JOINT SPACING.
3. SAWCUT JOINT MINIMUM 1–3/4" DEPTH IN CONCRETE.
4. SUBGRADE SHOULD BE EXISTING SURFICIAL SANDS OR RECOMMENDED CLEAN FINE SAND FILLS, DENSIFIED TO AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557)
   - 4.1. SUBGRADE SOILS SHOULD HAVE A MINIMUM LBR VALUR OF 40. COMPACTION SHOULD BE AT LEAST 98% OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST TWO FEET PRIOR TO PLACEMENT OF CONCRETE.
   - 4.2. THE SURFACE OF THE SUBGRADE SHOULD BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
   - 4.3. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT WITH EXCEPTION TO THICKENED EDGES (CURD OR FOOTING).
5. CONCRETE TO BE FIBER MESH REINFORCED.

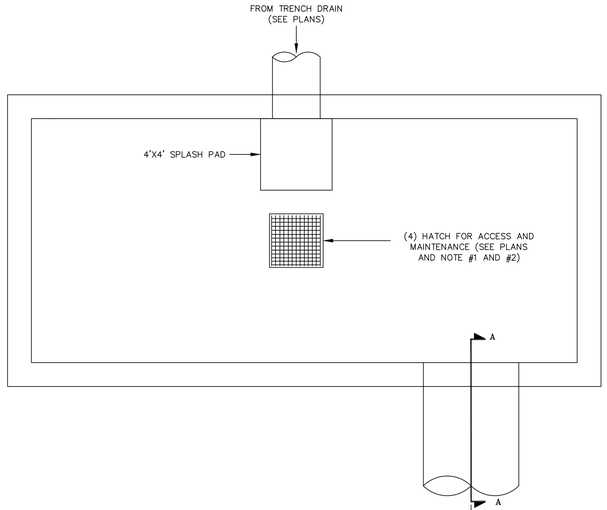
STANDARD DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



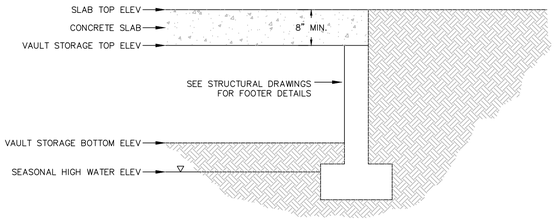
CAST IRON GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 7 of 14



STORMWATER VAULT DETAIL

N.T.S.



SECTION A-A

NOTE:

1. STRUCTURAL DRAWINGS TO BE SUBMITTED AS SHOP DRAWINGS. APPROVAL FOR VAULT CONSTRUCTION WILL BE THROUGH SHOP DRAWINGS.
2. TOP OF VAULT IS TO BE PER THE ADJACENT TABLE. THE GRADES SHOWN ON SHEET 06 IS THE ADDITIONAL GRADING ON TOP OF THE VAULT PLUS THE SLAB THICKNESS NEEDED TO DIRECT RUNOFF TOWARDS THE TRENCH DRAIN.

SLAB TOP ELEV.	6.42'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.75'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.51'
25–YR H.W.L.	5.37'
S.H.W.L. ELEV.	4.00'

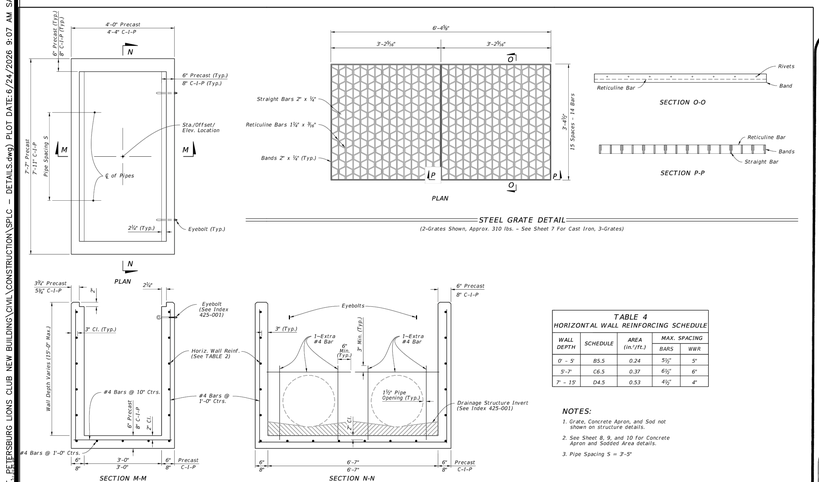


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 11'	D4.5	0.53	4½"	4"

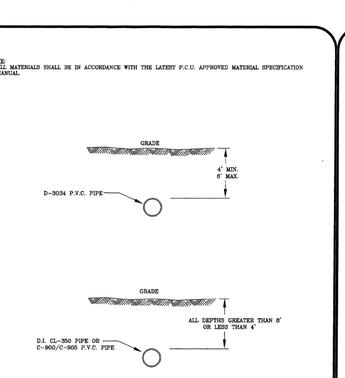
NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-9"

TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

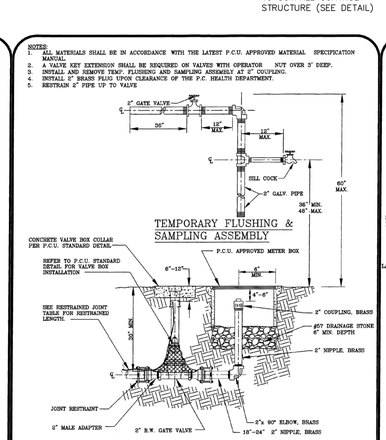
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 5 of 14

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



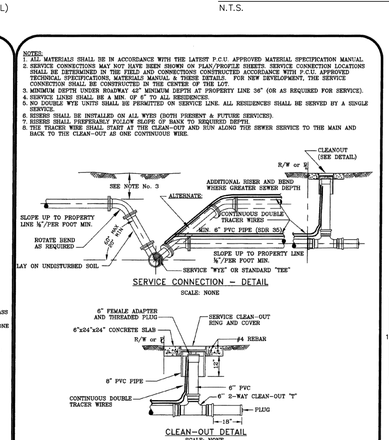
PINELLAS COUNTY
DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL
DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. A VALVE KEY EXTENSION SHALL BE REQUIRED ON VALVES WITH OPERATOR NUT OVER 3' DEEP.
3. INSTALL AND REMOVE TEMP. FLUSHING AND SAMPLING ASSEMBLY AT 8" COUPLING.
4. INSTALL 2" BRASS PLUG UPON CLEARANCE OF THE P.C. HEALTH DEPARTMENT.
5. RESTRAIN 2" PIPE UP TO VALVE

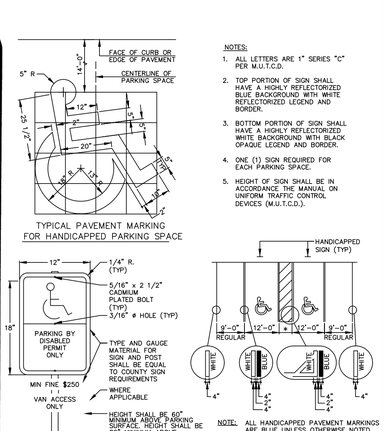


PINELLAS COUNTY
2" PERMANENT WATER BLOW-OFF DETAIL
DETAIL INDEX I.D.: PCU WD 2
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
3. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
4. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
5. ONLY DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
6. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
7. RISERS SHALL PERPENDICULARLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH
8. THE TRACER WIRE SHALL START AT THE CLEAN-OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN-OUT AS ONE CONTINUOUS WIRE.



PINELLAS COUNTY
SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL
DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BRODTK, P.E.
REVISION:



NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

NOTE: ALL HANDICAPPED PAVEMENT MARKINGS ARE BLUE UNLESS OTHERWISE NOTED.
* 5'–0" OR 8'–0" (SEE PLANS)

BY	DATE	REVISIONS

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
CIVIL ENGINEERING CONSULTANTS
7413 ALLONDRA BLVD, PORT RICHEY, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
CONSTRUCTION DETAILS

SAVE DATE 6/17/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – DETAILS.DWG

SHEET NUMBER 10

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – DETAILS.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/17/2026 LAST SAVED BY: RMARSHALL



SHEET NUMBER 11

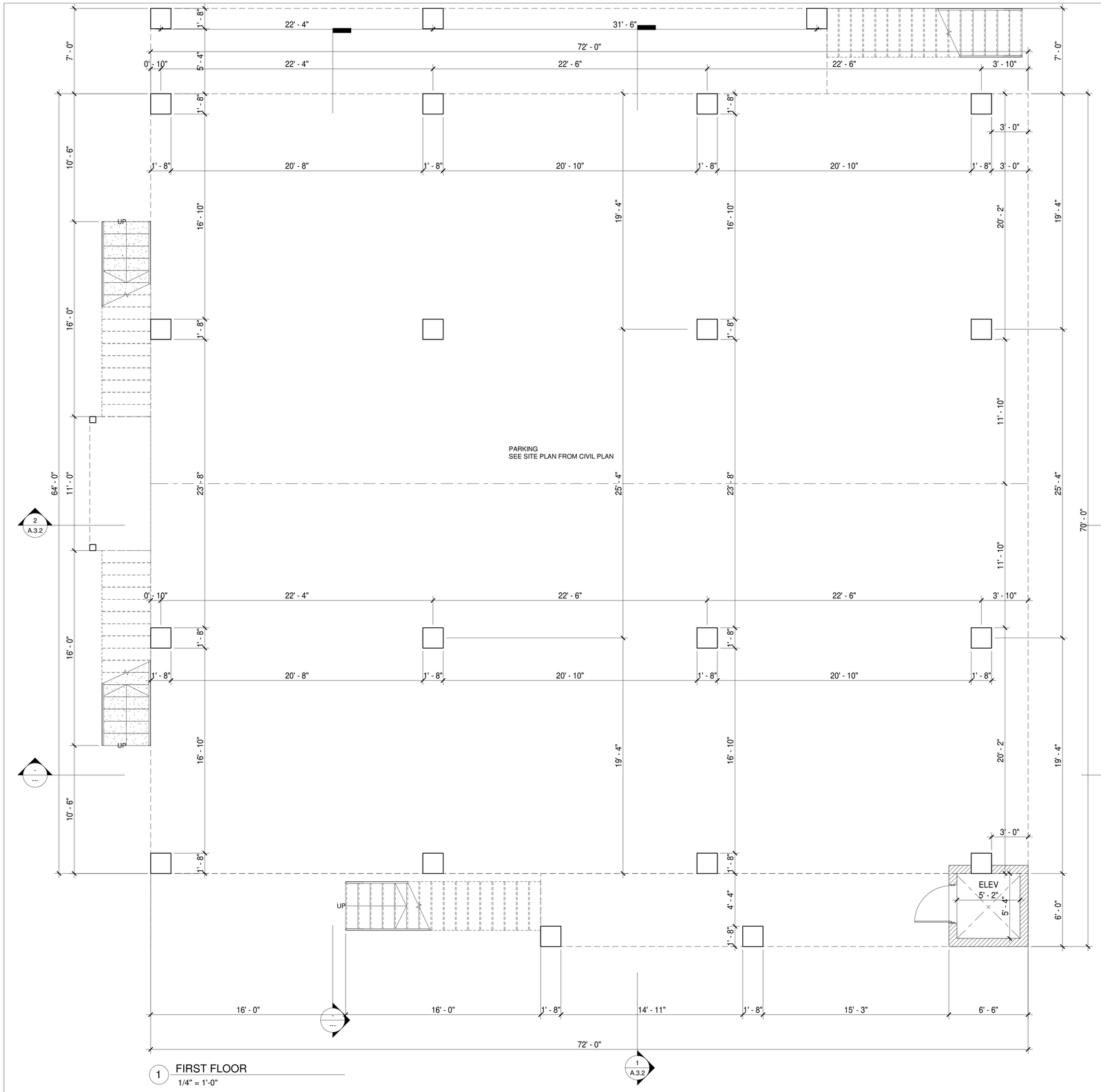
SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - AERIAL

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

AERIAL SITE PLAN

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352)748-3126

DATE	REVISIONS	BY



GENERAL DOOR & HARDWARE NOTES

A. REFER TO FLOOR PLAN FOR DOOR SWINGS.

B. SILENCERS TO BE FURNISHED AS ALL DOOR OPENINGS.

C. ALL EXTERIOR HOLLOW METAL DOORS & FRAMES TO BE GALVANIZED.

D. THRESHOLDS TO BE FURNISHED WITH STAINLESS STEEL MACHINE SCREWS AND LEAD ANCHORS.

E. UNDERCUT ALL INTERIOR DOORS 3/4", U.O.N.

F. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.

G. IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC.

MISCELLANEOUS NOTES

1. GLAZING MUST HAVE SAFETY GLAZING ON THESE LOCATIONS:

ADJACENT TO DOORS:
A. WHERE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN CLOSED POSITION.
B. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN SWING DOOR.

GLAZING IN WINDOWS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
B. THE BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
C. THE TOP EDGE OF GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING.

GLAZING IN GUARDS AND RAILINGS.
GLAZING IN WET SURFACES.
GLAZING ADJACENT TO STAIRS, BOTTOM OF STAIR LANDING AND RAMPS.

2. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE REQUIRED NET CLEAR OPENING DIMENSION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ. FT.

NEW 2X6 EXTERIOR FRAMED WALL
NEW 8" CMU BLOCK WALL
NEW 2X4 INTERIOR FRAMED WALL

NOTES:

OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR H0NEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. FBC R302.5.1. INSULATION BETWEEN GARAGE & RESIDENCE TO BE R-19 OR BETTER.

ALL NON-IMPACT EXTERIOR WINDOW AND DOOR OPENINGS SHALL HAVE IMPACT RESISTANT FABRIC SHUTTER FL 15208.1 OR EQUAL

All INTERIOR WALL CORNERS SHALL BE BULLNOSE.

LAN
ENGINEERING

LAN-ANH THUY NGUYEN
LICENSE
No 68226
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LANANH.NGUYEN@LANENGINEERINGLLC.COM
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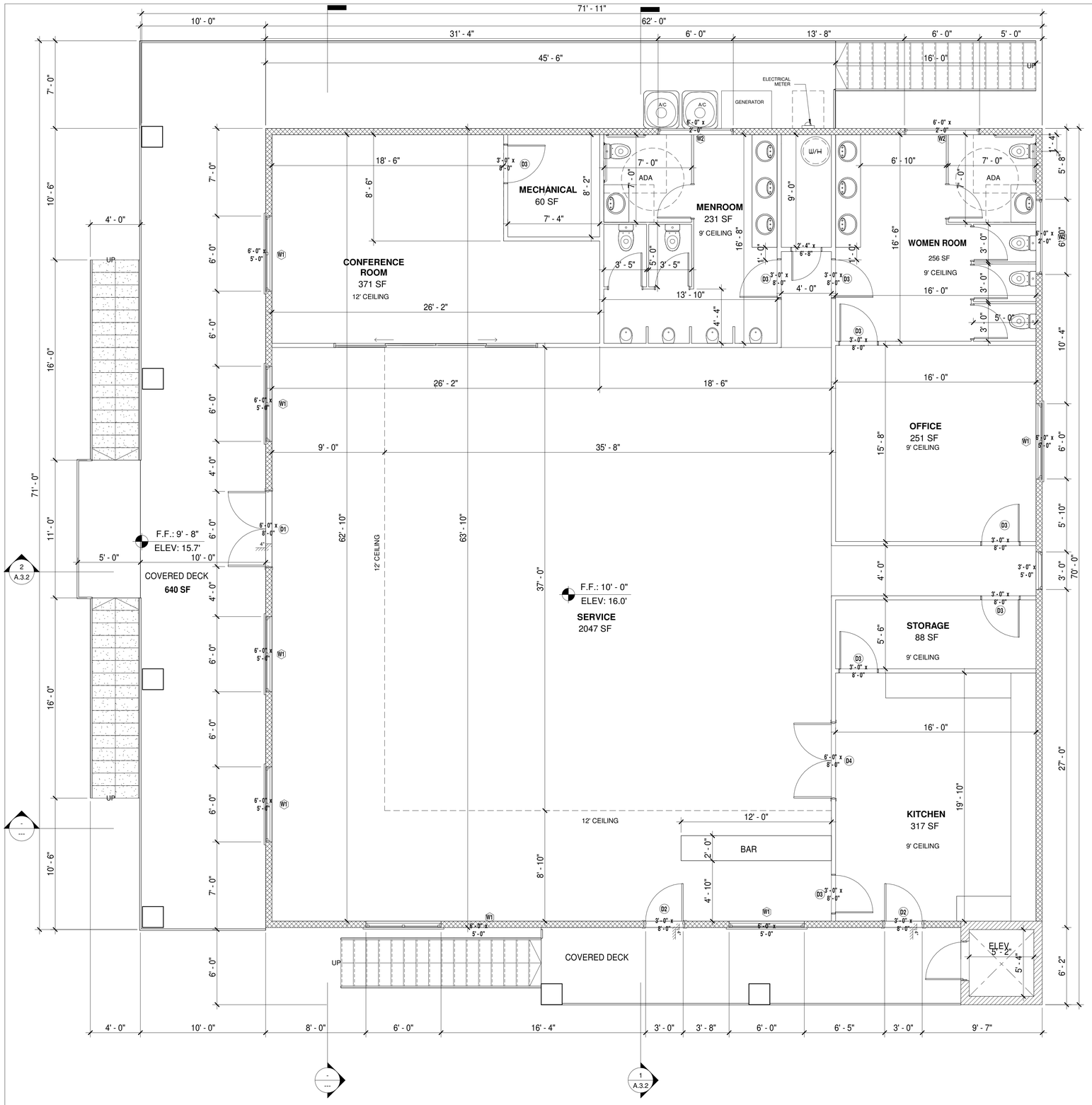
LION CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

PROPOSED FIRST FLOOR

SHEET: A.2.0



1 2ND FLOOR PLAN

1/4" = 1'-0"

FLORIDA PRODUCT APPROVAL LISTING	
EGRESS WINDOW	FL # 14911.5
GARAGE DOOR	FL # 16107.3
SWING DOOR	FL # 22513.6
ENTRY DOOR	FL # 20468.1
ROOF	FL # 10124.1
UNDERLAYMENT	FL # 2346.1
VINYL SOFFIT	FL # 13275.1
SLIDING DOOR	FL # 21706.4
FIXED WINDOW	FL # 10338.3

* ALL DOORS AND WINDOWS ARE IMPACT RATING

NEW 2X6 EXTERIOR FRAMED WALL

NEW 8" CMU BLOCK WALL

NEW 2X4 INTERIOR FRAMED WALL

NOTES:

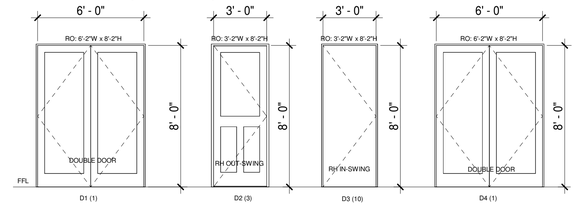
OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR H0NEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. FBC R302.5.1. INSULATION BETWEEN GARAGE & RESIDENCE TO BE R-19 OR BETTER.

ALL NON-IMPACT EXTERIOR WINDOW AND DOOR OPENINGS SHALL HAVE IMPACT RESISTANT FABRIC SHUTTER FL 15208.1 OR EQUAL

All INTERIOR WALL CORNERS SHALL BE BULLNOSE.

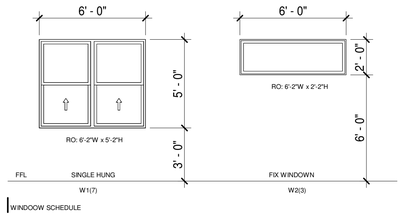
FIRST FLOOR - 4661 SF
ENTRY/LANAI - 945 SF
2ND FLOOR - 4661 SF
SERVICE AREA - 2695 SF
TOTAL - 10,267 SF

Note: 'S' on plans denotes a Solid Core Door
All door casing 1/2" x 2-1/2" Square Edged, Primed white for Painting.
All Base to be 3/4" x 3-1/2" Square Edged, Primed white for Painting



DOOR SCHEDULE

All Windows & Doors to be recessed 2-1/2" in the Rough Openings (Finished recess 3-1/8" with Stucco)
Installation instructions to be supplied by the Window & Door Supplier, including flashing/waterproofing instructions
All Actual Sizes and Rough/Masonry Openings to be confirmed by the Window & Door Supplier
All Windows & Exterior Doors to have Drywall Returns



WINDOW SCHEDULE

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ENGINEERING

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No 68226
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LION CLUB

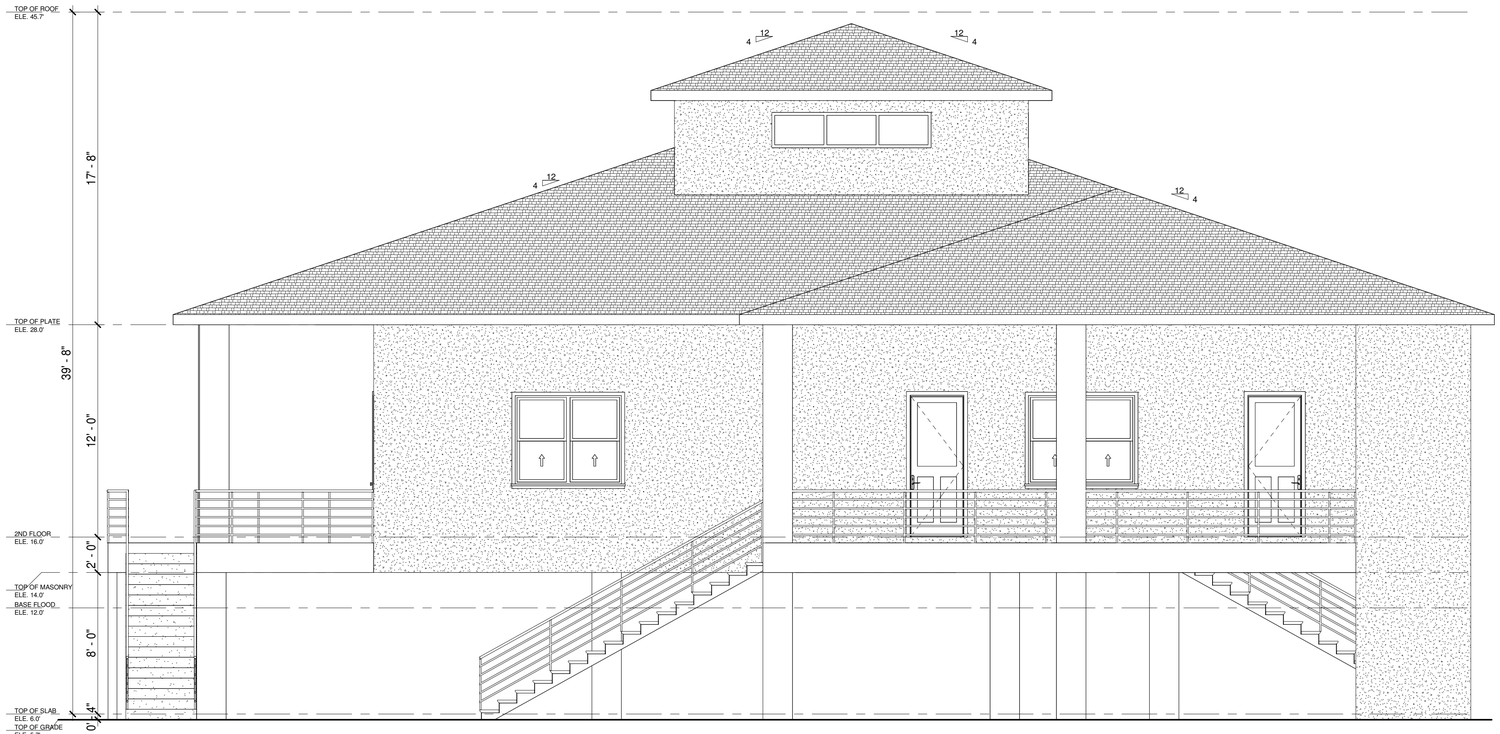
9300 GULF BLVD
TREASURE ISLAND, FL 33706

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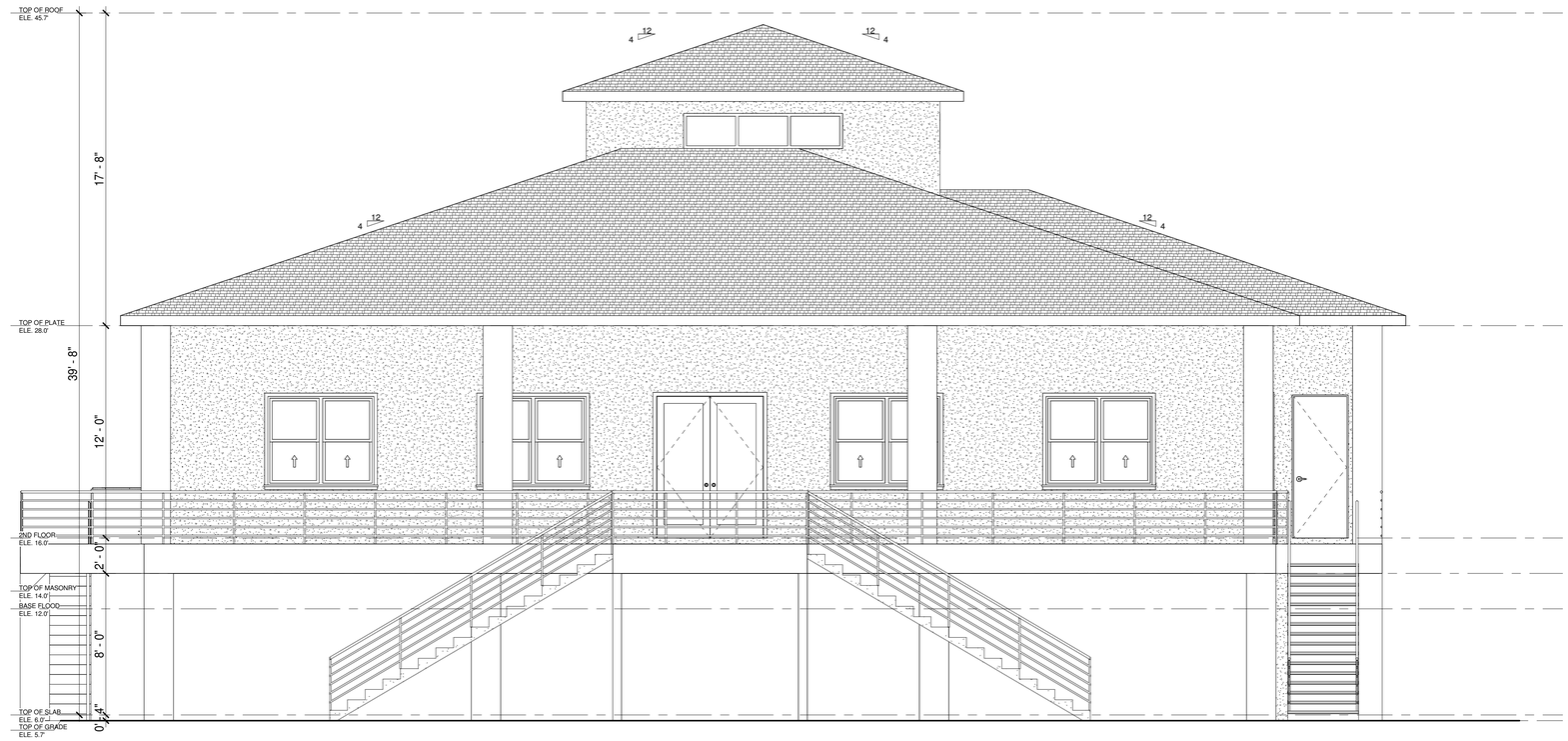
PROPOSED 2ND FLOOR PLAN

SHEET: A.2.1



1 RIGHT ELEVATION

1/4" = 1'-0"



3 FRONT ELEVATION

1/4" = 1'-0"

NOTE:

ALL EXTERIOR FINISHING
TO BE 1/2" MIN. STUCCO

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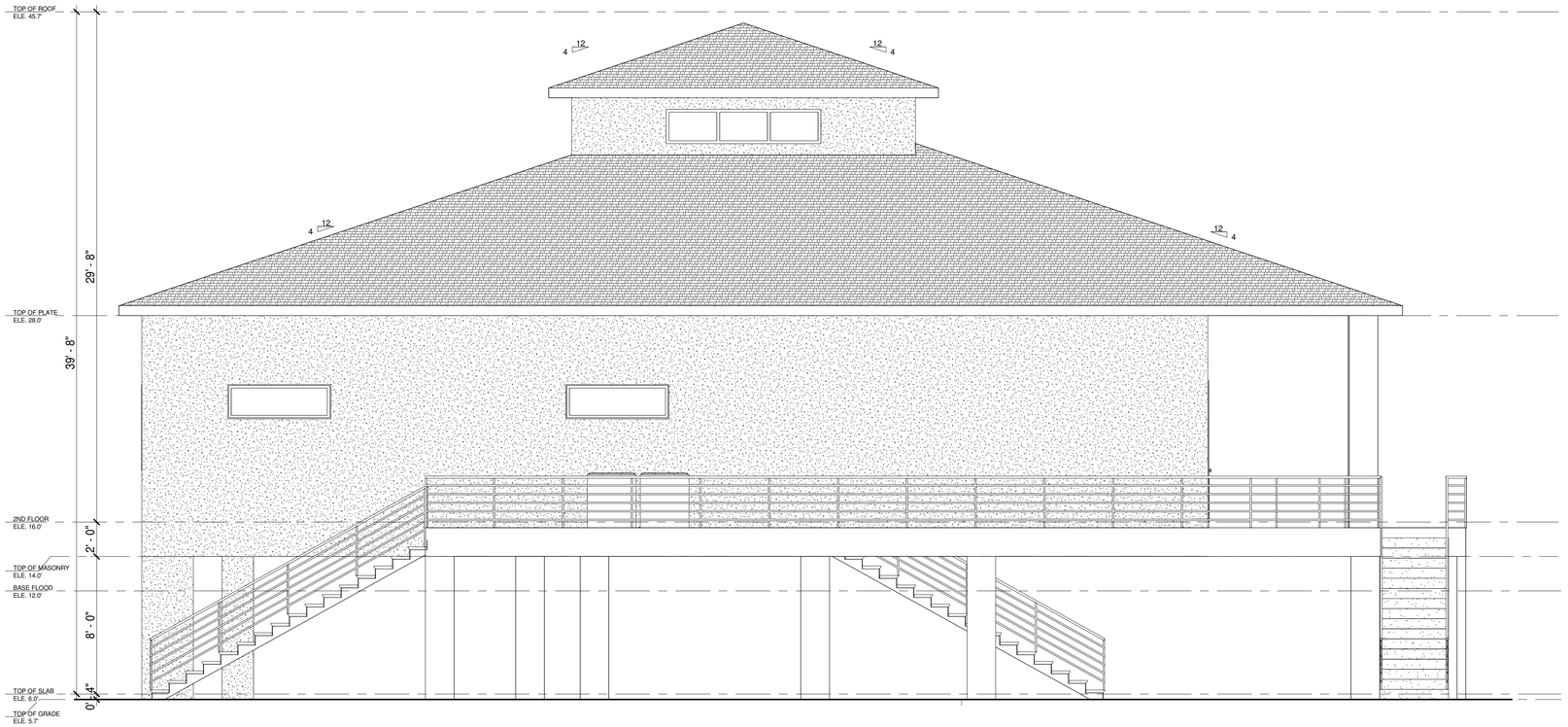
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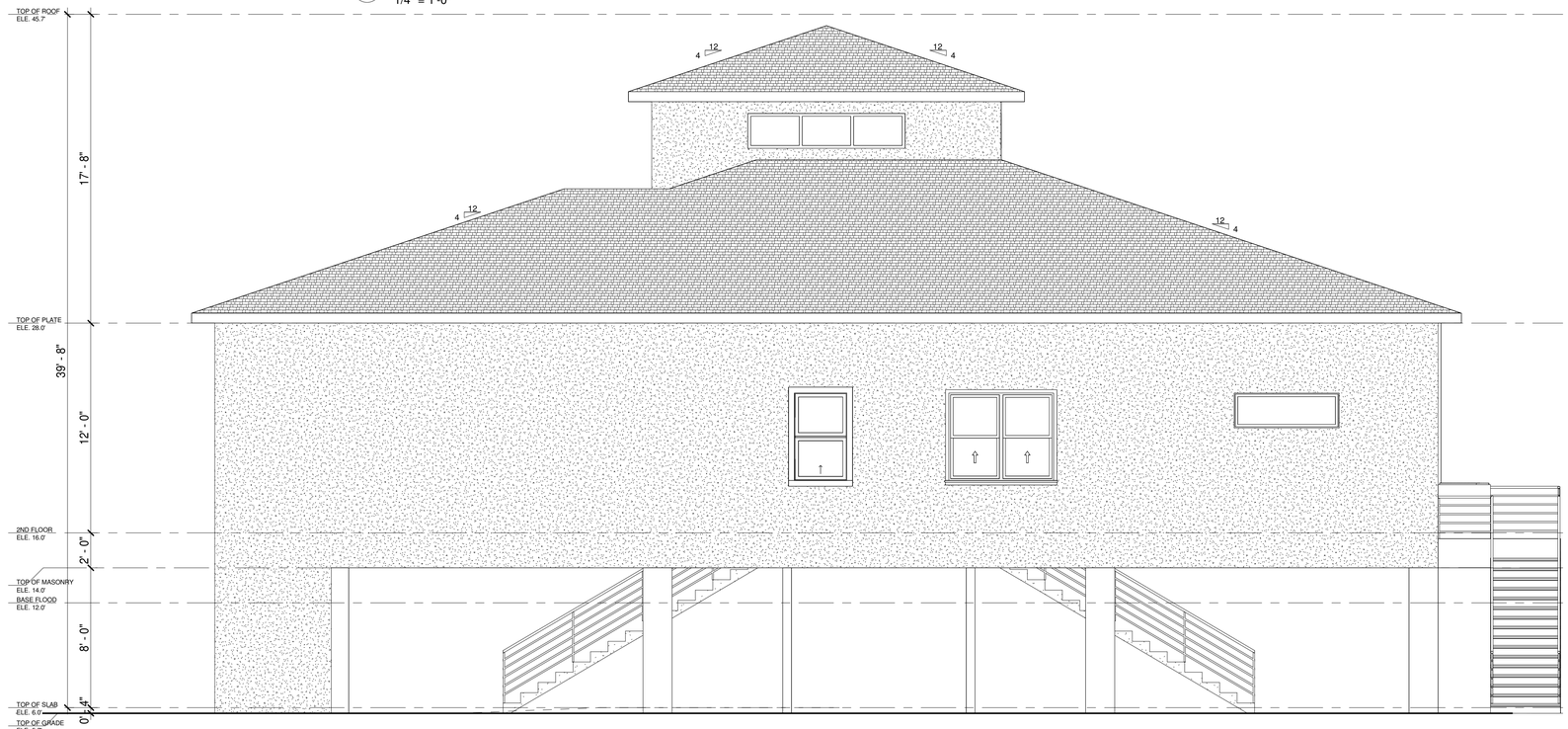
PROPOSED
ELEVATIONS

SHEET: A.3.0



1 LEFT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"

NOTE:

ALL EXTERIOR FINISHING
TO BE 1/2" MIN. STUCCO

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LION CLUB

9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

PROPOSED
ELEVATIONS

SHEET: A.3.1

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY			
SWFWMD			
FDEP NPDES			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY
03/25/2026	REVISION 1: CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN REVISIONS	EJE

LANDSCAPE & IRRIGATION PLANS FOR ST. PETERSBURG LION'S CLUB

LEGAL DESCRIPTION

PARCEL 1: (PREPARED BY THIS FIRM)

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

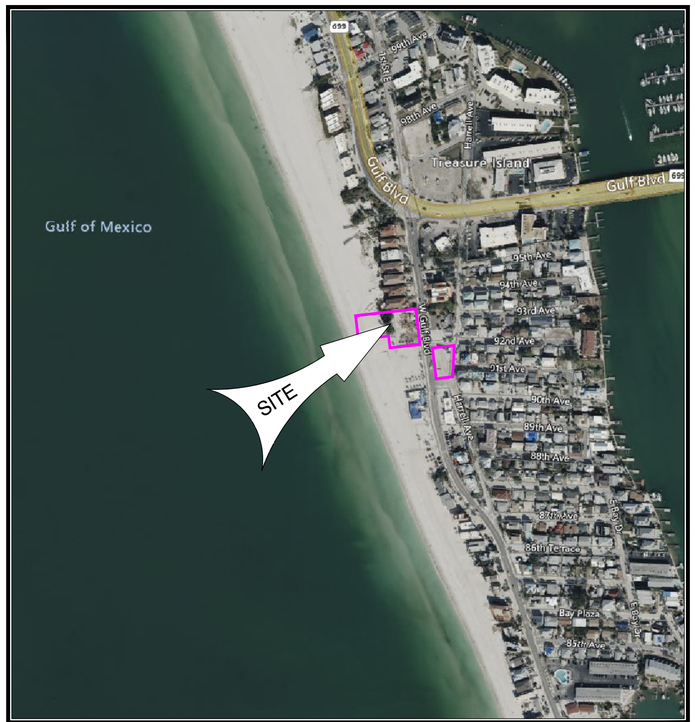
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA-PASS-SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

SECTION 26; TOWNSHIP 31 SOUTH; RANGE 15 EAST
PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LANDSCAPE PLAN
03	IRRIGATION PLAN
04	IRRIGATION SPECS. & DETAILS

OWNER/DEVELOPER
ST. PETERSBURG LION'S CLUB
PO BOX 11734
ST. PETERSBURG, FL 33733

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
RONALD J. FERRIS, PE
FL. LIC. NO. 69146
(352) 748-3126

SURVEYOR
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
KENNETH KOLARIK, PSM
FL. REG. NO. 5116
727-822-4151

Leroy Chin, Jr.
Digitally signed by Leroy Chin, Jr.
Date: 2026.06.17 20:29:27 -04'00'

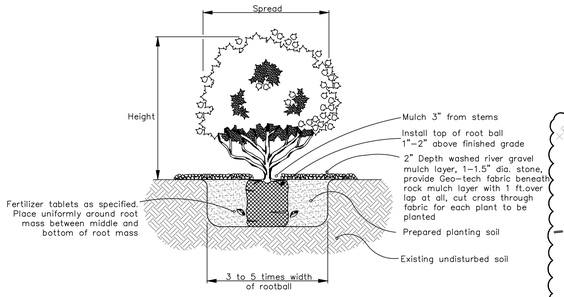
CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126

ST. PETERSBURG LION'S CLUB

(S:\PROJ\ALL\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\100 - LC COVER LA.dwg) PLOT DATE:6/17/2026 5:28 PM SAVE DATE: 6/17/2026 LAST SAVED BY: EELLINGSON

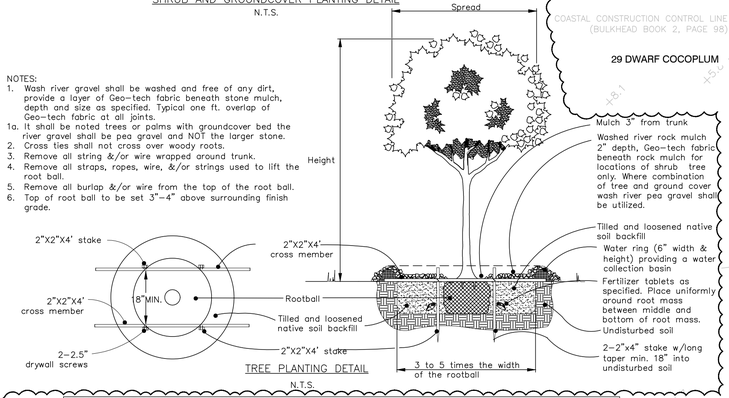
LANDSCAPE & IRRIGATION GENERAL NOTES

1. WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION: CALL 1-800-432-4770 48 HOURS PRIOR TO CONSTRUCTION.
2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. A ONE HUNDRED PERCENT (100%) COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES UNLESS IT CAN BE DEMONSTRATED THAT THESE OTHER SOURCES ARE NOT AVAILABLE.
4. IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACK FLOW PREVENTER AT THE SERVICE CONNECTION (POINT OF CONNECTION).
5. THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
6. LANDSCAPE/IRRIGATION CONTRACTOR SHALL COORDINATE WITH OWNER'S IRRIGATION/LANDSCAPE MAINTENANCE CONTRACTOR FOR LOCATION OF EXISTING IRRIGATION MAINLINE AND CONNECT IRRIGATION CONTROL VALVES TO ON SITE EXISTING IRRIGATION CONTROLLER. CONTRACTED LANDSCAPE/IRRIGATION CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM FOR THIS PROJECT'S INSTALLATION.
7. HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIBB.
8. THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
9. THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
10. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
11. SOILS WITHIN ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTINGS WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLE FROM THE SITE AND SEND TO INDEPENDENT LABORATORY DETERMINE SOIL QUALITY FOR PLANTINGS AND PROVIDE SOIL AMENDMENTS REQUIRED TO PROMOTE HEALTHILY PLANT GROWTH.
12. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOD IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
13. PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
14. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
15. LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
16. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
17. THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
18. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. TREE RINGS SHALL BE A MINIMUM 60" RADIUS. ALL TREES SHALL BE STAKED.
19. ANY NEW SOD SHALL BE SEASHORE PASPALUM CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR (MOWING AND POLICING OF THE SITE OF ANY TRASH AND TREES ARE PLUMB AND PROPERLY STAKE FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND HAS RECEIVED CERTIFICATE OF OCCUPANCY AND PROVIDED FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
20. TREES SHALL NOT BE TOPPED OR IMPROPERLY PRUNED. THE SHAPING OF TREES TO FORM CIRCLES, OVALS, SQUARES AND OTHER HARD EDGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
21. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOIL BACK FILL SHALL BE AERATED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
22. ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
23. ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 36" IN HEIGHT.
24. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREE MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AS A CONDITIONS OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.
25. IT IS NOTED THAT ALL SODDING SHALL BE SEASHORE PASPALUM & AREAS WHICH ARE DISTURBED SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POND SURROUNDING AREAS TO BE GRADE TO TWO-INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION AFTER ROLLING ON NEWLY LAID BAHIA SOD. AREAS ARE TO BE WATERED BY AUTOMATIC RECLAIM IRRIGATION SYSTEM UNTIL NEWLY LAID SOD HAS ESTABLISHED AND THEN NORMAL WATERING CYCLES.
26. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL CERTIFICATE OF OCCUPANY HAS BEEN RECIEVED BY THE OWNER AND ACCEPTANCE BY THE OWNER WITH FINAL PAYMENT HAS BEEN MADE.
27. THE LANDSCAPE AND IRRIGATION SYSTMEM SHALL BE GUARANTEED WARRANTTED FOR ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER.



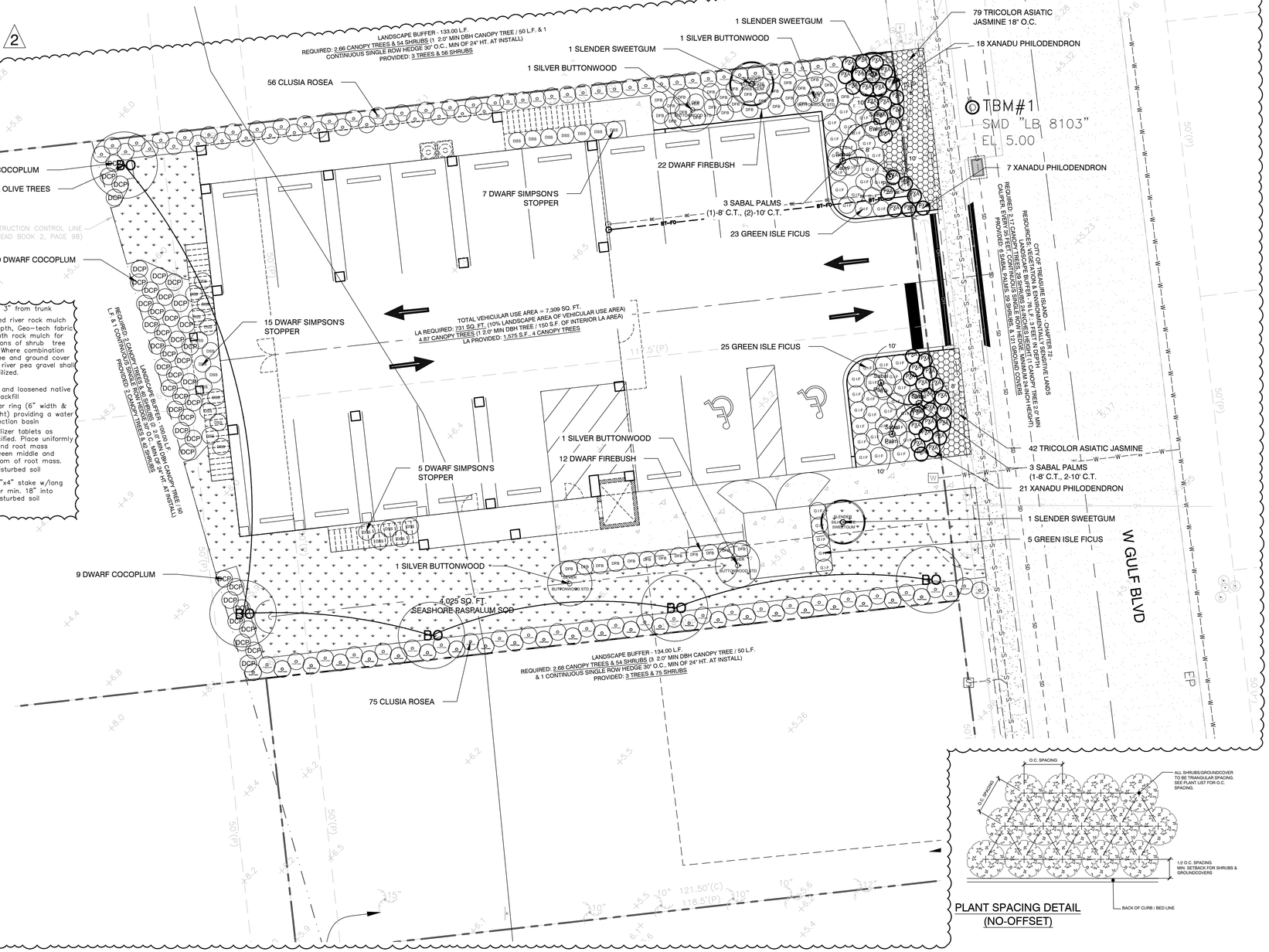
SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTES:
1. Wash river gravel shall be washed and free of any dirt, provide a layer of Geo–tech fabric beneath stone mulch, depth and size as specified. Typical one ft. overlap of Geo–tech fabric at all joints.
1a. It shall be noted trees or palms with groundcover bed the river gravel shall be pea gravel and NOT the larger stone.
2. Cross ties shall not cross over woody roots.
3. Remove all string &/or wire wrapped around trunk.
4. Remove all straps, ropes, wire, &/or strings used to lift the root ball.
5. Remove all burlap &/or wire from the top of the root ball.
6. Top of root ball to be set 3"–4" above surrounding finish grade.



TREE PLANTING DETAIL
N.T.S.

PROJECT NAME: LION'S CLUB - PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
BO	5	27.78%	Shady Lady Black Olive, *Bucida buceras* 'Shady Lady'	Non-native, High drought & salt tolerance, Minimum 10-12' Ht., 2" DBH, Florida Grade #1	Standard
Sabal Palm	6	33.33%	Sabal Palm, *Sabal palmetto (regenerated palms)*	Native, Moderate drough tolerance, 2-8' CT, 4-10' CT. HT.	Palms regerated
SILVER BUTTONWOOD	4	22.22%	Silver Buttonwood, *Conocarpus erectus* 'Sericeus'	Native, Moderate drought & salt tolerance, Minimum 10-12' Ht., 2" DBH, Florida Grade #1	Standard
SLENDER SWEETGUM	3	16.67%	Slender Silhouette Sweetgum, *Liquidambar styraciflua*	Native, High drought & moderate tolerance, Minimum 10-12' Ht., 2" DBH, Florida Grade #1	Branching begin at 5ft. from base of tree
Total # Trees/Palms	**18**	**3 Proposed tree species require 1 type of tree for diversity as per code Sec. 138-3655, please note existing trees on site are not listed in the plant list provided.**			
COCOPLUM	131	38%	Autograph Tree, *Clusia Rosea*	Native, High drought & salt tolerance, 24" HT. at planting, 30" O.C.	Full, Florida Grade #1
DCP	42	12%	Dwarf Cocoplum, *Chysobalanus icaco*	Native, Moderate drought & salt tolerance, 24" HT. at planting, 30" O.C.	Full, Florida Grade #1
DSS	27	8%	Dwarf Simpson's Stopper, *Myrcianthes fragrans var. compacta*	Native, Moderate drought & salt tolerance, 18" HT. at planting	Full, Florida Grade #1
DFB	42	12%	Dwarf Firebush 'Firefly', *Hamelia patens* 'Firefly'	Native, Moderate drought & moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1
G I F	53	16%	Green Isle Ficus, *Ficus microcarpa* 'Green Island'	Non-native, Moderate drought & HHigh salt tolerance, 24" HT. at planting	Full, Florida Grade #1
PXA	46	13%	Xanadu Philodendron, *Philodendron 'Xanadu'*	Non-native, Moderate drought & moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1
Total # Shrubs	**341**		**GROUND COVERS**		
	121	100%	Tricolor Asiatic Jasmine, Trachelospermum asiaticum 'Tricolor'	Non-Native, Moderate drought & moderate salt tolerance, 8-12" HT. at planting	
Total # Groundcover	**121**		**OTHER LANDSCAPE MATERIALS**		
	24 cubic yards		Mini Size Pine Bark Nuggets @3" Depth of at All Landscape Planting Areas.		
	2,258 S.F.		Seashore Paspalum Sod is drought tolerant & very salt tolerant but requires flushing well with fresh water		



PLANT SPACING DETAIL
(NO-OFFSET)



REVISIONS		
DATE		BY
03/25/2026	REVISION 1: CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS	EJE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
2000 MAIN STREET, SUITE 600, DUNEDIN, FL 34698
4450 WE SERVO BLVD, TALLAHASSEE, FL 32308
(352)748-3106

ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

LANDSCAPE PLAN

SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	101 - LC LA

SHEET NUMBER 02

IRRIGATION SYSTEM LEGEND

CONFIRM EXISTING RECLAIM METER IS 1.5" AND CAPABLE OF PROVIDING 60 PSI AT 50 GPM SUPPLY WITH ADEQUATE PRESSURE AND GPM WITH LOCAL GOVERNING AGENCY AND PROVIDE AN ISOLATION BRONZE BALL VALVE IN A VALVE BOX DOWNSTREAM LOCATION OF RECLAIM METER

HUNTER FILTER & REGULATOR HY-201 2-INCH INLET & OUTLET WITH HY-201-D 2-INCH DISC FILTER WITH 120 MESH INSTALLED AT DOWNSTREAM SIDE OF RECLAIM WATER METER AND BRONZE BALL GATE VALVE & INSTALLED IN VALVE BOX WITH BRONZE BALL VALVE.

HUNTER ACC2-1200-SS WALL MOUNT OUTDOOR IRRIGATION CONTROLLER 12 STATION EXPANDABLE TO 42 STATIONS WITH (RK) RAIN SENSOR (WS,-WIRELESS MINI-CLICK) WITH HUNTER ROAM REMOTE CONTROL TRANSMITTER KIT (ROAM XL, SMART PORT WIRING HARNESS INCLUDED; PROVIDE GROUNDING OF IRRIGATION CONTROLLER. 2 WIRE SYSTEM COORDINATE WITHIN 1.25 ELECTRICAL CONDUITS WITH SWEEPS IN ALL VALVE BOXES, PROVIDE ADDTIONAL 18-INCHES OF CONTROL WIRE IN EACH VALVE BOX. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE CONTRACTOR IN SCHEDULING WATERING TIMES DURING PLANTING PROCESS AND 6 MONTH WATERING SCHEDULE.

HUNTER #1-EZ DECODER; 1 STATION EZ DECODER

HUNTER PRO-SPRAY (PROS-06-SI POP UP FOR GRASS AREAS; PROS-12-SI 12" POP UP FOR SHRUB AREAS) WITH PRO ADJUSTABLE NOZZLES; LT GREEN 12A ADJUSTABLE 0-360 12' RAD. @ 30 PSI; Q-0.63 GPM; H-1.26 GPM; 3Q-1.89 GPM; F-2.00 GPM; BLACK
17A ADJUSTABLE 0-360 17' RAD. @ 30 PSI; Q-0.1.15 GPM; H-2.30 GPM; 3Q-3.45 GPM; F-4.60 GPM

CONTRACTOR SHALL VERIFY NOZZLES UTILIZED AND ADJUST RADIUS TO FIT AREA TO BE IRRIGATED.

HUNTER STRIP PATTERN NOZZLES MODEL RCS-515 30 PSI, 5' X 15' - 0.65 GAL PER MIN.

HUNTER STRIP PATTERN NOZZLES MODEL SS-530 30 PSI, 5' X 30' - 1.30 GAL PER MIN.

HUNTER BUBBLER NOZZLES PCB MODEL 20 - 2 GAL PER MIN. UMBRELLA PATTERN

HUNTER ICV GLOBE ELECTRICAL SOLENOID VALVE ASSEMBLY SIZE AS NOTED PROVIDE BRONZE OR ALUMINUM TAG NOTING VALVE NUMBER AND TAG ON COVER OF VALVE BOX ELECTRICAL CONDUIT PROVIDED FROM IRRIGATION CONTROLLER TO EACH SOLENOID VALVE AND SWEEPS IN EACH VALVE BOX & SPLICE BOXES. 18 INCH ADDITIONAL TWO CONTROL WIRE COILED IN EACH VALVE BOX. 1.25-INCH ELECTRICAL CONDUIT MINIMUM SIZE.

2.0 - INCH BRONZE ISOLATION BALL VALVE IN FDOT TRAFFIC RATED VALVE BOX LABEL TO "IRRIGATION VALVE" ON VALVE BOX LID

IRRIGATION MAINLINE SCHEDULE 40 PVC, 2.5 INCH DIAMETER (AS NOTED ON DWG. NO SUBSTITUTION ON SIZE PIPE 18"-24" BELOW PROPOSED GRADE INCLUDE 1.25" DIAMETER ELECTRICAL CONDUIT FOR 2 WIRE SYSTEM ADJACENT TO MAIN IRRIGATION LINE

IRRIGATION LATERAL LINE PVC SCHEDULE 40 SIZE PIPE AS SHOWN ON DRAWING 12" BELLOW GRADE

TYPICAL IRRIGATION SLEEVE PIPE SIZE TWICE THE SIZE PIPE PASSING THROUGH SLEEVE PVC SCHEDULE 40 PIPE & SHALL EXTEND 1 FT. PASS HARD SURFACE AND ENDS DUCT TAPPED.

Valve Callout

Valve Number
Valve Flow
Valve Size

GENERAL IRRIGATION NOTES:

1. Irrigation system design requirements: 50 GPM @ a minimum of 60 PSI at reclaim water the point of connection (see location on irrigation plan). The Irrigation Contractor shall verify the available GPM and PSI for a 1. 5 inch reclaim meter. If the 1.5-inch reclaim irrigation meter is insufficient in providing 50 GPM at 60 PSI a 2 inch irrigation reclaim meter shall be installed prior to installation of the irrigation system. The Landscape/Irrigation Contractor shall coordinate with General Contractor for electrical service for irrigation controller located between A/C unit and electrical meter of the second floor landing north side of building..

2. Landscape Contractor shall stake out location of trees and shrub bed lines prior to Irrigation Contractor to begin installation of irrigation system to ensure the bubblers and spray heads are located in the exact location along the tree location and shrub bed lines. The location shall be confirm by the Owner/General Contractor or Owner's representative.

3. No irrigation spray heads or piping shall be within 12-inches of the proposed or existing building face and all spraying shall spray directly away from the building face.

4. Irrigation sleeves are to be located as shown on the irrigation plan and shall be coordinated with the General Contractor for installation if this is not performed by the Landscape/Irrigation Contractor. All sleeves shall extend 12" beyond the hard surfaces and both ends duct tape off. A 2"x2"x3' stake shall be placed at each end of the irrigation sleeves. 12-inches of the top of the stake shall be painted blue for location of sleeves during the site work and can be located at time of irrigation system installation.

5. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees, shrubs or grass areas.

6. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.

7. If required, the Landscape & Irrigation Contractor shall provide the necessary "Right of Way" use permits with various governing agencies.

8. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.

9. Although the irrigation pipes are shown directly beneath the existing tree canopies the intent is the irrigation contractor shall excavate by hand to tunnel beneath the existing tree canopy root system. At no point shall a irrigation pipe trencher shall be allowed within existing tree root canopy system. Other alternative is to reroute around the existing tree canopy.

10. In some cases the spray head shall be installed on shrub risers and set spray heads 6-inches above the the propose shrub heights. Provide galvanized metal 'L' stakes to support pipe risers, see details for this application.

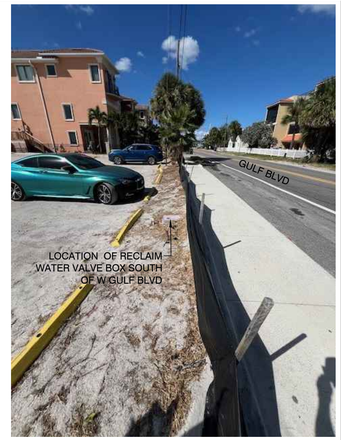
11. Two gallon bubblers shall be installed per detail provide with funny piping systems. Bubbler shall be laid on top of root ball 1 inch above the three inch mulch bed piping run up 2-inches away from the tree/palm root balls.

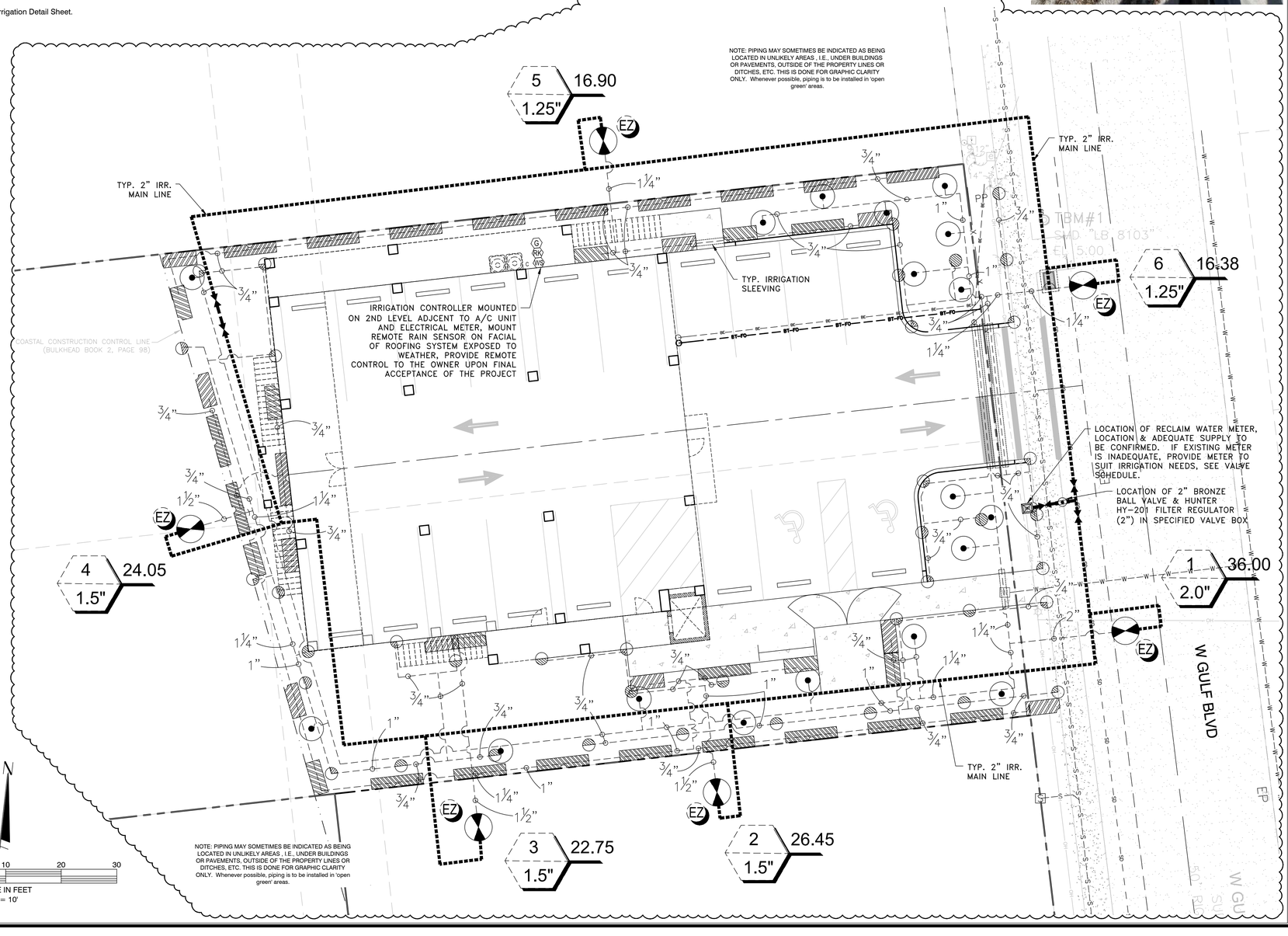
12. See other irrigation note on Irrigation Detail Sheet.

1

LION'S CLUB - IRRIGATION VALVE SCHEDULE

ZONE	TYPE	SIZE	GPM	RUN TIME MINUTES	TOTAL GPM
1	2 GALLON BUBBLERS (TREES)	2-INCH	36.00	15	540
2	17' R 6" POP-UP SPRAY (GRASS)	1.5-INCH	26.45	20	529
3	12" STRIP SPRAY (SHRUBS)	1.5-INCH	22.75	20	455
4	17' R 6" POP-UP SPRAY (GRASS)	1.5-INCH	24.05	20	481
5	12" STRIP SPRAY (SHRUBS)	1.25-INCH	16.90	20	338
6	12' R 12" POP-UP (GROUNDCOVERY SHRUBS)	1.25-INCH	16.38	15	245.7
TOTAL GALLONS RUN TIME (1.8 HRS.) TOTAL GPM					2,588.70
RUN IRRIGATION SYSTEM TWICE A WEEK TOTAL GPM					5,177.40





DATE	REVISIONS	BY
02/25/2026	REVISION 1 : CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS	EJE

CFB | CLYMER FARNER BARLEY
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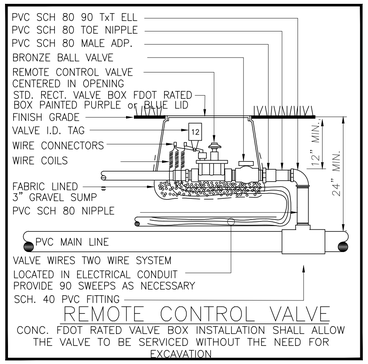
ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

IRRIGATION PLAN

SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	102 - LC IRR

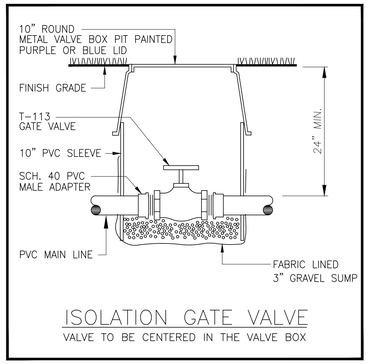
SHEET NUMBER 03

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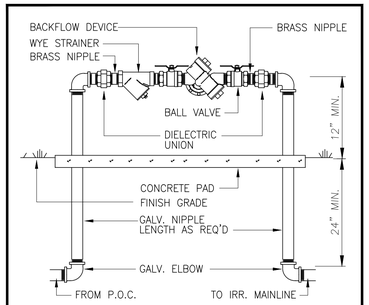
REMOTE CONTROL VALVE

CONC. FDOT RATED VALVE BOX INSTALLATION SHALL ALLOW THE VALVE TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION

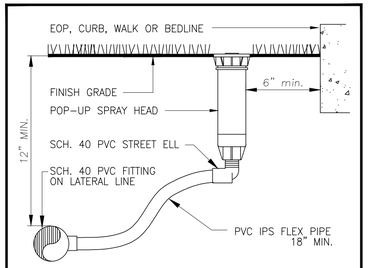


ISOLATION GATE VALVE

VALVE TO BE CENTERED IN THE VALVE BOX

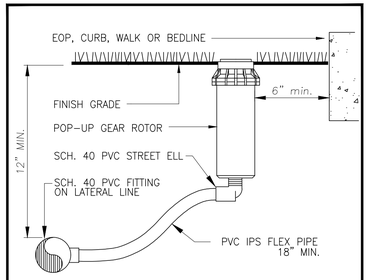


BACKFLOW PREVENTOR



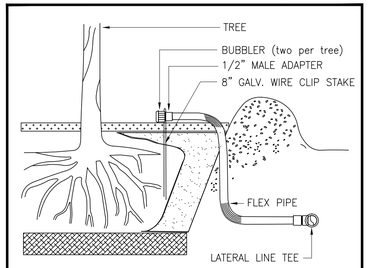
TURF SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



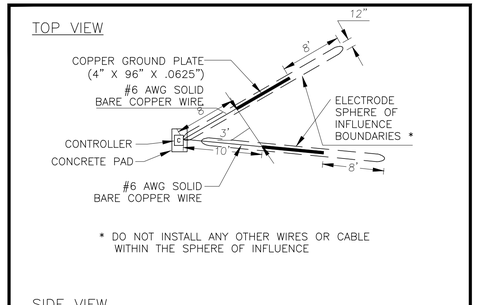
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE

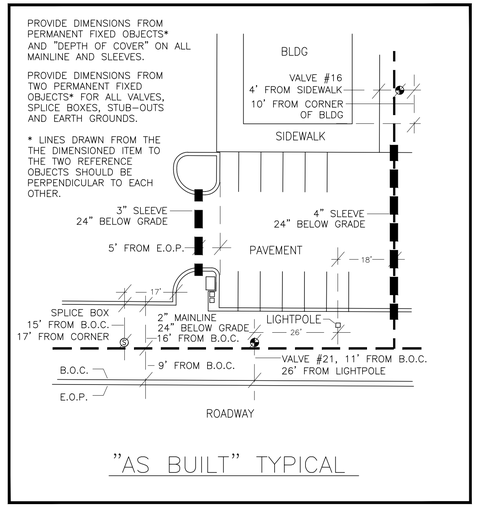


TREE BUBBLER

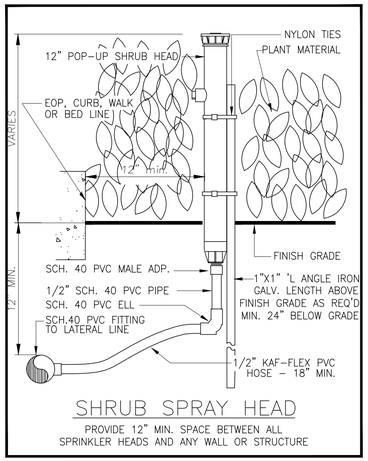
INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



CONTROLLER GROUNDING

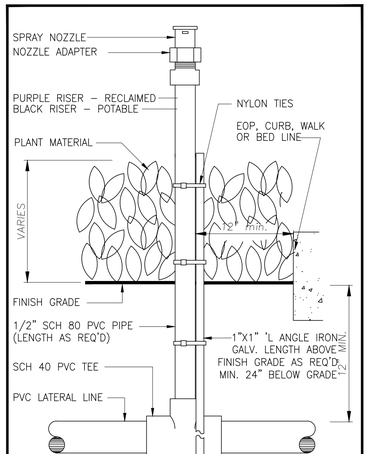


"AS BUILT" TYPICAL



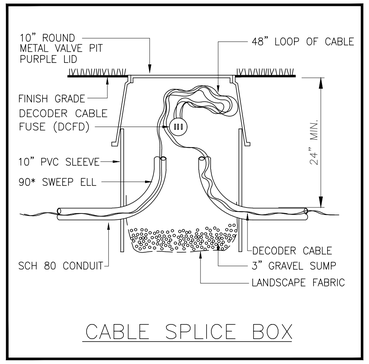
SHRUB SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



SHRUB SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



CABLE SPLICE BOX

FIELD CHANGES:

This Irrigation Design was based on the most recent site and landscape plan available to the Irrigation Designer at the time of the design. The following irrigation principals were incorporated into this design:

- Dedicated bubbler zones for all new trees.
- Dedicated spay zones for all new annual beds.
- Landscape beds and sod are on separate zones.
- Spray heads and rotator / rotors are on separate zones.
- All sprinkler heads within a zone are "matched precipitation rate".
- "Single row" sprinklers (along edge of pavement, fence line, pond bank) are on separate zones from areas covered by "square" or "triangular" spaced sprinklers.

Site and / or Landscape changes that were made after the time of this design will require Field Changes. Field Changes made by the Irrigation Contractor that do not incorporate these irrigation principals will not be accepted and will be corrected at the Irrigation Contractors expense.

Know what's **below.**
Call before you dig.
TICKET NUMBER(S): 005101564
#

IRRIGATION NOTES:

2. Irrigation system design requirements: 50 GPM @ a minimum of 60 PSI at the point of reclaim water connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system. See irrigation plan for information extension of irrigation mainline. New two wire Hunter irrigation controller shall be mounted on new proposed building. Irrigation Contractor shall coordinate with General Contractor for electrical service. It is also noted traffic rated valve boxes are shown on the drawing and 1.25 electrical conduits shall be installed as shown on the irrigation drawings. The electrical conduit shall also run adjacent to the irrigation mainline for the two wire system ell sweeps shall be provided in all solenoid boxes and junction boxes. New traffic rated (13"x24"x13" depth) valve boxes for existing irrigation zone that will be disrupted during the construction of this project. Irrigation Contractor shall install electrical and irrigation sleeve in direct straight lines between valve or junction boxes. All sleeves shall be duct taped at both ends to prevent dirt from compacting in sleeves. The contractor shall not deviate installation of the irrigation system base on the specifications and details of this sheet and the irrigation plan sheet.
3. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
4. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.
5. If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
6. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
7. Mainline is to be installed with a minimum of 18"-24" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
8. Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2". Sleeves under paved surfaces shall be installed by the SITE CONTRACTOR UNDER ALL PAVED SURFACES. Sleeves shall extend beyond paved surfaces a minimum of 8-inches and end of pipes shall be ducted taped. A 3'x2"x"2 inch stake shall be staked at each end of stake irrigation sleeve. Blue for potable irrigation sleeve; Purple for reclaim sleeves, stake shall be driving a minimum of 1 foot into the ground and 2 feet of above the finish grade. Irrigation contractor shall coordinate location of irrigation sleeves with the site contractor.
9. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves and wire splices shall be installed in fiber concrete valve boxes with diamond plated steel lids (available from Ferguson Waterworks):

Remote Control Valves	(16"w x 25"l x 12"h) std. rect. box
Isolation Gate Valves	(16"w x 25"l x 12"h) std. rect. box
Wire Splices	(16"w x 25"l x 12"h) std. rect. box

10. The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage sump.
11. All valve box are fiber concrete 13" 24"x12" BOX W.CI RDR LID Model No. SP-A0132412M with metal flap LIDS to be painted "PURPLE" for reclaim and painted "BLUE" for irrigation potable water BY IRRIGATION CONTRACTOR provide sample paint colors to Owner for approval prior to painting lids. Unpainted FDOT traffic rated boxes are available from Ferguson Waterworks, FEL-Tampa FL Waterworks #044, 8008 E. Sligh Ave. Tampa, FL. 33610-0000, phone 813-627-1240, fax 813-627-1299. No substitution will be accepted for this line item unless approved by Owner.
12. Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
13. The two-wire path between the controller and the decoders shall be two (2) UL Listed, single strand, type UF 600 Volt control cables (12-1 AWG). Use one (1) RED and one (1) BLUE colored wire to match color coded connections on the Decoders. Maximum distance from the controller to the furthest decoder shall be 1,500'. Install Decoder Cable in a 1" PVC conduit. Provide electrical eels sweeps in solenoid valve boxes and splice boxes.
14. All Decoders shall be installed in the valve box along with the solenoid that they are connected to.
15. All splices to the control wiring shall be made with 3M #DB_6 600 volt, UL Listed direct bury splice kits Use "yellow" or "red" kits as needed. All control wires shall be installed in electrical conduits no small than 1 inch diameter with 90 degree sweeps.
16. All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of ½" Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of ¾" Heavy Wall PVC IPS Hose

17. The tops of all shrub sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a 1"x1' galvanized 'L' stake and nylon cable ties. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or structure and a minimum of 24" below finish grade ant 2 inches below top of irrigation head..
18. Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
19. Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Code.
20. At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (Intermatic #AG2401 or equal).
21. At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 10 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
22. The wireless rain shutoff device shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
23. The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves. AS-BUILT Irrigation drawings shall be provide prior to final payment and reviewed by the Owner and his representative.
24. No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
25. Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local code.

Hunter Two Wire – Grounding and Shielding

At the very minimum, the grounding circuit for a decoder will include a copper ground plate and may also include 50 Pounds/22 kg of earth contact material, as defined below and Per the following detail. The copper grounding plate assemblies must meet the minimum requirements of section 250 of the NEC. They are to be made of a copper alloy intended for grounding applications and will have minimum dimensions of 4" x 36" x 0.0625" (100 mm x 1.2 m x 1.58 mm). A 10-foot/3 m continuous length (no splices allowed unless using exothermic welding process) of 10 'AWG/5 mm2 solid bare copper wire is to be attached to the plate using an approved welding process. This wire is to be connected to the decoder's ground wire and 10 AWG/5 mm2 bare copper "shielding wire" as shown in wiring details. A 50-pound/22 kg bag of earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6"/15 cm wide trench per detail below. Salts, fertilizers and other chemicals are not to be used in an attempt to improve soil conductivity because these materials are corrosive and will cause the copper conductors and electrodes to erode and become less effective with time. Ø Install all grounding circuit components in straight lines. When it is necessary to make bends, do not make sharp turns. To prevent the electrode-discharged energy from re-entering the underground cables, all electrodes shall be installed 6 to 8 feet/2 to 2.5 m away from said cables, and at right angles to the two-wire path. If more than one electrode is used to achieve lower resistance, the spacing between any two electrodes shall be 15 to 20 feet/4.5 to 6 m, so that they don't compete for the same soil. Ø The earth-to-ground resistance of this circuit is to be no more than 10 ohms. If the resistance is more than 10 ohms, than additional ground plates and earth contact material are to be installed in the direction of an irrigated area. It is required that the soil surrounding copper electrodes be kept at a minimum moisture level of 15% at all times by dedicating an irrigation station at each controller location.

BY	DATE	REVISIONS
EJE	02/25/2026	REVISION 1: CITY COMMENT REVISIONS
EJE	06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-3126

ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

IRRIGATION DETAILS & SPECIFICATIONS

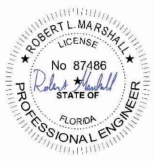
SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	102 - LC IRR

SHEET NUMBER 04

@:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\102 - LC IRR.dwg PLOT DATE:6/17/2026 5:29 PM SAVE DATE: 6/17/2026 LAST SAVED BY: EELLINGSON

ST PETERSBURG LIONS CLUB, TREASURE ISLAND STORMWATER MANAGEMENT CALCULATIONS

June 2026



Digitally signed by Robert Marshall
Date: 2026.06.18 08:46:21-04'00'

PREPARED BY:

Robby Marshall, P.E.

Clymer Farner Barley, Inc

314 S. Missouri Ave, Suite 101

Clearwater, FL 33756

727-519-1030

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I. INPUT DATA REPORT

SUMMARY

The St Petersburg Lions Club, in Treasure Island, FL is an existing property that is proposing a re-build of the previously improved site that was damaged by hurricanes in 2024. The project site is located at 9300 W Gulf Boulevard, Treasure Island, Fl 33706. The project area includes parcels 26-31-15-78804-008-0160 and 26-31-15-78804-009-0140, though the second parcel is currently a grass parking area and there are no proposed improvements to this parcel. The project boundary falls within FEMA Flood Zone AE with base flood elevation of 10' and Zone VE with base flood elevation of 12'. The FIRMette for the site is included in the appendix. Existing site topography indicates that a majority of the site drains towards Gulf Blvd. In the existing condition, all runoff flows offsite untreated where a majority enters the stormwater drainage system on Gulf Blvd and drains into Blind Pass. A small area of the site drains west directly onto the beach. Pre- and post-development drainage patterns are shown in the basin maps provided.

Because it does not exceed the threshold for increased impervious area or vehicle use area, an exemption from Environmental Resource Permitting has been approved by SWFWMD. The site, however, will still be required to meet the drainage requirements for the City of Treasure Island.

PRE-DEVELOPMENT HYDROLOGY

Please reference the Pre-Development Basin Map and the node schematic in Appendix A. In the pre-development condition, the site is divided into two basins: Pre – Basin 1 and Pre – Basin 2. Pre - basin 1 flows eastward to Gulf Blvd. and then into a grate inlet alongside the road. Pre – Basin 2 flows to the west towards the beach and the Gulf of Mexico. There is no onsite storage in the pre-development condition. Time-stage boundary nodes were set for both basins to flow to. The time-stage nodes are set by the mean high tide elevation for the beach node and the crown of pipe for the storm system along Gulf Blvd for the runoff flowing to the east.

POST-DEVELOPMENT HYDROLOGY

Please reference the Post-Development Basin Map and the node schematic in Appendix C. The post-development condition consists of Basins Post – Basin 1, Post – Basin 2, and Post – Vault. The drainage design was intended to maintain existing drainage patterns. Post – Vault is the primary basin for the site. It encompasses the portion of the site that will have improvements. This basin collects water at the trench drain at the front of the driveway entrance and directs water to the underground storage vault beneath the parking area. This vault is connected to a type H box with a weir inside it. Runoff flowing over the weir will then be piped to an existing structure in Gulf Blvd. Post – Basin 1 will drain out towards the street and Post – Basin 2 will drain towards the beach, as both nodes did in the existing conditions.

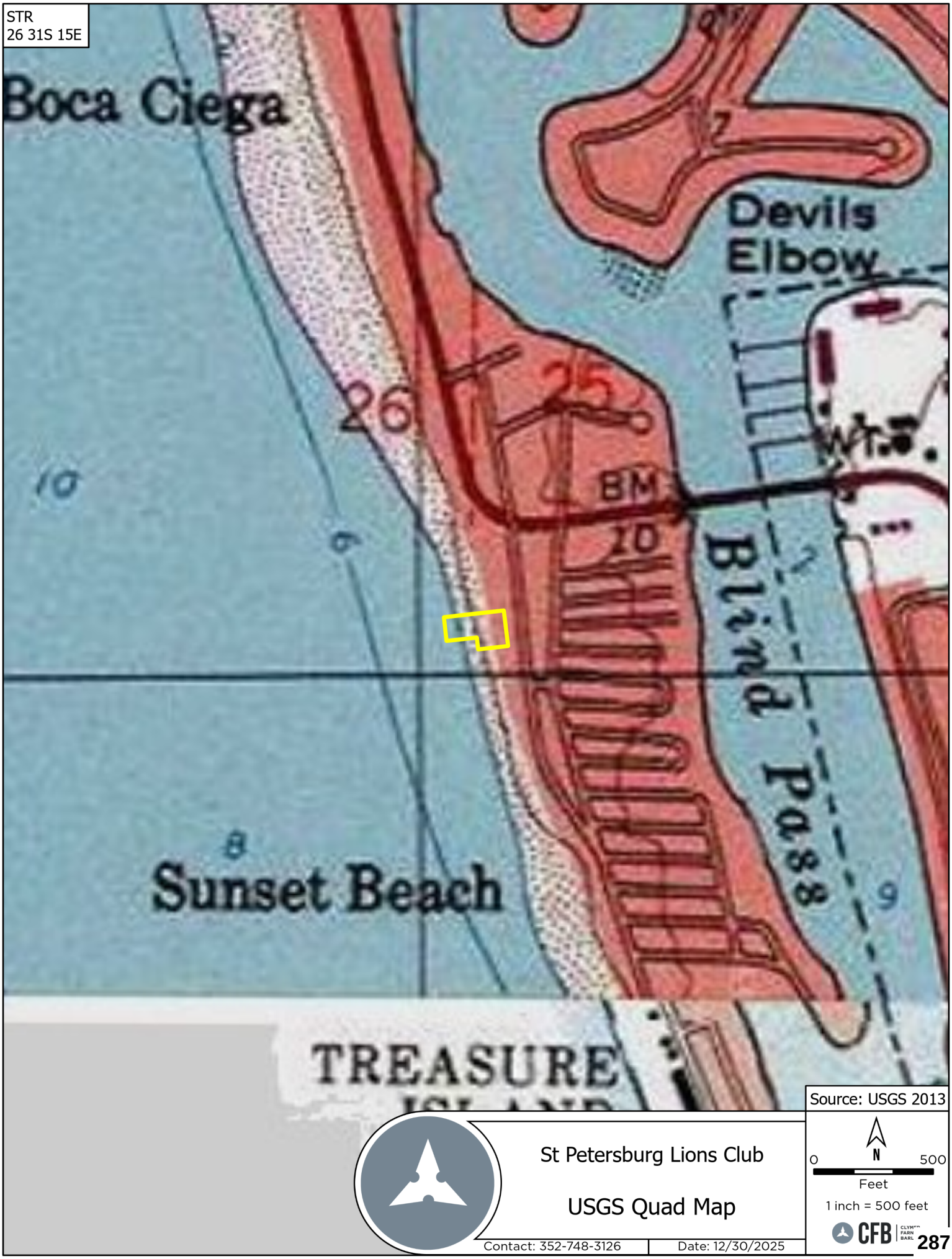
The retention vault holds sufficient volume to meet peak rate and volume requirements. The pond recovers the treatment volume in less than the 72-hour limit at approximately 32 hours. The vault was sized to contain up to the 100-year storm event. Table 1 below shows the design high water elevations for the 4 storm events modeled compared to the top elevation of the storage area. The weir in the control structure was designed to meet or reduce the amount of water leaving the site for the 25-year storm

event and the 10-year storm event. Table 2 below shows that the runoff from Pre – Basin 1 is greater than the combined runoff from both the basin Post – Basin 1 and the maximum flow rate out of the drop structure link, OUTFALL for the 25-year/24-hour storm event, and Table 3 shows the rate comparison for the 10-year/24-hour storm event.

POLLUTANT REMOVAL ANALYSIS

BMP Trains has been utilized to design a stormwater treatment system which is sufficient to provide the state mandated nitrogen and phosphorous removal. The BMP Trains reports for net improvement and removal efficiency are found in Appendix E. In the post-development condition, the proposed stormwater management system provides a treatment train which consists of a singular retention pond. The attenuation weir is set so that 2.14" of runoff volume is detained and infiltrates into the ground for treatment. Retention vault was modeled with a percolation link (Infiltration) which was designed based off the information from the geotechnical report for this site. When the starting water elevation in the vault node was set at the control elevation of 4.89, it was able to percolate back to the bottom elevation in 32 hours. The Treatment Weir Calculations in Appendix C shows that for 2.14" across the site to be treated in the specified vault area, the weir needs to be at a minimum elevation of 4.89' to achieve the required 0.046 Ac-Ft of treatment needed.


W Gulf Blvd
*10'
12103C0194H
Effective Date
8/24/2021
Harrell Ave
92
91st Ave
W Gulf Blvd
Flood Zone
Static BFE*
AE
VE
St Petersburg Lions Club
FEMA Flood Map
Contact: 352-748-3126
Date: 12/30/2025
Imagery: ESRI 2025
Floodplains: FEMA 2024
N
0
100
Feet
1 inch = 100 feet
CFB



Source: USGS 2013

St Petersburg Lions Club

USGS Quad Map

N

0 500

Feet

1 inch = 500 feet

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Contact: 352-748-3126

Date: 12/30/2025

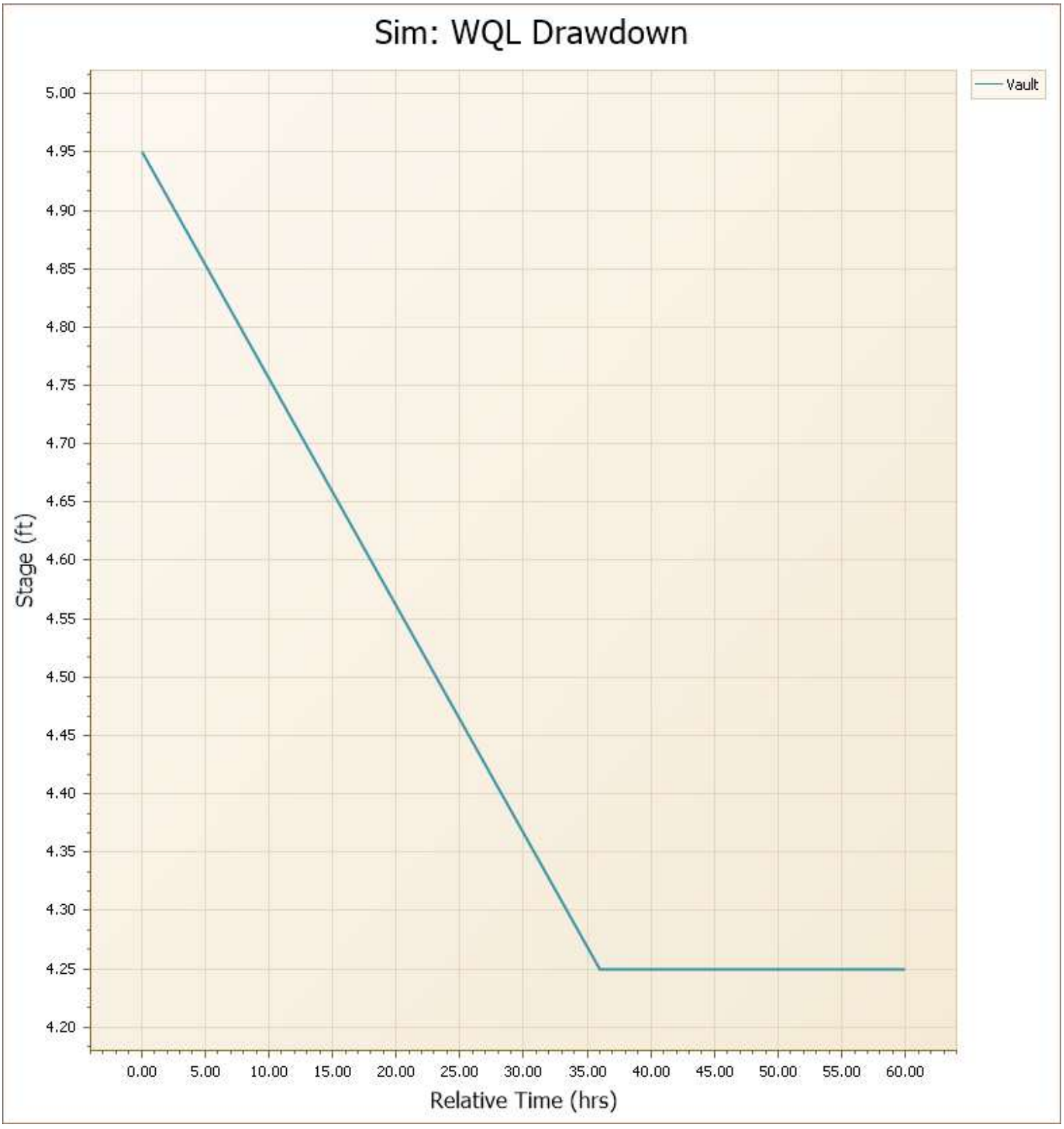

STR
26 31S 15E
W Gulf Blvd
Harrell Ave
91st Ave
BEACHES
WATERS OF THE
GULF OF AMERICA
*Neither the Beaches nor the Waters of the Gulf of America have Hydrologic Soil Groups. The Drainage Class Dominant Condition for the Beaches is "Poorly Drained," where the Waters of the Gulf of America do not have a Dominant Condition.
Imagery: ESRI 2025
Soils: NRCS 2025
St Petersburg Lions Club
Soils Map
Contact: 352-748-3126
Date: 12/30/2025
N
0
100
Feet
1 inch = 100 feet
CFB
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Table 1: Node Max Stage Elevations					
Node	**002.33YR-024HR**	**010YR-024HR**	**025YR-024HR**	**100YR-024HR**	**Top Elevation**
Control Structure	5.06	5.27	5.35	5.45	6.44
Vault	5.06	5.29	5.37	5.51	5.75

Table 2: 25Yr 24Hr Storm Discharge Rate Comparison				
Pre-Development			Post-Development	
Basin/Link	**Rate, cfs**		**Basin/Link**	**Rate, cfs**
Pre - Basin 1	1.84		OUTFALL	0.95
			Post - BASIN 1	0.89
Total	1.84		Total	1.84
Reduction	0.0%			

Table 3: 10Yr 24Hr Storm Discharge Rate Comparison				
Pre-Development			Post-Development	
Basin/Link	**Rate, cfs**		**Basin/Link**	**Rate, cfs**
Pre - Basin 1	1.52		OUTFALL	0.70
			Post - BASIN 1	0.72
Total	1.52		Total	1.42
Reduction	6.6%			

Table 4: Infiltration Rate Methodology			
Vault Bottom Elevation		4.25	Feet
10' below bottom elevation		-5.75	Feet
Groundwater Elevation		0.8	Feet
Groundwater Elevation - 10' elevation	0.8ft - 5.75ft =	6.55	
Reduction Rate		70%	
Min. Recorded Infiltration Rate from Geotech Report		5.4	min/in
3/4 of Infiltration Rate	5.4min/in * 0.75 =	4.05	min/in
Vertical Conductivity	1in/4.05min *1ft/12in*1,440min/day * (1 - 70%) =	8.89	ft/day
Horizontal Conductivity	8.89 * 2 =	17.78	ft/day


Sim: WQL Drawdown
Vault
Stage (ft)
5.00
4.95
4.90
4.85
4.80
4.75
4.70
4.65
4.60
4.55
4.50
4.45
4.40
4.35
4.30
4.25
4.20
0.00
5.00
10.00
15.00
20.00
25.00
30.00
35.00
40.00
45.00
50.00
55.00
60.00
Relative Time (hrs)

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APPENDIX A



REVISIONS

BY	DATE

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CLYMER FARNER BARLEY, Inc.
7413 ALL FOODS PLACE, SEFFNER, FL 34762
(352)748-3126

PRE DEVELOPMENT BASIN MAP

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SAVE DATE 6/16/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC – PRE BASINS

SHEET NUMBER

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – Pre Basins.dwg) PLOT DATE:6/16/2026 1:34 PM SAVE DATE: 6/16/2026 LAST SAVED BY: RMARSHALL

PRE - Basin 1

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.11	82	8.95
Impervious, Paved	0.24	98	23.78
Sand	0.00	77	0.00
Grassy Dunes	0.00	44	0.00
Total Ac =	0.35	Sum =	32.73
		Weighted CN =	93

PRE - Basin 2

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.00	82	0.00
Impervious, Paved	0.00	98	0.00
Sand	0.27	77	20.49
Grassy Dunes	0.11	44	4.80
Total Ac =	0.38	Sum =	25.28
		Weighted CN =	67

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APPENDIX B

Simple Basin Runoff Summary [EXISTING]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Pre - Basin 1	002.33YR-024HR	0.87	12.05	4.50	3.70	0.35	93.0	0.00	0.00
Pre - Basin 2	002.33YR-024HR	0.30	12.12	4.50	1.46	0.38	67.0	0.00	0.00
Pre - Basin 1	010YR-024HR	1.52	12.05	7.50	6.66	0.35	93.0	0.00	0.00
Pre - Basin 2	010YR-024HR	0.83	12.12	7.50	3.71	0.38	67.0	0.00	0.00
Pre - Basin 1	025YR-024HR	1.84	12.05	9.00	8.15	0.35	93.0	0.00	0.00
Pre - Basin 2	025YR-024HR	1.12	12.10	9.00	4.96	0.38	67.0	0.00	0.00
Pre - Basin 1	100YR-024HR	2.48	12.05	12.00	11.13	0.35	93.0	0.00	0.00
Pre - Basin 2	100YR-024HR	1.72	12.10	12.00	7.61	0.38	67.0	0.00	0.00

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APPENDIX C



(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC – Post Basins.dwg) PLOT DATE:6/16/2026 4:24 PM SAVE DATE: 6/16/2026 LAST SAVED BY: RMARSHALL

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLONDRA AVE. HUDSON, FL. 34762
(352)748-3126

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

POST DEVELOPMENT BASIN MAP

SAVE DATE	6/16/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC – POST BASINS

SHEET NUMBER

Post - Basin 1

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.07	82	5.73
Impervious, Paved	0.06	98	5.75
Sand	0.05	77	4.09
Grassy Dunes	0.00	44	0.00
Total Ac =	0.18	Sum =	15.57
		Weighted CN =	86

Post - Basin 2

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.00	82	0.23
Impervious, Paved	0.00	98	0.00
Sand	0.26	77	20.36
Grassy Dunes	0.02	44	0.70
Total Ac =	0.28	Sum =	21.28
		Weighted CN =	75

Post - Vault

Surface	Area, Ac.	CN	Product
Natural, Unpaved	0.06	82	4.62
Impervious, Paved	0.21	98	20.17
Sand	0.00	77	0.00
Grassy Dunes	0.00	44	0.00
Total Ac =	0.26	Sum =	24.79
		Weighted CN =	95

Project Name: St. Pete Lions Club
Date: 6/16/2026

Project Area (ac)	0.26
Volume Depth (in)	2.14
Required Volume (cf)	2010.29
Minimum Wier Elevation (ft)	4.95

Pond Level	Elevation (ft)	Area (sf)	Volume (cf)
Bottom	4.25	2861.51	0.00
Minimum Control Elevation	4.95	2861.51	2010.29
Top of Bank	5.75	2861.51	4292.26

Treatment Volume = Volume Depth x Project Area
Treatment Volume = 2.14 in x 0.26 ac.
Treatment Volume = 0.1783 ft x 11325.6 sf
Treatment Volume = 2010.29 cf
Treatment Volume = 0.046 Ac ft

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APPENDIX D

Node Max Conditions [PROPOSED]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Control Structure	002.33YR-024 HR	0.00	5.06	0.00	0.23	0.14	100
Ground	002.33YR-024 HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	002.33YR-024 HR	0.60	0.60	0.00	0.33	0.00	0
Post- Gulf BLVD	002.33YR-024 HR	3.75	3.75	0.00	0.38	0.00	0
Vault	002.33YR-024 HR	5.75	5.06	0.00	0.67	0.23	2865
Control Structure	010YR-024HR	0.00	5.27	0.00	0.71	0.70	100
Ground	010YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	010YR-024HR	0.60	0.60	0.00	0.76	0.00	0
Post- Gulf BLVD	010YR-024HR	3.75	3.75	0.00	1.20	0.00	0
Vault	010YR-024HR	5.75	5.29	0.00	1.15	0.71	2865
Control Structure	025YR-024HR	0.00	5.35	0.00	0.95	0.95	100
Ground	025YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	025YR-024HR	0.60	0.60	0.00	0.99	0.00	0
Post- Gulf BLVD	025YR-024HR	3.75	3.75	0.00	1.65	0.00	0
Vault	025YR-024HR	5.75	5.37	0.00	1.38	0.95	2865
Control Structure	100YR-024HR	0.00	5.45	0.00	1.38	1.38	100
Ground	100YR-024HR	4.00	4.00	0.00	0.00	0.00	0
Post - Gulf of Mexico	100YR-024HR	0.60	0.60	0.00	1.44	0.00	0
Post- Gulf BLVD	100YR-024HR	3.75	3.75	0.00	2.43	0.00	0
Vault	100YR-024HR	5.75	5.51	0.00	1.86	1.38	2865
Control Structure	WQL Drawdown	0.00	4.93	0.00	1.14	0.02	100
Ground	WQL Drawdown	4.00	4.00	0.00	0.53	0.00	0
Post - Gulf of Mexico	WQL Drawdown	0.60	0.60	0.00	0.00	0.00	0
Post- Gulf BLVD	WQL Drawdown	3.75	3.75	0.00	0.00	0.00	0
Vault	WQL Drawdown	5.75	4.95	0.00	0.02	1.67	2865

Link Min/Max Conditions [PROPOSED]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Infiltration	002.33YR-024 HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	002.33YR-024 HR	0.14	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	002.33YR-024 HR	0.14	0.00	0.00	1.05	1.05	1.05
P_Vault	002.33YR-024 HR	0.23	0.00	-0.19	0.51	0.34	0.42
Infiltration	010YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	010YR-024HR	0.70	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	010YR-024HR	0.70	0.00	-0.01	1.81	1.81	1.81
P_Vault	010YR-024HR	0.71	0.00	-0.22	1.07	0.90	0.98
Infiltration	025YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	025YR-024HR	0.95	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	025YR-024HR	0.95	0.00	-0.01	2.01	2.01	2.01
P_Vault	025YR-024HR	0.95	0.00	0.20	1.31	1.22	1.26
Infiltration	100YR-024HR	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	100YR-024HR	1.38	0.00	-0.01	0.00	0.00	0.00
OUTFALL - Weir: 1	100YR-024HR	1.38	0.00	-0.01	2.27	2.27	2.27
P_Vault	100YR-024HR	1.38	0.00	0.21	1.75	1.75	1.75
Infiltration	WQL Drawdown	0.53	0.00	0.00	0.00	0.00	0.00
OUTFALL - Pipe	WQL Drawdown	0.00	0.00	0.00	0.00	0.00	0.00
OUTFALL - Weir: 1	WQL Drawdown	0.00	0.00	0.00	0.00	0.00	0.00
P_Vault	WQL Drawdown	1.14	-0.02	0.27	3.93	7.59	5.76

Simple Basin Runoff Summary [PROPOSED]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Post - BASIN 1	002.33YR-024HR	0.38	12.05	4.50	3.00	0.18	86.0	0.00	0.00
Post - Basin 2	002.33YR-024HR	0.33	12.12	4.50	2.05	0.28	75.0	0.00	0.00
Post - Vault	002.33YR-024HR	0.67	12.05	4.50	3.92	0.26	95.0	0.00	0.00
Post - BASIN 1	010YR-024HR	0.72	12.05	7.50	5.84	0.18	86.0	0.00	0.00
Post - Basin 2	010YR-024HR	0.76	12.10	7.50	4.59	0.28	75.0	0.00	0.00
Post - Vault	010YR-024HR	1.15	12.05	7.50	6.90	0.26	95.0	0.00	0.00
Post - BASIN 1	025YR-024HR	0.89	12.05	9.00	7.30	0.18	86.0	0.00	0.00
Post - Basin 2	025YR-024HR	0.99	12.10	9.00	5.95	0.28	75.0	0.00	0.00
Post - Vault	025YR-024HR	1.38	12.05	9.00	8.39	0.26	95.0	0.00	0.00
Post - BASIN 1	100YR-024HR	1.22	12.05	12.00	10.23	0.18	86.0	0.00	0.00
Post - Basin 2	100YR-024HR	1.44	12.10	12.00	8.75	0.28	75.0	0.00	0.00
Post - Vault	100YR-024HR	1.86	12.05	12.00	11.38	0.26	95.0	0.00	0.00

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APPENDIX E

Complete Report (not including cost) Ver 4.3.5
Project: St. Pete Lions Club
Date: 6/17/2026 11:29:09 AM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name Gulf BLVD
Rainfall Zone Florida Zone 4
Annual Mean Rainfall 51.00
Pre-Condition Landuse Information
Landuse Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres) 0.35
Rational Coefficient (0-1) 0.58
Non DCIA Curve Number 60.14
DCIA Percent (0-100) 69.00
Nitrogen EMC (mg/l) 1.130
Phosphorus EMC (mg/l) 0.188
Runoff Volume (ac-ft/yr) 0.863
Groundwater N (kg/yr) 0.000
Groundwater P (kg/yr) 0.000
Nitrogen Loading (kg/yr) 1.203
Phosphorus Loading (kg/yr) 0.200
Post-Condition Landuse Information
Landuse Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres) 0.26
Rational Coefficient (0-1) 0.68
Non DCIA Curve Number 82.00
DCIA Percent (0-100) 79.00
Wet Pond Area (ac) 0.00
Nitrogen EMC (mg/l) 1.130
Phosphorus EMC (mg/l) 0.188
Runoff Volume (ac-ft/yr) 0.753
Groundwater N (kg/yr) 0.000
Groundwater P (kg/yr) 0.000
Nitrogen Loading (kg/yr) 1.050
Phosphorus Loading (kg/yr) 0.175

Catchment Number: 1 Name: Gulf BLVD
Project: St. Pete Lions Club
Date: 6/17/2026

Retention Design
Retention Depth (in) 2.140
Retention Volume (ac-ft) 0.046

Watershed Characteristics

Catchment Area (acres) 0.26
Contributing Area (acres) 0.260
Non-DCIA Curve Number 82.00
DCIA Percent 79.00
Rainfall Zone Florida Zone 4
Rainfall (in) 51.00

Surface Water Discharge
Required TN Treatment Efficiency (%) 60
Provided TN Treatment Efficiency (%) 90
Required TP Treatment Efficiency (%) 90
Provided TP Treatment Efficiency (%) 90

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) 0.940
TN Concentration (mg/L) 0.000
TP Mass Load (kg/yr) 0.156
TP Concentration (mg/L) 0.000

Load Diagram for Retention (stand-alone)

Load
N: 1.05 kg/yr
P: 0.17 kg/yr → Treatment
N: 90 %
P: 90 % → Surface Discharge
N: 0.11 kg/yr
P: 0.02 kg/yr
↓ Mass Reduction
N: 0.94 kg/yr
P: 0.16 kg/yr

Load Diagram for Retention (As Used In Routing)

Upstream Nodes
None Load
N: 1.05 kg/yr
P: 0.17 kg/yr

Q: 0.75 ac-ft → Treatment
N: 89.6 %
P: 89.6 % → Mass Discharged
N: 0.11 kg/yr
P: 0.02 kg/yr
Q: 0.08 ac-ft

↓
Mass Removed
N: 0.94 kg/yr
P: 0.16 kg/yr

Summary Treatment Report Version: 4.3.5
Project: St. Pete Lions Club

Analysis Type: Specified Removal Efficiency
BMP Types:
Catchment 1 - (Gulf BLVD) Retention
Based on % removal values to the nearest percent
Date:6/17/2026

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? Yes
Total phosphorus target removal met? Yes

Summary Report
Nitrogen
Surface Water Discharge
Total N pre load 1.2 kg/yr
Total N post load 1.05 kg/yr
Target N load reduction 60 %
Target N discharge load .42 kg/yr
Percent N load reduction 90 %
Provided N discharge load .11 kg/yr .24 lb/yr
Provided N load removed .94 kg/yr 2.07 lb/yr

Phosphorus

Surface Water Discharge
Total P pre load .2 kg/yr
Total P post load .175 kg/yr
Target P load reduction 90 %
Target P discharge load .017 kg/yr
Percent P load reduction 90 %

Provided P discharge load .018 kg/yr .04 lb/yr
Provided P load removed .156 kg/yr .345 lb/yr

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APPENDIX F

Simple Basin: Pre - Basin 1

Scenario:	EXISTING
Node:	Pre - Gulf BLVD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.35 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre - Basin 2

Scenario:	EXISTING
Node:	Pre - Gulf of Mexico
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.38 ac
Curve Number:	67.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - BASIN 1

Scenario:	PROPOSED
Node:	Post- Gulf BLVD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.18 ac
Curve Number:	86.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - Basin 2

Scenario:	PROPOSED
Node:	Post - Gulf of Mexico
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.28 ac
Curve Number:	75.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post - Vault

Scenario:	PROPOSED
Node:	Vault
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.00 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.26 ac
Curve Number:	95.0
% Impervious:	0.00
% DCIA:	0.00

% Direct: 0.00
Rainfall Name:

Comment:

Node: Pre - Gulf BLVD

Scenario: EXISTING
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.75 ft
Warning Stage: 3.75 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	3.75
0	0	0	240.00	3.75

Comment: crown of downstream pipe

Node: Pre - Gulf of Mexico

Scenario: EXISTING
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.60 ft
Warning Stage: 0.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	0.60
0	0	0	240.00	0.60

Comment:

Node: Control Structure

Scenario: PROPOSED
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.15	0.00	11

INPUT DATA

Stage [ft]	Area [ac]	Area [ft2]
6.32	0.00	11

Comment:

Node: Ground

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.00 ft
Warning Stage: 4.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	4.00
0	0	0	240.00	4.00

Comment:

Node: Post - Gulf of Mexico

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.60 ft
Warning Stage: 0.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	0.60
0	0	0	240.00	0.60

Comment:

Node: Post- Gulf BLVD

Scenario: PROPOSED
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.75 ft
Warning Stage: 3.75 ft
Boundary Stage:

INPUT DATA

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	3.75
0	0	0	240.00	3.75

Comment: crown of downstream pipe

Node: Vault

Scenario: PROPOSED
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.25 ft
Warning Stage: 5.75 ft

Stage [ft]	Area [ac]	Area [ft2]
4.25	0.07	2862
5.75	0.07	2862

Comment:

Percolation Link: Infiltration

Scenario: PROPOSED
From Node: Vault
To Node: Ground
Link Count: 1
Flow Direction: None
Aquifer Base Elevation: -15.00 ft
Water Table Elevation: 4.00 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 17.780 fpd
Vertical Conductivity: 8.890 fpd
Fillable Porosity: 0.290
Layer Thickness: 0.00 ft

Surface Area Option: User Specified
Bottom Elevation: 4.25 ft
Surface Area: 0.08 ac
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 255.66 ft
Perimeter 2: 655.67 ft
Perimeter 3: 4255.66 ft
Distance P1 to P2: 50.00 ft
Distance P2 to P3: 450.00 ft
# of Cells P1 to P2: 10
# of Cells P2 to P3: 45

Comment:

Drop Structure Link: OUTFALL

Scenario: PROPOSED
From Node: Control Structure
To Node: Post- Gulf BLVD
Link Count: 1
Flow Direction: Both
Solution: Combine
Increments: 0

Upstream Pipe

Invert: 3.26 ft
Manning's N: 0.0130

Geometry: Circular
Max Depth: 1.25 ft

Bottom Clip
Default: 0.00 ft
Op Table:

Downstream Pipe

Invert: 3.00 ft
Manning's N: 0.0130

Geometry: Circular
Max Depth: 1.25 ft

Bottom Clip
Default: 0.00 ft
Op Table:

INPUT DATA

Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	52.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	4.95 ft	Ref Node:	
Control Elevation:	4.95 ft	Discharge Coefficients	
Max Depth:	0.86 ft	Weir Default:	3.200
Max Width:	1.20 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P_Vault		Upstream		Downstream	
Scenario:	PROPOSED	Invert:	4.50 ft	Invert:	4.25 ft
From Node:	Vault	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Control Structure	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	7.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	1.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 002.33YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:22:16 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
IA Recovery Time: 24.00 hr

INPUT DATA

Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	4.50 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:23:35 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00

INPUT DATA

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	11.00	15.00
0	0	0	13.50	15.00

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: Existing Curve Number
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Existing Impervious

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 7.50 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:24:52 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

INPUT DATA

Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.00 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.00 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD

Rainfall Amount: 9.00 in

Storm Duration: 24.00 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-024HR

Scenario: EXISTING
Run Date/Time: 6/16/2026 1:26:10 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

INPUT DATA

Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CFB CURVE NUMBER SET
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	CFB IMPERVIOUS SET

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.00 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 002.33YR-024HR

Scenario:	PROPOSED
Run Date/Time:	6/16/2026 2:16:07 PM
Program Version:	ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

INPUT DATA

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 4.50 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:17:31 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
IA Recovery Time: 24.00 hr

INPUT DATA

Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.00 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:12:52 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00

INPUT DATA

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.00 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.00 in
Storm Duration: 24.00 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100YR-024HR

Scenario: PROPOSED
Run Date/Time: 6/16/2026 2:14:15 PM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

INPUT DATA

Start Time:	0	0	0	0.00
End Time:	0	0	0	48.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

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: CFB CURVE NUMBER SET

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight Fact: 0.5 dec

dZ Tolerance: 0.0010 ft

Max dZ: 1.00 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.00 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD

Rainfall Amount: 12.00 in

Storm Duration: 24.00 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: WQL Drawdown

Scenario: PROPOSED
Run Date/Time: 6/17/2026 11:40:56 AM
Program Version: ICPR4 4.07.11

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	72.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	11.00	5.00
0	0	0	13.50	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	2160.00
0	0	0	36.00	1440.00
0	0	0	60.00	3600.00

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

INPUT DATA

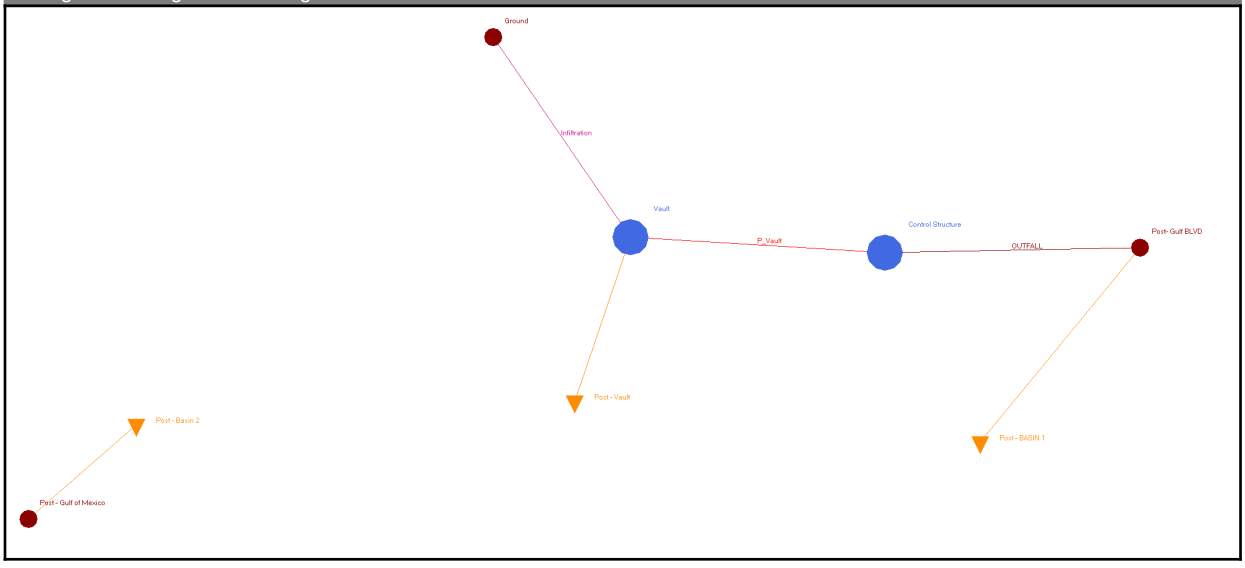
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CFB CURVE NUMBER SET
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	CFB IMPERVIOUS SET

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.00 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.00 ft		
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Background Image: Post - Diagram



Background Image: Pre - Diagram

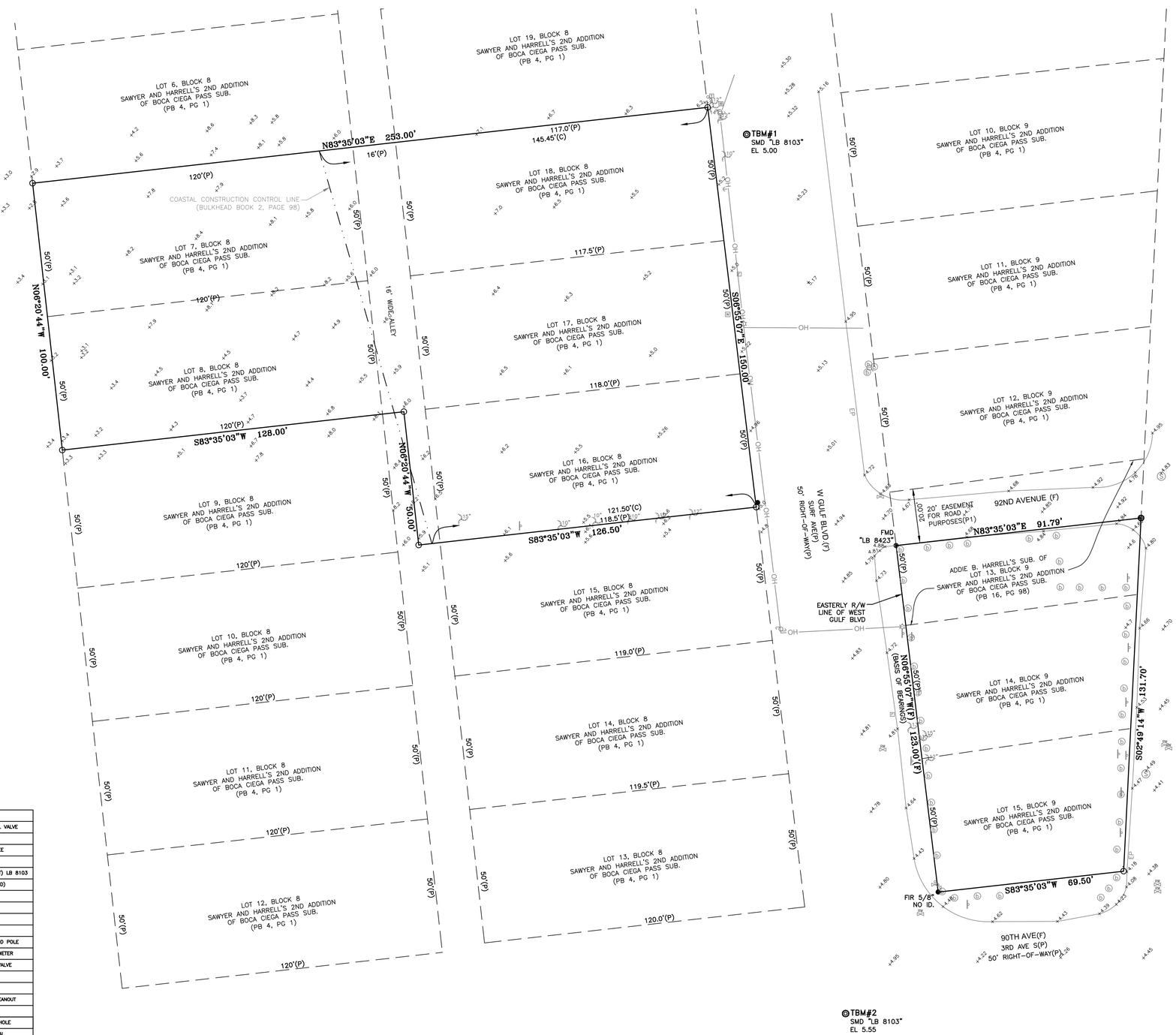


SEC. 26, TWP. 31 S., RNG. 15 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
C#	CURVE – SEE CURVE TABLE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
F/T	FENCE TIE
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 4, PAGE 1
(P1)	PLAT BOOK 16, PAGE 98
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT–OF–WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN–OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
W/T	WALL TIE

ASPHALT
BRICK
CONCRETE



SYMBOL LEGEND			
⟷	BACK FLOW PREVENTION DEVICE		IRRIGATION CONTROL VALVE
(b)	BOLLARD		LIGHT POLE
	CABLE TV BOX		MISCELLANEOUS TREE
	CLEANOUT	MW	MONITORING WELL
	CONCRETE LIGHT POLE		NAIL AND DISK (SET) LB 8103
	CONCRETE MONUMENT (FOUND)		NAIL & DISK (FOUND)
CWP	CROSS WALK POLE		OAK TREE
	CYPRESS		PALM TREE
	ELECTRIC BOX	(P)	PARKING SPACES
E	ELECTRIC METER		PINE TREE
	ELECTRIC TRANSFORMER		POWER/UTILITY WOOD POLE
+0.00	ELEVATION		RECLAIMED WATER METER
+0.00 / +0.00	ELEVATION BACK OF CURB / EDGE OF PAVEMENT		RECLAIMED WATER VALVE
+0.00 / +0.00 / +0.00	ELEVATION BACK OF CURB / FLOW LINE / EDGE OF PAVEMENT		RED MAPLE
	ELM	S	SANITARY MANHOLE
	FIRE HYDRANT	SSC	SANITARY SEWER CLEANOUT
	GAS MARKER POST		SIGN
	GAS VALVE	D	STORM SEWER MANHOLE
	GRATE INLET		TELEPHONE PEDESTAL
	GUY WIRE ANCHOR		TEMPORARY BENCHMARK
	HANDICAP PARKING SPACE	TS	TRAFFIC SIGNAL JUNCTION BOX
	IRON PIPE (FOUND)		WATER METER
	IRON ROD (FOUND)		WATER VALVE
	IRON ROD (SET) LB 8103	×	X–CUT (FOUND)
		YD	YARD DRAIN

N

0' 20' 40'

SCALE: 1" = 20'

DESCRIPTION:

PARCEL 1: (PREPARED BY THIS FIRM)

LOT 16 AND THE EAST 8 FEET OF VACATED ALLEY TO THE WEST OF SAID LOT 16, TOGETHER WITH LOTS 7, 8, 17, AND 18 AND VACATED 16 FEET ALLEY LYING BETWEEN SAID LOTS 7, 8, 17, AND 18, BLOCK 8, SAWYER AND HARREL'S 2ND ADDITION OF BOCA CIEGA PASS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: (OR 3503, PG 536)

LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 9, SAYWER AND HARRELL'S ADDITION TO BOCA CIEGA–PASS–SUB., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT–OF–WAY LINE OF WEST GULF BOULEVARD PER GPS LOCATION OF FIELD MONUMENTATION (STATE PLANE COORDINATES, FLORIDA WEST ZONE), BEING N06°55'07"W.
2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J–17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE. DIGITALLY ISSUED SURVEYS ARE NOT VALID UNLESSED DIGITALLY SIGNED, SEALED AND DATED. PRINTED COPIES OF DIGITALLY SIGNED SURVEYS ARE INVALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
5. RE–USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE–USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0194H, COMMUNITY NUMBER 125153, EFFECTIVE DATE 8/6/2021. TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE–FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS–OF–WAY AND OTHER MATTERS OF RECORD.
11. ELEVATIONS ARE BASED ON NGS BENCHMARK PBE 141 (PID# AG0761) HAVING AN ELEVATION OF 4.33 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON–PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 4/30/2025.
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
15. THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.
16. PARCEL 1 CONTAINS 31,996.21 SQUARE FEET (0.73 ACRE), MORE OR LESS.
    PARCEL 2 CONTAINS 10,404.88 SQUARE FEET (0.24 ACRE), MORE OR LESS.
17. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
18. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
19. NO UNDERGROUND CONSTRUCTION LOCATED UNLESS OTHERWISE NOTED.

REV.#	DESCRIPTION	DATE	BY

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

BOUNDARY AND TOPOGRAPHIC SURVEY
9300 WEST GULF BOULEVARD
TREASURE ISLAND
CITY OF TREASURE ISLAND FLORIDA

PREPARED FOR:
ST. PETERSBURG LION'S CLUB
PO BOX 11734
ST. PETERSBURG, FL 33733

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PSM #5116, USING A DIGITAL SIGNATURE AND SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Kenneth Kolarik
2025.08.20
10:21:17 -04'00'

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, PSM 5116

PROJECT NUMBER	314250024
FIELD DATE: 8/13/2025	
DRAWN BY: TBM	FB: 290 PG: 52
SCALE:	1" = 20'
SHEET NO. 1 OF 1	

Aug 20, 2025 – 10:18am K:\MASTER DRAWING-C3D-SURV_CLEARWATER-OFFICE\9300 W GULF BLVD TREASURE ISLAND (P314250024)\314250024-BTT.dwg

RESOLUTION NO. 86-26

A RESOLUTION APPROVING SITE PLAN 267 OF THE ST. PETERSBURG LIONS CLUB FOR THE PROPERTY LOCATED AT 9101 HARRELL AVENUE.

WHEREAS, THE ST. PETERSBURG LIONS CLUB, owner of the property located at 9101 West Gulf Boulevard and legally described as Lot 13, Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision, has requested the Planning Board sitting on behalf of the City of Treasure Island to approve a site plan for the landscaping of an existing parking lot; and

WHEREAS, the Planning Board has reviewed said request at the October 14, 1986 meeting and has heard all discussion concerning the same.

NOW, THEREFORE, THE TREASURE ISLAND PLANNING BOARD DOES RESOLVE:

That Site Plan 267 for the landscaping of an existing parking lot on the property located at 9101 West Gulf Boulevard and legally described as Lot 13 Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision be and the same is hereby approved as submitted.

The foregoing Resolution was offered during Regular Session of the Planning Board of the City of Treasure Island, Florida, sitting on the 14th day of October, 1986 by Mr. Mumford who moved its adoption; was seconded by Mr. Dion and upon roll call, the vote was:

YEAS: Messers. Fleming, Dion, Rogers, Smith, Upack, Mumford, Mrs. Wallet

NAYS: None

ABSENT: Messers. Carlson, Huskey, Greene, Mrs. Leader

Robert Fleming

Robert Fleming, Chairman

ATTEST:

Bonnie L. ZeHagen

Bonnie L. ZeHagen, CMC
Deputy City Clerk

It was noted that there have been no changes to the site plan since it was reviewed at the September meeting. Motion was made by Mr. Mumford and seconded by Mr. Smith to approve the amendment to the site plan as approved by the Board of Adjustment. Vote in favor was unanimous.

2. Site Plan 263 - Gregory Duckert -

This site plan is for the construction of a duplex on the property located at 8440 West Gulf Boulevard and legally described as Lot 1, Block 1 Sunset Beach Unit 1. This item was discussed at the September meeting but action was tabled pending clarification of ownership.

Mr. Cooper noted receipt of a Warranty Deed for the property in question showing Mr. Duckert as the owner. He indicated that the deed had not been recorded but indicated that a copy of the recorded deed will be required as a part of the file.

Mr. Charles Hunter was present representing Mr. Duckert and explained that Mr. Duckert wishes to construct a duplex on this site as shown on the site plan. There have been no changes to the site plan since the Board reviewed it in September.

Motion was made by Mr. Smith and seconded by Mr. Mumford to approve site plan 263 as submitted. Vote in favor was unanimous.

3. Site Plan 264 - Jeff Workman -

This site plan is for renovations to the service station located at 201 - 107 Avenue and legally described as Lot 1, Block 11, City of Treasure Island. The Board of Adjustment, at its September 11 meeting granted a variance authorizing these alterations subject to Planning Board and staff recommendations.

Motion was made by Mr. Rogers and seconded by Mrs. Walklet to approve Site Plan 264 as approved by the Board of Adjustment. Vote in favor was unanimous.

4. Site Plan 267 - Lions Club -

This site plan is for the landscaping of the Lions Club parking lot located at 9101 Harrell Avenue and legally described as Lot 13, Addie B. Harrell Subdivision and Lots 14 and 15, Sawyer and Harrell's Addition to Boca Ciega Pass Subdivision.

Mr. David Bruen, President of the Lions Club was present representing the Lions Club.

The Building Official explained that the Ordinance changed since the Lions Club first came to the City about landscaping their lot. He explained that the city is not requiring the Lions Club to pave or stripe their lot.

Mr. Bruce explained that it is their intent to beautify with landscaping, post and rope. He indicated that a sprinkler system for the landscaping will be installed if money permits. He indicated that in view of the problems that have occurred because of unauthorized use of the property, they plan to block its use for public parking.

Motion was made by Mr. Stanford and seconded by Mr. Dion to approve Site Plan 267 as submitted. Vote in favor was unanimous.

5. Site Plan 268 - Jerry Bednarski -

This Site Plan is for the construction of a single family residence on the property located at 8002 West Gulf Boulevard and legally described as Lot 5, Block 1, Sunset Beach Unit 4.

Mr. Bednarski explained that he wishes to construct a single family home on this site. He explained that his home will have approximately 3,000 square feet and will conform to all code requirements.

Motion was made by Mr. Smith and seconded by Mrs. Walklet to approve Site Plan 268 as submitted. Vote in favor was unanimous.

6. Recommendation for Special Exception - Randy Menne -

Mr. Menne was present and explained that he wishes to provide a charter boat service for guests of the Island Inn located at 9980 Gulf Boulevard. He explained that this service would be provided from the bayside and indicated that the dock would be used only to pickup and dropoff the guests of the Island Inn only.

Mr. Menne explained that he lives on Sunset Beach and will moor the boat at his home. He indicated that the boat won't run later than 10:00 p.m.

After brief discussion, motion was made by Mr. Rogers and seconded by Mr. Smith that the Planning Board recommends to the Board of Adjustment that they favorably consider a Special Exception for Randy Menne to operate a charter boat service from the dock at the Island Inn Hotel in so far as his boat will be kept at his home on Sunset Beach and the service will be restricted to use by Island Inn guests only. Vote in favor was unanimous.

CITY OF TREASURE ISLAND, FLORIDA

M E M O R A N D U M

9300 W. Gulf

TO: Charles Fant DATE: March 3, 1988

FROM: Esther Kenny EK SUBJECT: Site Plan 267/Lions Club

* *

Preliminary correspondence by letter and phone, between the Building Department and the Lions Club, was for approval of landscaping, paving and marking of stalls, and post and rope along the property lines.

The application was submitted for the September 1986 meeting, but was tabled for lack of proper notice to the abutters.

The case was heard at the October meeting. The minutes of the meeting state that the building official told the Lions Club that paving and stripping the lots was no longer a requirement. The Lions Club stated that they intended to landscape, install post and rope, and put a sprinkler system in for the landscaping <u>if</u> money permitted. This was approved unanimously. The resolution, however, only stated "landscaping of an existing parking lot." The plan signed by the chairman only shows shell fill and 30 inch wooden post with two inch rope and chain link closing off the south entrance.

By the approved plan and resolution, the only deviation from the approved site plan that I can document is the use of 1/2 inch cable instead of two inch rope, and closing off the north entrance with chain link. Permit 15922 was issued May 26, 1987.