



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee**

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, September 13, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Conditional Use #23069 & Variance #23068 - 5090 Gulf Blvd

Applicant requests a conditional use permit to allow for the permanent use of the lot as a commercial parking lot (LDC Sec. 35.3.(b)(3)). Applicant further requests an unnecessary and undue hardship variance to waive the requirement to provide a 6-10 foot sidewalk, frontage amenities, and a 5-8 foot front buffer (LDC Sec. 39.10).

2. Site Plan #23073 - 0 76th Ave

Applicant requests a site plan to construct a two-level building with a ground-floor office and single residential unit above (LDC Sec. 30.2(c)&(f)). Parcel #36-31-15-77994-0730-110

Next Meeting: October 4, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: September 13, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a conditional use permit to allow for the permanent use of the lot as a commercial parking lot (LDC Sec. 35.3.(b)(3)). Applicant further requests an unnecessary and undue hardship variance to waive the requirement to provide a 6-10 foot sidewalk, frontage amenities, and a 5-8 foot front buffer (LDC Sec. 39.10).

Funding:

Attachments:

1. 23069 Application, Site Plan and Supplemental Documents
2. 23069 Property Survey
3. 23068 - Variance Application
4. 23068 - Variance Application Supplement

Conditional Use Application



City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
(727) 367-2735
www.stpetebeach.org

Case Number:

23069

PROPERTY OWNER:

Name: Hattak, LLC

Address: 261 N. Tessier Dr

City: St. Pete Beach State: FL

Zip: 33706

Telephone:

Email:

APPLICANT/AGENT (Attach agent authorization form):

Name: Timothy P. Driscoll, Esq.

Address: 146 Second Street North STE 310

City: St. Petersburg State: FL

Zip: 33701

Telephone: 727-896-1144

Email: driscoll.lawfirm@gmail.com

SUBJECT PROPERTY:

Address: 5090 Gulf Blvd

Current Name of Business:

Parcel ID: 06-32-16-08118-000-0470

Name of Project

Off-Premises Parking Lot

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

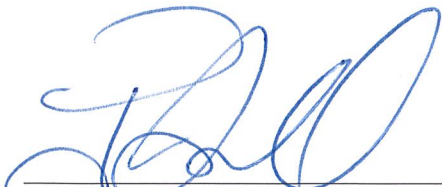
Commercial

Conditional use application for ~~Off-Premises~~ Parking Lot in the Large Resort

zoning district. This is an allowed secondary use with conditional use

approval per Section 35.3 (d)(4) of the Land Development Code. Review is

provided per Division 4 of the Land Development Code.


Signature of Applicant / Agent

7-31-23

Date

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

 JD I understand that the City will not accept or process an incomplete application.

 JD I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

 JD On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

 JD I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

 JD I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

 JD I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

 JD
Signature of Applicant

 7-31-23
Date



Owner's Authorization for Agent

I/WE

HATTAK, LLC
(print name of property owner)

hereby authorize

TIMOTHY P. DRISCOLL
(print name of agent)

to represent me/us in an application for

CONDITIONAL USE
(type of application: variance, conditional use, zoning, etc.)

HRISTOS TAKTIKOS
Signature of Owner

Signature of Owner

HRISTOS TAKTIKOS
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this

17th day of JULY

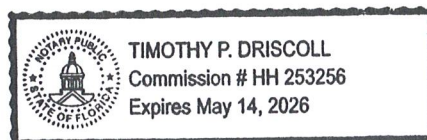
2023 by HRISTOS TAKTIKOS who is personally known

or produced DRIVER LICENSE as identification.

[Signature]
(Notary Signature)

7-17-23
(Date)

My Commission Expires: _____



Conditional Use Application HATTAK, LLC - 5090 GULF BOULEVARD

1. LDC Sec. 4.4(a)(1). Consistency with Comprehensive Plan

Article II Section C. Gulf Boulevard Redevelopment District Provides:

Objective 2.4

A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District. The conditional use meets this objective by providing parking spaces for the district.

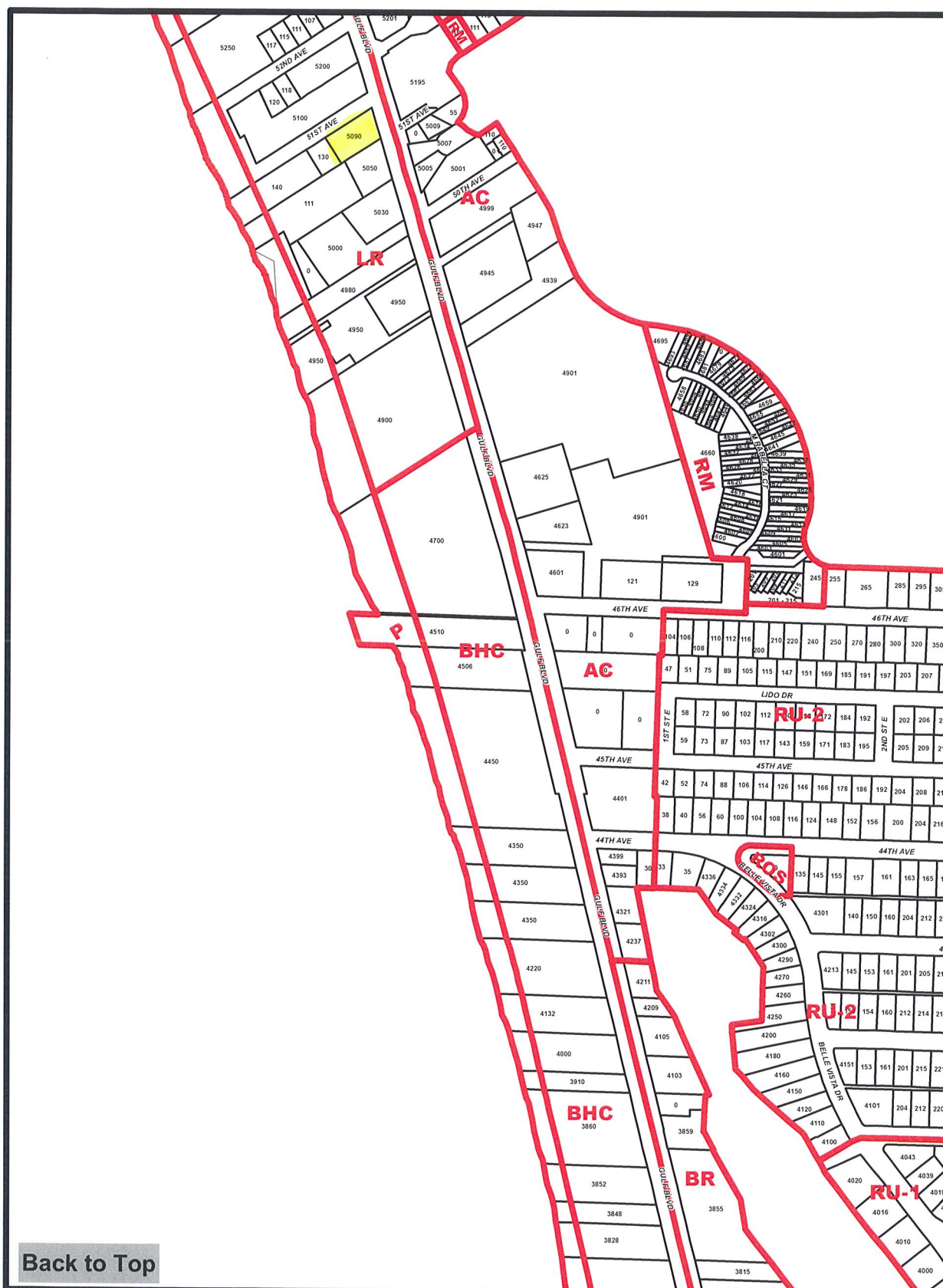
2. LDC Sec. 4.4(a)(2). Compatibility with the Character of the Area.

- a. The overall appearance and function of the area will not be significantly affected because a prior conditional use permit and temporary permits have already been approved for the site for use as off-premises parking and there are other off-premises parking lots in the area adjacent to and near the site.
 - b. No historic, scenic, archaeological or cultural resources will be preserved.
 - c. The site will be compatible with adjacent development as there are no changes to the prior approved use proposed and there are other off-premises parking lots adjacent and near the site.
 - d. There will be no adverse impacts on the surrounding area, since there will be no changes to the existing parking lot being proposed. Conditional use and temporary parking have already been authorized on the site and there are other off-premises parking lots adjacent to and near the site.
3. The transportation system is capable of supporting the proposed use, since the site has already been used as an off-premises parking lot through permits granted by the City. Gulf Boulevard will not be used as an access to the site. Access will be exclusively through the 51st Avenue right-of-way, which is a 50-foot right-of-way providing excess capacity for the site.
 4. The site contains 28 existing parking spaces. No additional off-street parking area is required for the proposed development.
 5. The public health, safety and welfare will be preserved. No changes will be made to the existing parking lot. Pressure on the City's on-street parking system will be reduced, so that residents will have greater access to such spaces.
 6. The applicant has the financial and technical ability to maintain the improvements.
 7. The proposed use will comply with all standards imposed by the City.

Sec. 4.12 Redevelopment District. There will be no unreasonable or disproportionately negative impacts upon adjacent or nearby properties, as to the following:

1. Utility infrastructure (no change);

2. Transportation infrastructure (no change from conditional and temporary use and adjacent right of way provides excess capacity for the proposed use);
3. Hydrological features (no changes will be made to the site);
4. Aesthetic and architectural features (no changes will be made);
5. Site landscaping and impervious surface limitations (no impervious surface will be added to the site);
6. Operational and functional requirements (no changes from the conditional and temporary use);
7. Fire suppression (not applicable, since there is no structure being constructed);
8. Emergency management (no impervious surface will be added to the site); and
9. Temporary lodging (not applicable).



City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

AC, Activity Center
BHCP, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Blind Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRD/EA, Community Redevelopment District/Eighth Avenue

DCR, Downtown Core Residential
INS, Institutional
INS/PAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LR/P, Large Resort/Preservation
P, Preservation
R/OS, Recreational/Open Space
R/OS/P, Recreational/Open Space/Preservation
R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilities Medium District

RFM, Resort Facilities Medium District
RFMP, Resort Facilities Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2/PAG, Residential District/Pass A Grille Overlay
RLM-2/RFO, Residential District / Resort Facilities Overlay
RM, Residential District
RM/P, Residential District/Preservation
RMPAG, Residential District/Pass A Grille Overlay
RMPAG/P, Residential District/Pass A Grille Overlay/Preservation

ROR, Residential Office Retail District
ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2/PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Core
TC-2, Town Center Core/Cir and Coquina West
THD/RFO/PAG, Tourist Hotel Dist/Resort Facilities Overlay
TU, Transportation Utilities
UBV, Urban Beach Village

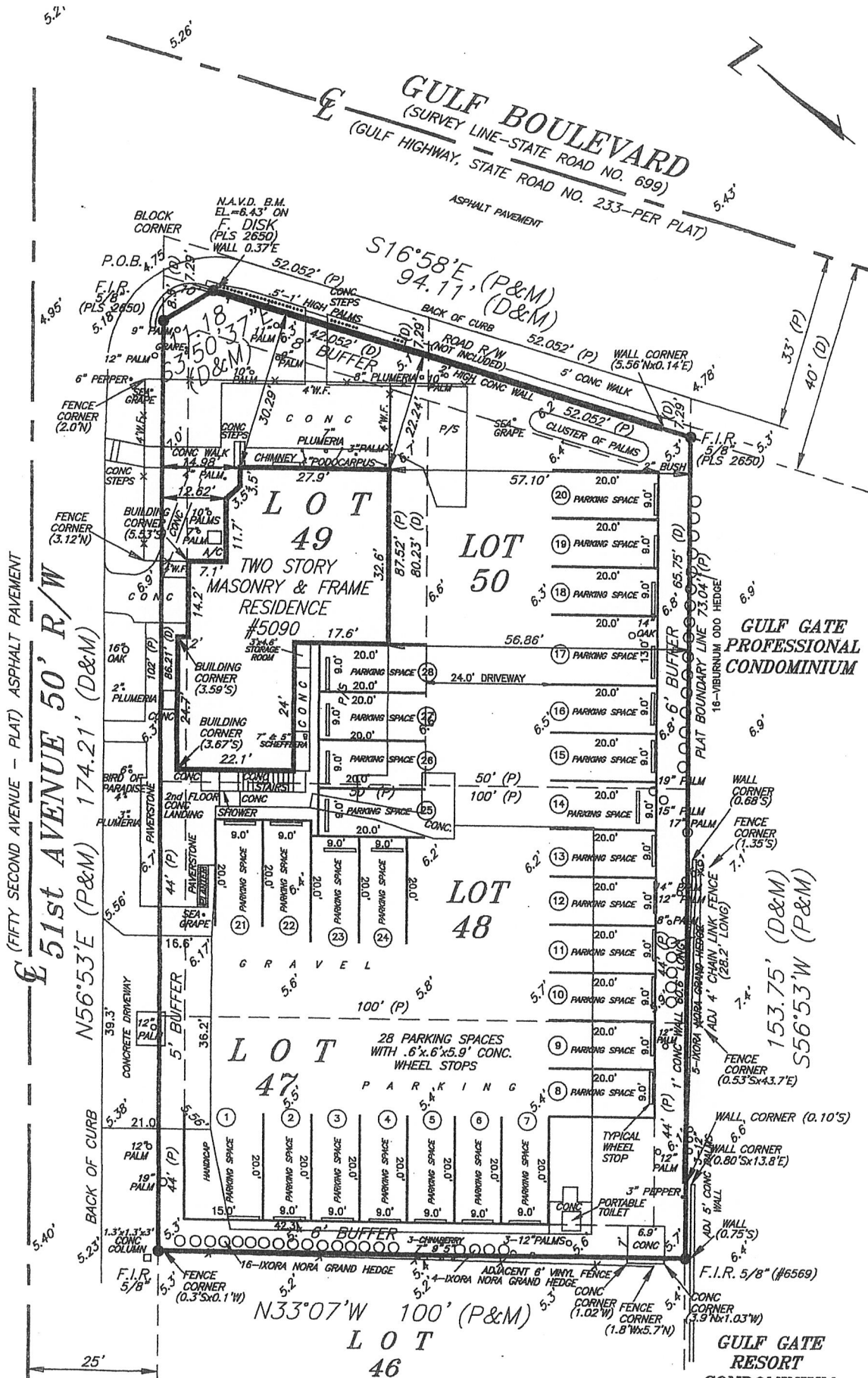
Page 9 of 1

Page 9 of 15
Date Saved: 7/20/2012

Zoning: LR
FLU: LR

Approximate
location of
20' visibility
triangle

One sandwich
board sign is
permitted
outside the
visibility
triangle,
provided that it
is no taller than
five feet, no
greater than 12
square feet in
area per face, is
not illuminated,
and is only
displayed during
business hours
(LDC Sec. 26.34).
All signage
requires a
permit.



A Boundary Survey of Lots 47, 48, 49 and 50, UNIT "B" BENNETT BEACH, according to the plat thereof, recorded in Plat Book 16, Page 111, of the Public Records of Pinellas County, Florida, Less Road Right of Way, with spot elevations. Containing 16,781.8 square feet, more or less.



CONDITIONAL USE PERMIT (Development Order)

RESOLUTION NO.: 2018-16

PROPERTY ADDRESS: 5090 Gulf Boulevard

PPOPERTY ID# 18-32-16-88074-006-0010

PROPERTY OWNER: Hattak, LLC
261 N. Tessier Drive
St. Pete Beach, FL 33706

APPLICANT: Timothy Driscoll Esq.
146 Second St. N.
St. Petersburg, FL 33701

REQUEST: Conditional use approval to allow for a Commercial Parking Lot pursuant to Section 35.3(b) of the Land Development Code.

APPROVED PLANS: See Attached Exhibit

CITY COMMISSION APPROVAL DATE: October 23, 2018

BACKGROUND- The applicant filed an application with the Community Development Department for a Conditional Use Permit pursuant to Division 4 and Section 15.3(b) of the City of St. Pete Beach Land Development Code in order allow for a Commercial Parking Lot at the subject property. The subject property has a zoning designation of LR (Large Resort District) on the City of St. Pete Beach Zoning Map.

Notice of the request was given as required by law and mailed out to owners of the property within a distance of 500 feet of the exterior limits of the property upon which the application was made. After review by the City's Technical Review Committee and the City Commission conducted a quasi-judicial public hearing on April 4, 2018.

FINDINGS- The City Commission of the City of St. Pete Beach makes the following findings based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

- That the property in question is located in the Large Resort District;

- That the use is consistent with the Comprehensive Plan for the area in which the property is located;
- That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;
- That the public health, historic resources, cultural resources, scenic, and general welfare will not be adversely affected;
- That necessary safeguards will be provided for the protection of surrounding property, person and neighborhood values;
- The transportation system is capable of adequately supporting the proposed use; and
- The applicant has demonstrated the financial and technical capacity to complete the improvements.

IT IS THEREFORE ORDERED, based upon the foregoing findings and the staff report and analysis, which are adopted herein, including the staff recommendations that the Conditional Use Permit be **Granted** subject to the following conditions to which the applicant has agreed:

1. Landscaping within buffers shown on the submitted survey shall be required in accordance with Division 39.10 of the Land Development Code. The 5' buffer along 51st Ave shall be landscaped with additional trees where feasible. A hedge shall be installed along the west side of the property abutting an existing duplex.
2. Any lighting utilized for the parking lot shall be directed away from the western property currently in use as residential multifamily and shielded direct glare or hazardous interference from public roadways and all adjacent properties.
3. Signage indicating when parking lot is "full" or "open." Any signage on the property will require a sign permit in conformance with Division 26 of the Land Development Code.
4. A 5-foot access easement shall be established on Lot 49 and 50, along Gulf Boulevard, to allow for a future 10-foot sidewalk for pedestrian access.
5. Trash receptacles shall be provided on site and maintained.
6. Two parking spaces per dwelling unit (four total) shall be reserved at all times for residents in the apartment building.
7. Hours of operation (9 am to 9 pm) will be required.
8. A Business Tax Receipt pursuant to Article IV of the City Code of Ordinances will be required.
9. The surface of the parking lot shall be well maintained. No sand, gravel or other debris may run off into the street.
10. Portable toilets shall be made available to users of the lot and shall be maintained and cleaned at least once per week for the duration of the sewer moratorium (Resolution 2016-15). When the sewer moratorium is lifted, a permanent structure, including at least one toilet and one sink, shall be constructed at the owner's expense within three months of the date of the lifting of the moratorium. Location and specifications of the structure and fixtures shall be approved by the City prior to issuance of a building permit.
11. The beach access gulf-ward of the lot shall be maintained and cleaned on a daily basis.
12. Wheel stops will be installed between the parking spaces and buffers indicated on the submitted site plan.
13. A Traffic Impact Fee may be required.

14. No storm water discharge may leave the site all storm water must be directed away from the property boundary and infiltrate through the proposed gravel and grass surface.
15. This conditional use permit shall be for a period of three (3) years and expire on 23 October 2021.

Chris Taktikos
 Property Owner Chris Taktikos
 #ristos

Cathie Taktikos
 Property Owner Cathie Taktikos
 Ekaterini

STATE OF FLORIDA
 COUNTY OF PINELLAS

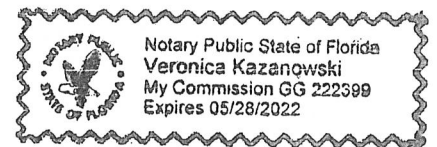
I, the undersigned Notary Public, do hereby certify that the foregoing instrument was delivered and acknowledged before me in PINELLAS County, Florida. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and belief.

Witness my hand this 26TH day of NOVEMBER, 2018.

Veronica Kazanowski
 Notary Public

05/28/2022
 My Commission Expires

CITY OF ST. PETE BEACH, FLORIDA



Community Development

Date

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, 23 THRU DECEMBER 31, 23

Name TIMOTHY P. DRISCOLL Phone 727-896-1144 Email DRISCOLL.LAW Firm @
Mailing Address 146 AND ST. N. STE 310 ST. PETERSBURG, FL 33701 GMAIL

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

- 1) Name TIMOTHY P. DRISCOLL
- 2) Name _____
- 3) Name _____
- 4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐ Yes

☒ No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

NA

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

- (1) Name HATTAK, LLC
Address 261 N. TESSIER DR

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: USE APPROVAL PROPERTY LARGE RESORT AREA

Position on Area of Interest: _____

- (2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

- (3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

- (4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

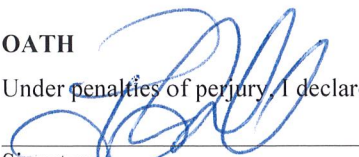
Be advised:

- 1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
- 2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
- 3) The registration fee is \$50.00, in compliance with the City's Code of Ordinances.
- 4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

Signature  Printed Name TIMOTHY P. DRISCOLL Title ATTORNEY Date 7-31-23

Submit form with registration fee made payable to the City of St. Pete Beach.

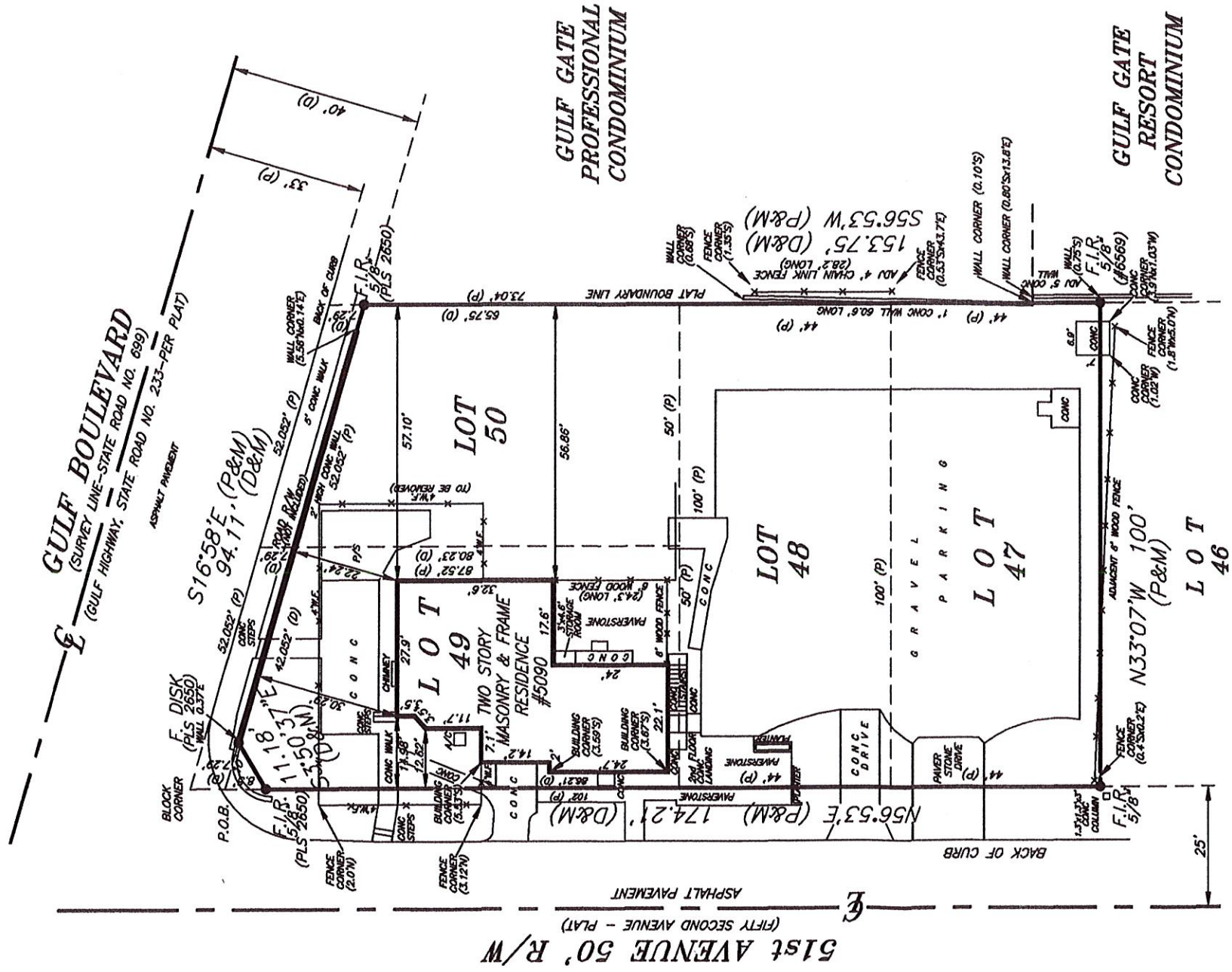
Scanned forms may be emailed to cityclerk@stpetebeach.org

Notice: **Cash or Check ONLY.** Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial

RECEIVED
MAR 19 2018
COMMON



A Boundary Survey of Lots 47, 48, 49 and 50, UNIT "B" BENNETT BEACH, according to the plat thereof, recorded in Plat Book 16, Page 111, of the Public Records of Pinellas County, Florida, Less Road Right of Way.

Containing 16,781.8 square feet, more or less.

JOB NUMBER: MMXVIII083 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 3/02/18 SCALE: 1 INCH = 30 FEET DRAWN BY: DCH CERTIFIED TO:	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 6 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0276 G CHECKED BY: DCH
HATAK L.L.C.		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C=C=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CI=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D=DEED B=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT P/S=PAVERSTONE B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing**:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	HATAK, LLC	261 N. TESSIER DR	
Applicant/ Agent	TIMOTHY P. DRISCOLL	146 2ND ST-N, STE 310 ST. PETERSBURG, FL 33701	727-896-1144
Owner Email Address:		Applicant/Agent Email Address:	
		DRISCOLL, LAW FIRM @GMAIL	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
LR		
Legal Description: 06-32-16-08118-000-0470		
Address: 5090 GULF BLVD		
Explanation of Request: see Attached		

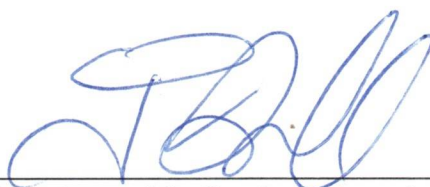
Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

See Attached

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;
4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

_____ Signature of Applicant	_____ Date	 _____ Signature of Authorized Agent	8-9-23 _____ Date
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Variance Application HATTAK, LLC - 5090 GULF BOULEVARD

Explanation of Request: The owner is seeking a variance of the requirements under LDC 39.10 pertaining to sidewalks and buffers. The property was granted a conditional use as a parking lot which expired under its own terms. The property has had temporary use approval for the same use. A current application for a conditional use has been filed for a commercial parking lot on the subject property.

No changes have been made to the lot and none are proposed under the current conditional use application. No vertical construction will be made.

The existing sidewalk has not been altered, nor are any alterations planned in the conditional use application. The surrounding sidewalks are the same width as the existing sidewalk adjacent to the subject property. There will be no additional pedestrian traffic generated by the proposed use.

The buffering at the site has been approved by the prior conditional use and no changes are requested. The existing buffering is sufficient for the proposed use, which will not be changed from the existing use.

1. Special conditions and circumstances.

No changes are being made to the property from the previously approved conditional use. As a commercial parking lot, the property is unique as compared to the surrounding properties. It has a limited number of parking spaces and does not generate any pedestrian traffic beyond the parking of the limited number of vehicles which can be accommodated. A large pedestrian sidewalk is not necessary to support the development.

2. Conditions not Caused by Applicant.

There is no change being made to the sidewalk or buffering from the existing commercial parking lot. The adjacent sidewalk was not constructed by the applicant and has been in existence.

3. Deprivation of Property Rights.

A denial of the variance would deprive the owner of rights already enjoyed under the previous conditional use and would present a financial hardship. The provision of a wider sidewalk or additional buffering is not necessary for the development. There are no changes in existing conditions and the existing sidewalk and buffering is adequate for the proposed conditional use as a commercial parking lot. The addition to the sidewalk or buffering would constitute a hardship, since no development is occurring on site, and there is no change to the intensity of the use to warrant a wider sidewalk.

4. Hardship not Deliberately Created.

The property owner has made no changes to the existing use or the adjacent sidewalk. There is no increase in development density or intensity. The use is a conditional use authorized within the zoning code.

5. No Financial Return.

Granting the variance will not result in greater financial return to the applicant.

6. No Special Privilege.

The surrounding developments have the same width of sidewalk adjacent to the properties with higher intensity uses generating more pedestrian traffic.

7. Minimum Variance.

The variance is minimal and reflects the predominate existing conditions in the area.

8. Harmony.

The variance will not adversely affect the surrounding properties that have the same width sidewalk. The use is existing and in harmony with the area. It will not impair property values. It meets the intent of the code and comprehensive plan by providing increased parking for adjacent businesses and providing public access to the Gulf of Mexico.

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

[Signature] I understand that the City will not accept or process an incomplete application.

[Signature] I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

[Signature] On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

[Signature] I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

[Signature] I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

[Signature] I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

[Signature] I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

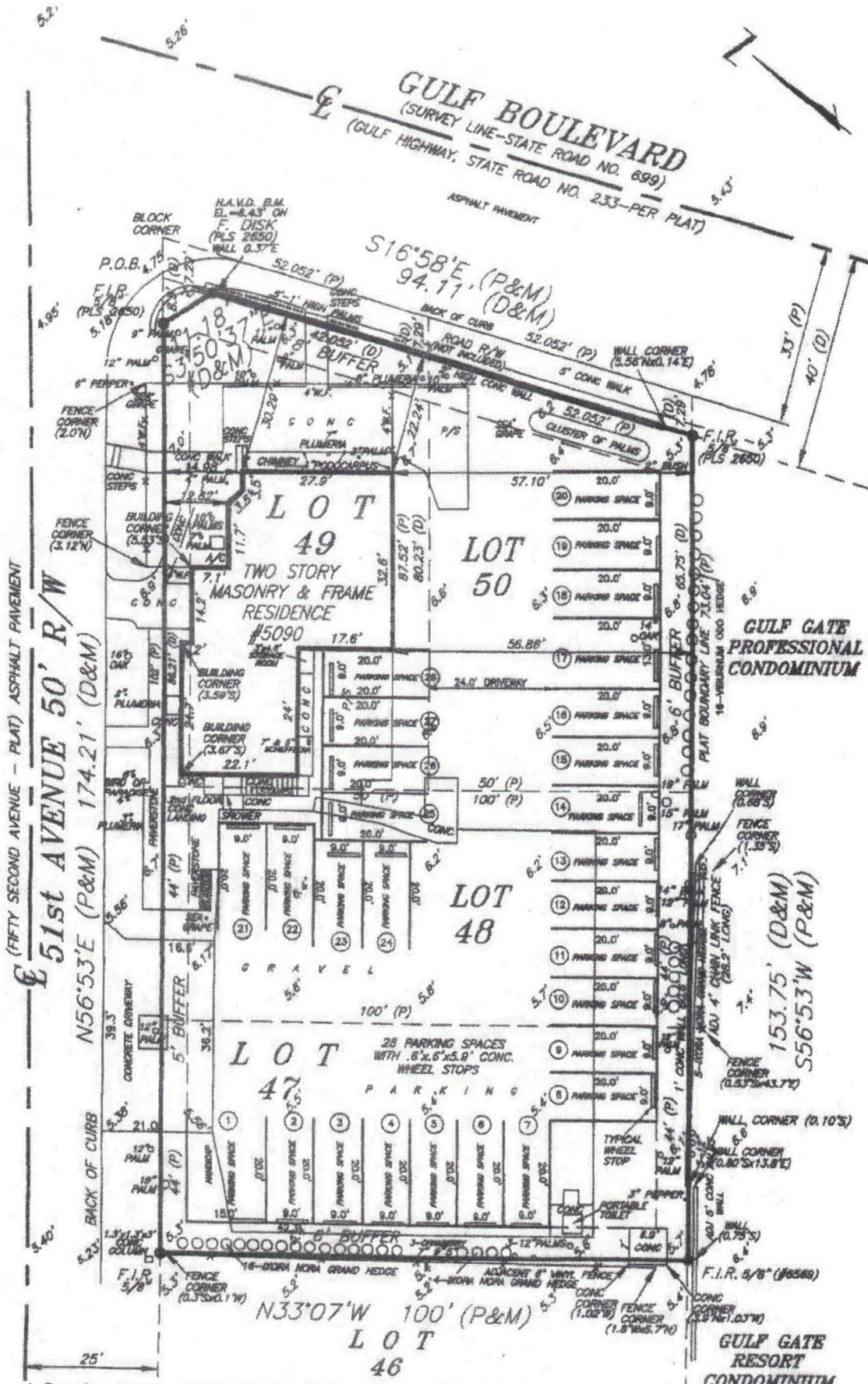
[Signature]
Signature of Applicant

8-9-23
Date

Zoning: LR
FLU: LR

Approximate location of 20' visibility triangle

One sandwich board sign is permitted outside the visibility triangle, provided that it is no taller than five feet, no greater than 12 square feet in area per face, is not illuminated, and is only displayed during business hours (LDC Sec. 26.34). All signage requires a permit.



A Boundary Survey of Lots 47, 48, 49 and 50, UNIT "B" BENNETT BEACH, according to the plat thereof, recorded in Plat Book 16, Page 111, of the Public Records of Pinellas County, Florida, Less Road Right of Way, with spot elevations. Containing 16,781.8 square feet, more or less.

Variance Application

Property Address: 5090 Gulf Boulevard

Owner: Hattak, LLC

SUPPLEMENT TO VARIANCE APPLICATION

The above owner hereby submits this supplement to variance application in response to development staff's request for clarification of certain items. The following is added to the respective paragraphs of the variance application in addition thereto and not in replacement thereof:

3. The requested use has previously been approved as a conditional use. No changes to the site or further development is requested or planned. The public sidewalk at the site has been in use for the three (3) years of the previous conditional use, plus the temporary use permits issued for the same use. The existing sidewalk proved sufficient for the pedestrian traffic generated by the prior conditional use and will be sufficient for the requested conditional use for the same use. It would be a hardship to require the construction of an expanded public sidewalk for a proposed use with no additional pedestrian trips generated than the existing use. There has been much more significant development in the Large Resort and Redevelopment District without a concurrent requirement for expansion of the sidewalk serving those developments. A parking lot generates fewer pedestrian trips than other commercial uses. If a future development of the site, including vertical construction of commercial buildings were to be requested, such a sidewalk could be constructed at that time. Requiring an expanded sidewalk to serve a proposed use identical to the previous use would constitute an improper exaction against the property owner under the facts of this application.

6. The applicant would not receive a special privilege since the use is not being changed, no existing development is being undertaken and no vertical construction will be made. The expansion of the sidewalk is in no way related to the impact caused by the granting of the conditional use. Because the conditional use will not increase or change the pedestrian traffic in any way, there is no special privilege being granted the applicant by the variance. Other more intense development has been allowed in the district without expansion of the sidewalk.

7. The variance request is the minimal request and is consistent with the sidewalks serving all other properties in the district. The current sidewalk has proven to be sufficient for the parking lot which existed in the identical construction and layout, with the same intensity of use, as the proposed conditional use parking lot. No additional public sidewalk is necessary to serve this development.

Respectfully submitted this 25th day of August, 2023.

Timothy P. Driscoll

Timothy P. Driscoll, Esq.
Agent for Owner

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: September 13, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a site plan to construct a two-level building with a ground-floor office and single residential unit above (LDC Sec. 30.2(c)&(f)).

Funding:

Attachments:

1. Site Plan #23073 - Application
2. Site Plan # 23073 - Owner's Authorization - 36-31-15-77994-073-0110
3. Site Plan #23073 - Cover Sheet C1
4. Site Plan #23073 - Notes Sheet C2
5. Site Plan #23073 - Site Plan Sheet C3
6. Site Plan #23073 - Parking, Grading and Drainage Plan Sheet C4
7. Site Plan #23073 - SWPP Plan C5
8. Site Plan #23073 - Survey Digitally Signed



Case Number: _____

City of St. Pete Beach

Community Development Department

155 Corey Avenue

St. Pete Beach, Florida 33706

727-367-2735

www.stpetebeach.org

PROPERTY OWNER:

Name: BOS BUILDER LLC

Address: 136 4TH ST N STE, #2201

City: ST. PETERSBURG State: FL

Zip: 33701-3893 Telephone: 727-251-4430

Email: OZGUR@BOSBUILDER.COM

APPLICANT/AGENT (Attach agent authorization form):

Name: HOWARD CIVIL ENGINEERING LLC

Address: 111 2ND AVE NE, #360

City: ST. PETERSBURG State: FL

Zip: 33701 Telephone: 813-962-6565

Email: TREVOR@HOWARDCIVILENGINEERING.COM

SUBJECT PROPERTY:

Address: NOT ASSIGNED

Current Name of Business: BOS BUILDER LLC

Parcel: 36-31-15-77994-073-0110

Name of Project: AEGEAN SEA

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

MIXED USED DEVELOPMENT ON VACANT LAND

[Signature]
Signature of Applicant / Agent

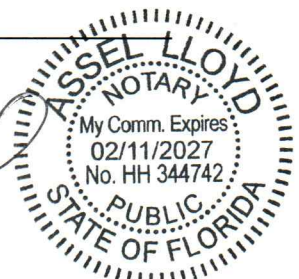
08/24/2023

Date

*produced FL DH
by physical presence
Aug 24, 2023*

1

Q:\Admin Docs\Application Forms\Site Plan\Site Plan App 2023.docx



Community Development Department
City of St. Pete Beach, Florida

BOS Builder LLC
(print name of property owner)

Howard Civil Engineering LLC
(print name of agent)

Mixed used development on Vacant
(type of application: variance, conditional use, zoning, etc.)
Parcel 36-31-15-77994-073-0110

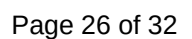
Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 29 day of August 2023 by SURMEN OZGUR or who is personally known _____ produced FL DL as identification.

(Date)

02/11/2027



SITE DATA

PROPERTY INFO:
PARCEL ID: 36-31-15-77994-073-0110
TOTAL PROJECT AREA = 5, 375 SF 0.12 ACRES

TOTAL PROJECT AREA:

ZONING:
C1

FLOOD ZONE:
AE 125149
BASE FLOOD ELEVATION 10.0
PROPOSED FFE = 4.75 (WATERPROOFING AS PER ARCHITECT)

FIRE HYDRANT:
343.44 FT FROM BUILDING

EXISTING USE:
VACANT

PROPOSED USE:
OFFICE AND RESIDENTIAL

BUILDING HEIGHT:
TBD

BUILDING SETBACKS:
SOUTH 19 FT
NORTH 5 FT
WEST 60 FT
EAST 5 FT

PROPOSED BUFFERS:
SOUTH 10 FT
NORTH 5 FT
WEST 10 FT
EAST 5 FT

PARKING:
REQUIRED:
OFFICE: 1 SPACE PER 300 SF = 4 SPACES (1,105/300*1=4)
RESIDENTIAL: 2 SPACES PER UNIT = 2 SPACES (1 UNIT)
PROPOSED: 6 SPACES

PROJECT AREA BREAKDOWN:	AREA (S.F.)	% OF SITE (5,375)
VEHICLE USE AREA	2,200 (0.05 AC)	41%
BUILDING	1,105 (0.025 AC)	21%
TOTAL IMPERVIOUS COVERAGE	3,305 (0.075 AC)	62%
OPEN GREEN SPACE	2,070 (0.047 AC)	38%
ISR RATIO = 0.62		
FAR = 0.41		

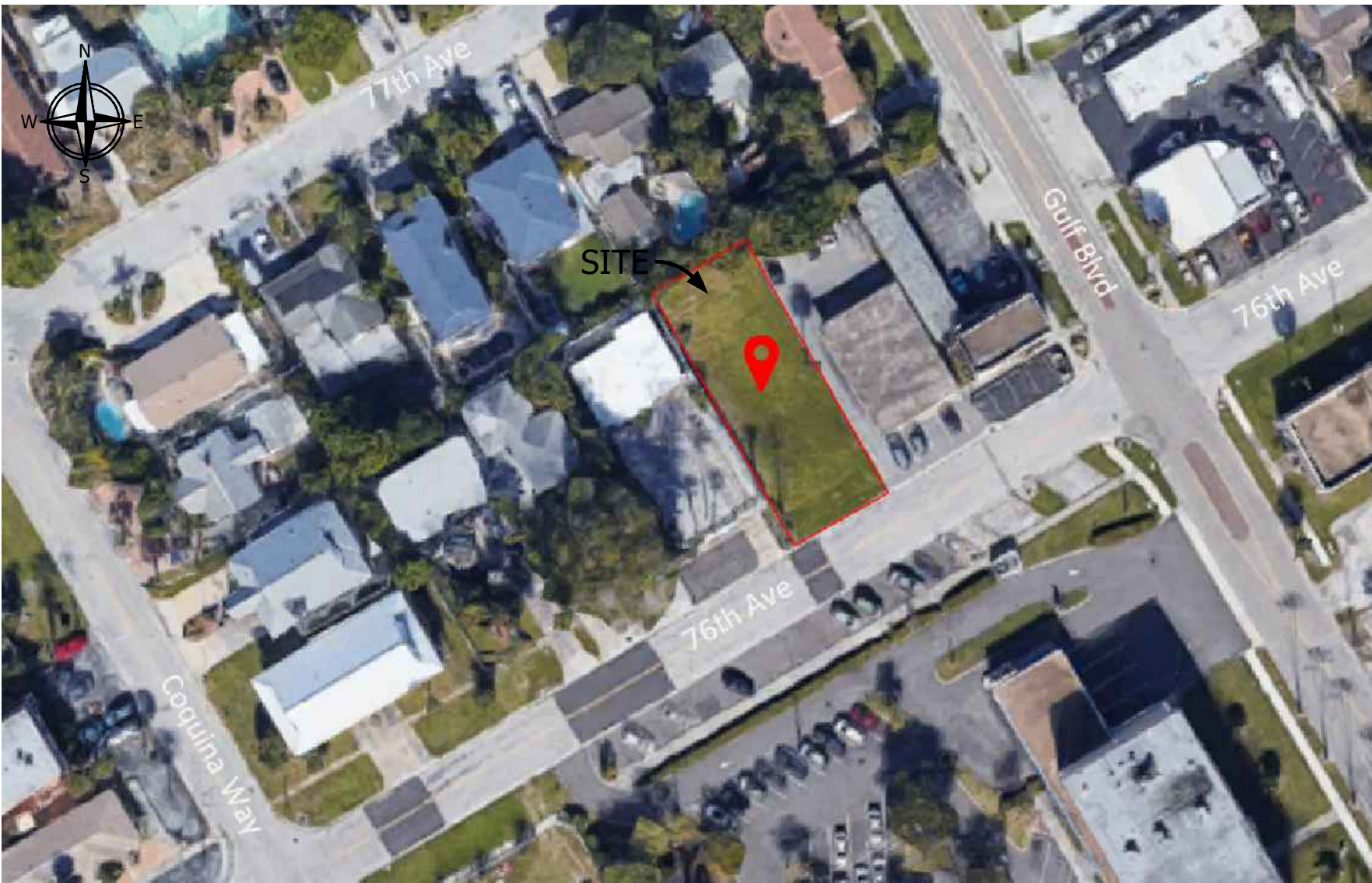
LEGAL DESCRIPTION
LOT 11, BLOCK 73, OF RE-PLAT ST. PETERSBURG BEACH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 28 AND 29, INC., IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AEGEAN SEA

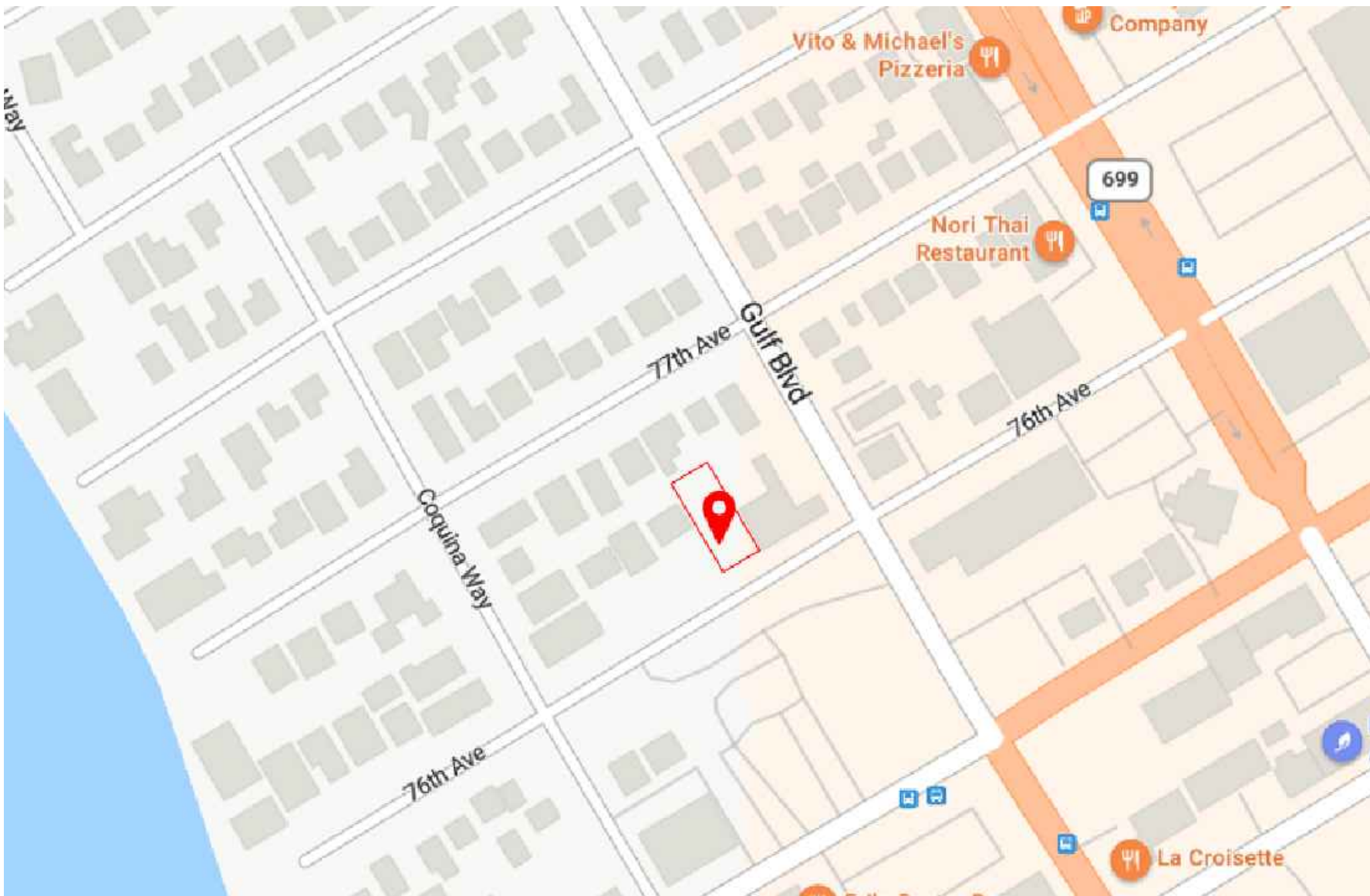
RESIDENTIAL AND COMMERCIAL DEVELOPMENT

76TH AVE ST. PETE BEACH (ADDRESS NOT ASSIGNED)

SECTION 36, TOWNSHIP 31, RANGE 15 EAST



Ariel View



Location Map

SHEET INDEX

- C-1 COVER SHEET
 - C-2 GENERAL NOTES AND SPECIFICATIONS
 - C-3 SITE PLAN
 - C-4 PAVING GRADING AND DRAINAGE PLAN
 - C5 SWPP PLAN
 - C6 DETAILS (TO BE ADDED)
- SURVEY

PROFESSIONAL TEAMS

CIVIL ENGINEER
Howard Civil Engineering, LLC
111 2nd Ave NE, #360,
St. Petersburg, FL 33701
Office (813) 962-6565

SURVEYOR
Compass Surveying
Contact: Kenneth J. Osborne
6250 N. Military Trail, Suite 102
West Palm Beach, Fl 33407
Office: (561) 640-4800

This document has been electronically signed and sealed by Trevor D Howard, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN
CONSENT OF HOWARD CIVIL ENGINEERING, LLC.

Trevor D. Howard, P.E. FL #59364
Not valid unless signed & embossed
by a registered Engineer.

Howard Civil Engineering Certificate of Authorization No. 9471

REVISIONS

AEGEAN SEA
76TH AVE, ST. PETE BEACH, FL 33706
BOS BUILDER LLC

SCALE 0

DRAWN BY:
CHECKED BY:
PROJ. MAN.:
JOB NO.:
DATE:
CAD FILE:

SHEET NO.:
C1 - COVER



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO 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.
2. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
3. 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.
4. 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.
5. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
6. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
8. WORK ORDERED UNDER THIS CONTRACT SHALL INTERFERE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
9. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AND COMPACTED TO A FIRMNESS EQUAL TO THAT OF THE SOIL ADJACENT TO THE TRENCH AROUND PIPES IN 6" LAYERS UP TO AN UNDISTURBED LEVEL OF AT LEAST 1" 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.
10. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED, SPECIFIED OR REQUIRED.
11. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE 40 OR BETTER.
12. THE CONTRACTOR/SUBCONTRACTOR SHALL PLACE A 1" DEEP CONTRACTION JOINT EVERY 4' IN THE SIDEWALK.
13. SIDEWALK CONSTRUCTION SHALL BE FLUSH WITH PAVEMENT WHERE THEY ARE ADJACENT OR MEET, UNLESS OTHERWISE SHOWN.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1994, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THEREON.
15. ALL PIPE NOTED ON THE PLANS AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS III, WITH RUBBER GASKET JOINTS.
16. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
17. CLASS "B" TYPE I BEDDING SHALL BE USED UNLESS INDICATED OTHERWISE ON THE DRAWINGS, OR BY THE ENGINEER.
18. SOIL ENVELOPE TO SUPPLY THE DESIGN ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, ASPHALT RESULTS, AND CONCRETE RESULTS, THE GEOTECH ENGINEER IS TO CERTIFY TO THE DESIGN ENGINEER 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 FOR THE ON-SITE HAVE BEEN SATISFIED.
19. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
20. IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO ENSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
21. NOT LESS THAN 30 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.
22. OWNER SPECIFIC SPECIFICATIONS TO BE PROVIDED TO CONTRACTOR DURING BIDDING.

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS WHICH ARE INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. CONTRACTOR TO SOD THE DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE POND.
6. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR SHALL COORDINATE A FINAL INSPECTION OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON A SET OF THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. WITHIN TWO WEEKS FOLLOWING FINAL INSPECTION THE CONTRACTOR SHALL SUBMIT ONE SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE FINAL RECORD DRAWINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS TO BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UTILITIES, AND RELATED APPURTENANCES, BOTH ABOVE AND BELOW GROUND. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL & VERTICAL LOCATIONS OF UTILITIES & APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, ETC.
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
5. LOCATIONS OF ALL MANHOLES, HYDRANTS, VALVES, & VALVE BOXES SHALL BE SHOWN.
6. THE CONTRACTOR SHALL PROVIDE CERTIFIED AS-BUILT DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE AS-BUILT DRAWINGS SHALL SHOW FINAL GRADES AND ELEVATIONS INCLUDING SANITARY SEWER, CLEAN OUT INVERTS, WATER LINE LOCATIONS, STORM SEWER STRUCTURE LOCATIONS, GRATE ELEVATIONS, INVERTS, AND POND DETAILS (INCLUDING TOP OF BANK AND BOTTOM DIMENSIONS AND ELEVATIONS), OUTFALL STRUCTURE DETAILS (INCLUDING GRADE, WEIR, ORIFICE AND SKIMMER DIMENSIONS AND ELEVATIONS). THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED AS-BUILT DRAWINGS TO THE ENGINEER.

1. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
2. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
3. 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 FLORIDA SUNSHINE STATE ONE CALL CENTER OF FLORIDA, INC. AT 1-800-432-4770. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" FORTY-EIGHT (48) HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE. ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:
 1. GAS
 2. TELEPHONE
 3. WATER
 4. POWER
 5. CITY SEWER
 6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWARE TRAFFIC SIGNAL INTERCONNECT)
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OR REMOVALS WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, THE CONTRACTOR SHALL COMPLY WITH REGULATIONS. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF ITS PERSONNEL. LABOR SAFETY REGULATIONS SHALL BE AS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF LABOR.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKERS FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS, FLAGGERS, AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

1. ALL DELETERIOUS 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 COMPACTED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL 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, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, LESS OTHERWISE NOTED ON DRAWINGS.
4. REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FOOT TYPE CURBING AND GUTTERS CALLED FOR ON THESE PLANS.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. PRIOR TO CONSTRUCTION OF CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR REVIEW.
7. CONTRACTOR TO PROVIDE 1/2" BULB DOG EXTENSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
8. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346, SHEETS 1-7. PARKING STALL STRIPING TO BE 4' WIDE PAINTED STRIPES. ON-SITE STRIPING SHALL BE WHITE EXCEPT AS SHOWN ON THE ENGINEERING PLANS. PARKING STALL STRIPING SHALL BE COMPATIBLE WITH THE PAVEMENT TYPE (IE CONCRETE, ASPHALT) AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
9. CONTRACTOR TO PROVIDE CURB, GUTTER AND DITCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. CONTRACTOR SHALL INSTALL STORM PIPING AND CULVERTS IN ACCORDANCE WITH FDOT INDEX 205 AND PLACE EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS MORE THAN TWELVE (12) INCHES.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO THE TESTING SCHEDULE REQUIRED BY APPLICABLE REGULATORY AGENCIES AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED IN THE SITE GEOTECHNICAL REPORT.

1. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE NO. 1 BELOW.
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
5. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
6. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) 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).
7. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C111. FITTINGS SHALL BE CEMENT MORTAR LINED AND CONTRACTED IN ACCORDANCE WITH AWWA C104.
8. CONTRA TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
9. THRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
10. 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.
11. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
12. ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.
13. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.
14. 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. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
15. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

- PER FAC 62-604.400 (2)(G) "SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE & THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINT WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER MAIN MAY BE ENCASED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10 FEET SEPARATION."
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35.
4. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
5. 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
6. PVC PIPE AND FITTINGS SHALL CONFORM WITH A.S.T.M. SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION DESIGNATION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
7. ALL FORCE MAINS SERVING CITIES/HAVEN PUBLIC R/W SHALL BE CLASS 200, SDR 21, WITH MECHANICAL JOINTS, AND HAVE A GREEN MAGNETIC TAPE A MINIMUM OF 3" WIDE, PLACED 24" BELOW THE PROPOSED GRADE. THE PRINT ON THE MAGNETIC TAPE SHOULD READ "FORCE MAIN".
8. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI 21.51 (AWWA C 151). H.C. PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, A 21.8, OR A 21.51.
9. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYOLYNE OR EPOXY LINED.
10. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
11. ALL SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET AND SHALL BE INSTALLED ACCOMPANIED BY A METAL TAPE SIMILAR TO "TERRATEAPE" COLORED GREEN AND LAID ONE FOOT ABOVE THE PIPE.
12. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
13. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SALT TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
14. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SALT TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS CONTRACTOR'S RESPONSIBILITY.

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 OWNING "BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
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. 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. HAY BALES SHALL BE PLACED AT THE PERIMETER OF THE STOCKPILE FOR PROTECTION OF THE STOCKPILE.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. CONTRACTOR TO OBTAIN SITE CLEARING & TREE REMOVAL PERMIT PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITIES AND CLEARING THE SITE.
8. PROTECTION OF EXISTING STORM SEWER SYSTEMS: 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 PROCESS.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED ARE TO BE SEEDED AND MULCHED TO MEET STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS IS ESTABLISHED TO REGULATE EROSION. IF THE ENGINEER HAS BEEN OBTAINED, ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (STRAW BALE OR STAKED SILT FENCE) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO RECOVER SALT EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
11. IF NO EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
12. THERE SHALL BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING POND. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.

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Trevor D. Howard, P.E., PL. #59364
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BOS BUILDER LLC

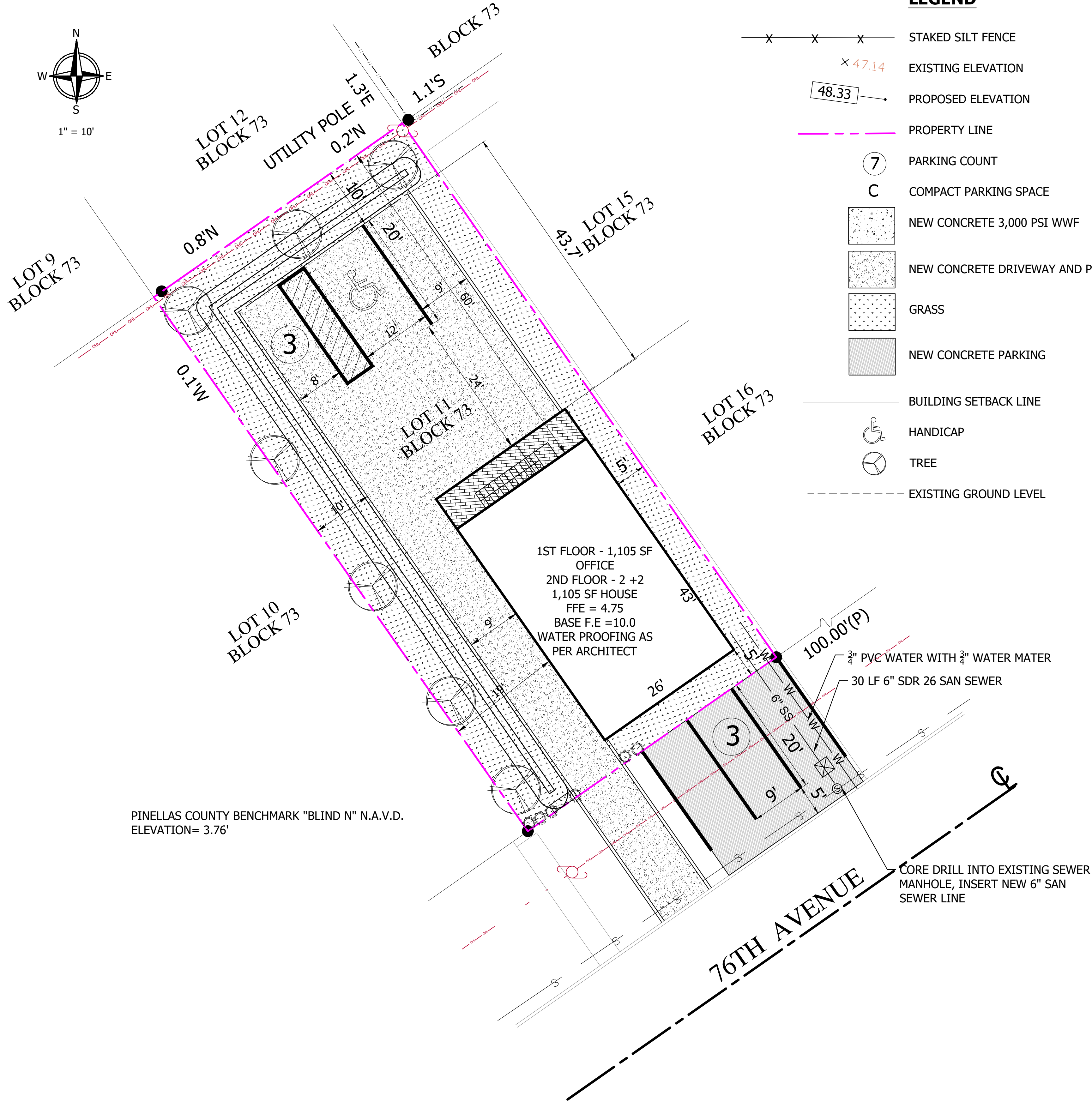
Howard Civil Engineering Certificate of Authorization No. 9671

Page 28 of 32

FILE NAME: C:\Users\Trevor\OneDrive\Google Drive\Projects\Site Plans\WORK\DRAWINGS\AECEAN SEA.dwg PLOT DATE: 2023-08-15



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

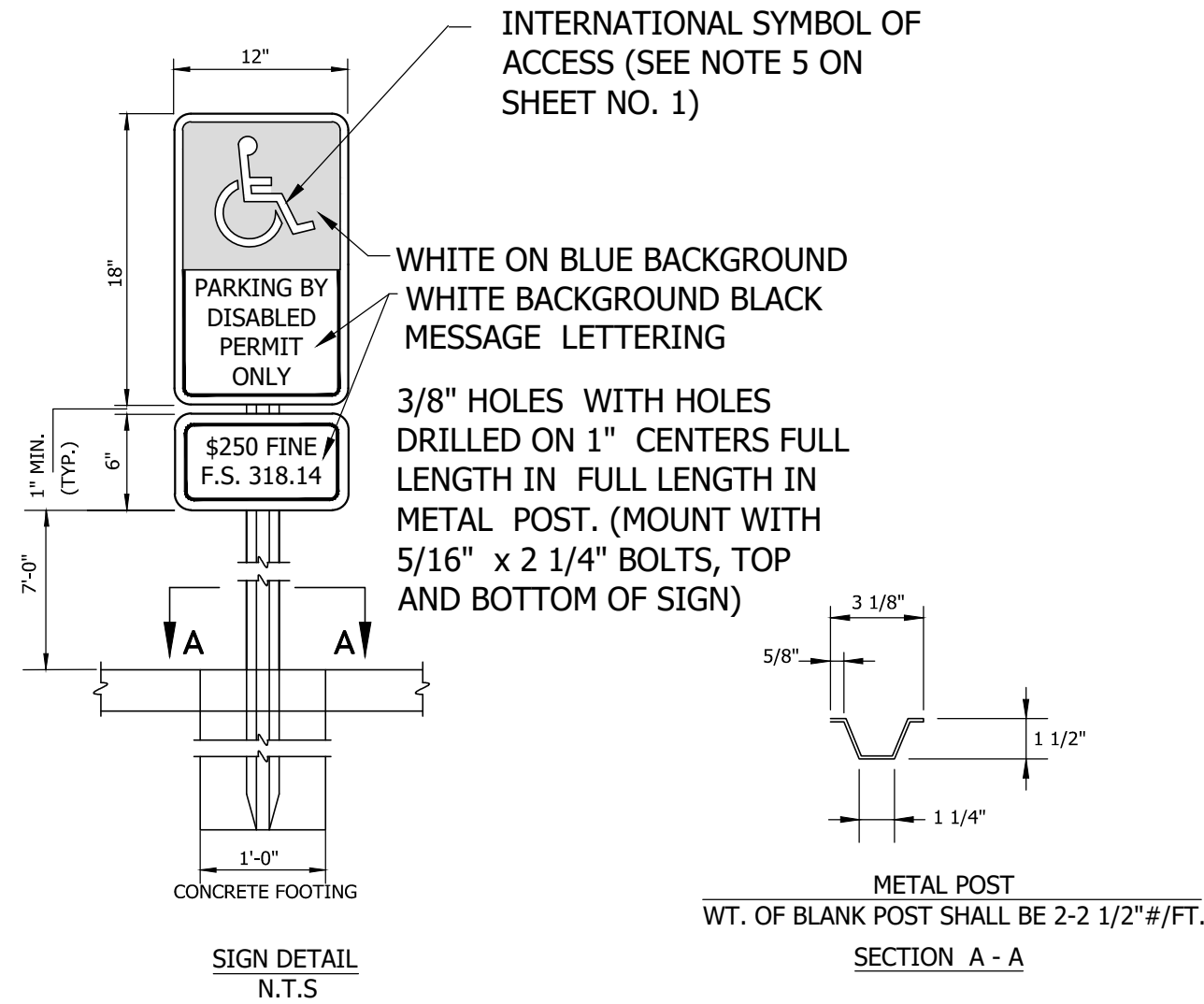
- STAKED SILT FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPERTY LINE
- PARKING COUNT
- COMPACT PARKING SPACE
- NEW CONCRETE 3,000 PSI WWF
- NEW CONCRETE DRIVEWAY AND PARKING
- GRASS
- NEW CONCRETE PARKING
- BUILDING SETBACK LINE
- HANDICAP
- TREE
- EXISTING GROUND LEVEL

LANDSCAPE SCHEDULE:

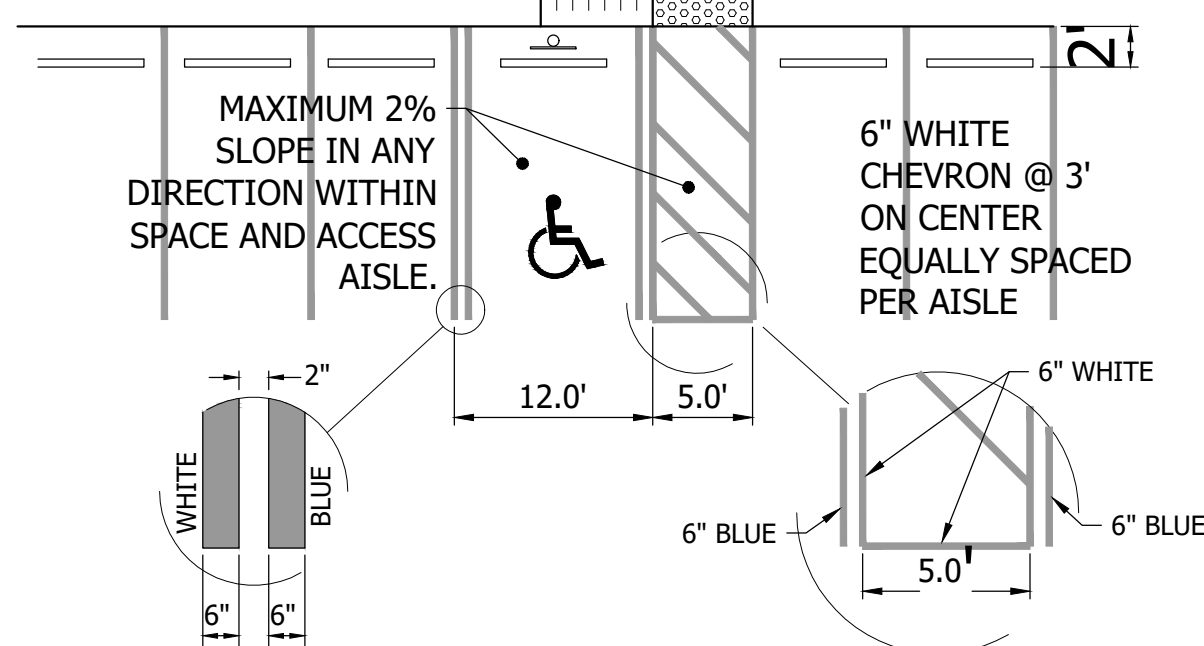
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING/SIZE/SPEC	MAINTENANCE GUIDELINES
	7	ULMUS AMERICANA	FLORIDA ELM	10' MIN HT 2" DBH (SHADE)	WATER REGULARLY UNTIL ESTABLISHED THEN AS NEEDED
	6	HAMELIA PATENS NATIVE	FIREBUSH	24" HIGH AT TIME OF PLANTING. 30" OC HEDGE SHALL BE 2 FT TALL AT TIME OF PLANTING	WATER REGULARLY UNTIL ESTABLISHED THEN AS NEEDED

LEGEND:

	BAHIA SOD/GRASS ALL OPEN AREAS TO BE SODDED		CONCRETE
--	--	--	----------



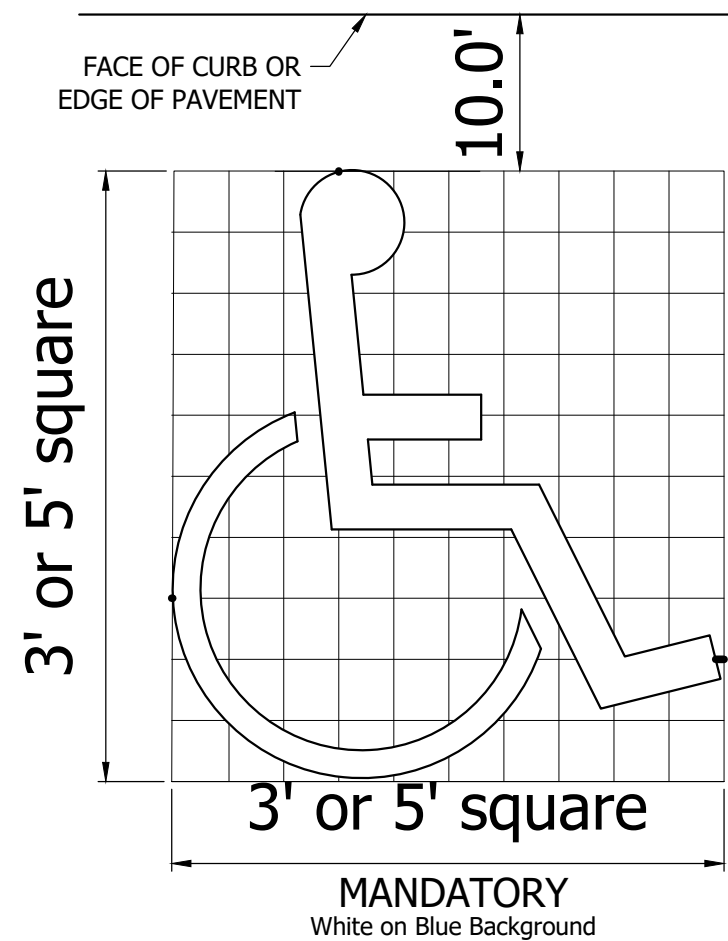
LEVEL LANDING (MIN. 60" x 60") MAX. SLOPE 2%
6'-0" MAX.
@1:12
CONC. WHEEL STOP
Sidewalk ramp shall have Detectable Warnings per FDOT Standard Index 304. See "Florida Accessibility Code for Building Construction, latest edition.



HANDICAP PARKING SPACE DETAILS

NOTES

- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
- CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
- MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. EXCEPT AS NOTED ON SHEET 2 OF 2.
- THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
- SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
- THE USE OF PROPERLY LOCATED BOLLARDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
- MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.6.3.
- AT LEAST ONE A.D.A SPACE SHALL BE SIGNED AS VAN ACCESSIBLE. SEE SITE PLAN FOR LOCATION(S). ACCESS AISLE SHOULD ALWAYS BE ON THE PASSENGER SIDE OF ALL VAN ACCESSIBLE SPACES.



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SITE & UTILITY PLAN

AECEAN SEA
76TH AVE, ST. PETE BEACH, FL 33706
BOS BUILDER LLC

SCALE 0

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PROJ. MAN.:
JOB NO.:
DATE:
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C3 - SITE PLAN

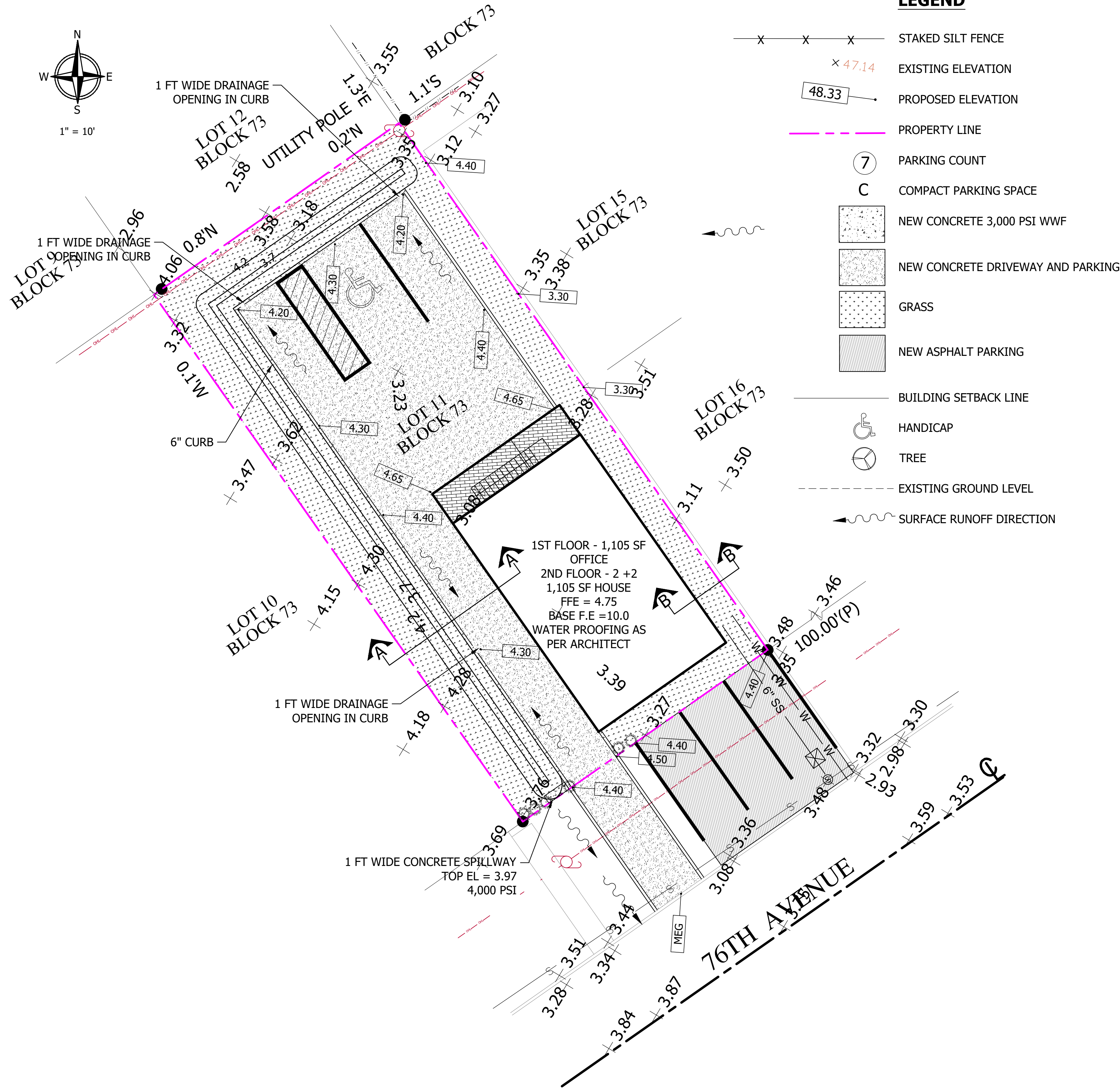
HOWARD CIVIL ENGINEERING, LLC
Land Development Civil Engineers
111 2nd Ave NE, #360, St. Petersburg, FL 33701
Phone: 813.962.6565



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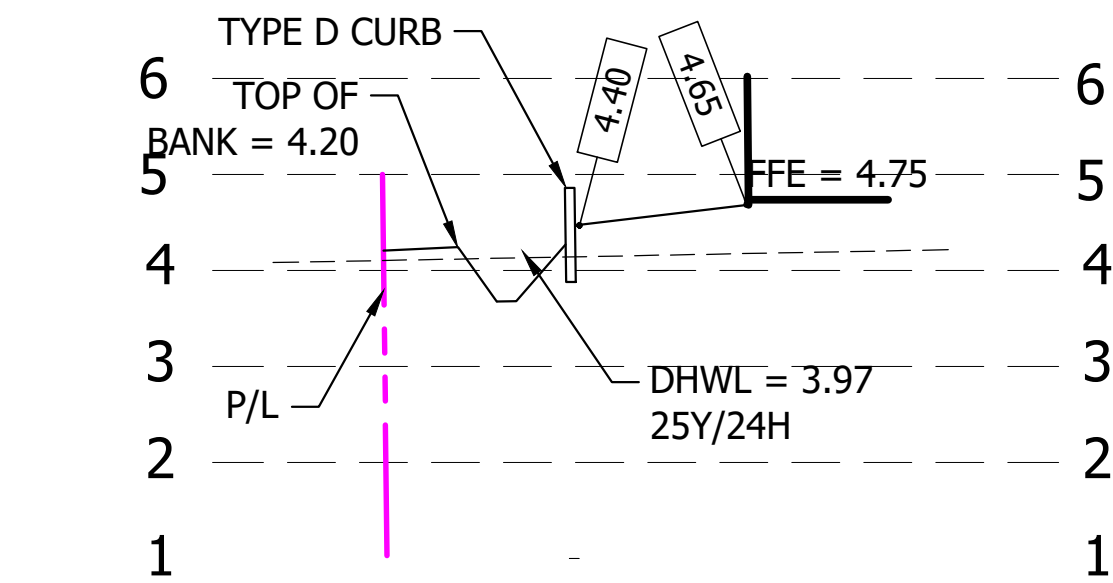


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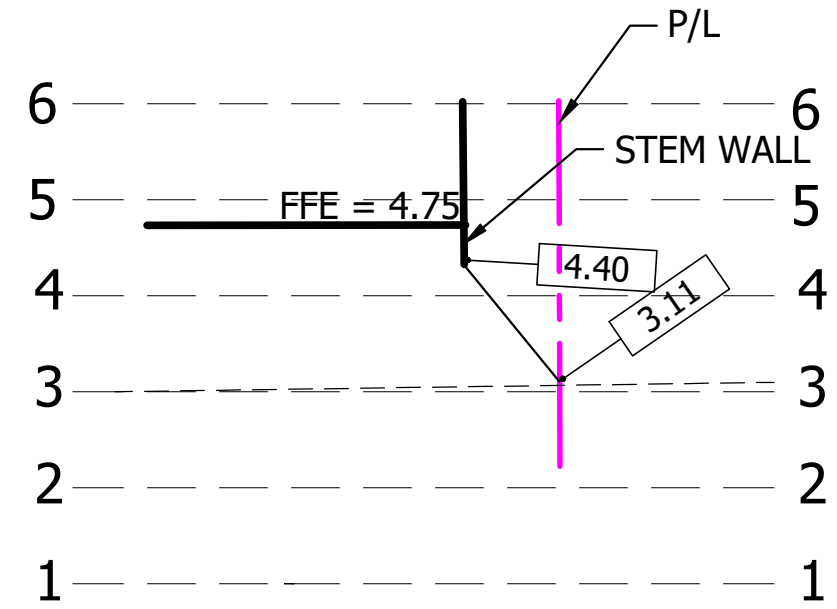


LEGEND

- STAKED SILT FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPERTY LINE
- PARKING COUNT
- COMPACT PARKING SPACE
- NEW CONCRETE 3,000 PSI WWF
- NEW CONCRETE DRIVEWAY AND PARKING
- GRASS
- NEW ASPHALT PARKING
- BUILDING SETBACK LINE
- HANDICAP
- TREE
- EXISTING GROUND LEVEL
- SURFACE RUNOFF DIRECTION



SECTION A-A (POND DRIVEWAY SECTION)
SCALE: VERTICAL 1"= 2'
HORIZONTAL 1"= 20'



SECTION B-B (BUILDING SECTION)
SCALE: VERTICAL 1"= 2'
HORIZONTAL 1"= 20'

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PAVING GRADING AND DRAINAGE PLAN

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BOS BUILDER LLC



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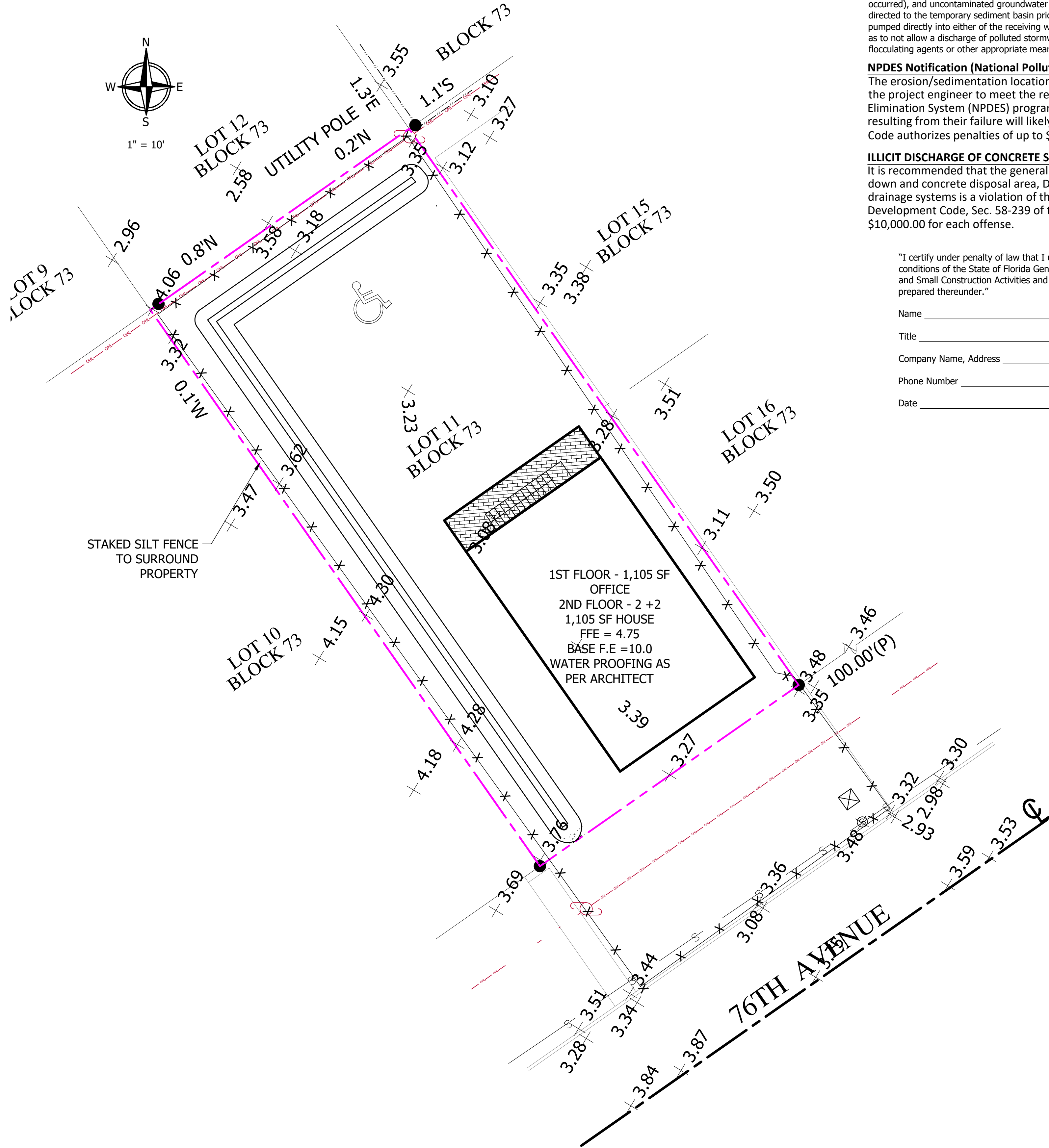
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It is expected that the following non-stormwater discharges may occur from the site during construction period: Water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

NPDES Notification (National Pollutant Discharge Elimination System)

The erosion/sedimentation locations and details set Forth in this site plan have been devised by the project engineer to meet the requirements of the federal National Pollutant Discharge Elimination System (NPDES) program. Failure to maintain these controls, or an illicit discharge resulting from their failure will likely result in fine citations. Sec. 58-239 of the Pinellas County Code authorizes penalties of up to \$10,000.00 for each offense.

ILLICIT DISCHARGE OF CONCRETE SLURRY

It is recommended that the general contractor for this project provide a suitable on-site wash down and concrete disposal area, Disposal of concrete slurry directly or indirectly into public drainage systems is a violation of the "illicit discharge" provision of the Pinellas County Land Development Code, Sec. 58-239 of the Pinellas County Code authorizes penalties of up to \$10,000.00 for each offense.

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name _____
Title _____
Company Name, Address _____
Phone Number _____
Date _____

Project Description:

Build a 14 Unit residential development with associated infrastructure.
Sequence of major soil disturbing activities:
(Times are approximate and to contractors best knowledge)

- 0-2 days, site prep and stabilized construction entrance.
- 3-6 days, install perimeter sediment and erosion controls.
- 7-10 days, clearing/grubbing over all areas except those that are designated as buffers/conservation easements.
- 11-13 days, site grading.
- 14-30 days, install storm sewer and utilities.
- 31-42 days, concrete slab.
- 43-90 days, frame structure.
- 91-120 days, finish building.
- 120-200 days, stabilize site.

Total area of the site: 2.76 Acres

Total area of the site to be disturbed: 2.76 Acres

Existing Site Conditions:

Existing site is currently vacant. Soil type is Myakka Soils and Made Land with a seasonal water table of 2.0 ft below existing grade. The property is mostly flat.

Site Location:

Lat. 27° 44' 04.12" N, Long 82° 41' 04.32" W.

Discharge:

Discharges to a stormwater treatment pond which discharges into the stormwater drainage system of belonging to City of St. Petersburg.

General Notes:

- Prior to clearing, a silt fence (trenched 4 inches deep and backfilled on the uphill side), reinforced with stakes (that are trenched 4 inches deep, backfilled on the uphill side, and staked with at least two 2" x 2" wooden stakes) shall be installed around the perimeter of the site. A double row of silt fence reinforced with properly (with the same installation as above) in addition to a vegetation barrier shall be placed around the vegetative buffers and wetland area as shown on site plan.
- During the clearing, grubbing and site grading stages, areas that are disturbed more than 7 days shall be stabilized with rye grass applied at manufacturer's recommendations. After seeding, each area shall be mulched with 4,000 pounds of straw per acre. All exposed slopes that are equal to or greater than 5%, an Erosion Blanket® shall be utilized until the area achieves final stabilization. A rock access road (that is 50ft long with a 6 inch depth of FDOT #4 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off of the site. There will be only one construction entrance at this site.
- After the initial site grading work, all proposed inlet(s)/outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric (with the same installation as above). Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seed or other permanent stabilization methods (if other methods are utilized, this SWPPP will be modified) no later than 14 days after the last construction activity. Seeding shall be the same as in temporary seeding.
- All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.
- Temporary seeding shall be rye grass applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days.
- Mulching practices and sod shall be applied to the parking lot island.
- Sod shall be used to stabilize the sides of the retention pond. (Bahia)
- Filter fabric shall be placed under the rock entrance/exit, the swale outfall and the stormwater retention pond outfall.
- Vegetative buffers shall be left undisturbed.
- A silt fence reinforced (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter. A double row of silt fence reinforced (with the same installation as indicated under the Best Management Practices heading) in addition to a vegetation barrier shall be placed around the vegetative buffers and wetland area if any are on site.
- A retention pond shall be constructed as shown on the paving, grading and drainage plan, and may be used as a temporary sediment basin (prior to being connected to a discharge structure) if needed. Care shall be taken to assure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided.
- Inlet(s)/Outfalls shall be protected with filter fabric (with the same installation as indicated under the Best Management Practices heading).
- Rock outlet protection lined with filter fabric shall be installed at all outfall points.
- All construction to be in accordance with approved plans and SWFWMD permit.
- All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. The dumpster shall be located as shown on the site map. No materials will be buried on site.
- Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, daily street sweeping and the use of water to keep dust down.
- The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:
• Fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates. The fertilizers and pesticides will be stored in a covered shed, as indicated on site map.
- The storage, application, generation and migration of all toxic substances:
• A spill prevention plan is in place. A double walled fuel tank will be placed on a drip pan to contain and prevent any drips or leaks from being discharged in stormwater runoff. All paints and other chemicals will be stored in a locked covered shed, as indicated on site map.
- Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. Specific placement is depicted on the site map. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff. A small-vegetated berm shall be placed around the washdown area.

Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:

- Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately.
- Sediment deposits shall be removed when they reach approximately 1/4 the height of the barrier.
- Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.
- Inlet(s)/outfalls shall be inspected immediately after each rain event, silt fence, or filter fabric shall be performed immediately.
- Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions.
- Mulch and sod that has been washed out shall be replaced immediately.
- Maintain all other areas of the site with proper controls as necessary.

- Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.
- Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site at least once every 7 calendar days or within 24 hours of the end of a rainfall event that is 0.5 inches or greater.
- Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.

This document has been electronically signed and sealed by Trevor D Howard, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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Trevor D. Howard, P.E. FL #59364
Not valid unless signed & embossed
by a registered Engineer.

Howard Civil Engineering Certificate of Authorization No. 9471

HOWARD CIVIL ENGINEERING, LLC
Land Development Civil Engineers
111 2nd Ave NE, #360, St. Petersburg, FL 33701
Phone: 813.962.6565

SWPP PLAN

AECEAN SEA
76TH AVE, ST. PETE BEACH, FL 33706
BOS BUILDER LLC

SCALE 0

DRAWN BY:
CHECKED BY:
PROJ. MAN.:
JOB NO.:
DATE:
CAD FILE:

SHEET NO.

C5 - SWPP PLAN

LEGAL DESCRIPTION
LOT 11, BLOCK 73, OF RE-PLAT ST. PETERSBURG BEACH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 28 AND 29, INC., IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ORIGINATION BENCHMARK
PINELLAS COUNTY
BENCHMARK "BLIND N"
N.A.V.D. ELEVATION = 3.76'

VICINITY MAP
NOT TO SCALE

#	SIZE & DESCRIPTION
A	12" PALM/20' CANOPY/15' HT.
B	12" PALM/20' CANOPY/20' HT.

FLOOD ZONE: AE
COMMUNITY NUMBER: 125149
PANEL: 12103C0257
SUFFIX: H
BASE FLOOD ELEVATION: 10
FIRM DATE: 08-24-2021
FIRM EFFECT /REV DATE: 08-24-2021

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

SCALE: 1"=20'

- LEGEND
- A/C AIR CONDITIONER
 - B.F.P. BACKFLOW PREVENTER
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - EL. ELEVATION
 - F.F. FINISHED FLOOR
 - I.D. IDENTIFICATION
 - L. LENGTH
 - L.B. LICENSED BUSINESS
 - M. MEASURED
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P. PLAT
 - PSM. PROFESSIONAL SURVEYOR AND MAPPER
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - PG. PAGE
 - P.B. PLAT BOOK
 - PK. PARKER KYLON NAIL
 - R. RADIUS
 - CENTERLINE
 - AND
 - #. NUMBER
 - Δ. DELTA OR CENTRAL ANGLE
 - CONCRETE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MISCELLANEOUS FENCE
 - TOPOGRAPHIC ELEVATION

SURVEYORS CERTIFICATE :
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY AND TREE SURVEY WITH TOPOGRAPHIC ELEVATIONS OF
XXXX 76TH AVENUE
ST. PETERSBURG BEACH, FL. 33706
PREPARED FOR
BOS BUILDER LLC



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net

Project C-538819	Sheet 1 of 1
Date 05-18-2022	Scale 1"=20'