



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

**Notice of Public Meeting  
Technical Review Committee**

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

**Thursday, June 20, 2024  
10:00 AM**

**Regular Meeting Agenda**

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

**Discussion Items**

**1. Temporary Use Permit No. 23039: 5200 Gulf Blvd**

Applicant requests to utilize the Mad Fish Restaurant parking lot for commercial parking during the hours of 10 AM and 5 PM while the restaurant is closed. The lot will be privately managed by a third-party parking company.

**2. Site Plan No. 24037: 3511 Gulf Blvd**

Applicant requests a site plan to construct a three-unit residential townhome development.

**Next Meeting: July 3, 2024**

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

**Agenda Report**

**Action Request:**

**Strategic Objective:**

**Date:** June 20, 2024

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Kristin Coman, Community Development Director

**Summary of Issue:** Applicant requests to utilize the Mad Fish Restaurant parking lot for commercial parking during the hours of 10 AM and 5 PM while the restaurant is closed. The lot will be privately managed by a third-party parking company.

**Funding:** N/A

**Attachments:**

1. Application & Authorization
2. Property Survey (Signed)



## TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: \_\_\_\_\_

### PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: \_\_\_\_\_

Parcel ID

06-32-16-08100-000-0140

Address

5200 Gulf Blvd St Pete Beach 33706

Current Zoning: \_\_\_\_\_

FLUM

Designation: \_\_\_\_\_

Lot

Area: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

### APPLICANT/AGENT:

Name: Mark Tomlinson

Address: 4974 Pointe Cir

City: Oldsma State: FL

Zip: 34677 Phone: 757-206-6022

Email: mark@madfishstpete.com

### PROPERTY OWNER:

Name: Craig Miller

Address: 10507 Sundance Ct

City: Cincinnati State: OH

Zip: 45241 Phone: 513-218-4213

Email: craig@millerappraise.com

**DETAILS OF THE REQUEST:** Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

3 month seasonal/summer parking permit for hours  
of 10am-5pm only when restaurant is not open.  
To be privately managed by licensed & insured  
third party parking company.



### Owner's Authorization for Agent

I/WE Craig Miller  
(print name of property owner)  
hereby authorize Mark Tomlinson  
(print name of agent)  
to represent me/us in an application for Temporary Use Parking Permit  
(type of application: variance, conditional use, zoning, etc.)

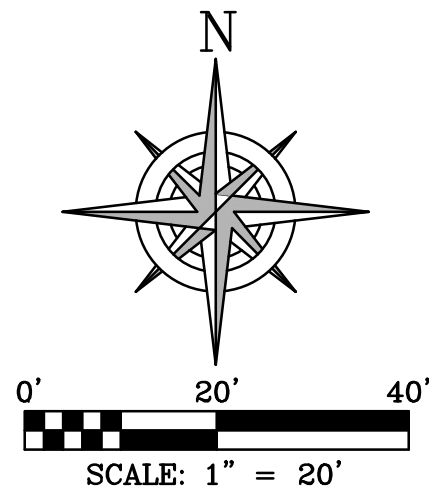
R. Craig Miller  
Signature of Owner  
R. CRAIG Miller  
Print Name of Owner

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Print Name of Owner

The forgoing instrument was acknowledged before me this 15 day of April  
2024 by Craig Miller who is personally known \_\_\_\_\_  
or produced drivers license as identification.

Coryne Colvin 4/15/2024  
(Notary Signature) (Date)  
My Commission Expires: Oct 21, 2028





DESCRIPTION:

LOTS 14 THROUGH 18, INCLUSIVE, ALL ACCORDING TO THE PLAT OF BENNETT BEACH UNIT "A", RECORDED IN PLAT BOOK 16, PAGE 106, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART OF SAID LOTS 17 AND 18 OF BENNETT BEACH UNIT "A" LYING WITHIN 40 FEET OF THE SURVEY LINE OF SR 699, SECTION 15100 CONVEYED TO THE STATE OF FLORIDA BY DEED FILED MARCH 1, 1962, AS CLERK'S INSTRUMENT 925639A, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

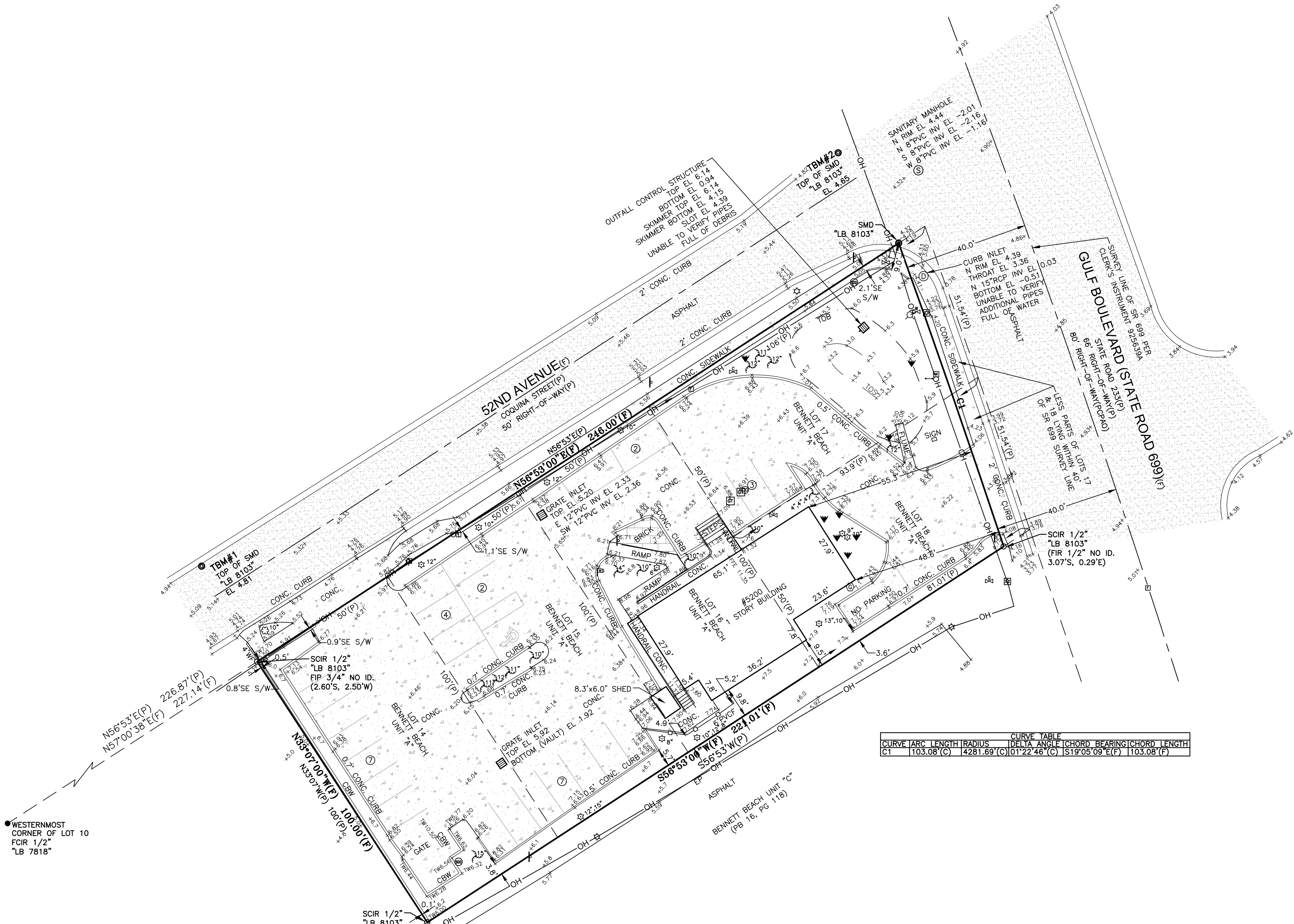
SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF 52ND AVENUE, AS SHOWN ON THE PLAT OF BENNETT BEACH UNIT "A" AS COQUINA STREET, BEING N56°53'00"E.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE. DIGITALLY ISSUED SURVEYS ARE NOT VALID UNLESS DIGITALLY SIGNED, SEALED AND DATED. PRINTED COPIES OF DIGITALLY SIGNED SURVEYS ARE INVALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (10 FEET), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0276H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. TRANSYSTEMS AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- ELEVATIONS ARE BASED ON NGS BENCHMARK NOAA D (PID# A00743) HAVING AN ELEVATION OF 4.79 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 5/30/2024.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
- THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.
- THE SUBJECT PARCEL CONTAINS 23,372 SQUARE FEET, (0.54 ACRE) MORE OR LESS.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO UNDERGROUND CONSTRUCTION LOCATED UNLESS OTHERWISE NOTED.

LEGEND

|         |                                                    |
|---------|----------------------------------------------------|
| A/C     | AIR CONDITIONER                                    |
| ADA     | AMERICANS WITH DISABILITIES ACT                    |
| BFPD    | DETECTIBLE SURFACE                                 |
| CF      | BACK FLOW PREVENTION DEVICE                        |
| C       | CURVE - SEE CURVE TABLE                            |
| (C)     | CALCULATED                                         |
| CBW     | CONCRETE BLOCK WALL                                |
| CCR     | CERTIFIED CORNER RECORD                            |
| C       | CENTERLINE                                         |
| CLF     | CHAIN LINK FENCE                                   |
| CONC.   | CONCRETE                                           |
| C/T     | CURB TIE                                           |
| CRW     | CONCRETE RETAINING WALL                            |
| DB      | DEED BOOK                                          |
| ERCP    | ELLIPTICAL REINFORCED CONCRETE                     |
| EP      | EDGE OF PAVEMENT                                   |
| EL      | ELEVATION                                          |
| (F)     | FIELD                                              |
| FB      | FIELD BOOK                                         |
| FCIR    | FOUND CAPPED IRON ROD                              |
| FCM     | FOUND CONCRETE MONUMENT                            |
| FTE     | FINISHED FLOOR ELEVATION                           |
| FIP     | FOUND IRON PIPE                                    |
| FIR     | FOUND IRON ROD                                     |
| FN&D    | FOUND NAIL AND DISK                                |
| F/T     | FENCE TIE                                          |
| G       | GRATE INLET                                        |
| ID.     | IDENTIFICATION                                     |
| INV     | INVERT                                             |
| LI      | LINE - SEE LINE TABLE                              |
| (L)     | LEGAL DESCRIPTION                                  |
| LB      | LICENSED BUSINESS                                  |
| MES     | MITERED END SECTION                                |
| MH      | MANHOLE                                            |
| NCF     | NO CORNER FOUND OR SET                             |
| NGS     | NATIONAL GEODETIC SURVEY                           |
| NO.     | NUMBER                                             |
| OH      | OVERHEAD WIRES                                     |
| OR      | OFFICIAL RECORD BOOK                               |
| (P)     | PLAT BOOK 16, PAGE 106                             |
| PS      | PLAT BOOK                                          |
| (PCPAO) | PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA |
| PG      | PAGE/PAGES                                         |
| PID#    | PERMANENT IDENTIFIER NUMBER                        |
| PLS     | PROFESSIONAL LAND SURVEYOR                         |
| POB     | POINT OF BEGINNING                                 |
| POC     | POINT OF COMMENCEMENT                              |
| PRM     | PERMANENT REFERENCE MONUMENT                       |
| PSM     | PROFESSIONAL SURVEYOR & MAPPER                     |
| PVC     | POLY VINYL CHLORIDE PIPE                           |
| PVCF    | POLY VINYL CHLORIDE FENCE                          |
| P/T     | PAVEMENT TIE                                       |
| RCP     | REINFORCED CONCRETE PIPE                           |
| RNG.    | RANGE                                              |
| R/W     | RIGHT-OF-WAY                                       |
| SEC.    | SECTION                                            |
| SAN.    | SANITARY                                           |
| SCIR    | SET CAPPED IRON ROD                                |
| SCO     | SANITARY CLEAN-OUT                                 |
| SMD     | SET "MAG" NAIL AND DISK                            |
| SN&D    | SET NAIL AND DISK                                  |
| SW/T    | SIDEWALK TIE                                       |
| TBM     | TEMPORARY BENCHMARK                                |
| TOS     | TOP OF BANK                                        |
| TOS     | TOP OF SLOPE                                       |
| TYP     | TYPICAL                                            |
| TW      | TOP OF WALL                                        |
| TWP.    | TOWNSHIP                                           |
| VCP     | VITRIFIED CLAY PIPE                                |
| WF      | WOOD FENCE                                         |
| W/T     | WALL TIE                                           |

|          |
|----------|
| ASPHALT  |
| BRICK    |
| CONCRETE |



| CURVE | ARC LENGTH | RADIUS       | DELTA ANGLE  | CHORD BEARING     | CHORD LENGTH |
|-------|------------|--------------|--------------|-------------------|--------------|
| C1    | 103.08 (C) | 14281.69 (C) | 01°22'46 (C) | S19°05'09 (E) (P) | 1103.08 (P)  |

| SYMBOL LEGEND               |                             |
|-----------------------------|-----------------------------|
| BACK FLOW PREVENTION DEVICE | IRRIGATION CONTROL VALVE    |
| BOLLARD                     | LIGHT POLE                  |
| CABLE TV BOX                | MISCELLANEOUS TREE          |
| CLEANOUT                    | MONITORING WELL             |
| CONCRETE LIGHT POLE         | NAIL AND DISK (SET)         |
| CONCRETE MONUMENT (FOUND)   | NAIL & DISK (FOUND)         |
| CROSS WALK POLE             | OAK TREE                    |
| CYPRESS                     | PALM TREE                   |
| ELECTRIC BOX                | PARKING SPACES              |
| ELECTRIC METER              | PINE TREE                   |
| ELECTRIC TRANSFORMER        | POWER/UTILITY WOOD POLE     |
| ELEVATION                   | RECLAIMED WATER METER       |
| ELEVATION BACK OF CURB      | RECLAIMED WATER VALVE       |
| ELEVATION EDGE OF PAVEMENT  | RED MAPLE                   |
| ELEVATION BACK OF CURB      | SANITARY MANHOLE            |
| ELEVATION FLOW LINE         | SANITARY SEWER CLEANOUT     |
| ELEVATION EDGE OF PAVEMENT  | SIGN                        |
| ELM                         | STORM SEWER MANHOLE         |
| FIRE HYDRANT                | TELEPHONE PEDESTAL          |
| GAS MARKER POST             | TEMPORARY BENCHMARK         |
| GAS VALVE                   | TRAFFIC SIGNAL JUNCTION BOX |
| GRATE INLET                 | WATER METER                 |
| GUY WIRE ANCHOR             | WATER VALVE                 |
| HANDICAP PARKING SPACE      | YARD LIGHT                  |
| IRON PIPE (FOUND)           | YARD DRAIN                  |
| IRON ROD (FOUND)            |                             |
| IRON ROD (SET)              |                             |

| REV.# | DESCRIPTION | DATE | BY |
|-------|-------------|------|----|
|       |             |      |    |
|       |             |      |    |
|       |             |      |    |



565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

BOUNDARY AND TOPOGRAPHIC SURVEY  
5200 GULF BOULEVARD  
ST. PETE BEACH  
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:  
MADFISH ST. PETE, LLC  
4974 POINTE CIRCLE  
OLDSMAR, FL 34677

FREDERICK S. BACHMANN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA, PLS 5174

|                       |                |
|-----------------------|----------------|
| PROJECT NUMBER        | 314240065      |
| FIELD DATE: 5/29/2024 |                |
| DRAWN BY: TBM         | FB: 282 Pg: 61 |
| SCALE: 1" = 20'       |                |
| SHEET NO. 1 OF 1      |                |

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

**Agenda Report**

**Action Request:**

**Strategic Objective:**

**Date:** June 20, 2024

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Kristin Coman, Community Development Director

**Summary of Issue:** Applicant requests a site plan to construct a three-unit residential townhome development.

**Funding:** N/A

**Attachments:**

1. Site Plan Application
2. Signed Survey
3. Site Plan
4. Building Plans & Elevations
5. Landscape Plan (No architect seal)
6. Irrigation Plan



Case Number: \_\_\_\_\_

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

**PROPERTY OWNER:**

Name: 3511 Gulf Blvd LLC  
Address: 2103 Bayshore Blvd.

City: Tampa State: FL  
Zip: 33606 Telephone: 716-445-9473

Email: Jimmy.serge@gmail.com

**SUBJECT PROPERTY:**

Address: 3511 Gulf Blvd  
Parcel: 07-32-16-21852-008-0060

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

Develop 3 town homes to be sold Fee simple.

Jimmy De Vito  
Signature of Applicant / Agent

5/13/24  
Date

**APPLICANT/AGENT** (Attach agent authorization form):

Name: Devito Contracting LLC  
Address: 4923 W San Rafael St

City: Tampa State: FL  
Zip: 33629 Telephone: 954-816-2777

Email: Devitocontracting@gmail.com

Current Name of Business: \_\_\_\_\_

Name of Project: The Residences at St. Pete's

JOB NO.:  
240546

DRAWN BY:  
MRB

DATE OF FIELD WORK:  
5/08/2024

CHECKED BY:  
EDM

MURPHY'S LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH

ST. PETERSBURG, FLORIDA 33710

WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

FAX (727) 344-4640

CERTIFIED TO: 3511 Gulf Blvd. LLC

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 07 TWP. 32 S. RGE. 16 E.

The survey plat depicts a residential area with several lots. Lot 5 is the central focus, with Lot 6 to its east and Lot 7 to its south. Lot 4 is to the west, and Lot 8 is to the east of Lot 7. The plat shows various survey markers including palm trees, manholes, and property lines with bearings and distances. A north arrow is located in the upper right corner. A surveyor's seal for Edward D. Murphy, Registered Land Surveyor No. 5333, is in the lower left. Notes at the bottom right specify that elevations are based on Pinellas County Engineering Department Benchmark "196 FLHD" and that the survey is not valid for more than one year from the date of field work.

A BOUNDARY SURVEY OF: Lot 5, Less the Southerly 25.00 feet thereof, the South 1/2 of Lot 7, and all of Lot 6, Block 8, DON CE-SAR PLACE, according to Plat thereof recorded in Plat Book 13, Pages 15 to 20 inclusive, Public Records of Pinellas County, Florida, LESS that part lying within 40 feet of the survey line of S.R. 699, Section 15100, as said survey line is described in Special Warranty Deed recorded in O.R. Book 1347, Page 250, as Clerk's Instrument N. 913787A, Pinellas County Records.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: AE

Comm. Panel No. : 125149 0278 H

Map Date : 8/24/2021

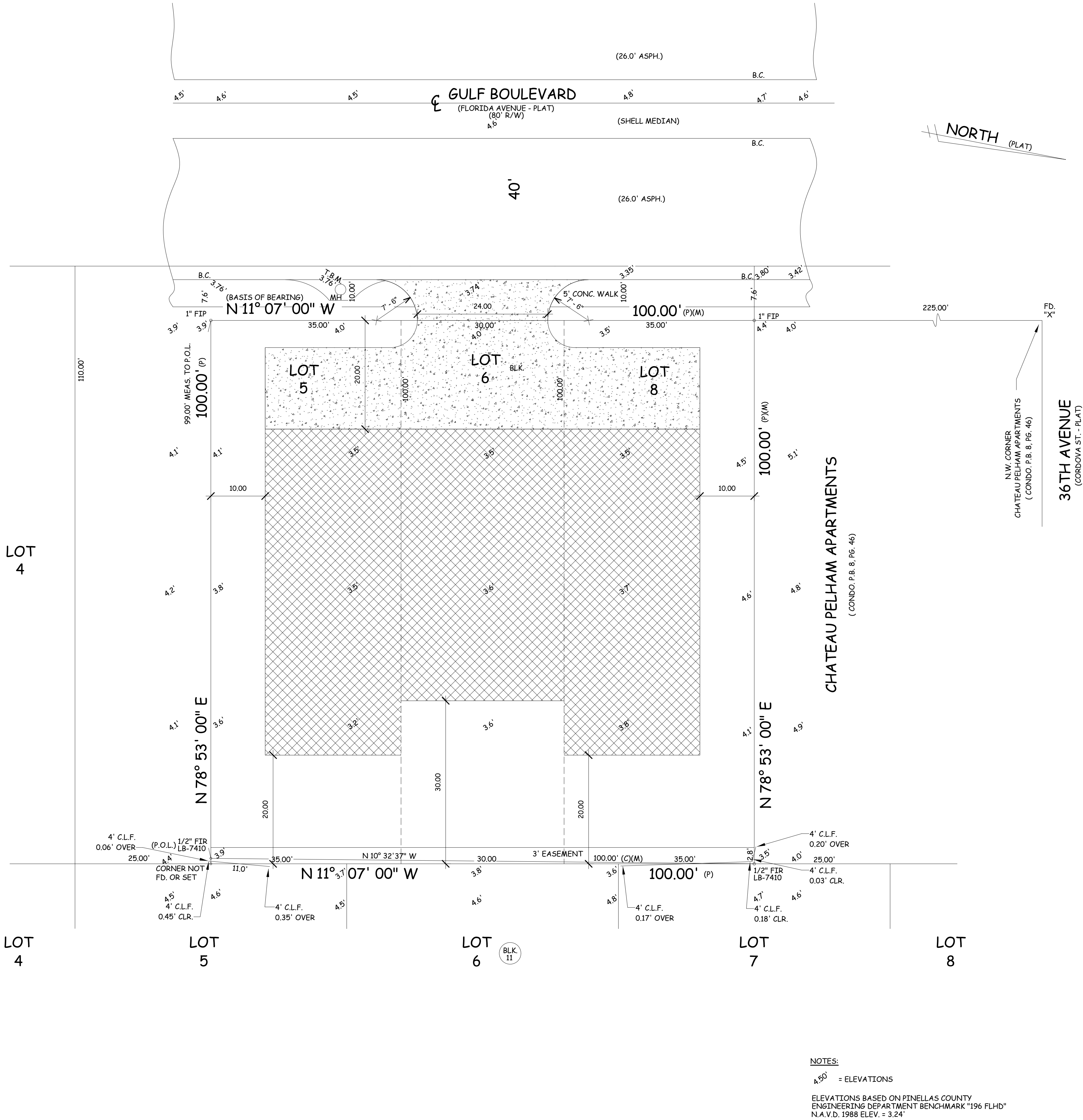
Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #5333

|                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                             |                                                                                                                                                                                                                                                 |                                                                                                                                                                                       |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEGEND:</b><br>F.I.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.I.R. - FOUND IRON ROD<br>S.I.R. - SET IRON ROD 1/2" LB #7410<br>P.R.C. - POINT OF REVERSE CURVATURE<br>P.C.C. - POINT OF COMPOUND CURVATURE<br>FIN. FLR. - FINISHED FLOOR ELEVATION<br>P.R.M. - PERMANENT REFERENCE MONUMENT<br>N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | FD. - FOUND<br>N.&D. - NAIL AND DISK<br>P.O.L. - POINT ON LINE<br>P.C. - POINT OF CURVATURE<br>P.T. - POINT OF TANGENCY<br>P.I. - POINT OF INTERSECTION<br>-X-X-X- - FENCE<br>FE. - FENCE<br>C.L.F. - CHAIN LINK FENCE<br>-H-H- - ADJACENT FENCE<br>ADJ. - ADJACENT | R. - RADIUS<br>A. - ARC<br>C. - CHORD<br>Δ - DELTA<br>R/W - RIGHT OF WAY<br># - NUMBER<br>MAS. - MASONRY<br>FRM. - FRAME<br>G.I. - GRATE INLET<br>C.B. - CATCH BASIN<br>F.H. - FIRE HYDRANT | M/S - METAL SHED<br>ALUM. - ALUMINUM<br>W.H. - WATER HEATER<br>P.S. - PATIO STONE<br>C.P. - CARPORT<br>PL. - PLANTER<br>B.C. - BACK OF CURB<br>E.P. - EDGE OF PAVEMENT<br>E.R. - EDGE OF ROAD<br>E.O.W. - EDGE OF WATER<br>T.O.B. - TOP OF BANK | W/W - WING WALL<br>C. - CENTERLINE<br>R/W - RIGHT OF WAY<br>(P) - PLAT<br>(C) - CALCULATION<br>(D) - DEED<br>(MEAS.) - MEASURED<br>N. - NORTH<br>S. - SOUTH<br>E. - EAST<br>W. - WEST | ESMT. - EASEMENT<br>M.H. - MANHOLE<br>CONC. - CONCRETE<br>CLR. - CLEAR<br>COL. - COLUMN<br>WD. - WOOD<br>BLK. - BLOCK<br>S/W - SEAWALL<br>ASPH. - ASPHALT<br>UTIL. - UTILITY<br>DR. - DRAINAGE | O.H. - OVERHANG<br>GAR. - GARAGE<br>C/WD. - COVERED WOOD<br>C/P.S. - COVERED PATIO STONE<br>C/C. - COVERED CONCRETE<br>A/C. - AIR CONDITIONER<br>S.P. - SCREENED PORCH<br>-P-P- OVERHEAD POWER LINES<br>-T-T- OVERHEAD TELEPHONE LINES<br>P.P. - POWER POLE<br>T.B.M. - TEMPORARY BENCHMARK |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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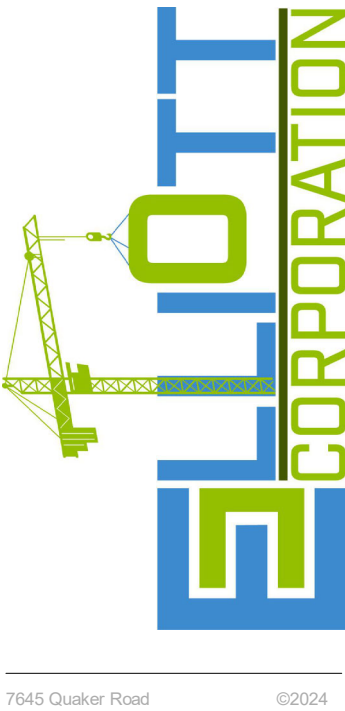


| SITE DATA                                                                                        |                  |          |
|--------------------------------------------------------------------------------------------------|------------------|----------|
| SITE AREA = 0.23 Acres<br>ZONED = RM Residential District<br>BUILDING: 3 Unit Townhome (3-Story) |                  |          |
| SETBACKS - BUILDING                                                                              | REQUIRED         | PROVIDED |
| FRONT:                                                                                           | 20 FT            | 20 FT    |
| SIDE:                                                                                            | 10% of Lot Width | 10 FT    |
| REAR:                                                                                            | 20 FT            | 20 FT    |
| BUILDING LOT MINIMUM REQUIREMENT                                                                 |                  |          |
| LOT 5:                                                                                           | 2,904 SF         | 3,500 SF |
| LOT 6:                                                                                           | 2,904 SF         | 3,000 SF |
| LOT 7:                                                                                           | 2,904 SF         | 3,500 SF |
| MAXIMUM IMPERVIOUS SURFACE RATIO (0.70)                                                          |                  |          |
| LOT 5: 3,500 SF                                                                                  | 2,450 SF         | 1,875 SF |
| LOT 6: 3,000 SF                                                                                  | 2,100 SF         | 2,080 SF |
| LOT 7: 3,500 SF                                                                                  | 2,450 SF         | 1,875 SF |
| PERMEABLE SURFACE RATIO (0.30)                                                                   |                  |          |
| LOT 5: 3,500 SF                                                                                  | 1,050 SF         | 1,625 SF |
| LOT 6: 3,000 SF                                                                                  | 900 SF           | 920 SF   |
| LOT 7: 3,500 SF                                                                                  | 1,050 SF         | 1,625 SF |
| BUILDING HEIGHT                                                                                  | 35 FT            | 35 FT    |

PARKING SUMMARY

Req'd:  
1. Residential, Multifamily: 1 Space per bedroom = 3 units x 4 bedrooms = 12 spaces required

Provided:  
4 Garage Spaces per unit x 3 units = 12 spaces total



7645 Quaker Road  
Orchard Park, NY 14127

PROJECT:  
St. Pete's Way

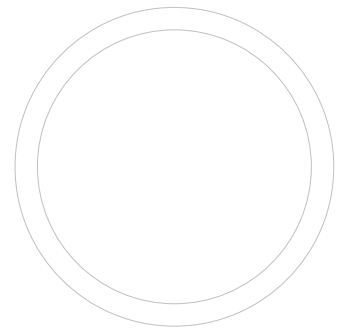
3511 Gulf Blvd St. Pete  
Beach, FL 33706

DATE: 04/28/24  
PROJECT NO: 2024.001

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION



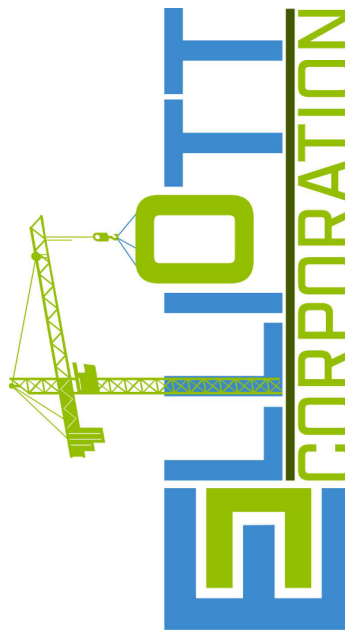
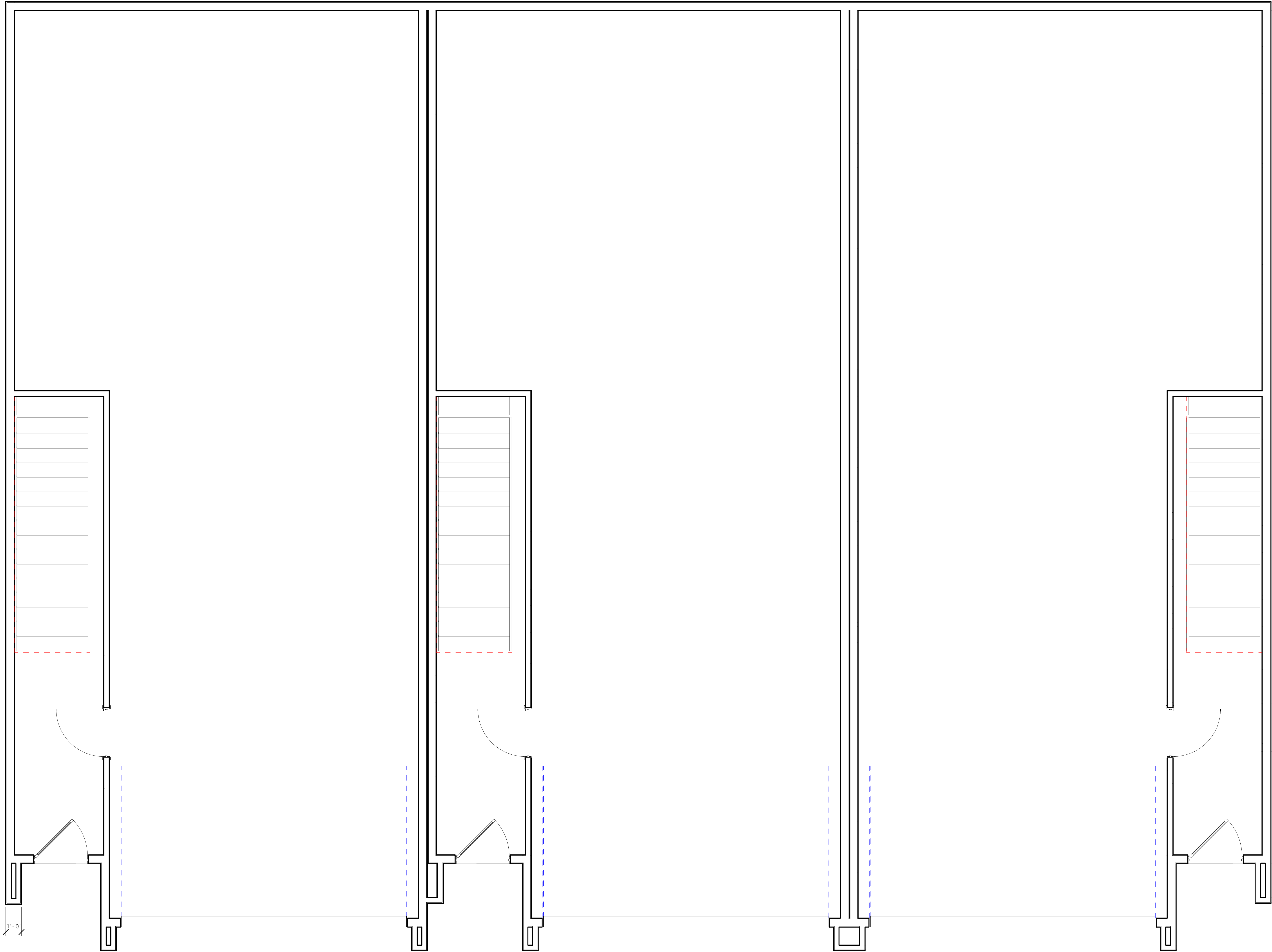
Site Plan

SCALE: 1" = 10'-0"

C-1.0

DRAWN BY: E.Jerge

A BOUNDARY SURVEY OF: Lot 5, Less the Southerly 25.00 feet thereof, the South 1/2 of Lot 7, and all of Lot 6, Block 8, DON CE-SAR PLACE, according to Plat thereof recorded in Plat Book 13, Pages 15 to 20 inclusive, Public Records of Pinellas County, Florida, LESS that part lying within 40 feet of the survey line of S.R. 699, Section 15100, as said survey line is described in Special Warranty Deed recorded in O.R. Book 1347, Page 250, as Clerk's Instrument N. 913787A, Pinellas County Records.



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PROJECT:  
**Gulf Blvd  
Residences**

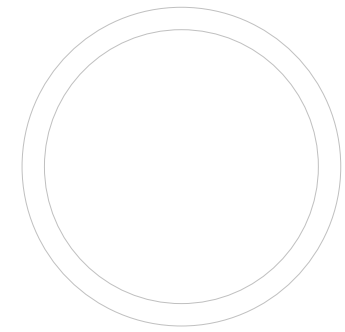
3511 Gulf Blvd St. Pete  
Beach, FL 33706

DATE: 03/18/24  
PROJECT NO: 2024.001

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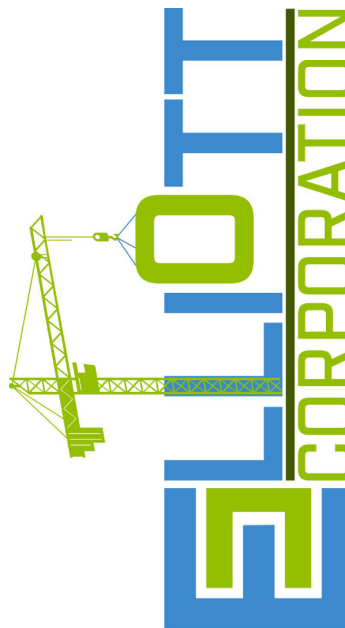
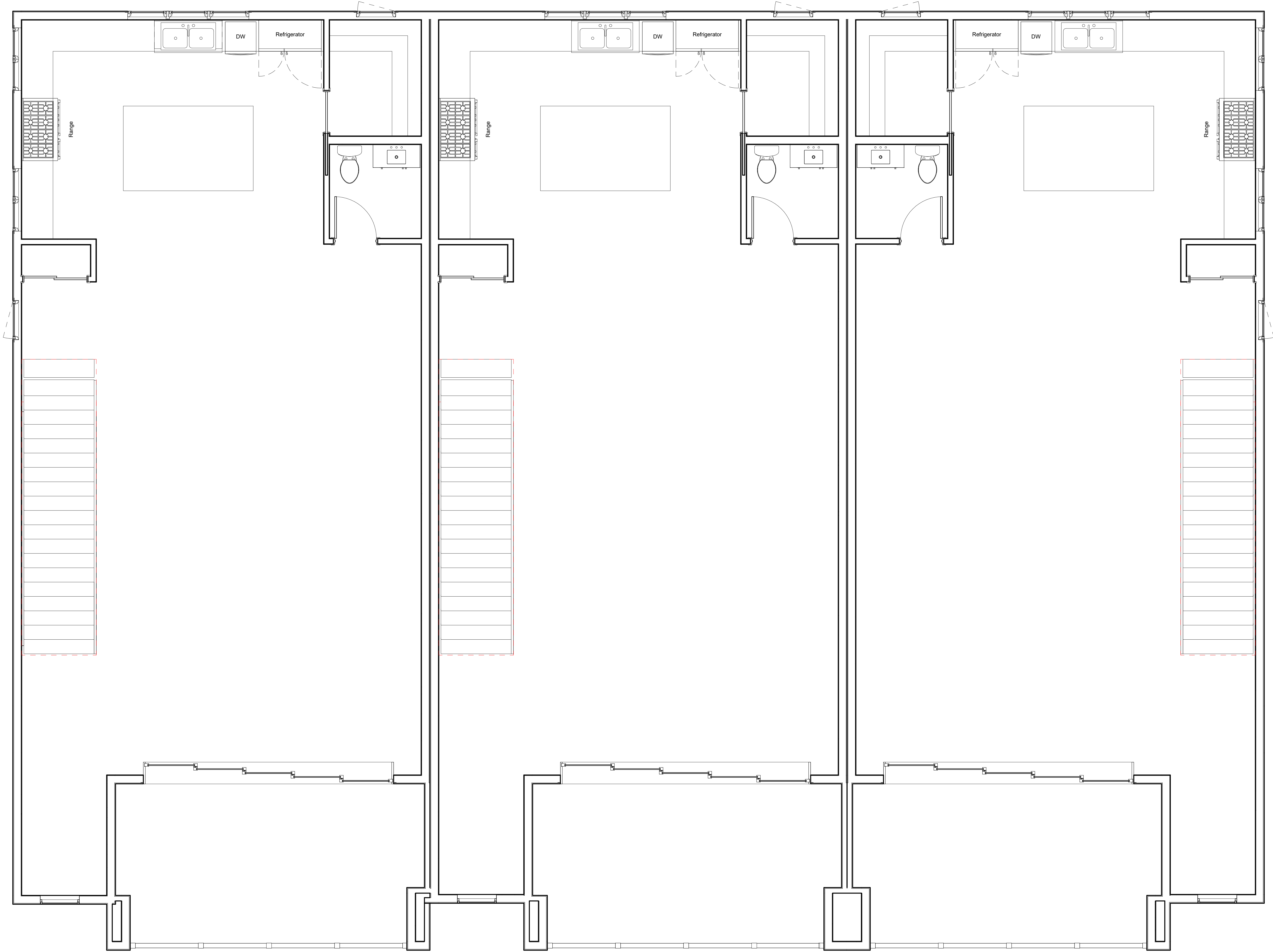


**First Floor  
- Floor  
Plan**

SCALE: 3/8" = 1'-0"

# A-1.1

DRAWN BY: E.Jerge



7665 Quaker Road  
Orchard Park, NY 14127

PROJECT:  
**Gulf Blvd  
Residences**

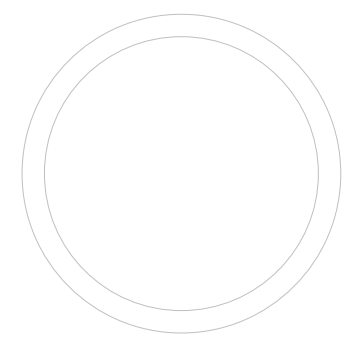
3511 Gulf Blvd St. Pete  
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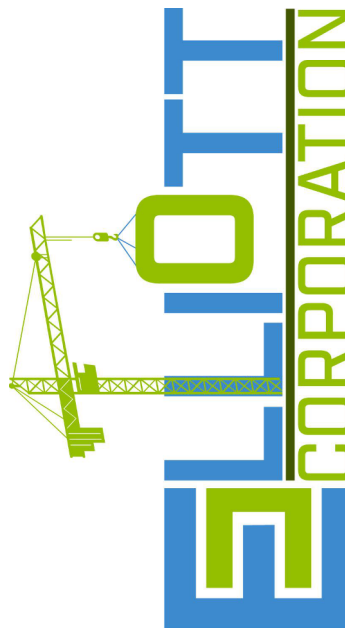


**Second  
Floor -  
Floor Plan**

SCALE: 3/8" = 1'-0"

**A-1.2**

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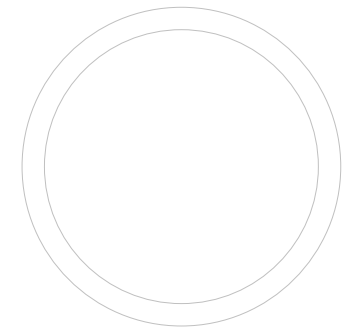
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**Third  
Floor -  
Floor Plan**

SCALE: 3/8" = 1'-0"

**A-1.3**

DRAWN BY: E.Jerge

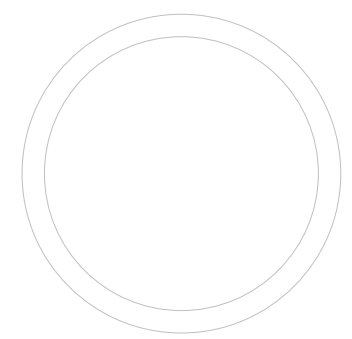
PROJECT:  
**Gulf Blvd  
Residences**

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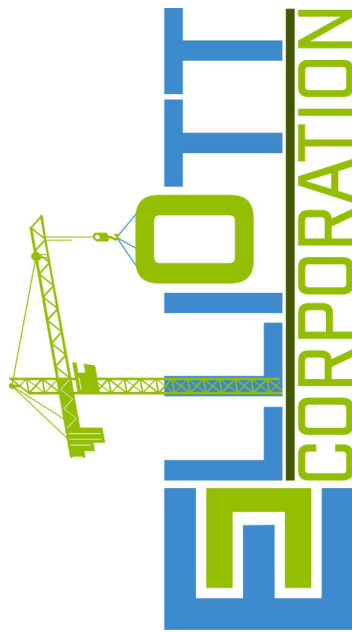
**Front  
Elevation**

SCALE: 3/8" = 1'-0"

A-1.4

DRAWN BY: E.Jerge





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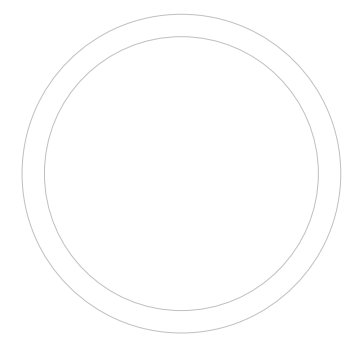
PROJECT:  
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Residences**

3511 Gulf Blvd St. Pete  
Beach, FL 33706

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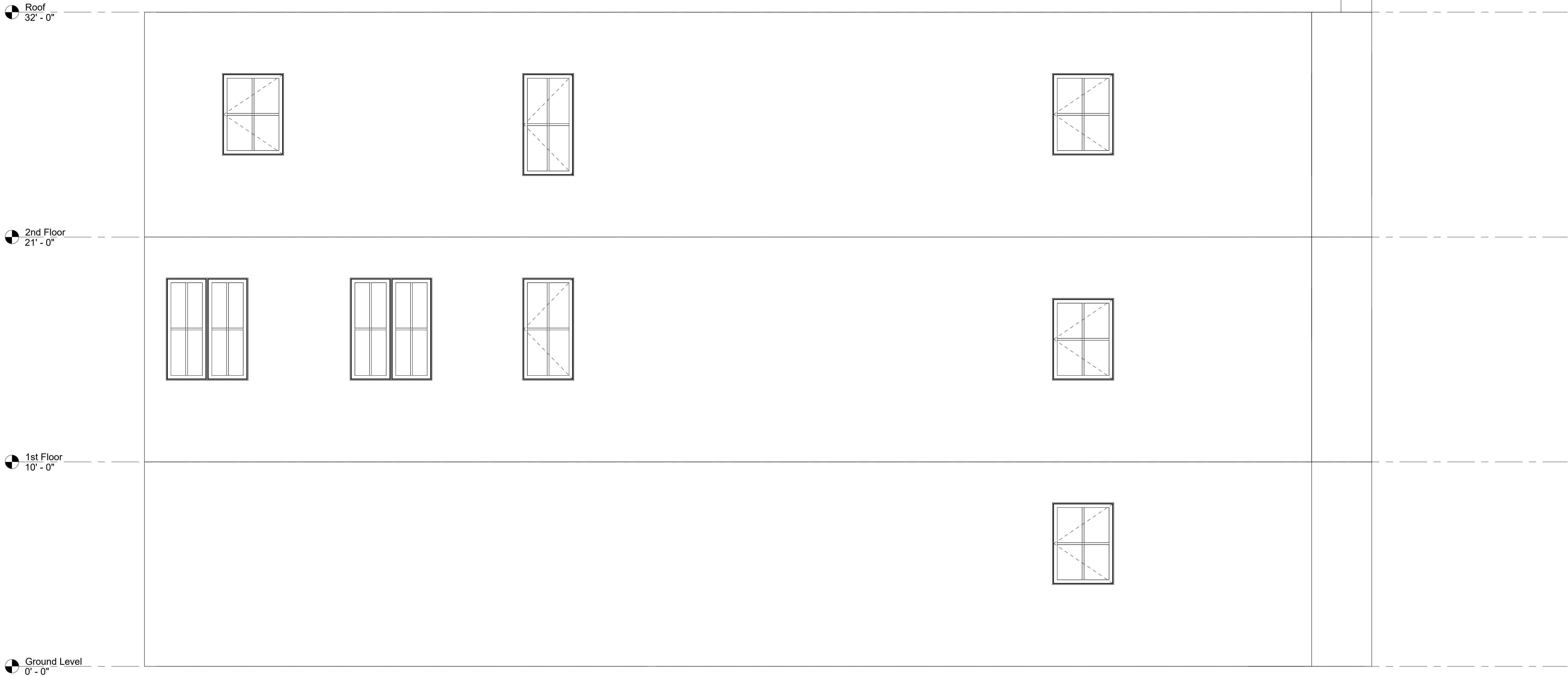


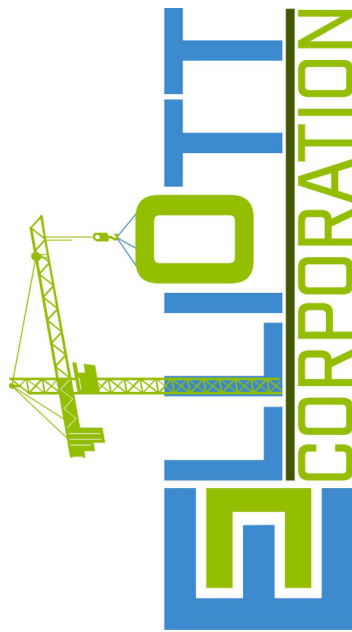
**Left  
Elevation**

SCALE: 3/8" = 1'-0"

A-1.5

DRAWN BY: E.Jerge





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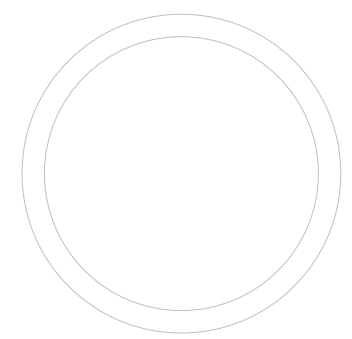
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Residences**

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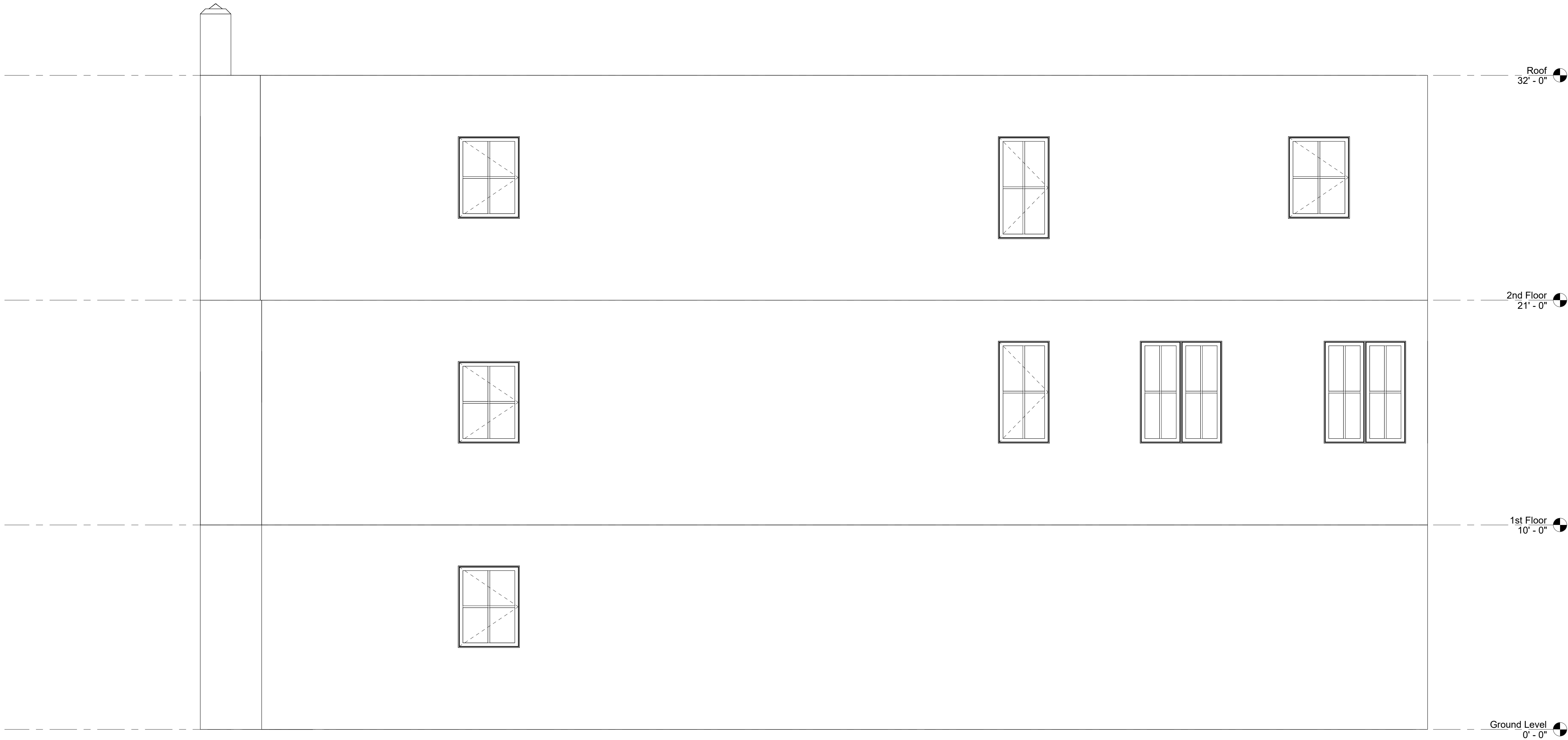


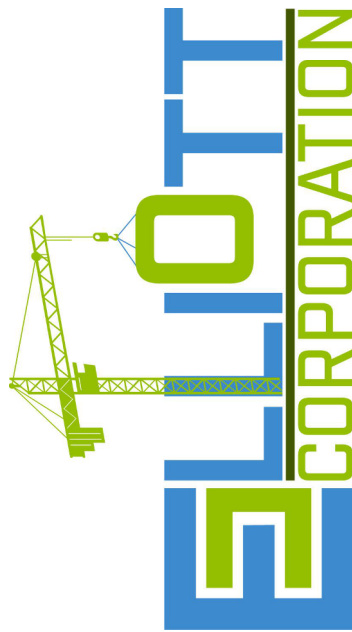
**Right  
Elevation**

SCALE: 3/8" = 1'-0"

A-1.6

DRAWN BY: E.Jerge





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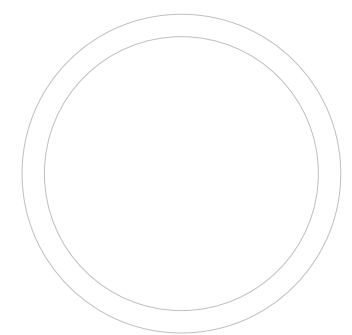
PROJECT:  
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Residences**

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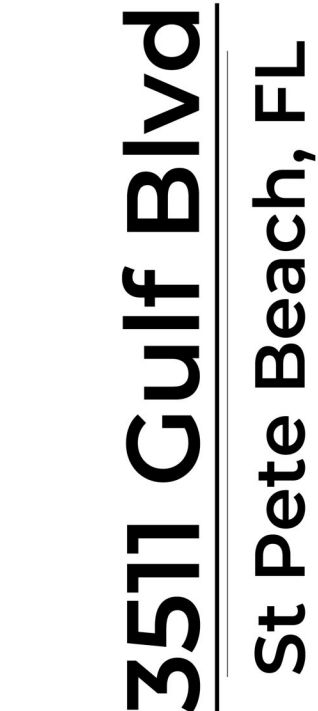
**Rear  
Elevation**

SCALE: 3/8" = 1'-0"

A-1.7

DRAWN BY: E.Jerge





**WHITAKER DESIGN GROUP**  
landscape architecture

12547 spring hill drive, spring hill, fl 34609  
855.210.0855

SCALE: AS SHOWN  
DATE: 3/14/23  
PIN: .  
LA: MAW

CONSTRUCTION  
DOCUMENTS

i101

1. IRRIGATION CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ANY AND ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND / OR COORDINATING PRIOR TO BEGINNING OF INSTALLATION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR REGARDING TYPE AND LOCATION OF WATER SOURCE.

2. IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS. (SEE WRITTEN SPECIFICATIONS)

3. THE CONTRACTOR SHALL VERIFY EXISTING GPM / PSI FROM THE PROPOSED WATER SOURCE AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL GPM / PSI REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% COVERAGE IF SCHEMATIC PLAN LOCATIONS ARE INSUFFICIENT.

4. COORDINATE OPERATION OF THE TIMER FOR PROPER ZONE SEQUENCING AND OPTIMUM WATERING TIME. VERIFY TIMER LOCATION AND START / STOP TIMES OF OPERATION WITH OWNER. TIMER SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT PER LEGEND. THE GENERAL CONTRACTOR'S ELECTRICAL SHALL PROVIDE 120V, 20 AMP POWER SUPPLY TO THE TIMER. COORDINATE ELECTRICAL SUPPLY REQUIREMENTS WITH THE GENERAL CONTRACTOR.

5. PIPING ON PLANS IS DIAGRAMMATICALLY ROUTED FOR GRAPHIC CLARITY, ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREENSPACE" AREAS ADJACENT TO PAVING OR STRUCTURES AS PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANTING PLAN SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS, AND SHRUBS WILL BE AVOIDED. PLACE PIPING THE TRENCH ADJACENT TO CURBING OR EDGE OF PAVEMENT WHERE POSSIBLE.

6. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS SHALL BE INSTALLED ON RISERS. HEIGHTS OF ALL RISERS SHALL BE ADJUSTED AFTER LANDSCAPE INSTALLATION IS COMPLETED TO MAINTAIN A MINIMUM OF 12" ABOVE THE FINISHED FLAT ENAMEL SPRAY PAINT. ADJUST SPRINKLER ARC, RADI, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO ASSURE 100% OVERLAP COVERAGE. ALL RISERS SHALL BE STAKED WITH A GALVANIZED STAINLESS STEEL EMT STAKE AND SECURED TO TWO STAINLESS STEEL CLAMP BOLTS. RISERS SHALL BE INSTALLED TO MAINTAIN A MINIMUM 12" ABOVE FINISHED GRADE. RISERS SHALL BE IN GROUND COVER BEDS ADJACENT TO WALKWAYS AND IN PARKING ISLANDS, (TYP)

7. CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK ON-SITE. COORDINATE WITH THE GENERAL CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR INSTALLATION OF PROPOSED LIGHTING AND ELECTRICAL CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK TO IRRIGATION CONDUITS OR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGE THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND / OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.

8. IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. SUBMIT COPIES OF PERMITS TO OWNER'S CONSTRUCTION REPRESENTATIVE IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED.

9. ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO INSURE 100% OVERLAP COVERAGE. INSTALL PROPER NOZZLE AS FIELD CONDITIONS REQUIRE FOR OVERLAP COVERAGE. RAISE OR LOWER SPRINKLER HEADS AS REQUIRED.

10. WHERE MAINLINE OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED WITH THE SPECIFIED LATERAL LINE AND STUBBED UP WITH END CAPS AS SHOWN IN DETAIL. SLEEVE SIZE SHALL BE TWO TIMES LARGER (I.D.) THAN THE SIZE OF THE LATERAL LINE "WET-PIPE" SIZE INDICATED ON THE PLANS.

11. ALL MAINLINES SHALL BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 23" AT ROAD CROSSINGS. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. INSTALL MAINLINE IN SAME TRENCH A LATERAL LINES WHERE POSSIBLE.

12. ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED ON 1/2" OR 3/4" OR 18" SPEARS FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND RIGID PVC.

13. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING RAIN BIRD "SNAP-TITE" WIRE SPLICE KITS AND SEALANT.

14. WIRE SHALL BE UF-600 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH, BUNDLED AND TAPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. "WHITE" COLOR FOR COMMON AND "RED" COLOR FOR CONTROL WIRES. AT TIME OF INSPECTION, WIRE THAT DOES NOT CONFORM TO SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

15. BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL OPEN CONTROL VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR WITH CAPPED ENDS AFTER LINES ARE COMPLETE.

16. AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER, ARCHITECT AND OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO MAKE OFFICIAL INSPECTIONS. UPON REQUEST, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE INSPECTOR WITHOUT COMPENSATION. SHOULD THE MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE WORK AT HIS OWN EXPENSE.

17. THE OWNER OR HIS DESIGNATED REPRESENTATIVE WILL RESPOND WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE CONTRACTOR OF COMPLETION FOR THE PURPOSE OF MAKING A FINAL INSPECTION OF THE SYSTEM. IF FINAL ACCEPTANCE IS NOT GRANTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS THAT WILL BE PREPARED FOR COMPLETION BY THE IRRIGATION CONTRACTOR. AT SUCH TIME AS ALL "PUNCH-LIST" ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL BE NOTIFIED BY WRITING THAT FINAL ACCEPTANCE IS GRANTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF THE "PUNCH-LIST" ITEMS UNTIL ALL REQUIRED "PUNCH-LIST" ITEMS HAVE BEEN TURNED OVER TO THE OWNER AND LANDSCAPE ARCHITECT.

18. ALL MAINLINE TRENCHES SHALL BE HAND-DUG WITHIN THE CANOPY DRIP LINES OF ALL EXISTING TREES TO REMAIN.

