PLANNING & ZONING REGULAR MEETING
THURSDAY, AUGUST 20, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

---

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**

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.ASITE-000590-2025 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-000590-2025 - Staff Report (August).pdf
SPLC - Site Plan Application_Redacted.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. Updated Parking Plan
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Landscape Plans.pdf
Elevation #1.png
Elevation #2.png
Elevation #3.png
Elevation #4.png
Elevation #5.png

10.B VAR-000644-2026 Approval of marine variance to Sec. 69-71(3) to permit a dock length of 54.5 feet allowing the preservation of identified seagrass
Staff Report VAR-000644-2026.pdf
Application_Redacted.pdf
Site Plan.pdf

10.C VAR-000643-2026 Approval of an after the fact variance requesting a 3.7-foot encroachment into the waterfront setback for a balcony associated with structural elevation improvements.
Staff Report - 10234 Tarpon Drive.pdf
Application & Site Plan_Redacted.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

One or more City Commissioners may be in attendance. For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

15. MEETING CALLED TO ORDER BY PRESIDING OFFICER

16. ADJOURNMENT

One or more City Commissioners may be in attendance. For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

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

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

19. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

20. CELL PHONE ANNOUNCEMENT

21. PRESENTATION OF ITEMS

22. EX-PARTE COMMUNICATION DISCLOSURE

23. ADMINISTRATION OF OATH

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

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

26. APPROVAL OF MINUTES

27. 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.*

28. PLEDGE ALLEGIANCE

AGENDA ITEM NO. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	August 20, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000590-2025 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:	

ATTACHMENTS:
SITE-000590-2025 - Staff Report (August).pdf
SPLC - Site Plan Application_Redacted.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. Updated Parking Plan
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Landscape Plans.pdf
Elevation #1.png
Elevation #2.png
Elevation #3.png
Elevation #4.png

Elevation #5.png

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
AUGUST 20, 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. PO Box 11734 St. Petersburg, FL 33733-1734
PROJECT SITE:	

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 limited landscaping improvements. In July 2026 multiple variances were approved at the subject property in relation to development requirements of both the waterfront parcel and the proposed off-street parking lot. Approved variances were granted to the following requirements 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. 72-42(A): Interior landscaping shall be at least 10% of total vehicular use area
10. Sec. 72-42(B): Terminal islands, interior island, and additional interior landscaping requirements for vehicular use areas.

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, or an otherwise acceptable alternative identified by 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. Further, the proposed structure is elevated to comply with flood elevation requirements and utilizes the entirety of the footprint below the structure as surface parking. The absence of a defined entrance to the structure from the abutting street results in concerns relating to the relationship of pedestrians entering the site from the off-site parking lot. With the entirety of the building footprint below the structure being used for surface parking, pedestrians accessing the building must traverse through the parking lot to reach the staircase adjacent to the beachfront.

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 flow, 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*	1,048 sq. ft. (approx.)	0 sq. ft.	

percent of the total vehicular use area)		
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 or proposed building elevations which serve in preserving the commercial character of the corridor or mitigating potential impacts on adjacent residential parcels. The proposed principal structure 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. An approved variance allowing no loading berth to be provided on site results in the potential for vehicle circulation impacts 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 commercial vehicles 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. Additionally, on site pedestrian circulation is negatively influenced by the configuration and orientation of the proposed structure by lacking an entrance visible from the streetside of the property. No designated pedestrian path from the street is provided to separate the flow of pedestrians from the vehicle and parking areas or driveways.

   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 with approved variances to reduce landscaping requirements which effectively screen and reduce resulting impacts of adjacent uses. Further, the proximity of the proposed principal structure to the adjacent residential use negatively impacts the compatibility between uses.

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 utilizes a variance obtained to the open space requirement for parcels abutting a public beach. Additionally, the orientation and configuration of the proposed structure results in a 3-foot setback from the abutting single-family residence to the north. The northern elevation of the structure contains mechanical equipment as well as a service entrance to the commercial kitchen.

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 respect 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 has obtained the necessary variance approvals to retain several of these nonconformities onsite.

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 context of the West Gulf Blvd corridor. Furthermore, the proposed site configuration, including the lack of a defined entrance along the streetside façade, negatively impacts pedestrian movement which results in pertinent concerns to pedestrian safety and potential vehicle circulation conflicts. Following the consideration of these attributes and the details outlined throughout this report, staff recommends **DENIAL** of the proposed site plan review of 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: AUGUST 20, 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

_____ _____
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



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: [redacted]

Agent: Brian Barker

Address: [redacted]

Phone: [redacted]

Email: [redacted]

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

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)

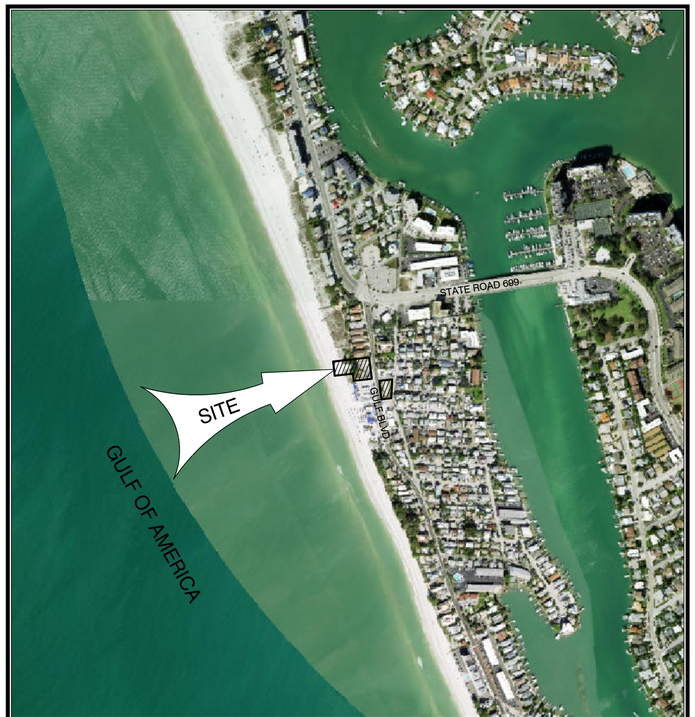
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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:\S-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 OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 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 DEPARTMENT OF TRANSPORTATION'S "STANDARD PLANS" INDEXES 102-600 THROUGH 102-670 (LATEST EDITIONS).
5. INSTALLATIONS INVOLVING CONCRETE AND ASPHALT DRIVEWAY, IN GOOD CONDITION, MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING IS ALLOWED.
6. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
7. DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
8. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY PINELLAS COUNTY HIGHWAY DEPARTMENT.
9. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
10. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
12. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE SIDEWALK AND BETWEEN CONCRETE DRIVEWAY AND CONCRETE SIDEWALK.
13. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
14. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH PINELLAS COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT -- ESPECIALLY CONCRETE, ETC.
15. HANDICAP RAMPS SHALL BE INSTALLED ACCORDING TO FDOT IND.#304
16. REMOVE & REPLACE ANY EXISTING SIDEWALK WITHIN PINELLAS COUNTY R.O.W. THAT HAS BEEN DAMAGED DUE TO DEMOLITION AND PORTIONS NOT MEETING A.D.A. REQUIREMENTS.
17. A MINIMUM REQUIRED SIDEWALK SHOULDER CLEAR ZONE OF 2' FROM THE EDGE OF THE SIDEWALK WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT. NO PERMANENT OBSTACLES ARE ALLOWED IN THIS AREA.
18. LANE CLOSURES MUST BE SCHEDULED 48 HOURS IN ADVANCE WITH PINELLAS COUNTY PUBLIC WORKS AND SHALL NOT OCCUR DURING PEAK HOURS PERIODS OF 7AM TO 9AM AND 4PM TO 6PM.
19. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
20. PROVIDE A MINIMUM OF 3' COVER OVER UTILITIES AT ALL DITCH CROSSINGS.
21. 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.
22. UPON COMPLETION OF THE PROJECT, THE ENGINEER OF RECORD SHALL COMPLETE THE ORIGINAL CERTIFICATION OF PROJECT COMPLETION FORM AND SUBMIT 2 ORIGINAL COPIES OF RECORD DRAWINGS, ELECTRONIC FILES (BOTH PDF AND DWG) AND INDEPENDENT TESTING REPORTS FOR WORK PERFORMED WITHIN PINELLAS COUNTY RIGHTS-OF-WAY.
23. A CERTIFICATE OF OCCUPANCY INSPECTION CANNOT BE REQUESTED OR SCHEDULED UNTIL ALL PROJECT COMPLETION DOCUMENTS HAVE BEEN SUBMITTED TO PINELLAS COUNTY ENGINEERING DEPARTMENT. RECORD DRAWING DOCUMENTS MUST BE SUBMITTED AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE REQUESTING OR SCHEDULING OF A CO. CO INSPECTIONS MUST BE SCHEDULED TWO (2) DAYS IN ADVANCE AND ARE ONLY AVAILABLE ON MONDAYS, WEDNESDAYS OR FRIDAYS.

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORMWATER FORCE MAIN OR RECLAIMED WATER PIPELINE REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORM SEWER OR VACUUM SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES MINIMUM, 12 INCHES PREFERRED, ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE, 12 INCHES IS PREFERRED, ABOVE THE OTHER PIPELINE.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING BELOW ANY OTHER PIPELINE, AS DESCRIBED ABOVE, MUST HAVE AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(E) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A), (B), (C) AND (D) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, SANITARY SEWER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

ADA ACCESSIBLE PATHS SHALL MEET THE FOLLOWING:

1. ADA PATH SHALL HAVE A MAXIMUM 1:48 (2.08%) CROSS SLOPE.
2. IF THE ADA PATH DOES NOT TERMINATE AT A DRIVE AISLE AND HAS A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:20 (5.00%) AND LESS THAN 1:12 (8.33%) ADA RAILINGS WILL BE REQUIRED.
3. IN THE EVENT THE ADA PATH IS CONSTRUCTED WITH A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:12 (8.33%) OR THE CROSS SLOPE IS GREATER THAN 1:48 (2.08%) WILL REQUIRE THAT PORTION OF SIDEWALK BE REMOVED AND REBUILT BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.

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

1. DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.
2. ROUGH EXCAVATE RETENTION AREAS.
3. DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.
4. AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.
5. ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.
6. ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.
7. CONTRACTOR TO EVALUATE ROYAL PALMS TO REMAIN TO DETERMINE IF THEY ARE VIABLE FOR PRESERVATION PRIOR TO ROOT PRUNING/TREE PRESERVATION BARRIER INSTALLATION.
8. SEE CONSTRUCTION DETAILS PLAN SHEET FOR ROOT PRUNING SPECIFICATIONS.

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST 0F WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.

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

MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

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

OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM

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

THE POND UNDERDRAIN SYSTEM SHALL BE INSPECTED ANNUALLY AND RETROFITTED AND FLUSHED SEMI-ANNUALLY. CLOGGED OR SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN ALL MANNERS AS WITH THE HANDLING OF HAZARDOUS WASTE. THE SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN A PERMITTED FACILITY.

LANDSCAPE 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. RECLAIM WATER IS AVAILABLE TO THIS SITE SEE EXISTING CONDITION PLAN FOR POINT OF CONNECTION TO RECLAIM WATER. IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, OR A LANDSCAPE ARCHITECT. IRRIGATION PLANS SHALL BE SENT TO AMEND THE PERMITTED PLANS. SEE IRRIGATION DETAIL & SPECIFICATION SHEET AND SHALL BE UTILZED TO DESIGNED THE IRRIGATION SYSTEM OF THE THUNDERBIRD BEACH RESORT.
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. 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 BIB.
7. 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. SEE LANDSCAPE PLAN FOR LOCATION OF THE IRRGATION CONTROLLER.
8. THE AUTOMATIC IRRIGATION 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.
9. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
10. 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.
11. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
12. PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
13. 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.
14. 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.
15. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
16. THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, ASPHALT, CONSTRUCTION DEBRIS, PAVING BASE COURSE MATERIALS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" OR TO EXISTING GRADE OF THE SITE PRIOR TO LANDSCAPE INSTALLATION.
17. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 2" DEEP WASHED RIVER GRAVEL, SPECIFIED SIZES OR SPECIFIED MULCHING MATERIALS . BENEATH RIVER GRAVEL A LAYER OF GEO-TECH FABRIC WITH ONE FOOT OVERLAP AT JOINTS. CROSS CUT OUT FOR INDIVIDUAL PLANT PLACEMENT. TREE RINGS SHALL BE A MINIMUM 36" RADIUS. ALL TREES SHALL BE STAKED.
18. ANY NEW SOD SHALL BE SEASHORE PASPALUM (PASPALUM VAGINATUM) CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED (INCLUDES MOWING AND TREATMENT FOR WEEDS) BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
19. 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.
20. 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 LOW NITROGEN CONTENT FERTILIZER TABLETS TO EACH PLANT PIT AT TIME OF PLANTING.
21. ALL HEDGE MATERIAL MUST BE MEET THE SPECIFIED SPREAD AND HEIGHTS AT TIME OF INSTALLATION PLANTED 2½' TO 3' ON CENTER AS SPECIFIED AND MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
22. ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT A HEIGHT NO GREATER THAN 18".
23. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREE (MELALEUCA QUINQUENERVIA), CHINESE TALLOW (SAPIUM SEBIFERUM), AUSTRALIAN PINE (CASUARINA EQUISETIFOLIA), CARROTWOOD (CUPANIOPSIS ANACARDIOIDES), CATCLAW MIMOSA (MIMOSA PIGRA), CHINESE PRIVET (LIGUSTRUM SINENSE EXCEPT CULTIVARS 'VARIEGATUM' AND 'SUNSHINE') AND SHOEBUTTON ARDISIA (ARDISIA ELLIPTICA) MUST BE REMOVED AS A CONDITIONS OF SITE DEVELOPMENT. EXOTIC TREES AND SHRUBS SHALL BE CUT FLUSH WITH FINISH GRADE. RESULTING STUMPS SHALL BE REMOVED FROM THE SITE OR TREATED WITH AN APPROVED HERBICIDE. CONTRACTOR SHALL TREAT CUT STUMPS WITH GARLON 3A, TROOPER, OR RODEO HERBICIDE TO THE CAMBIUM LAYER AS PER MANUFACTURER'S INSTRUCTIONS, AT THE RECOMMENDED STRENGTH TO PREVENT RE-GROWTH. APPLY HERBICIDE IMMEDIATELY AFTER TRUNKS ARE CUT TO PREVENT SAP FROM SEALING WOUNDS. 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. REMOVE ALL WASTE MATERIALS PRODUCED BY THIS WORK FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
24. ORGANIC MULCH AND/OR DROUGHT TOLERANT GROUND COVERS WILL BE INSTALLED IN ALL INTERIOR LANDSCAPE PLANTER BEDS.
25. BE ADVISED THAT THE HEALTHY SURVIVAL OF ALL REQUIRED LANDSCAPE MATERIAL IS THE CONTINUING RESPONSIBILITY OF THE PROPERTY OWNER AND IS ENFORCEABLE UNDER SECTION 166-56 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352)748-3126

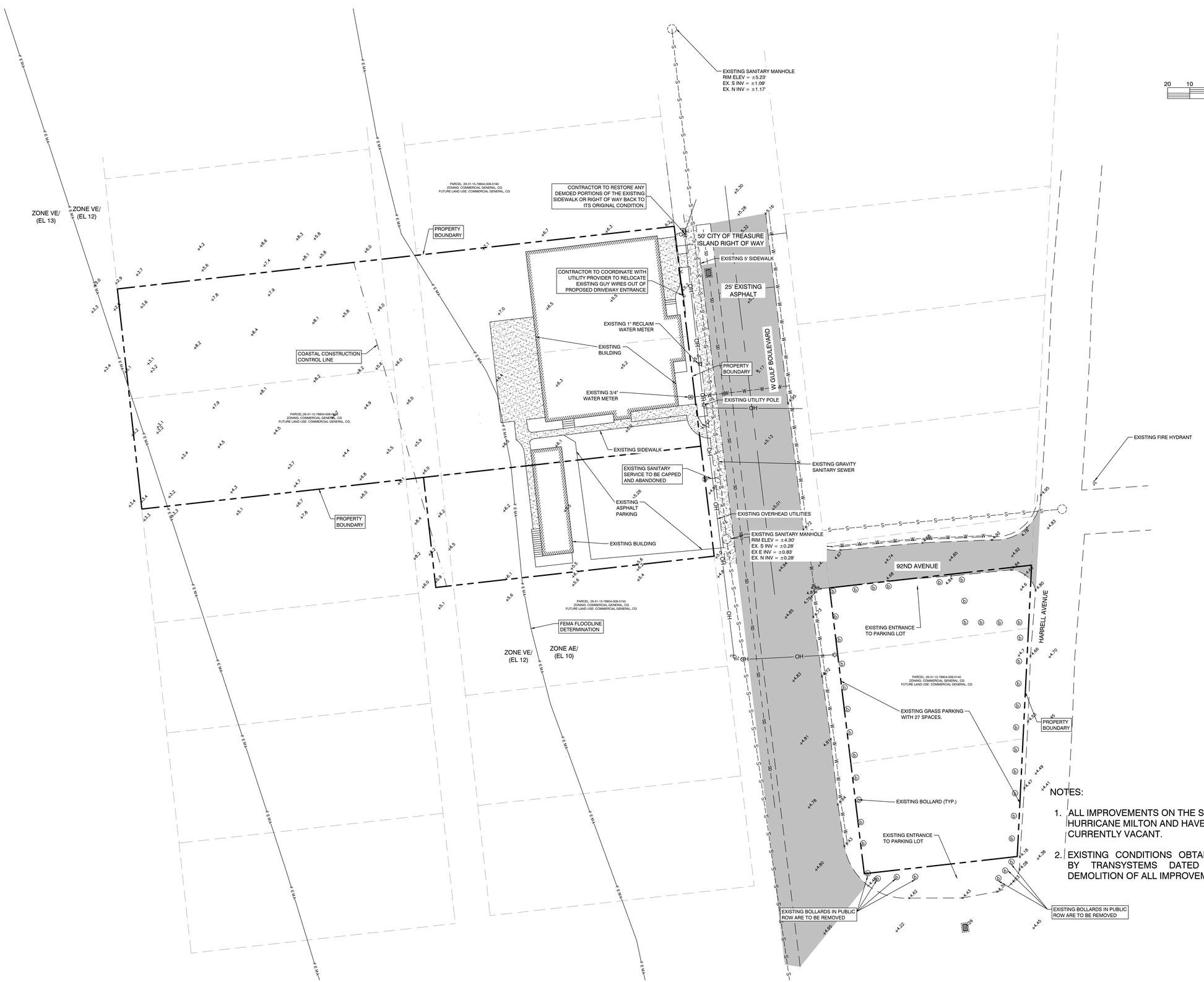
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

GENERAL NOTES

SAVE DATE	3/12/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - GN.DWG

SHEET NUMBER 02

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - GN.dwg) PLOT DATE:5/28/2026 4:04 PM SAVE DATE: 3/12/2026 LAST SAVED BY: RMARSHALL



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.

REVISIONS	BY	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
CA #30000, LB #30000
7413 ALLOCO DR, MELBOURNE, FL 34762
(352)748-3126

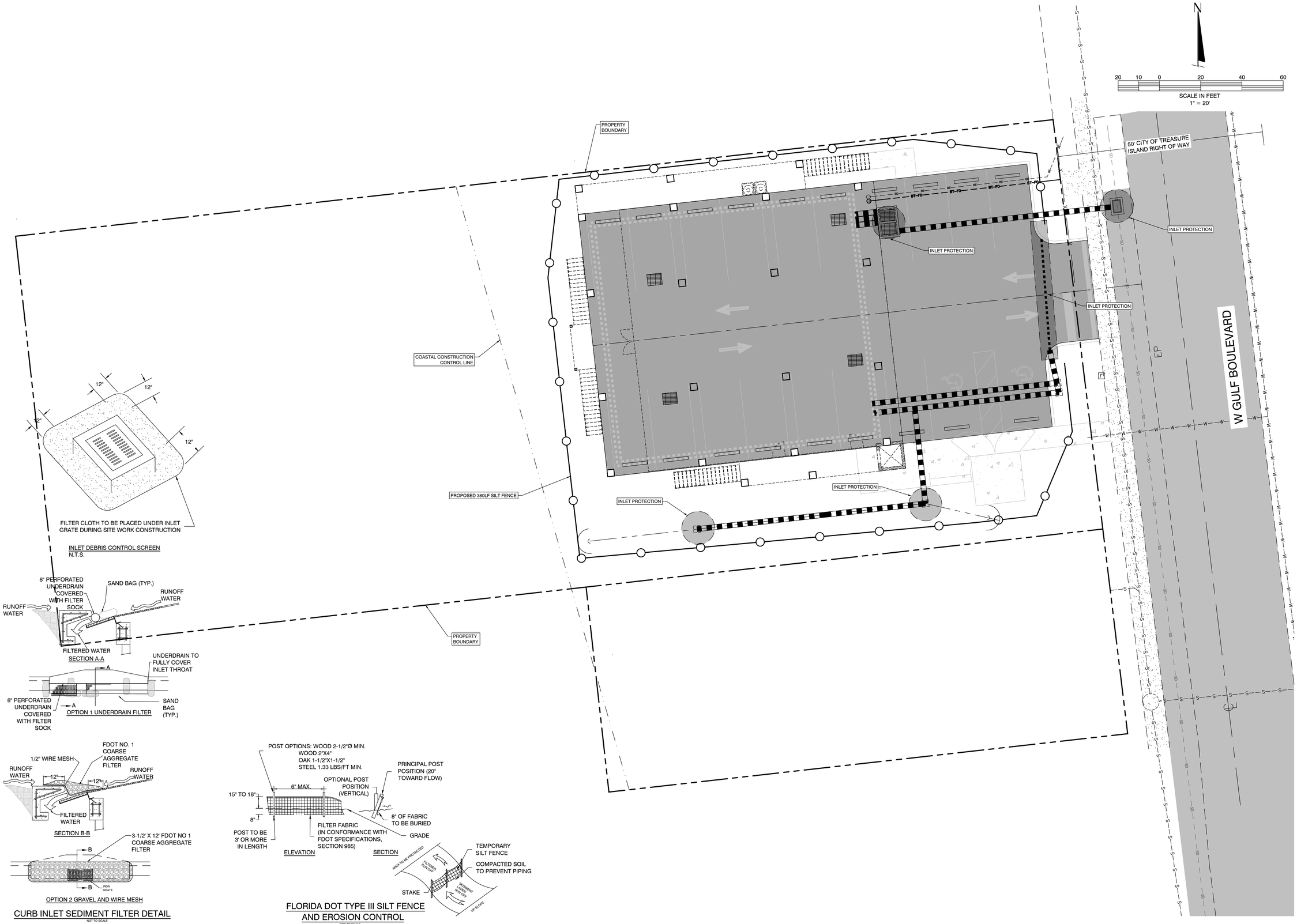
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

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

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

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOT TO SCALE

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL FOOD AVE. RIVERVIEW, FL. 34762
(352)748-3126

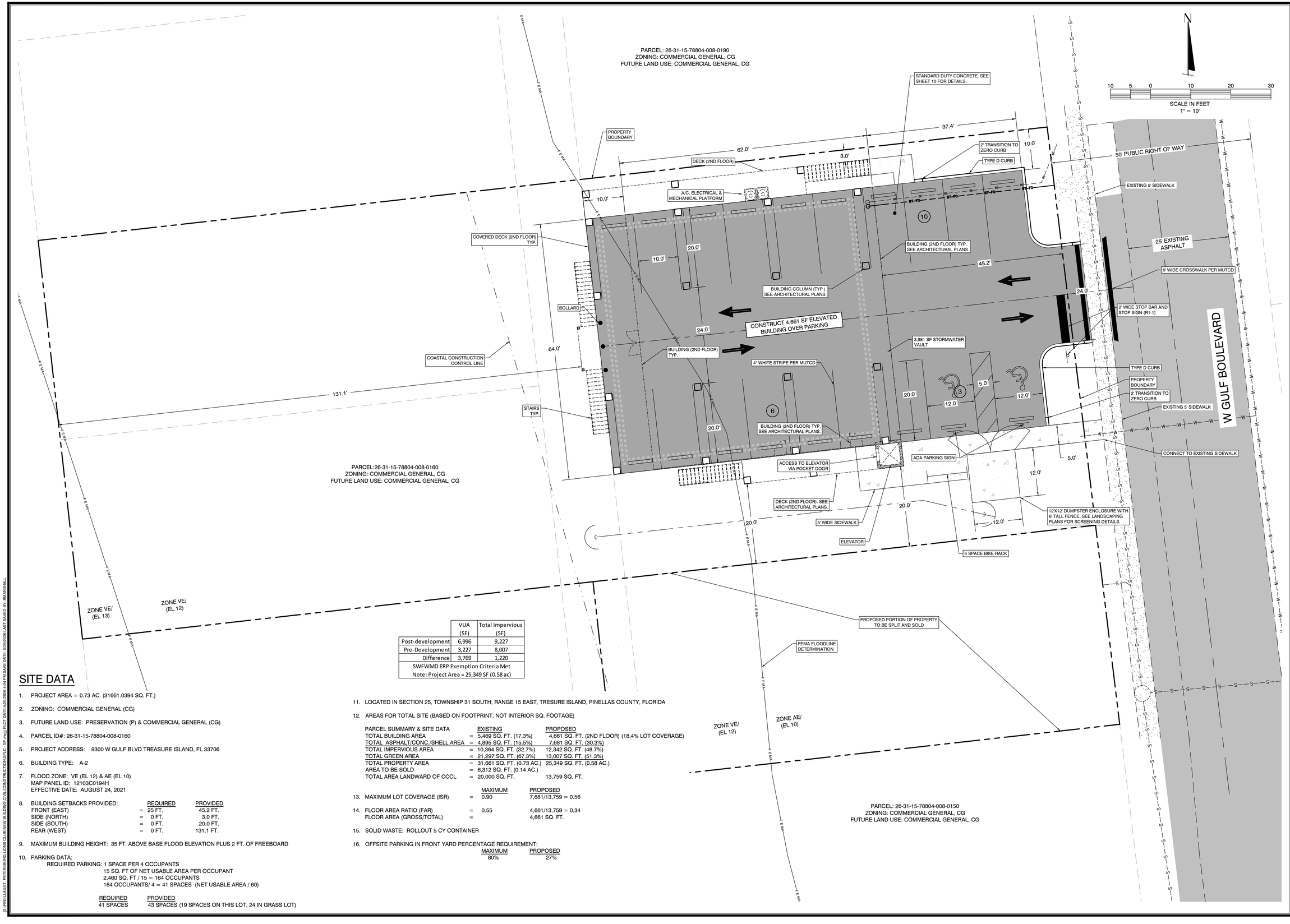
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

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

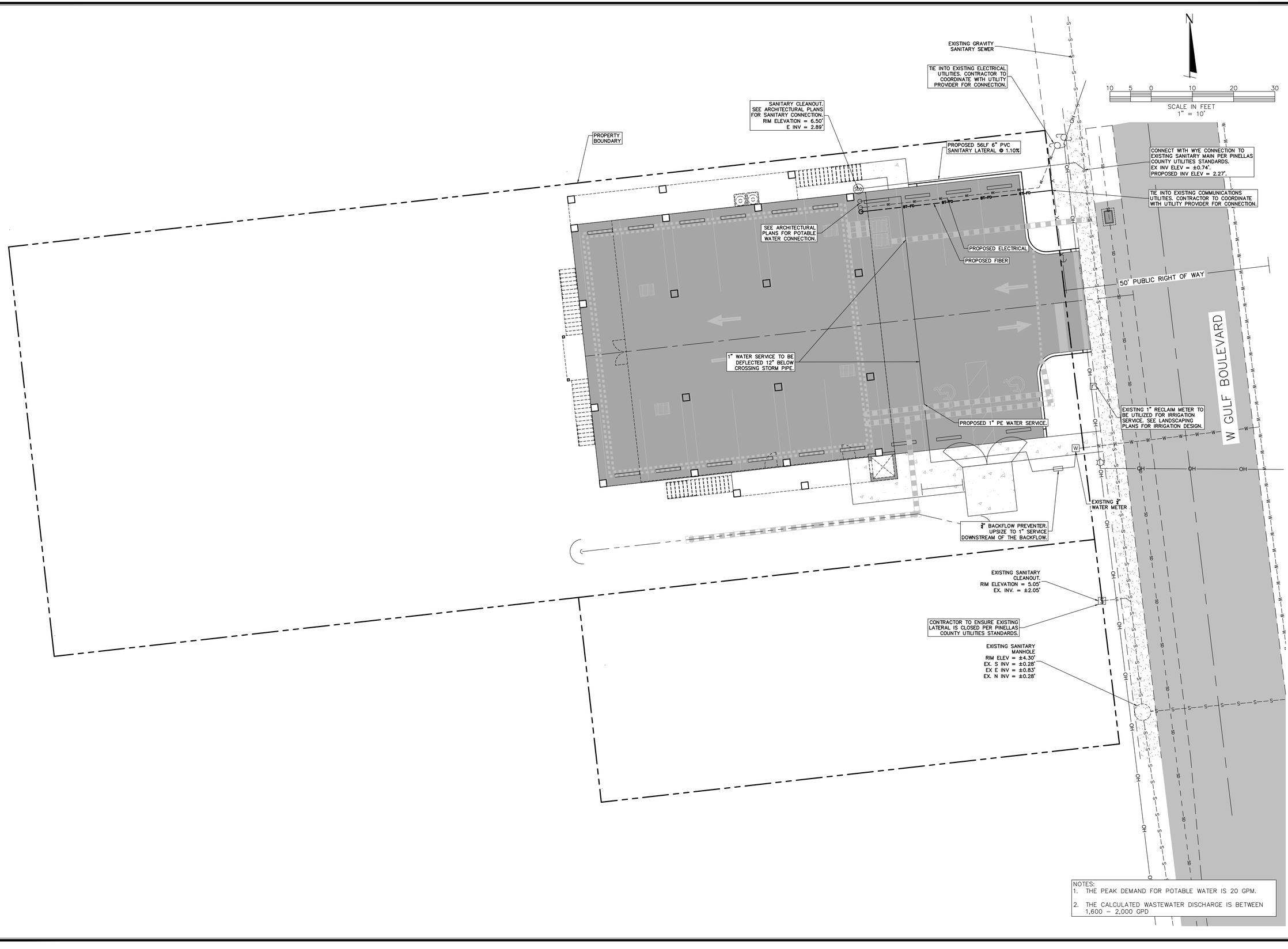
SHEET NUMBER 05

(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	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

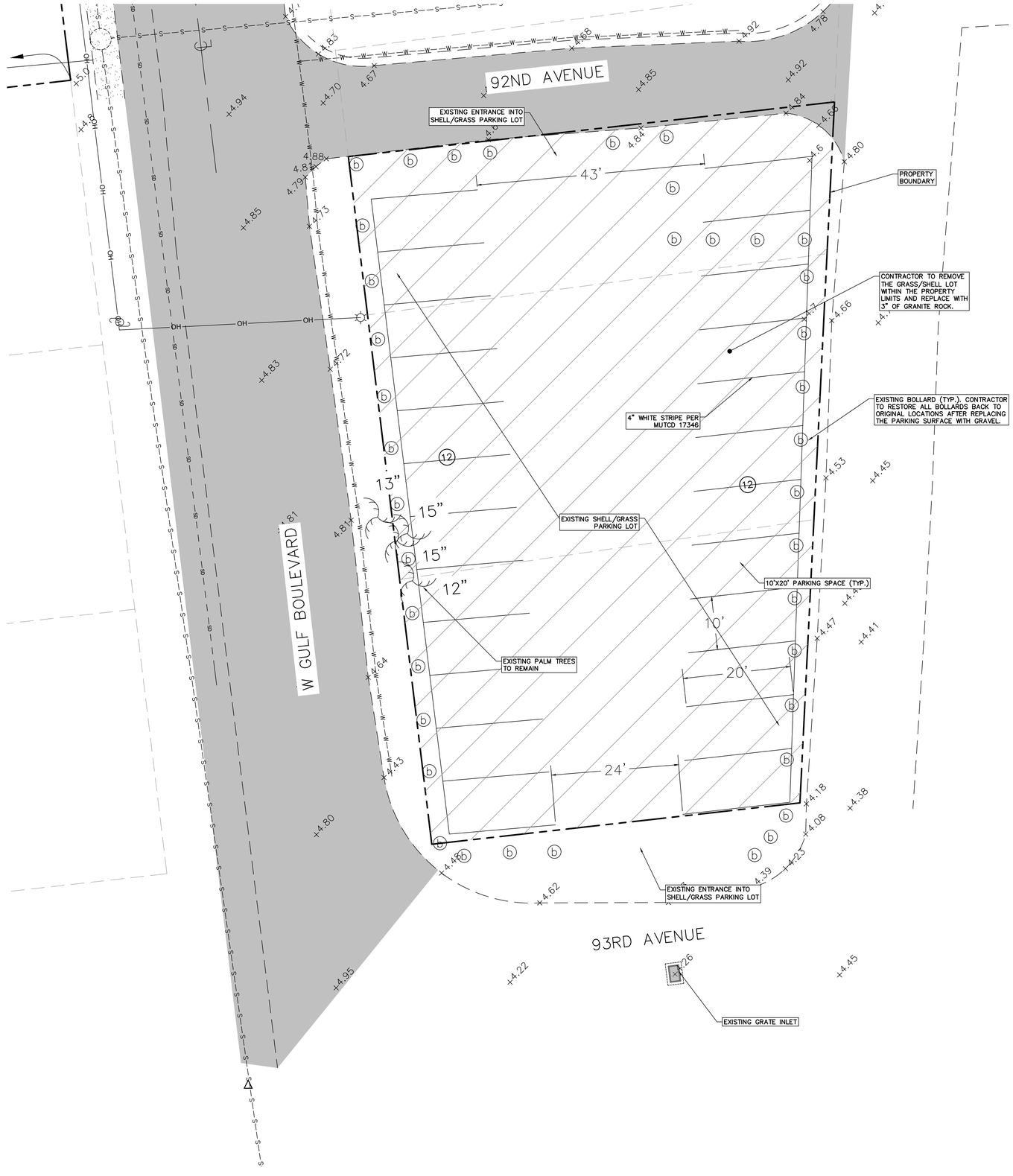
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

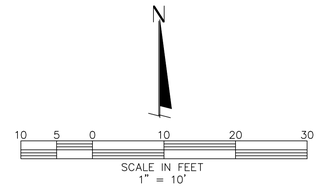
UTILITY PLAN

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

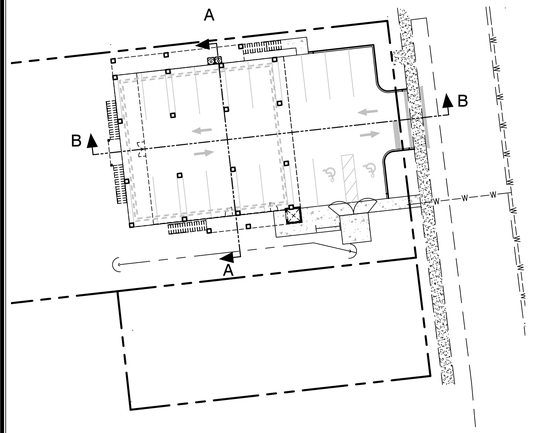
CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOCO AVE, CLEARWATER, FL. 34762
(352)748-3126

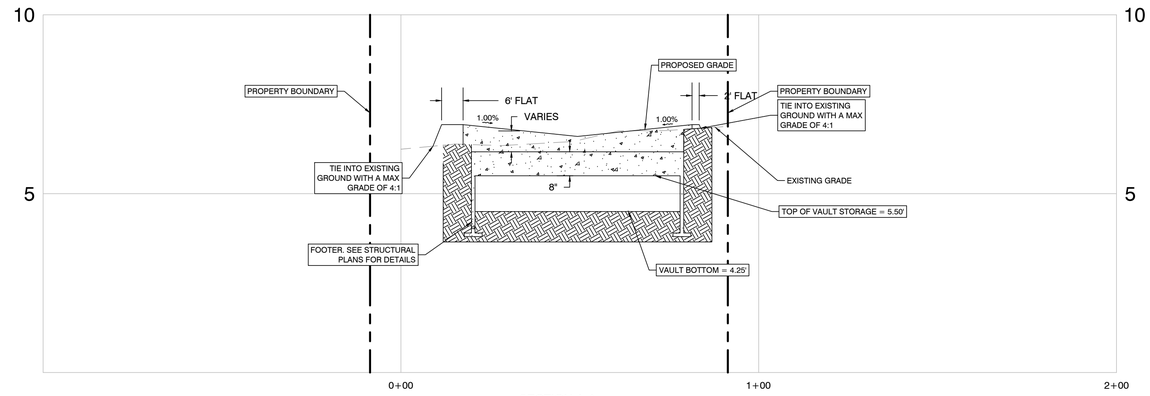
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE	3/23/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - OSPP

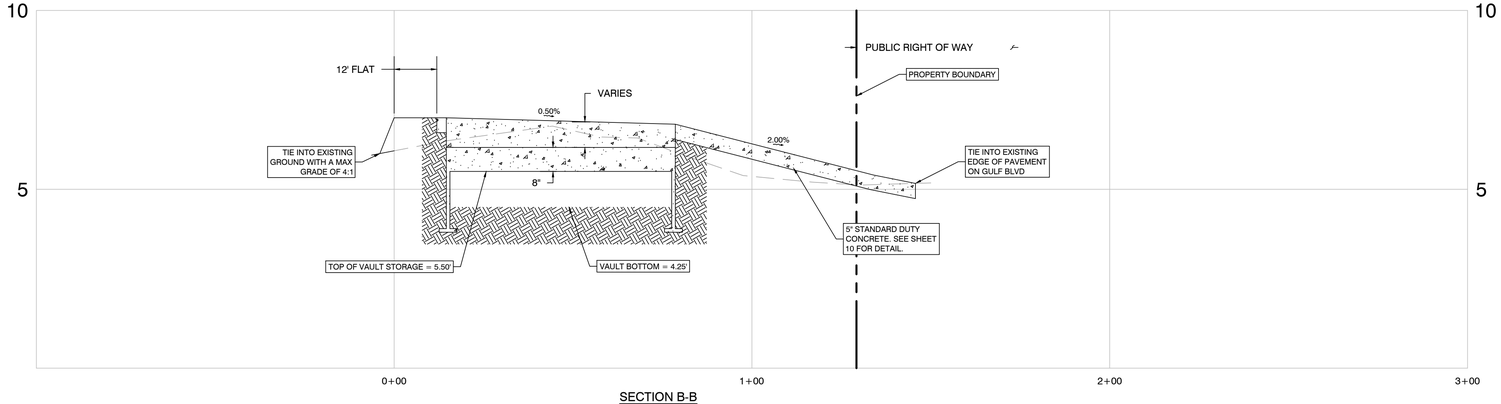
SHEET NUMBER 08

(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 PINELLAS PARK, FL. 34762
(352)748-3126

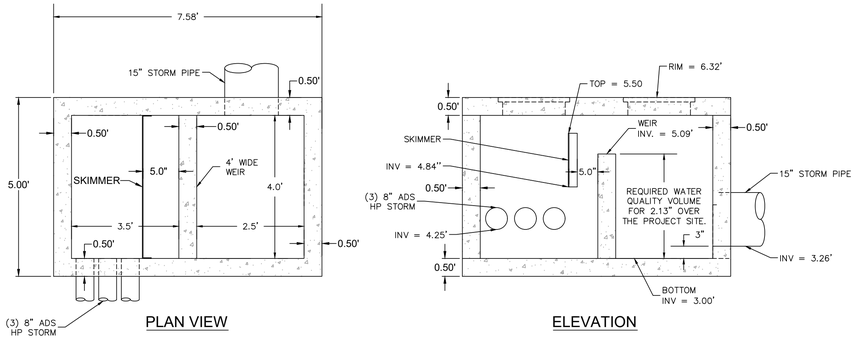
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CROSS SECTIONS

SAVE DATE	3/27/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

SHEET NUMBER 09

(E:\PINELLAS\ST. PETERSBURG LIONS CLUB\NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - XSEC.dwg) PLOT DATE:6/28/2024 4:04 PM SAVE DATE: 3/27/2026 LAST SAVED BY: RMARSHALL

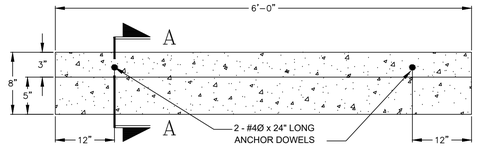


PLAN VIEW

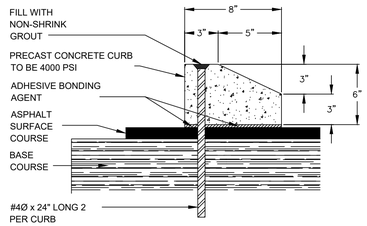
ELEVATION

OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



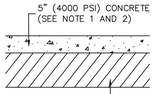
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

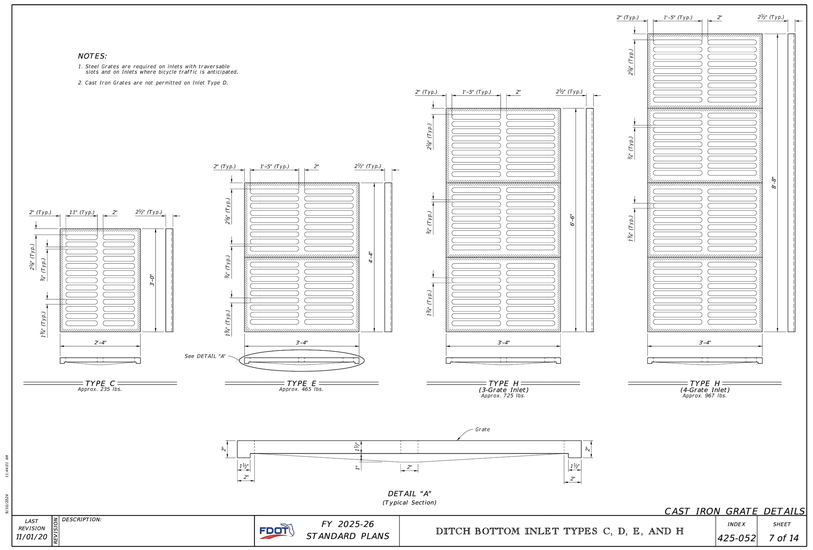


NOTES:

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

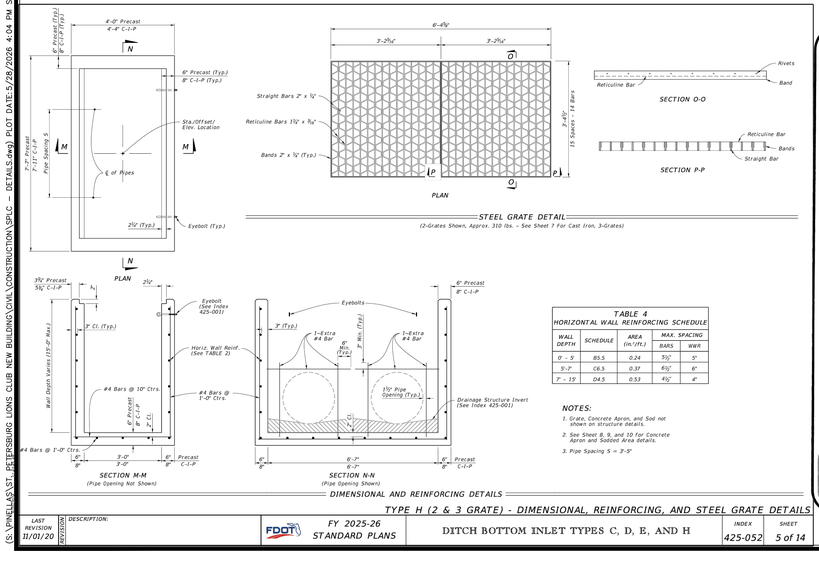


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

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"

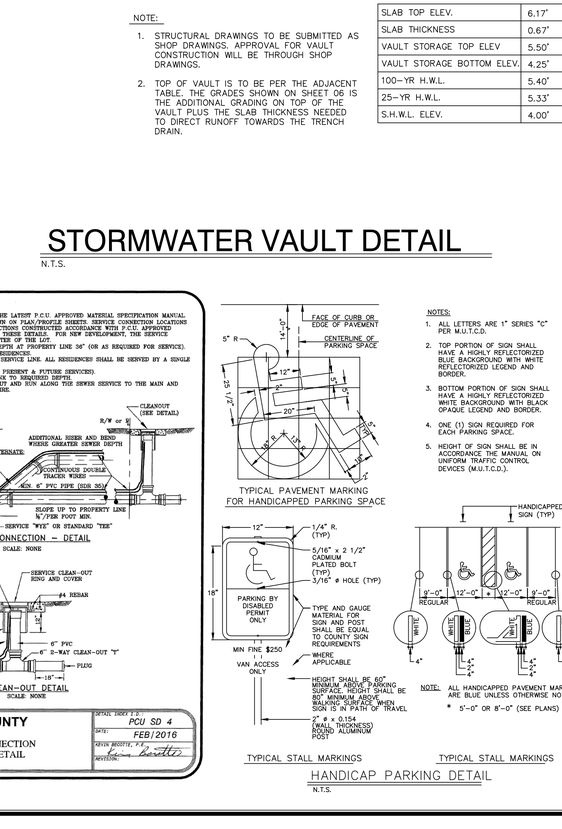
DIMENSIONAL AND REINFORCING DETAILS

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.



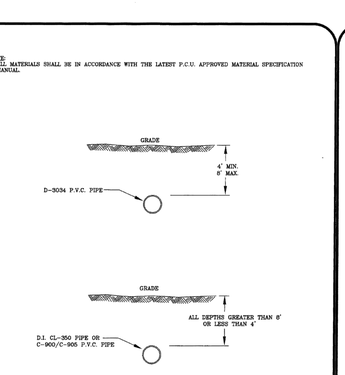
SECTION A-A

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.

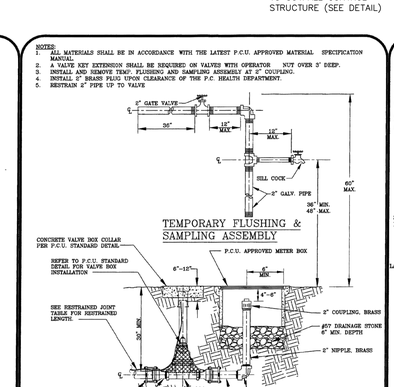
SLAB TOP ELEV.	6.17'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.50'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.40'
25–YR H.W.L.	5.33'
S.H.W.L. ELEV.	4.00'

NOTE:
1) ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



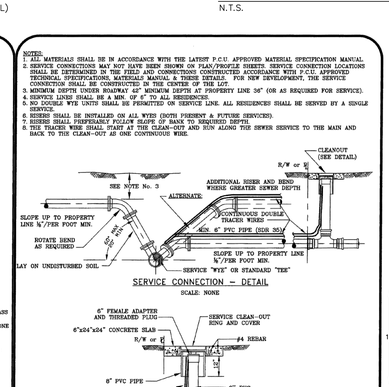
PINELLAS COUNTY	DETAIL INDEX I.D.: PCU SD 5
DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, P.E.
	REVISION:

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	DETAIL INDEX I.D.: PCU WD 2
2" PERMANENT WATER BLOW-OFF DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, 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	DETAIL INDEX I.D.: PCU SD 4
SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, 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

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
CERTIFICATE OF AUTHORIZATION #: EB 34782
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)

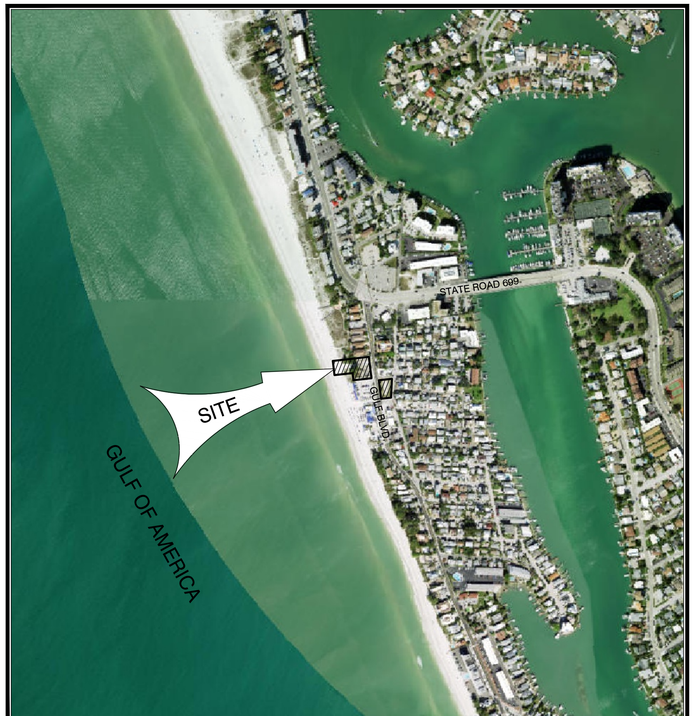
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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 OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 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 DEPARTMENT OF TRANSPORTATION'S "STANDARD PLANS" INDEXES 102-600 THROUGH 102-670 (LATEST EDITIONS).
5. INSTALLATIONS INVOLVING CONCRETE AND ASPHALT DRIVEWAY, IN GOOD CONDITION, MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING IS ALLOWED.
6. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
7. DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
8. ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY PINELLAS COUNTY HIGHWAY DEPARTMENT.
9. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
10. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.
12. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE SIDEWALK AND BETWEEN CONCRETE DRIVEWAY AND CONCRETE SIDEWALK.
13. PLACE EXPANSION JOINTS WHERE 4" AND 6" CONCRETE ABUT.
14. PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH PINELLAS COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT -- ESPECIALLY CONCRETE, ETC.
15. HANDICAP RAMPS SHALL BE INSTALLED ACCORDING TO FDOT IND.#304
16. REMOVE & REPLACE ANY EXISTING SIDEWALK WITHIN PINELLAS COUNTY R.O.W. THAT HAS BEEN DAMAGED DUE TO DEMOLITION AND PORTIONS NOT MEETING A.D.A. REQUIREMENTS.
17. A MINIMUM REQUIRED SIDEWALK SHOULDER CLEAR ZONE OF 2' FROM THE EDGE OF THE SIDEWALK WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT. NO PERMANENT OBSTACLES ARE ALLOWED IN THIS AREA.
18. LANE CLOSURES MUST BE SCHEDULED 48 HOURS IN ADVANCE WITH PINELLAS COUNTY PUBLIC WORKS AND SHALL NOT OCCUR DURING PEAK HOURS PERIODS OF 7AM TO 9AM AND 4PM TO 6PM.
19. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
20. PROVIDE A MINIMUM OF 3' COVER OVER UTILITIES AT ALL DITCH CROSSINGS.
21. 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.
22. UPON COMPLETION OF THE PROJECT, THE ENGINEER OF RECORD SHALL COMPLETE THE ORIGINAL CERTIFICATION OF PROJECT COMPLETION FORM AND SUBMIT 2 ORIGINAL COPIES OF RECORD DRAWINGS, ELECTRONIC FILES (BOTH PDF AND DWG) AND INDEPENDENT TESTING REPORTS FOR WORK PERFORMED WITHIN PINELLAS COUNTY RIGHTS-OF-WAY.
23. A CERTIFICATE OF OCCUPANCY INSPECTION CANNOT BE REQUESTED OR SCHEDULED UNTIL ALL PROJECT COMPLETION DOCUMENTS HAVE BEEN SUBMITTED TO PINELLAS COUNTY ENGINEERING DEPARTMENT. RECORD DRAWING DOCUMENTS MUST BE SUBMITTED AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE REQUESTING OR SCHEDULING OF A CO. CO INSPECTIONS MUST BE SCHEDULED TWO (2) DAYS IN ADVANCE AND ARE ONLY AVAILABLE ON MONDAYS, WEDNESDAYS OR FRIDAYS.

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORMWATER FORCE MAIN OR RECLAIMED WATER PIPELINE REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED STORM SEWER OR VACUUM SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES MINIMUM, 12 INCHES PREFERRED, ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 62-610, F.A.C. SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE, 12 INCHES IS PREFERRED, ABOVE THE OTHER PIPELINE.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING BELOW ANY OTHER PIPELINE, AS DESCRIBED ABOVE, MUST HAVE AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(E) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A), (B), (C) AND (D) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, SANITARY SEWER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

ADA ACCESSIBLE PATHS SHALL MEET THE FOLLOWING:

1. ADA PATH SHALL HAVE A MAXIMUM 1:48 (2.08%) CROSS SLOPE.
2. IF THE ADA PATH DOES NOT TERMINATE AT A DRIVE AISLE AND HAS A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:20 (5.00%) AND LESS THAN 1:12 (8.33%) ADA RAILINGS WILL BE REQUIRED.
3. IN THE EVENT THE ADA PATH IS CONSTRUCTED WITH A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:12 (8.33%) OR THE CROSS SLOPE IS GREATER THAN 1:48 (2.08%) WILL REQUIRE THAT PORTION OF SIDEWALK BE REMOVED AND REBUILT BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.

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

1. DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.
2. ROUGH EXCAVATE RETENTION AREAS.
3. DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.
4. AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.
5. ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.
6. ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.
7. CONTRACTOR TO EVALUATE ROYAL PALMS TO REMAIN TO DETERMINE IF THEY ARE VIABLE FOR PRESERVATION PRIOR TO ROOT PRUNING/TREE PRESERVATION BARRIER INSTALLATION.
8. SEE CONSTRUCTION DETAILS PLAN SHEET FOR ROOT PRUNING SPECIFICATIONS.

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST 0F WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.

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

MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

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

OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM

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

THE POND UNDERDRAIN SYSTEM SHALL BE INSPECTED ANNUALLY AND RETROFITTED AND FLUSHED SEMI-ANNUALLY. CLOGGED OR SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN ALL MANNERS AS WITH THE HANDLING OF HAZARDOUS WASTE. THE SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN A PERMITTED FACILITY.

LANDSCAPE 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. RECLAIM WATER IS AVAILABLE TO THIS SITE SEE EXISTING CONDITION PLAN FOR POINT OF CONNECTION TO RECLAIM WATER. IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, OR A LANDSCAPE ARCHITECT. IRRIGATION PLANS SHALL BE SENT TO AMEND THE PERMITTED PLANS. SEE IRRIGATION DETAIL & SPECIFICATION SHEET AND SHALL BE UTILZED TO DESIGNED THE IRRIGATION SYSTEM OF THE THUNDERBIRD BEACH RESORT.
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. 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 BIB.
7. 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. SEE LANDSCAPE PLAN FOR LOCATION OF THE IRRGATION CONTROLLER.
8. THE AUTOMATIC IRRIGATION 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.
9. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
10. 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.
11. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL BE SODDED IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
12. PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
13. 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.
14. 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.
15. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
16. THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, ASPHALT, CONSTRUCTION DEBRIS, PAVING BASE COURSE MATERIALS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" OR TO EXISTING GRADE OF THE SITE PRIOR TO LANDSCAPE INSTALLATION.
17. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 2" DEEP WASHED RIVER GRAVEL, SPECIFIED SIZES OR SPECIFIED MULCHING MATERIALS . BENEATH RIVER GRAVEL A LAYER OF GEO-TECH FABRIC WITH ONE FOOT OVERLAP AT JOINTS. CROSS CUT OUT FOR INDIVIDUAL PLANT PLACEMENT. TREE RINGS SHALL BE A MINIMUM 36" RADIUS. ALL TREES SHALL BE STAKED.
18. ANY NEW SOD SHALL BE SEASHORE PASPALUM (PASPALUM VAGINATUM) CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED (INCLUDES MOWING AND TREATMENT FOR WEEDS) BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
19. 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.
20. 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 LOW NITROGEN CONTENT FERTILIZER TABLETS TO EACH PLANT PIT AT TIME OF PLANTING.
21. ALL HEDGE MATERIAL MUST BE MEET THE SPECIFIED SPREAD AND HEIGHTS AT TIME OF INSTALLATION PLANTED 2½' TO 3' ON CENTER AS SPECIFIED AND MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
22. ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT A HEIGHT NO GREATER THAN 18".
23. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREE (MELALEUCA QUINQUENERVIA), CHINESE TALLOW (SAPIUM SEBIFERUM), AUSTRALIAN PINE (CASUARINA EQUISETIFOLIA), CARROTWOOD (CUPANIOPSIS ANACARDIOIDES), CATCLAW MIMOSA (MIMOSA PIGRA), CHINESE PRIVET (LIGUSTRUM SINENSE EXCEPT CULTIVARS 'VARIEGATUM' AND 'SUNSHINE') AND SHOEBUTTON ARDISIA (ARDISIA ELLIPTICA) MUST BE REMOVED AS A CONDITIONS OF SITE DEVELOPMENT. EXOTIC TREES AND SHRUBS SHALL BE CUT FLUSH WITH FINISH GRADE. RESULTING STUMPS SHALL BE REMOVED FROM THE SITE OR TREATED WITH AN APPROVED HERBICIDE. CONTRACTOR SHALL TREAT CUT STUMPS WITH GARLON 3A, TROOPER, OR RODEO HERBICIDE TO THE CAMBIUM LAYER AS PER MANUFACTURER'S INSTRUCTIONS, AT THE RECOMMENDED STRENGTH TO PREVENT RE-GROWTH. APPLY HERBICIDE IMMEDIATELY AFTER TRUNKS ARE CUT TO PREVENT SAP FROM SEALING WOUNDS. 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. REMOVE ALL WASTE MATERIALS PRODUCED BY THIS WORK FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
24. ORGANIC MULCH AND/OR DROUGHT TOLERANT GROUND COVERS WILL BE INSTALLED IN ALL INTERIOR LANDSCAPE PLANTER BEDS.
25. BE ADVISED THAT THE HEALTHY SURVIVAL OF ALL REQUIRED LANDSCAPE MATERIAL IS THE CONTINUING RESPONSIBILITY OF THE PROPERTY OWNER AND IS ENFORCEABLE UNDER SECTION 166-56 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

REVISIONS	DATE	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352)748-3126

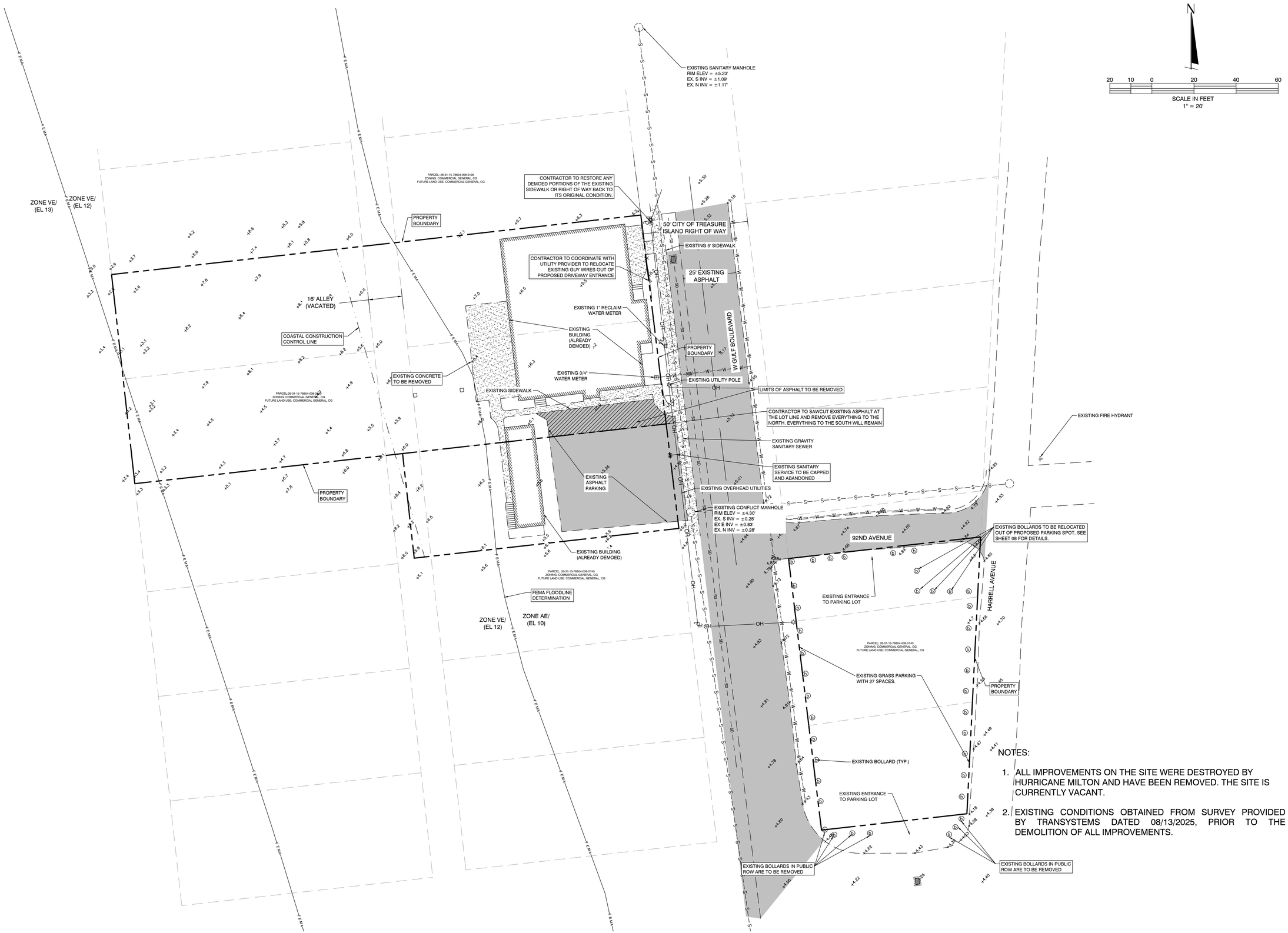
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

GENERAL NOTES

SAVE DATE	3/12/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - GN.DWG

SHEET NUMBER 02

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - GN.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 3/12/2026 LAST SAVED BY: RMARSHALL



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.
CA #30000, LC #26000
7413 ALLORO DR, NEW PORT RICHEY, FL 34782
(352)748-3126

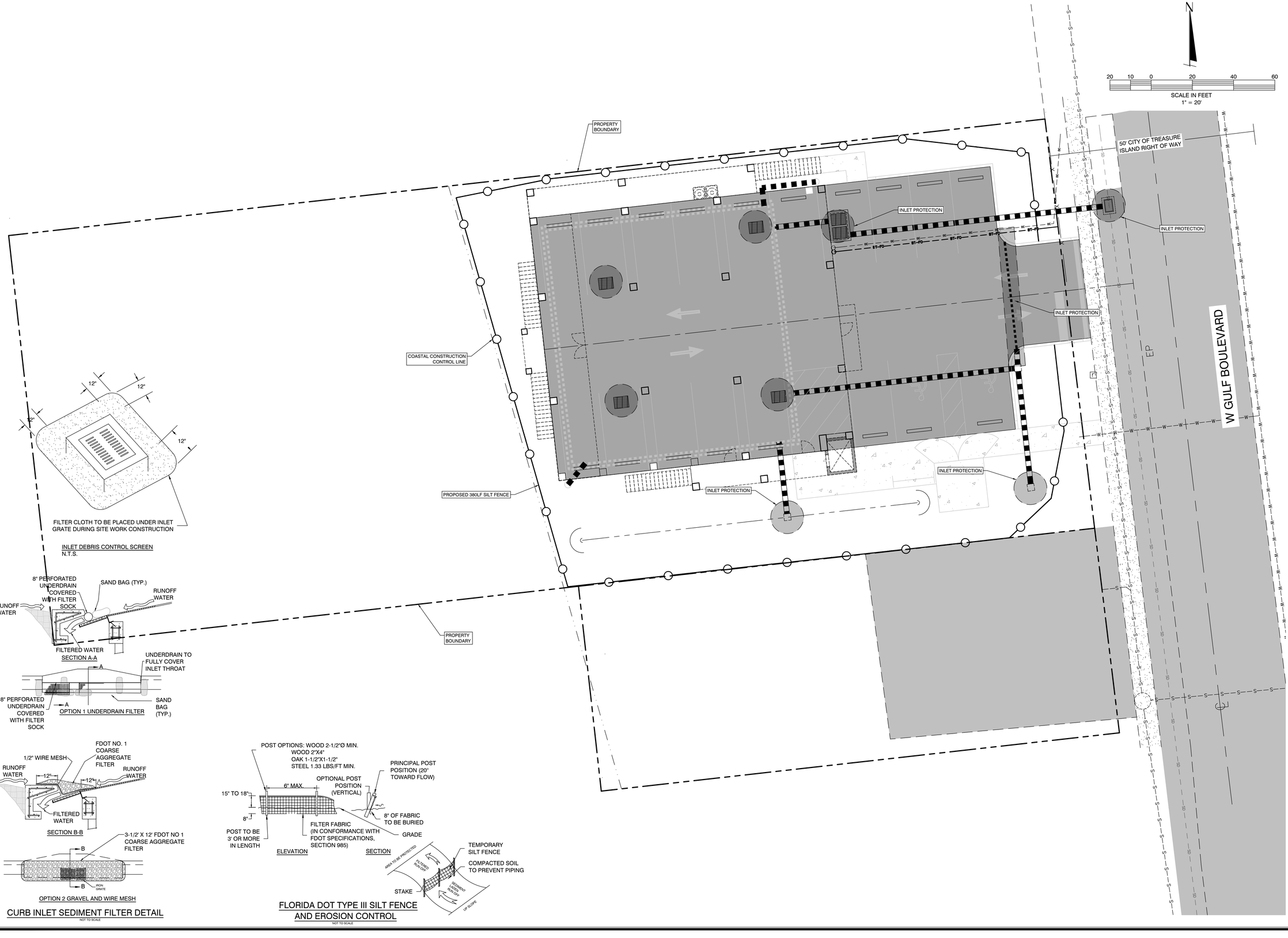
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

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

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL CONDO AVE, NEW PORT RICHEY, FL 34782
(352)748-3126

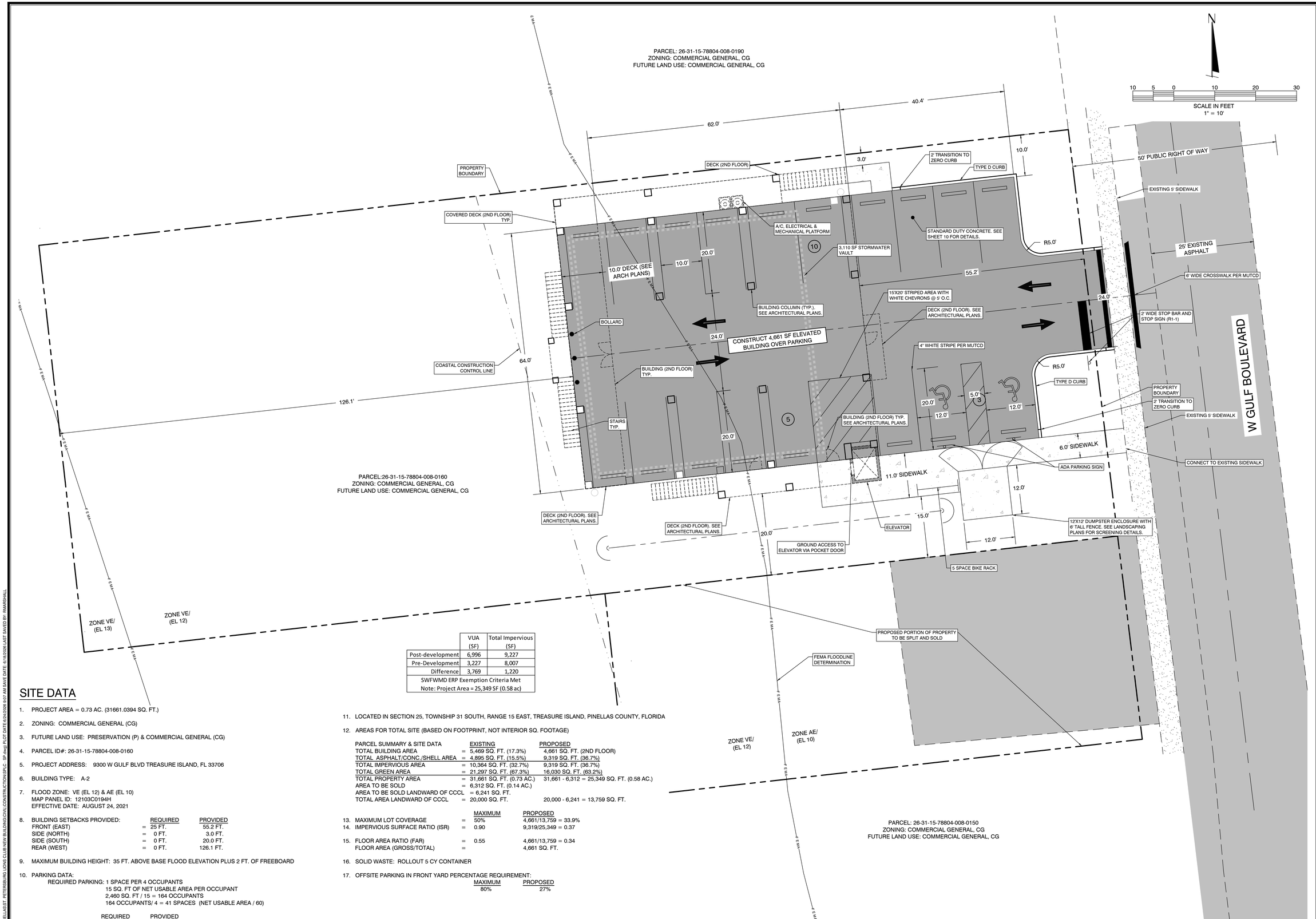
EROSION CONTROL PLAN

ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - BMP.DWG

SHEET NUMBER 04

I:\S_I\PIN\ELIAS\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

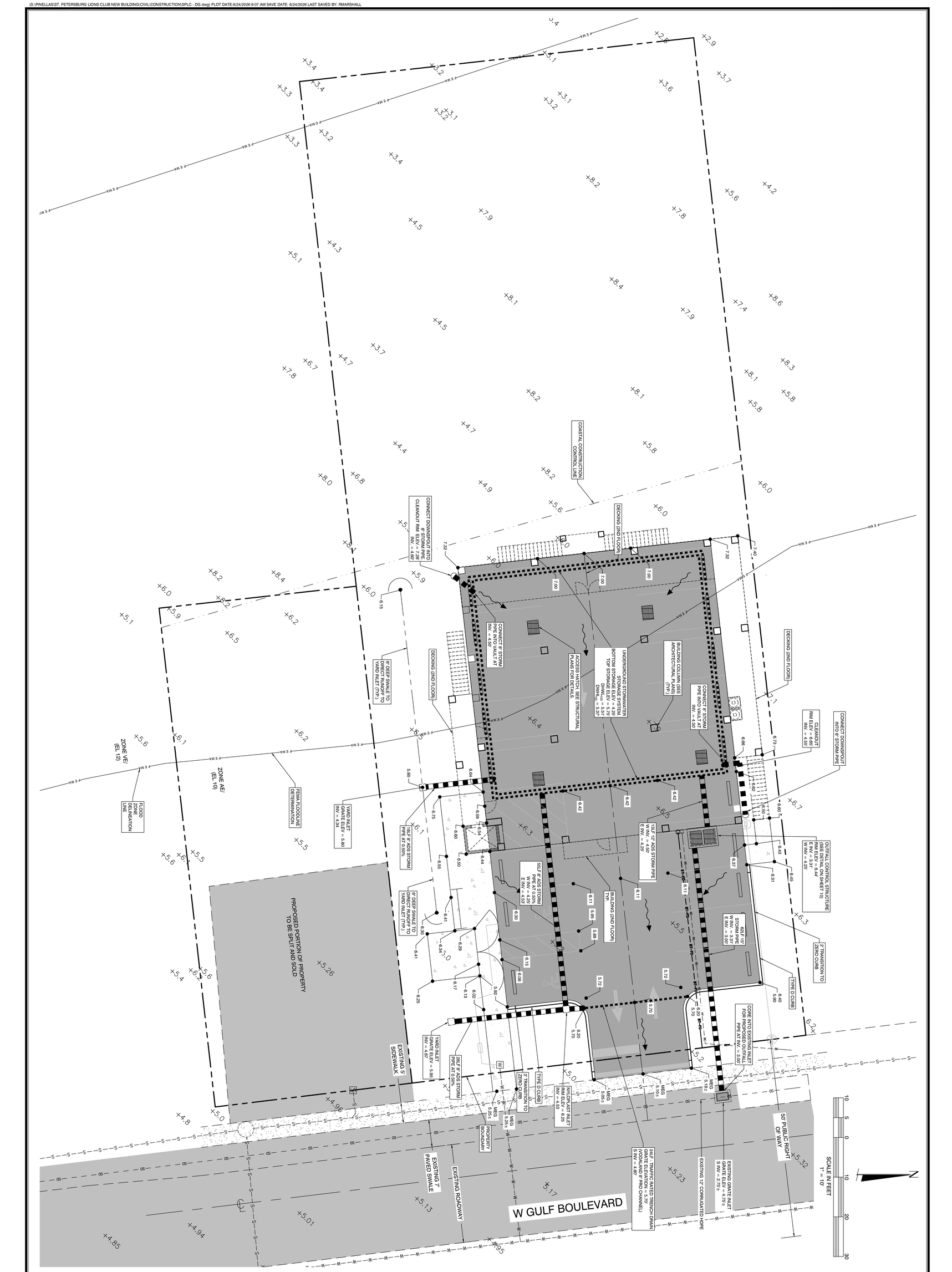
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

SITE PLAN

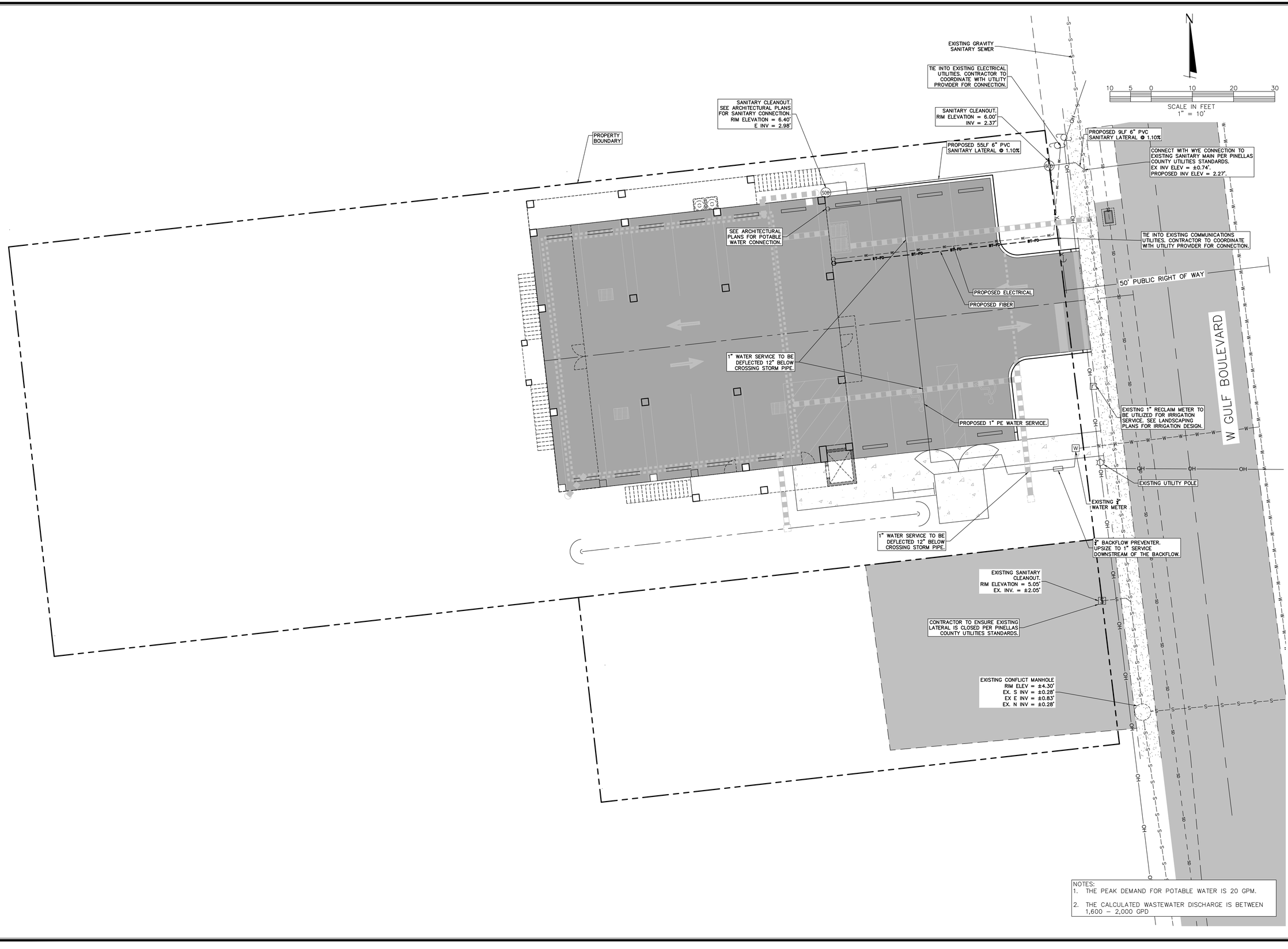
SAVE DATE	6/18/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - SP

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

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL ORDERS AVE. PORT RICHEY, FL. 34782
(352)748-3126

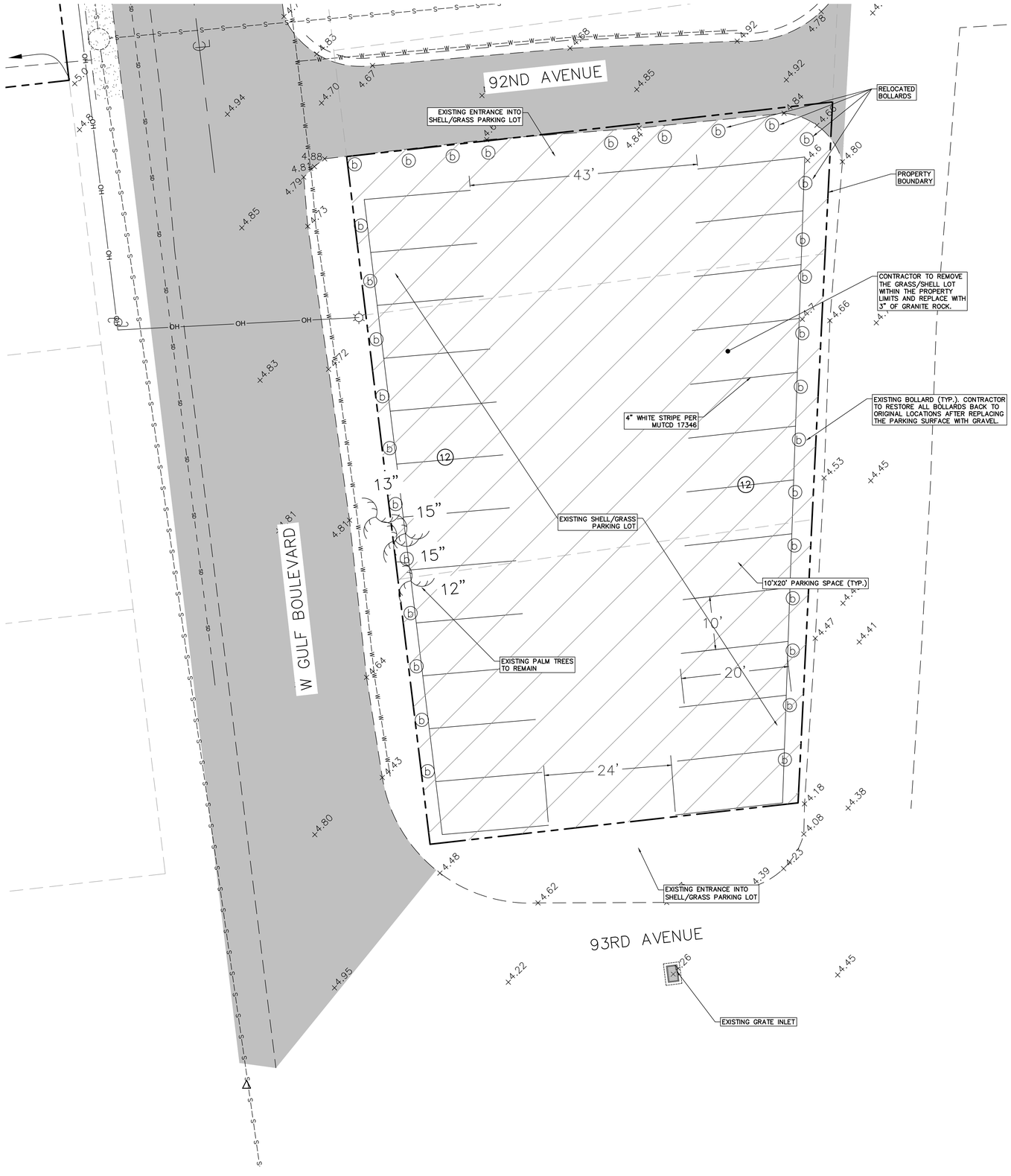
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

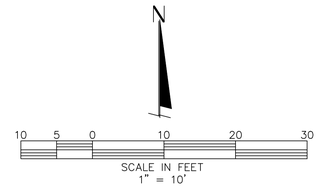
UTILITY PLAN

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

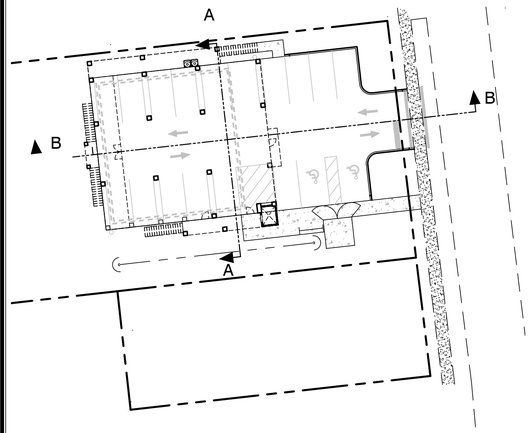
CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALLOCO AVE. CLERMONT, FL. 34762
(352)748-3126

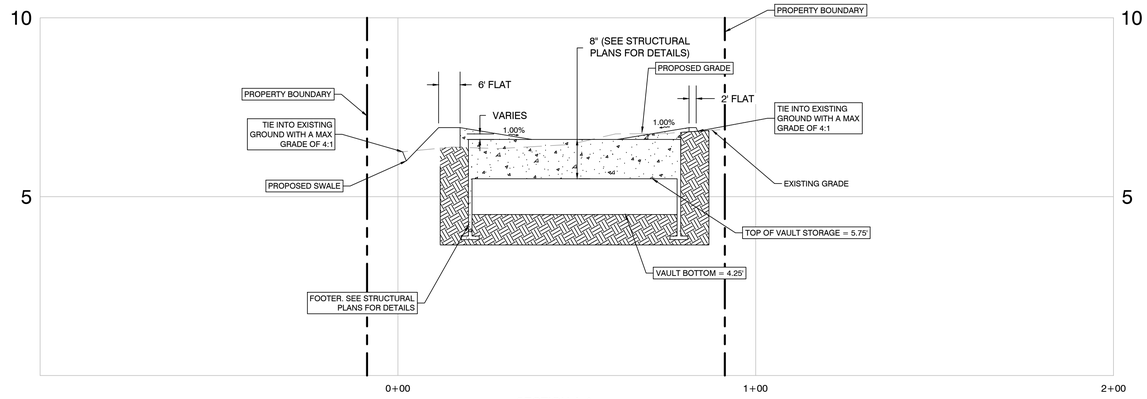
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706
OFF-STREET PARKING PLAN

SAVE DATE 6/10/2026
DRAWN BY RLM
CHECKED BY RLM
PROJECT # EP.2025.00593
FILE NAME SPLC - OSPP

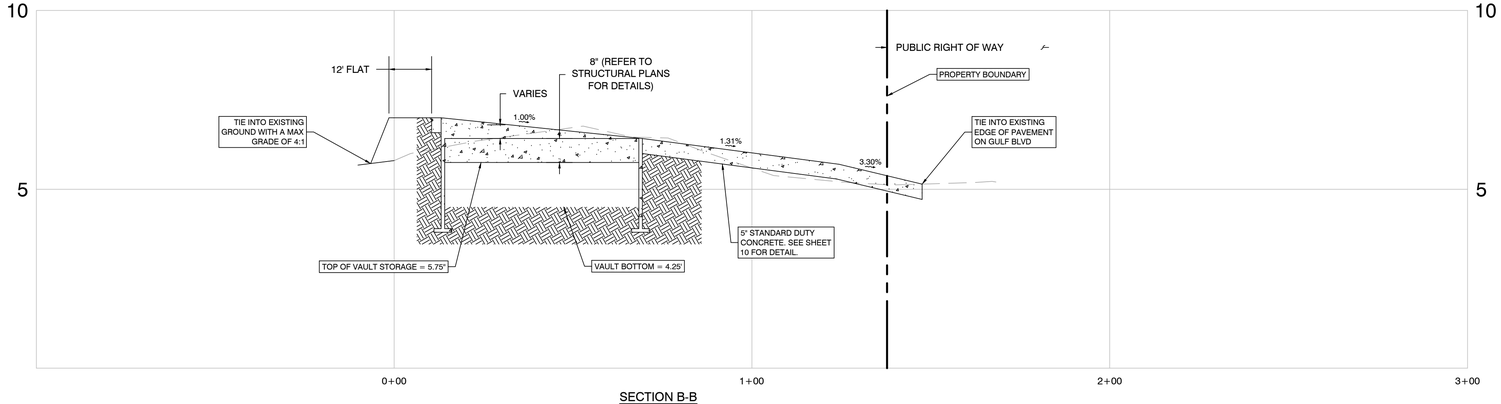
SHEET NUMBER 08

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\CIVIL\CONSTRUCTION\SPLC - OSPP.dwg) PLOT DATE:6/24/2026 9:07 AM SAVE DATE: 6/10/2026 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'

BY	DATE	REVISIONS

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALL FOODS PKWY, LITHIA FLVN, FL 34782
(352)748-3126

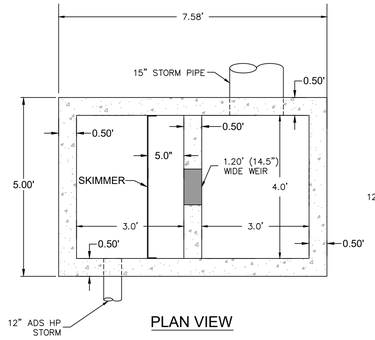
ST PETERSBURG LIONS CLUB
9300 W GULF BLVD
TREASURE ISLAND, FL 33706

CROSS SECTIONS

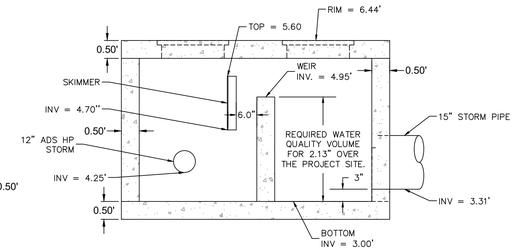
SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - XSEC

SHEET NUMBER 09

(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



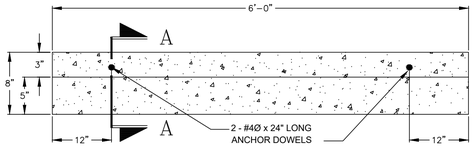
PLAN VIEW



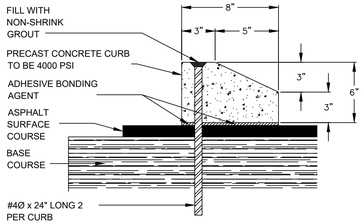
ELEVATION

OUTFALL CONTROL STRUCTURE

MODIFIED FDOT TYPE H INLET
SCALE: N.T.S.



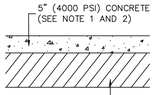
PLAN



SECTION

CONCRETE WHEEL STOP DETAIL

N.T.S.

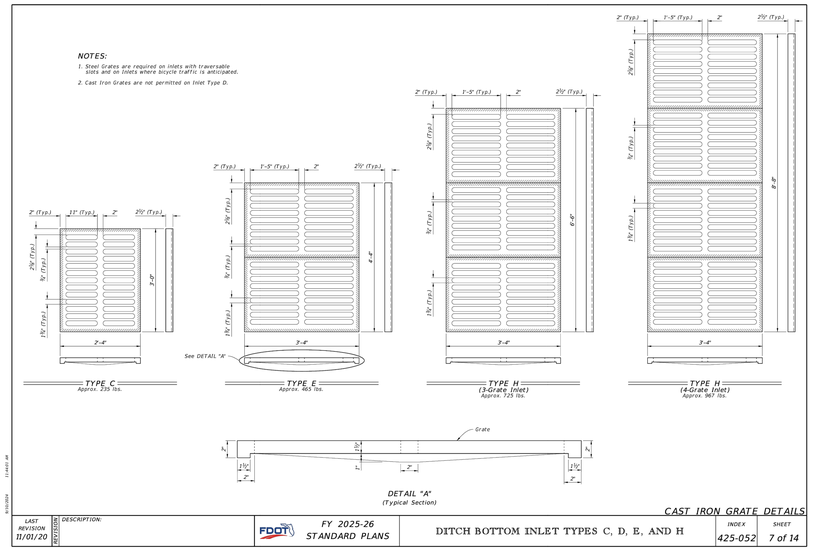


NOTES:

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.

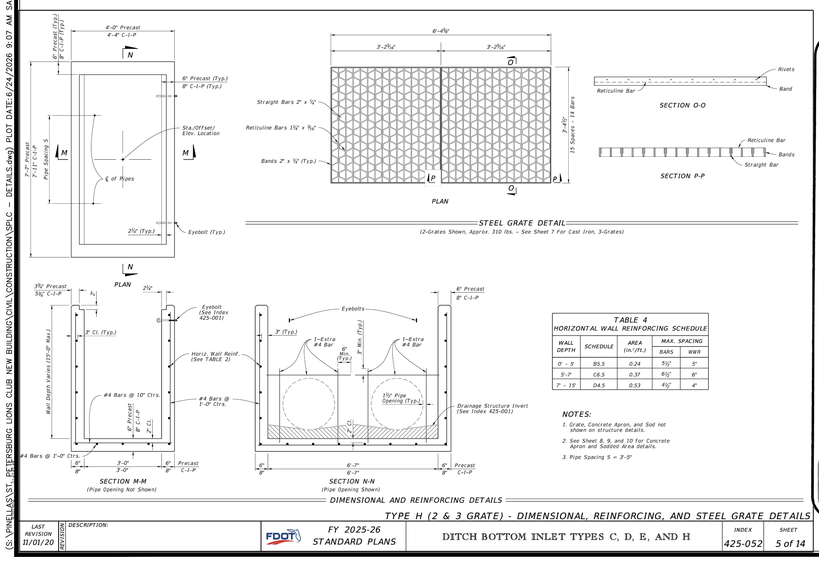
STANDARD DUTY CONCRETE PAVEMENT DETAIL

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



DIMENSIONAL AND REINFORCING DETAILS

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"

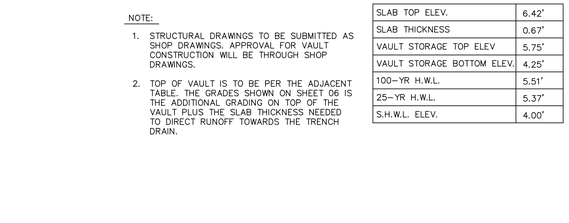
TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

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.



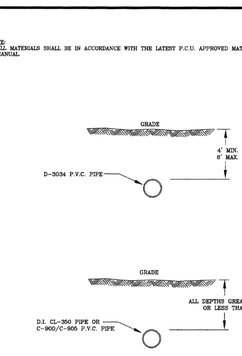
SECTION A-A

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.

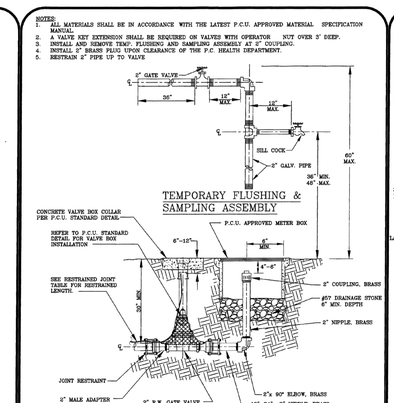
SLAB TOP ELEV.	6.42'
SLAB THICKNESS	0.67'
VAULT STORAGE TOP ELEV	5.75'
VAULT STORAGE BOTTOM ELEV.	4.25'
100–YR H.W.L.	5.51'
25–YR H.W.L.	5.37'
S.H.W.L. ELEV.	4.00'

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.



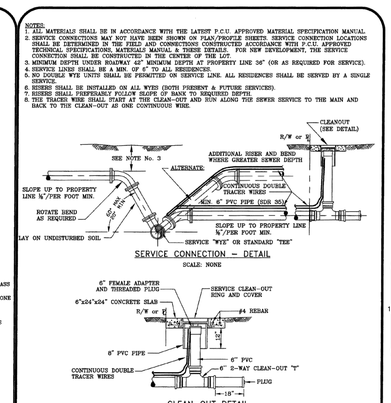
PINELLAS COUNTY	DETAIL INDEX I.D.: PCU SD 5
DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, P.E.
	REVISION:

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

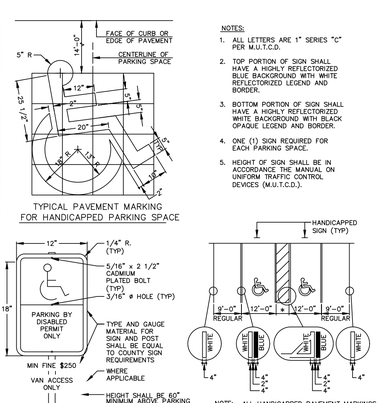


PINELLAS COUNTY	DETAIL INDEX I.D.: PCU WD 2
2" PERMANENT WATER BLOW-OFF DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, P.E.
	REVISION:

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	DETAIL INDEX I.D.: PCU SD 4
SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL	DATE: FEB/2016
	KEVIN BRODTEK, P.E.
	REVISION:



HANDICAP PARKING DETAIL

N.T.S.

NOTE: ALL HANDICAPPED PAVEMENT MARKINGS ARE BLUE UNLESS OTHERWISE NOTED.

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.).
* 5'–0" OR 8'–0" (SEE PLANS)

REVISIONS

BY	DATE

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 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

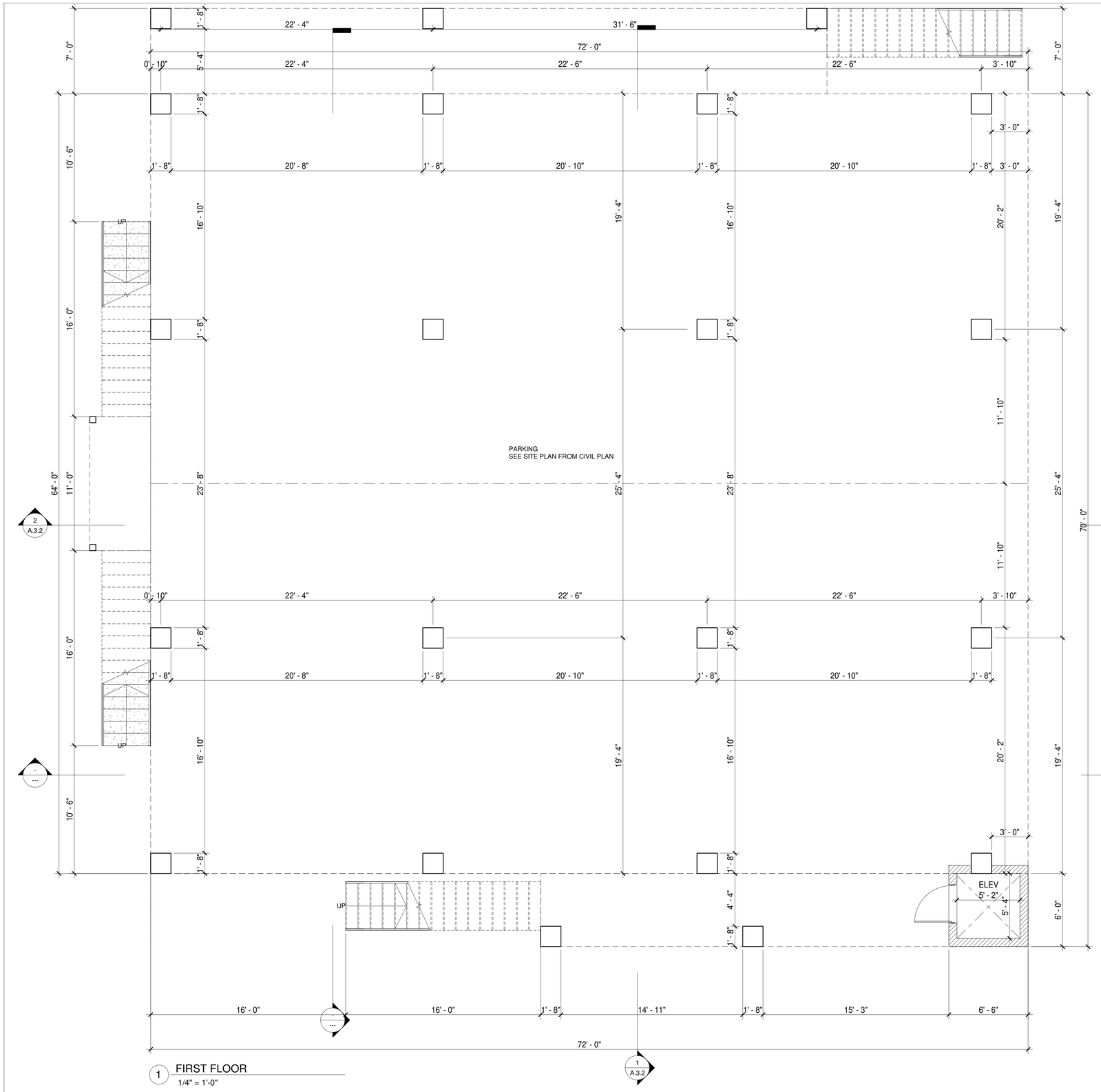
SAVE DATE	6/24/2026
DRAWN BY	RLM
CHECKED BY	RLM
PROJECT #	EP.2025.00593
FILE NAME	SPLC - AERIAL

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

This item has been digitally signed and sealed by Lan-Anh Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ENGINEERING SERVICES PROVIDED BY
LAN ENGINEERING, LLC, CA#32690

6619 49TH STREET N. PINELLAS PARK, FL 33781
LANANH.NGUYEN@LANENGINEERINGLLC.COM
727-793-1474

LION CLUB

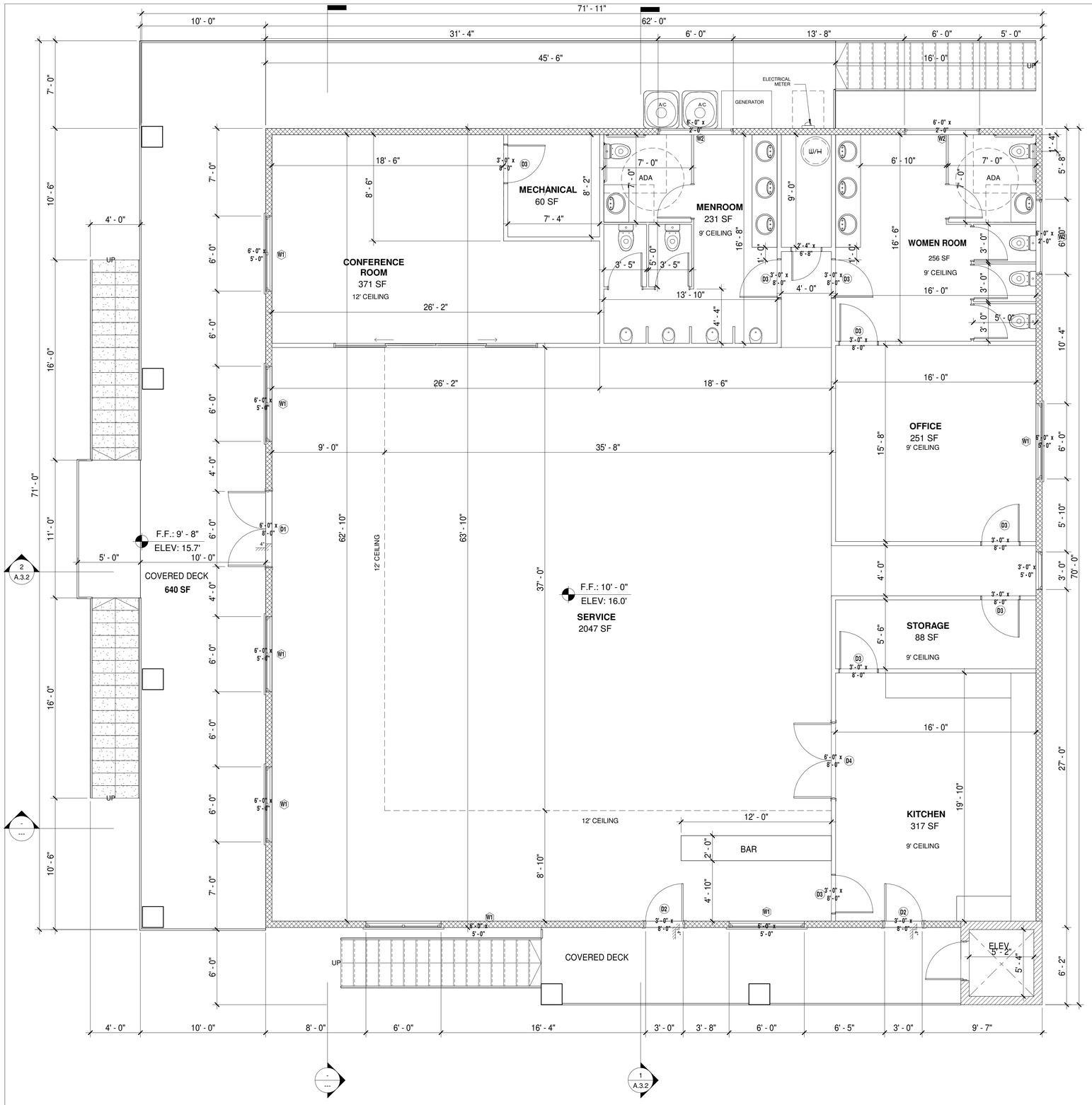
9300 GULF BLVD
TREASURE ISLAND, FL 33706

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:

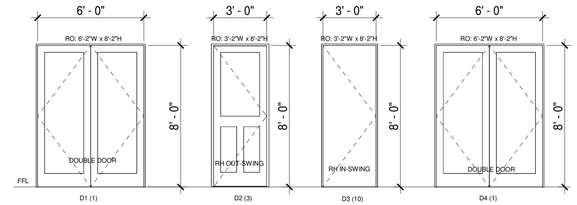
OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR H0NEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. FBC R302.5.1. INSULATION BETWEEN GARAGE & RESIDENCE TO BE R-19 OR BETTER.

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.

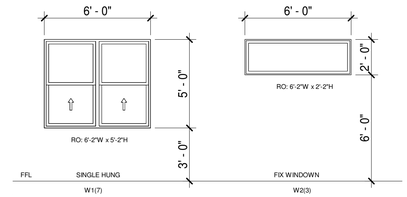
FIRST FLOOR - 4661 SF
ENTRY/LANAI - 945 SF
2ND FLOOR - 4661 SF
SERVICE AREA - 2695 SF
TOTAL - 10,267 SF

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

This item has been digitally signed and sealed by Lan-Ahn Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ENGINEERING SERVICES PROVIDED BY
LAN ENGINEERING, LLC; CA#32690

6619 49TH STREET N. PINELLAS PARK, FL 33781
LANANH.NGUYEN@LANENGINEERINGLLC.COM
727-793-1474

LION CLUB

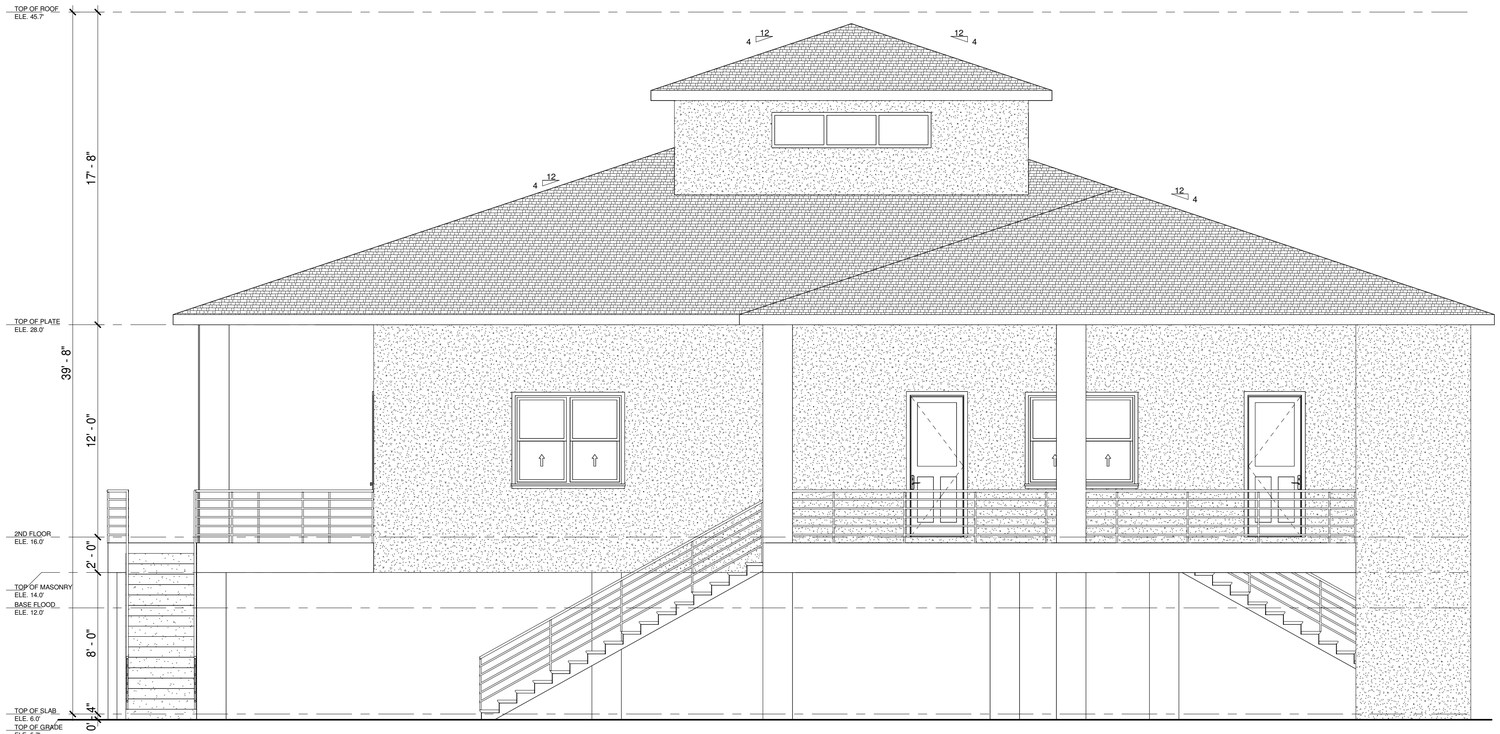
9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

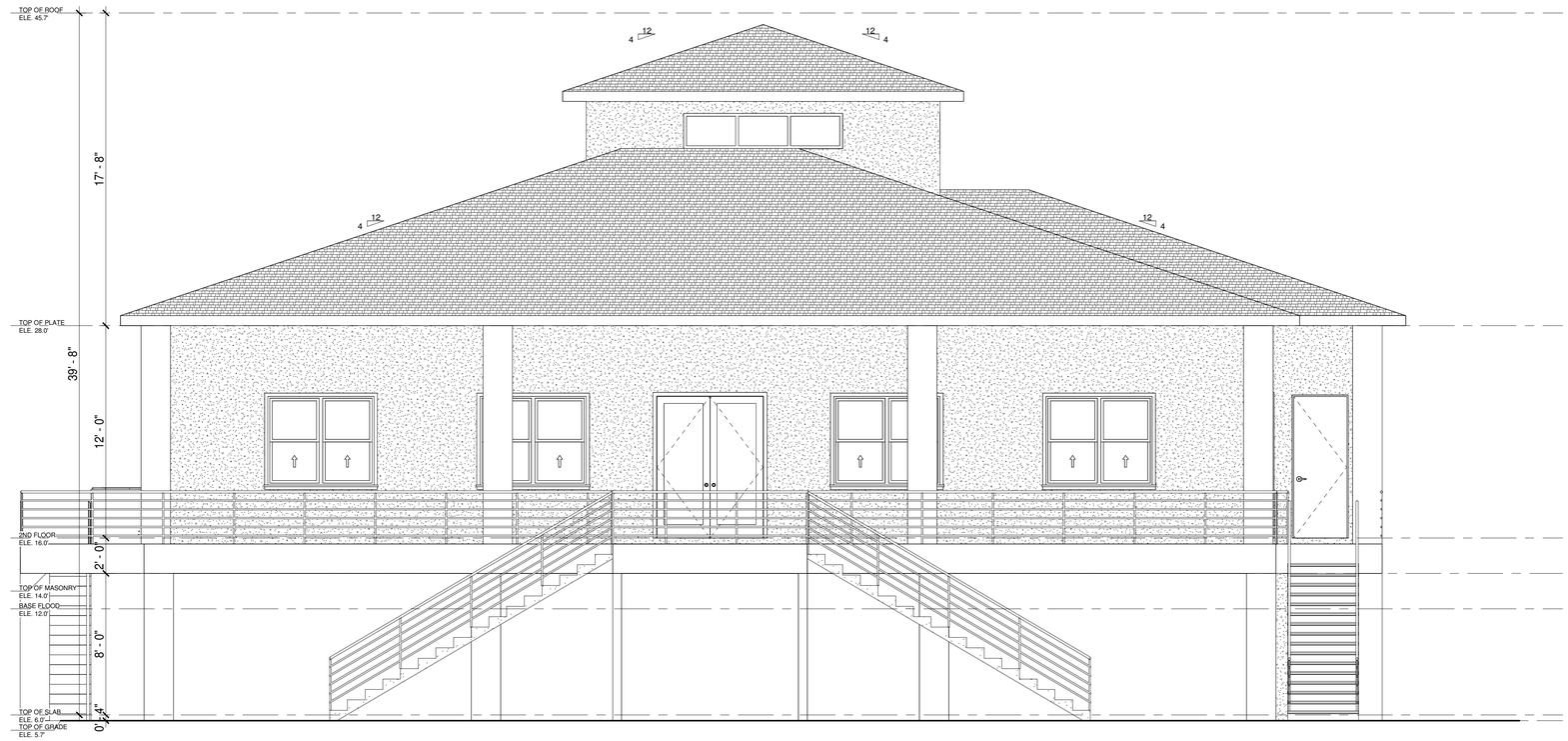
PROPOSED 2ND FLOOR PLAN

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

LAN
ENGINEERING

LAN-ANH THUY NGUYEN
LICENSE
No 68226
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Lan-Ahn Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ENGINEERING SERVICES PROVIDED BY
LAN ENGINEERING, LLC. CA#32690

6619 49TH STREET N. PINELLAS PARK, FL 33781
LANANH.NGUYEN@LANENGINEERINGLLC.COM
727-793-1474

LION CLUB

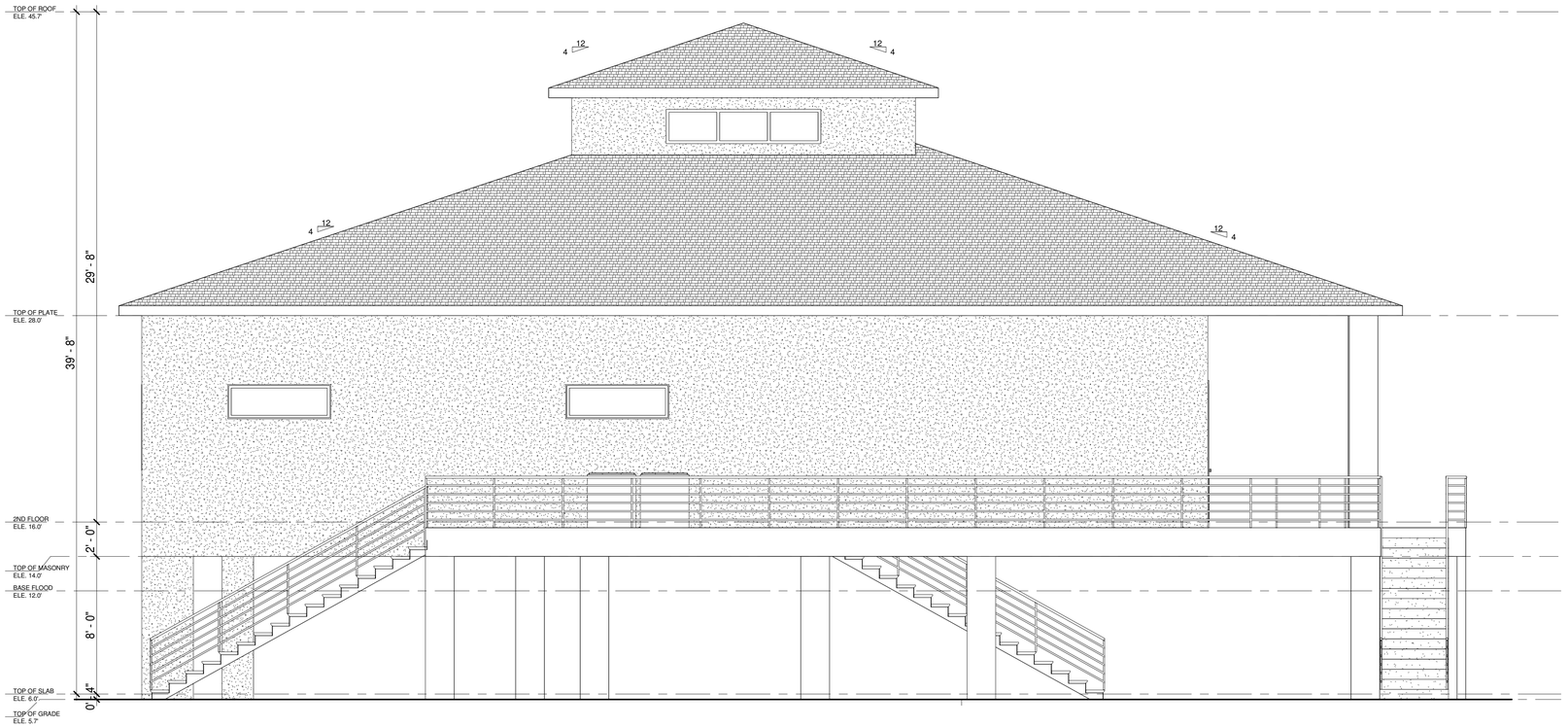
9300 GULF BLVD
TREASURE ISLAND, FL 33706

ISSUANCE

NO.	DESCRIPTION	DATE
0	PERMIT SUBMITTA	12/12/2025

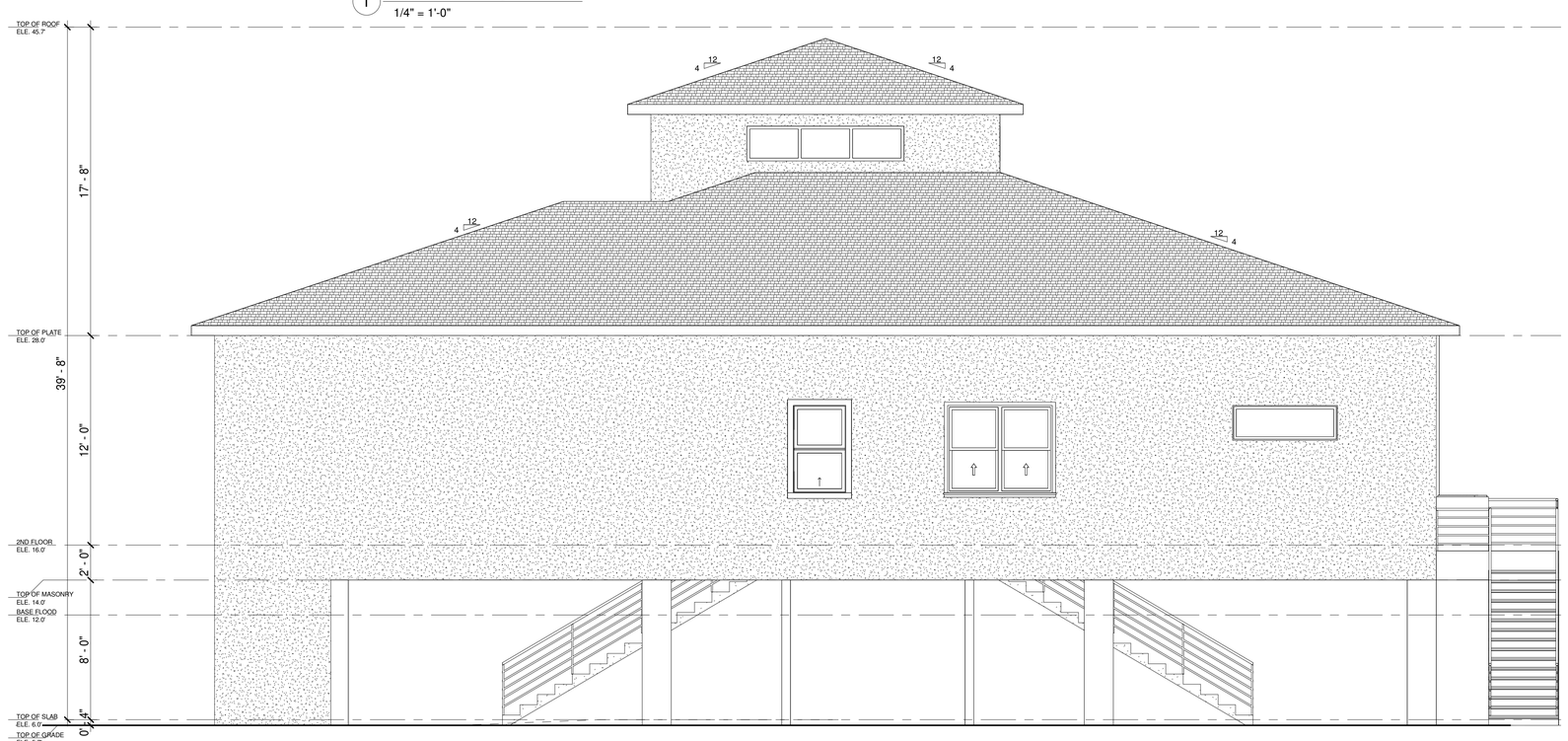
PROPOSED
ELEVATIONS

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

LAN
ENGINEERING

LAN-ANH THUY NGUYEN
LICENSE
No 68226
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Lan-Anh Nguyen, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ENGINEERING SERVICES PROVIDED BY
LAN ENGINEERING, LLC. CA#32690

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
ELEVATIONS

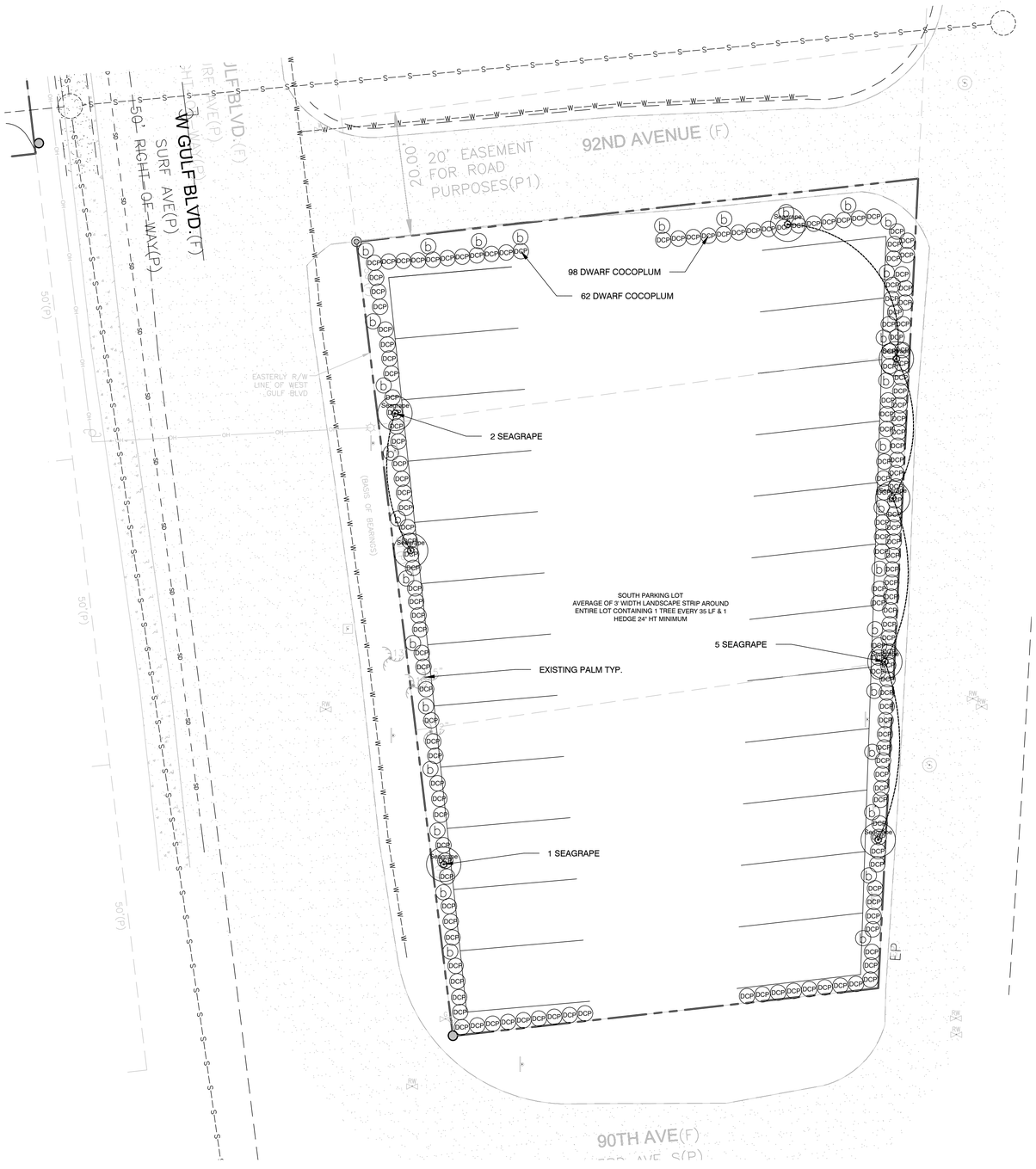
SHEET: A.3.1

PROJECT NAME: LION'S CLUB - SOUTH PARKING PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
			TREES & PALMS		
Seagrape	8	100.00%	Seagrape	Native, High drought & salt tolerance, Minimum 10-12 Ht., 2" DBH, Florida Grade # 1	Standard
Total # Trees/Palms	**8**		**SHRUBS**		
DCP	160	100%	Dwarf Cocoplum, *Chysobalanus icaco*	Native, Moderate drought & salt tolerance, 24" HT. at planting, 30" O.C.	Full, Florida Grade #1
Total # Shrubs	**160**				

N

10 5 0 10 20 30

SCALE IN FEET
1" = 10'



REVISIONS		
DATE		BY
03/25/2026	REVISION 1: CITY COMMENT REVISIONS	EJE
06/17/2026	REVISION 2: SITE PLAN CHANGE REVISIONS	EJE
-/-/2026	REVISION 3: CITY COMMENT REVISIONS	EJE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
CERTIFICATE OF AUTHORIZATION #LC26000420
4450 NE 83RD ROAD, WILDWOOD, FL 34785
(352) 748-3106

ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

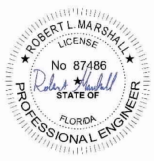
LANDSCAPE PLAN

SAVE DATE	7/23/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	101 - LC LA

SHEET NUMBER 02

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

CFB | CLYMER FARNER BARLEY

TABLE OF CONTENTS

SCOPE OF PROJECT AND BASIS OF ANALYSIS _____ 4

I. SUMMARY
II. PRE-DEVELOPMENT HYDROLOGY
III. POST-DEVELOPMENT HYDROLOGY
IV. POLLUTANT REMOVAL ANALYSIS

GIS EXHIBITS _____ 6

I. FEMA FLOOD MAP
II. USGS QUAD MAP
III. SOILS MAP

SUMMARY SHEETS _____ 9

I. RESULTS TABLE
II. VAULT DRAWDOWN ANALYSIS RESULTS

APPENDIX

PRE-DEVELOPMENT BASINS _____ A

I. PRE-DEVELOPMENT BASIN MAP
II. PRE-DEVELOPMENT CURVE NUMBER CALCULATIONS

PRE-DEVELOPMENT ICPR4 MODEL _____ B

I. BASIN DISCHARGE RATES

POST-DEVELOPMENT BASINS _____ C

I. POST-DEVELOPMENT BASIN MAP
II. POST-DEVELOPMENT CURVE NUMBER CALCULATIONS
III. TREATMENT WEIR CALCULATIONS

POST-DEVELOPMENT ICPR4 MODEL _____ D

I. NODE MAX STAGE ELEVATIONS
II. LINK DISCHARGE RATES
III. BASIN DISCHARGE RATES

POLLUTANT REMOVAL ANALYSIS _____ E

I. NET IMPROVEMENT REPORT
II. REMOVAL EFFICIENCY REPORT

ICPR INPUT DATA _____ F

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.

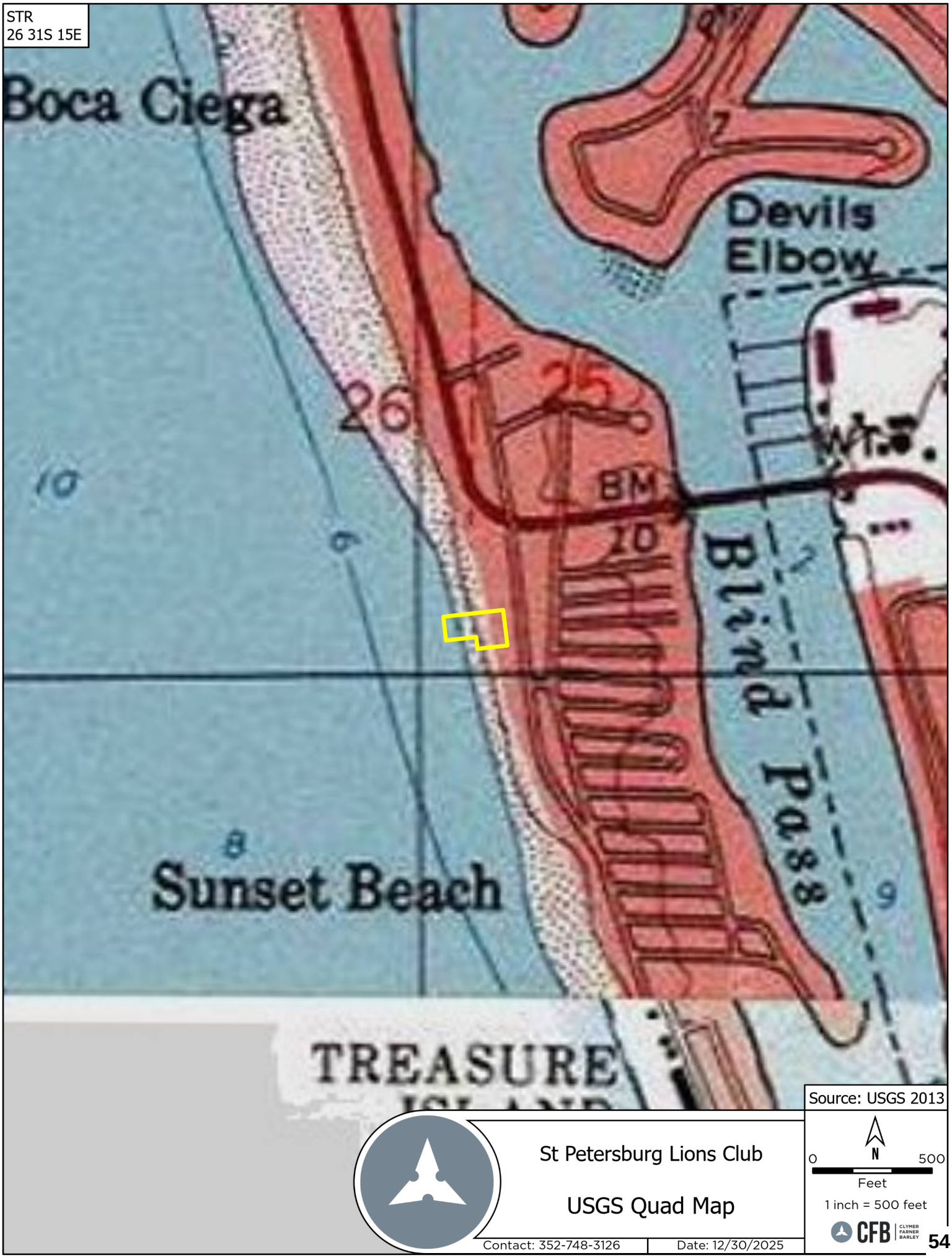
The retention vault holds sufficient volume to meet peak rate and volume requirements. The pond recovers the treatment volume in less than the 72-hour limit at approximately 32 hours. The vault was sized to contain up to the 100-year storm event. Table 1 below shows the design high water elevations for 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
Harrell Ave
91st Ave
W Gulf Blvd
*10'
12103C0194H
Effective Date
8/24/2021
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
CLYMER FARNER BARLEY



St Petersburg Lions Club

USGS Quad Map

Source: USGS 2013

0 N 500

Feet

1 inch = 500 feet

CFB CLYMER FARNER BARLEY

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

CFB CLYMER FARNER BARLEY

Contact: 352-748-3126

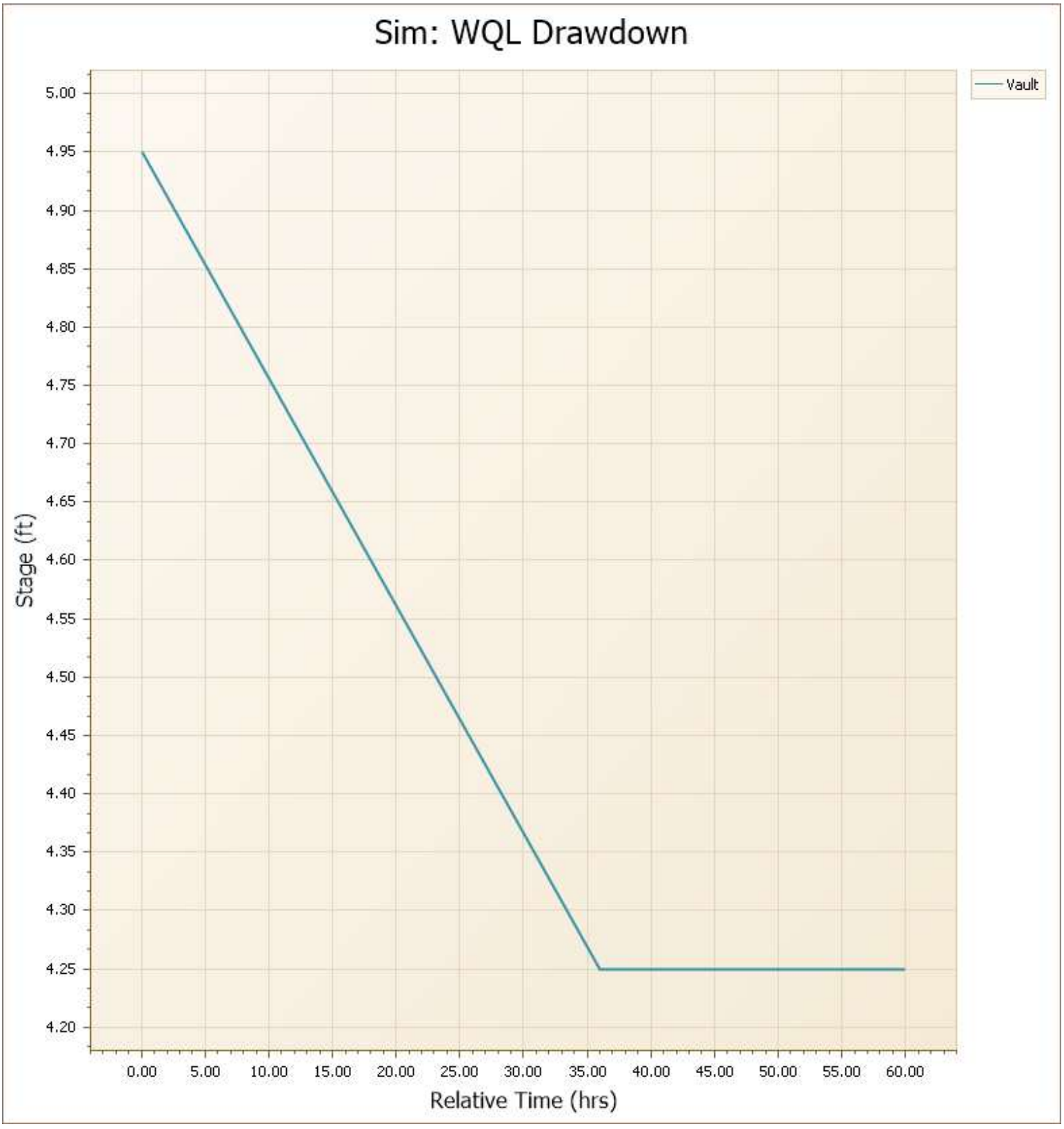
Date: 12/30/2025

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)

CFB | CLYMER FARNER BARLEY

APPENDIX A



BY
REVISIONS
DATE

CFB | CLYMER FARNER BARLEY

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

(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

CFB | CLYMER FARNER BARLEY

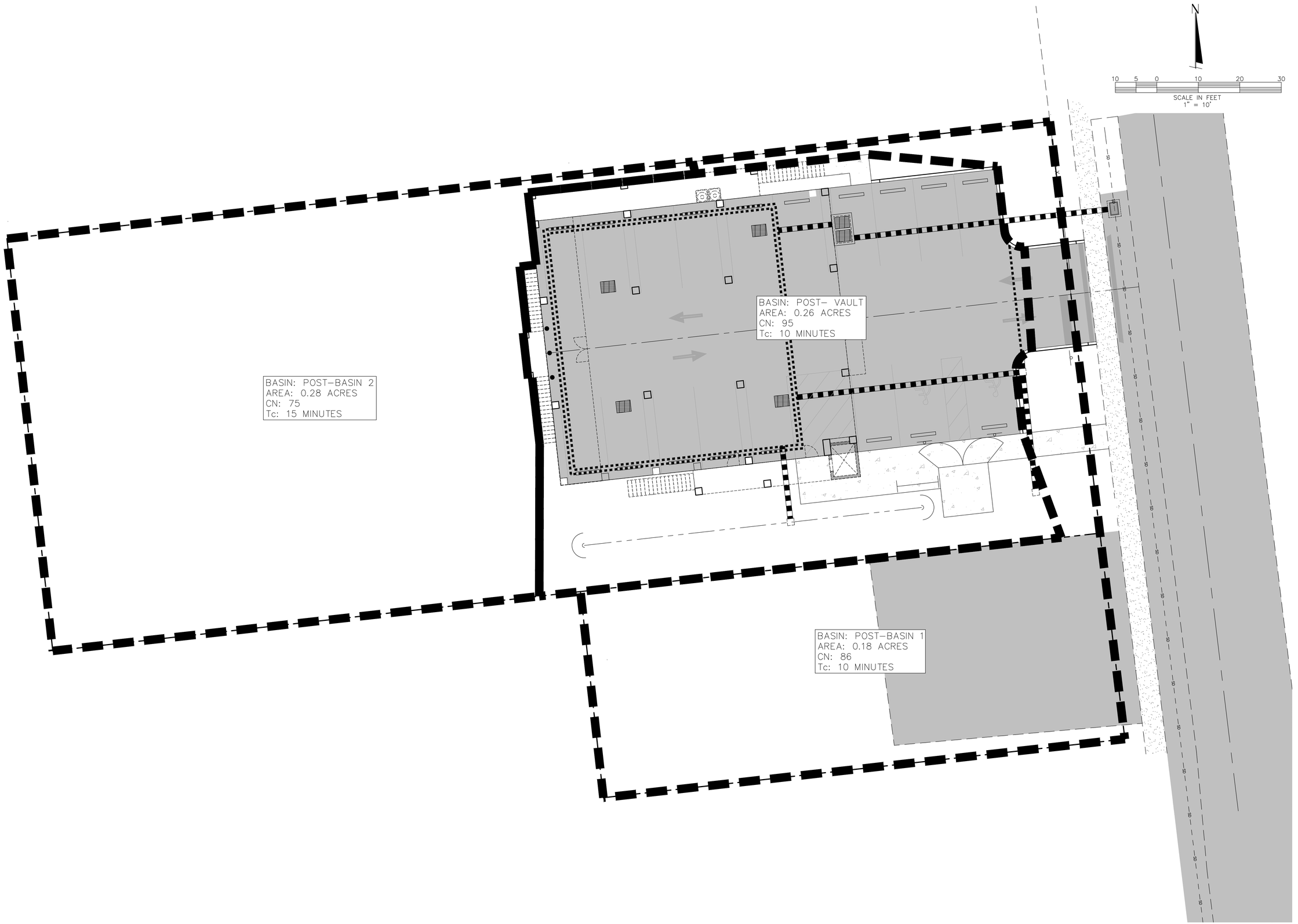
APPENDIX B

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

CFB | CLYMER FARNER BARLEY

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

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. NEW PORT RICHEY, FL. 34762
(352)749-3126

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

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

CFB | CLYMER FARNER BARLEY

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

CFB | CLYMER FARNER BARLEY

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

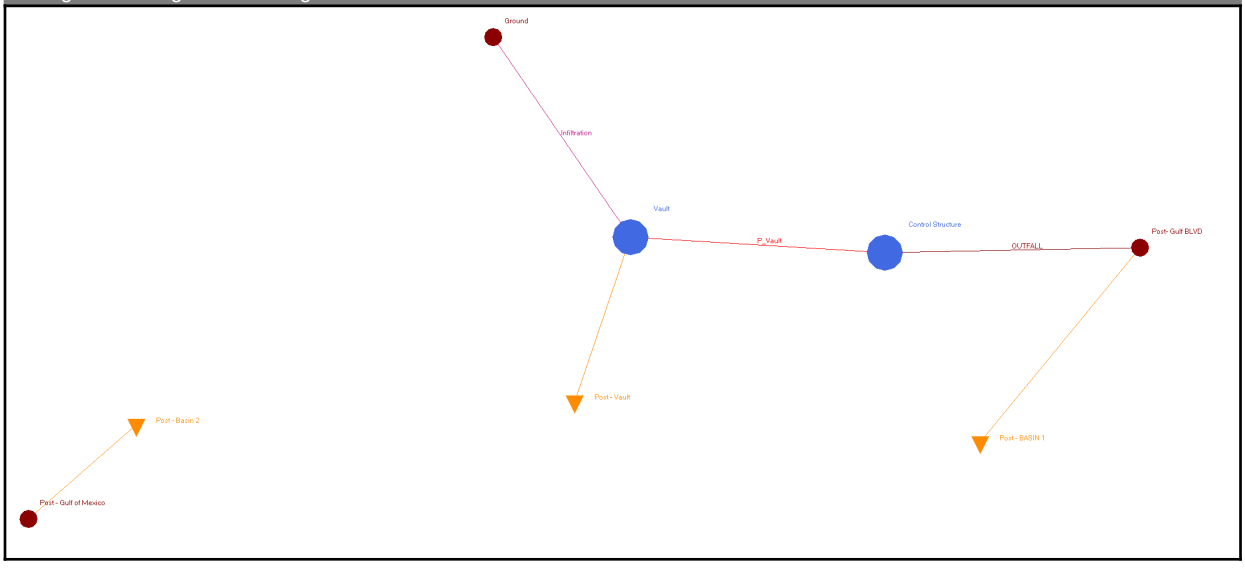
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CFB CURVE NUMBER SET
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	CFB IMPERVIOUS SET

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



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)

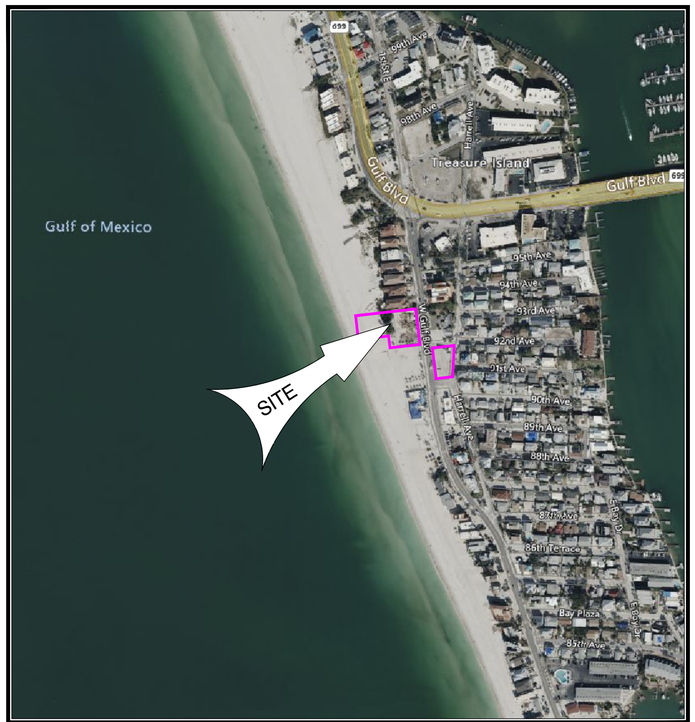
LOT 13, ADDIE B. HARRLE'S SUBN. OF LOT 13, BLOCK 9, OF SAWYERS AND HARRELL'S 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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'

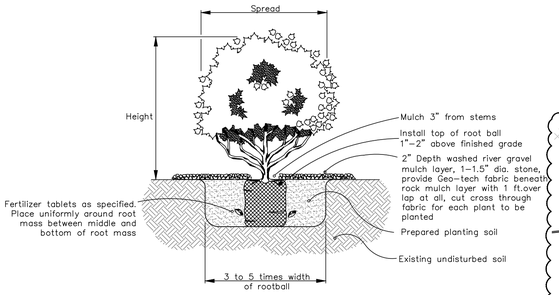
CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3126

ST. PETERSBURG LION'S CLUB

(S:\PROJ\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

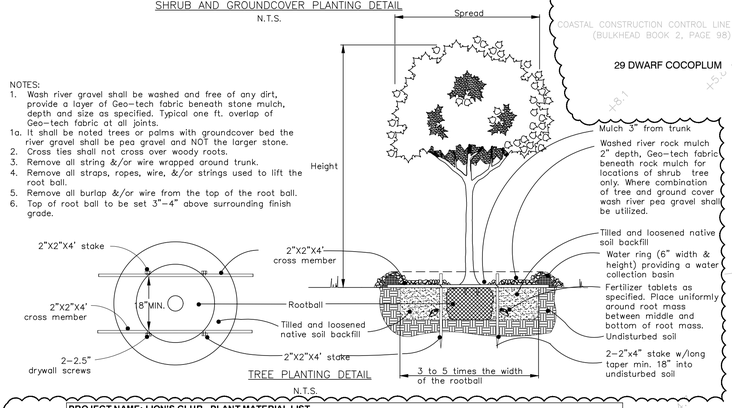
LANDSCAPE & IRRIGATION GENERAL NOTES

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.



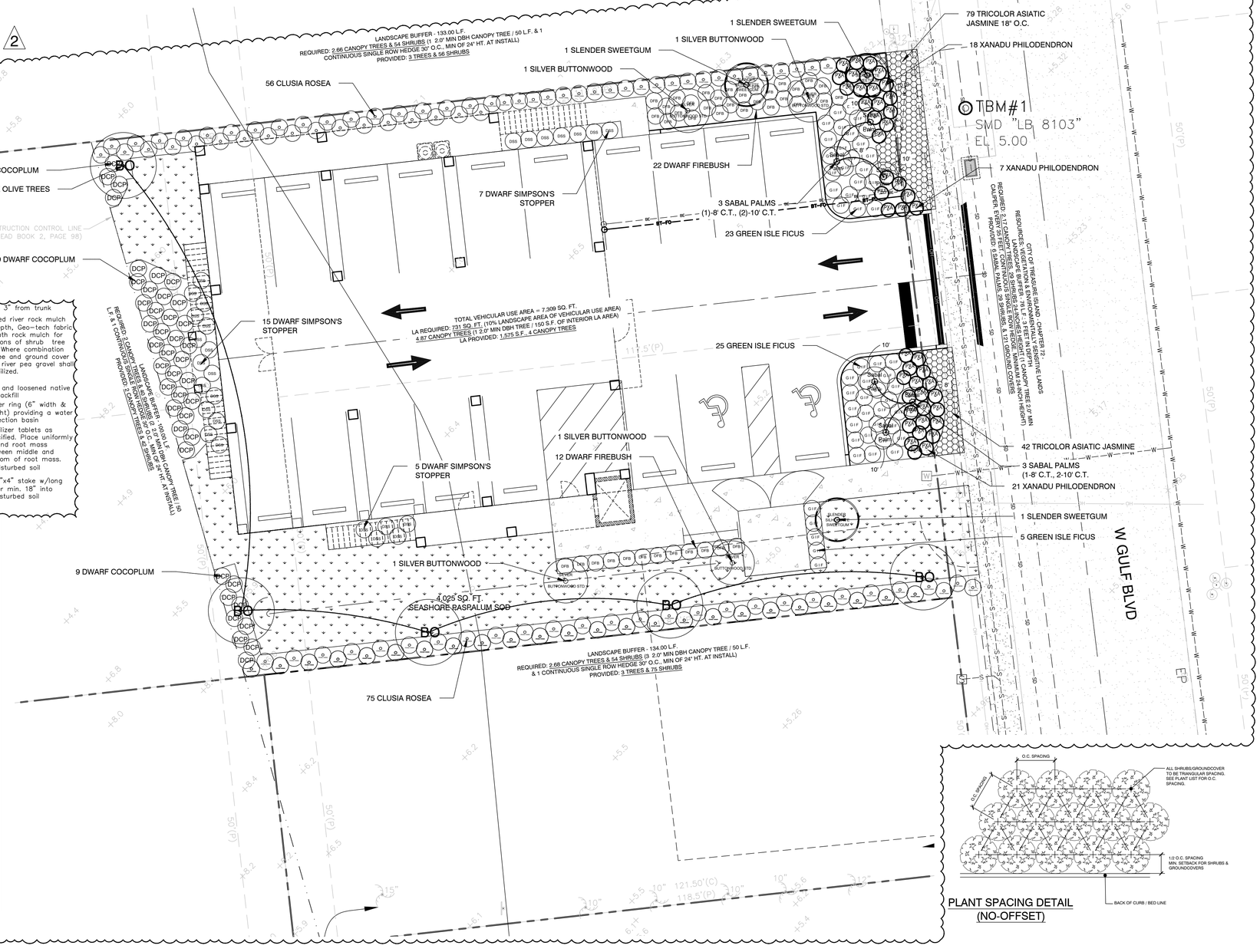
SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

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.

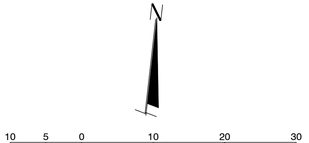


TREE PLANTING DETAIL
N.T.S.

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' 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

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
2000 MAIN STREET, SUITE 303
SARASOTA, FLORIDA 34237
(941) 366-1912
4450 WE SIRS ROAD, OSTEEN, FL 34785
(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.

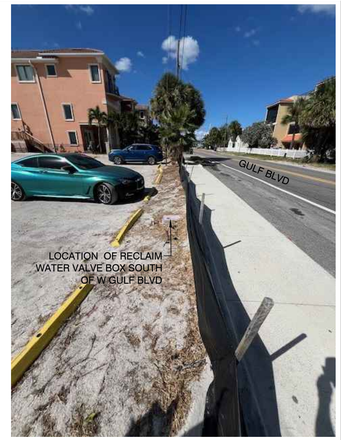
11. Two gallon bubblers shall be installed per detail provide with funny piping systems. Bubbler shall be laid on top of root ball 1 inch above the three inch mulch bed piping run up 2-inches away from the tree/palm root balls.

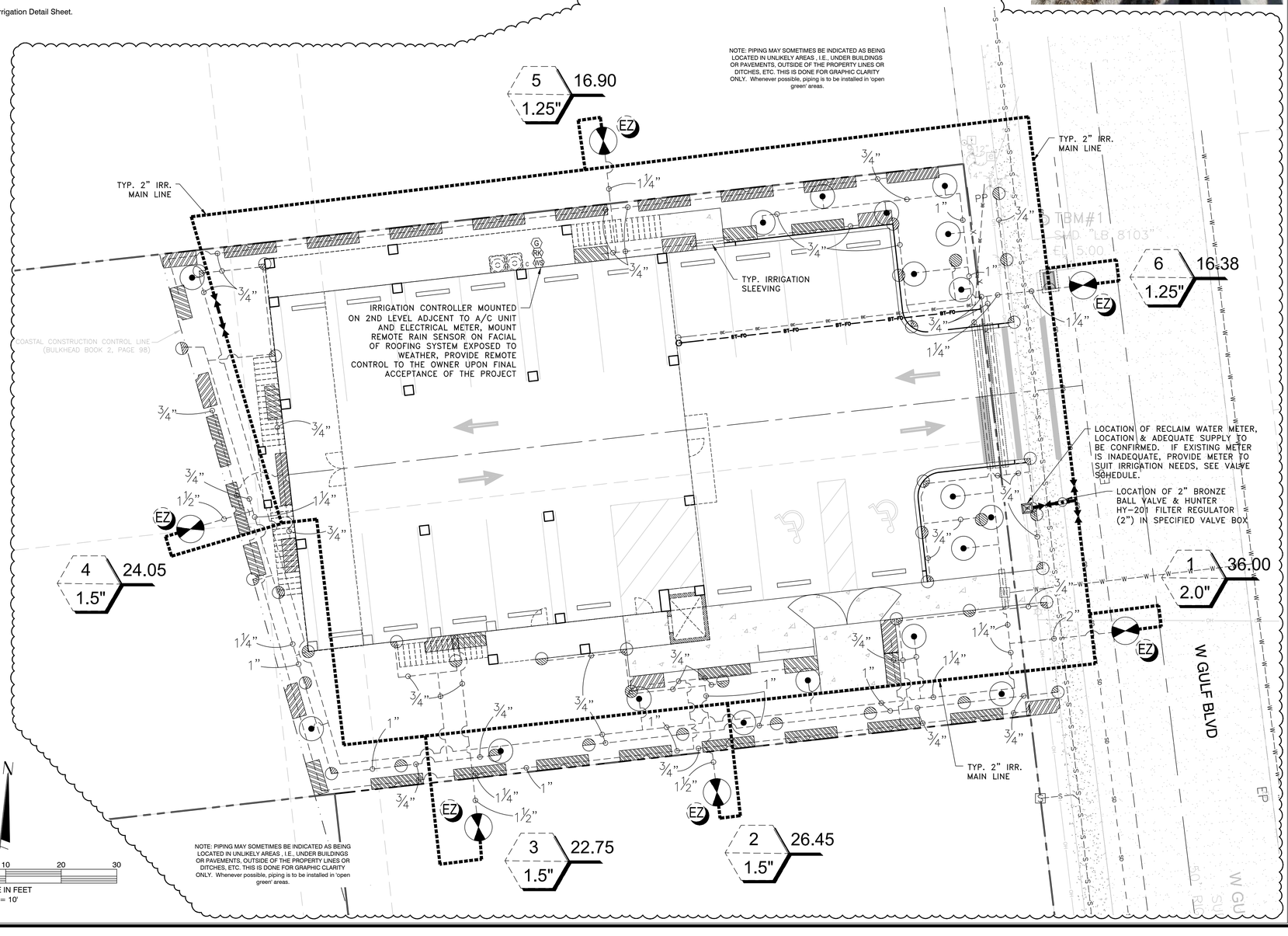
12. See other irrigation note on Irrigation Detail Sheet.

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
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-3126

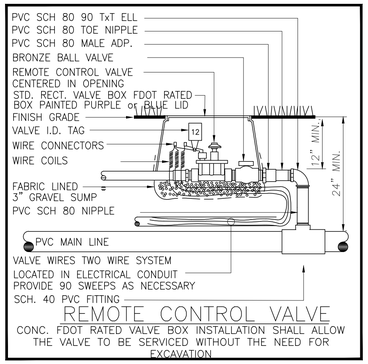
ST. PETERSBURG LION'S CLUB
9300 GULF BLVD
TREASURE ISLAND, FL 33706

IRRIGATION PLAN

SAVE DATE	6/17/2026
DRAWN BY	EJE
CHECKED BY	BAB
PROJECT #	EP2025.00593
FILE NAME	102 - LC IRR

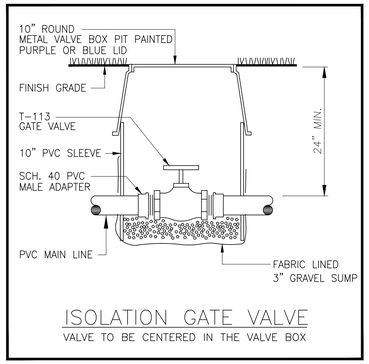
SHEET NUMBER 03

(S:\PINELLAS\ST. PETERSBURG LIONS CLUB NEW BUILDING\DWG\CONSTRUCTION\102 - LC IRR.dwg) PLOT DATE=6/17/2026 5:59 PM SAVE DATE: 6/17/2026 LAST SAVED BY: EELLISON



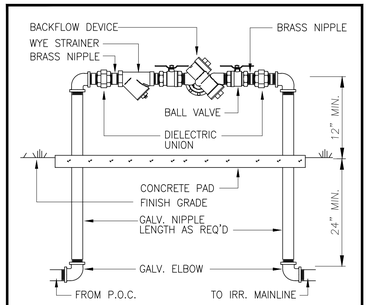
REMOTE CONTROL VALVE

CONC. FDOT RATED VALVE BOX INSTALLATION SHALL ALLOW THE VALVE TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION

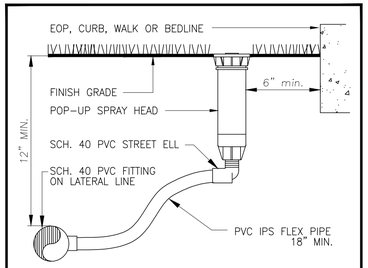


ISOLATION GATE VALVE

VALVE TO BE CENTERED IN THE VALVE BOX

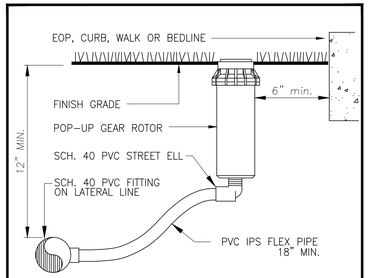


BACKFLOW PREVENTOR



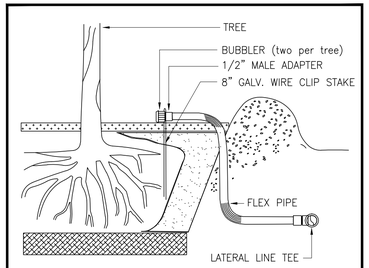
TURF SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



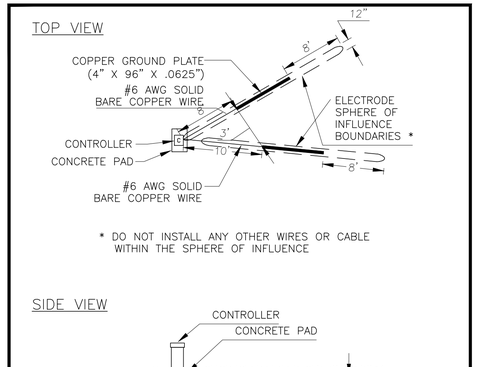
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE

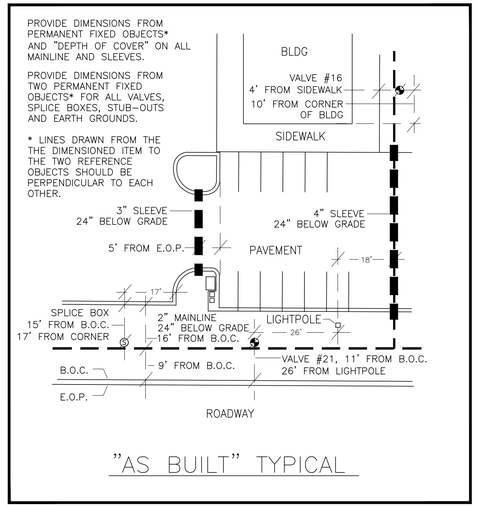


TREE BUBBLER

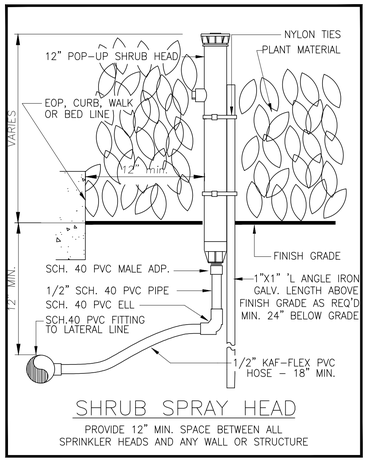
INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



CONTROLLER GROUNDING

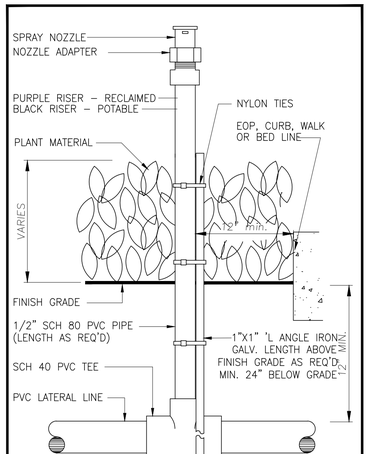


"AS BUILT" TYPICAL



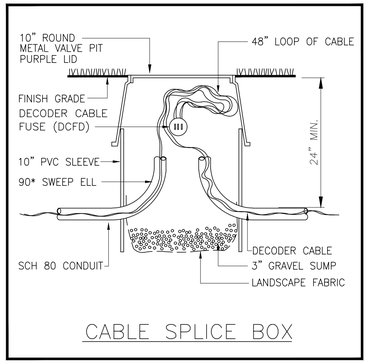
SHRUB SPRAY HEAD

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

811 Know what's below. Call before you dig.

TICKET NUMBER(S): 005101564
#

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.

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

CFB | CLYMER FARNER BARLEY
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

(E:\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











AGENDA ITEM NO. 10.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	August 20, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000644-2026 Approval of marine variance to Sec. 69-71(3) to permit a dock length of 54.5 feet allowing the preservation of identified seagrass
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	

ATTACHMENTS:
Staff Report VAR-000644-2026.pdf
Application_Redacted.pdf
Site Plan.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-000644-2026
AUGUST 20, 2026

DESCRIPTION	Approval of a marine variance to Sec. 69-71(3) to permit a dock length of 54.5-feet allowing the preservation of identified seagrass.
SITE LOCATION:	10201 Gulf Blvd.
PARCEL ID #:	26-31-15-78786-002-0130
LEGAL DESCRIPTION:	SAWYER & HARRELL'S ADD BLK 2, LOT 13 & LAND TO BAY LESS RD & VAC ST ON E
PROPERTY OWNER:	Driftwood Gulf Holdings LLC 6190 Gaule Road Rochester, IL 62563

PROJECT SITE:



GENERAL INFORMATION:

Future Land Use:	Resort Facilities Medium
Zoning:	RFM-30

Adjacent Property (Use):

North:	Vacant Residential	East:	Water (Boca Ciega Bay)
South:	Right-of-Way	West:	Multifamily Residential

REQUEST:

The applicant seeks approval of a marine variance to permit a dock length of 54.5-feet to allow preservation of identified seagrass.

Request	Standard	Proposed	Variance	Magnitude
Dock Length	50-Feet	54.5-Feet	4.5-Feet	9%

PROPERTY HISTORY/SUMMARY:

The subject property is a waterfront parcel located on the eastern side of Gulf Blvd, with 51 feet of water frontage along Boca Ciega Bay. A private dock is proposed in association with development of the subject property. Following an inspection of marine conditions adjacent to the site, the Pinellas County Water and Navigation Department identified seagrasses opposite the subject property's seawall. To preserve the existing marine conditions the dock platform is required to commence 42.5 feet from the seawall, per Section 69-71 of the Land Development Regulations the maximum length of all docks shall not exceed a maximum length of 50-feet. The subject application proposes a catwalk with a total length of 42.5 feet terminating at a dock platform measuring 12 feet by 12 feet resulting in a total dock length of 54.5 feet.

TREASURE ISLAND CODE OF ORDINANCES:

Per Section 69-91 of the Land Development Regulations marine requests for marine variances shall be heard by the Planning and Zoning Board. No variance may be granted unless the applicant establishes, by substantial competent evidence, that:

(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.

In granting any variance, the planning and zoning board may prescribe appropriate conditions and safeguards. The planning and zoning board shall prescribe a reasonable time limit not to exceed one year within which the action for which the variance is granted shall be initiated. In no event shall the planning and zoning board grant variances permitting construction of structures which interfere with or violate the riparian rights of adjacent properties.

CONSISTENCY WITH REVIEW CRITERIA:

The criteria for reviewing a marine variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 69-91. 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. *A literal enforcement of the provisions of this article would result in extreme hardship unique to the nature of the project and the applicant's property.*

A literal enforcement of this requirement would not result in an extreme hardship of the property. The proposed dock dimensions are able to be reconfigured in a manner which would enable traditional use and access to the abutting waterway while continuing to preserve the identified seagrass. A reduction to the overall length of the dock platform to 7.5 feet would result in a total length of the dock adhering to the 50 foot maximum established within the Land Development Regulations.

2. ***The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property.***
   The subject variance is not the minimum variance that would allow reasonable use of the property. As indicated by the applicant, provisions needed to accommodate wheelchair access is required for the proposed dock. While the presence of seagrass limits the ability to construct a dock platform with dimensions otherwise achievable, there are alternative configurations resulting in lesser magnitude variances which ensure proper wheelchair accessibility.

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 the public interest or welfare.***
   Granting of the requested variance will undermine the general intent of this chapter to preserve a uniform development pattern of marine structures while protecting the riparian rights of abutting property owners. The impact of this request would not be directly injurious or detrimental to public interest or welfare.

STAFF RECOMMENDATION:
Based on the subject application failing to identify an extreme hardship unique to the nature of the project or property, staff recommends **DENIAL** of a marine variance to Sec. 69-71(3) to permit a dock length of 54.5-feet allowing the preservation of identified seagrass.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: AUGUST 20, 2026
CASE NO. VAR-000644-2026
LOCATION: 10201 GULF BLVD
PARCEL ID #: 26-31-15-78786-002-0130
PROPERTY OWNER: DRIFTWOOD GULF HOLDINGS LLC

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 marine variance to Sec. 69-71(3) to permit a dock length of 54.5 feet

___ 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. Completed improvements shall comply with all other requirements established in Chapter 69 of the Land Development Regulations and be substantially consistent with the site plan provided.

_____ _____
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.

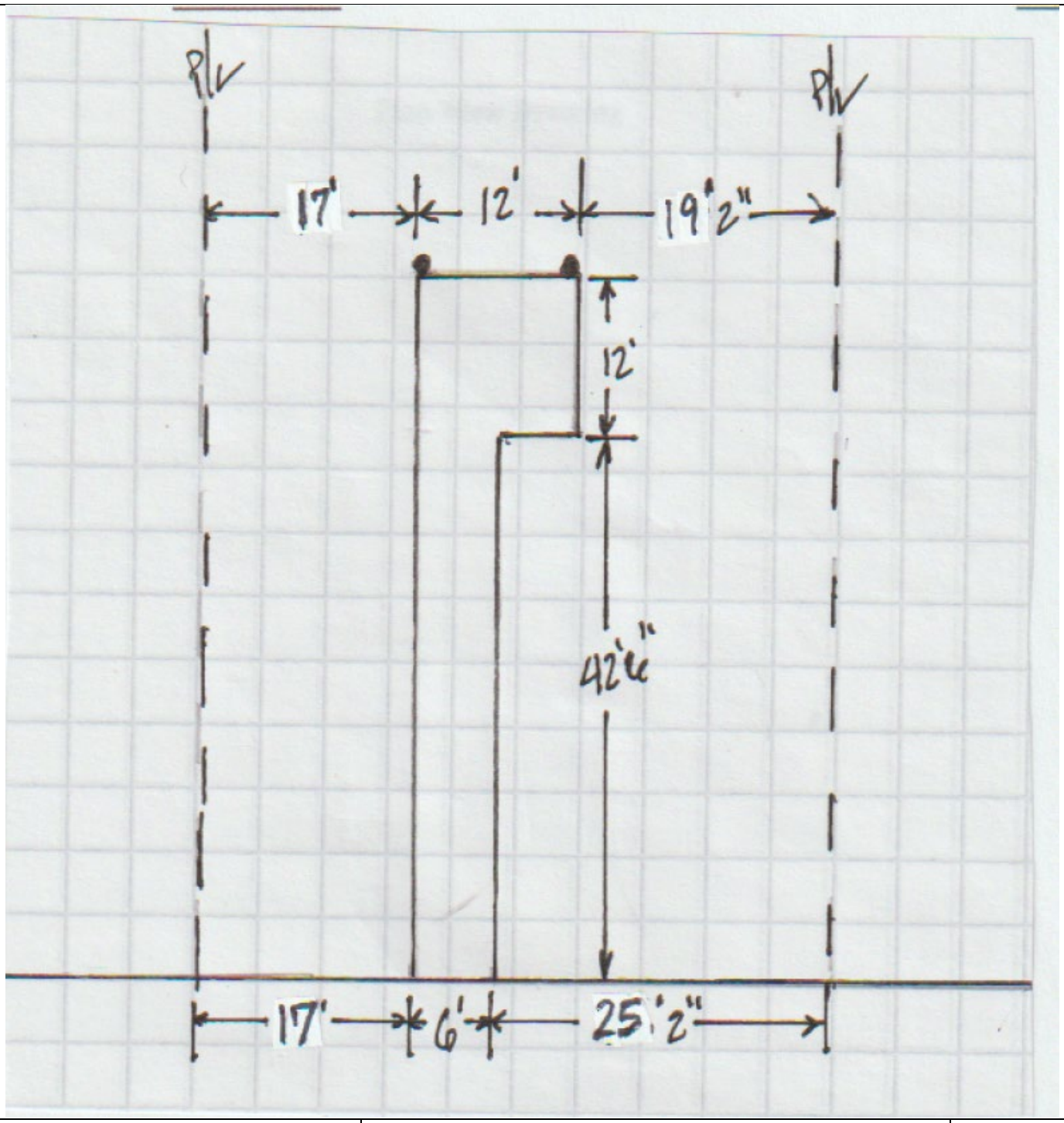


TREASURE ISLAND FLORIDA

Attachment 1. Project Location Map

Case No.: VAR-000644-2026
Address: 10201 Gulf Blvd
City of Treasure Island, Florida

N



Attachment 2: Project Site Plan
Case No.: VAR-000644-2026
Address: 10201 Gulf Blvd.
City of Treasure Island, Florida

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: Morni Construction

Address: 10201 Gulf Blvd

10201 Gulf Blvd

Phone: [redacted]

Fax: _____

Email: [redacted]

Agent: Igor Savic Bill MANN DOCKMEDICS

Address: 4655 W Beach Dr 498 Johns Pass Ave

4655 W Beach Dr MADEIRA BEACH

Phone: [redacted]

Fax: _____

Email: [redacted]

List all Legal Owner(s) of Property: Morni Construction

Morni Construction

Complete legal description (may be placed on attached separate page): SAWYER & HARRELL'S ADD BLK 2, LOT 13 & LAND TO BAY LESS RD & VAC ST ON E

SAWYER & HARRELL'S ADD BLK 2, LOT 13 & LAND TO BAY LESS RD & VAC ST ON E

Development Name: NA

Site Location/Address: 10201 Gulf Blvd

Area of Development (Acreage or Square Feet) _____

Parcel Identification Number (list all): 26311578786002013O

Application Request: PINELLAS COUNTY WATER/NAV SITE VISIT SHOWED GRASS IN AREA. AS RESULT THEY WANT THE HEADS TO START 42'6" OUT. MADE WALKWAY 6' WIDE FOR WHEELCHAIR ACCESS.

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

Jul 16, 2026

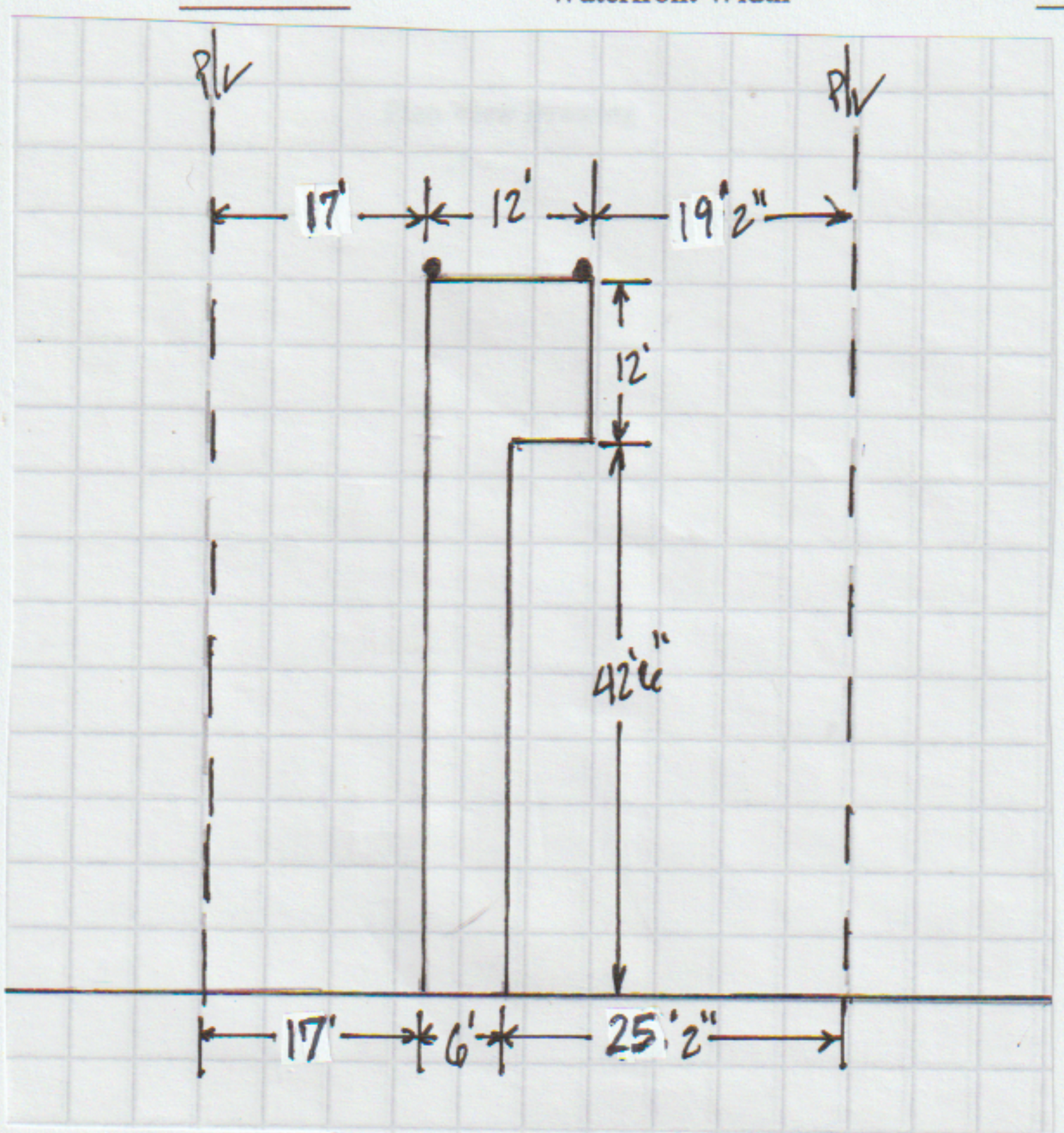
_____ Date

Owner Name: Morni Construction Site Address: 10201 Gulf Blvd TI

Nature and Size of Project: Wreck and remove existing dock, tie poles and two poles at the seawall with the single board connecting them that is located on the right property line. Also remove davits at the seawall.

Set poles and construct a new dock as follows: a 6'x42.5' walk out to a 12'x12' head

Total Project Square Footage:	399	New Square Footage:	~~199~~ 284
Total Number of Pilings:	12	Diameter of Pilings:	8
Waterway Width	625	Waterfront Width	48'2"



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner Print Name N/A		Right Owner Print Name N/A	
Signature	Date	Signature	Date
Municipality Approval		**Water and Navigation Approval**	

AGENDA ITEM NO. 10.C

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	August 20, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000643-2026 Approval of an after the fact variance requesting a 3.7-foot encroachment into the waterfront setback for a balcony associated with structural elevation improvements.
BACKGROUND:	See attached staff report
POLICY/PURPOSE:	See attached staff report
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached staff report
FUNDING:	NA
MOTION:	

ATTACHMENTS:
Staff Report - 10234 Tarpon Drive.pdf
Application & Site Plan_Redacted.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-000643-2026
AUGUST 20, 2026

DESCRIPTION	Approval of an after the fact variance requesting a 3.7-foot encroachment into the waterfront setback for a balcony associated with structural elevation improvements.
SITE LOCATION:	10234 Tarpon Drive
PARCEL ID #:	24-31-15-66042-001-0140
LEGAL DESCRIPTION:	PARADISE ISLAND 2ND ADD BLK 1, LOT 14
PROPERTY OWNER:	James Arnold & Cheryl Arnold 10234 Tarpon Drive Treasure Island, FL 33706-3125
PROJECT SITE:	

GENERAL INFORMATION:

Future Land Use:	Residential Urban
Zoning:	RU-75
Adjacent Property (Use):	
North: Water (Boca Ciega Bay)	East: Residential
South: Residential	West: Residential
Site Area:	10,916 Sq. Ft. (Approx 0.25 Acres)
Flood Zone:	AE-11, Flood Insurance Rate Map

REQUEST:

The applicant seeks after-the-fact approval of a variance to Sec. 68-541 to allow a 3.7' encroachment into the required waterfront yard setback to permit a balcony constructed in conjunction with structural elevation improvements.

Request	Standard	Proposed	Variance	Magnitude
Waterfront Setback	30-Feet	26.3-Feet	3.7-Feet	12.3%

PROPERTY HISTORY/SUMMARY:

The subject property contains an approximately 2,330 square-foot single family residence originally constructed in 1958. The existing structure was constructed at-grade and does not comply with the current minimum flood elevation requirements, per *Section 68-512 of the Land Development Regulations* non-conforming structures shall be required to be brought into compliance if damaged beyond the extent of 50 percent of the structure's fair market value. As a result of substantial damage from the 2024 hurricane season, the subject property has undergone structural elevation to comply with current minimum flood elevation standards. At the time of initial permitting, a site plan of the existing improvements at the subject property showed a marginal encroachment of 2.3 feet into the waterfront setback which was incorrectly approved. Following completion of the proposed improvements a tie-in survey of the physical conditions of the site indicated an additional encroachment totaling 3.7 feet into the waterfront setback.

The dimensions of the completed improvements are consistent with the originally approved site plan, indicating that the resulting encroachment is likely due to a surveying error which incorrectly identified the proposed setback. The subject balcony is necessary to retain access to the several existing sliding glass doors along the rear of the structure. The balcony has a total depth of 6 feet, which prevents the applicability of allowable encroachments otherwise permitted for balconies in instances of structural elevation where the maximum depth shall not exceed 5 feet. Approval of the subject variance request permits the applicant to retain the improvements which have already been completed at the subject property which enables use that is consistent with the original configuration of the structure.

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 the bayside of Tarpon Drive is subject to the following minimum setback requirements:

- Street: 40 feet
- Side: 10 feet
- Waterfront: 30 feet

TREAURE ISLAND COMPREHENSIVE PLAN:
Approval of the requested variance is consistent with the following goals, policies, or objectives of the City's adopted Comprehensive Plan:

- Goal: The City shall 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.
    - Policy 1.2.8: The land development regulations shall contain provisions ensuring that all development is consistent with those coastal construction regulations adopted and/or amended by the State of Florida, Pinellas County, or other agencies with jurisdictional authority.
    - Policy 1.2.11: New development and redevelopment shall be required to comply fully with the locational and construction regulations of the Federal Emergency Management Agency and the National Flood Insurance Program, as well as those of the City.
    - Policy 1.2.12: The land development regulations shall contain provisions that aim to improve resiliency to projected environmental changes
    - Objective 1.3: The integrity and quality of life will be maintained in residential neighborhoods.

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 applicant is pursuing improvements to the subject property resulting in conformity with the minimum flood-elevation requirements. The basis of this request is the result of

the existing structure having been built to the near extent of the applicable setback requirements in addition to a surveying error which incorrectly represented the true location of the existing improvements.

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 require the applicant to reconfigure completed improvements at the subject property by reducing the total depth of the balcony.

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 resulting setback encroachment is the result of a survey error which informed the original proposed site plan submitted at permitting.

5. ***The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.***
   The proposed variance is the minimum variance necessary to prevent the applicant from reconfiguring the as-built improvements on the subject property and successfully close out the associated building permit.

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 *– The existing single-family structure has been elevated to conform with FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

   Substandard lot(s) *– Not applicable. The parcel meets the minimum width, depth, and area for the RU-75 Zoning District.*

   Neighborhood character *– The neighborhood consists of existing single-family structures generally characterized by generally consistent waterfront setbacks.*

   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 requested variance is related to necessary improvements intended to meet the minimum elevation requirements of FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***

The granting of this variance does not conflict with the general intent or purpose of this chapter.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood. The applicant has received written letters of support by both abutting property owners.

STAFF RECOMMENDATION:

Based on the analysis of the criteria above, staff recommends **APPROVAL** of an after-the-act variance to Sec. 68-541 to allow a 3.7-foot encroachment into the required waterfront yard for a balcony associated with structural elevation improvements.

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: AUGUST 20, 2026
CASE NO. VAR-000643-2026
LOCATION: 10234 TARPON DRIVE
PARCEL ID #: 24-31-15-66042-001-0140
PROPERTY OWNER: JAMES ARNOLD & CHERYL ARNOLD

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 an after-the-fact variance to Sec. 68-541 to allow a 3.7-foot encroachment into the required waterfront yard for a balcony associated with structural elevation improvements

___ **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. This approval shall be applicable to the improvements completed prior to August 2026 and shall not be applied to future construction, developments, or expansions 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.

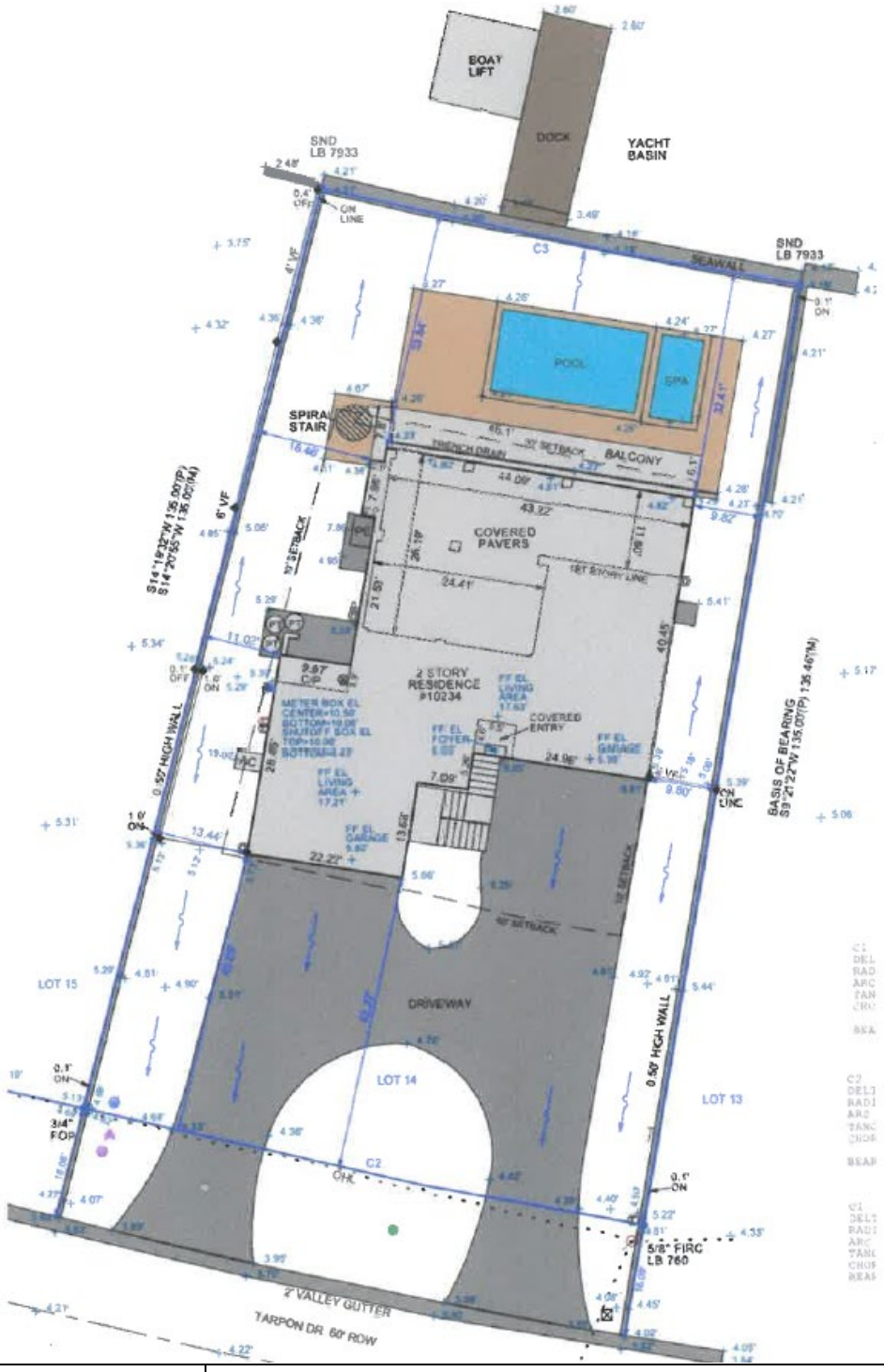
NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: VAR-000643-2026
Address: 10234 Tarpon Drive
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan
Case No.: VAR-000643-2026
Address: 10234 Tarpon Drive
City of Treasure Island, Florida

VARIANCE APPLICATION

Required for Application Process

A pre-application meeting is required prior to the submission of any variance application to the Community Development Department, for referral to the Planning & Zoning Board/City Commission.

A complete application packet must consist of, at a minimum, the following:
One copy (unless otherwise noted) & and a PDF of the following:

- ✓ a. Application to Planning & Zoning Board or City Commission
- ✓ b. Variance Application Fee
  - First Variance Request - $350
  - Each Additional Variance Request - $100
- ✓ c. Proof of ownership of the property: i.e. deed, title abstract, etc.
- ~~d. 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.~~
- ~~e. Affidavit to authorize agent (if anyone other than the designated property owner is submitting the application).~~
- ✓ f. 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.
- ✓ g. Boundary survey of the property to scale in digital (PDF) or physical (print) format
  1 signed and sealed copy may be required upon request
- ✓ h. Site plan drawing showing the proposed structure or other development for the variance(s) being requested to scale in digital (PDF) or physical (print) format on 24" x 36" sheet.**
  1 signed and sealed copy on 24" x 36" sheet may be required upon request
- ✓ i. 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 complete → you will be notified of your scheduled Planning & Zoning Board/City Commission hearing date and time, and next steps in the

process. This 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.

PERMIT CORRECTIONS REPORT (BLDR-010743-2025) FOR CITY OF TREASURE ISLAND, FL

PERMIT ADDRESS: 10234 TARPON DR
TREASURE ISLAND, FL 33706

PARCEL:

APPLICATION DATE: 03/20/2025 **SQUARE FEET:** 0.00

EXPIRATION DATE: 12/14/2026 **VALUATION:** $247,400.00

DESCRIPTION: Elevating the house above base flood elevation by digging under the current foundation & installing steel framework for permanent support & lifting the structure.

CONTACTS	NAME	COMPANY	ADDRESS
Contractor	Lauren Trosclair	JAS Builders	5920 Carrier St. N St. Petersburg, FL 33714
	Lauren Trosclair	JAS Builders	5920 Carrier St. N St. Petersburg, FL 33714
Electrical Sub-Contractor	William Sheeler	Shock Stoppers	10975 49th St N Unit 12 Clearwater, FL 33762
Owner	James Arnold		10234 TARPON DR TREASURE ISLAND, FL 33706

Building Review (Residential)

REVIEW ITEM	STATUS	REVIEWER
Building v.1 Review item used to allow building to comment during a plan review	**Complete**	**Building Official email: bldgofficial@mytreasureisland.org**
Building v.1 Review item used to allow building to comment during a plan review	**Complete**	**Steve Poposki email: spoposki@mytreasureisland.org**
Building (Review for CO) v.1 Review item used to allow building to comment during a plan review	**Not Complete**	**Building Official email: bldgofficial@mytreasureisland.org**
Correction: General - Building Official (6/17/26) - Not Resolved Comments: JAS permit has been finaled out. There is still a permit open for the property owner that has to be closed out.		
Elevation Certificate (Review for CO) v.1 Elevation Certificate	**Not Complete**	**Jesse Miller email: jmiller@mytreasureisland.org**
Correction: General - Jesse Miller (6/18/26) - Not Resolved Comments: Elevation Certificate review will be completed when electric meter is located at or above design flood elevation and EC has been updated to reflect new elevations.		
Floodplain v.1 Floodplain	**Complete**	**Jesse Miller email: jmiller@mytreasureisland.org**
Floodplain v.1 Floodplain	**Complete**	**Steve Poposki email: spoposki@mytreasureisland.org**
Floodplain (Review for CO) v.1 Review item used to allow building to comment during a plan review	**Not Complete**	**Jesse Miller email: jmiller@mytreasureisland.org**
Correction: General - Jesse Miller (6/22/26) - Not Resolved Comments: The electric meter is below Design Flood Elevation, which is 13' NAVD, by approx. 5'. A NEMA 3R enclosure is not designed to withstand submersion and is therefore not suitable for installation below DFE. The NEMA 3R and the current location of the electric meter does not adhere to 44 CFR 60.3(a)(3), FBC R322.1.6, nor ASCE 24-14 7.2 Additionally, there appears to be no practical reason why the electric meter cannot be elevated above the DFE. Corrective Action: Elevate the electric meter to be at or above DFE of 13' NAVD. A platform may be required to be constructed. Sec. 68-542 of the City Code permits these platforms to encroach into the side yard setback.		
Planning/Zoning v.1 Review conducted by the planning and zoning department	**Complete**	**Luis Serna email: lserna@mytreasureisland.org**
Planning/Zoning (Review for CO) v.1 Review conducted by the planning and zoning department	**Not Complete**	**Emily Ellis email: eellis@mytreasureisland.org**
Correction: General - Emily Ellis (6/30/26) - Not Resolved Comments: The approved site plan C-1, submitted 3/20/25 met the required setbacks for the property, or had existing encroachments. The survey submitted 3/20/25 also demonstrates that the property meets the required setbacks. The final survey submitted indicates that the rear balcony and spiral staircase encroach into the required 30ft setback. This revision was not approved. Corrective Action: Please submit as built plans for the new balcony and spiral staircase. Please apply for and obtain an After-the-Fact Variance		

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: James & Cheryl Arnold

Address: 10234 Tarpon Dr
Treasure Island

Phone: (317) 691-4862

Fax: _____

Email: [redacted]

Agent: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

List all Legal Owner(s) of Property: Cheryl & James Arnold

Complete legal description (may be placed on attached separate page): _____
Paradise Island 2nd Add Blk 1, Lot 14

Development Name: _____

Site Location/Address: 10234 Tarpon Dr, Treasure Island

Area of Development (Acreage or Square Feet) _____

Parcel Identification Number (list all): 24-31-15-66042-001-0140

Application Request: House was lifted. Needs balcony due to 8 sliding doors that would be dangerous with no landing. Stairs needed as secondary escape route in case of emergency.

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)

James Arnold
Owner/Agent

7/2/26
Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF _____
COUNTY OF _____

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

PROPERTY ADDRESS(ES): _____

Parcel I.D. Number(s).: _____

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 _____ 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): _____

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

STATE OF: _____
COUNTY OF: _____
The foregoing instrument was acknowledged before me this _____day of _____, _____, by (company/agent) _____ by (persons name) _____, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____did _____did not take an oath.

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

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: James Arnold

Variance Address: 10234 Tarpon Dr, Treasure Island

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

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).***

Addition of rear second floor balcony and spiral stairs. As built.

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.***

House had Sliding Doors on back side. When lifted, this would create a very dangerous situation if a balcony did not exist.

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.***

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 house was "Lifted"

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 Sliding doors could not be used without the balcony and stairs.

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

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

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

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

Parcel Summary (as of 30-Jun-2026)

Parcel Number
24-31-15-66042-001-0140

Owner Name
ARNOLD, JAMES
ARNOLD, CHERYL

Property Use
0110 Single Family Home

Site Address
10234 TARPON DR
TREASURE ISLAND, FL 33706

Mailing Address
10234 TARPON DR
TREASURE ISLAND, FL 33706-3125

Legal Description
PARADISE ISLAND 2ND ADD BLK 1, LOT 14

Current Tax District
TREASURE ISLAND (TI)

Year Built
1958

Living SF	Gross SF	Living Units	Buildings
1,679	2,331	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
22888/0619	$991,400	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	34/49

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$840,412	$840,412	$789,690	$815,412	$789,690

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	$1,140,523	$388,222	$338,222	$363,222	$338,222
2023	Y	$1,257,265	$376,915	$326,915	$351,915	$326,915
2022	Y	$835,723	$365,937	$315,937	$340,937	$315,937
2021	Y	$634,443	$355,279	$305,279	$330,279	$305,279
2020	Y	$549,024	$350,374	$300,374	$325,374	$300,374

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
05-Aug-2024	$1,250,000	Q	I	BEUCKENS PAUL A	ARNOLD JAMES	22888/0619
03-Nov-2000	$315,000	Q	I	NOWAK MARY C	BEUCKENS, PAUL A	11111/2163

2025 Land Information

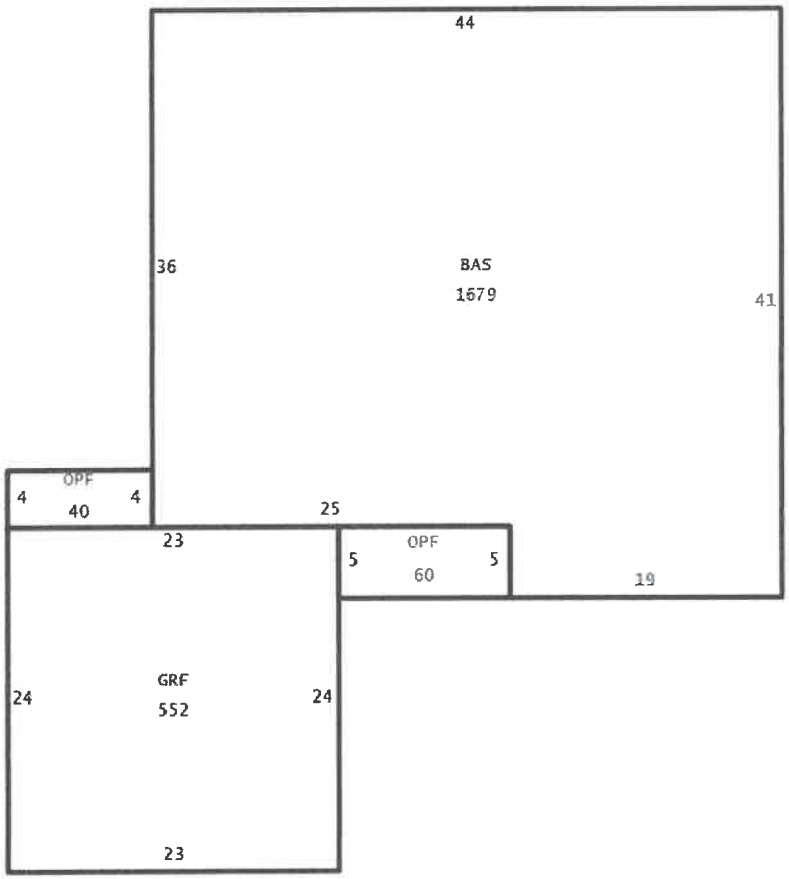
Land Area: ≅ 10,916 sf I ≅ 0.25 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	73x135	$10,300	73.19	FF	1.1200	$844,320

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Bu Tar & Gravel Alt
Year Built	1958
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	41

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,679	1,679
Garage (GRF)	0	552
Open Porch (OPF)	0	100
Total Area SF	**1,679**	**2,331**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$51.00	300.0	$15,300	$6,732	2003
FIREPLACE	$5,500.00	1	$5,500	$2,200	1958
PATIO/DECK	$15.00	421.0	$6,315	$2,526	1970

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

BLDR-013267-2026	FENCE	04/27/2026	$1,850
BLDR-012733-2025	CONC PAVE/DRIVEWAY	01/22/2026	$19,500
MARR-007896-2024	DOCK	07/18/2025	$24,344
BLDR-011212-2025	ADDITION/REMODEL/RENOVATION	07/01/2025	$106,625
MARR-008148-2024	SEA WALL	02/17/2025	$40,250
POOLR-009250-2024	POOL	01/09/2025	$132,000
BLDR-008592-2024	ADDITION/REMODEL/RENOVATION	12/18/2024	$41,050
WND-24-00857	DOCK	09/17/2024	$0
BLDR-007888-2024	ROOF	08/28/2024	$14,065
BLDR-007838-2024	ADDITION/REMODEL/RENOVATION	08/12/2024	$1,800

July 2, 2026

To the City of Treasure Island:

I, **Kevin Burrill**, owner of the property located at **10232 Tarpon Dr., Treasure Island, FL 33706**, am the adjacent property owner to the neighboring residence requesting a variance due to a minimal encroachment of the rear balcony and spiral staircase into the rear easement. I have no objection to this minor encroachment, as it has had no negative impact on my property, my access, or my use and enjoyment of my land. To the best of my knowledge, this condition has existed as shown on the approved plans for years, and I fully support the City's approval of the requested variance so the permit may be finalized.

Sincerely,

Kevin Burrill
10232 Tarpon Dr.
Treasure Island, FL 33706

Please call if you need anything further

[redacted]

City of TI letter

Bill Hajiharis
Jim Arnold
Thu, Jul 2, 2026, 9:33 AM

To City of Treasure Island.

We are the next door neighbors of Jim & Cheryl Arnold. Jim has requested our permission to help get approval for a Variance for his upper balcony and spiral stairs, both of which are slightly over the rear easement line toward the water.

Please accept this letter as APPROVAL and that as his next door neighbor, we have no issue with the slight encroachment.

Should you have any questions, you can reach out to us at [redacted]

Sincerely,

Bill & Tammy Hajiharis
10236 Tarpon Dr.
Treasure Island, FL. 33706

Bill Hajiharis DDS, MD
Midland Oral Surgery and Implant Centers

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION

FEMA

OMB Control No. 1660-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: James Arnold & Cheryl Arnold

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Parcel# 24-31-15-66042-001-0140 Lot 14, Block 1, Paradise Island Second Addition

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 27° 45' 57.71" Long. -082° 45' 41.98" Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1,592 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 15 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 1,650 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 0 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: City of Treasure Island B1.b. NFIP Community Identification Number: 125153

B2. County Name: Pinellas County B3. State: FL B4. Map/Panel No.: 12103C0194 B5. Suffix: H

B6. FIRM Index Date: 08/24/2021 B7. FIRM Panel Effective/Revised Date: 08/24/2021

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 11'

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: AG1021 EL=8.00' GPS & FPRN Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	5.8	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	17.2	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	19.0	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.2	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	5.8	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	4.2	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Thomas E Hummel Digitally signed by Thomas E Hummel Date: 2026.06.05 13:58:39 -05'00'

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Thomas E. Hummel License Number: LS6595

Title: President

Company Name: Silver King Surveyors, Inc.

Address: 4831 8th Street North

City: St. Petersburg State: FL ZIP Code: 33703

Telephone: (727) 518-4758 Ext.: Email: [redacted]

Signature: Thomas E. Hummel Date: 06/05/2026

THOMAS E. HUMMEL License Number 6595 STATE OF FLORIDA Professional Surveyor and Mapper

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Latitude & Longitude was established using Google Earth
C2. a) Enclosure floor elevation 2nd story front entry door floor EL=17.63'
C2. b) Lowest living floor elevation Bottom of power shutoff box EL=8.4'
C2. e) A/C platform at the left side of the house.
Flood openings are non-engineered covers Vevor Model: FHTFKHS-16"x8" each covering 110 sq. ft. (15x110=1,650 sq ft)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
10234 Tarpon Drive	Policy Number:
City: Treasure Island State: FL ZIP Code: 33706	Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: FL ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. **Is all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: "Front View" 06/04/2026

Clear Photo One



Photo Two

Photo Two Caption: "Rear View" 06/04/2026

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10234 Tarpon Drive

City: Treasure Island State: FL ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: "Right Side View" 06/04/2026

Clear Photo Three



Photo Four

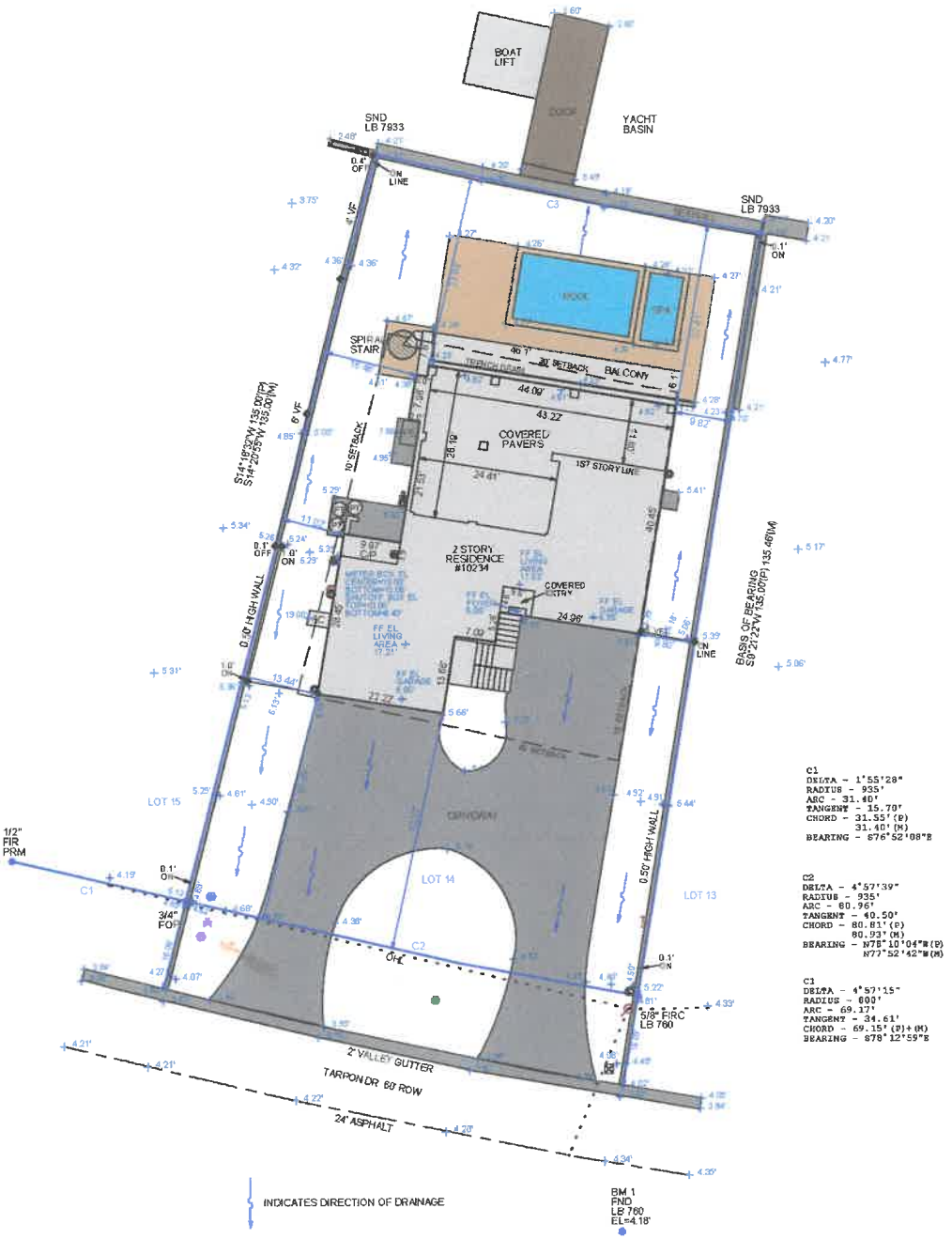
Photo Four Caption: "Left Side View" 06/04/2026

Clear Photo Four

MAP OF FINAL ASBUILT SURVEY

SHEET 1 OF 2 OF BOUNDARY SURVEY.
SURVEY NOT VALID WITHOUT ALL SHEETS.

SECTION 24, TOWNSHIP 31 SOUTH, RANGE 15 EAST



C1
DELTA = 1°55'28"
RADIUS = 935'
ARC = 31.40'
TANGENT = 15.70'
CHORD = 31.55'(P)
31.40'(M)
BEARING = S76°52'08"E

C2
DELTA = 4°57'39"
RADIUS = 935'
ARC = 80.96'
TANGENT = 40.50'
CHORD = 80.81'(P)
80.93'(M)
BEARING = N75°10'04"E(P)
N77°52'42"E(M)

C1
DELTA = 4°57'15"
RADIUS = 800'
ARC = 69.17'
TANGENT = 34.61'
CHORD = 69.15'(P)+(M)
BEARING = S78°12'59"E

10234 TARPON DR
TREASURE ISLAND, FL
33706

PROJECT #24-100

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 06/04/2026	SCALE: 1" = 20'	DRAWN BY: TH

CERTIFIED TO:
JAMES ARNOLD AND CHERYL ARNOLD

LEGAL DESCRIPTION:
LOT 14, BLOCK 1, PARADISE ISLAND SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12103C0194H, COMMUNITY NUMBER 125153, EFFECTIVE DATE 08/24/2021, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, BASE FLOOD ELEVATION 11'.

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING GPS AND THE FDOT FLORIDA PERMANENT REFERENCE NETWORK. (FPRN)

SURVEY NOTES:

4' & 6' VINYL FENCE IS OFF PROPERTY ALONG THE WEST PROPERTY LINE.
6' VINYL FENCE IS ON PROPERTY ALONG THE WEST PROPERTY LINE BY AC.
0.50' HIGH WALL IS ON PROPERTY ALONG THE EAST AND WEST PROPERTY LINE.

SYMBOL KEY

- POWER METER
- POWER BOX
- LIGHT POLE
- GUY WIRE ANCHOR
- POWER POLE
- TELECOM BOX
- WATER METER
- WATER HEATER
- WATER VALVE
- WATER SPIGOT
- WATER FILTER
- RECLAIMED METER
- RECLAIMED VALVE
- IRRIGATION VALVE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- GAS METER
- GAS VALVE
- STORM MANHOLE
- YARD DRAIN
- SIGN
- MAILBOX
- DOWNSPOUT
- WOOD
- CONCRETE
- PAVERS
- 0.00' EXISTING ELEVATION

FENCE LOCATIONS DO NOT INDICATE OWNERSHIP.

SYMBOLS REFERENCE UTILITY LOCATION AND ARE NOT TO SCALE.

SURVEY ABBREVIATIONS:

(P) - PLAT MEASUREMENT
(D) - DEED MEASUREMENT
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
PC - POINT OF CURVATURE
PT - POINT OF TANGENT
REF - REFERENCE POINT
N/F - POINT NOT FOUND
FCM - FOUND CONCRETE MONUMENT
FIRC - FOUND IRON ROD WITH CAP
SIRC - SET IRON ROD WITH CAP
FIR - FOUND IRON ROD
FIP - FOUND IRON PIPE
FOP - FOUND OPEN PIPE
FPP - FOUND PINCHED PIPE
FN - FOUND NAIL
FND - FOUND NAIL & DISK
SND - SET NAIL & DISK
FRD - FOUND RIVET & DISK
FXC - FOUND X CUT
SXC - SET X CUT
NTT - NAIL & TIN TAB
ROW - RIGHT OF WAY
BM - BENCHMARK
FF EL - FINISHED FLOOR ELEVATION
CL - CENTERLINE
EP - EDGE OF PAVEMENT
SW - SIDEWALK
C/P - COVERED PORCH/PATIO
S/P - SCREENED PORCH/PATIO
C/S/P - COVERED SCREENED PORCH/PATIO
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT
OHL - OVERHEAD UTILITY LINE
AC - AIR CONDITIONER PAD
PE - POOL EQUIPMENT PAD
PT - PROPANE TANKS
VF - VINYL FENCE

SHEET 2 OF 2 OF BOUNDARY SURVEY.
SURVEY NOT VALID WITHOUT ALL SHEETS.

NOTE:
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (D) (4) IF LOCATION OF EASEMENTS OR RIGHT OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXIX, CHAPTER 668, IF THIS DOCUMENT WAS RECEIVED ELECTRONICALLY VIA PDF, THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED, THEREFORE, THIS SURVEY PDF, IF AUTHENTIC, IS COMPLETELY OFFICIAL AND INSURABLE.

THOMAS E. HUMMEL
License Number
6595
STATE OF
FLORIDA
Professional Surveyor and Mapper

silverkingsurveyors@gmail.com
(727) 518-4768

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

06/04/2026
DATE OF SURVEY

Thomas E. Hummel
THOMAS E. HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

Thomas E Hummel
Digitally signed by Thomas E Hummel
Date: 2026.06.06 08:55:34 -05'00'

SILVER KING SURVEYORS, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB 7933
4831 8TH ST. N. ST. PETERSBURG, FL 33703

DATE: 06/04/2026	SCALE: 1" = 20'	DRAWN BY: TH

8:23
◀ Outlook
91

MAP OF FINAL ASBUILT SURVEY

SHEET 1 OF 2 OF BOUNDARY SURVEY.
SURVEY NOT VALID WITHOUT ALL SHEETS.

SECTION 24, TOWNSHIP 31 SOUTH, RANGE 15 EAST

