



**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

Friday, December 8, 2023
10:00 AM

UPDATED 11/24/23: Case #23085 will be reviewed in January 2024, and meeting date changed from 12/6/23 to 12/8/23.

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. Site Plan #23090: 601 75th Ave

Request to construct a new accessory parking lot for Century Dental, located at 617 75th Ave adjacent to the subject property.

2. Amended Conditional Use Permit #23033: 5500 through 6000 Gulf Blvd (Tradewinds Resort)

Discussing the amended request made after the preceding review at the August 2, 2023 Technical Review Committee meeting, specifically:

"Permit rooftop amenities that include dining, drinking, and/or outdoor music in accordance with 35.3(d)(3)."

Note that, per staff, this request is being made pursuant to LDC Sec. 35.4.(b) due to the use being accessory to the resort rather than secondary bonus floor area.

Next Meeting: December 22, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: December 8, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Request to construct a new accessory parking lot for Century Dental, located at 617 75th Ave adjacent to the subject property.

Funding: N/A

Attachments:

1. Case #23090 - Site Plan Application
2. Case #23090 - Plans
3. Case #23090 - Boundary & Topographic Survey
4. Case #23090 - Agent Authorization Form



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: 601 75th Ave LLC

Address: 605 75th Avenue

City: St. Pete Beach State: FL

Zip: 33706 Telephone: 727-367-3313

Email: aallawnha@gmail.com

APPLICANT/AGENT (Attach agent authorization form):

Name: Same as Owner

Address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Email: _____

SUBJECT PROPERTY:

Address: 617 75th Avenue

36-31-15-77994-071-0110 &

Parcel: 36-31-15-77994-071-0150

Current Name of Business: Century Dental

Name of Project: Century Dental Expansion

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

Project consists of a new +/-900 SF building addition to the existing Century Dental office located at 617 75th Avenue.

As part of the project, a new asphalt surface parking lot is proposed. A previous demo permit was issued for the

previous building and concrete parking areas that existed on this parcel.

Signature of Applicant / Agent

October 25, 2023

Date



Guide for Site Plan Submittals

Pre-application Conference. The City suggests that applicants for any nonresidential development or any residential project that will have three or more units to request a pre-application conference with staff. The purpose is to gain a clear understanding of the proposed project, identify any regulatory processes/issues that will impact the project, and answer any questions.

The materials required as part of the application are necessary to provide the city with sufficient information to ensure compliance with the requirements of the Land Development Code, Code of Ordinances, Comprehensive Plan, and any other Federal, State and County regulations. All City codes can be found at www.municode.com.

All site plans submitted for review, pursuant to Section 5.1(b) of the Land Development Code, shall include the following documents and information. Staff reserves the right to require additional information. Failure to provide the required information shall result in postponement of the review process. All site plans must be submitted in scalable PDF or JPEG format and seven (7) hard copies in either 11" x 17" size for simple site plans or 24" x 36" size for more complex plans. All supporting documents must also be submitted in PDF format and one (7) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) days of receipt of complete application. In order to be considered complete, an application must have the following:

- (1) The name, address, and telephone number of the owner of record of the land proposed for development.
- (2) The name, address, and telephone number of the developer and/or agent, if different from the owner.
- (3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.
- (4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.
- (5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.
- (6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.
- (7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.
- (8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).
- (9) A location map of the land with reference to surrounding lands, subdivisions, streets, and municipal boundaries.

- (10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.
- (11) A site plan, with north arrow and scale, identifying:
 - a. The proposed land uses, densities, and intensities of use;
 - b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;
 - c. Common areas;
 - d. Recreational facilities;
 - e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;
 - f. Utility location;
 - g. Easements;
 - h. Off-street parking and loading facilities;
 - i. Landscaping and buffering; and
 - j. Signage.
- (12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.
- (13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.
- (14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.
- (15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.
- (16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.
- (17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.
- (18) Site utility and construction details, including a cross-connection control plan.
- (19) Roadway and paving cross-sections and profiles if modifying the roadway.
- (20) Lighting plan and details if located in the Community Redevelopment District, including photometrics and examples of the proposed fixtures.

- (21) Provisions for solid waste management.
- (22) Locations and preliminary plans for signs.
- (23) Sight triangles at the intersections of roadways and curb cuts with roadways.
- (24) Vehicular and pedestrian circulation patterns.
- (25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.
- (26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.
- (27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.
- (28) The height and number of floors/stories of all structures and number of units per floor/story.
- (29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.
- (30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.
- (31) Landscape plan and details.

Changes of use subject the property to additional landscaping contingent on the type of work being performed. Please contact zoning staff if you have questions. If located within the Community Redevelopment District, additional requirements apply.

The landscape plan, which shall be drawn by a Florida Registered landscape architect or other qualified/ licensed landscape professional, shall include all of the following:

- (a) The preparer's name, address, and telephone number, signature and seal.
- (b) A schedule including:
 - 1. Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.
 - 2. Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.
 - 3. Width and square footage of all required landscape buffers.
- (c) Plant legend showing botanical and common name, size and quantity of all proposed plantings
- (d) Elevation and section drawings of any solid screen proposed.
- (e) All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.
- (f) All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.
- (g) Scale and north arrow.

(32) Fire Department:

- (a) The Florida Fire Prevention Code (currently adopted edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.
- (b) Underground Utilities:
 1. Fire Mains Locations
 2. Backflow Prevention Devices Locations
 3. Hydrant Locations
 4. Fire Department Connections Locations
 5. Proposed Boat Docks and Associated Underground Piping
 6. Gas Main Location and Associated Valves
 7. Power Services for Gate Operations at Gated Communities
 8. Telephone Services
 9. Electrical Services
 10. Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.

NOTE: All new construction (buildings and structures) shall be required to be provided with an automatic fire sprinkler/standpipe system. AUTOMATIC means a Fire Pump must be provided.

Completed applications are routed to the Technical Review Staff, which is comprised of representatives of the City Staff who review and make comments on submitted applications. The Departments that will review the application are:

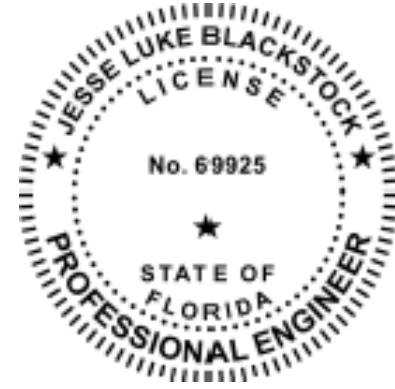
Fire	363-9207
Public Works	363-9254
Planning & Zoning	363-9229
Building	363-9209
Recreation	363-9274
Code Enforcement/Public Safety	363-9211

Technical Review Committee Deadlines

The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. The following applications must be reviewed by the TRC:

- (1) Site Plans
- (2) Subdivisions
- (3) Conditional Uses
- (4) Amendments to the Zoning Map
- (5) Amendments to the Future Land Use Map
- (6) Variances on property being used for other than single-family detached residential purpose
- (7) Vacations of Streets, Plats or other property
- (8) Temporary Uses
- (9) All other applications assigned by the City Manager

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
	Wednesday	Wednesday
January	12/5/2022	1/4/2023
	12/19/2022	1/18/2023
February	1/2/2023	2/1/2023
	1/18/2022	2/15/2023
March	1/30/2023	3/1/2023
	2/13/2023	3/15/2023
April	3/6/2023	4/5/2023
	3/20/2023	4/19/2023
May	4/3/2023	5/3/2023
	4/17/2023	5/17/2023
June	5/8/2023	6/7/2023
	5/22/2023	6/21/2023
July	6/5/2023	7/5/2023
	6/16/2023	7/19/2023
August	7/3/2023	8/2/2023
	7/17/2023	8/16/2023
September	8/7/2023	9/6/2023
	8/21/2023	9/20/2023
October	9/1/2023	10/4/2023
	9/18/2023	10/18/2023
November	10/2/2022	11/1/2022
	10/16/2023	11/15/2023
December	11/6/2023	12/6/2023
	11/20/2023	12/20/2023



GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED HEREIN, THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS

- A. CITY OF ST PETE BEACH LAND DEVELOPMENT CODE
B. CITY OF ST PETE BEACH WATER, WASTEWATER, AND RECLAIMED WATER TECHNICAL MANUAL AND TECHNICAL SPECIFICATIONS
C. CITY OF ST PETE BEACH TRANSPORTATION TECHNICAL MANUAL
D. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
E. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS

THE ABOVE NOTED DOCUMENTS SHALL BE THE TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF SAID SPECIFICATIONS. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL HAVE A SET OF THESE PLANS MARKED "APPROVED FOR CONSTRUCTION" ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.

2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

2. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE DEVELOPER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS SPECIFIED BY THE PERMITS AND VARIOUS GOVERNMENTAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS, AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO CITY OF ST PETE BEACH PLANNING AND GROWTH MANAGEMENT, TECO, VERIZON, AND BRIGHTHOUSE NETWORKS. CALL SUNSHINE ONE (811) PRIOR TO ANY EXCAVATION.

4. THE CONTRACTOR SHALL ASSURE AND BE RESPONSIBLE FOR THE PROPER PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

5. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION; THIS INCLUDES LANDS OWNED BY THE DEVELOPER.

6. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE FEELS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER.

7. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR HIS REVIEW, ALL SHOP DRAWINGS A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF THE CONTRACTOR'S NEED FOR SAME.

8. ALL EXISTING WELLS TO BE ABANDONED SHALL BE PROPERLY ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH SWFWMD RULES 60D-5 AND 17-21.1(4) F.A.C.

9. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY THE TOPOGRAPHICAL INFORMATION AS SHOWN ON THE CONSTRUCTION DRAWINGS AND ACCEPT THE SITE (ACCURATE TO 0.5 FEET OF THE CONTOUR INTERVAL AND 0.2 FEET OVERALL) AS REPRESENTED. COMMENCEMENT OF SITE IMPROVEMENTS SHALL BE INTERPRETED AS ACCEPTANCE BY CONTRACTOR OF ALL REPRESENTATIONS IN CONTRACT DOCUMENTS.

10. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS BUILT" FOR ALL IMPROVEMENTS NOTING ANY FIELD ADJUSTMENTS. THE "AS BUILT" SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL GRAVITY UTILITY SYSTEMS INCLUDING SLOPE OF PIPES, TYPES OF PIPE FOR UTILITY SYSTEMS IF DIFFERENT FROM DESIGN, TOP OF BANK AND TOP OF SLOPE FOR ALL STORMWATER PONDS, STORMWATER CONTROL STRUCTURE AND OUTFALL PIPE DATA (WEIR WIDTHS AND ELEVATIONS, ORIFICE SIZES AND ELEVATIONS, TOP OF STRUCTURE ELEVATIONS, INVERT ELEVATION OF OUTFALL PIPE, ETC.). UTILITY CROSSING DETAILS IF DIFFERENT FROM DESIGN, HORIZONTAL LOCATION OF PRESSURE PIPE SYSTEMS IF DIFFERENT FROM DESIGN LOCATIONS, AND ALL OTHER DATA INDICATING DEVIATIONS FROM DESIGN AS APPLICABLE. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILT'S", PREPARED IN ACCORDANCE WITH F.A.C. RULE 61G17-6.004(1), TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILT'S" AND CONVERT THEM INTO RECORD DRAWINGS.

11. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR BURNING ON SITE, IF ALLOWED.

12. DEVELOPER SHALL PROVIDE SOILS AND MATERIALS TESTING SERVICES FROM A LICENSED GEOTECHNICAL ENGINEER AT HIS OWN EXPENSE. CONTRACTOR SHALL COOPERATE WITH THE OWNER'S GEOTECHNICAL ENGINEER AND SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO ANY TESTING REQUIRED BY THE PLANS, SPECIFICATIONS, REPORTS, AND/OR GOVERNMENTAL AGENCIES, OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. IF A FAILURE IN ANY OF THE CONTRACTOR'S ACTIVITIES RELATED TO SOILS OR MATERIALS TESTING OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE FAILURE AT HIS EXPENSE AND RE-SCHEDULE THE RE-TESTING AS NECESSARY. ALL RE-TESTING FEES FROM THE GEOTECHNICAL ENGINEER RESULTING FROM THE AFORESAID FAILURES SHALL BE AT THE CONTRACTOR'S EXPENSE.

13. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO TECO, VERIZON, AND BRIGHTHOUSE NETWORKS.

14. OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH CITY OF ST PETE BEACH STANDARDS, OR AS DIRECTED BY THE ENGINEER AND OWNER.

15. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.

16. ANY DAMAGE TO STATE, CITY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.

17. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.

LAND SURVEYING

1. BOUNDARY, TREE, AND TOPOGRAPHIC SURVEYS WERE CONDUCTED BY LANDTECH SURVEYING & LIEN ALL BENCHMARKS USED FOR CONSTRUCTION LAYOUT SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER, PRIOR TO USE, TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
3. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988, U.S. SURVEY FEET.
4. 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 OR ORDERING STRUCTURES.

SAFETY

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE STATE OF FLORIDA'S TRENCH SAFETY ACT (F.S. 563.60).
5. DURING CONSTRUCTION, ALL SAFETY REGULATIONS OF THE FOOT SHALL BE OBSERVED AND THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY IN ORDER TO SAFELY CONDUCT THE PUBLIC AND WORKMEN, THROUGH THE PROJECT AREA AND PUBLIC RIGHT-OF-WAYS. THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT'S DESIGN STANDARDS, INDEXES 600-670.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY 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.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE (811) TO ARRANGE FIELD LOCATIONS.

EROSION PROTECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS FROM THE DATE OF NOTICE TO PROCEED, UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, ENGINEER AND CITY OF PALMETTO. ACCORDINGLY, THE CONTRACTOR IS SOLELY RESPONSIBLE AND SHALL MANAGE HIS WORK AND TAKE ALL NECESSARY STEPS TO CONTROL EROSION, EROSION, AND PREVENT EROSION, AND TRANSPORT OF SEDIMENT INTO EXISTING WETLANDS, DRAINAGE WAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS. THIS MAY REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDROWS, DIVERSION SWALES, SEED & MULCH, STAKED HAY BALES OR OTHER EROSION CONTROL MEASURES OR INCIDENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.
2. SEE PLAN ENTITLED EROSION AND SEDIMENTATION CONTROL PLAN FOR ADDITION REQUIREMENTS

STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

THE CONTRACTOR ACKNOWLEDGES THE REQUIREMENT OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), WHICH HAS PUBLISHED RULES FOR OBTAINING COVERAGE UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

IN OCTOBER 2000, EPA AUTHORIZED THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) TO IMPLEMENT THE NPDES STORMWATER PERMITTING PROGRAM IN THE STATE OF FLORIDA (IN ALL AREAS EXCEPT INDIAN COUNTRY LANDS). DEP'S AUTHORITY TO ADMINISTER THE NPDES PROGRAM IS SET FORTH IN SECTION 403.0885, FLORIDA STATUTES (F.S.). THE NPDES STORMWATER PROGRAM REGULATES POINT SOURCE DISCHARGES OF STORMWATER INTO SURFACE WATERS OF THE STATE OF FLORIDA FROM CERTAIN MUNICIPAL, INDUSTRIAL AND CONSTRUCTION ACTIVITIES. AS THE NPDES STORMWATER PERMITTING AUTHORITY, DEP IS RESPONSIBLE FOR PROMULGATING RULES AND ISSUING PERMITS, MANAGING AND REVIEWING PERMIT APPLICATIONS, AND PERFORMING COMPLIANCE AND ENFORCEMENT ACTIVITIES. THE CONTRACTOR AGREES TO ASSIST THE OWNER IN THE PREPARATION, AND IMPLEMENTATION, OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE EPA HAS PUBLISHED SUMMARY GUIDANCE FOR "DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" (EPA 832-R-92-005, SEPTEMBER 1992).

CLEARING/DEMOLITION

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM PASCO COUNTY AND THE OWNER.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY PASCO COUNTY.
3. RESIDUAL MATERIAL THAT RESULTS FROM CLEARING AND GRUBBING, OR SITE EXCAVATION, IS TO BE UTILIZED ON-SITE AS NECESSARY, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S GEOTECHNICAL/SOILS TESTING COMPANY. EXCESS SUITABLE MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

PAVING AND GRADING

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACK FILLED WITH SUITABLE MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS, OR AS DIRECTED BY THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF SUITABLE MATERIAL SPECIFIED BY THE OWNER'S GEOTECHNICAL CONSULTANT / SOIL TESTING COMPANY, OR ENGINEER, AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
3. PROPOSED SPOT ELEVATIONS REPRESENT TOP OF FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING NECESSARY TESTING WITH THE OWNER'S SOILS TESTING COMPANY. TESTS WILL BE REQUIRED, AT A MINIMUM PURSUANT TO INDIAN RIVER COUNTY TESTING SCHEDULE. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS TESTING COMPANY WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
6. ALL UNDERGROUND UTILITIES, INCLUDING UTILITY SLEEVES, AND CONDUITS SHALL BE INSTALLED PRIOR TO BASE & PAVEMENT CONSTRUCTION.
7. PER FLORIDA BUILDING CODE (FBC) SECTION 1804.3 SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.

STORM DRAINAGE SYSTEM

1. STANDARD INDICES REFER TO THE LATEST EDITION OF CITY AND/OR FDOT SPECIFICATIONS.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS II, MANUFACTURED IN ACCORDANCE WITH ASTM C-78 UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CITY AND/OR FDOT DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. JOINTS FOR CONCRETE PIPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM STANDARD C 443.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED AND FLARED END SECTIONS, WHICH ARE INCLUDED IN LENGTHS.
5. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING, UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS PRIOR TO FINAL ACCEPTANCE.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE OPERATION/MAINTENANCE SCHEDULE

THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA AND SUBSURFACE DRAINAGE SYSTEM. THIS WILL REQUIRE INSPECTION ON AT LEAST AN ANNUAL BASIS OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO INLETS, STORM MANHOLES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD-UP. THIS MAY REQUIRE PERIODIC FLUSHING OF THE SUBSURFACE DRAINAGE SYSTEM, CUTTING AND REMOVAL OF VEGETATION FROM AND AROUND STRUCTURES, AND REMOVAL OF ACCUMULATED SEDIMENTS FROM THE BOTTOM OF THE PIPES AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE DESIGNATED LITTORAL ZONE SHALL BE MAINTAINED AS A FUNCTIONAL BIOLOGICAL FILTRATION AREA (I.E. VEGETATED ZONE) AND SHALL NOT BE LESS THAN 35% OF THE POND SURFACE.

GENERAL MAINTENANCE

1. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS) AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
2. CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FILTRATION OR KILL LIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO LOCAL "MONEY DAYS" SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN SWIMS. GRASS CLIPPINGS POSE PROBLEMS BY SMOOTHING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES, AND WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
3. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENT REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
4. DURING ANY REPAIR OR MAINTENANCE ACTIVITY USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
5. ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
6. THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL DISTRICT SERVICE OFFICE. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
7. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A SWIMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
8. MOSQUITO GROWTH CAN BE MINIMIZED IN A SWIMS BY THE FOLLOWING MEASURES:
- A. DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO SWIMS - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOS.
- B. CLEAN OUT ANY OBSTRUCTIONS WHICH GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
- C. REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.
- D. STOCK PONDS WITH PREDATORY "MOSQUITO FISH" - GAMBUSIA MINNOWN.

WET DETENTION POND MAINTENANCE

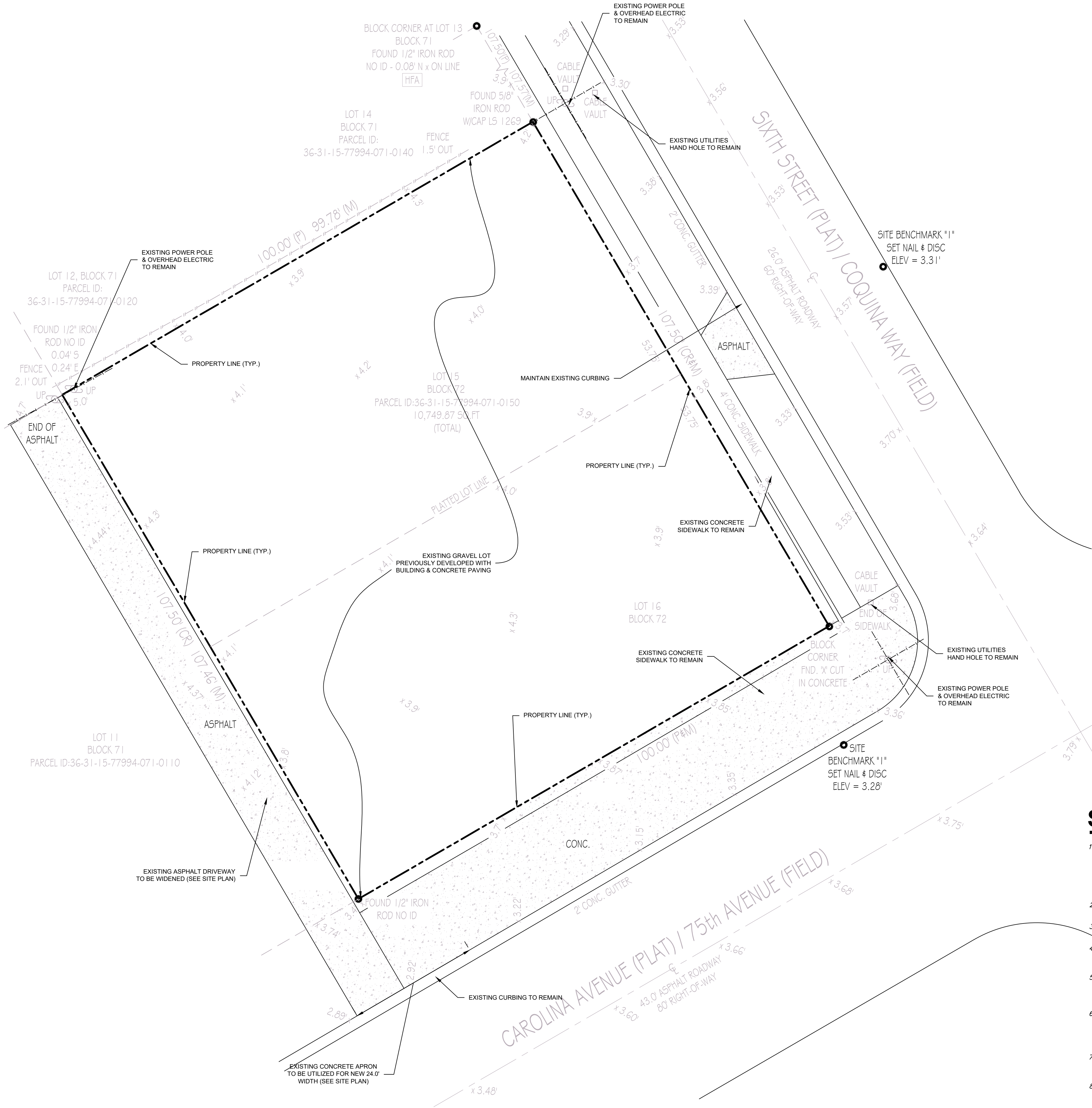
1. ALL SODDED SIDE SLOPES AND BERMS SHOULD BE MAINTAINED BY THE PROCEDURE OUTLINED FOR DITCHES AND SWALES. INFLOW STRUCTURES SHOULD BE MAINTAINED BY THE PROCEDURES OUTLINED UNDER "GENERAL MAINTENANCE".
2. MAINTAIN, RATHER THAN REMOVE, WETLAND VEGETATION THAT BECOMES ESTABLISHED IN THE LITTORAL ZONE. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SWFWMD. REMOVAL INCLUDES DREDGING, APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICT'S SURFACE WATER REGULATION MANAGER, TAMPA SERVICE OFFICE.
3. WHEN WET DETENTION POND LITTORAL ZONES ARE INTENTIONALLY PLANTED FOR AESTHETIC PURPOSES OR TO OFFSET WETLANDS IMPACTS, REMOVAL OF WEEDY OR EXOTIC VEGETATION MAY BE REQUIRED AND ACCOMPANIED BY REPLANTING OF DESIRABLE VEGETATION. CHECK WITH THE LOCAL DISTRICT SERVICE OFFICE TO DETERMINE SPECIFIC REQUIREMENTS.
4. ON A MONTHLY OR QUARTERLY BASIS AND AFTER SEVERE RAINFALL EVENTS, CHECK THE AREA IN FRONT OF THE OUTFALL CONTROL STRUCTURE FOR BUILT-UP SEDIMENTS AND VEGETATION THAT IMPAIR THE OPERATION OF THE STRUCTURE. REMOVE SEDIMENT AND VEGETATION TO AN APPROVED DISPOSAL SITE.
5. WHEN LITTORAL ZONE VEGETATION AND SEDIMENT ACCUMULATE TO SUCH AN EXTENT THAT WATER DEPTH DECREASES, THE LITTORAL ZONE MAY NEED TO BE REGRADED AND REVEGETATED. WHEN IT APPEARS THAT A POND HAS REACHED THIS STATE, IT IS BEST TO CONTACT A DISTRICT REPRESENTATIVE PRIOR TO LARGE SCALE MAINTENANCE.

DITCH & SWALE MAINTENANCE

SOME ERP PERMITS REQUIRE THAT THE VEGETATION IN SOME DITCHES BE PROTECTED TO OFFSET WETLAND IMPACTS. PERMITTED DURING CONSTRUCTION OR FOR WATER QUALITY TREATMENT, THE PERMIT OR APPROVED CONSTRUCTION SHOULD CLEARLY IDENTIFY WHICH DITCH VEGETATION MUST BE PRESERVED. IF YOU'RE UNSURE, CONTACT THE LOCAL DISTRICT SERVICE OFFICE. IF DITCHES ARE NOT REQUIRED TO BE PROTECTED, DITCHES AND SWALES SHOULD BE PERIODICALLY MOVED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRASS DESIGNED TO RESIST RUNOFF. FOR SHORT PERIODS OF TIME UTILIZING DITCH BLOCKS OR RAISED INLETS. THESE DITCH BLOCKS OR INLETS SHOULD NOT BE REMOVED OR ALTERED. IF YOU ARE UNABLE TO IDENTIFY WHAT TYPE OF TREATMENT METHOD SERVES YOUR DEVELOPMENT, CONTACT THE DISTRICT SERVICE OFFICE.

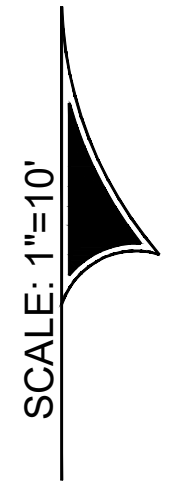
HOW TO OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM

THE STORMWATER MANAGEMENT SYSTEM (SWMS) IS DESIGNED AND CONSTRUCTED TO COMPLY WITH CERTAIN ENVIRONMENTAL PROTECTION CRITERIA. STORMWATER PONDS AND THEIR ASSOCIATED SURFACE WATER MANAGEMENT FACILITIES ARE DESIGNED TO CAPTURE AND REMOVE POLLUTANTS FROM SPECIFIC VOLUMES OF STORMWATER RUNOFF THROUGH PROCESSES SUCH AS PERCOLATION, FILTERING AND/OR DETENTION, AS LONG AS THEY ARE CONSTRUCTED PROPERLY AND MAINTAINED IN AN EFFECTIVE STATE. WATER QUALITY STANDARDS ARE PRESUMED TO BE MET. STORMWATER MANAGEMENT SYSTEMS SHOULD BE INSPECTED ON A ROUTINE BASIS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. INSPECTIONS SHOULD BE SCHEDULED ON A MONTHLY OR QUARTERLY BASIS AND FOLLOWING ANY MAJOR RAIN EVENT. MORE FREQUENT INSPECTIONS MAY BE NECESSARY DURING THE RAINY SEASON. KEEP DETAILED NOTES ON MAINTENANCE ACTIVITIES WILL HELP WHEN PROVIDING A REPORT TO THE DISTRICT AT THE TIME OF YOUR 18 OR 24 MONTH INSPECTION. YOUR ENVIRONMENTAL RESOURCES PERMIT (ERP) INCLUDES A CONDITION THAT SPECIFIES HOW OFTEN THE INSPECTION REPORTS ARE DUE. IT WOULD BE WISE TO DESIGNATE ONE INDIVIDUAL AS THE PERSON RESPONSIBLE FOR OVERSEEING OPERATION AND MAINTENANCE ACTIVITIES, MONITORING AND REPORTING. THIS WILL ALLOW THAT INDIVIDUAL TO BECOME WELL-ACQUAINTED WITH THE SWMS. A COPY OF THE PERMIT AND DISTRICT-APPROVED CONSTRUCTION DRAWINGS SHOULD BE MADE AVAILABLE TO THE RESPONSIBLE PERSON IF QUESTIONS OR ISSUES DEVELOP.



SITE DEMOLITION NOTES

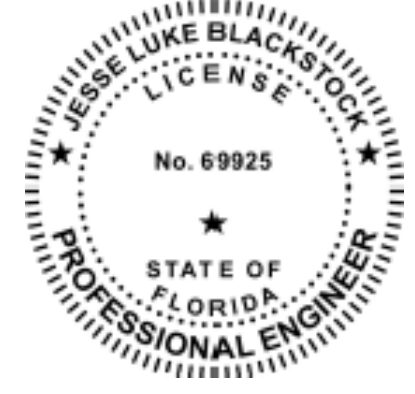
- CONTRACTOR TO DEMOLISH AND REMOVE ALL DELETERIOUS MATERIAL INCLUDING TOPSOIL & ORGANIC VEGETATION, (I.E. GRASS, WEEDS AND SHRUBS) WITHIN LIMITS OF THE PROJECT SITE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS, INCLUDING DEMOLISHED PAVEMENT & CONCRETE MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED DEMOLITION AND CONTRACTOR PERMITS PRIOR TO COMMENCING DEMOLITION.
- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION. SEE CLEARING & EROSION CONTROL NOTES ON DETAIL SHEET.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, ELECTRIC, AND TELEPHONE.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
- THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER FOR ANY REQUIREMENTS OF MAINTAINING ACCESS THRU EXISTING DRIVEWAY AND PHASE CONSTRUCTION ACCORDINGLY PRIOR TO START OF DEMOLITION/SITE PREPARATIONS.
- CONTRACTOR SHALL PROVIDE SUFFICIENT SITE WATERING/IRRIGATION DURING EARTHWORK ACTIVITIES TO PREVENT FUGITIVE DUST/DEBRIS FROM LEAVING/BLOWING FROM THE SITE.
- EXISTING DRIVEWAY ENTRANCES TO BE MODIFIED PER PROPOSED SITE PLAN IMPROVEMENTS. CONTRACTOR TO MAINTAIN THRU TRAFFIC DURING NORMAL BUSINESS HOURS AND PROVIDE FOR STEEL PLATES OR OTHER APPURTENANCES NECESSARY TO MAINTAIN TRAFFIC IN DRIVEWAY AREAS DURING CONSTRUCTION OF STORM, UTILITIES, & PAVEMENT RESTORATION ACTIVITIES.
- CONTRACTOR TO PROVIDE SURFACE DRAINAGE TOWARD EXISTING OUTFALL STRUCTURE DURING ALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. SEE DETAIL SHEET FOR EROSION CONTROL REQUIREMENTS.
- IF ROOT PRUNING IS REQUIRED WITHIN THE TREE BARRICADE AREA, USE HAND TOOLS & SAWS TO MAKE CLEAN CUTS & MINIMAL IMPACT TO EXISTING ROOTS ONLY TO ACCOMMODATE INSTALLATION. NO DITCH WITCH OR MACHINERY WILL BE USED TO DISTURB, PULL, OR TEAR ROOTS WITHIN THIS LOCATION.



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CENTURY DENTAL
EXPANSION

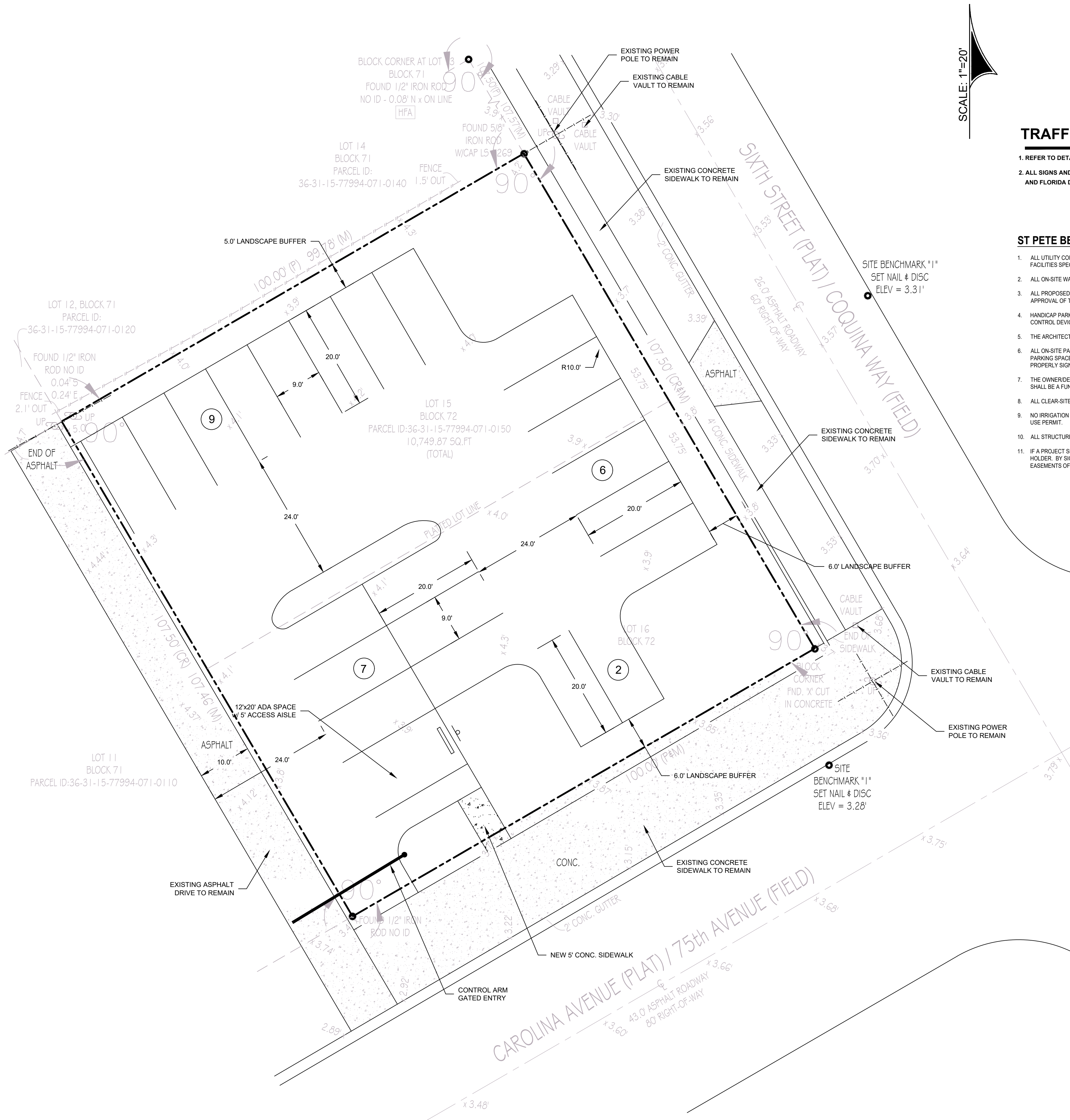
617 75TH AVENUE
ST PETE BEACH, FLORIDA

CONSTRUCTION
PLANS

PROJECT: 10017205.00
DATE: 10/12/2023

No.	Date	Revision	Description

EXISTING
CONDITIONS PLAN
SHEET C1.0



TRAFFIC CONTROL SIGNS

- 1. REFER TO DETAIL SHEET 7 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
- 2. ALL SIGNS AND MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

ST PETE BEACH DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

- 1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE ST. PETE BEACH STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- 2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/ DEVELOPER.
- 3. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
- 4. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
- 5. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- 6. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- 7. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
- 8. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-12) FEET IN HEIGHT.
- 9. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
- 10. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
- 11. IF A PROJECT SITE CONTAINS AN EASEMENT, ESPECIALLY A POWER COMPANY EASEMENT, A LETTER OF NO OBJECTION IS REQUIRED FROM THE EASEMENT HOLDER. BY SIGNING AND SEALING THIS PLAN THE ENGINEER OF RECORD IS ATTESTING THAT HE/SHE HAS IDENTIFIED AND ACCURATELY SHOWN ALL EASEMENTS OF RECORD ON THE PLANS.

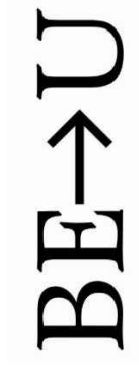
CONSTRUCTION PLANS

PROJECT: 10017205.00
DATE: 10/12/2023

No.	Date	Description	Revision

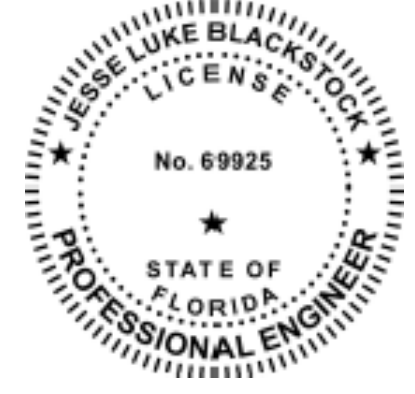
CENTURY DENTAL EXPANSION

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SITE PLAN
SHEET C3.0



SCALE: 1"=10'

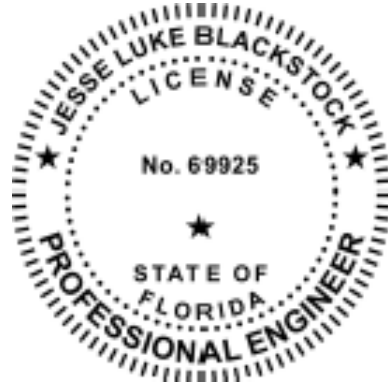
CONSTRUCTION PLANS

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No.	Date	Description

CENTURY DENTAL EXPANSION

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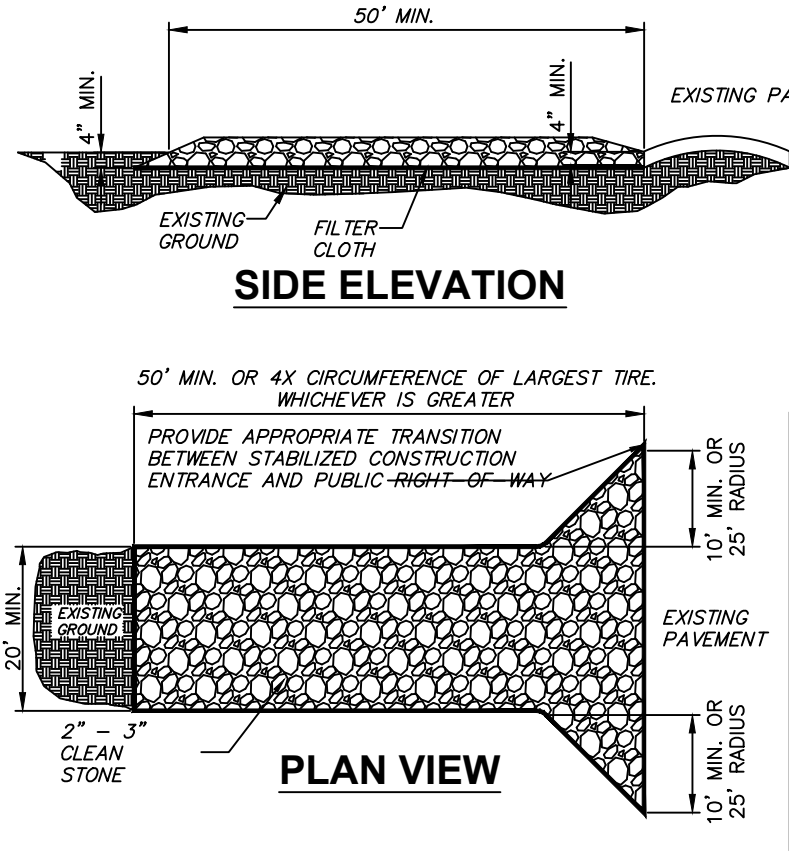
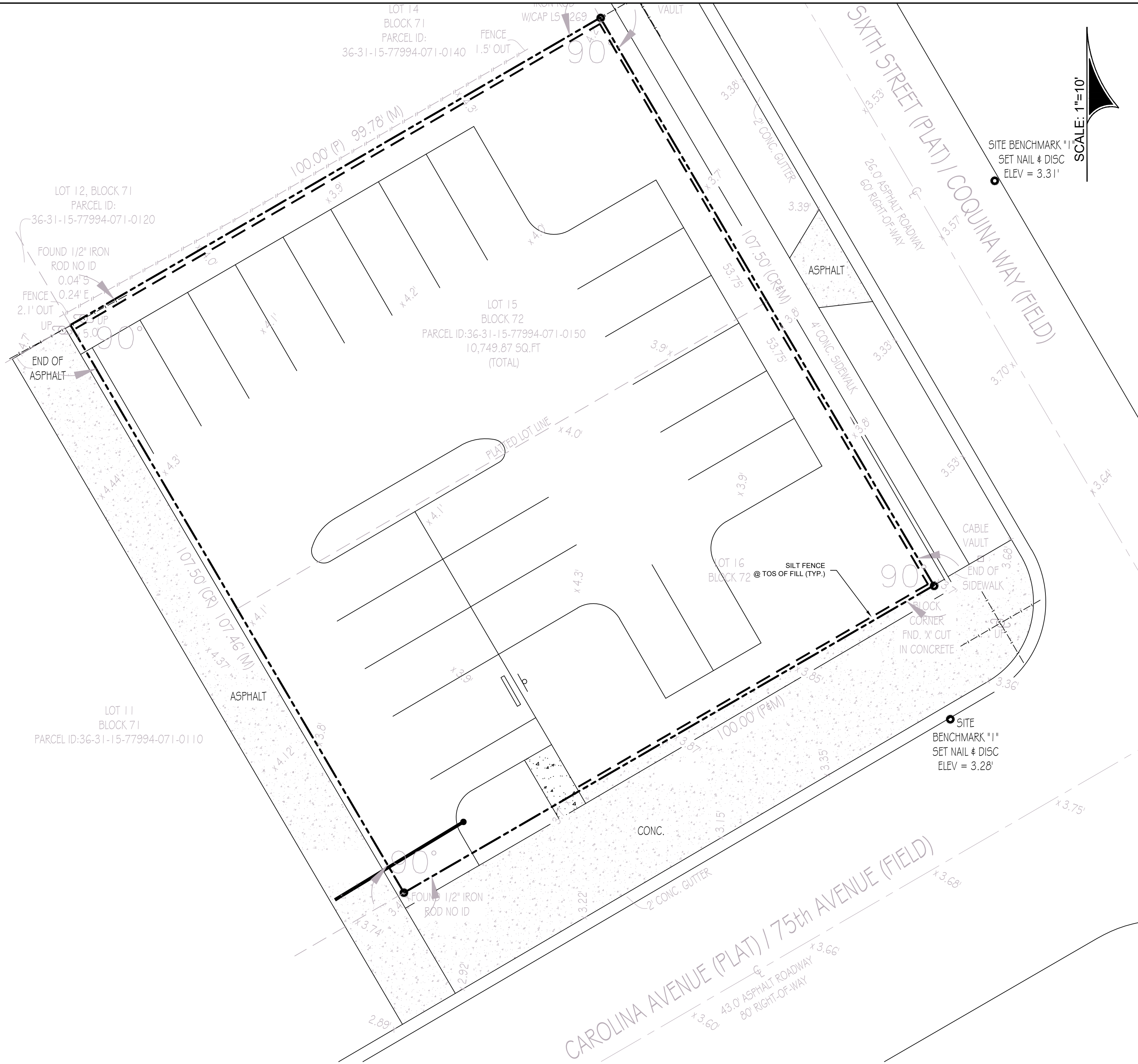


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GRADING &
DRAINAGE PLAN
SHEET C4.0



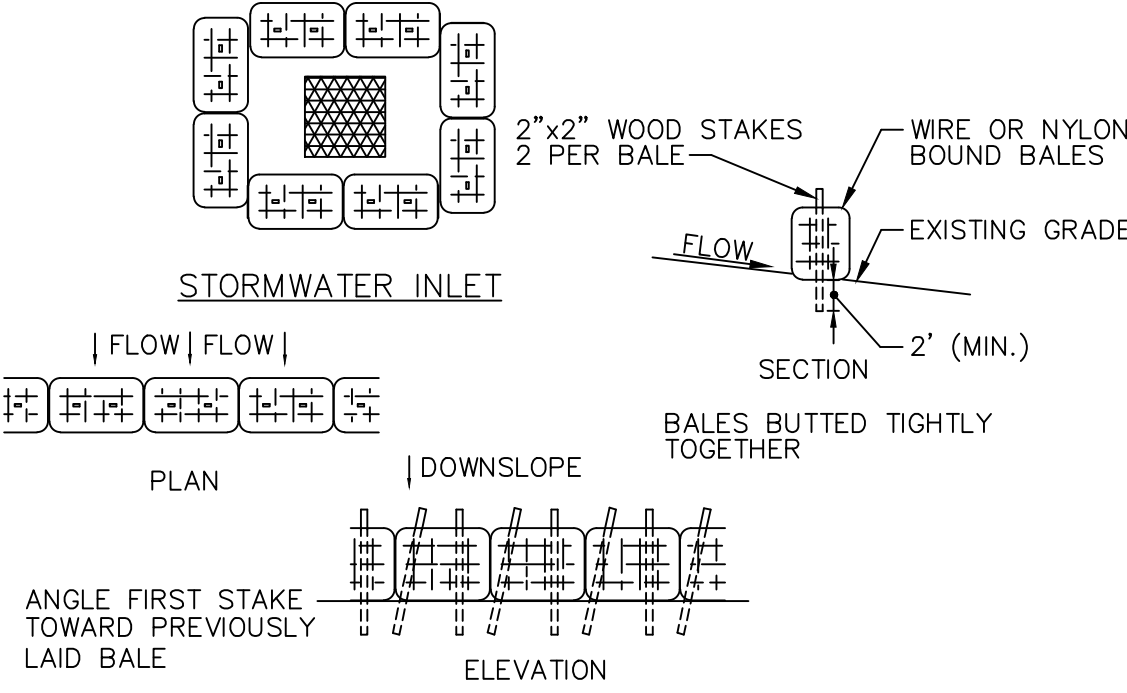
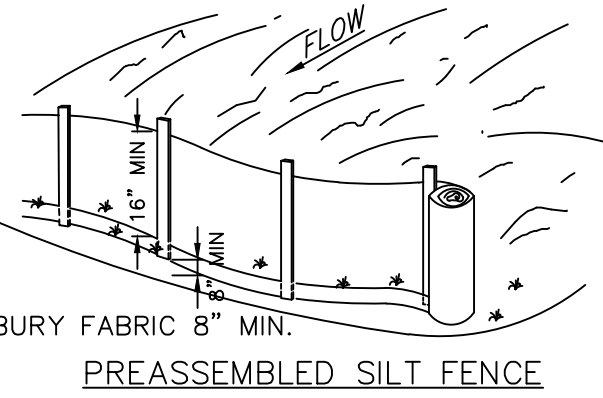
CONSTRUCTION SPECIFICATIONS

1. STONE - USE COARSE AGGREGATE (2 - 3 INCH STONE)
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. 12" X 24" METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM PAVEMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRATE OUTLET POINT.

STABILIZED CONSTRUCTION ENTRANCE

POST (OPTIONS: 2"x4" OR 2 1/2" MIN DIA WOOD; STEEL 1.33 LBS/FT MIN) 6" CENTERS MAX

GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI



EROSION CONTROL/WATER QUALITY MANAGEMENT PRACTICES

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C., THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.
6. REFER TO FOOT INDEX 102 FOR EROSION CONTROL STANDARDS.

EROSION CONTROL DETAIL

SCALE = NTS

1. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
2. THE CONSTRUCTION WILL BE STAGED IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
3. PROTECT STORMWATER INLETS IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES TO MINIMIZE SILTATION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SITE STABILIZATION IS COMPLETE. INLET GRATES SHOULD REMAIN WRAPPED UNTIL THE COMPLETION OF THE PROJECT.
4. DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
5. ALL CONSTRUCTION DEWATERING WILL BE CONTAINED ONSITE, AT SPECIFIED LOCATIONS, AND EITHER DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR ALLOWED TO INFILTRATE THE SOIL. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE REQUIREMENTS OF DEWATERING PERMITTING AND METHODS. IF IT IS NECESSARY TO DISCHARGE DEWATERING EFFLUENT OFF SITE, ALL DEWATERING EFFLUENT SHALL BE ROUTED TO A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO THE WETLANDS OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM SHALL BE ADHERED TO DURING CONSTRUCTION, ALTHOUGH THE ACTUAL LAYOUT OF THE SYSTEM MAY BE CONSTRUCTED AS DICTATED BY FIELD CONDITIONS.
6. THE DEWATERING SYSTEM MUST USE A PUMP AND PIPING THAT IS LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL OF SIX MONTHS. ANY DEVIATION FROM THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIALS SHALL BE BORNE BY THE CONTRACTOR.
7. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
8. ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE ENGINEER AND/OR OWNER, UPON REQUEST.
9. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES AS DIRECTED BY THE ENGINEER OF RECORD OR OTHER REGULATORY AGENCIES.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWM) PERMIT AND HAVE A COPY ON SITE.

11. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS AS NEEDED TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
12. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE WET DETENTION (WITHOUT FILTRATION TREATMENT) STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOO IN ACCORDANCE WITH FOOT SPECIFICATION SECTION 575 OR WITH PERMANENT SEED AND MULCH AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY IN ACCORDANCE FOOT SPECIFICATION SECTION 570.
14. SOODING INCLUDES MAINTAINING SLOPES AND SOO UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED. WHICHEVER COMES LAST UNTIL THEN, ALL EROSION SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH AS SOON AS PRACTICABLE. THE TEMPORARY SEED AND MULCH SHALL BE INSTALLED IN ACCORDANCE WITH FOOT SPECIFICATION SECTION 570.
16. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPs SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SLOPESIDE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
17. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER INFILTRATION TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHOULD NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.

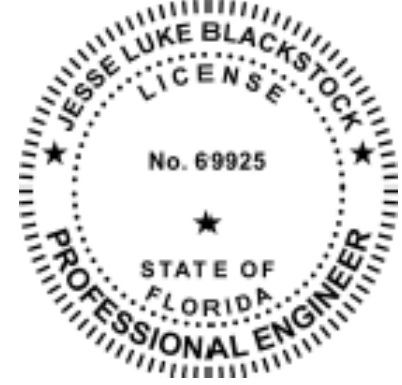
18. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.
19. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
20. INSPECT SILT FENCE REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
21. SEDIMENT BASINS TO BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT. BUILT UP SEDIMENT TO BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY AND/OR AT THE END OF THE JOB.
22. DIVERSION DIKE, IF REQUIRED, WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
23. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
24. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN.
25. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AND DICTATED BY FIELD CONDITIONS.
26. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

CENTURY DENTAL
EXPANSION

CONSTRUCTION
PLANS

BLACKSTOCK ENGINEERING UNLIMITED, INC.

1646 W SNOW AVE., SUITE 174
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813.455.2184
www.BlackstockENG.com
FL Cert. Of Auth. No. 32307

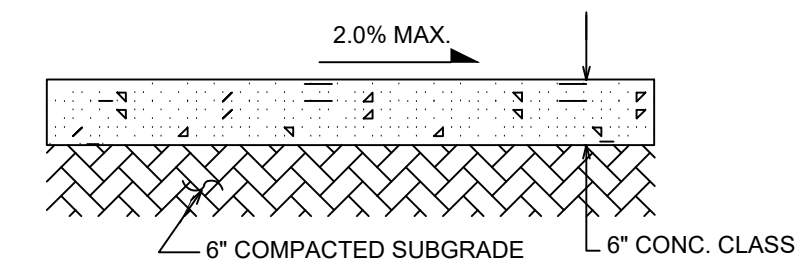


617 75TH AVENUE
ST PETE BEACH, FLORIDA

PROJECT: 10017205.00
DATE: 10/12/2023

No.	Date	Description

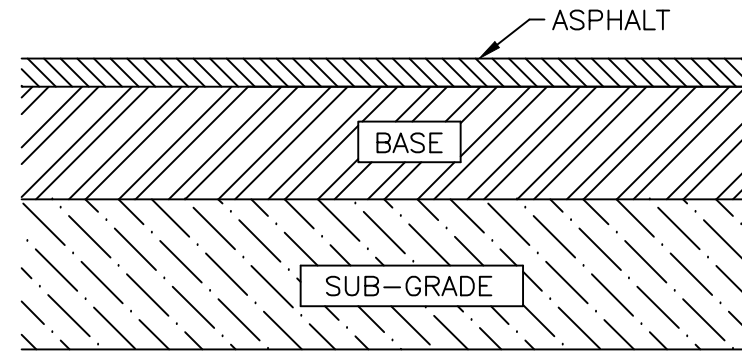
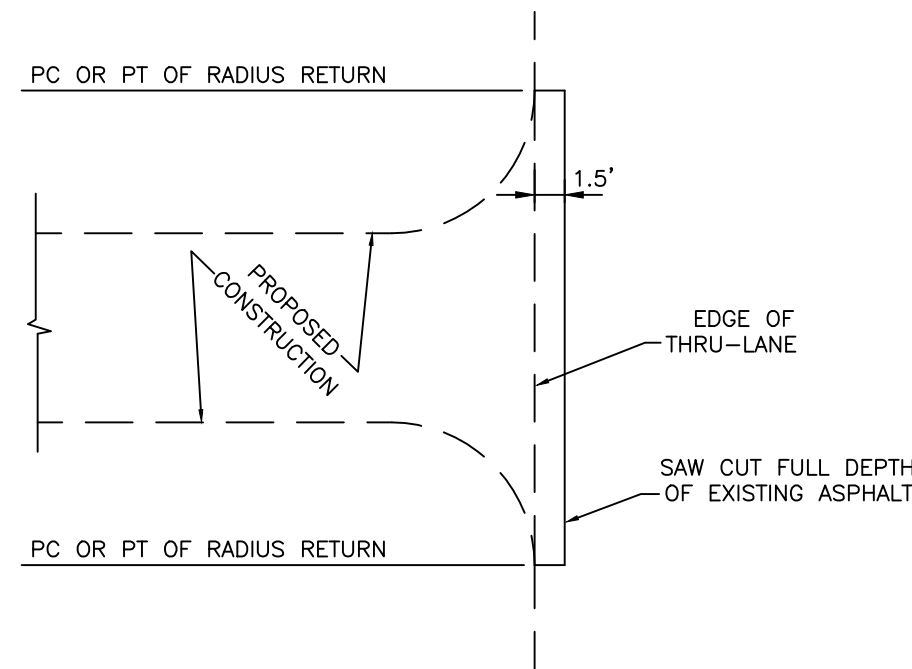
EROSION &
SEDIMENTATION
CONTROL PLAN
SHEET C6.0



- NOTES:
1. 6" SUBGRADE COMPACTION 98% OF AASHTO T-180
 2. CONCRETE TO BE 3000 P.S.I. AT 28 DAYS
 3. PROVIDE SAWCUT JOINT SPACING @ 5.0'
 4. PROVIDE EXPANSION JOINT @ 20' O.C.

SIDEWALK DETAIL

N.T.S.



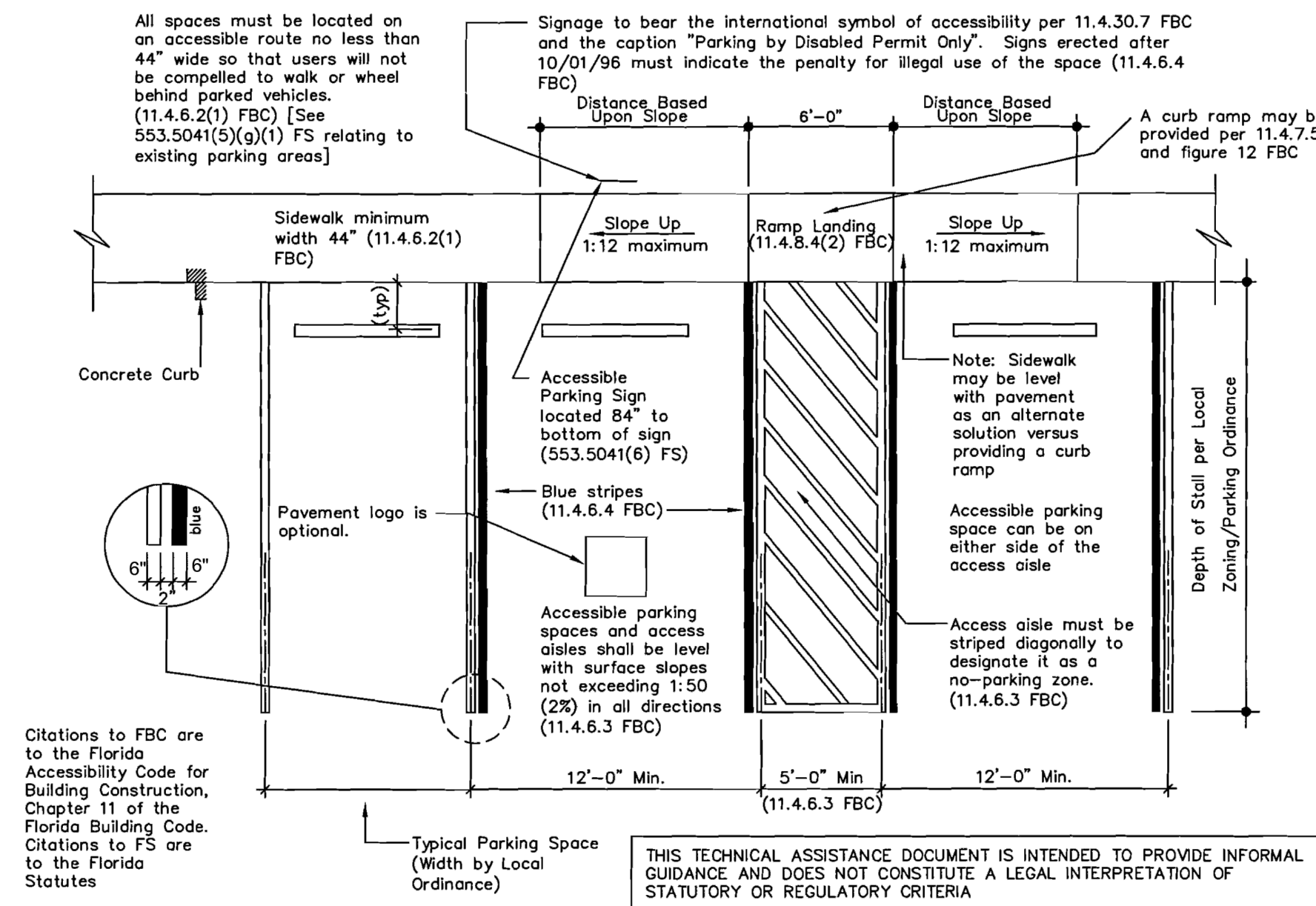
- ASPHALT 2.0" TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE
- BASE 8" CRUSHED CONCRETE (6" FOR PARKING STALLS) LBR 100 BASE COMPACTED TO 98% DENSITY PER MODIFIED PROCTOR TEST AASHTO T-180
- SUB-GRADE 12" COMPACTED SUB-GRADE COMPACTED TO 98% DENSITY MODIFIED PROCTOR TEST PER AASHTO T-180, MINIMUM LBR 40

TYPICAL HEAVY DUTY ASPHALT PAVEMENT DETAIL

SCALE = NTS

PAVEMENT CONNECTION DETAIL AT EXISTING AISLES & DRIVEWAYS

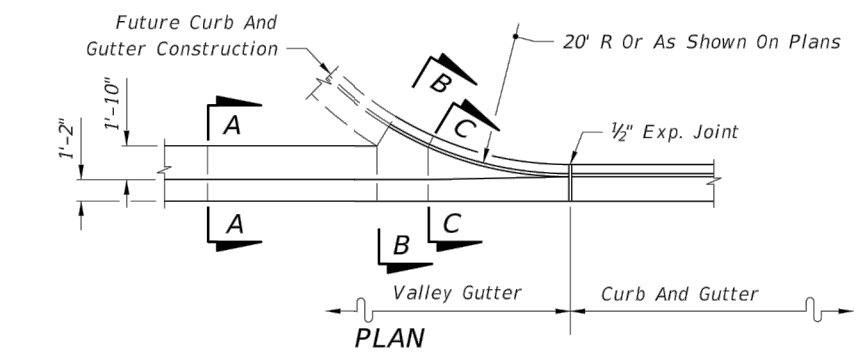
SCALE = NTS



Recommended Accessible Parking Space(s) Design for Single Line Requirements

HANDICAP PARKING DETAILS

PER COUNTY TTM, LATEST EDITION



PLAN

Valley Gutter

Curb And Gutter

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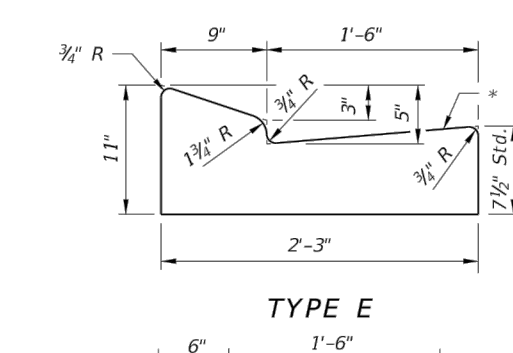
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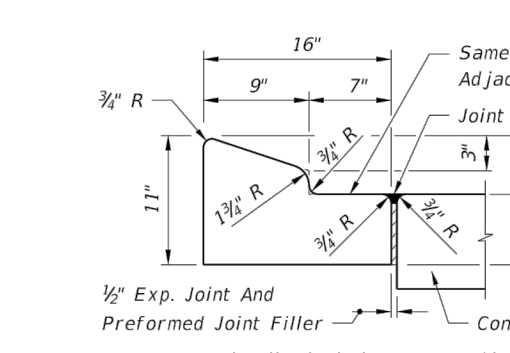
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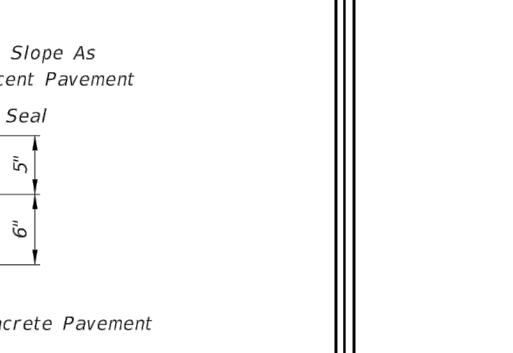
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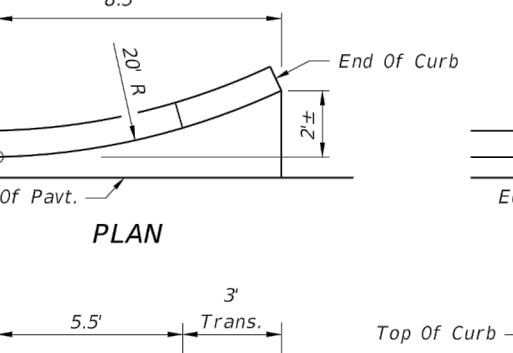
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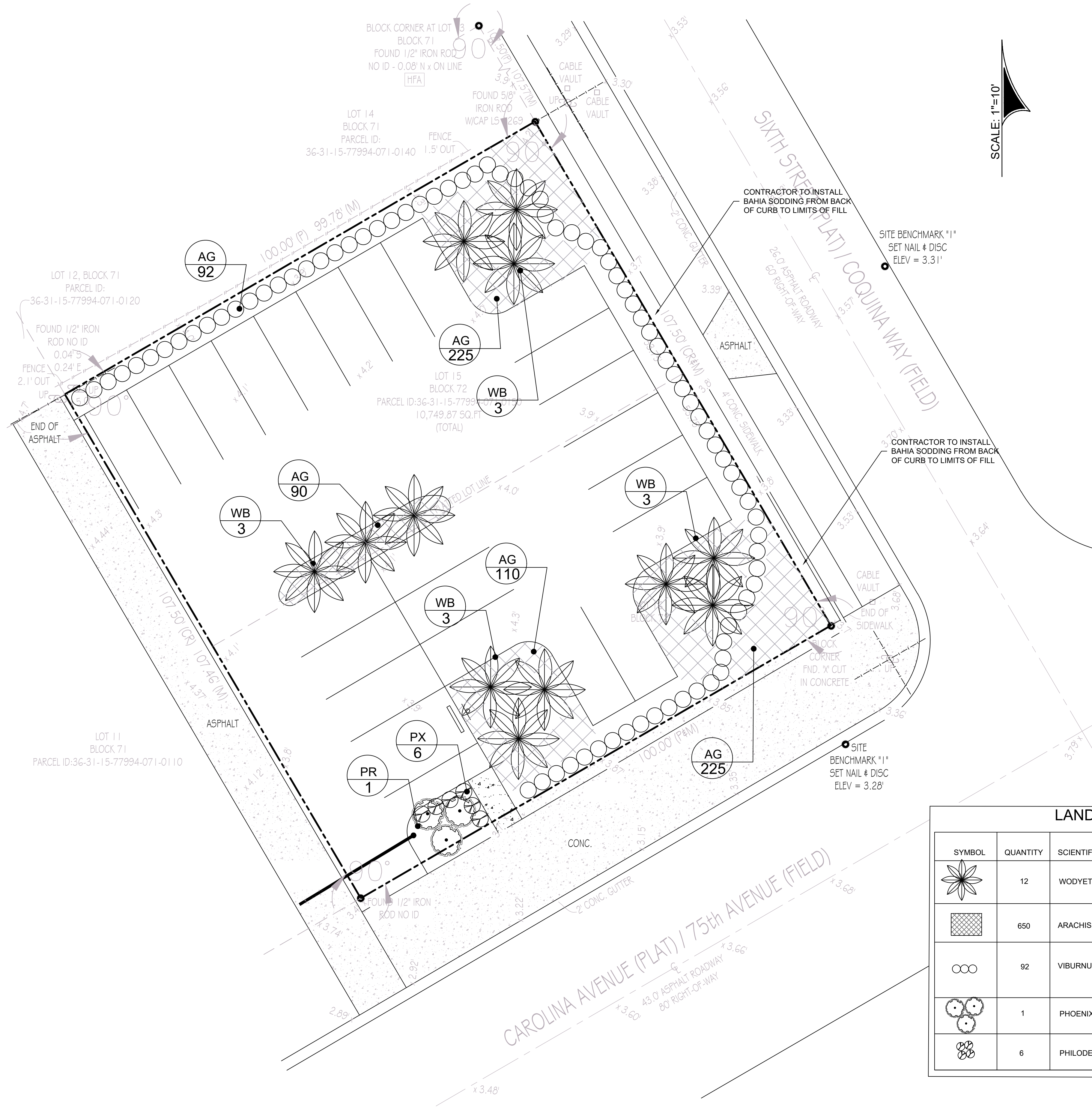
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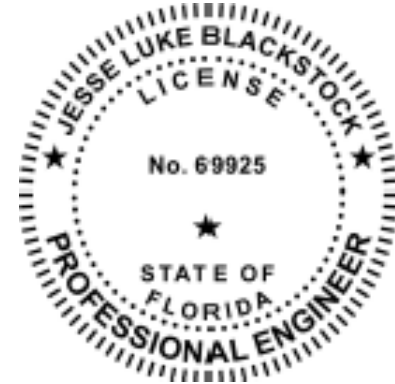


LANDSCAPE MATERIAL SCHEDULE					
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SPECIFICATIONS	SPACING
	12	WODYETIA BIFURCATA	FOXTAIL PALM	14' CT, SINGLE TRUNK, FLORIDA No. 1	AS SHOWN
	650	ARACHIS GLABRATA	PERENIAL PEANUT	12" SPD., FULL, SUN GROWN	18" O.C. MAX.
	92	VIBURNUM SUSPENSUM	SANDAKWA VIBURNUM	36" HT. x 30" SPD., FULL	36" O.C. MAX.
	1	PHOENIX ROEBELENI	PYGYM DATE PALM	4' CT, TRIPLE TRUNK, FLORIDA No. 1	AS SHOWN
	6	PHILODENDRON 'XANADU'	XANADU	24" HT. x 24" SPD., FULL	30" O.C. MAX.

BE→U

BLACKSTOCK ENGINEERING UNLIMITED, INC.

1646 W SNOW AVE., SUITE 174
TAMPA, FL 33606
813.455.2184
www.BlackstockENG.com
FL Cert. Of Auth. No. 32307



CENTURY DENTAL
EXPANSION

617 75TH AVENUE
ST PETE BEACH, FLORIDA

CONSTRUCTION
PLANS

PROJECT: 10017205.00
DATE: 10/12/2023

Revision	
No.	Description

LANDSCAPE PLAN
SHEET L1.0

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (4) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE +/- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL. ANY TREES SHOWN NEAR LAKE CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS AND JACK AND BORING PROCEDURES. IF DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
"INVESTIGATE BEFORE YOU EXCAVATE"
CALL SUNSHINE STATE ONE
1-800-432-4770 TOLL FREE
FL STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY, ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPLIED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

REQUIRED SUBMITTAL FORM:

Submittals/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Index				
Videos				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection				
Certification				
Mulch				
Pesticide License				
Staking Methods				
Soil Sample Analysis				
Fertilizer				
Irrigation Submittals				
Purple Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Gasketed Class 200 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Netafim Drip Tubing & Staples, and Fittings				
Netafim Disc Filter				
Netafim PRV Valve				
Netafim Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connectors				
Primer and Glue				

PROJECT SCHEDULE:

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY THE OWNER (AND THE OWNER MAY SETOFF FROM SUMS COMING DUE TO THE SUCCESSFUL BIDDER) LIQUIDATED DAMAGES AT THE RATE OF \$0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FOREGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT, AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY CLAIMS IF THE WORK ON THE PROJECT IS ACCELERATED BECAUSE OF DELAY.

SITE REQUIREMENTS:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION, ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DANGER, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, I.E. AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6. THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENTS IF NECESSARY.

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULELESS, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:

1. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE THE SIDEWALK/CART PATHS.
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6. ALL SHRUB BEDLINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.

TRANSPLANTING:

1. APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC. TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS IN THE FIELD WITHOUT MARRING OR MARKING PLANT MATERIALS.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:

1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
 - A. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
 - B. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
 - C. ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
 - D. CONTRACTOR TO APPLY "IRONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
 - E. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
 - 1) TREES
70% CLEAN D.O.T. SAND
30% APPROVED TOPSOIL MIX
 - 2) PALMS
80% CLEAN D.O.T. SAND
10% APPROVED TOPSOIL MIX
 - 3) SHRUBS AND GROUND COVERS
80% CLEAN D.O.T. SAND
20% APPROVED TOPSOIL MIX
 - 4) TOPSOIL
30% APPROVED FLORIDA TOPSOIL
10% APPROVED FLORIDA PEAT
60% APPROVED SAND
PEAT: FEDERAL SPECIFICATIONS Q-P-166 TYPE 1, CLASS B, SPHAGNUM MOSS.

NOTE:
CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS RECOMMENDATIONS FOR ORNAMENTAL LANDSCAPE USE OF ALL SOIL MIXTURES AND NO LESS THAN 4 TESTS OF EXISTING SOILS IN ANY ONE AREA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

- F. TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES. SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 6.5 AND 6.8 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.
 - G. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS AND 6 INCHES IN ALL SHRUB AND GROUND COVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
 - H. SMOOTH ALL PREPARED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. CONTRACTOR TO PROVIDE SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED. FINISH GRADE ALL PREPARED SOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE. NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE CORRECTED PRIOR TO DELIVERY IN THE RANGE OF 6.5 TO 7.5, OR AS APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER PLACEMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO ENSURE A PH RANGE OF 6.5 TO 7.5.
2. INITIAL INSTALLATION FERTILIZATION
ALL SHRUB AND GROUND COVER PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

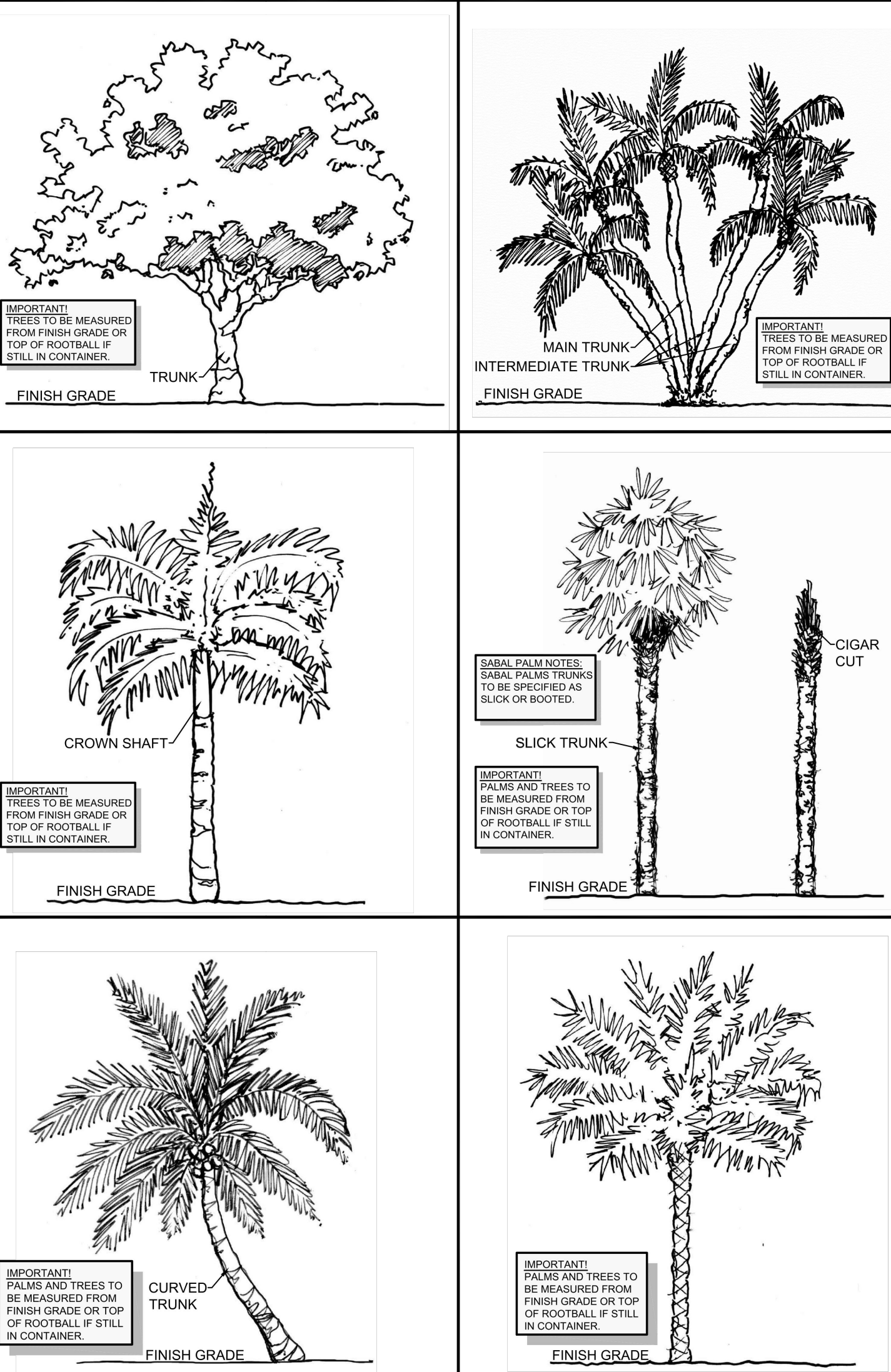
PALMS 13-313 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TREES 8-8-8 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS 10-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TURF 10-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE 1 LB. FERTILIZER PER 1,000 S.F.

*THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL. FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
6. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
7. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
8. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
9. ANY TREE WITH A TRUNK FORMED "Y" SHAPE CROTCH WILL BE REJECTED.
10. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND EXPOSE MAJOR BRANCHES.
11. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
* ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT CONTRACTORS EXPENSE.
14. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
15. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
16. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
17. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
18. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
19. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

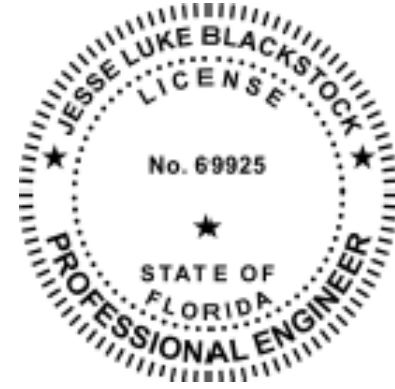
TREE & PALM MEASURING GUIDELINES:



BE→U

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EXPANSION

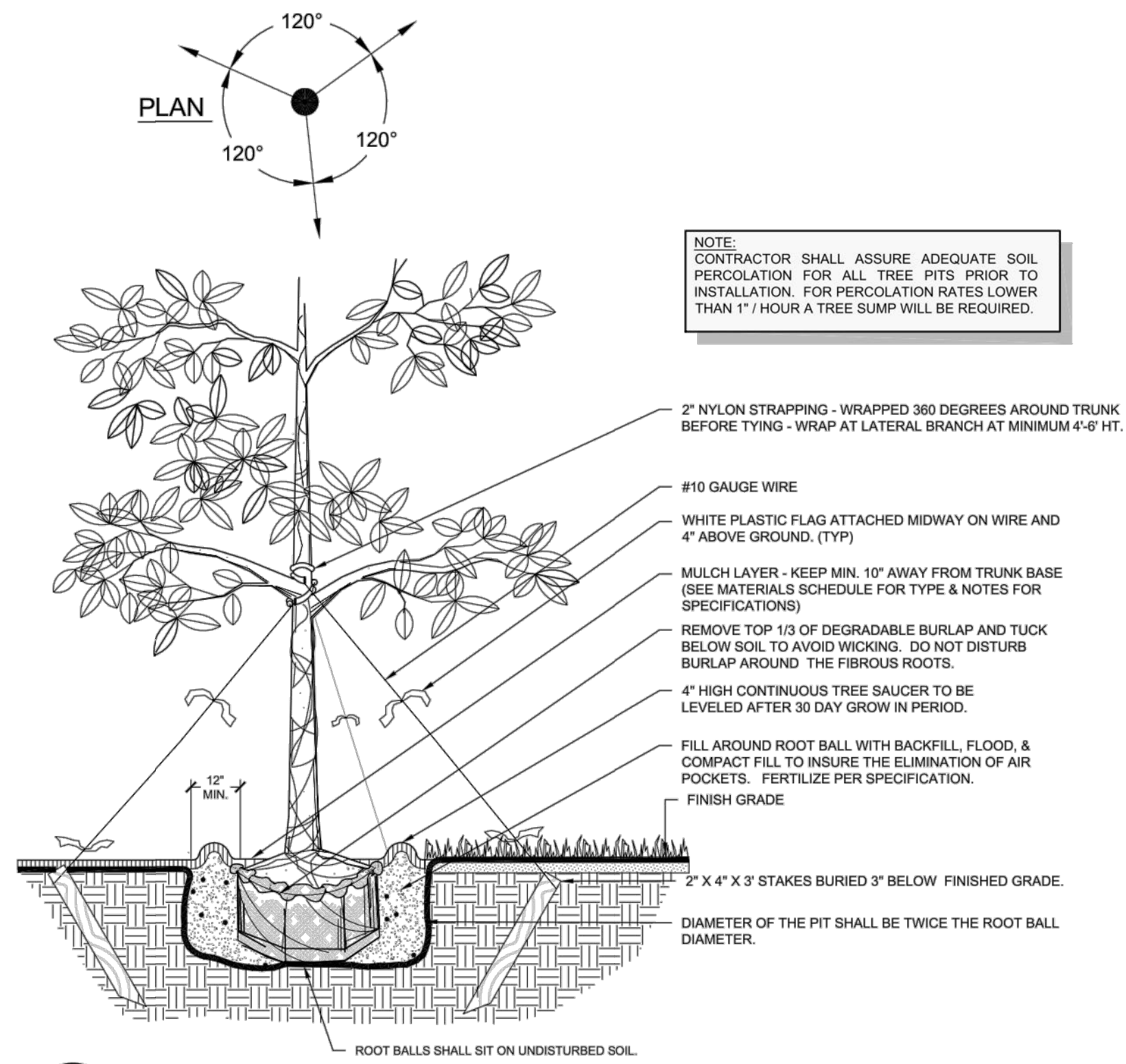
CONSTRUCTION
PLANS

617 75TH AVENUE
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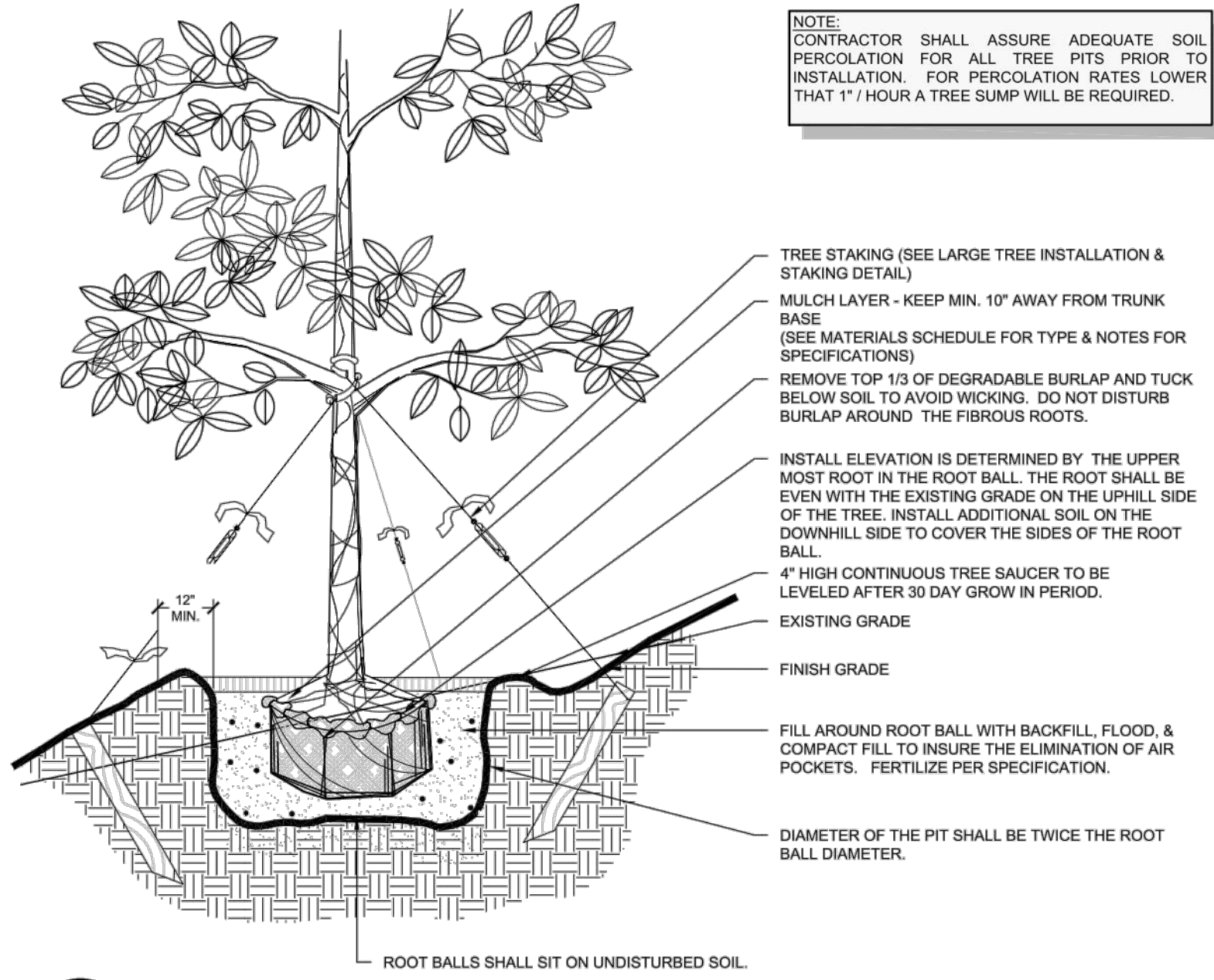
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DATE: 10/12/2023

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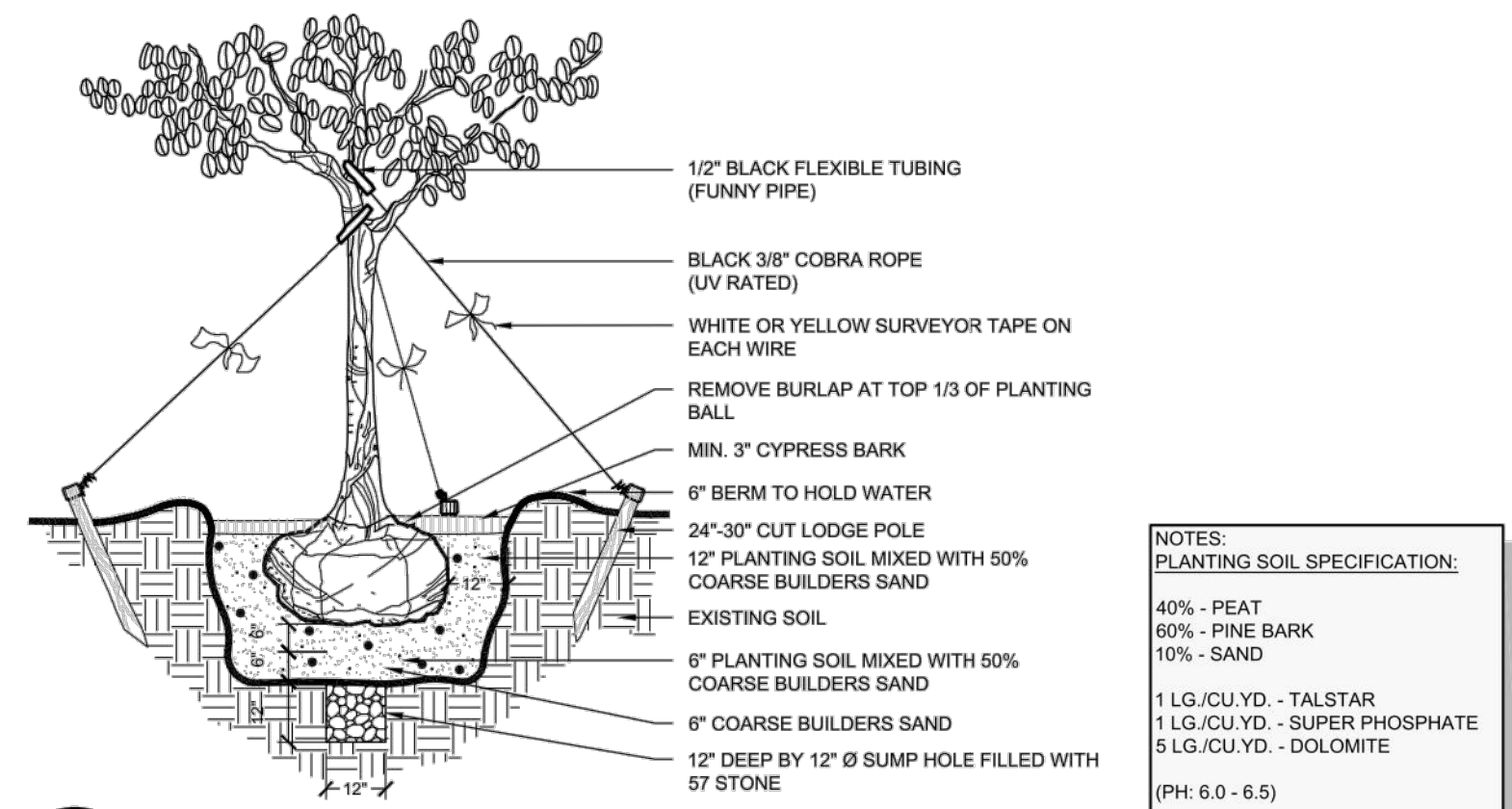
LANDSCAPE NOTES
& DETAILS
SHEET L1.1



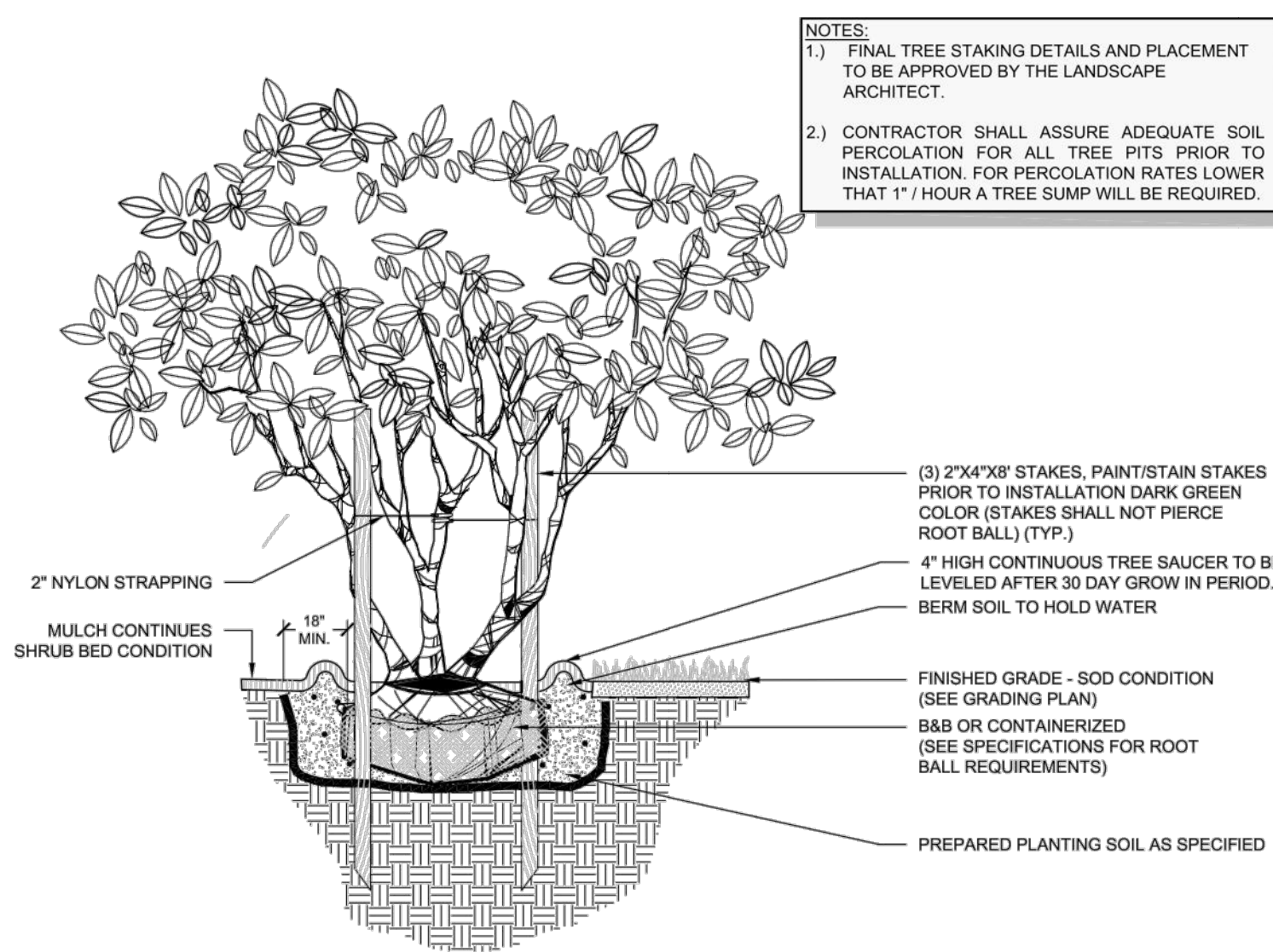
A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



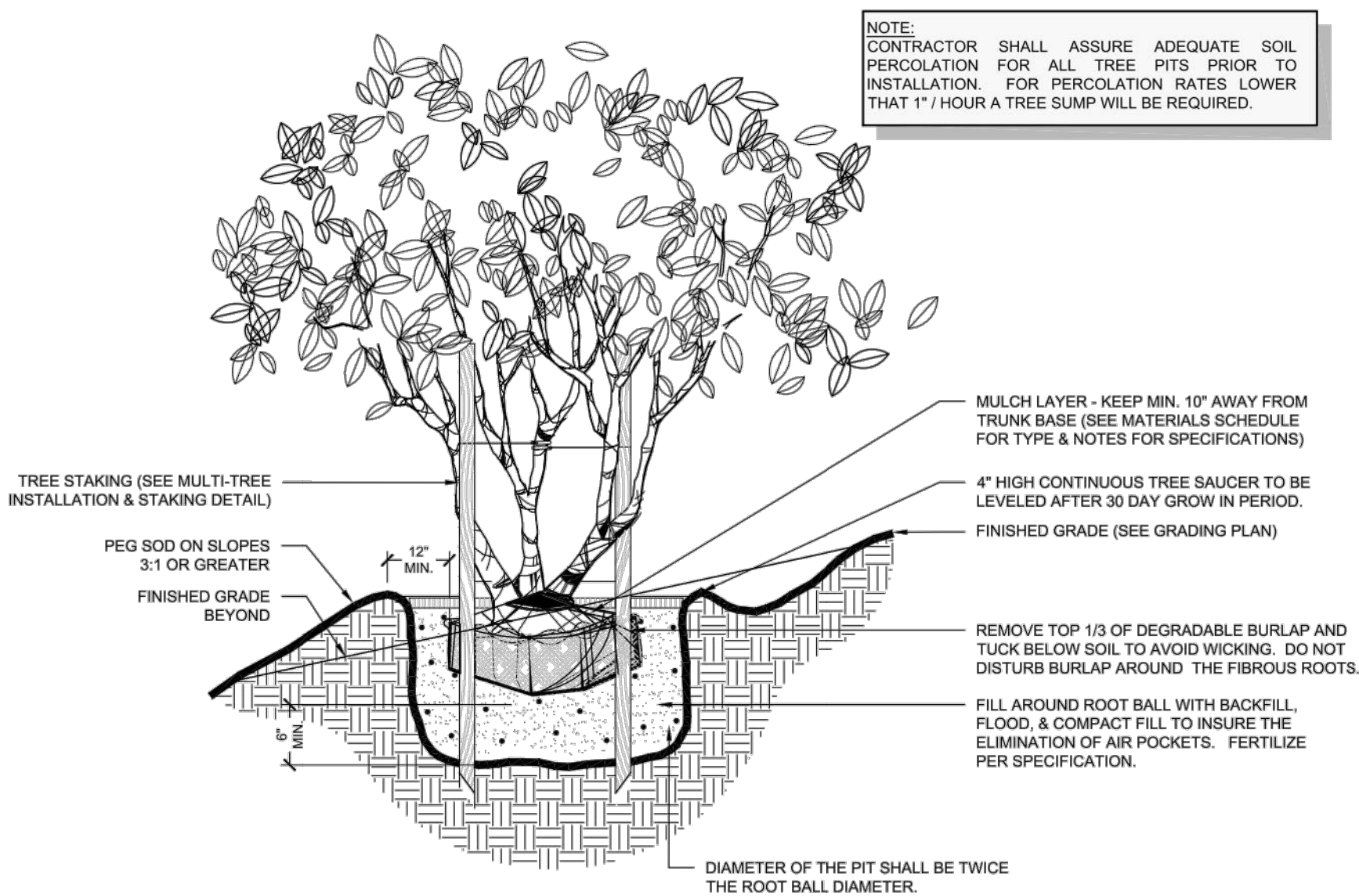
B LARGE TREE ON SLOPE
SCALE: N.T.S.



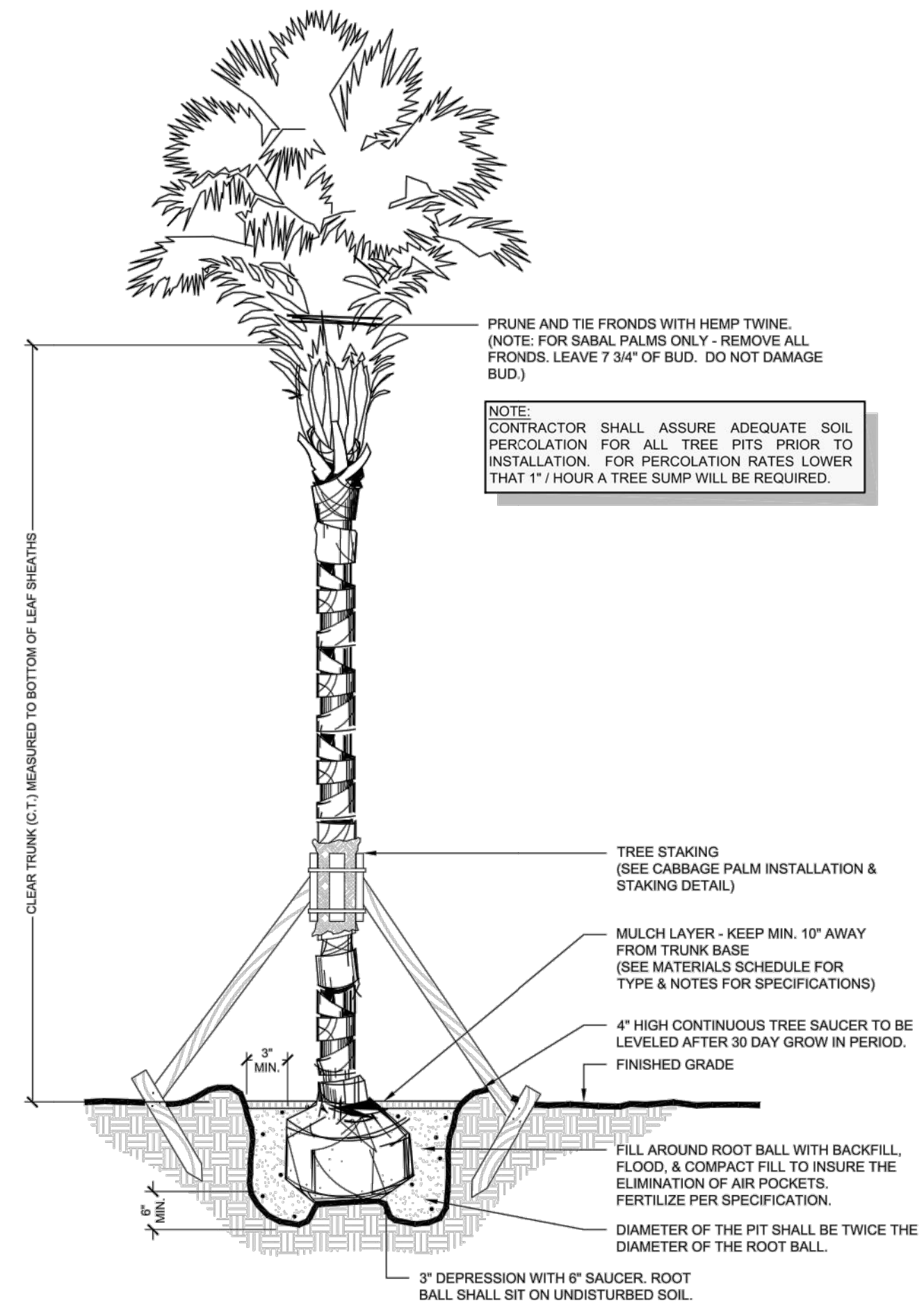
C MAGNOLIA TREE
SCALE: N.T.S.



D MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



E MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.

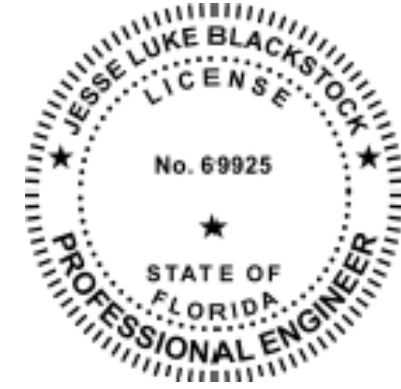


F RIBBON PALM INSTALLATION
SCALE: N.T.S.

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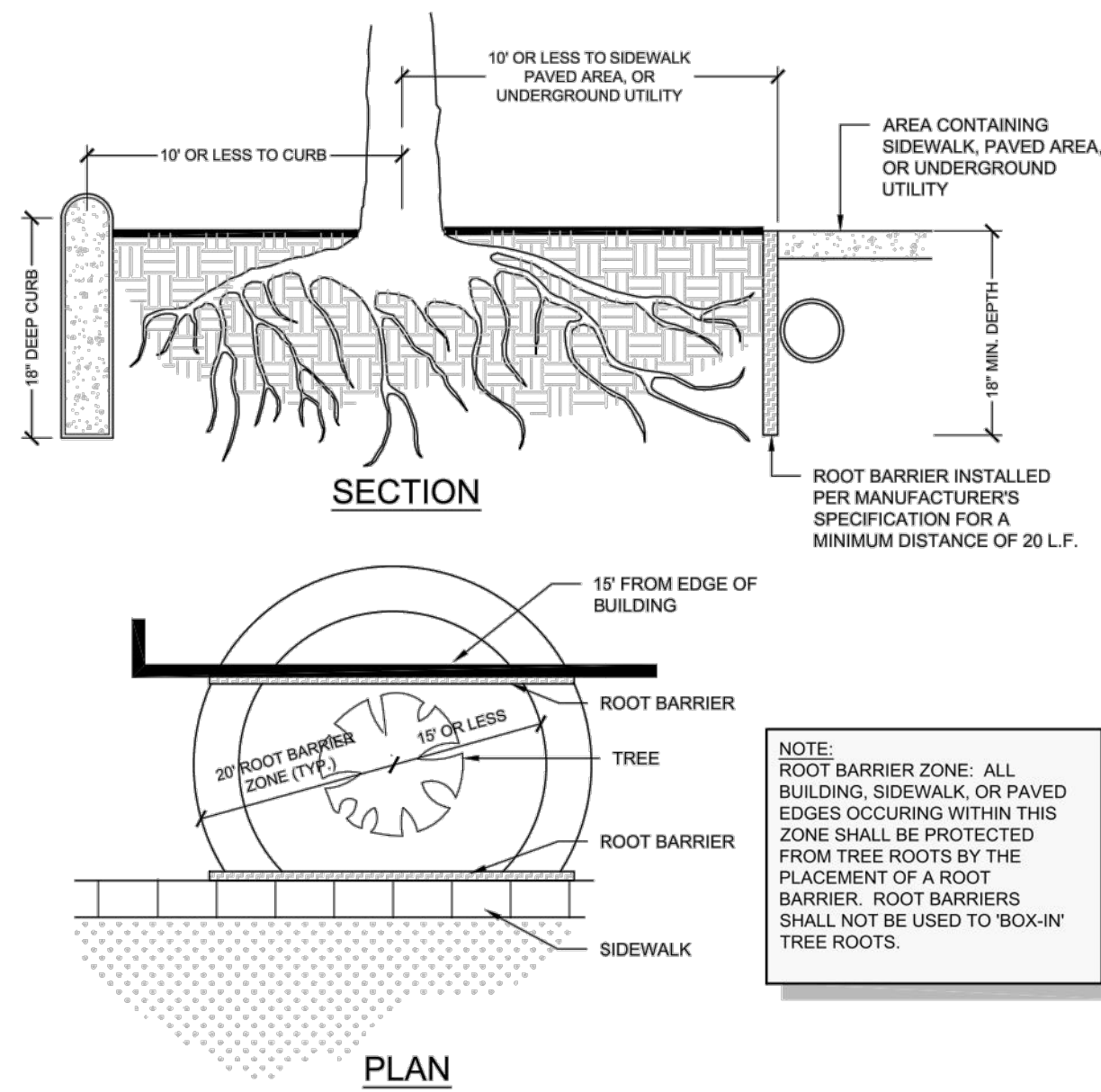
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CONSTRUCTION
PLANS

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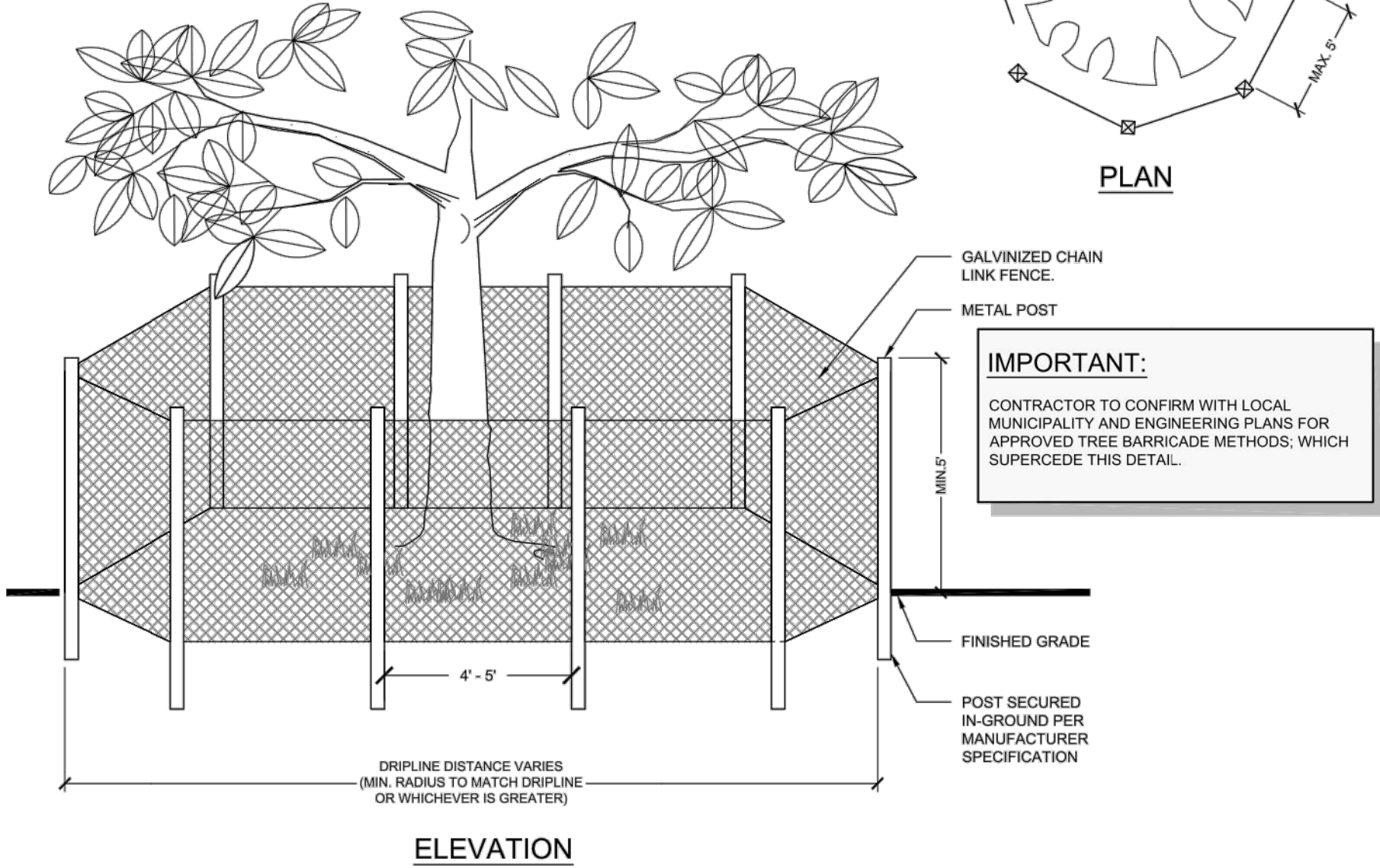
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LANDSCAPE NOTES
& DETAILS
SHEET L1.2

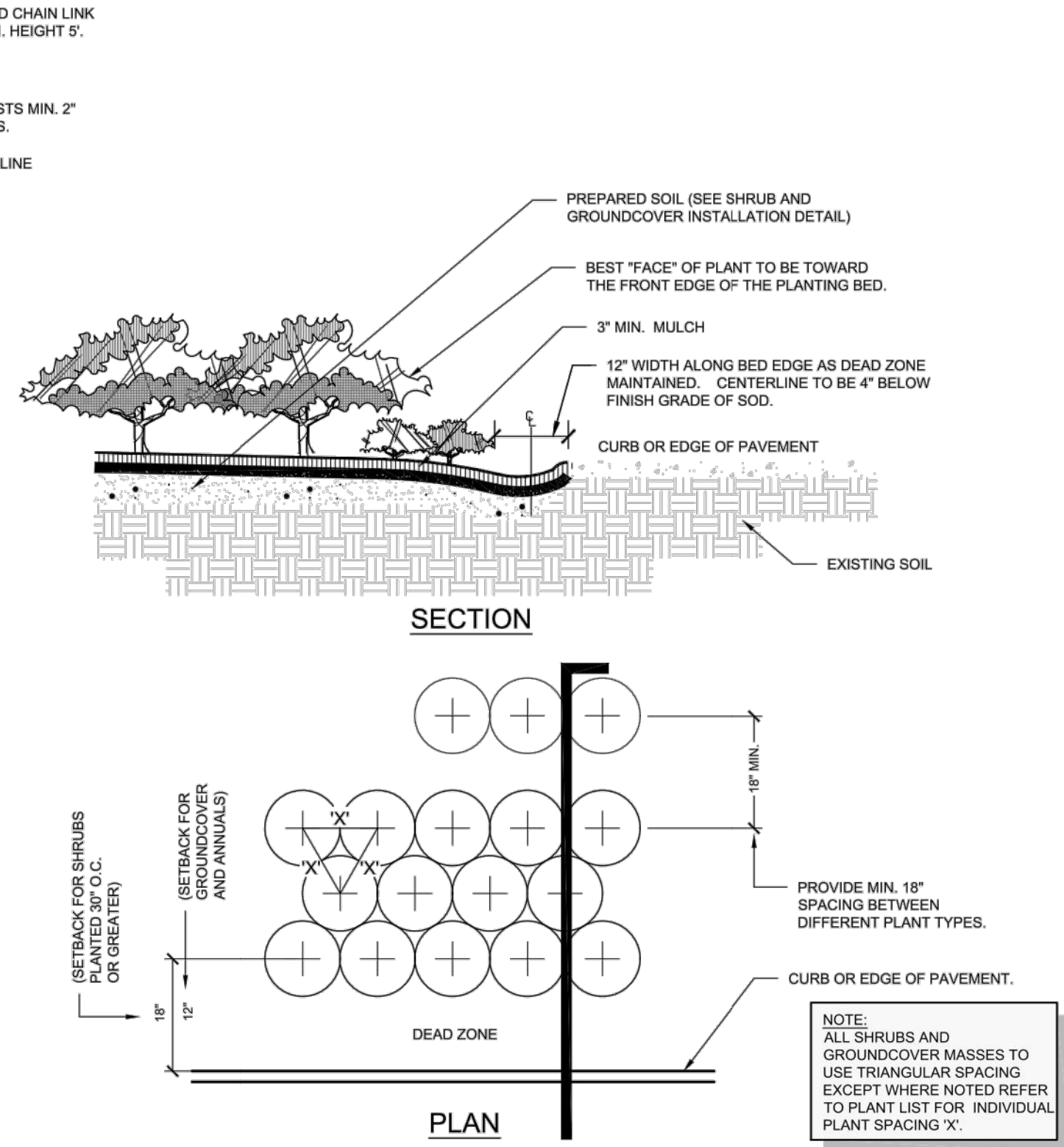


A ROOT BARRIER DETAIL
SCALE: N.T.S.

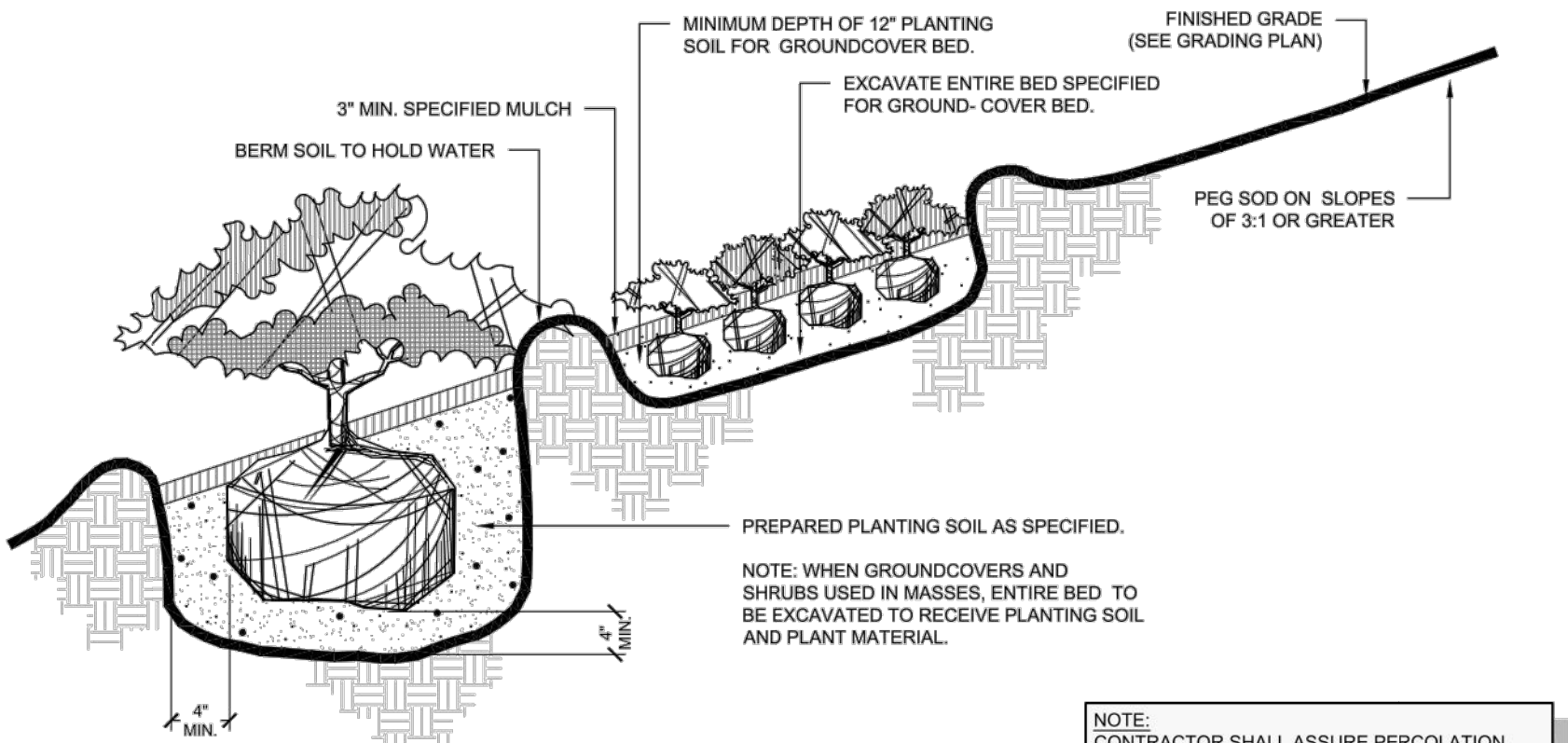
NOTES:
1.) BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR LICENSED ARBORIST. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
2.) BARRIERS ARE TO BE ERECTED AROUND ALL TREES 4" DBH AND GREATER TO REMAIN. THIS MUST BE DONE BEFORE CONSTRUCTION, GRADING, OR BEFORE ANY TREES ARE REMOVED.
3.) TREES 4" DBH AND GREATER THAT ARE LOCATED WITHIN 10' OF THE LOT UNDER CONSTRUCTION SHALL ALSO BE PROTECTED BY A BARRICADE.



B TREE BARRICADE DETAIL
SCALE: N.T.S.

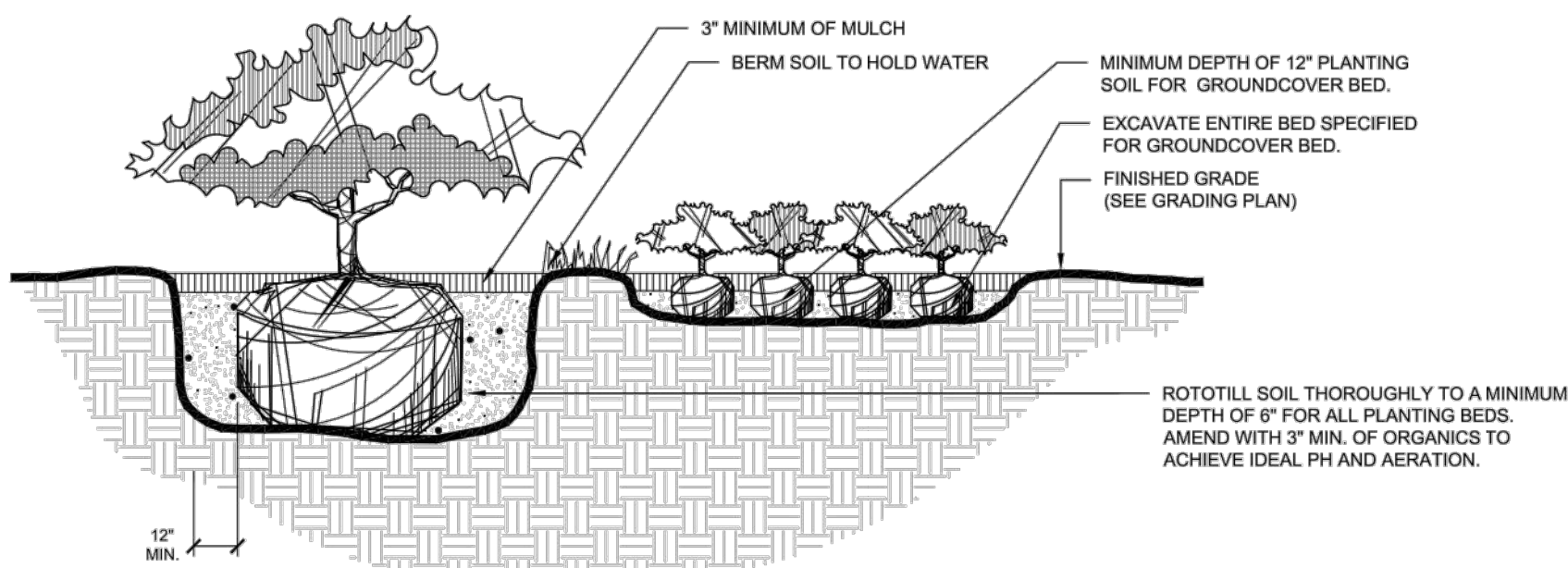


C TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.



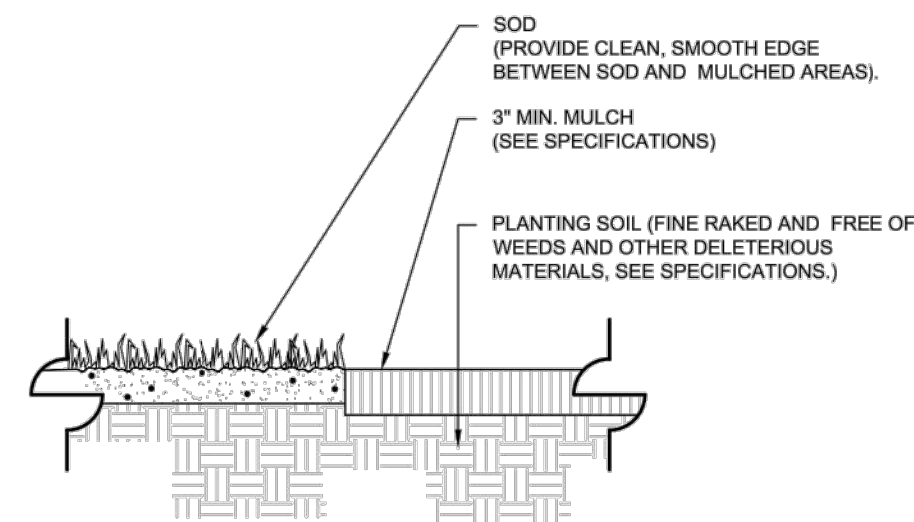
D SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.

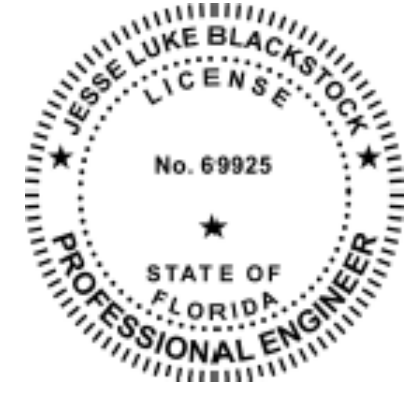


E SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.

NOTE:
1.) COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
2.) ALL MULCH SHALL BE PEST AND INSECT FREE.



F MULCH APPLICATION ~ TYPE 1
SCALE: N.T.S.



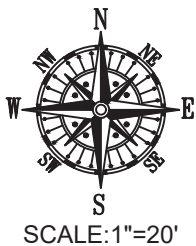
PROJECT: 10017205.00 DATE: 10/12/2023		Revision	
No.	Date	Description	

TYPE OF SURVEY:

- ☐ BOUNDARY
- ☐ CONSTRUCTION
- ☐ CONDOMINIUM
- ☐ ALTA/NSPS
- ☒ TOPOGRAPHIC
- ☐ SPECIAL PURPOSE

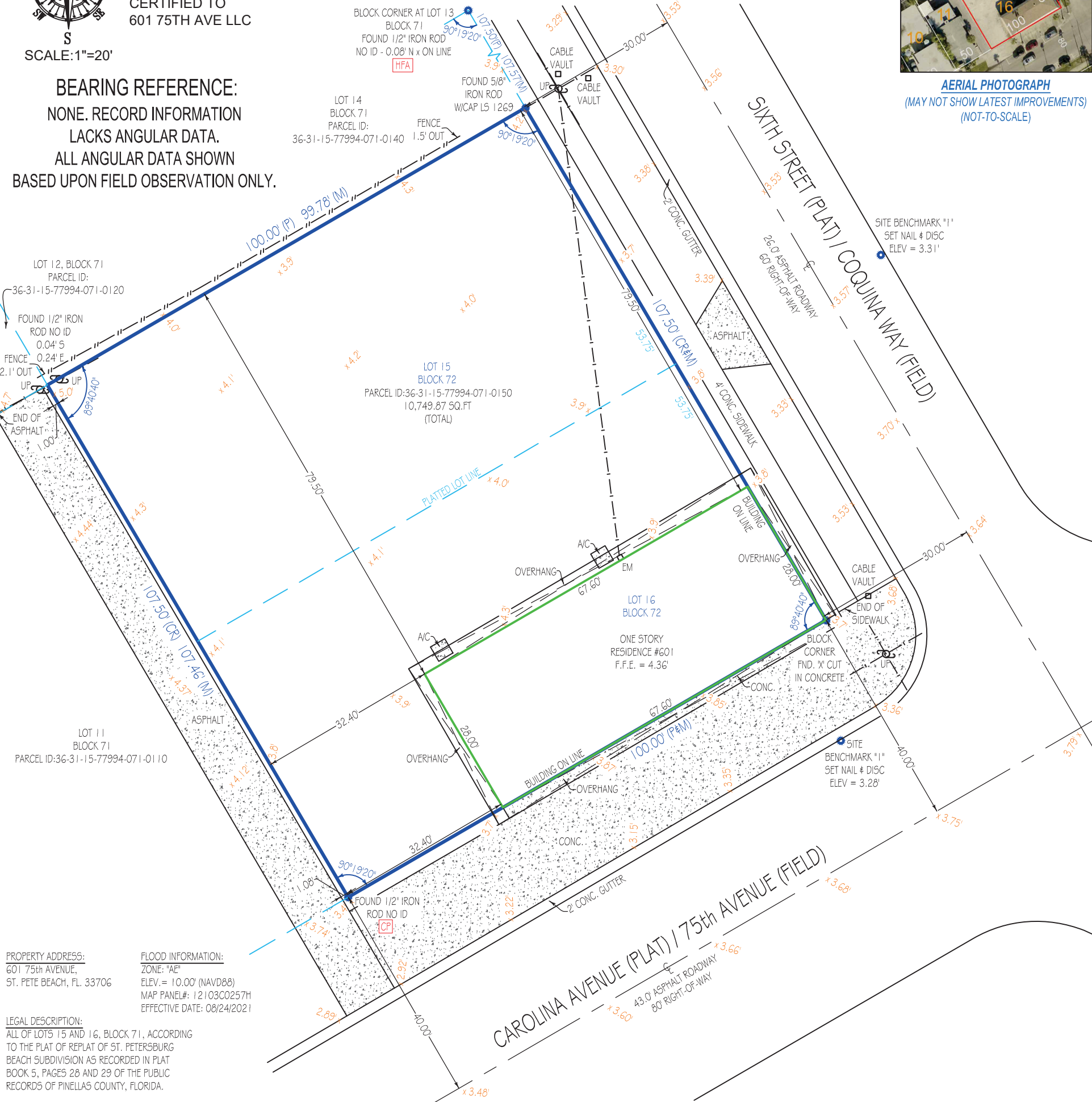
PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPERTY IMPROVEMENTS-OTHER



CERTIFIED TO
601 75TH AVE LLC

BEARING REFERENCE:
NONE. RECORD INFORMATION
LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN
BASED UPON FIELD OBSERVATION ONLY.



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON SOUTHEASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):				SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):				LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
	A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT	EL OR ELEV = ELEVATION P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PH = POOL HEATER PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP	PRC = POINT OF REVERSE CURVE PT = POINT OF TANGENCY EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FND = FOUND G.F.F. = GARAGE FINISHED FLOOR L = LEGAL DESCRIPTION	M = MEASURED OHC = OVERHEAD CABLE QTR = QUARTER R = RADIUS RNG = RANGE SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE	WM = WATER METER WV = WATER VALVE	= UTILITY POLE = LIGHT POLE = CATCH BASIN = FIRE HYDRANT = MANHOLE = WATER VALVE □WM = WATER METER	= WELL = CENTER LINE = PARTY WALL = AIR CONDITIONER = SEPTIC LID = ELEV. SHOT	= HANDICAP PARKING SPACE = SEC. QTR. CORNER = SECTION CORNER	

GENERAL NOTES: 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE. 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.				UPDATE	Job Nr: 126235-CW	Date of Field Work : 08/15/2022	Drawn by: D.C.
					Job Nr: 126235-CW	Date of Field Work : 09/27/2021	Drawn by: D.C.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Pablo A Alvarez
DN: c=US, o=Florida,
dnQualifier=A01410C0000018973A
E9DDC0007F8C1, cn=Pablo A
Alvarez
Date: 2023.09.27 09:21:05 -04'00'

SIGNATURE
DATE: 9-27-2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark:	PCDSM GPS 44
Benchmark Elev.:	4.00'
Benchmark Datum:	N.A.V.D.88
Elevations on Drawing are in: N.G.V.D.29 ☐ N.A.V.D.88 ☒	
Revisions:	Update
Job Nr.:	186668-CW
Date of Revision:	09/25/2023
Revision by:	E.I.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

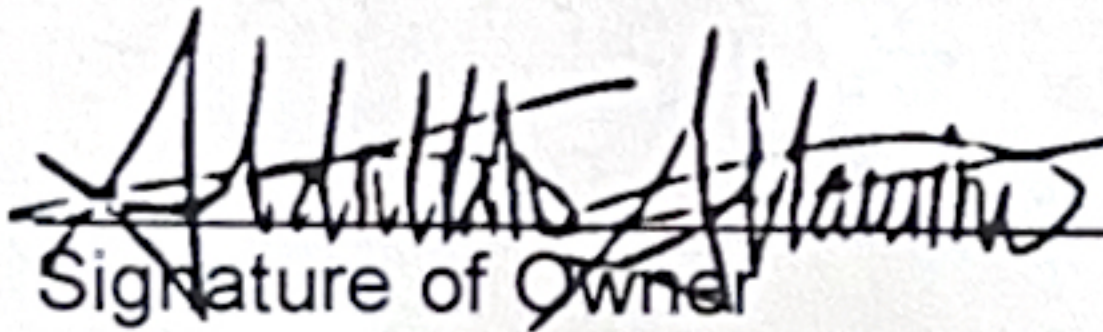


LICENSED BUSINESS No. 8507



Owner's Authorization for Agent

I/WE 601 75th Ave LLC c/o Abdullah Allawnha
(print name of property owner)
hereby authorize Blackstock Engineering Unlimited, Inc. c/o Jesse Blackstock, PE
(print name of agent)
to represent me/us in an application for Site Plan Application
(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Abdullah Allawnha
Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 30th day of October
2023 by Abdullah Allawnha who is personally known to me
or produced _____ as identification.


(Notary Signature)

10-30-2023
(Date)

My Commission Expires: 6-19-2024



TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: December 8, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing the amended request made after the preceding review at the August 2, 2023 Technical Review Committee meeting, specifically:

"Permit rooftop amenities that include dining, drinking, and/or outdoor music in accordance with 35.3(d)(3)."

Note that, per staff, this request is being made pursuant to LDC Sec. 35.4.(b) due to the use being accessory to the resort rather than secondary bonus floor area.

Funding:

Attachments:

1. Amended Narrative
2. Case #23033 - Civil Site Plan (Resubmitted 09/22/23)
3. Case #23033 - Elevations (Resubmitted 09/22/23)
4. Case #23033 - Outdoor rooftop dining, drinking and music locations

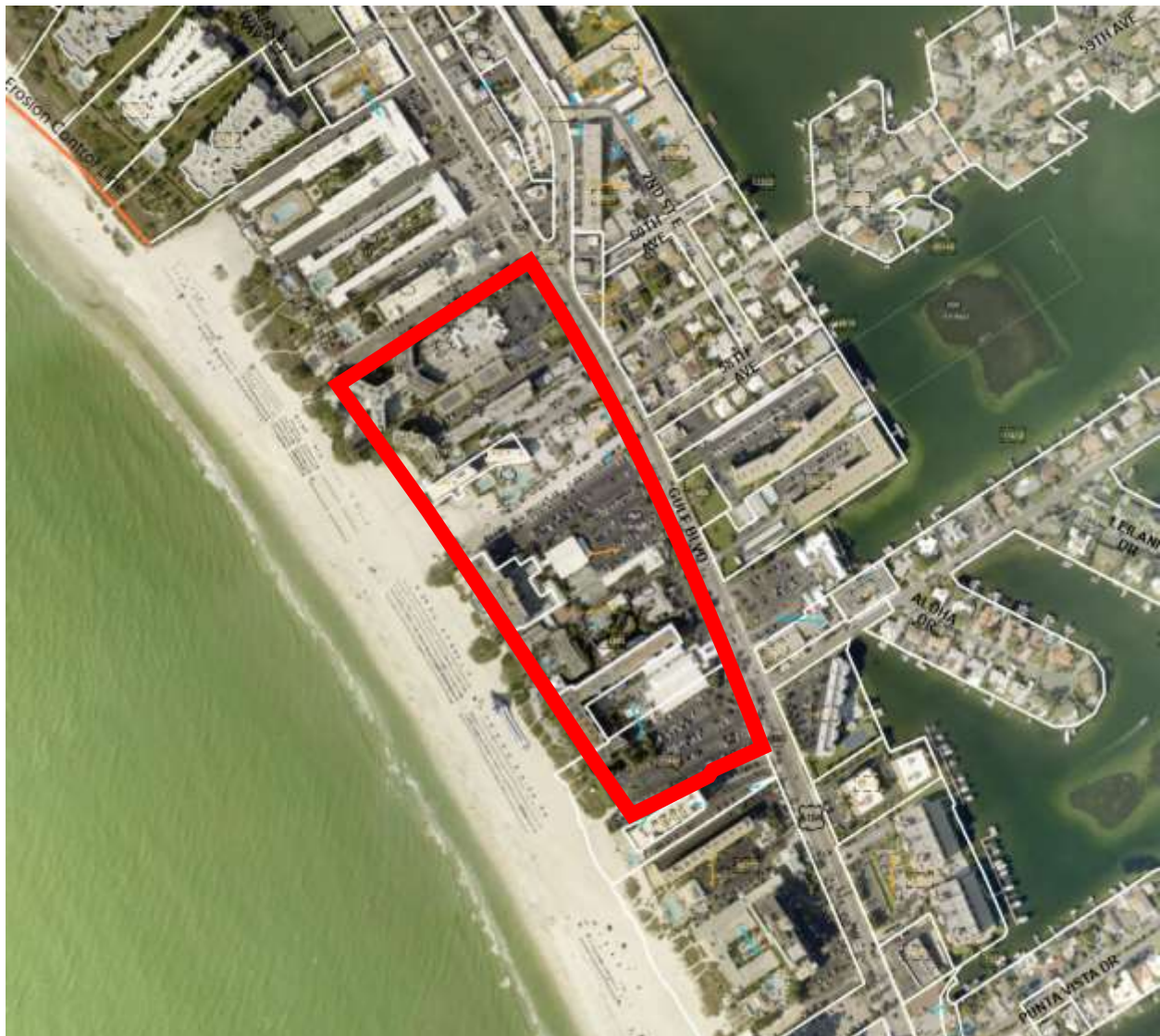
EXHIBIT “B”

Conditional Use Application Narrative

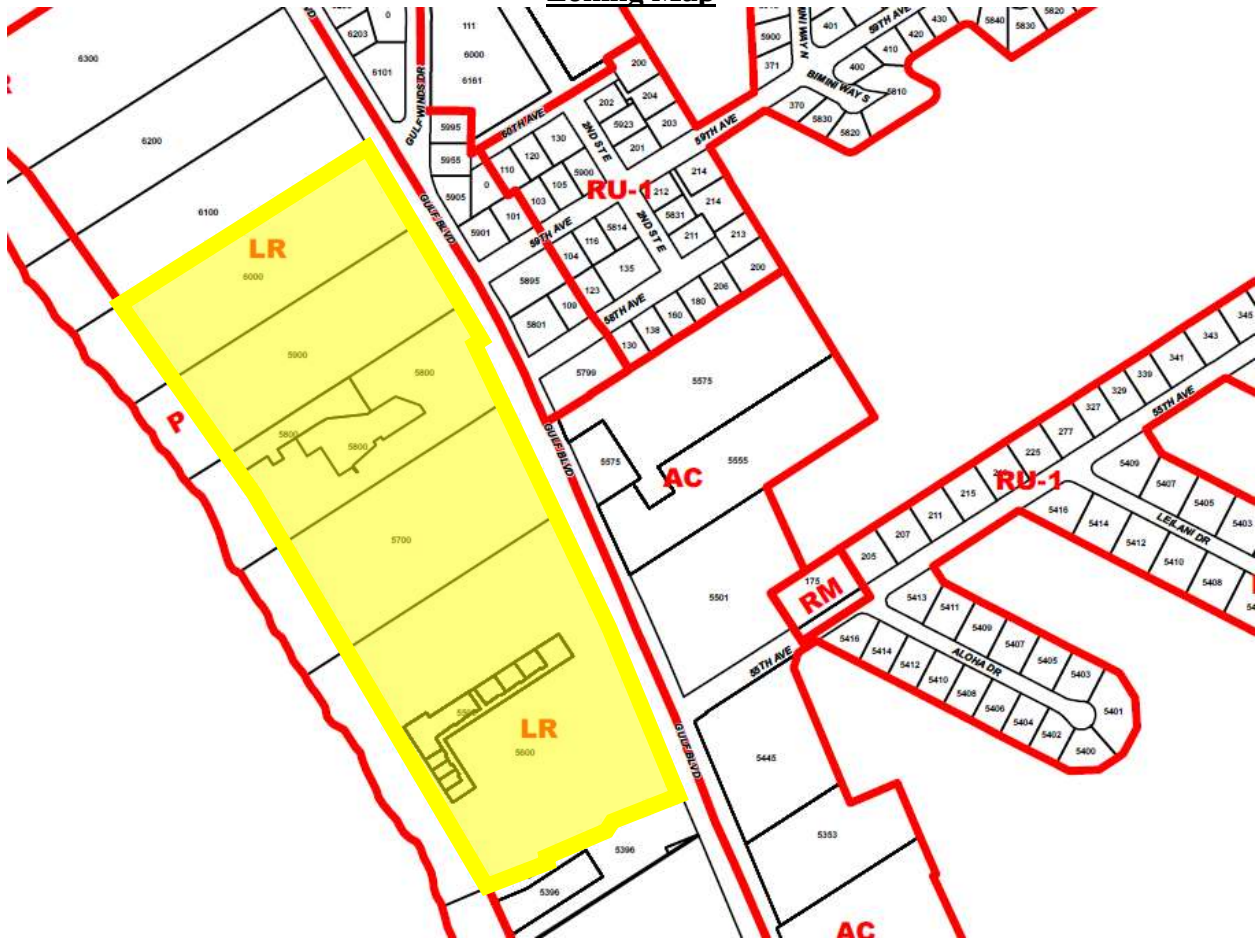
Property Information

The property includes parcel identification numbers 06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500 and 01-32-15-00000-110-0400 (collectively, the “**Property**”). The Property is comprised of +/- 25.26 acres located landward of the Coastal Construction Control Line (the “**CCCL**”) along Gulf Boulevard. The Property is located in the City of St. Pete Beach (the “**City**”). The Property is zoned Large Resort and the Future Land Use category of the Property is Large Resort.

Aerial Image



Zoning Map



Future Land Use Map



Conditional Use Request

The applicant request a Conditional Use Permit (“**CUP**”) as follows:

1. Permit development of 1,596 transient accommodation units and 170,126 square feet of accessory facilities (office, restaurant, and conference space) on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with Sec. 35.3(b)(1).
2. Permit development of the Property at a building height 116 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).
3. Permit rooftop amenities that include dining, drinking, and/or outdoor music in accordance with 35.3(d)(3).

Property

The CUP approval would permit the redevelopment of the Tradewinds Resort with a net of 629¹ new transient accommodation units in three new towers and add +/- 68,000 square feet of additional accessory uses (such as restaurant, retail and meeting space) throughout the Property (the “**Project**”).

The applicant proposes to expand and redevelop the Property, which would ultimately include 1,596 transient accommodation units and 170,126 square feet of accessory facilities. Currently the Tradewinds Resort includes 967 existing transient accommodation units and 102,373 square feet of accessory uses.²

The majority of the Project will be located within three new towers on the Property, as depicted on the Conditional Use site plan (the “**CUP Plan**”). The towers will be built in phases with surface and structured parking provided during each phase.

Conditional Use Requirements

*In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City’s Land Development (“**LDC**”). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):*

¹ 650 new transient accommodation units are proposed for construction, and 21 existing transient accommodation units are proposed for demolition for a net of 629 new transient accommodation units.

² The 967 existing transient accommodation units include 446 hotel/motel rooms, 288 resort condominiums, and 233 timeshare units, each of which is a “Transient Accommodation Use” under the LDC.

1. *LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

The Project is consistent with the goals, objectives, and policies of the Comprehensive Plan including those listed below.

A. Future Land Use Plan Element

- Goal 1
 - Objective 1.2
 - Policies 1.2.2; 1.2.3; 1.2.4; 1.2.6; 1.2.8; and 1.2.9
 - Objective 1.3
 - Policies 1.3.1; 1.3.2; and 1.3.3
- Goal 2
 - Objective 2.1
 - Policies 2.1.1; 2.1.5; 2.1.8; 2.1.9; 2.1.12; and 2.1.14
 - Objective 2.2
 - Policy 2.2.2
 - Objective 2.3
 - Policies 2.3.1; 2.3.3; 2.3.4; 2.3.5; 2.3.7; and 2.3.9
 - Objective 2.4
 - Policy 2.4.1
 - Objective 2.7
 - Policies 2.7.1; 2.7.2; 2.7.3; 2.7.4; 2.7.5; 2.7.6; 2.7.7; 2.7.9; 2.7.10; 2.7.11; and 2.7.14
 - Objective 2.8
 - Policies 2.8.1; 2.8.2; 2.8.3; 2.8.4; 2.8.5; and 2.8.6
 - Objective 2.9
 - Policies 2.9.1; 2.9.2; 2.9.3; and 2.9.6
 - Objective 2.11
 - Policies 2.11.1; 2.11.2; and 2.11.3
 - Objective 2.13
 - Policies 2.13.1; 2.13.2; and 2.13.3
- Goal 3
 - Objective 3.1
 - Policies 3.1.2; 3.1.3; 3.1.4; 3.1.5; and 3.1.8
 - Objective 3.2
 - Policies 3.2.1, 3.2.2, and 3.2.3
 - Objective 3.3
 - Policies 3.3.1; 3.3.2; and 3.3.3
- Goal 4
 - Objective 4.1
 - Policy 4.1.5

B. Special Designation – Community Redevelopment District

- Goal 1

- Objective 1.1
 - Policies 1.1.1; 1.1.4; 1.1.5; 1.1.9; 1.1.10; 1.1.11; 1.1.12; and 1.1.13
 - Goal 2
 - Objective 2.1
 - Policy 2.1.1
 - Objective 2.2
 - Policies 2.2.2 and 2.2.4
 - Goal 3
 - Objective 3.1
 - Policies 3.1.1 and 3.1.3
 -

C. Gulf Boulevard Redevelopment District

- Goal 1
 - Objective 1.1
 - Objective 1.2
 - Objective 1.3
 - Objective 1.6
 - Objective 1.7
 - Objective 1.8
- Goal 2
 - Objective 2.1
 - Objective 2.2
 - Objective 2.5
 - Objective 2.6
- Goal 3
 - Objective 3.2
 - Objective 3.3
- Policies 1; 2; 3; 4; 5; 6; 9; 10; 11; 13; 14; and 15
-

D. Large Resort District

- Policies 1; 2; 4; 5; 6; 8; 9

E. Transportation Plan Element

- Goal 1
 - Objective 1.1
 - Policies 1.1.1; 1.1.2; and 1.1.3
 - Objective 1.3
 - Policy 1.3.1
 - Objective 1.4
 - Policies 1.4.1; 1.4.2; and 1.4.3
 - Objective 1.5
 - Policy 1.5.3

F. Infrastructure Plan Element

- Goal 1
 - Objective 1.1
 - Policies 1.1.1; 1.1.4; and 1.1.5
- Goal 2
 - Objective 2.1
 - Policies 2.1.1 and 2.1.6
 - Objective 2.2
 - Policies 2.2.1; 2.2.2; and 2.2.5
- Goal 3
 - Objective 3.1
 - Policy 3.1.1

G. Coastal and Conservation

- Goal 1
 - Objective 1.1
 - Policy 1.1.4
 - Objective 1.2
 - Policies 1.2.1; 1.2.2; 1.2.3; 1.2.4; and 1.2.5
 - Objective 1.4
 - Policies 1.4.1; 1.4.2; 1.4.3; 1.4.4; 1.4.5; 1.4.6; and 1.4.7
 - Objective 1.8
 - Policies 1.8.2 and 1.8.5
 - Objective 1.9
 - Policies 1.9.1 and 1.9.3
 - Objective 1.11
 - Policy 1.11.1
- Goal 2
 - Objective 2.1
 - Policy 2.1.3
 - Objective 2.2
 - Policies 2.2.1 and 2.2.2
 - Objective 2.4
 - Policies 2.4.2 and 2.4.4
 -

H. Recreation and Open Space

- Goal 1
 - Objective 1.1
 - Policies 1.1.8 and 1.1.9
 - Objective 1.3
 - Policies 1.3.1; 1.3.2; and 1.3.4

I. Capital Improvements

- Goal 1
 - Objective 1.3
 - Policies 1.3.3; 1.3.4; 1.3.5; and 1.3.6
 - Objective 1.4
 - Policy 1.4.1
 - Objective 1.5
 - Policies 1.5.1; 1.5.2; 1.5.3; 1.5.5; 1.5.6; and 1.5.7

The Property is located within the Large Resort special area of the Gulf Boulevard Redevelopment District. The Project proposes *exactly* the type of redevelopment envisioned for the Large Resort District in the Comprehensive Plan. This redevelopment district was established to “recognize the importance of temporary lodging uses” and “discourage” high-rise residential development. The purpose and intent of the Large Resort District is to encourage hotel redevelopment at the purposeful exclusion of multifamily residential development by incentivizing hotel redevelopment with additional density. The additional density is required to ensure the land is more valuable as a hotel use to encourage redevelopment and investment so that high-rise residential development does not overtake the City’s Gulf beaches “as it has in most other beach communities in the State.”

Promotion of commercial reinvestment instead of residential redevelopment will “stimulate the local economy,” to “correct the disproportionate tax burden” that is a direct result of a “lack of commercial reinvestment.” Specifically, the Comprehensive Plan states, “To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means.”

The Project proposes exactly what the character district seeks: investment in redevelopment for hotel purposes that include additional, modern amenities that will increase property values slowly, and eventually shift the tax burden back to resort properties from residential properties. While the proposed hotel development will have an impact on finite City resources, when compared to residential condominium development the proposed development will (i) have a “reduced daily vehicular travel demand,” (ii) require less evacuation resources, and (iii) increase property value without homestead exemptions, all of which are specific stated goals of the Large Resort special area.

The Project promotes all nine policies of the Large Resort District as set forth below.

- 1) The Project includes aesthetically pleasing architectural design features that protect neighboring properties, ensure Gulf Boulevard is not a “condo canyon,” and ensure facades are varied. The Project will include areas that shield support uses from the ground level. In addition, there are no monolithic structures or blank walls in the

Project. From the street, the pedestrian experience will be greatly enhanced with a 10' sidewalk and lush landscaping.³

- 2) A main beach access of at least 10 feet in width will be provided for public access. *(Note: Additional public beach accesses will be provided.)*
- 3) See 2 above.
- 4) The main beach access is designed for pedestrian traffic over marked paths. Alternate access for emergency responders is also provided.
- 5) The applicant has agreed to provide a 10' easement to the City for unimproved public access landward of the mean high water line so that uninterrupted pedestrian access along the Gulf is ensured.
- 6) Professional landscaping, designed to comply with the Land Development Code (the "LDC"), will be provided along Gulf Boulevard, within the Project, and at certain areas adjacent to the beach.
- 7) The landscaping will be improved for the entire Project, including those portions where buildings are not razed.
- 8) The Project will comply with all County and local hurricane evacuation procedures.
- 9) The Project will be limited to transient accommodation units and accessory uses.

The Project complies with all limitations set forth in the Large Resort District regulations. The Project will comply with all impervious surface, height, buffering, and setback requirements. **No waivers or variances to the LDC are requested.** In summary, the Project is **exactly** the type of development the Large Resort special area was designed to attract, and complies with all requirements and/or limitations included within the special area parameters.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*
 - a. *Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;*
 - 1) The Project will significantly enhance the appearance and function of the area by redeveloping a dated surface parking and hotel development and replacing it with a modern, architecturally and aesthetically pleasing redevelopment that complies

³ Note: Development team will submit a full set of elevations and renderings in a supplemental package.

with the current stormwater drainage code and more hurricane resilient building code.

- 2) The Project will significantly increase the functionality of Gulf Boulevard by reducing the access points by more than 50%, queueing guests on the Property instead of Gulf Blvd, and providing an internal roadway that promotes internal capture.
- 3) The functionality of the area will be improved by implementation of the new stormwater management standards that will significantly decrease the sheet flow of stormwater that currently flows directly onto Gulf Blvd.
- 4) Walkability in the area will be improved by replacing 5' sidewalks with 10' sidewalks and enhanced landscaping along Gulf Blvd. The aesthetics of the area will also be improved as the Project is designed so that all of the resort support facilities will now be internal or shielded from the view of the public.
- 5) New beach accesses will be provided for use by the community.
- 6) Rooftop amenities include features and design to minimize adverse effects to neighbors to the south to include: staff recommended landscaping along the upper level for the upper story beach bar, and a solid wall at the back side of the second floor, which faces Sea Mark, intentionally designed to reduce noise and smell impacts on Sea Mark.

The Project does not introduce any new uses on the Property and the current uses are compatible with the adjacent uses to the north and south. The scale and heights of the Project are comparable to the hotel to the north, and the condominiums to the south. Through thoughtful design, the development team designed the Project to maintain the views of the condominiums adjacent on the southern boundary.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

There are no historic, archaeological, or cultural resources on the Property.

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;*

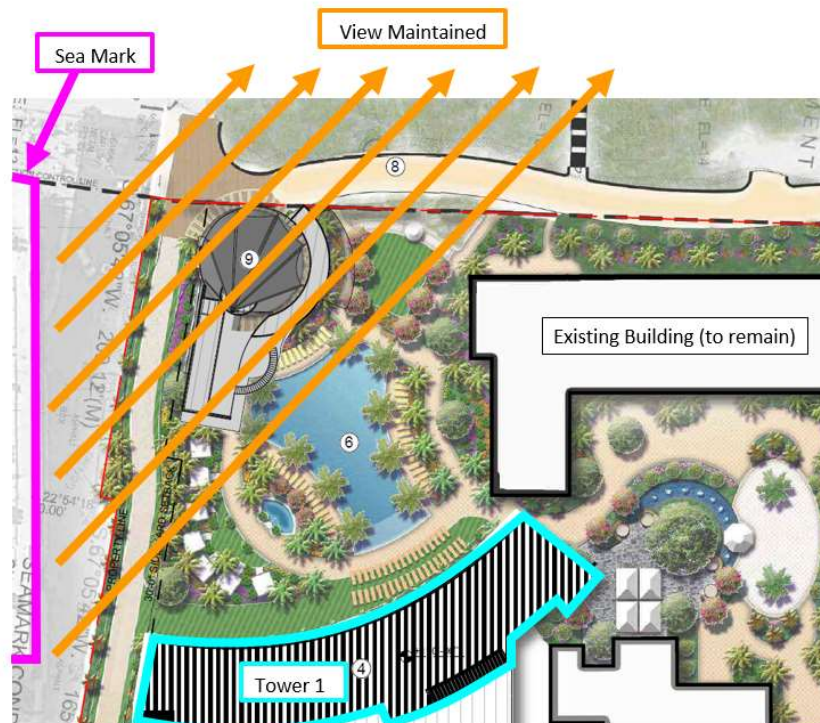
The Project proposes uses and scaling compatible with adjacent development, based on thoughtful design to avoid creating incompatibilities.

Redevelopment on the northern portion of the Property is minimal and includes upgraded landscape, hardscape, amenity, transportation and drainage improvements only. Thus, the compatibility between the Project and the hotel to the north will be maintained.

To the east and west (Gulf Boulevard and the beach, respectively), new development is scaled to ensure the character of the area is maintained. Along Gulf Boulevard, buildings are set back with heights that step-up incrementally so that a “condo canyon” is avoided. The developer will install significant screening and landscaping to ensure the street level view is in character with the Large Resort District. Along the beach, development is landward of the Coastal Construction Control Line with new towers set back toward the interior of the Property. As depicted in the CUP site plan, new development along the Coastal Construction Control Line is limited to hotel amenity and support uses.

Sea Mark condominiums are located along the southern boundary of the Property, Sea Mark is an 11 story condominium project. The area of the Project directly adjacent to the Sea Mark is thoughtfully designed to ensure compatibility between uses. The height of Tower 1 (the adjacent development) is 12 stories, which is compatible with the 11 story Sea Mark building. Tower 1 is also set back and designed to sit at an angle so that the views of Sea Mark residents are not disturbed.

Public beach accesses in excess of what is required by the land development code are provided to provide ample access and views to the beach. The by-right development (without a CUP) has no limitations or restrictions on linear feet of development, so building at the CUP height versus 50 feet will have no effect on views of other neighbors and citizens.



The Project includes landscaping, screening, and setbacks that all meet or exceed code. **The applicant is not seeking any waivers or variances from the LDC.** Building design avoids monolithic architecture with varied facades and layouts to ensure the style is in keeping with the intent of the vision for the Large Resort District's redevelopment goals and objectives.

Through thoughtful design, the Project is compatible with adjacent development and consistent with the LDC and Comprehensive Plan.

- d. *Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;*

The Project will not create any significant adverse impacts on the livability and usability of nearby land. The Project is designed to mitigate potential adverse impacts by:

- Designing acoustic systems to reduce reflection and maintain music and PA sounds on the Property;
- Locating family oriented amenities central to the Project so that corporate and adult areas guests are located adjacent to the Sea Mark condominium;
- Installing exhaust dampers to ensure the restaurant adjacent to the Sea Mark does not create unwanted fumes and smoke;
- Installing ground level lighting to reduce light pollution;
- Locating loading berths central to the Property;
- Queueing guest vehicles on site;
- Using staff services to control and maintain solid waste;
- Using professional security services to ensure safety for both the guests and the public; and
- Buffering of rooftop amenities nearest the Sea Mark Condominium

Vehicular traffic impacts are mitigated as discussed elsewhere in this application through the provision for an internal roadway, reduction in access points, on-site queueing, and ample off-street parking. Any late night operations must be approved by the City and follow strict City ordinances related to noise.

3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

Transportation Analysis:

Initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers

have requested a meeting with the City on the methodology for the analysis. The results of that study will confirm the level of service capacity is either adequate or it will identify deficiencies. If the studies identifies deficiencies, this application will be supplemented to address any such deficiency.

Elimination of Gulf Blvd. Curb Cuts:

It is important to note that access to the Property will be significantly improved as part of the Project construction. Currently, the Property includes nine access points onto Gulf Boulevard. The Project will **eliminate five access points**, leaving just four access points.

Creation of Internal Roadway

The Project will provide a new internal frontage roadway that will provide ample space for on-site queueing (rather than queuing directly onto Gulf Blvd.) and reduce the number of trips on Gulf Boulevard through internal trip capture.



In addition, the reduction of access points will improve the functionality of Gulf Blvd.

Transit:

There is significant transit available in the area. Currently, there are three different transit options servicing the Property (1) PSTA local route 90, (2) the SunRunner, and (3) the Central Avenue Trolley. Additionally, the Applicant promotes the use of transit by employees by paying for transit use so that it is free to all employees. This practice will continue with the Project.

On-Street Parking:

The Project will not affect on-street parking. The Project will meet all off-street parking requirements.

Stormwater Management Upgrade:

By complying with the current stormwater management regulations in the LDC, the Project will significantly improve the stormwater that is currently directly flowing onto Gulf Blvd. (and causing entire lanes to flood during heavier rainfall); thus improving transportation conditions.

Through specific Project design and transportation improvements, neighborhood impacts are minimized and pedestrian safety is improved.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

The Project will comply with all (i) LDC parking requirements for parking and loading; (ii) LDC requirements for truck turning, drive isles and space dimensions; (iii) Florida Building Code requirements, and (iv) Fire Marshall requirements, which will ensure needed parking and loading, will be provided, and function properly.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

For the reasons stated above, the health, safety and welfare of the public will be well preserved and in many instances improved. The public will also be benefitted by the redevelopment of an aging property which is encouraged in the Comprehensive Plan through additional beach access, improving stormwater drainage within the City, improving pedestrian connectivity along Gulf Boulevard, reducing access points to Gulf Boulevard, and providing internal traffic capture through an internal site roadway.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

The developer, 1754 Properties, is the current owner/operator of the Tradewinds Resort. 1754 Properties, is an institutional owner, developer, lender and operator of hotels around the world. The team has executed over 50 successful investments with equity partners. 1754 Properties has a demonstrated history of successful redevelopment.

Additionally, any improvements, whether on the Property or adjacent right of way, must comply with all local, state, and federal requirements to ensure improvements are technically complete. Finally, the City requires that certain improvements within the public realm must be bonded.

7. *The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.*

The Project complies with the Comprehensive Plan and LDC. **No waivers or variances are requested.**

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. *Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.*

The densities and intensities established by the Comprehensive Plan are based on infrastructure studies conducted by the City that contemplate the impacts of the maximum development contemplated by the Comprehensive Plan. For this Property, the assumption was that the Property would be developed at 75 units per acre. These studies ensured that proper infrastructure and services could be maintained if the maximum densities and intensities set forth in the Comprehensive Plan are developed. Development throughout the City is less than the maximum permitted under the Comprehensive Plan, and the project Proposes development less than the maximum permitted by the Comprehensive Plan. Thus, the various infrastructure required for the Project is adequate and available⁴. Additionally, Sec. 29.4 of the LDC requires a certificate of concurrency as part of the Conditional Use Approval permitting process that will confirm adequate public facilities.

2. *Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.*

As previously stated, initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The study will either confirm the level of service capacity is adequate or identify deficiencies. If deficiencies are identified by the study, the applicant will supplement this application to address any such deficiency.

Because the Property is so large, Tradewinds is able to construct a 1500-foot internal access road to take queuing and other Project traffic off Gulf Blvd.

Parking areas and structures were designed to comply with the LDC and the Florida Building Code to ensure proper function. The developer is improving pedestrian access to the beach by providing three beach access points and an improved ten-foot wide sidewalk along approximately 1,750 feet of Gulf Boulevard frontage.

3. *Hydrological features and storm water management infrastructure.*

The Project will be engineered, permitted, and approved by strict local, state, and federal agencies for stormwater management. The current site pre-dates formal stormwater codes, and as such, rain “sheet flows” off the site. Redevelopment requires an engineering overhaul of the site to retain and treat the additional runoff created when comparing the development to a non-developed site. The Project must comply with the modern provisions such that the regular development process will improve the stormwater management of the City. Such a large

⁴ Note that we contemplate that the transportation analysis which will supplement this application will ensure adequate transportation capacity.

development will have a noticeable impact on the drainage of Gulf Boulevard, which will not have to accept as much runoff after development is completed.

4. *Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.*

The Project was designed with a scale similar to adjacent properties on Gulf Boulevard. The buildings in the Project are located to ensure the height, design, and massing have a minimal, mitigated impact on neighboring properties. The thoughtful design of the Project also protects the public with enhanced building setbacks. Increased setbacks, enhanced landscaping and a 10' sidewalk will improve the pedestrian experience along Gulf Boulevard. Building facades are varied to avoid monolithic structures and high quality building materials are proposed. Any advertising and signage must comply with the LDC through separate permitting.

5. *Site landscaping, open space provision and impervious surface limitations.*

The Project will comply with all Comprehensive Plan and LDC limitations regarding landscaping, open space, and impervious surface. Extensive landscaping is proposed for the site that will meet or exceed the LDC.⁵

6. *Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.*

This application does not request any special operations or functions. Any use, business, or operation requests associated with the Project in the future must go through regular City approval and applications processes. Operational and functional requirements, if any, will be addressed by later applications.

7. *Fire suppression and facility security.*

The Project will comply with all fire code requirements and have a professional management staff that will facilitate security.

8. *Emergency management and hurricane evacuation provisions.*

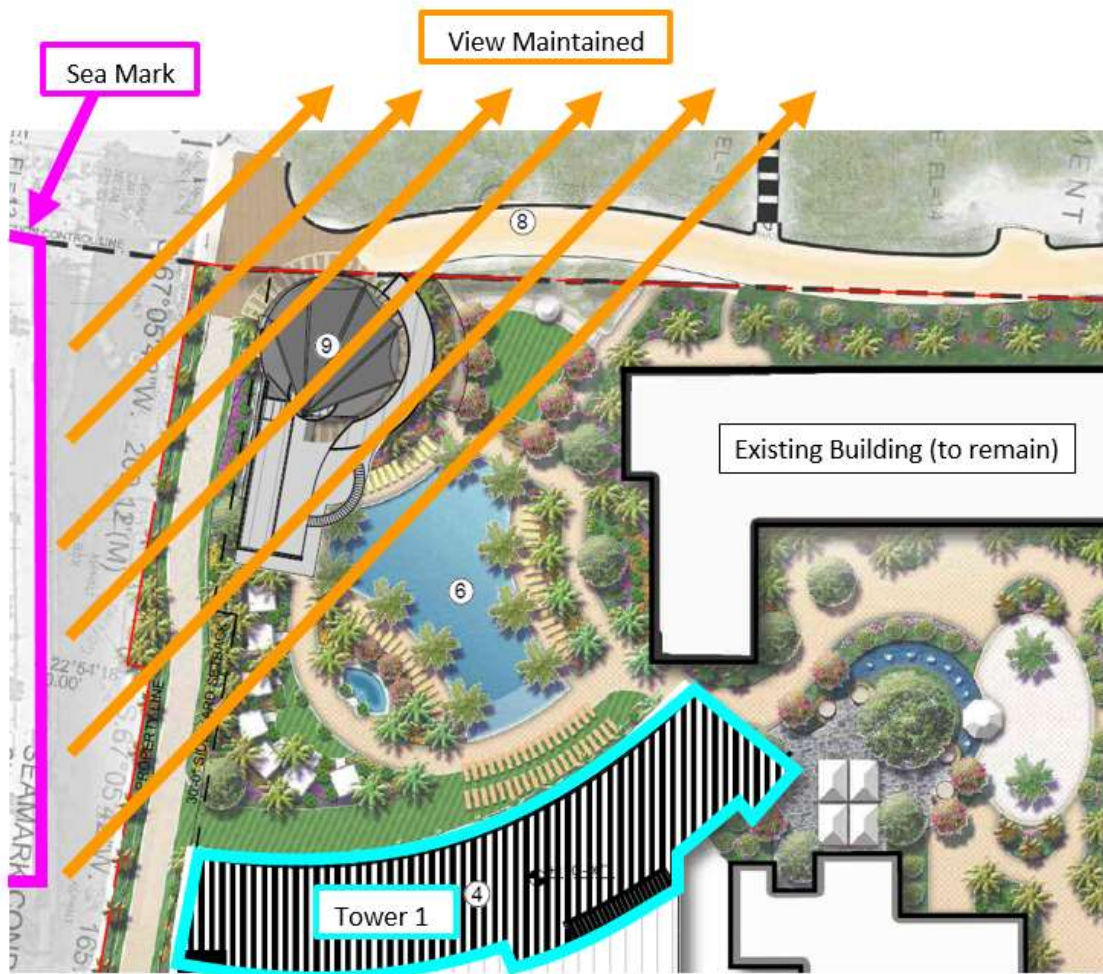
As noted in the Comprehensive Plan, transient accommodations have a smaller impact on hurricane evacuations than multifamily residential development. However, all properties in the City must be prepared for a storm event. The existing resort already has a hurricane preparation plan, and the owners/managers have worked with the City in the past to provide staging and housing for emergency responders.

⁵ A landscape plan will supplement this application.

Redevelopment of the Project will comply with all emergency management provisions as required by FLUE Policies 2.9.1, 2.9.6, 3.2.1, and 5.1.2, as well as Transportation Element Policy 1.1.1. The new hotels must also file a Hurricane Closure and Evacuation Plan with the City pursuant to FLUE Policy 4.1.5.

9. *For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:*
 - a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*

As stated, the existing structures along the north boundary of the property will remain. Thus, there is no impact to the adjacent hotel to the north. To the south lies the Sea Mark condominium. Tower 1 is proposed adjacent to the Sea Mark, which has been specifically designed with a proper setback (both along the side and rear lot lines) to protect the Sea Mark. The height and design ensure the views of the Sea Mark are minimally impacted. Tower 1 will be to the right of the existing line of sight to the beach when taking into account existing development. Since Tower 1 is north of the Sea Mark, little to no impact to sunlight is expected.



- b. *The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.*

All new buildings within the Project will have significant setbacks from the Coastal Construction Control Line so that there is no impact to the waterfront from neighboring properties. As stated above, the architect designed Tower 1 to ensure that the views of the Sea Mark condominium residents are maintained.

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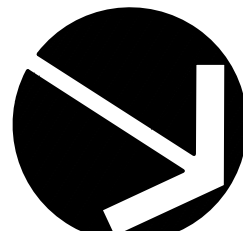
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Harris Civil Engineers, LLC

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Harris Civil Engineers, LLC


$$1'' = 60'$$



PROJECT DATA - PHASE 1

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,952
SUBTOTAL	136,952
EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	752,181
TOTAL GROSS BUILDING AREA (NEW & OLD)	889,133
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	0.81

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Tradewinds:	06-32-16-00000-230-0300, 06-32-16-43555-000-0002
Breckenridge:	06-32-15-00000-110-0200
Coral Reef:	01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others)
Alden:	01-32-15-00000-110-0500
Rumfish:	01-32-15-00000-110-0400
Parcel Numbers	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Site Area	
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units 45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Current Accessory Use	
Future Land Use	Large Resort (LR)
Proposed Use	1,121 Temporary Lodging Units 45,592 SF Meeting Space 42,108 SF Retail & Restaurant 20,619 SF Office Space
Proposed Accessory Use	

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	PROJECT CONDITION
Zoning District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		154 du
FAR	2.6 max.	0.81
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	44.37 du/acre
Building height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	Front - 25' for buildings 50' or less, over 50' setback equal to height of building Side - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined off both sides Rear - Florida Coastal Construction Control Line	Front - 25' Side - 30' Rear - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

NOTE:
BASE FLOOD ELEVATION (BFE)=11.0'



1"=60'

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CONSULTANT

CONSULTANT

Disclaimer 1: NMDARCH Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDARCH drawings DO NOT represent the final methods, techniques and means of construction. Contractor shall issue their own shop drawings and only use NMDARCH Contract Drawings as reference to meet the design intent.

Disclaimer 2: All Structural, Mechanical, Electrical and Plumbing Layout and Requirements are to be completed, verified and approved by the local Engineer, Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

**TRADEWINDS ISLAND
GRAND RESORT**
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS		
NO.	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.1

SITE PLAN - PHASE ONE
SCALE :



Printed: Tue, 14 Nov 2023 - 8:56

Layout: C-2.2

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.2 SITE PLAN.dwg

PROJECT DATA - PHASE 2

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,952
PHASE 2	461,353
STREET RETAIL	9,629
SUBTOTAL	608,134

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,476
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	752,181

TOTAL GROSS BUILDING AREA (NEW & OLD)	1,360,315
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.24

PROPERTY DATA	
Site Name	Tradewinds Island Resorts
Tradewinds:	06-32-16-00000-230-0300, 06-32-16-43555-000-0002
Breckenridge:	06-32-16-00000-230-0200
Coral Reef:	01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others)
Alden:	01-32-15-00000-110-0500
Rumfish:	01-32-15-00000-110-0400
Parcel Numbers	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Site Area	Large Resort (LR)
Current Zoning	967 Temporary Lodging Units
Current Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Current Accessory Use	Large Resort (LR)
Future Land Use	1,361 Temporary Lodging Units
Proposed Use	59,895 SF Meeting Space 69,327 SF Retail & Restaurant 30,249 SF Office Space
Proposed Accessory Use	

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	PROJECT CONDITION
Zoning District	Large Resort District	AE (11), AE (12), VE (13)
Flood Zone		25.26 ac
Project Site Acreage		967 du
Existing Lodging Units		394 du
New Lodging Units		1.24
FAR	2.6 max	0.2
ISR	0.15 minimum	
Density	75 temporary lodging units/acre	53.87 du/acre
Building height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	Front - 25' for buildings 50' or less, over 50' setback equal to height of building Side - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined of both sides Rear - Florida Coastal Construction Control Line	Front - 25' Side - 30' Rear - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests Retail Space serving hotel guests and the public	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests Kids Zone

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS		
NO.	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

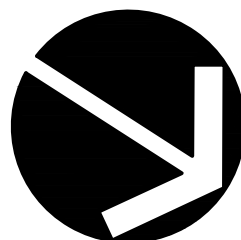
CONDITIONAL USE SITE PLAN

SHEET NO.

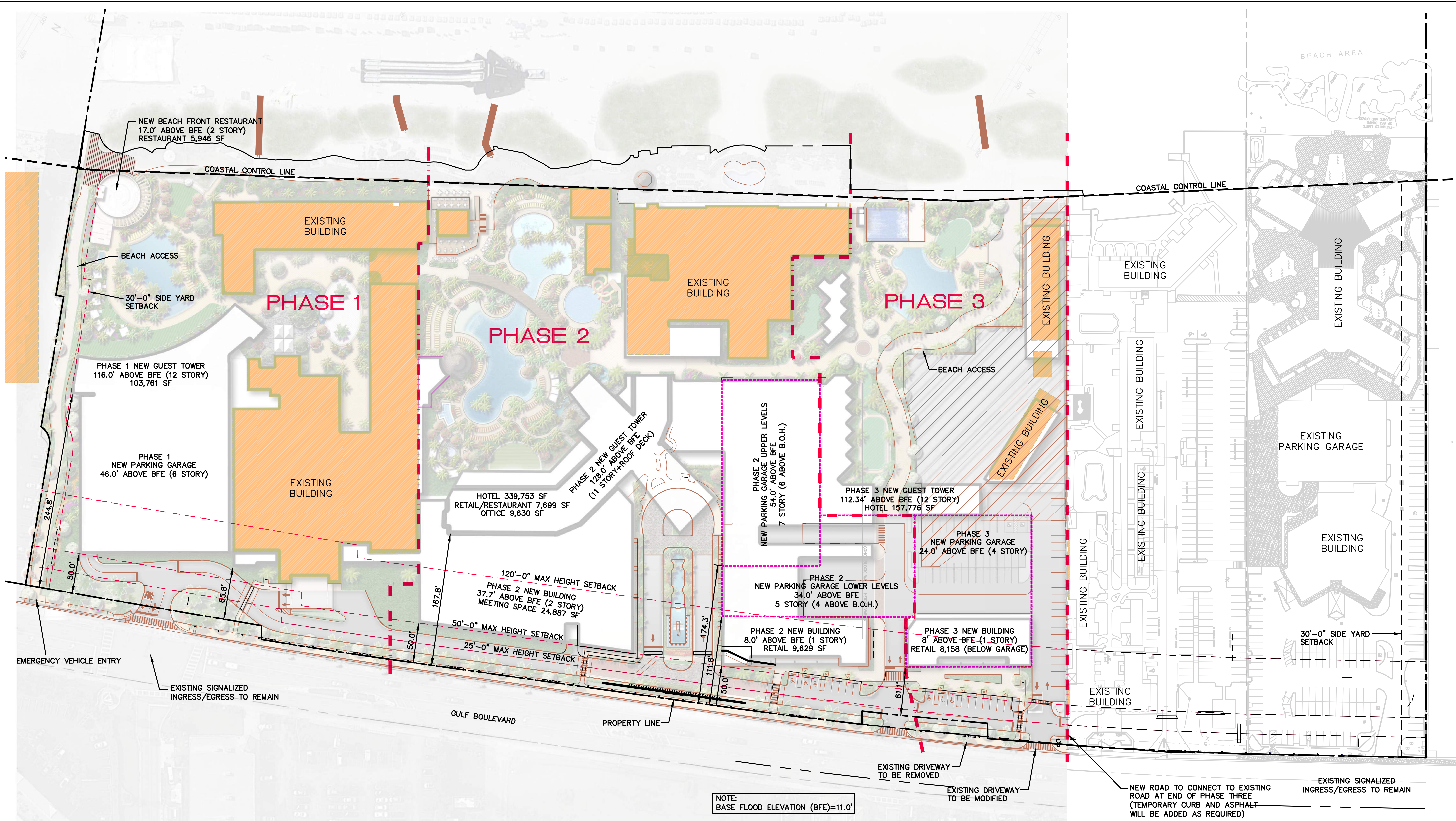
C-2.2

SITE PLAN - PHASE TWO

SCALE :



1"=60'



PROJECT DATA - PHASE 3

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,992
PHASE 2	461,553
PHASE 3	238,208
STREET RETAIL	12,787
SUBTOTAL	854,540

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	752,181

TOTAL GROSS BUILDING AREA (NEW & OLD)	1,606,681
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.46

PROPERTY DATA	
Site Name	Tradewinds Island Resorts
Parcel Numbers	06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge 06-32-16-00000-230-0200 Coral Reef 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden 01-32-15-00000-110-0500 Rumfish 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units 45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units 59,895 SF Meeting Space 77,485 SF Retail & Restaurant 30,249 SF Office Space
Proposed Accessory Use	

DEVELOPMENT SUMMARY	
CODE REQUIREMENT	PROJECT CONDITION
Zoning District	Large Resort District
Flood Zone	AE (11), AE (12), VE (13)
Project Site Acreage	25.26 ac
Existing Lodging Units	967 du
New Lodging Units	629 du
FAR	2.6 max
ISR	0.15 minimum
Density	75 temporary lodging units/acre
Building height limitation	116' (measured from minimum base flood elevation) 116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	Front - 25' for buildings 50' or less, over 50' setback equal to height of building Side - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined for both sides Rear - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard
Parking	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach 3 Public Beach Access points provided across site

Required Amenities	
Minimum Guest Amenities required for Large Scale Development:	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service
Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
	Kids Zone



1"=60'

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**TRADEWINDS ISLAND
GRAND RESORT**
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000
KEY MAP

REVISIONS		
NO.	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

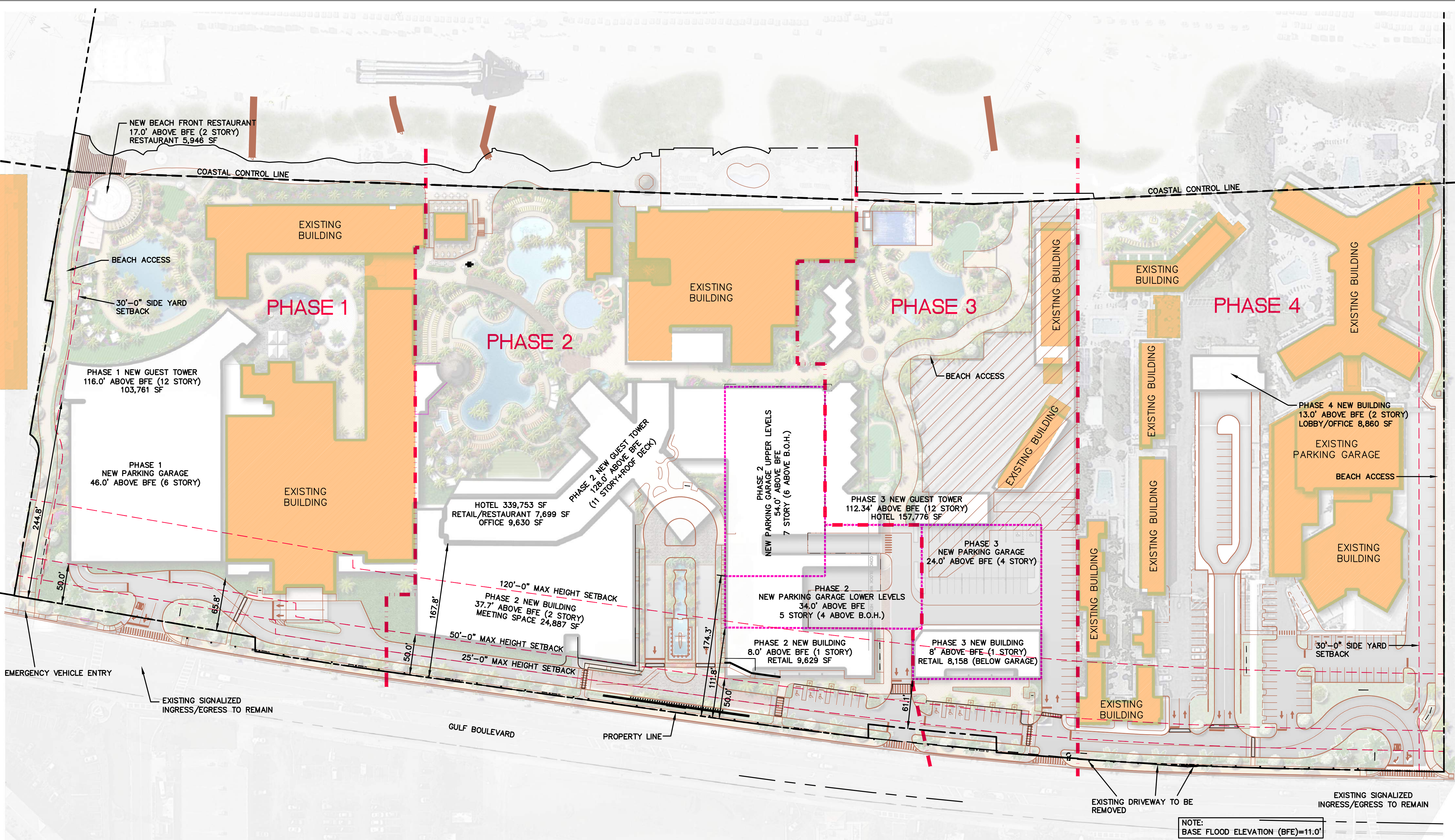
ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.3

SITE PLAN - PHASE THREE
SCALE :



PROJECT DATA - ALL PHASES

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
PHASE 4	8,860
STREET RETAIL	13,787
SUBTOTAL	863,360
EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	752,181
TOTAL GROSS BUILDING AREA (NEW & OLD)	1,615,541
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.47

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	TradeWinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002, Breckenridge: 06-32-16-00000-230-0200, Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others)
Site Area	Alden: 01-32-15-00000-110-0500, Rumfish: 01-32-15-00000-110-0400
Current Zoning	TradeWinds: 14.06 AC, Coral Reef: 3.90 AC, Alden: 3.60 AC, Rumfish: 3.70 AC, Total: 25.26
Current Use	Large Resort (LR)
Future Land Use	967 Temporary Lodging Units
Proposed Use	45,592 SF Meeting Space, 36,162 SF Retail & Restaurant, 20,619 SF Office Space
Proposed Accessory Use	Large Resort (LR), 1,596 Temporary Lodging Units, 59,895 SF Meeting Space, 79,126 SF Retail & Restaurant, 31,105 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	PROJECT CONDITION
Zoning District	Large Resort District	AE (11), AE (12), VE (13)
Flood Zone		25.26 ac
Project Site Acreage		967 du
Existing Lodging Units		629 du
New Lodging Units		1.47
FAR	2.6 max	0.2
ISR	0.15 minimum	
Density	75 temporary lodging units/acre	63.18 du/acre
Building height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	Front - 25' for buildings 50' or less, over 50' setback equal to height of building Side - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined for both sides Rear - Florida Coastal Construction Control Line	Front - 25' Side - 30' Rear - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service	Housekeeping Services Swimming Pool or Spa Fitness Facility Business Center Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests Retail Space serving hotel guests and the public Meeting rooms or conference facilities to serve public and hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings Retail Space serving hotel guests and the public Meeting rooms or conference facilities to serve public and hotel guests Kids Zone

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GRAND RESORT**
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000
KEY MAP

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1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.4

SITE PLAN - PHASE FOUR
SCALE:



1"=60'

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75-150

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5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

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ISSUE DATE: 05-19-2023

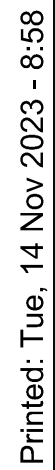
CONDITIONAL USE SITE PLAN

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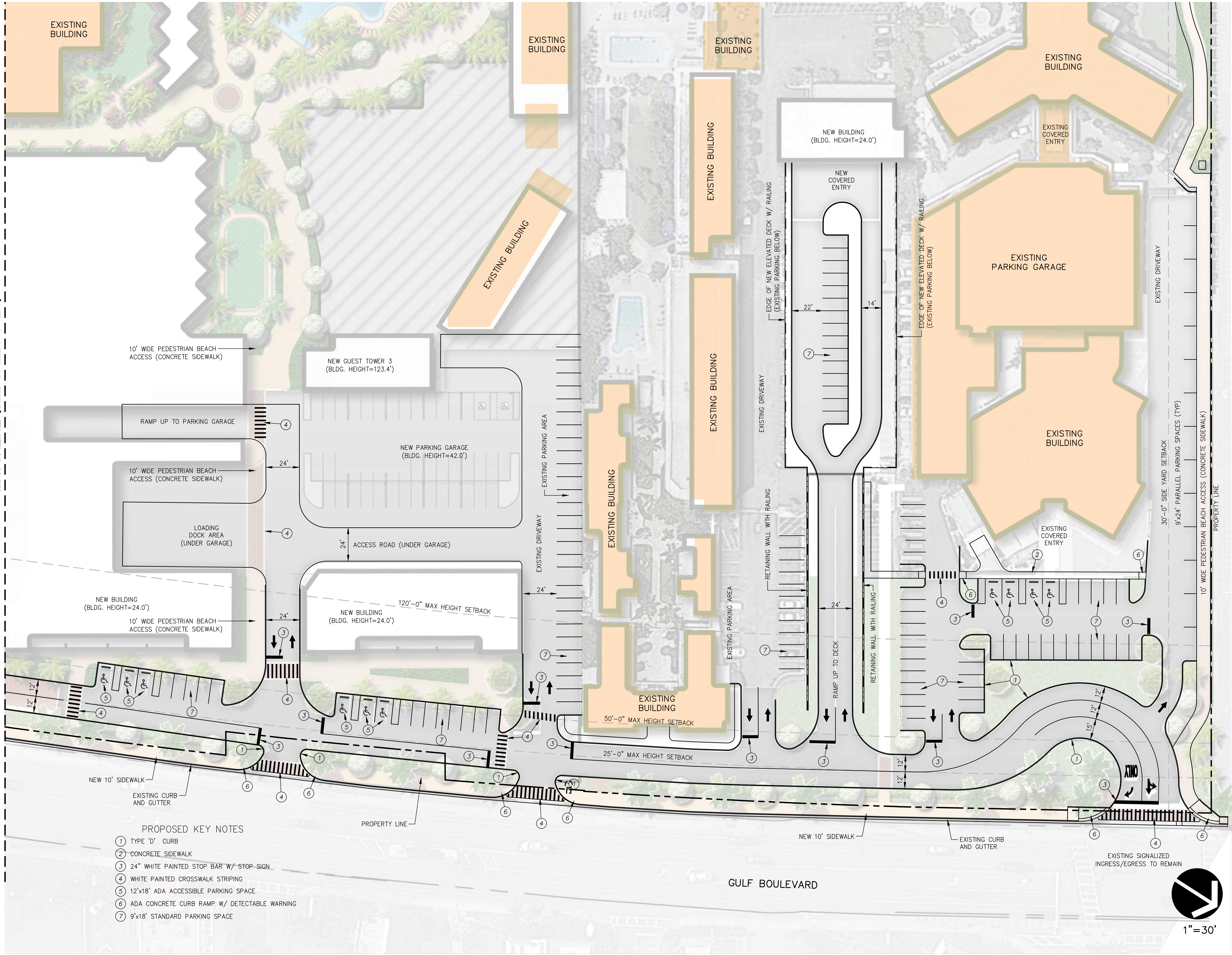
C-2.5

SITE PLAN-DETAIL 1

SCALE :



MATCHLINE (SEE SHEET C-2.5)



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GRAND RESORT**
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CONDITIONAL USE SITE PLAN

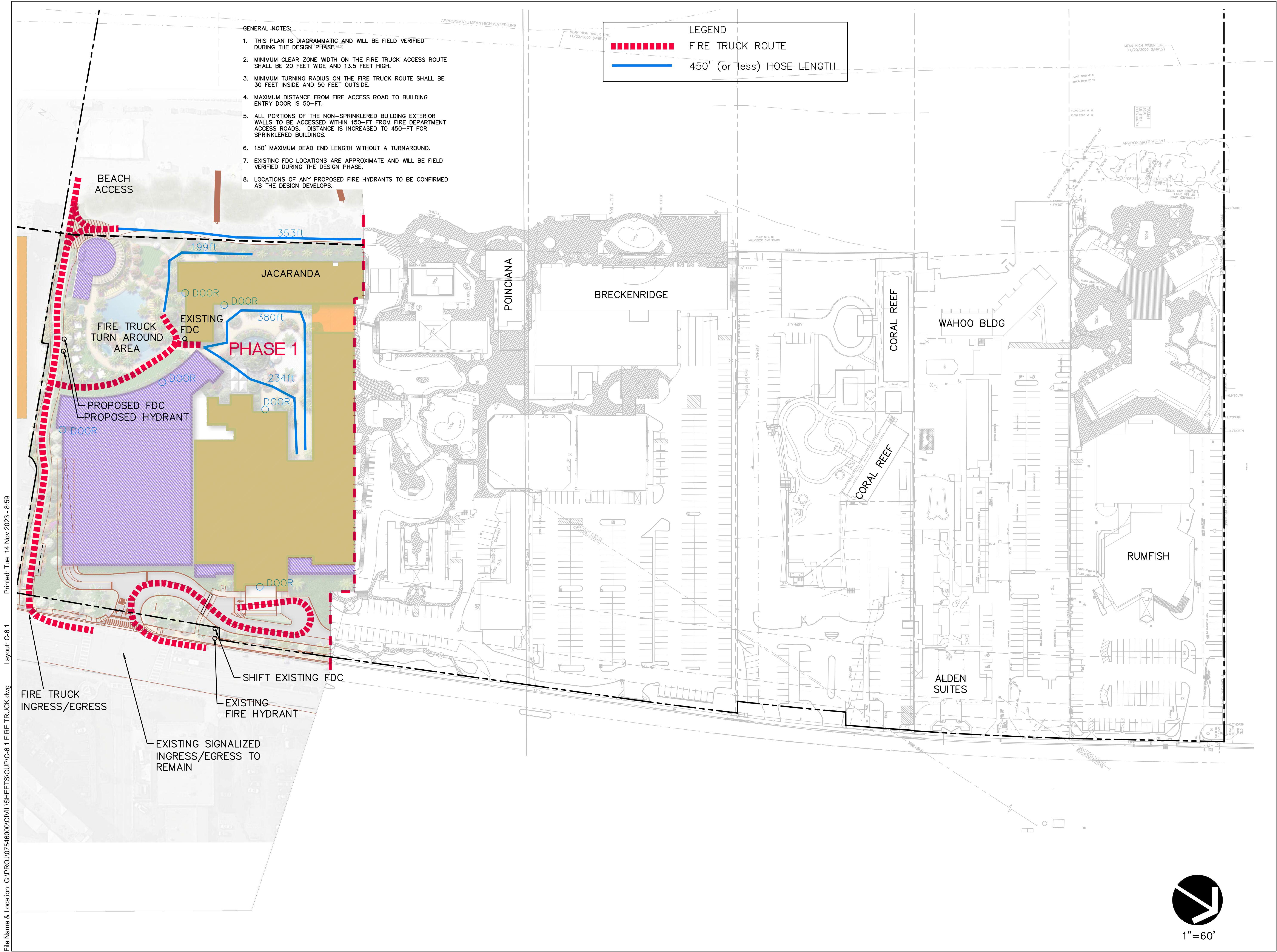
SHEET NO.

C-2.6

SITE PLAN-DETAIL 2
SCALE :



1"=30'



GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
2. MINIMUM CLEAR ZONE WIDTH ON THE FIRE TRUCK ACCESS ROUTE SHALL BE 20 FEET WIDE AND 13.5 FEET HIGH.
3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50-FT.
5. ALL PORTIONS OF THE NON-SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150-FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450-FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND

- FIRE TRUCK ROUTE
- 450' (or less) HOSE LENGTH

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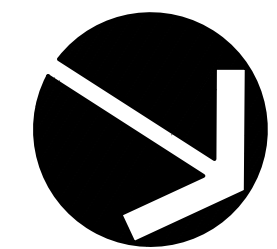
ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

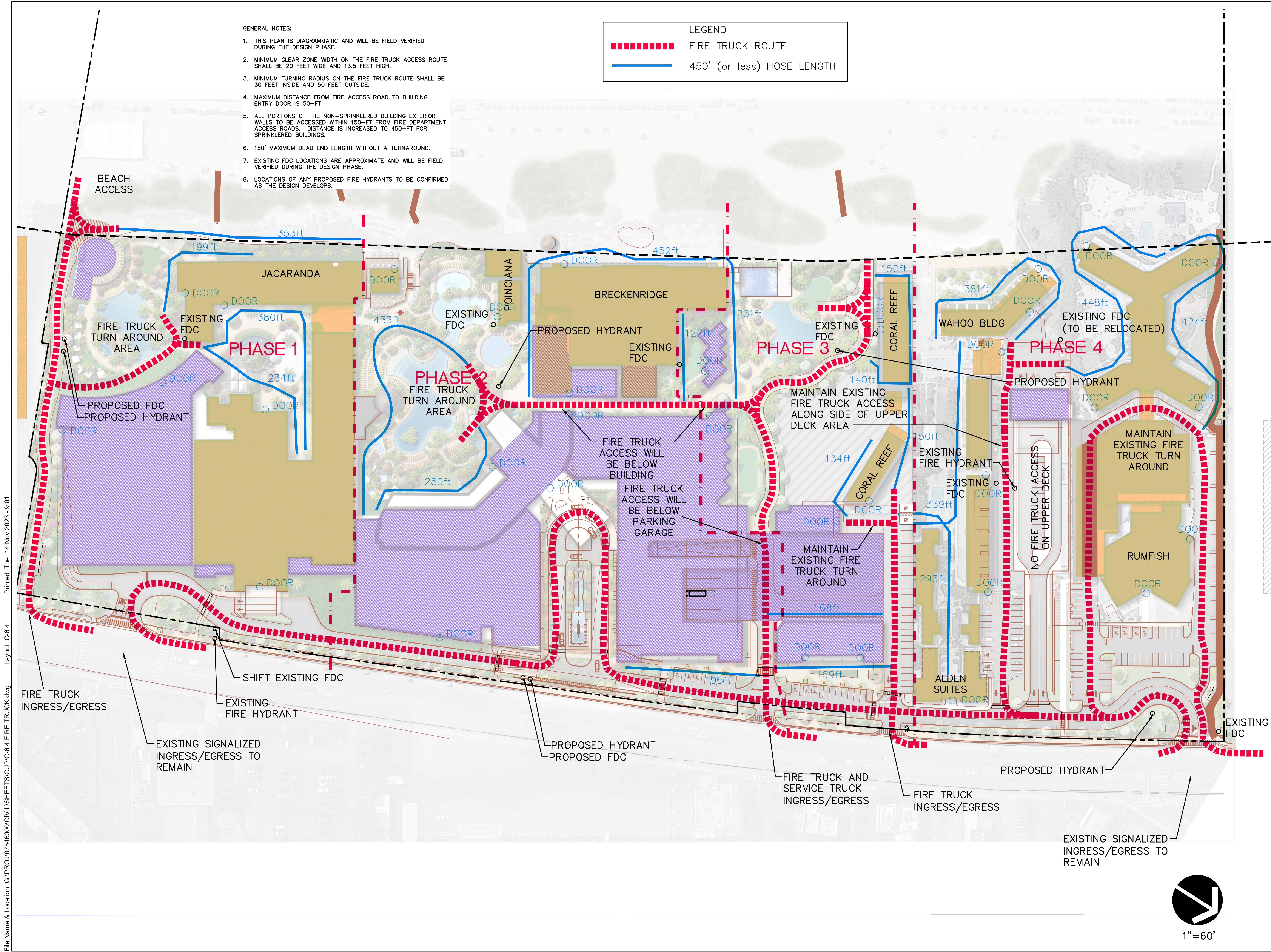
C-6.1

FIRE TRUCK ACCESS EXHIBIT - PHASE ONE
SCALE:



1"=60'

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.4 FIRE TRUCK.dwg
Layout: C-6.4
Printed: Tue, 14 Nov 2023 - 9:01



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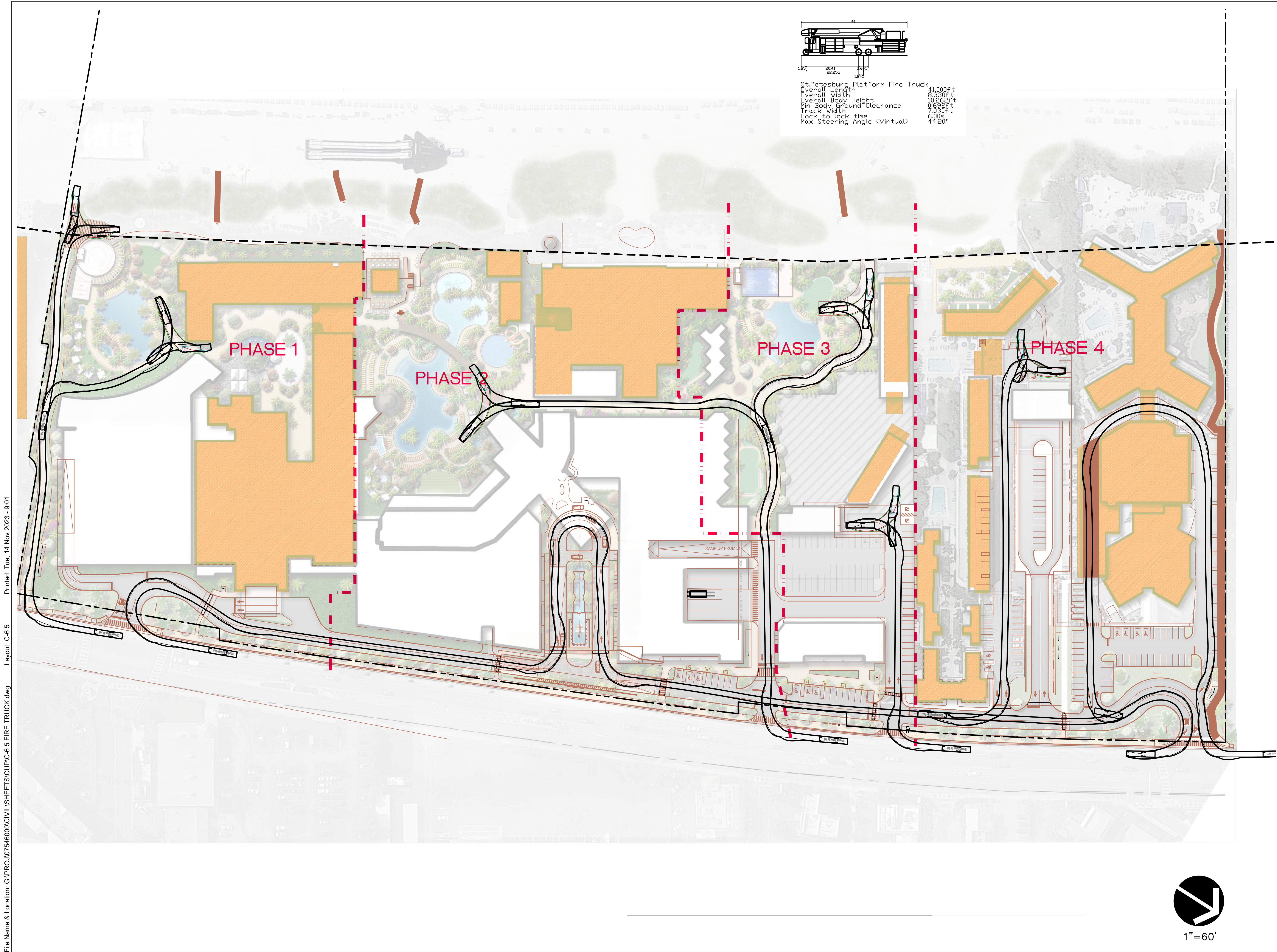
CONDITIONAL USE SITE PLAN

SHEET NO.

C-6.4

FIRE TRUCK ACCESS EXHIBIT - PHASE FOUR

SCALE:



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PROJECT NO. HCE 7546000
KEY MAP

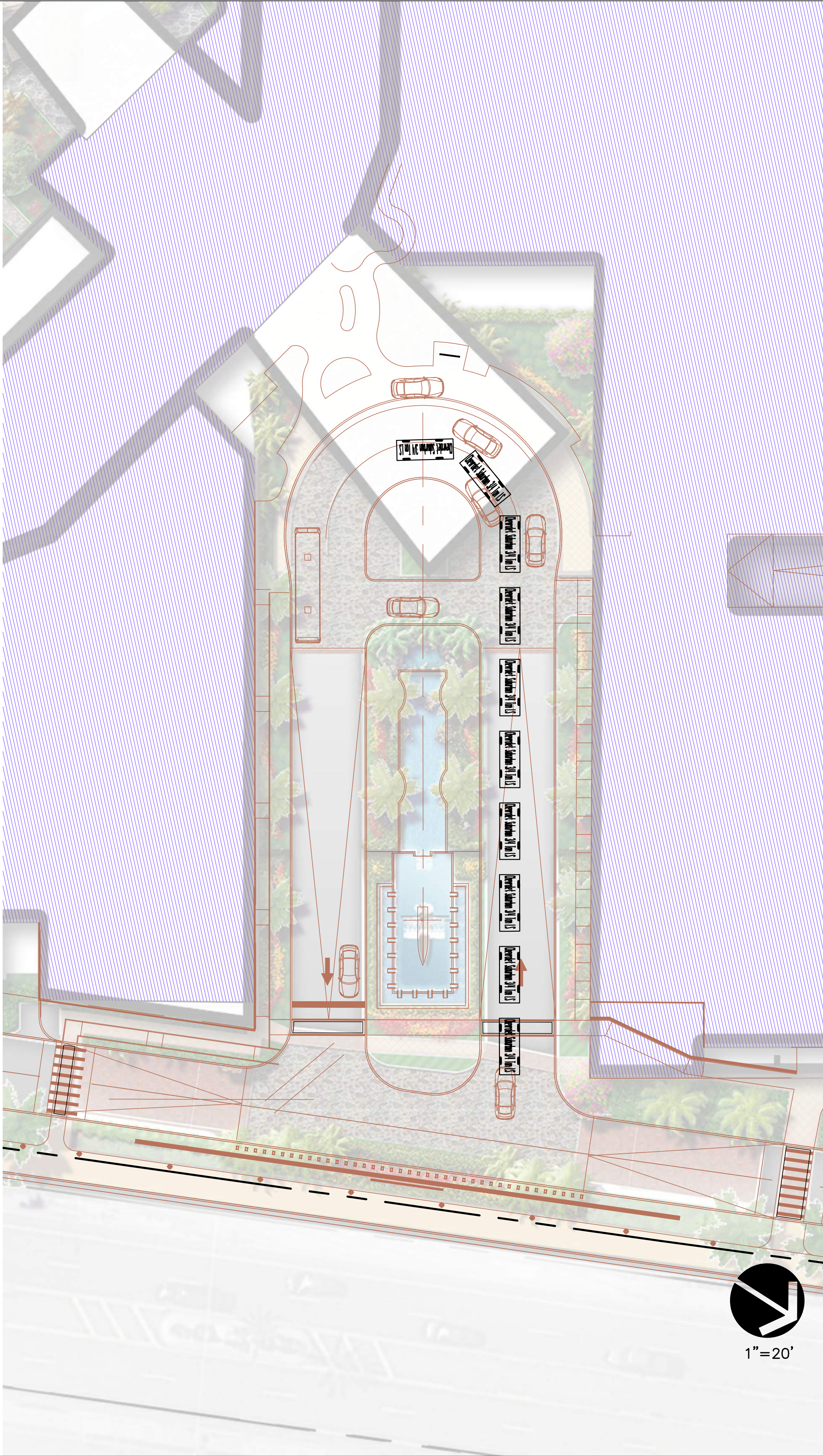
REVISIONS
NO. DESCRIPTION DATE
1 CUP - TRC RESPONSE 09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.
C-6.5

FIRE TRUCK ACCESS EXHIBIT - VEHICLE TRACKING
SCALE :



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5500 GULF BLVD
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PROJECT NO. HCE 7546000
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ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

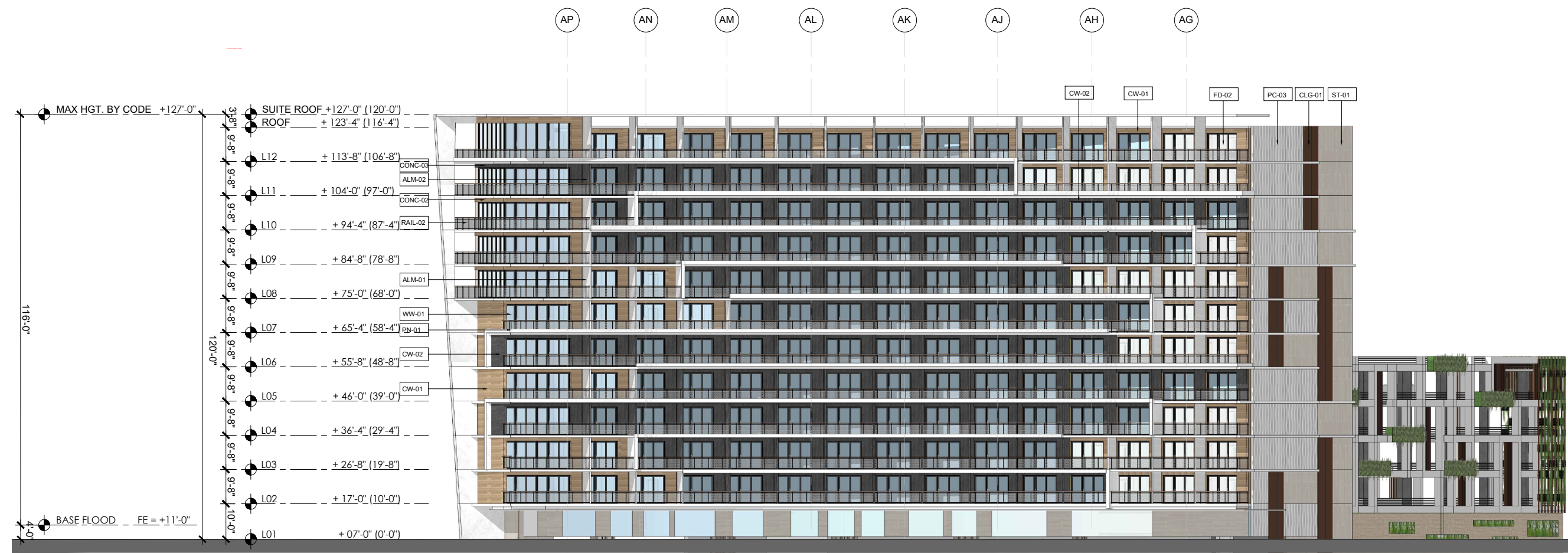
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C-7.0

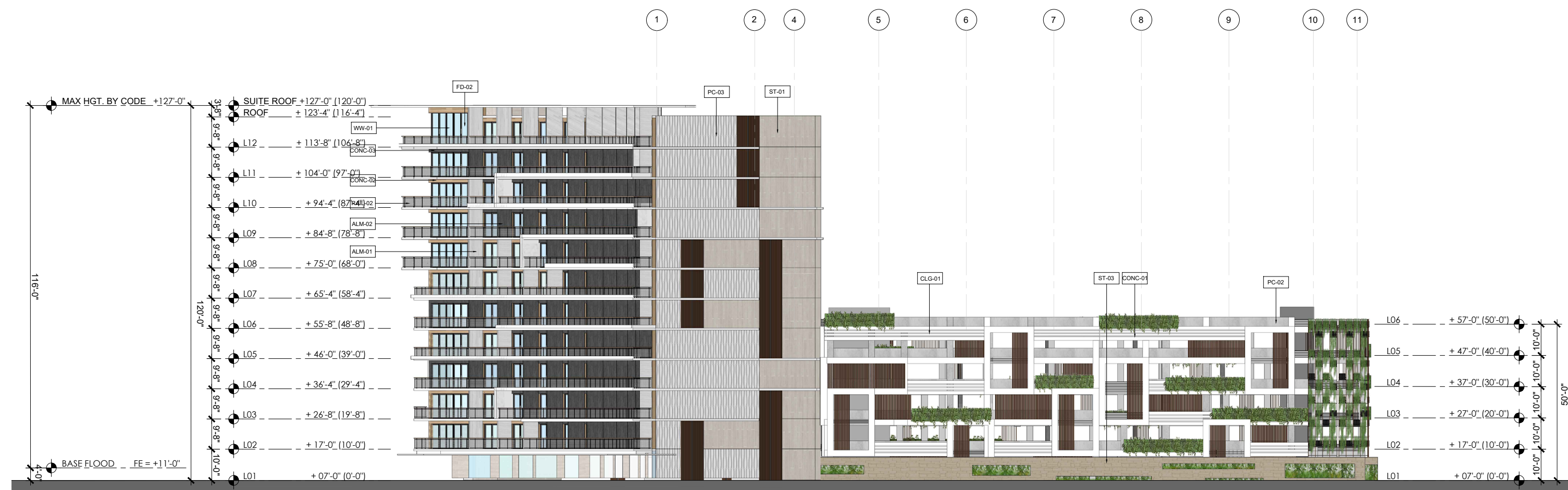
ENTRANCE CAR STACKING EXHIBIT
SCALE :



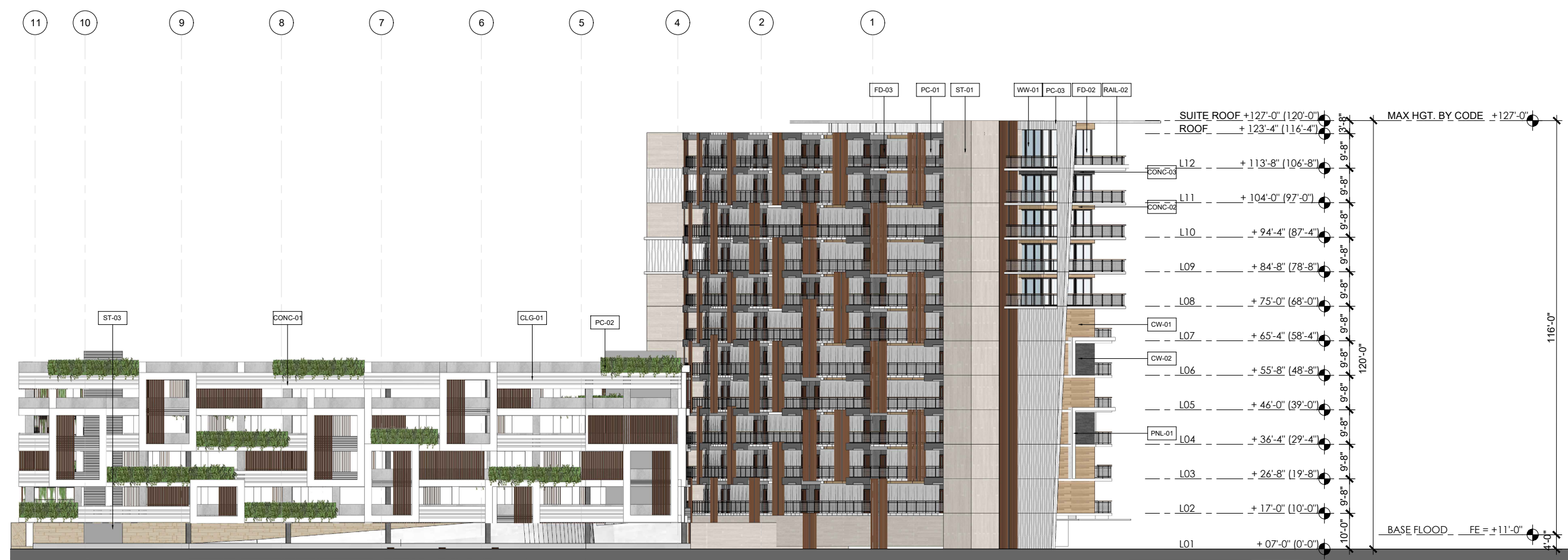
02 ELEVATION - TOWER 1, NORTHEAST
SCALE : 1/32" = 1'-0"



01 ELEVATION - TOWER 1, SOUTH
SCALE : 1/32" = 1'-0"



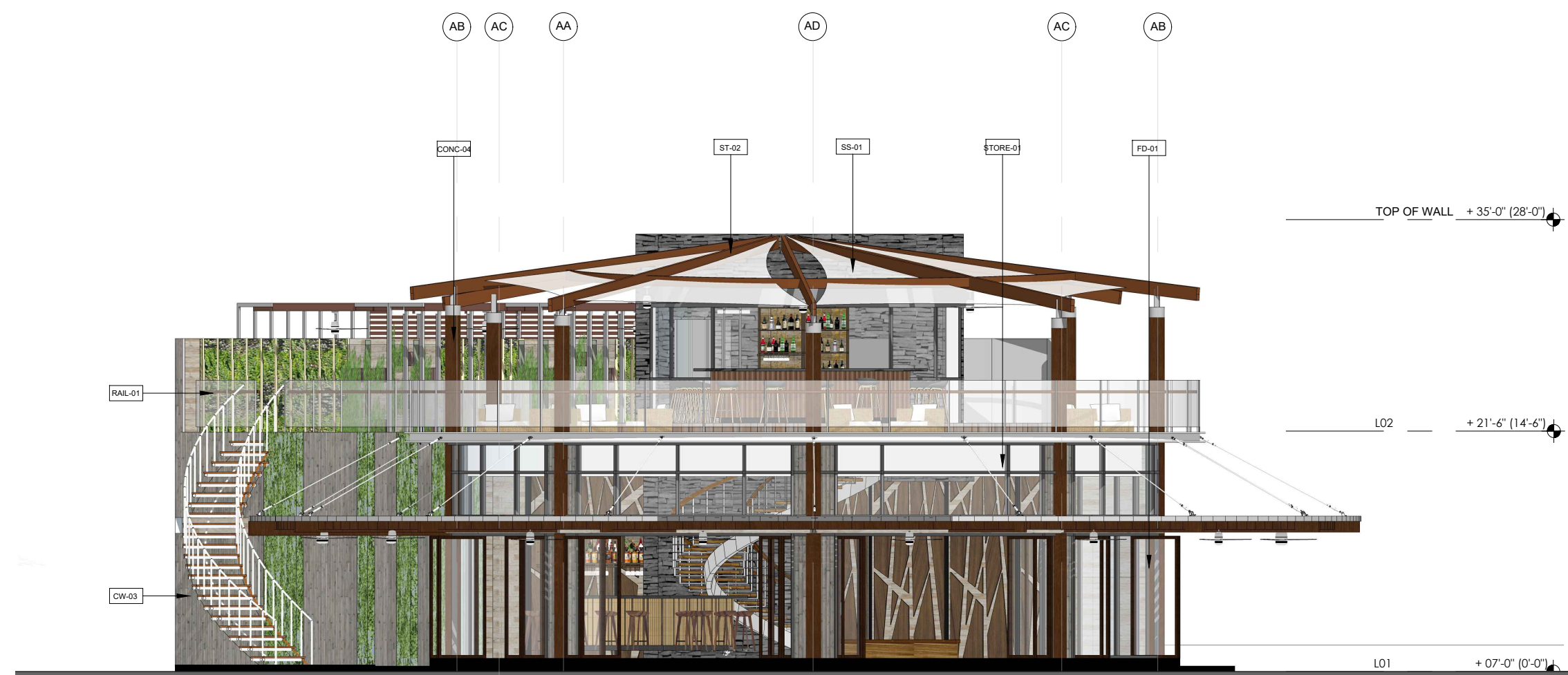
04 ELEVATION - TOWER 1, SOUTHEAST
SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 1, NORTHWEST
SCALE : 1/32" = 1'-0"



06 ELEVATION - RESTAURANT, NORTH
SCALE : 1/8" = 1'-0"



05 ELEVATION - RESTAURANT, SOUTHWEST
SCALE : 1/8" = 1'-0"

MATERIAL INDEX	
ENVELOPE BUILDING FINISHES	
CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
PC - 03	PRECAST CONCRETE PANEL - TYPE 2
RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR

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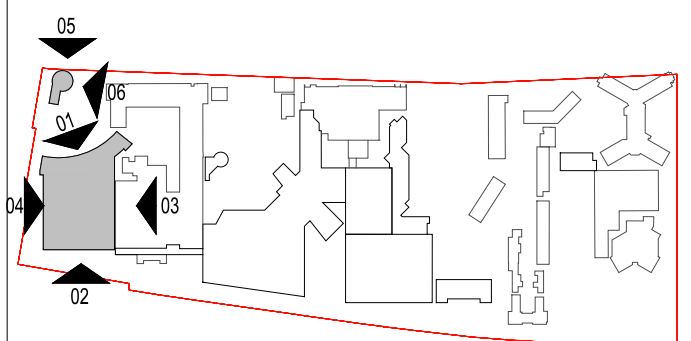
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PROJECT NO. A10065
KEY MAP



REVISIONS		
NO.	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A3.10

ELEVATIONS - TOWER 1 & RESTAURANT
SCALE : 1/8"= 1'-0"; 1/32" = 1'-0"



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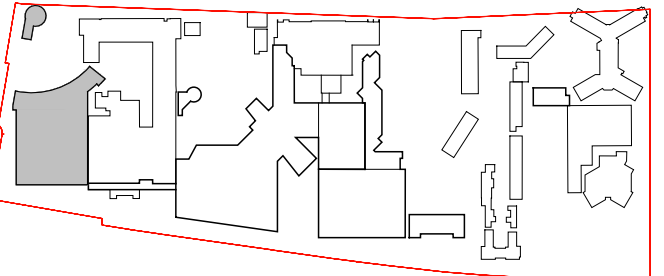
LANDSCAPE ARCHITECT
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dtaylor@perry-becker.com

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**TRADEWINDS ISLAND
GRAND RESORT**
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065
KEY MAP



REVISIONS		
NO.:	DESCRIPTION:	DATE:

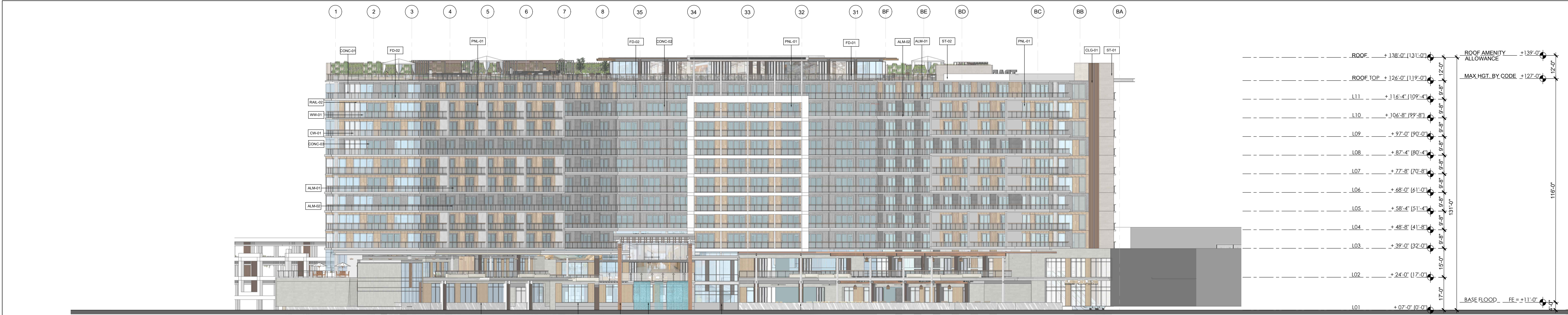
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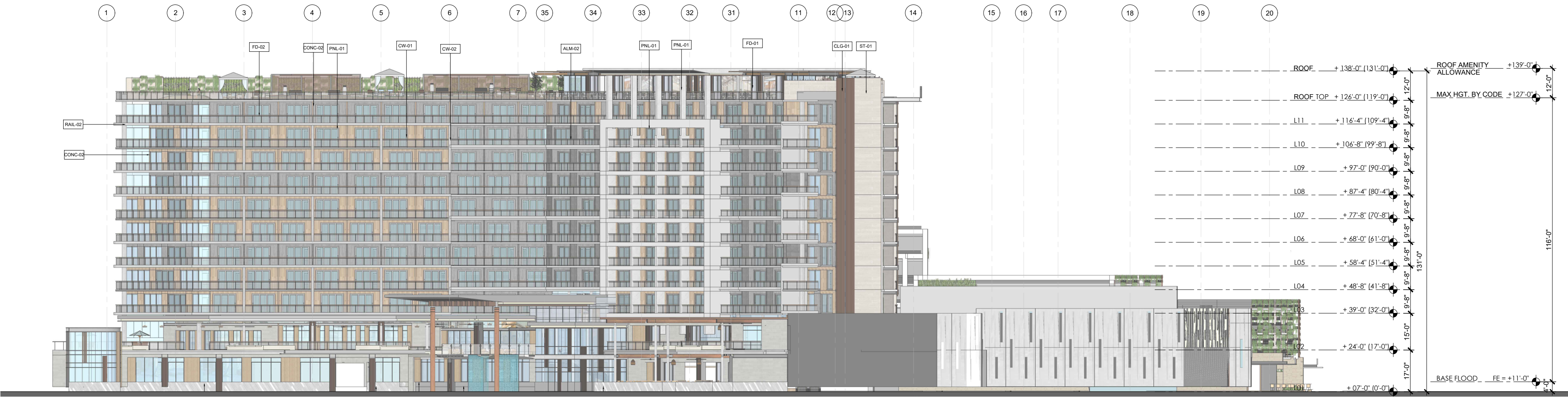
SHEET NO.

A3.11

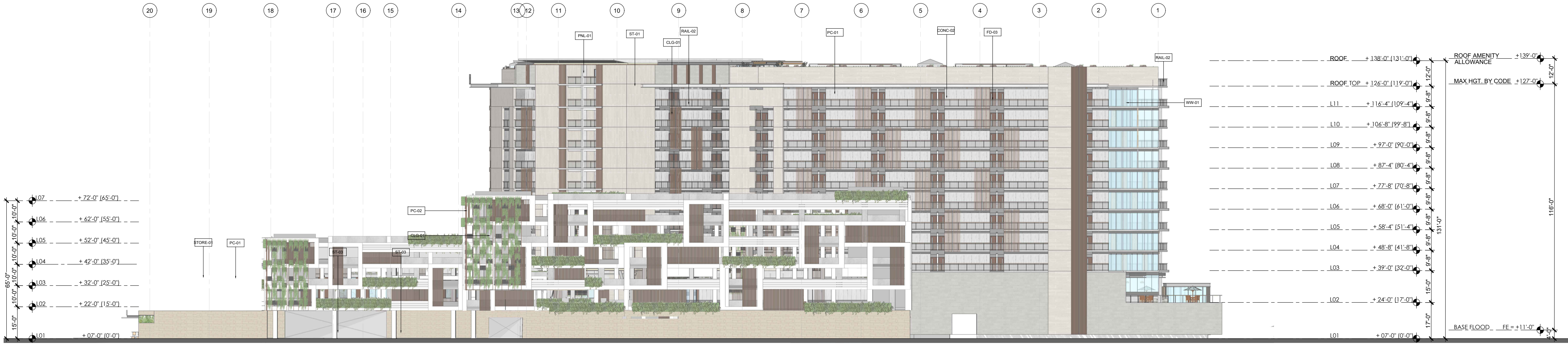
PERSPECTIVE VIEWS - TOWER 1 & RESTAURANT



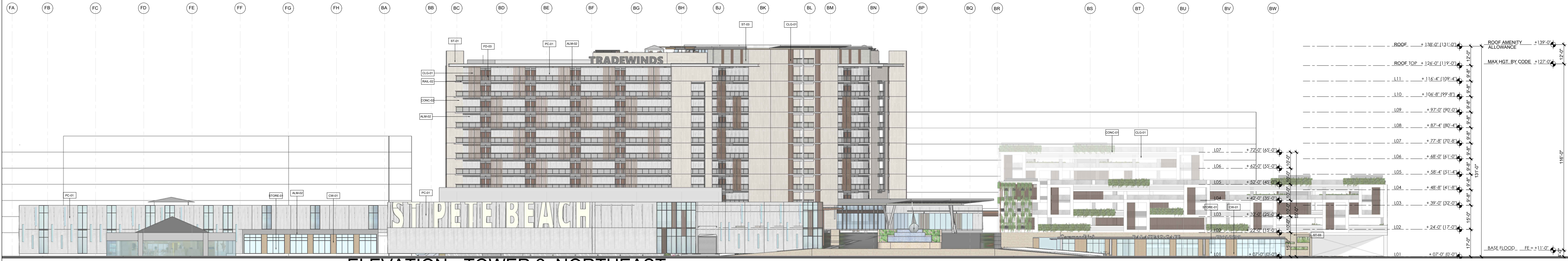
01 ELEVATION - TOWER 2, SOUTH
SCALE : 1/32" = 1'-0"



02 ELEVATION - TOWER 2, SOUTHEAST
SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 2, NORTHWEST
SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 2, NORTHEAST
SCALE : 1/32" = 1'-0"

MATERIAL INDEX	
ENVELOPE BUILDING FINISHES	
CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
PC - 03	PRECAST CONCRETE PANEL - TYPE 2
RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR

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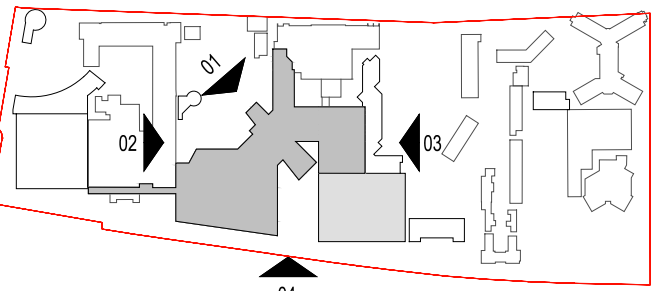
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GRAND RESORT**
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PROJECT NO. A10065
KEY MAP



REVISIONS		
NO.	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

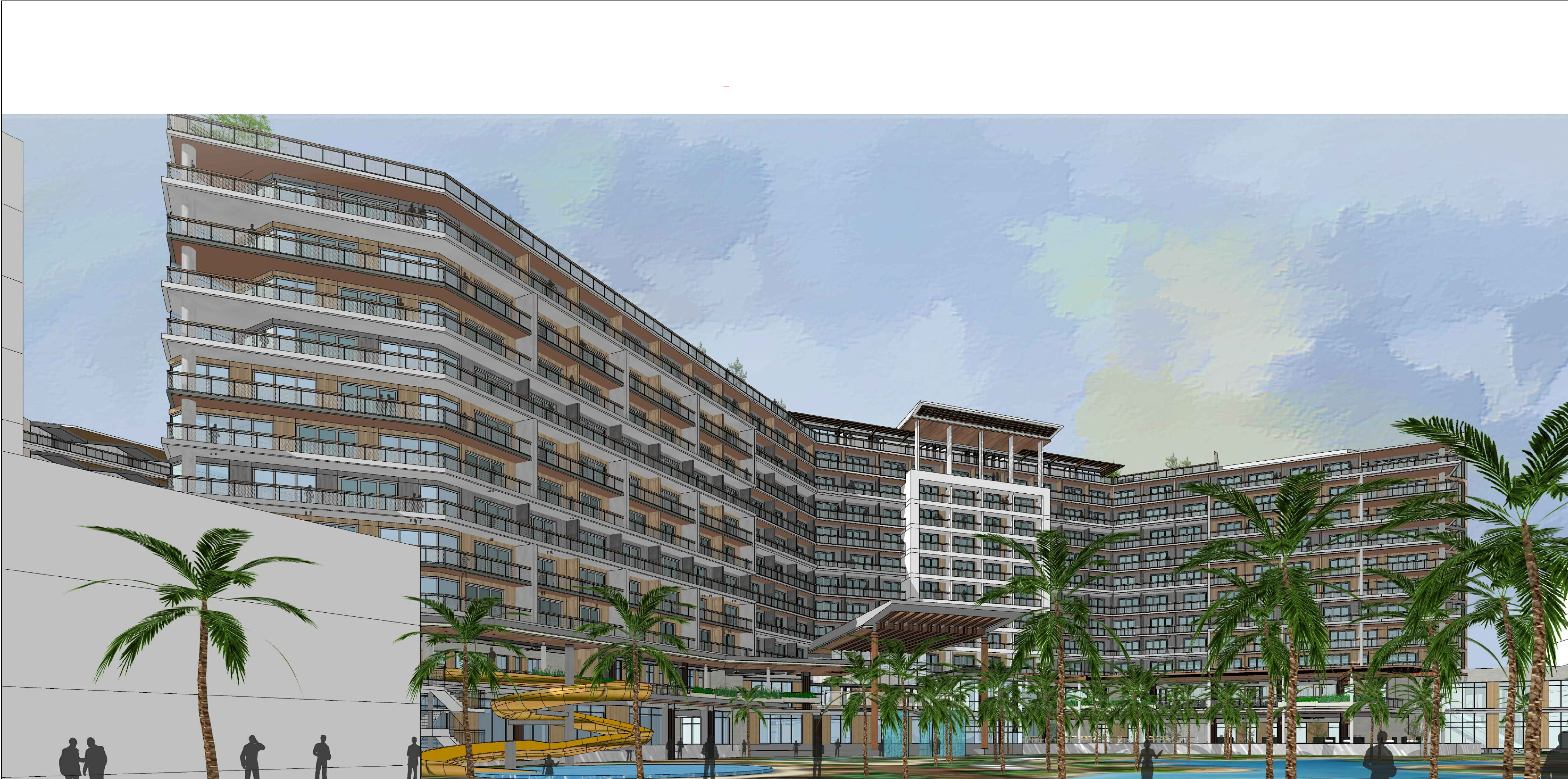
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A3.20

ELEVATIONS - TOWER 2
SCALE : 1/32" = 1'-0"



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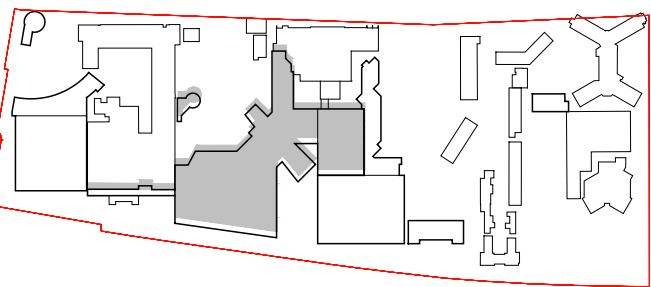
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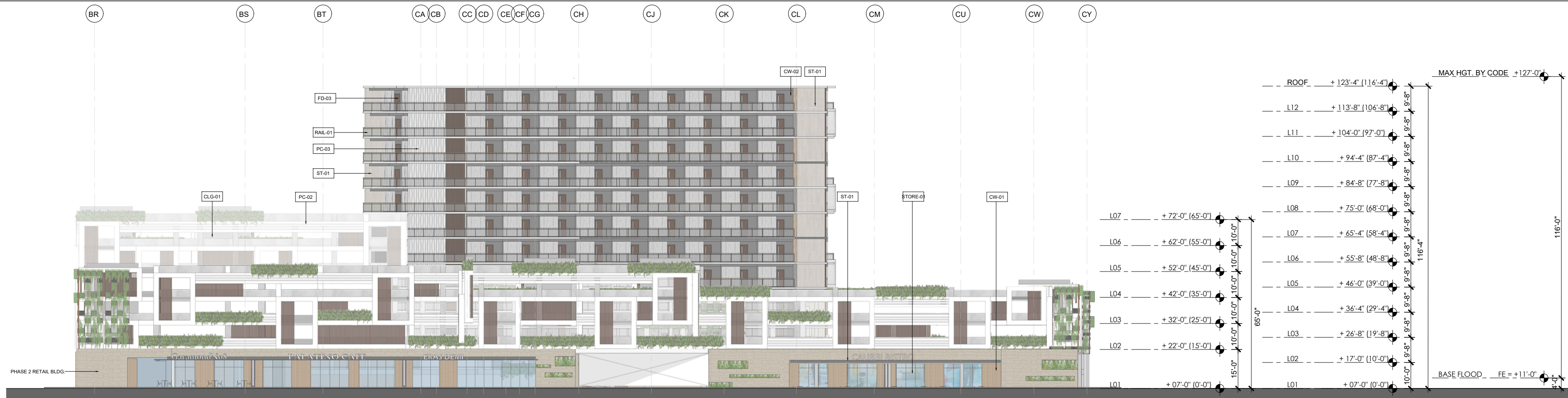
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CONDITIONAL USE PERMIT

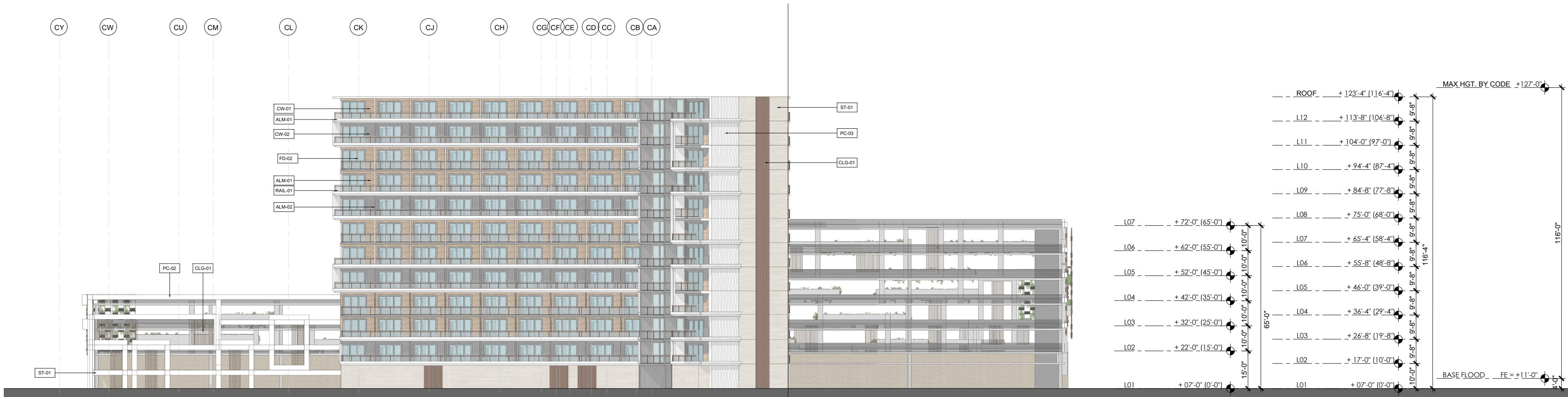
SHEET NO.

A3.21

PERSPECTIVE VIEWS - TOWER 2



01 ELEVATION - TOWER 3, NORTHEAST
SCALE : 1/32" = 1'-0"



02 ELEVATION - TOWER 3, SOUTHWEST
SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 3, NORTHWEST
SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 3, SOUTHEAST
SCALE : 1/32" = 1'-0"

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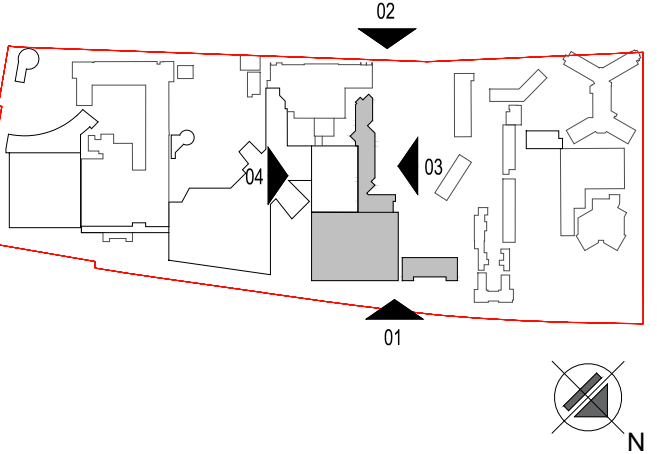
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PROJECT NO. A10065
KEY MAP



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A3.30

ELEVATIONS - TOWER 3
SCALE : 1/32" = 1'-0"



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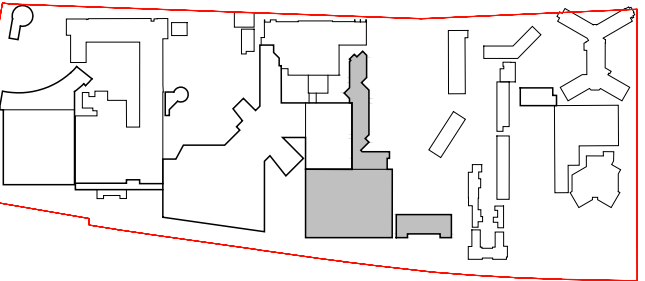
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5500 GULF BLVD
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PROJECT NO. A10065

KEY MAP



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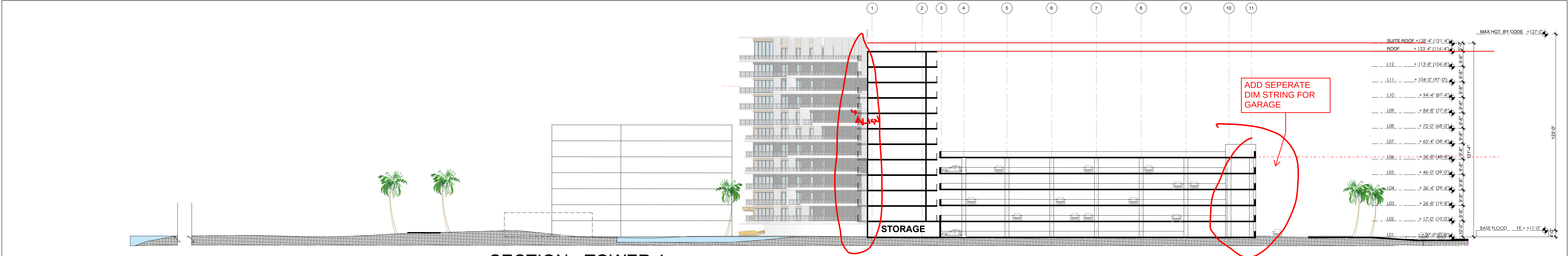
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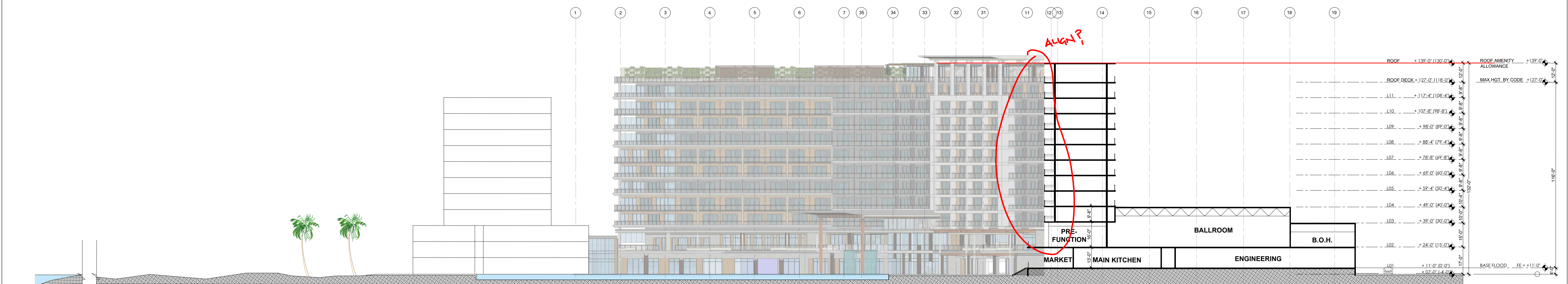
SHEET NO.

A3.31

PERSPECTIVE VIEWS - TOWER 3



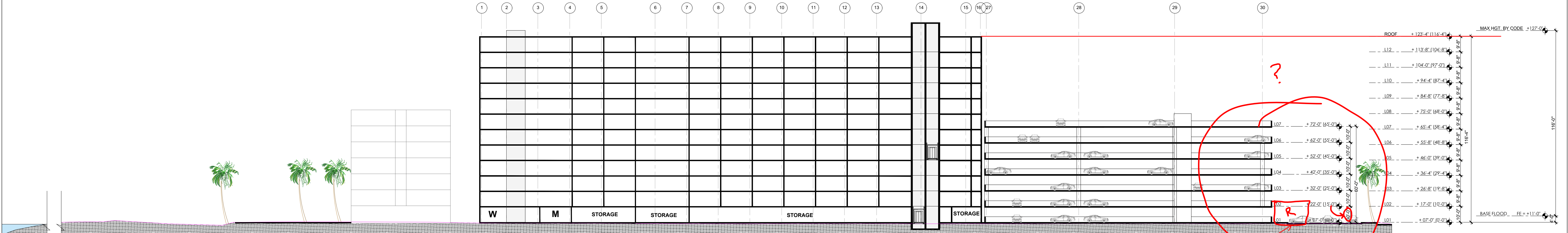
01 SECTION - TOWER 1
SCALE: 1/32" = 1'-0"



02 SECTION 1 - TOWER 2
SCALE: 1/32" = 1'-0"



03 SECTION 2 - TOWER 2
SCALE: 1/32" = 1'-0"



04 SECTION - TOWER 3
SCALE: 1/32" = 1'-0"

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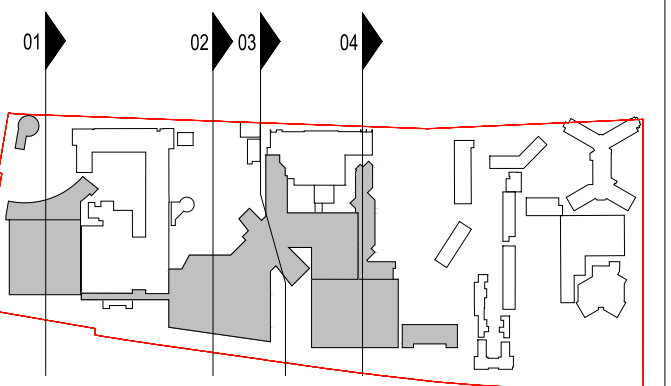
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PROJECT NO. A10065

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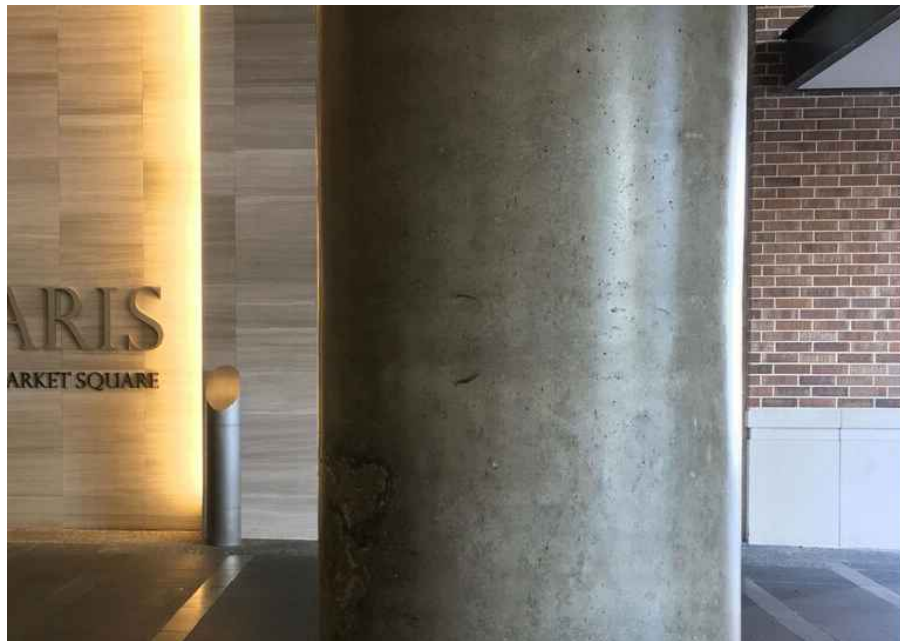
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A4.10

SECTIONS - TOWERS 1, 2, & 3

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



CONC-01 POLISHED CONCRETE - COLUMN



CONC-02 POLISHED CONCRETE - COLOR 1



CONC-03 POLISHED CONCRETE - COLOR 2



CONC-04 COMPOSITE WOOD CLAD ON CONCRETE COLUMN



PC-01 PRECAST CONCRETE PANEL - TYPE 1



PC-02 PRECAST CONCRETE FRAME



PC-03 PRECAST CONCRETE PANEL - TYPE 2



RAIL-01 GLASS HANDRAIL



RAIL-02 METAL DECORATIVE HANDRAIL



PNL-01 ACM PANELS - COLOR 1



PNL-02 ACM PANELS - COLOR 2



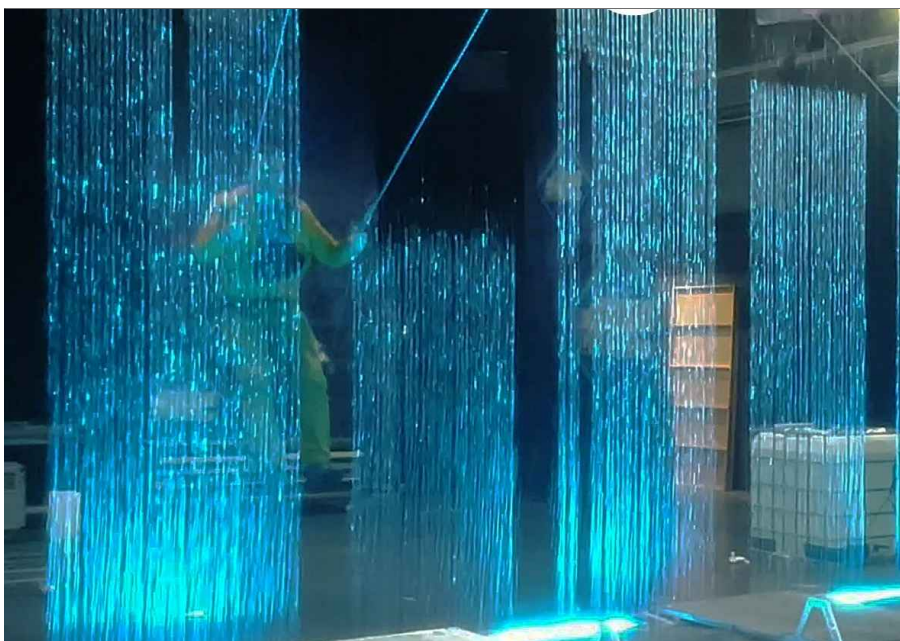
CLG-01 VERTICAL SLATS - WOOD LOOK



ALM-01 GUESTROOM DEMISING WALL - TYPE 1



ALM-02 GUESTROOM DEMISING WALL - TYPE 2



WT-01 GLASS WATER WALL



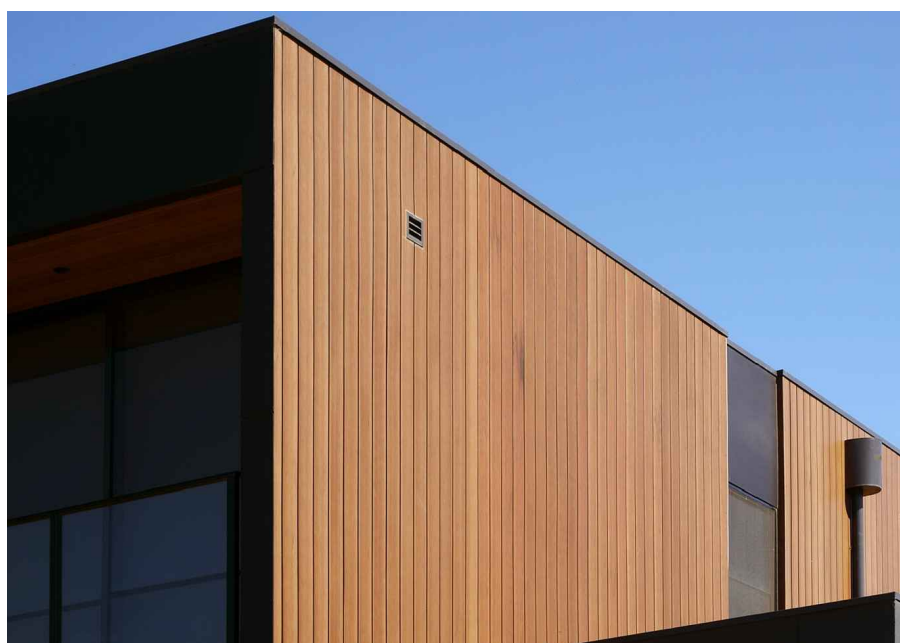
SS-01 SHADE SAIL



WW-01 WINDOW WALL SYSTEM



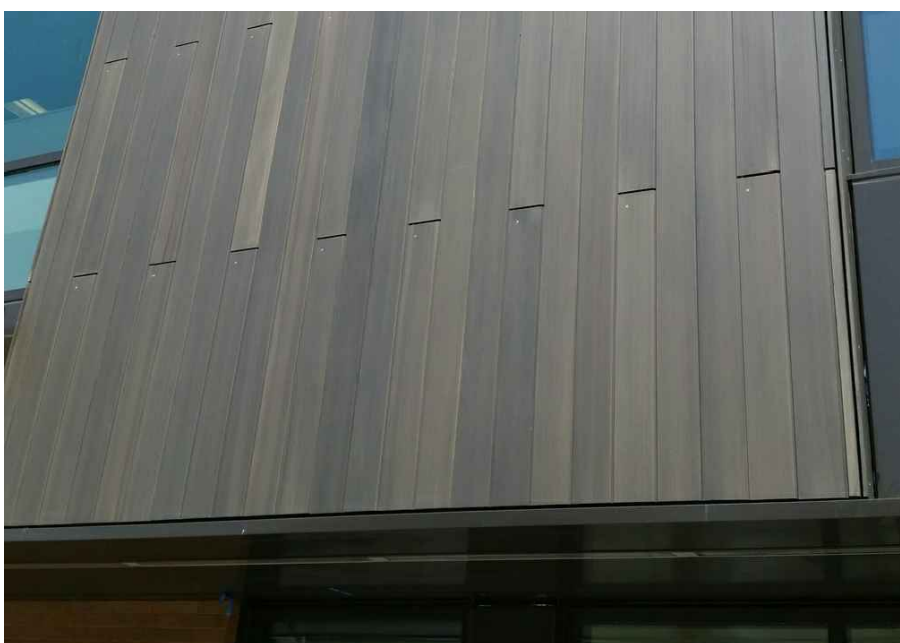
STORE-01 ALUMINUM STOREFRONT



CW-01 COMPOSITE WOOD SLATS - COLOR 1



CW-02 COMPOSITE WOOD SLATS - COLOR 2



CW-03 COMPOSITE WOOD SLATS - COLOR 3



ST-01 STONE VENEER - TYPE 1



ST-02 STONE VENEER - TYPE 2



ST-03 STONE VENEER - TYPE 3



FD-01 FOLDING EXTERIOR DOOR



FD-02 SLIDING GLASS PATIO DOOR



COMPOSITE WOOD VENEER DOOR

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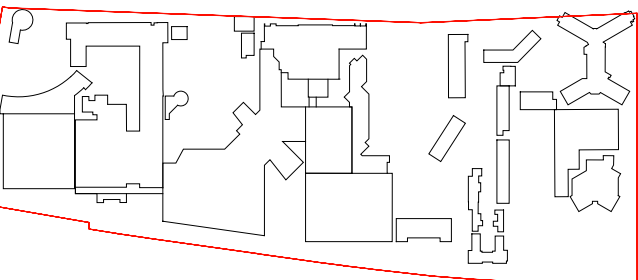
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TRADEWINDS ISLAND
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KEY MAP



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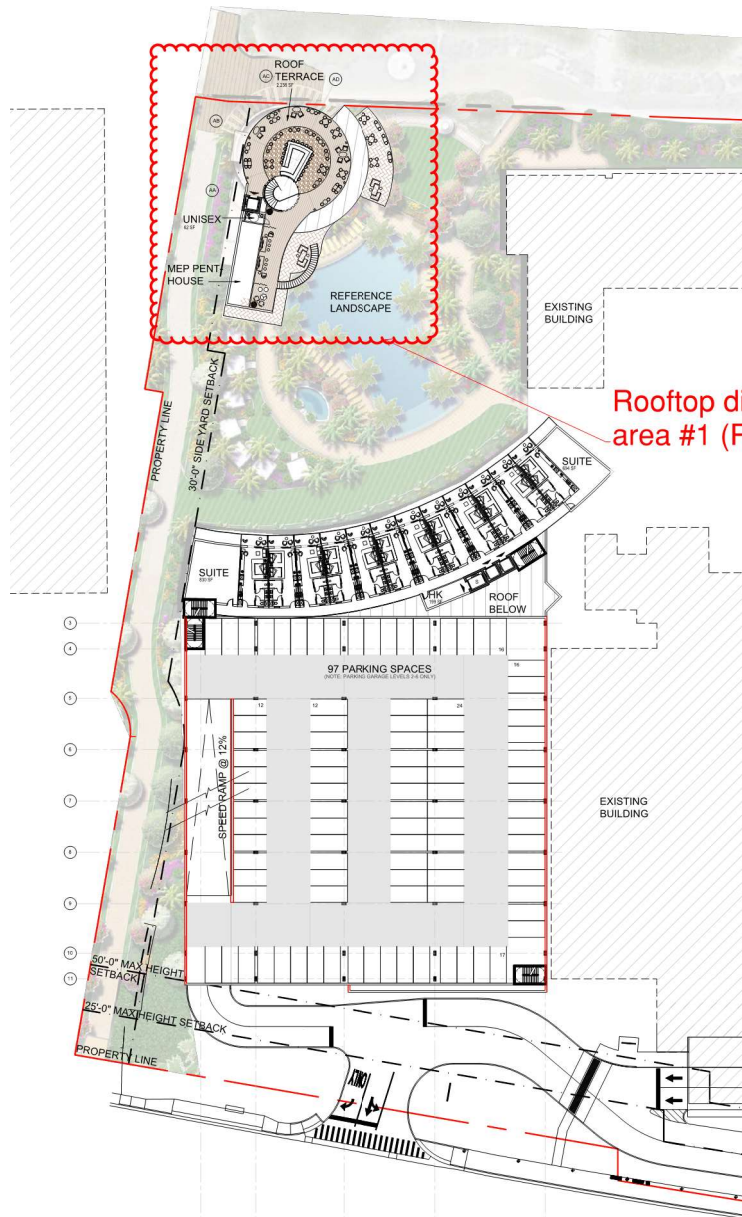
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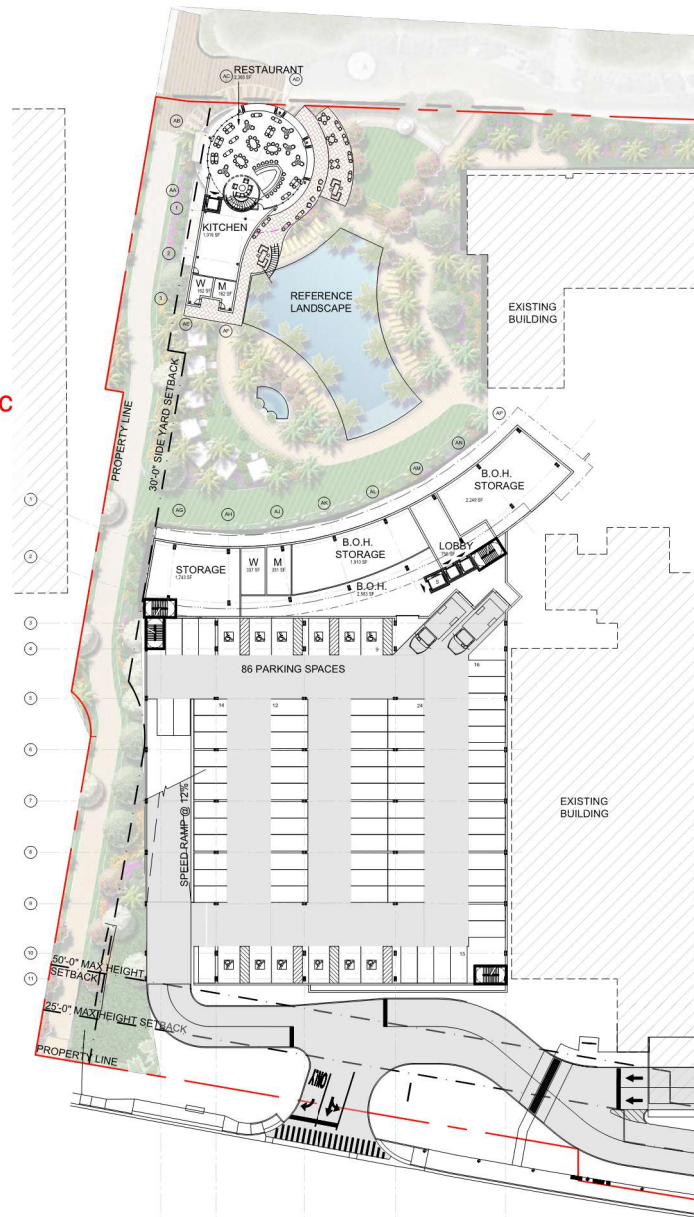
SHEET NO.

A5.10

MATERIALS



02 FLOOR PLAN - TOWER 1, LEVELS 2-7
SCALE: 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVEL 1
SCALE: 1/32" = 1'-0"

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SHEET NO.

A2.10

FLOOR PLAN - TOWER 1, LEVELS 1-7
SCALE: 1/32" = 1'-0"

