



**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, June 20, 2024
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the June 20, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for non-agenda and hearing items on the agenda. Comments on agenda items will be heard when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. May 15, 2024 minutes.

4. Action Items -

a. Case No. 24026 - 104 21st Ave.

Unnecessary and Undue Hardship Variance: Michael Kan on behalf of Polar Foundation requests installation of new portion of driveway that would exceed the maximum 20' width permitted with 40' proposed (LDC Sec. 23.11(b)(2)).

b. Case No. 24034 - 3601 Casablanca Ave.

Practical Difficulty Variance: Mike and Kimberly Clarke request to install a 12' diameter pool of 52 inches in height at a 4' setback from the rear property line where 20' is required (LDC Sec. 6.13.(c)(1)b.).

c. Case No. 24030 - o Gulf Blvd (Gulf Beach Water Booster Station)

Unnecessary and Undue Hardship Variances: Michael Hoffman of Wright-Pierce, Inc. for

Pinellas County Utilities requests a four-part variance to: a) Exceed the 20-foot maximum front yard setback along 45th Ave, with 43 feet provided (LDC Sec. 38.9.); b) Reduce the buffer along the eastern property line from six feet to 4'-3" (LDC Sec. 22.7.(b)(1)); c) Eliminate the requirement that the street-level facade be at least 50% transparent, with 0% provided (LDC Sec. 39.7.); and, d) Reduce, along the western, southern and northern sides, the percentage of the facade that must be covered with architectural decoration or windows below the 60% minimum, with approximately 40% provided along the Gulf Boulevard (west) facade, and 0% provided along the southern and northern facades (LDC Sec. 39.8.(b)).

5. **Adjournment - Next Meeting to be Held on July 31, 2024 -**

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT BOARD OF ADJUSTMENT MINUTES
May 15, 2024 – 2:00 P.M.
Commission Chambers

PRESENT: Michael Bomar, Chair
Denise Chase, Vice Chair
Kathy Garchow, Member
Joe Moholland, Member
Dan Small, Member

STAFF PRESENT: Kristin Coman, Community Development Director; Matthew McConnell, Assistant City Attorney (via Zoom); Ginny Bodkin, Deputy City Clerk

Chair Bomar called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

Community Development Director Kristin Coman asked that Discussion Item 5.a. be moved to the next scheduled meeting.

Motion: Member Moholland moved, and Vice Chair Chase seconded the approval of the May 15, 2024 agenda as amended; the motion carried 5-0.

2. Audience Comments – There were no comments.

3. Approval of Minutes – April 24, 2024

Motion: Vice Chair Chase moved, and Member Garchow seconded the approval of the April 24, 2024 meeting minutes as presented; the motion carried unanimously.

The Deputy Clerk duly swore in all those present who would be testifying.

4. Action Items

a. Case No. 23084 – 2841 Alton Drive

Practical Difficulty Variance: William and Terri Grocott requests to construct an 8' x 22' addition for expansion of existing attached garage with proposed front yard setback of 16.96' where 20' is required (LDC Sec. 8.7(a)(1)).

The Board members individually declared their ex-parte communications and research, which included driving by the property, conversations with the Applicant prior to their application, and reviewing emails from staff.

Community Development Director Kristin Coman reviewed a presentation of the request for this practical difficulty variance. Her presentation included photos, zoning, site plan, request details, existing conditions, surveys, proof of noticing, and staff comments. Her presentation is part of the meeting record.

Staff found the request reasonable and recommended approval of the variance request with the following conditions: 1) the Applicant will complete installation of landscaping in conformance with the Land Development Code Sec. 22.4 and 22.10 with landscape inspection completed and approved by Zoning prior to the issuance of a Final Inspection or Certificate of Occupancy, and 2) Applicant shall submit a sealed As-Built Plan noting all setbacks and ISR calculation and approved by Zoning prior to the issuance of a Final Inspection or Certificate of Occupancy.

Applicant Terri Grocott provided testimony to the Board regarding the size of the garage and reasons for the request; she showed an additional printed plan, rendering and photos, which are part of the meeting record.

Motion: Vice Chair Chase moved, and Member Garchow seconded to approve the variance for Case No. 23084 with the staff recommended conditions; the motion carried 5-0.

b. Case No. 24004 – 130 N. Tessier Dr.

Practical Difficulty Variance: Charles and Karen O'Neill requests installation of fencing within front yard and secondary front yard that exceeds permitted height of 4' with 6' and 8' high proposed (LDC Sec. 6.15).

The Board members individually declared their ex-parte communications and research, which included walking and driving by the property.

Ms. Coman reviewed a presentation of the request, which is part of the meeting record. She reviewed photos, zoning, variance request details, survey, proof of required noticing, and staff comments.

Staff found the request reasonable and recommended approval with the condition that fencing located within the required 20' front yard setbacks shall not exceed 6' in height and 4' high fencing to be installed as per plan submitted. No letters for or against were received.

Applicant Chuck O'Neill provided testimony to the Board regarding some of the conditions at the property when they purchased it, the areas of the fence that they desire to improve and reasons why, and that he spoke to all of his surrounding neighbors, and they were in support of the variance.

The Board members asked questions of the Applicant. There were no comments for or against the variance and no letters were received. The Board deliberated.

Motion: Vice Chair Chase moved, and Garchow seconded to approve the variance for Case No. 24004 with the staff recommended condition; the motion carried 5-0.

c. Case No. 24018 – 285 42nd Ave.

Practical Difficulty Variance: Paul and Pamela Stein request additional relief for the secondary front yard setback of the recently constructed 18.5' x 18' detached garage, which does not meet the previously approved 3.5' setback (BOA Case No. 23006), now measuring at 3.09' existing after construction (LDC Sec. 6.13(a)(2)).

The Board members individually declared their ex-parte communications and research, which included driving by the property.

Ms. Coman reviewed the staff presentation for this request, which is part of the meeting record. The presentation included zoning, a survey, proposed site plan, request detail, previously approved variance with conditions and as built survey comparison, proof of required noticing, photographs, and staff comments.

Chair Bomar called a recess at 2:48 PM and reconvened the meeting at 2:55 PM.

Staff found the request reasonable and recommended approval. No letters for or against were received.

Applicant Paul Stein provided testimony to the Board regarding property surveys with differing measurements; he submitted copies of the surveys into the record. He stated that he wanted to avoid tearing down the garage altogether.

The Board asked questions of the Applicant. There was no comment for or against the request.

Motion: Member Garchow moved, and Vice Chair Chase seconded to approve the variance for Case No. 24018 as proposed; the motion carried 5-0.

5. Item(s) for Discussion

a. Board Procedures - This item was continued to the next scheduled meeting on Thursday, June 20th meeting.

6. Adjournment – The next meeting is scheduled for June 20, 2024. Ms. Coman noted that at the November 29, 2023 meeting, the Board decided to move the June meeting a week earlier and to a Thursday due to scheduling conflicts.

Vice Chair Chase moved, and Chair Bomar seconded to adjourn the meeting at 3:06 PM.

These minutes will be considered for approval at the June 20, 2024 Board of Adjustment meeting.



Memo To: Board of Adjustment
From: Kristin Coman, Community Development Director
Date: 5/8/2024
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **June 20, 2024**.

Variance Case Number: 24026
Application Type: Practical Difficulty Variance
Owner: Michael Kan on behalf of Polar Foundation
Applicant/Agent: Same
Parcel Number: 18-32-16-68634-009-0670
Address: 104 21st Ave., St. Pete Beach, FL 33706
Zone: RLM-2/PAG

Submittal Documents:

1. Completed Practical Difficulty Variance package with associated forms.
2. Boundary Survey prepared by Terminus Surveying LLC, dated 4/27/2023, consisting of 1 sheet.
3. Boundary Survey prepared by Terminus Surveying LLC, dated 4/27/2023, consisting of 1 sheet showing proposed driveway extension.
4. Photo package submitted by applicant, consisting of 13 sheets with no dates provided.
5. Completed ISR worksheet and supporting calculations received 5/3/2024, consisting of 2 sheets.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|---|---|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|--|---|
| ☒ Michael Bomar, Chair | ☒ Joe Moholland |
| ☒ Denise Chase, Vice Chair | ☒ Dan Small |
| ☒ Kathy Garchow | |

Cc: Michael Kan on behalf of Polar Foundation, Applicant/Owner *via email* (mkan@hotmail.com)

CASE #: 24026PARCEL #: 16-32-16-68634-009-0670SUBMITTAL DATE: 4.18.24 AMOUNT DUE: 544.72 PAYMENT DATE: 4.18.24**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

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

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

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	Michael Kan / Polar Foundation	104 21st Avenue St. Pete Beach, FL 33706	(704) 609-0438
Applicant/ Agent	<i>SAME AS</i>	<i>OWNER</i>	
Owner Email Address: mkan123@hotmail.com		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RLM - 2 / <i>PAG</i>	RLM - 2 / <i>PAG</i>	4,998 sqft
Legal Description: PHILLIPS DIVISION REV MAP BLK I, LOT 67		
Address: 104 21st Avenue, St. Pete Beach, FL 33706		
Explanation of Request: Applicant requests variance adjustment from Section 23.11.b Parking construction and design requirements. Paragraph (b)(2) Standard driveways, to allow two side by side driveways constructed of pavers in front of two separate garage doors without separation. The area of the new pavers would be approximately 23' x 27 1/2'. The total area of existing and additional pavers would be approximately 1,100 square feet.		

Project Narrative

This project involves the simple installation of driveway pavers in front of the 2nd existing garage door alongside the existing 1st driveway.

Like the 1st driveway, the new 2nd driveway will not cross property lines or encroach upon any right of ways or easements. Both driveways entrance/exit into an alleyway and not a main through fair. The property is gated with a fence on the property at the property line. The pavers end at the gate with no flares or encroachment into the alleyway. The west side of the addition is approximately 3' from the fence line.

The existing driveway is approximately 17' x 27 ½'. The addition is proposed to cover 23' x 27 ½'. This would comply with the regulation code of a maximum width of 20' per driveway. The total area covered by existing and new pavers would be approximately 40' x 27 ½' or approximately 1,100 square feet.



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

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

Staff states that there is precedent and cites one (1) home in all of Pass A Grille as an example of the driveway separation interpretation it is seeking. This one example is on a main through fair (Pass A Grille Way) compared to my driveway which enters from an alleyway. The two are not similarly situated. All of the other two garage door driveways within a 2-block radius of the home have contiguous driveways. The condition and circumstance are not special. The request is to conform to the Pass A Grille neighborhood.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The condition and circumstance is that the house and lot are not wide enough to accommodate the design the Staff is seeking. Changes suggested by the Staff are not feasible and destroy the intent of the project. The half dozen contractor that have quit during the permitting process to this point had no ideas as well.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

The provision that Staff wishes to implement is not actually written. Staff has examples of this design in other parts of the City, but not Pass A Grille. Contiguous side by side driveways is consistent with the current neighborhood architecture and would deprive the operational ability of the project. Given the location of the home and driveway project, it creates an unnecessary and undue hardship on the applicant.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The hardship has not been deliberate. This is simply putting driveway pavers on the current turf without encroaching any property lines, right of ways, easements or setbacks. The project is completely contain with in the property boundaries.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

This project will improve the aesthetics and operational aspects of the driveway.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Emphatically, yes.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

Emphatically, yes.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Like the existing driveway, the new driveway will be contained completely within the property boundaries and will not exist or encroach on any right-of-way, easement or other. It will be of similar contiguous driveways in Pass A Grille, As the entrance is on an alleyway, only 3 or 4 neighbors that abut the rear of the property will even notice. The project will improve safety and welfare without detriment or injury.



4/15/24

Signature of Applicant

Date

Signature of Authorized Agent

Date

VARIANCE APPLICATION

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

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

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

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

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

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

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

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

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

Michael E. [Signature]
Signature of Applicant

4/15/24
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Michael Kan, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Michael Kan

Address: 104 21st Avenue, St. Pete Beach, FL 33706

Michael Kan
Signature

4/12/24
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 12 day of APRIL, 2024 by:
MICHAEL KAN who appeared before me, and is personally known to me, or has produced
FL-DL as identification, and did take an oath

My commission Expires: 2/7/25

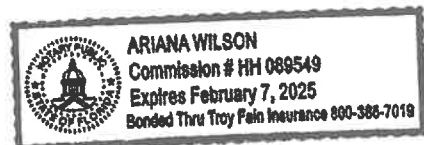
NOTARY:

Ariana Wilson

Print Name: Ariana Wilson Notary

Public, State of Florida

(Notarial Seal)



POWER OF ATTORNEY

To whom it may concern:

The **Polar Foundation**, an independent Foundation existing pursuant to Section 4 of the Foundations Act of 2003 of the Federation of St. Christopher and Nevis, St. Kitts, West Indies (**Foundation**), wishes to acquire real property in the United States of America. To facilitate this transaction, the Foundation wishes to assign power of attorney to represent it.

The Foundation hereby authorizes and appoints Michael E. Kan, Passport # 581 591 166, Social Security # 297-62-9035 and Florida Driver's License # K500-545-59-288-0 as true and lawful attorney in fact, to act for the Foundation on its behalf to do and perform the following:

Purchasing, operating, renting, granting, bargaining, conveying, encumbering or contracting the property subject to this Power of Attorney. This includes execution of disclosures and closing documents. Michael E. Kan is authorized and empowered to pay or collect such monies as may become due from the purchase, operate or sell, and to make, execute, acknowledge and deliver/receive contracts for sale, deeds, Deeds of Trust, and other instruments, upon such terms and conditions as Michael E. Kan may deem necessary and convenient to accomplish such purchase, sale or conveyance of this property.

Michael E. Kan shall have full power and authority to do and perform all acts necessary to be done to complete a purchase, sale or conveyance of this real estate, as fully as an official of the Foundation might do if personally present. The following property, interests, or rights shall be subject to this Power of Attorney:

104 21st Avenue, St. Pete Beach, FL 33706 in the County of Pinellas, Florida.

This Power of Attorney shall be effective on the date of October 25, 2020 and shall continue for the duration that the property is held by the Foundation. This Power of Attorney shall terminate if Michael E. Kan becomes or is declared disabled, incapacitated, or incompetent. This Power of Attorney may be revoked at any time and in any manner by an official of the Foundation. This Power of Attorney shall be governed by the laws of the State of Florida and of the United State of America.

Signed this Date: 25th of October, 2020



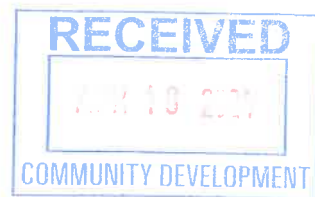
Dr. Werner Erismann, Councilor of Polar Foundation

Office Switzerland:
Veia Sur Ual 22
CH-7460 Savognin
Mobile: +41 79 543 51 33

24026



EXISTING



24026

EXAMPLES TO ANSWER
QUESTIONS:

1, 2, 4, 6, 7 + 8

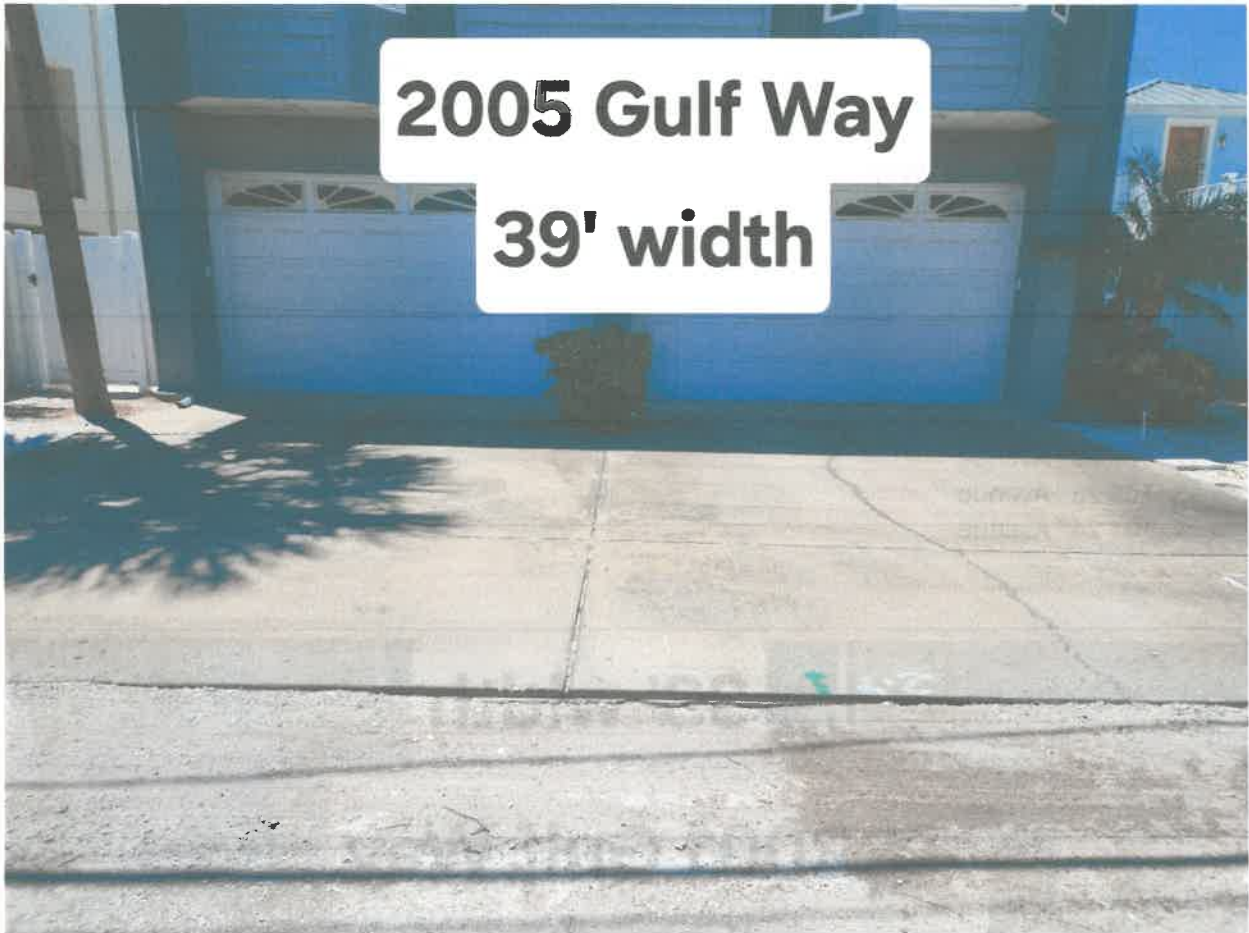
1. 2001 Gulf Way
2. 2005 Gulf Way
3. 2107 Gulf Way
4. 1801 Pass A Grille Way
5. 1803 Pass A Grille Way
6. 2103 Pass A Grille Way
7. 2302 Pass A Grille Way
8. 2200 Sunset Way
9. 2300 Sunset Way
10. 2327 Sunset Way
11. 2329 Sunset Way
12. 103 23rd Avenue
13. 106 23rd Avenue
14. 101 24th Avenue



S

I

250KS



2







40' width
1803 Pass A Grille Way

2

5



2

b





7

8



22' width

2327 Sunset Way



25' width

2329 Sunset Way



103 23rd Ave

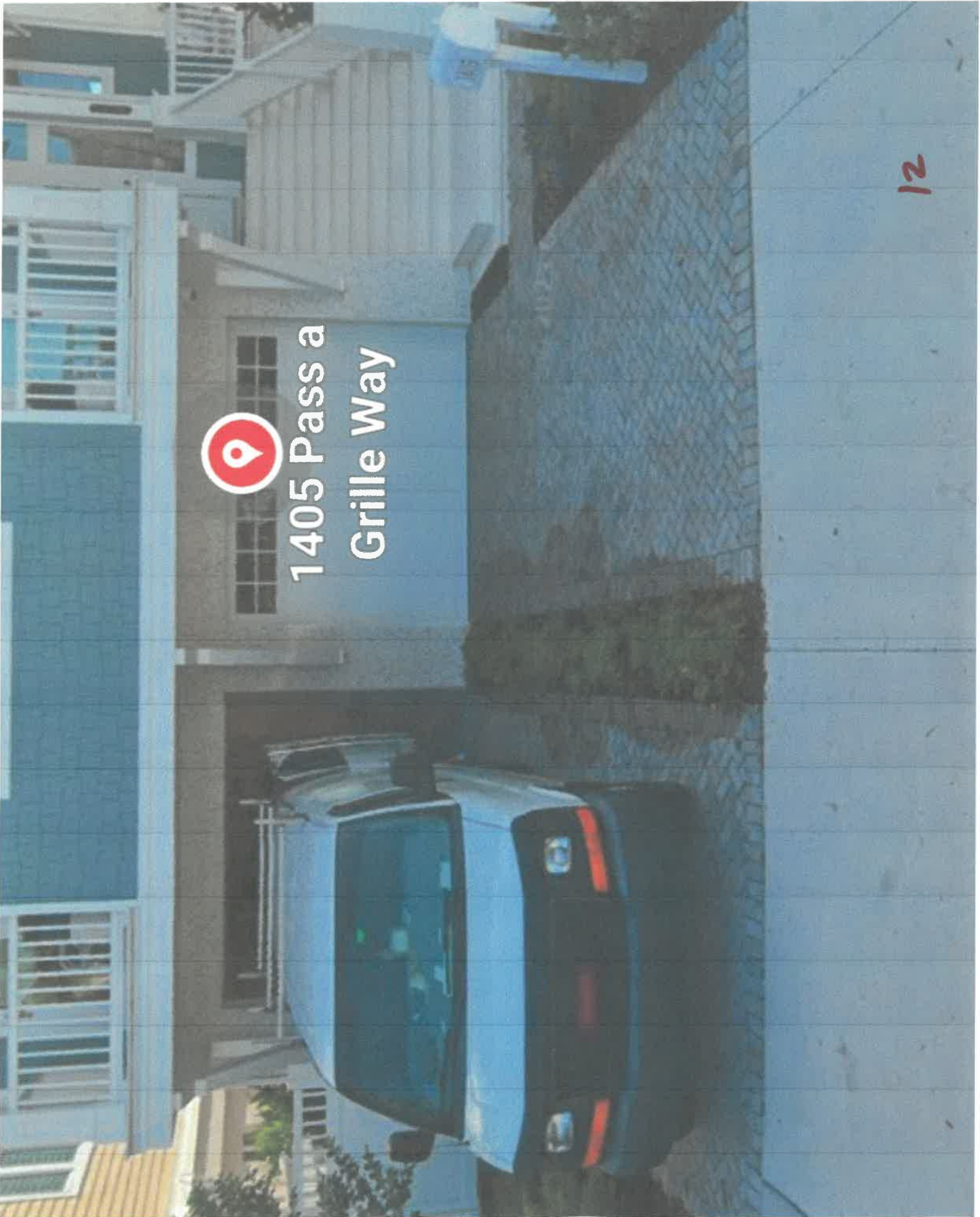


106 23rd Ave

A

10







Impervious Surface Ratio (ISR) Worksheet



Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Michael Kan / Polar Foundation
104 21st Avenue
St. Pete Beach, FL 33706
Phone 704-609-0438

Email mkan123@hotmail.com

Contractor/Applicant Name & Address

Terminus Surveying
2752 Jason Street
Tampa, FL 33619
Phone 813-681-4481

Email jmcDonald@teamterminus.com

Property Address 104 21st Avenue, St. Pete Beach, FL 33706

Total Lot Area (sq. ft.) 4,998

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2,004	sq. ft.
Parking and Driveway:	468	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	0	sq. ft.
Other:	0	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	2,472	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2,004	sq. ft.
Parking and Driveway:	1,100	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	0	sq. ft.
Other:	0	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	3,104	sq. ft.

2,472 sq. ft.	÷	4,998 sq. ft.	=	.49
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

3,104 sq. ft.	÷	4,998 sq. ft.	=	.62
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, Michael Kan certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: Michael Kan Date: 5/2/24

24026
pg 2

Re: FW: 104 21ST AVENUE invoice

Josh McDonald <jmcdonald@teamterminus.com>

Tue 5/30/2023 9:24 AM

To: mkan123@hotmail.com <mkan123@hotmail.com>

Cc: frontdesk@teamterminus.com <frontdesk@teamterminus.com>

Good Morning Mr. Kan,



Below is the information you have asked for.

Total Area: ± 4998.26 Square Feet / ± 0.11 Acres

Impervious Area: ± 2471.53 Square Feet / ± 0.06 Acres

Pervious: ± 2526.73 Square Feet / ± 0.06 Acres

Please let us know if you need anything else.

Regards,

Josh McDonald

Partner

Terminus Surveying

813-681-4481

Small Business Enterprise (SBE)

Service Disabled Veteran Owned Small Business (SDVOSB)

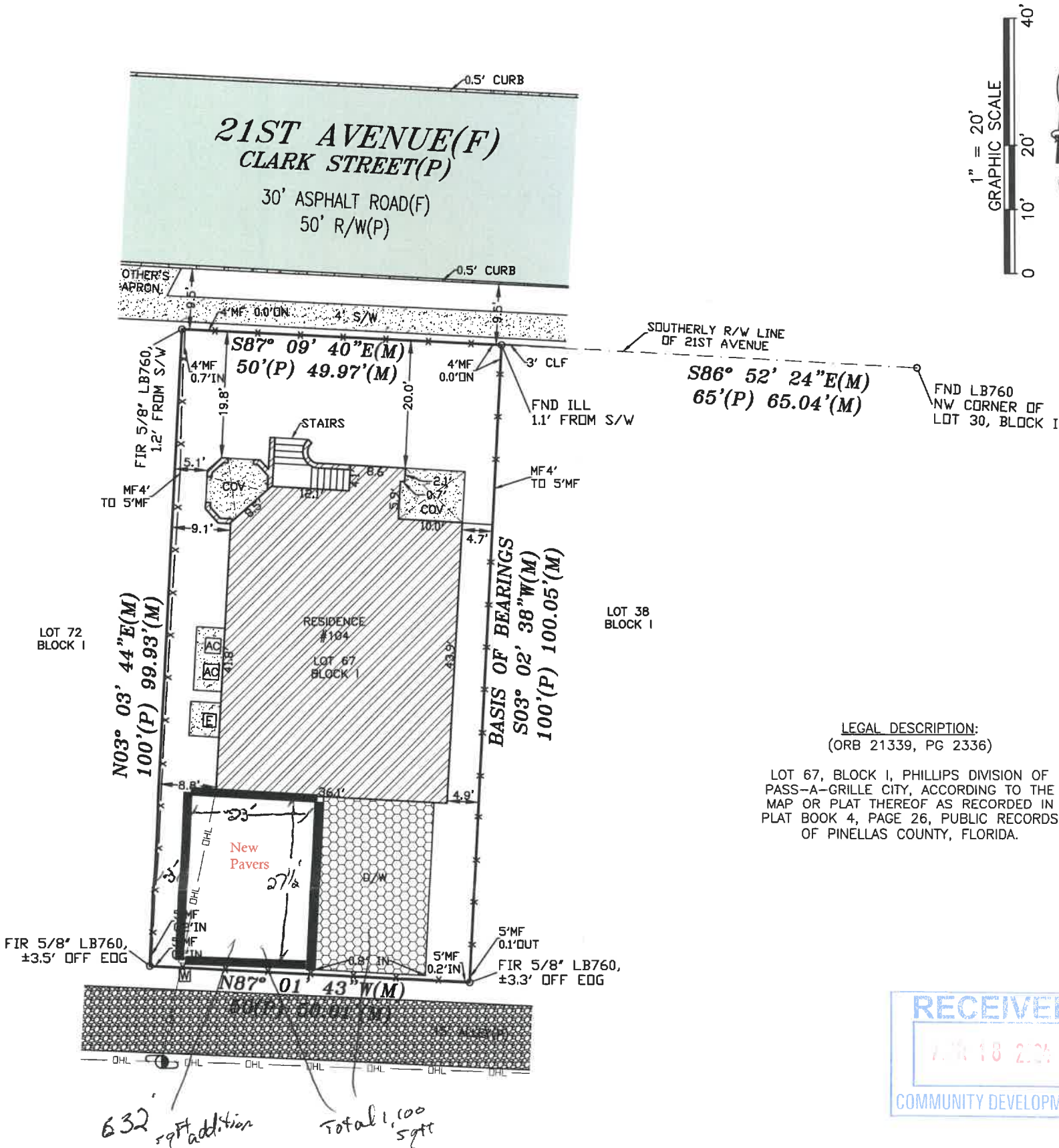
DUNS #081555600

SECTION 18 - TOWNSHIP 32 SOUTH - RANGE 16 EAST
PINELLAS COUNTY - FLORIDA

BOUNDARY SURVEY

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE
OF SUBJECT PROPERTY, HAVING A GRID BEARING OF S03° 02' 38"W THE GRID
BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

ADDRESS:
104 21ST AVENUE
ST PETE BEACH, FLORIDA 33706



LEGAL DESCRIPTION:
(ORB 21339, PG 2336)
LOT 67, BLOCK 1, PHILLIPS DIVISION OF
PASS-A-GRIFFE CITY, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 4, PAGE 26, PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA.



- NOTES:
1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
 2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 4. THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
 5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
 6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
 8. OWNERSHIP OF FENCES WAS NOT VERIFIED AT TIME OF SURVEY.
 9. ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
 10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
 11. SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE/(EL9)", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 125149 PANEL NUMBER 12103C0278H, REVISED 8/24/2021.

LEGEND (NOT TO SCALE)

ACALCULATED FIELD LEGAL DESCRIPTION MEASURED PLAT ASPHALT BUILDING CORNER BARBED-WIRE FENCE CHORD BEARING CERTIFIED CORNER RECORD CHAIN LINK FENCE CONCRETE COVERED DRIVEWAY ELEVATION EDGE OF GRAVEL EDGE OF PAVEMENT EDGE OF WATER FOUND CAPPED IRON PIPE	FOR FOUND CAPPED IRON ROD FCM FOUND CONCRETE MONUMENT FPE FINISHED FLOOR ELEVATION FIP FOUND IRON PIPE FIR FIND IRON ROD FND FOUND NAIL & DISK FPP FOUND (PINCHED) IRON PIPE FRPS FOUND RAILROAD SPIKE FX FOUND X-CUT IN CONCRETE GFFE GARAGE FINISHED FLOOR ELEVATION ILL ILLEGIBLE LB LICENSED BUSINESS MES MEASURED END SECTION NOFS NO CORNER FOUND OR SET O/A OVERALL ORB OFFICIAL RECORDS BOOK OHL OVERHEAD UTILITY LINE	FB FLAT BOOK PC POINT OF CURVATURE POP PERMANENT CONTROL POINT PG PAGE PLS PROFESSIONAL LAND SURVEYOR POB POINT OF BEGINNING POC POINT OF COMMENCEMENT PRM PERMANENT REFERENCE MONUMENT PSM PROFESSIONAL SURVEYOR AND MAPPER PVOF VINYL FENCE RLS REGISTERED LAND SURVEYOR R/W RIGHT-OF-WAY SOR SET CAPPED IRON ROD (1/2" LB 8207) SND SET NAIL & DISK (LB 8207) S/W SIDEWALK	BUILDING CONCRETE ASPHALT PAVERS GRAVEL	AC AIR CONDITIONER CL CENTER LINE CO CLEANOUT CA COVERED AREA DM DRAINAGE MANHOLE EB ELECTRIC BOX FH FIRE HYDRANT GV GAS VALVE GA GUY ANCHOR GI GRATE INLET HP HANDICAP PARKING LP LIGHT POLE	MAILBOX MW MONITORING WELL RW RECLAIMED WATER VALVE SM SANITARY MANHOLE SIGN X 35.7' SPOT ELEVATION TB TELEPHONE BOX TR TRANSFORMER UP UTILITY POLE UP UTILITY PEDESTAL VB VERIZON BOX WM WATER METER	W WATER VALVE WELL YD YARD DRAIN YL YARD LIGHT NOT TO SCALE
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THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES
WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA
ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

CERTIFIED TO:

- MICHAEL KAN ON BEHALF OF POLAR FOUNDATION

JOB INFORMATION:

CREW CHIEF: JT
FIELD DATE: 4/25/2023
FIELD BOOK: 4 PAGE: 53
DRAFTER: KJM
DRAWING DATE: 4/27/2023
CHECKED BY: JSM

JOB#
230363

REVISIONS

-

-

-

-

MICHAEL P. MOONEY
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.

DATE
4/27/2023



TERMINUS
SURVEYING
LLC.

2752 JASON STREET
TAMPA, FLORIDA 33619

(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

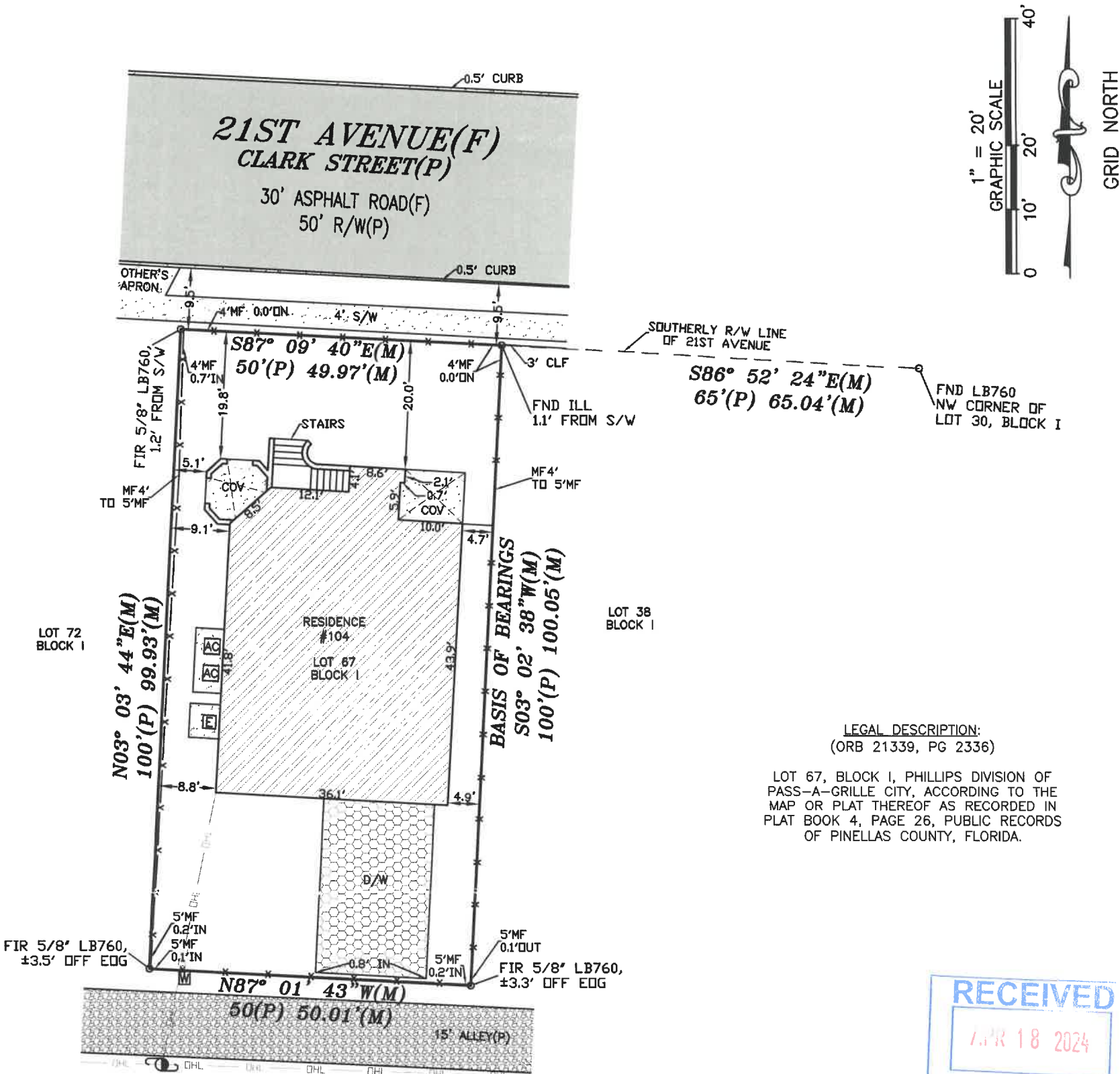
COPYRIGHT 2023 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207

SECTION 18 - TOWNSHIP 32 SOUTH - RANGE 16 EAST
PINELLAS COUNTY - FLORIDA

BOUNDARY SURVEY

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF S03° 02' 38"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

ADDRESS:
104 21ST AVENUE
ST PETE BEACH, FLORIDA 33706



- NOTES:
- THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
 - THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
 - BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
 - NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
 - OWNERSHIP OF FENCES WAS NOT VERIFIED AT TIME OF SURVEY.
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LEGEND (NOT TO SCALE)							
AC	CALCULATED FIELD	FOR	FOUND CAPPED IRON ROD	FB	FLAT BOOK	AC	AIR CONDITIONER
CD	LEGAL DESCRIPTION	FE	FOUND CONCRETE MONUMENT	PC	POINT OF CURVATURE	CO	CENTER LINE
ME	MEASURED	FPE	FINISHED FLOOR ELEVATION	PCP	PERMANENT CONTROL POINT	CL	CLEANOUT
PL	PLAT	FIP	FOUND IRON PIPE	PCP	PERMANENT CONTROL POINT	CA	COVERED AREA
AS	ASPHALT	FIR	FOUND IRON ROD	PLS	PROFESSIONAL LAND SURVEYOR	DM	DRAINAGE MANHOLE
BC	BUILDING CORNER	FND	FOUND NAIL & DISC	POB	POINT OF BEGINNING	EB	ELECTRIC BOX
BF	BARED-WIRE FENCE	FNR	FOUND (FINCHED) IRON PIPE	POC	POINT OF COMMENCEMENT	FH	FIRE HYDRANT
CB	CHORD BEARING	FPRS	FOUND RAILROAD SPIKE	PRM	PERMANENT REFERENCE MONUMENT	GV	GAS VALVE
CC	CERTIFIED CORNER RECORD	FX	FOUND X-CUT IN CONCRETE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	GA	GUY ANCHOR
CL	CHAIN LINK FENCE	GFCE	GARAGE FINISHED FLOOR ELEVATION	PVCF	VINYL FENCE	GI	GRATE INLET
CO	CONCRETE	IL	ILLEGIBLE	RLS	REGISTERED LAND SURVEYOR	HP	HANDICAP PARKING
COV	COVERED	LB	LICENSED BUSINESS	R/W	RIGHT-OF-WAY	LP	LIGHT POLE
CR	CR	MES	METERED END SECTION	SCR	SET CAPPED IRON ROD (1/2" LB 8207)		
DR	DRIVEWAY	NOPS	NO CORNER FOUND OR SET	SND	SET NAIL & DISK (LB 8207)		
EL	ELEVATION	O/A	OVERALL	S/W	SIDEWALK		
EG	EDGE OF GRAVEL	ORB	OFFICIAL RECORDS BOOK				
EP	EDGE OF PAVEMENT	OHL	OVERHEAD UTILITY LINE				
EW	EDGE OF WATER						
FR	FOUND CAPPED IRON PIPE						

TERMINUS SURVEYING	THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES. <i>Michael P. Mooney</i> 4/27/2023 MICHAEL P. MOONEY DATE PROFESSIONAL SURVEYOR & MAPPER #3930 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.	CERTIFIED TO:		JOB INFORMATION:	
		- MICHAEL KAN ON BEHALF OF POLAR FOUNDATION		CREW CHIEF: JT	
				FIELD DATE: 4/25/2023	
				FIELD BOOK: 4 PAGE: 53	
				DRAFTER: KJM	
COPYRIGHT 2023 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207		DRAWING DATE: 4/27/2023			
		CHECKED BY: JSM			
		JOB# 230363			
		REVISIONS			
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PLANNING DEPARTMENT

Date: June 6, 2024
To: Board of Adjustment
Re: Staff Findings Report
Unnecessary and Undue Hardship Variance
Variance Case No: 24026
Address: 104 21st Ave.
Parcel Number: 18-32-16-68634-009-0670
Michael Kan on behalf of Polar Foundation

Prepared by: Kristin Coman, Community Development Director

Hearing Date: 6/20/2024

Please be advised that staff has received and reviewed the following items submitted in support of the application:

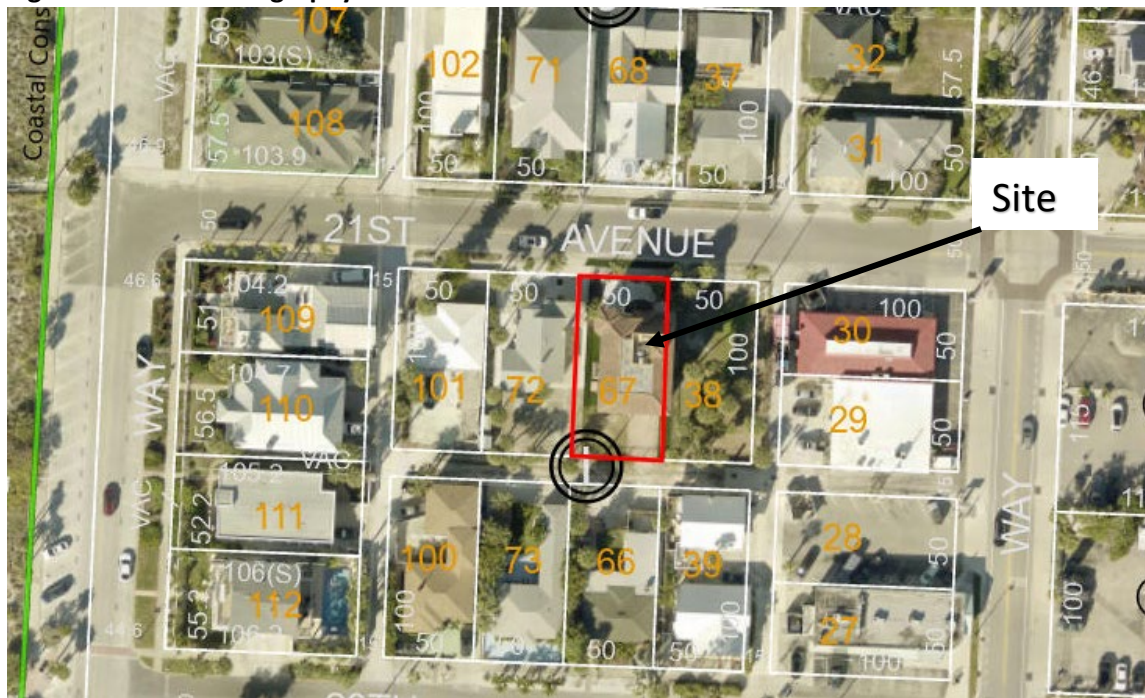
1. Completed Unnecessary and Undue Hardship Variance package with associated forms.
2. Boundary Survey prepared by Terminus Surveying LLC, dated 4/27/2023, consisting of 1 sheet.
3. Boundary Survey prepared by Terminus Surveying LLC, dated 4/27/2023, consisting of 1 sheet showing proposed driveway extension.
4. Photo package submitted by applicant, consisting of 13 sheets with no dates provided.
5. Completed ISR worksheet and supporting calculations received 5/3/2024, consisting of 2 sheets.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is a 5,001 sq. ft. (approx. 0.11 acre) parcel located at 104 21st Ave. known as parcel number 18-32-16-68634-009-0670 and legal description PHILLIPS DIVISION REV MAP BLK I, LOT 67) within the AE-Elevation 9 flood zone. The property is located in the RLM-2/PAG zone; RLM, Residential Low Medium on the future land map and currently contains a single-family residence that was constructed in 2010 according to the Pinellas County Property Appraiser. The interior parcel is located within Pass-a-Grille Overlay with a single-family residential use to the west, a duplex and 21st Ave. to the north, vacant lot directly to the east and alley and duplex use to the south. The site is currently improved with a three-story dwelling with existing paver driveway with rear alley access to the garage.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 13 of 15, dated 7/20/2012

Request

The applicant requests installation of new portion of driveway that would exceed the maximum 20' width permitted with 40' proposed (LDC Sec. 23.11(b)(2)).

Analysis

1. New variances required as a result of the proposed changes:
 - a. **Maximum Driveway Width at Property Line:** The applicant is requesting to install an additional 632 sq. ft. of paver driveway with a total width of 40' where a maximum of 20; is permitted (LDC Sec. 23.11(b)(2)).

Figure 3: Zoning Table				
Detached, Single-Family Residential, RLM-2/PAG Zone	104 21st Ave.			
	Minimum	Maximum	Existing	Proposed
Lot Area	4,000 sq. ft.		5,001 sq.ft.	No Change
Lot Width	40'		49.97'	No Change
Front Yard Setback	20'		20'	No Change
Side Yard Setback	5'		4.7'*, west 5.1', east	No Change
Rear Yard Setback - Interior Lot	20'		27.6'	No Change
ISR (Max.)		.70	.49	.62
Driveway Width - At Property Line	10'	20'	17'	40'(v)
*Denotes existing non-conformity (v) = Variance required				

Figure 4: Existing Survey (N.T.S.)

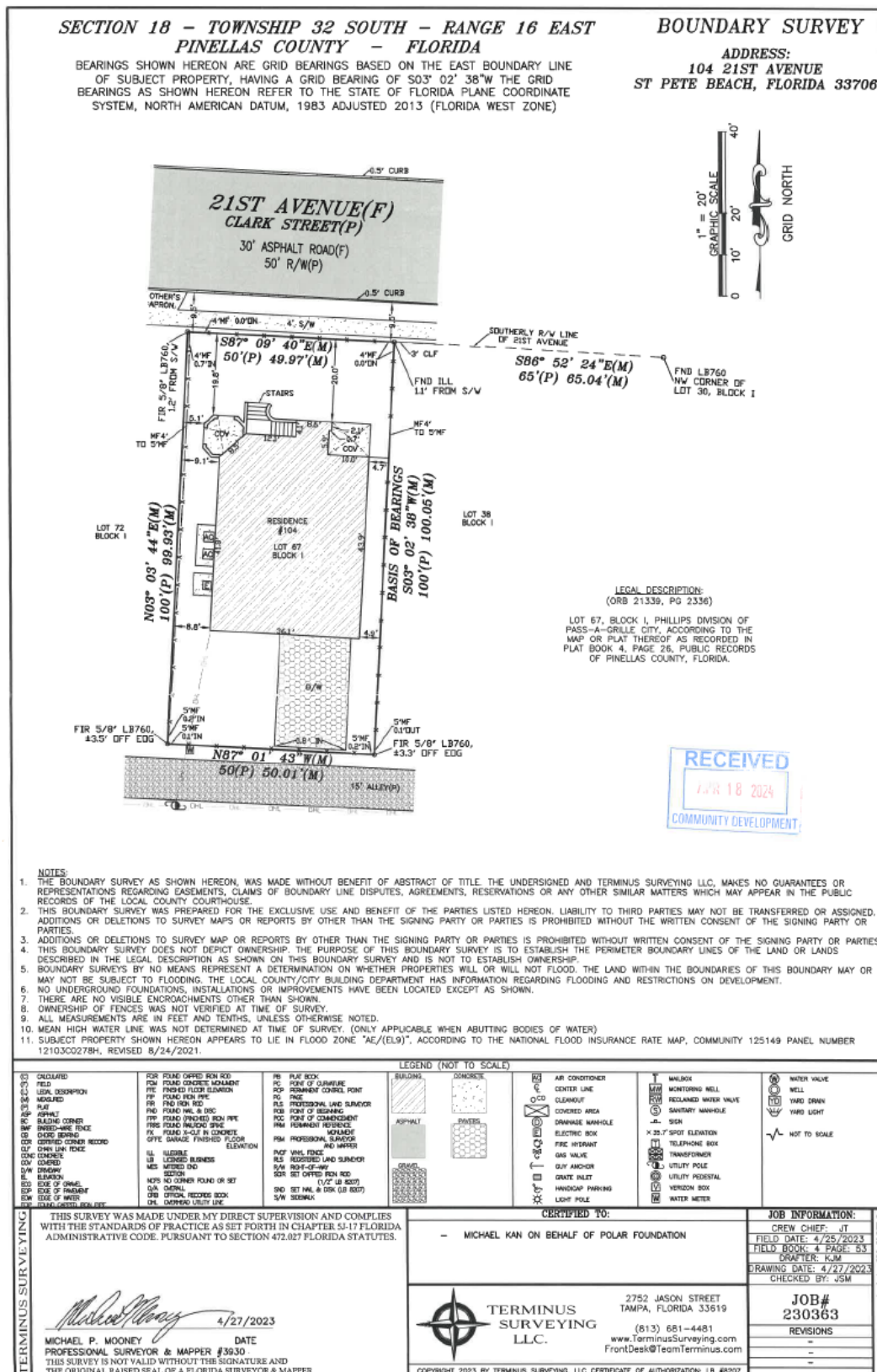


Figure 5: Existing Survey with Proposed Driveway Expansion (N.T.S)

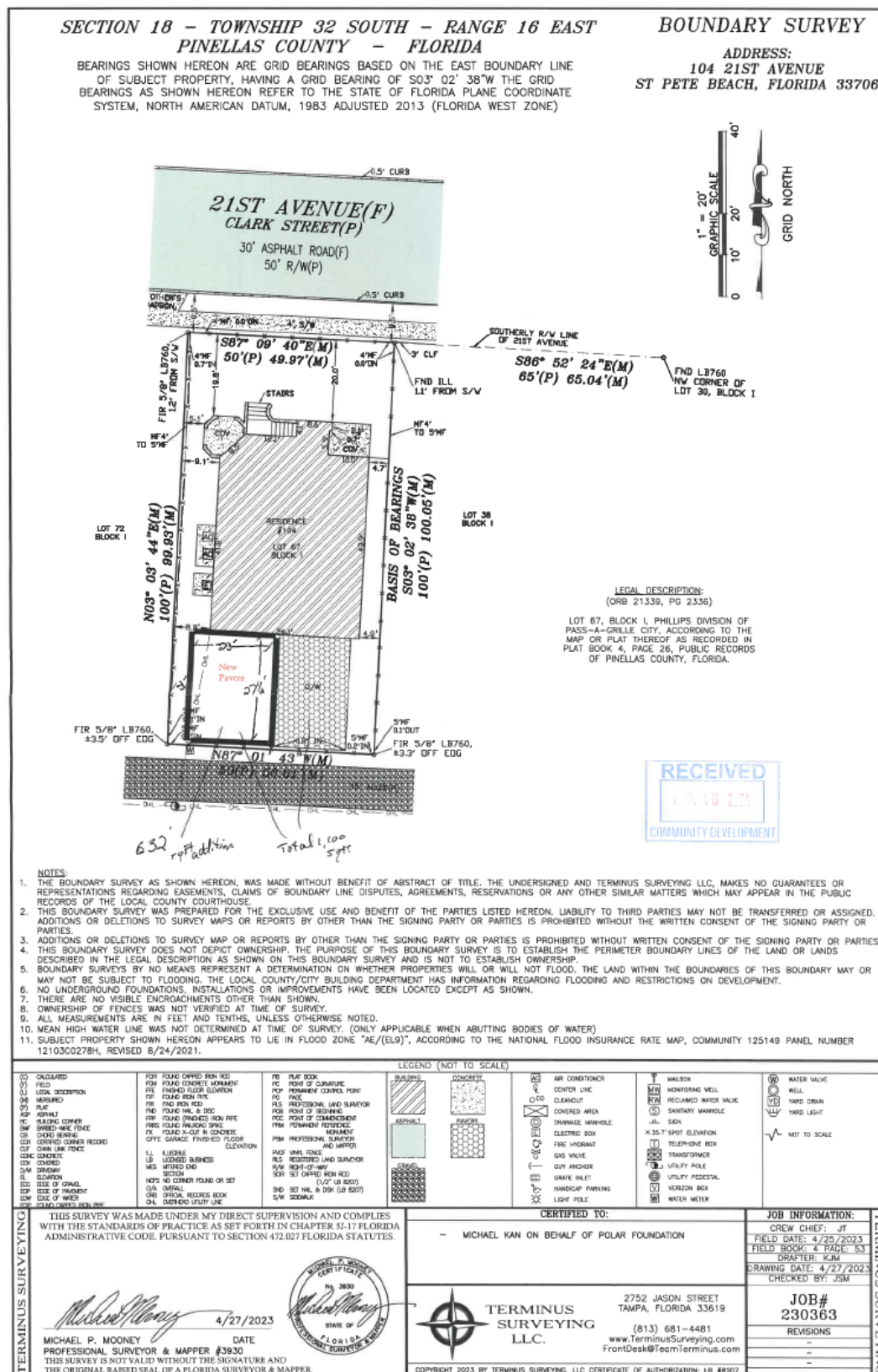


Figure 6: Rear of Dwelling and Existing Driveway and Improvements, Staff Photo



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a hardship variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 **in addition** to staff comments below:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or building in the same zoning district;
 - *It is not observed that special conditions and circumstances exist which are unique to the applicant's parcel. The driveway access to the rear of the dwelling where the single car overhead and double overhead doors are located with alley access is not uncommon within the surrounding area within the same zoning district.*
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

- *During the site visit, staff was not able to identify the necessity for the additional width of driveway to provide access as two separate driveways could be installed and constructed in compliance with the LDC.*
- 3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;
 - *Staff find that a literal interpretation of the provisions of the Land Development Code will not generally deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and will not result in unnecessary and undue hardship on the applicant.*
- 4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the comprehensive plan or the Land Development Code, nor will it permit and increase in development density;
 - *In reviewing historical imagery, the current driveway layout appears to be present on site and in the same location from as far back as 2010 when the dwelling was constructed. Staff find that this request will not establish a use not permitted in the district or increase density; however, it will not meet the maximum width requirement of 20' at the property line as per the LDC.*
- 5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
 - *While Staff does not find that a desire to achieve greater financial return forms the basis of the hardship for this request and finds the request does not arise from hardship.*
- 6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;
 - *The Board must consider variances on a case-by-case basis. A property in the vicinity to the west currently under construction was approved with a driveway to be installed in accordance with LDC Sec. 23.11(b)(2). New construction or modifications require compliance with the applicable sections of the LDC.*
- 7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
 - *Staff finds that the additional driveway area as proposed is not the minimum variance and could be designed in compliance with width requirements. It should be noted that LDC Sec. 23.11(b)(2) was amended by Ordinance 2022-06 to decrease the minimum driveway width from 12' to 10' and maximum driveway width from 24' to 20' as the driveway crosses the property line and any new driveway modifications would need to be completed as per the LDC.*
- 8. The requested variance is in harmony with the general intent and purpose of the comprehensive plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
 - *Staff finds that while it is not anticipated to cause injury to the neighborhood, public safety, or welfare, it is not in harmony with the general intent and purpose of the Land Development Code and could be designed as to not necessitate variance relief.*

Other:

- Applicant should provide testimony regarding the need for the additional width of driveway and reasoning as to why compliance could not be met.
- No information was provided if there would be any modification of the rear gate and fencing currently located at the rear property line along the alley. The applicant should discuss any changes.

Recommendation

Staff finds the proposed variance relief sought does not advance the purposes of Land Development Code Sec. 1.1 and finds the benefit of granting the variances from the applicable LDC section, Sec. 23.11(b)(2) will be of substantial detriment and impair the intent and purpose of the zoning code. Denial does not create difficulty in the use of the parcel of land as the relief sought can be revised to meet code compliance. Staff recommends **denial** of the request.

Should the board look favorably on the application on the request, the board may want to consider the following conditions:

- The applicant shall submit a sealed As-Built Survey noting the driveway width and ISR calculation to receive approval by Zoning prior to the issuance of a Final Inspection/Certificate of Occupancy.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

A handwritten signature in purple ink, appearing to be 'K Coman', with a long horizontal stroke extending to the right.

Kristin Coman
Community Development Director

Cc: Michael Kan - Applicant/Owner **via email** (mkan123@hotmail.com)
Board of Adjustment Attorney

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: Motion to APPROVE Case No. 24034 with the two conditions recommended by Staff.

Strategic Objective:

Date: June 20, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Mike and Kimberly Clarke request to install a 12' diameter pool of 52 inches in height at a 4' setback from the rear property line where 20' is required (LDC Sec. 6.13.(c)).

Funding: N/A

Attachments:

1. 24034 - 3601 Casablanca Ave Staff Report
2. Case No. 24034 Plan Request
3. Case No. 24034 Application Package
4. Case No. 24034 Survey (Digital Seal)
5. 24034 Letter of Support



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PLANNING DEPARTMENT

Date: May 29, 2024
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 3601 Casablanca Ave
Parcel Number: 07-32-16-21852-013-0010
Michael and Kimberly Clarke
Case No: 24034

Prepared by: Brandon Berry, Planner

Hearing Date: 06/20/2024

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed practical difficulty variance application and supporting documents, submitted May 22, 2024.
2. Survey prepared Landtec Surveying and Lien, digitally signed by Pablo A. Alvarez, PSM, on December 12, 2022, consisting of three sheets, submitted May 22, 2024.
3. Site plan drawn on survey, to scale, showing proposed pool placement, consisting of one sheet, submitted May 24, 2024.
4. Pool product specifications, consisting of two sheets, submitted May 22, 2024.
5. Photographs, one with pool rendering, of existing rear property conditions, submitted May 22, 2024.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is a 110x110' (11,000 sq. ft.) parcel comprised of two platted lots located at 3601 Casablanca Ave, known as parcel number 07-32-16-21852-013-0010 and legal description DON CE-SAR PLACE BLK 13, LOTS 1 AND 2 within the AE-Elevation 9 flood zone. The property is located in the RU-2 zone; RU on the future land use map and contains a single-family residence constructed in 1951 that is listed on the local historic registry. Additionally, in the rear of the lot, the property contains a detached

shed and garage. The property abuts single family residences to the east and north, Casablanca Avenue to the west, and 36th Avenue to the south. The area is residential in nature.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Request

The applicants request a variance to install a 12-foot diameter pool of 52 inches in height at a four-foot setback from the rear property line where 20 feet is required (LDC Sec. 6.13.(c)).

Prior Zoning Applications

The residence was placed on the local historic registry by the Historic Preservation Board in early 2024. In tandem, the applicant also received a certificate of appropriateness to make primarily-interior renovations, as well as a FEMA substantial improvement rule variance (commonly called a variance to the 50% rule) for said renovations. These renovations are underway.

Figure 3: Zoning Table			
Detached, Single-Family Residential	3601 Casablanca Ave		
	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Pool			
Side yard setback, Pool, elevated-greater than 2' from grade	10'	N/A	18.5'
Rear yard setback, Pool, elevated-greater than 2' from grade	20'	N/A	4' (v)
*Denotes existing non-conformity (v) = Variance required			

Figure 4: Portion of Boundary Survey showing proposed construction location (N.T.S.)

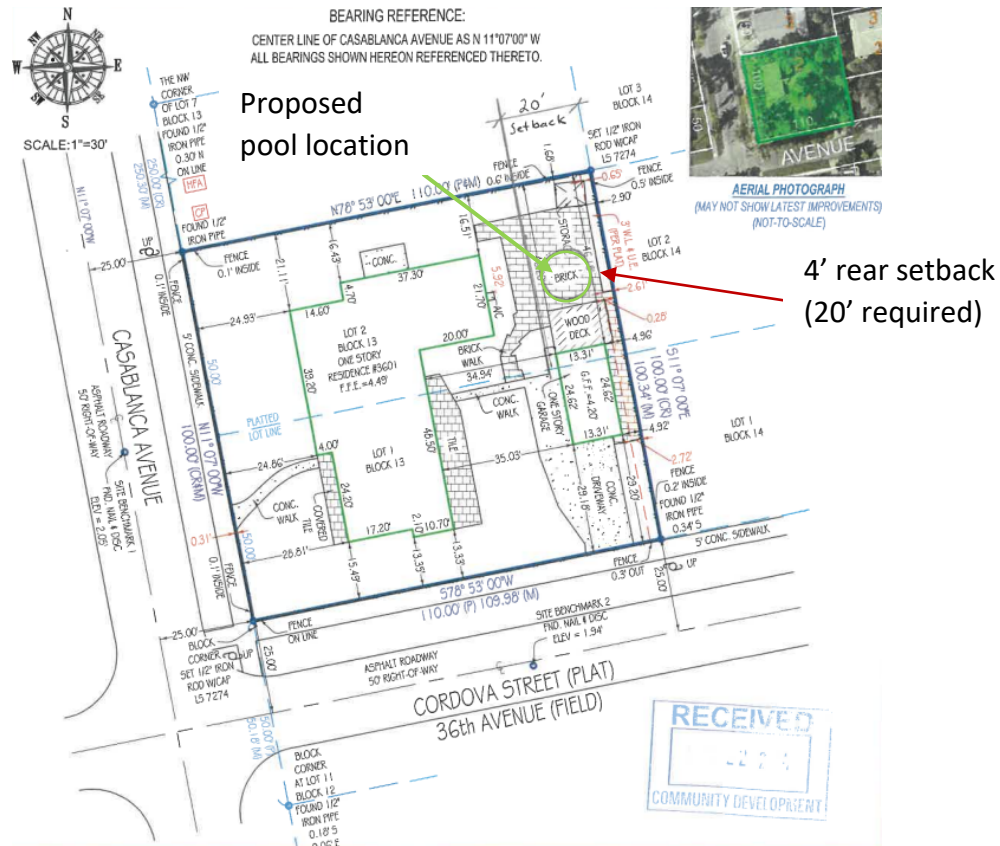


Figure 7: Rendered Proposed Pool Location



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variance.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting a 4' setback from the rear lot line to the elevated pool where 20' is required, representing a variance of 80% to the standard. This variance is required due to the pool being elevated more than two feet above ground. Were the pool installed in ground, the setback would instead be five feet.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff does not find there would be an adverse change produced in the character of the neighborhood. The applicant has both a shed and a one-story detached garage of greater dimensions and overall height than the subject structure that are both placed nearly as close or closer to the rear property line than the proposed pool. While the pool is an active use that does not itself provide complete enclosed screening from the neighboring residences as does a garage or shed, the applicant has an existing fence along the eastern rear of the property and has planted areca palms that typically reach 15-20 feet in height. The pump is accessory to the pool and, if oriented away from the property line, is unlikely to cause significant noise issues. Taken together, along with limited elevation of the pool's bottom, staff does not find the pool is likely to become a functional nuisance to the abutting properties.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

It appears the pool could be accommodated to the western side of the detached garage, in what is an existing patch of vegetated turf. The applicant states that relocating it to this area would be unpleasant from the perspective of adjacent uses, vegetation, and views. While such relocation would comply with the setback standards, it may significantly reduce the privacy for the applicant and will make the pool more directly visible from the street. The proposed location appears to Staff to be logical from a site layout perspective, with the property's northeastern corner where other outdoor accessory use areas are located.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The request is reasonable, and Staff finds the interest of justice will be served by allowing the variance. The pool is not an elevated in-ground structure that is of significant size or capable of supporting features that could pose nuisances to abutting properties, like diving boards or other

active elements. The pool itself does not appear to have any significant bottom elevation which would cause the pool's users to be significantly visible from the abutting property. The applicant has also taken what Staff considers to be a reasonable step in the planting of the areca palms that will eventually provide relatively opaque screening of the pool area.

Other:

- The applicant should discuss why the decision to not locate the pool to the western side of the garage, where the installation could be approved administratively, was made.
- The applicant should address if there are any known plans to replace this pool with a permanent structure in the future, whether above or in ground.

Recommendation

Staff find the request will not have an adverse impact on the neighborhood. Staff recommends **approval** with the following conditions:

- 1) Approval is granted for an above-ground pool of 12' diameter and 52 inches height to be located four feet from the rear property line. Any request to install a pool structure of greater area or height, or with additional features such as waterfalls or diving boards, at this location shall require a subsequent variance.
- 2) The applicant shall maintain the three installed areca palms, or other landscaping of similar opacity, in the planted location for the life of the pool.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

Brandon Berry
Planner

Cc: Michael and Kimberly Clarke, Owners/Applicants, **via email** (mikekimc@aim.com)
Board of Adjustment Attorney



SCALE: 1"=30'

BEARING REFERENCE:

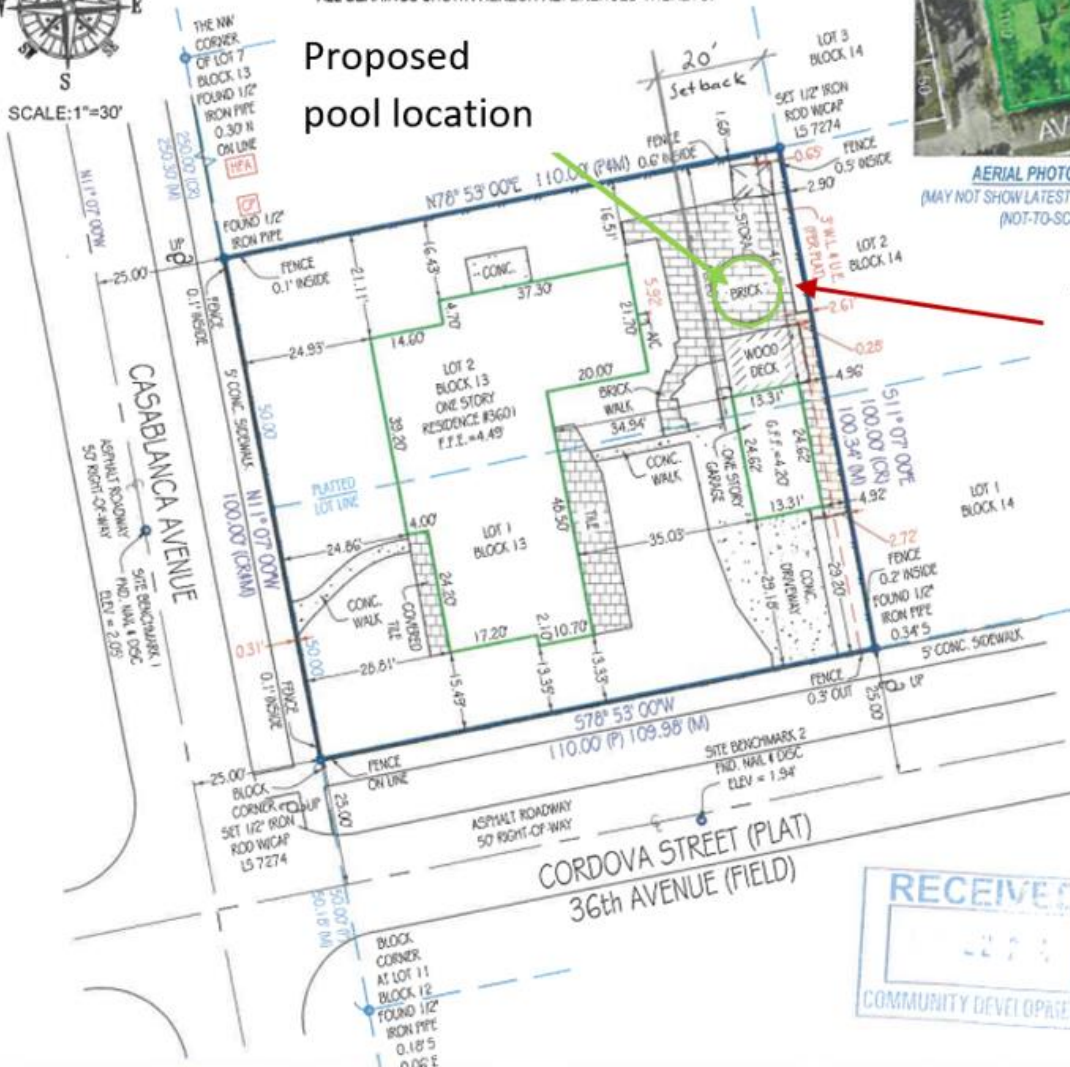
CENTER LINE OF CASABLANCA AVENUE AS N 11°07'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Proposed
pool location



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

4' rear setback
(20' required)



CASE #: _____

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

PRACTICAL DIFFICULTY VARIANCE APPLICATION

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

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

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Michael and Kimberly Clarke	3601 Casablanca Ave St Pete Beach, FL 33706	(727) 452-3479
Applicant/ Agent	N/A		
Owner Email Address: mikekimc@a1m.com		Applicant/Agent Email Address: N/A	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-2	Future Land Use Designation	Lot Area 110' x 100' = 11,000 SF
Legal Description:	DON CE-SAR PLACE BLK 13, LOTS 1 AND 2	
Parcel ID:	07-32-16-21852-013-0010	
Address:	3601 Casablanca Ave, St Pete Beach, FL 33706	
Explanation of Request: <u>See Attached Pages</u>		

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

1. How substantial the variance is in relation to the requirement sought to be varied;

See attached pages.

2. Whether an adverse change will be produced in the character of the neighborhood;

See attached pages.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

See attached pages.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

See attached pages

		<i>N/A</i>	
Signature of Applicant	Date	Signature of Authorized Agent	Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

PRACTICAL DIFFICULTY VARIANCE APPLICATION

3601 Casablanca Avenue
Above Ground Pool Setback Distance

Explanation of Request: The applicant would like to install an above ground pool, 12 feet in diameter and 52 inches tall, in the back yard of the property. The Land Development Code Section 9.7 (b) (4) states that the rear yard setback distance is 20 feet.

The specific request is to allow the wall of the pool to be set 4 feet from the rear lot line.

Findings Necessary for Granting Request:

1. How substantial the variance is in relation to the requirement sought to be varied:

The requirement is 20 feet, the variance request is 4 feet, therefore mathematically the request is for an 80% reduction of the setback distance.

As the pool sits in the requested location, it is not visible from either Casablanca Avenue or 36th Avenue and it is not visible by a person walking on either sidewalk. The pool is completely shielded from view by a detached building and heavy vegetation.

As the requested location of the pool is moved further to the west it becomes more visible from 36th Avenue and the sidewalk.

There is a 6 foot tall fence on the back (east) lot line. To further minimize the view from the two-story building on the property to the east, three large Arica Palm trees have been planted.

The view from the single-story property to the north is mostly blocked by a 6 foot tall fence, the shed and heavy vegetation.

If the pool is moved further west by more than 6 inches a large mature palm tree must be removed.

The setback 20 feet and the pool 12 feet equals 32 feet. The distance from the rear lot line to the back wall of the house is 33 feet. That leaves 1 foot of separation distance from the back of the house and the side of the pool. There is a 5 foot HVAC unit sited in the center of the back wall. Therefore, locating the pool in that alignment is not possible unless the HVAC unit is moved.

Moving the pool to the north or to the south places it in a location that is simply unpleasant from a holistic perspective of adjacent uses, heavy vegetation, and view.

2. Whether an adverse change will be produced in the character of the neighborhood.

Siting the pool at the requested location would not change the character of the neighborhood. The pool is not visible from the street or sidewalk. It is a small pool that does not support much activity other than quiet relaxation. There is no diving board, no elevated decking, and simply no room for more than a couple of people at a time.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance: and,

The difficulties in meeting the 20 foot setback are described in the response to Question

1. If the pool is moved west directly from where it is proposed, the HVAC system would have to

be moved. If the pool is moved west and further to the north or south the quality of use is significantly reduced to the point that using the pool would not be a pleasant experience as desired.

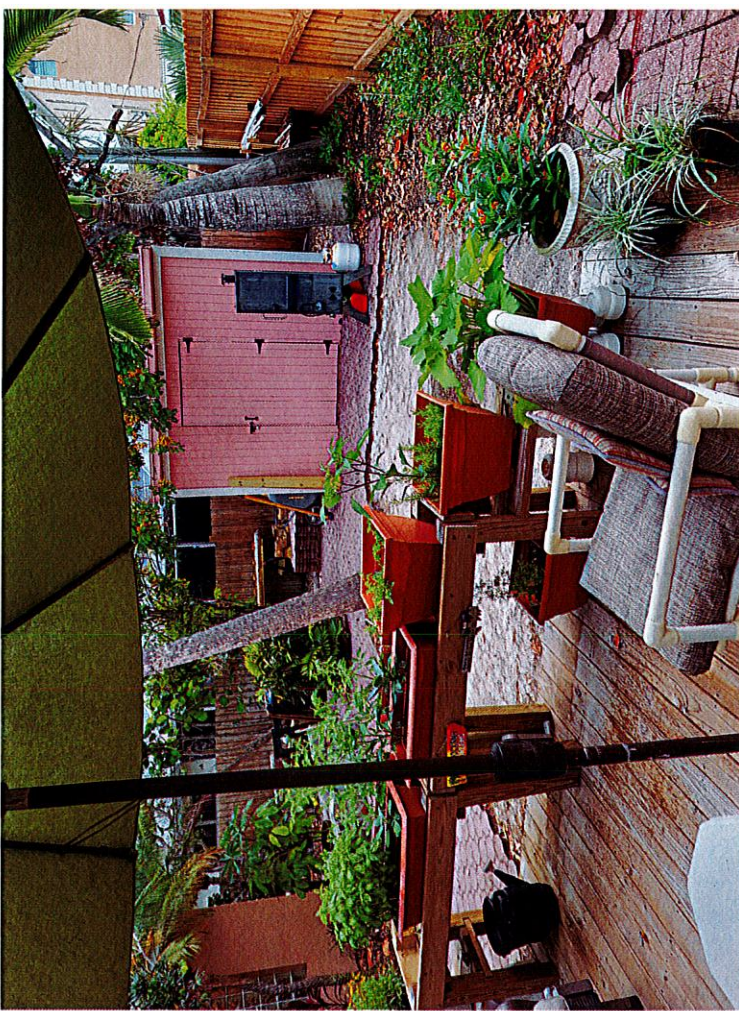
4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The home and detached structure were built in 1951. There is no record of how or when the wood deck was built, and the shed exists in the same location as it always has as far back as any neighbor can remember. The distance between the back wall of the house and the rear lot line is a nice 33 feet. A nice quiet, shielded area for a small 12 foot diameter pool that, other than not meeting the required setback, has no detracting features for the neighbors or the neighborhood.





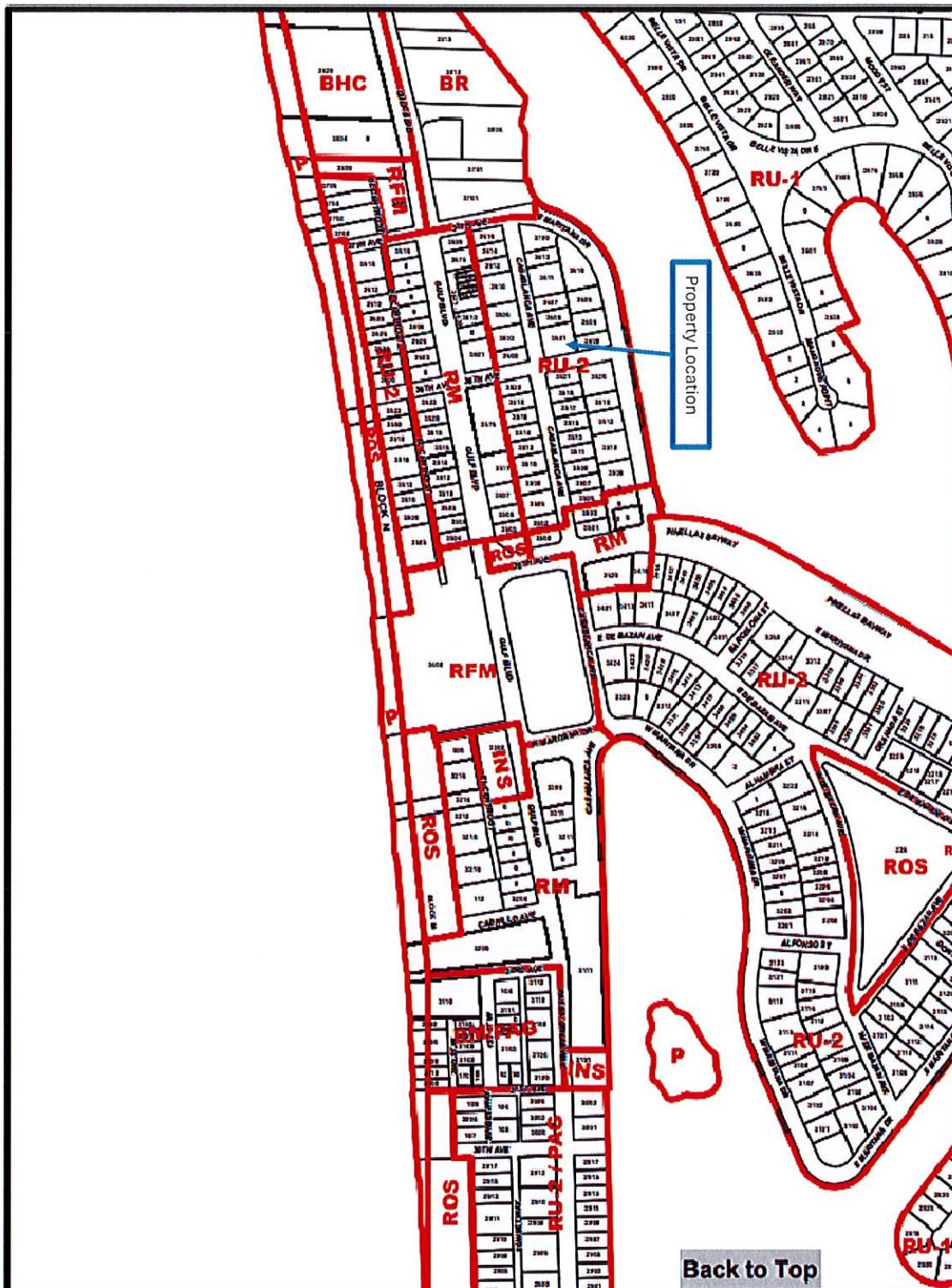
From the north looking south.

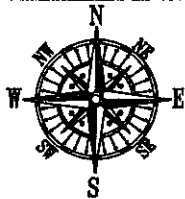


From the south looking north.



From the east looking west.

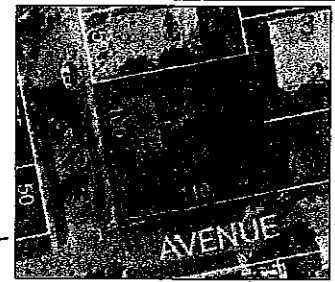




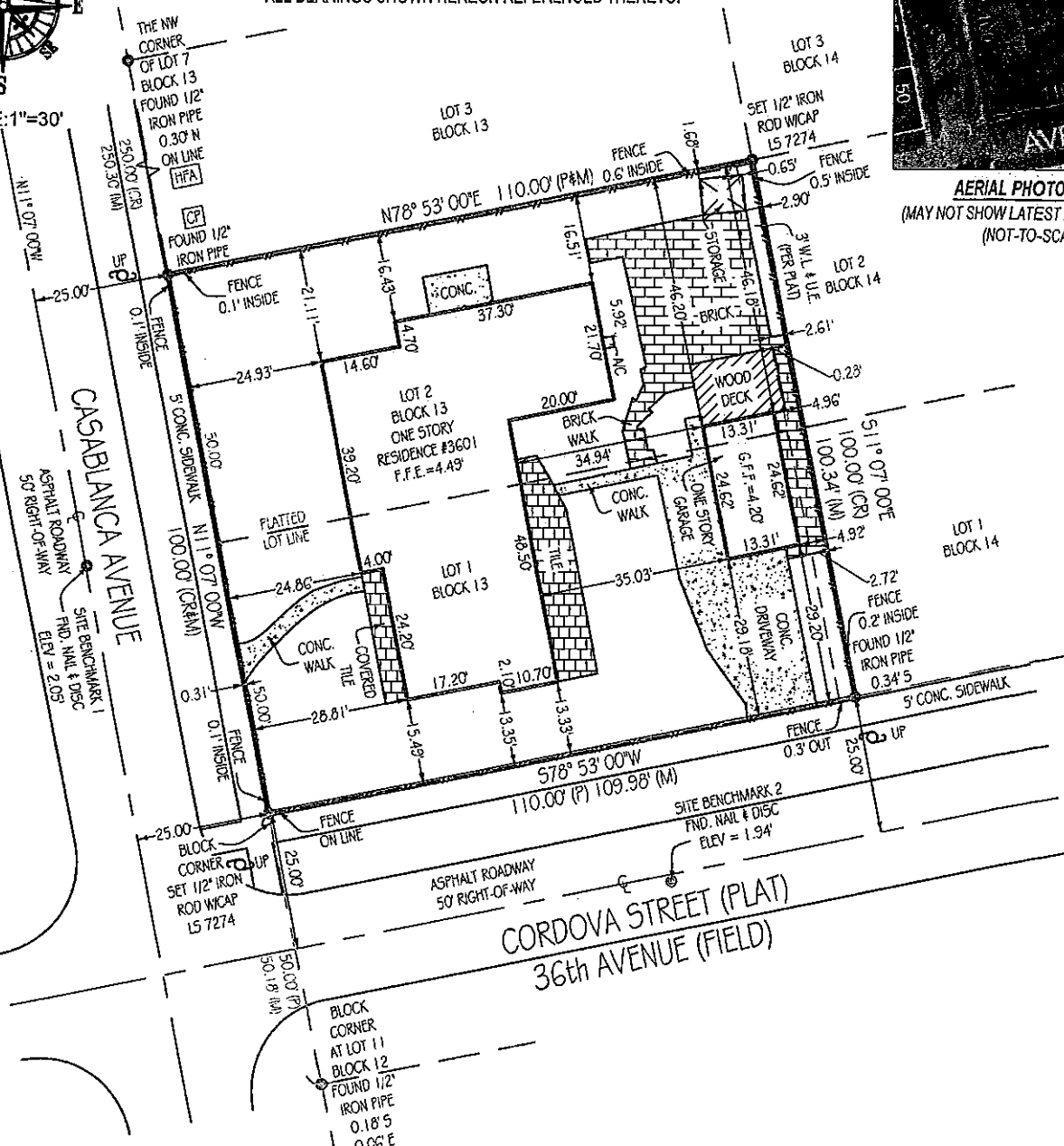
SCALE: 1"=30'

BEARING REFERENCE:

CENTER LINE OF CASABLANCA AVENUE AS N 11°07'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



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

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

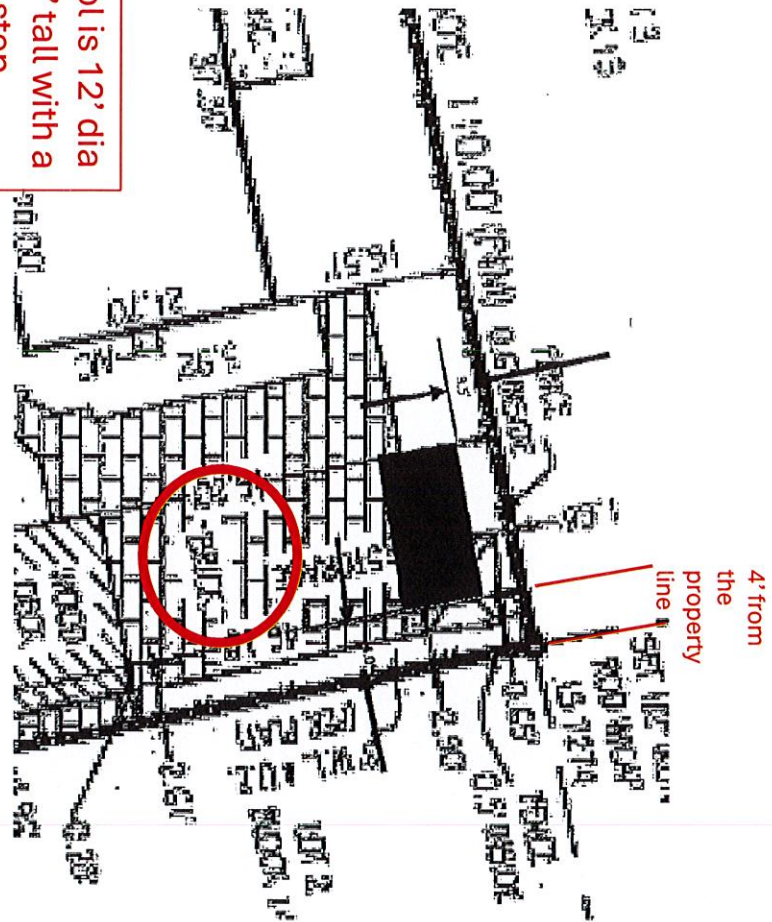
- 3' W.L. & U.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE EASTERLY EASEMENT.
- WOOD DECK AND BRICK SURFACE EXTEND THROUGH THE EASTERLY EASEMENT.
- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- W.L. & U.E. - WATER LINES AND UTILITY EASEMENT.
- NO WELL OR SEPTIC VISIBLE AT TIME OF SURVEY PROPERTY SERVICED BY PUBLIC UTILITIES.

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	Elevations, if shown: Benchmark: AG 0804 Benchmark Elev.: 5.79' Benchmark Datum: NAVD 1988 Elevations on Drawing are in: N.G.V.D.29 ☐ N.A.V.D.88 ☒	Revisions:	Job Nr: 159119-CW	Date of Field Work: 12/09/2022	Drawn by: I.F.
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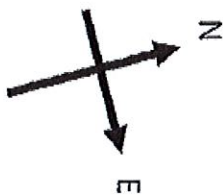


LICENSED BUSINESS No. 8507

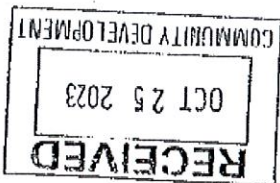
The pool is 12' dia and 52" tall with a locking step ladder. It will be 4' from the east property line



The shed is 8' wide x 12' long and 8' tall. It will be set back 3.5' from the north fence and 4' from the east fence.



Shed 8' x 12' NE
Not to exceed 8' tall.



VARIANCE APPLICATION

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

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

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

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

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

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

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

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

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

Wynne F. Labe
Signature of Applicant

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Michael F Clarke, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Michael F Clarke

Address: 3601 Casablanca Ave St Pete Beach, FL 33706

Signature

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by:
_____ who appeared before me, and is personally known to me, or has produced
_____ as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: _____ Notary

Public, State of Florida

(Notarial Seal)



PROPERTY ADDRESS:

3601 Casablanca Avenue
St. Pete Beach, FL 33706

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



LANDGUARD
TITLE SERVICES, LLC



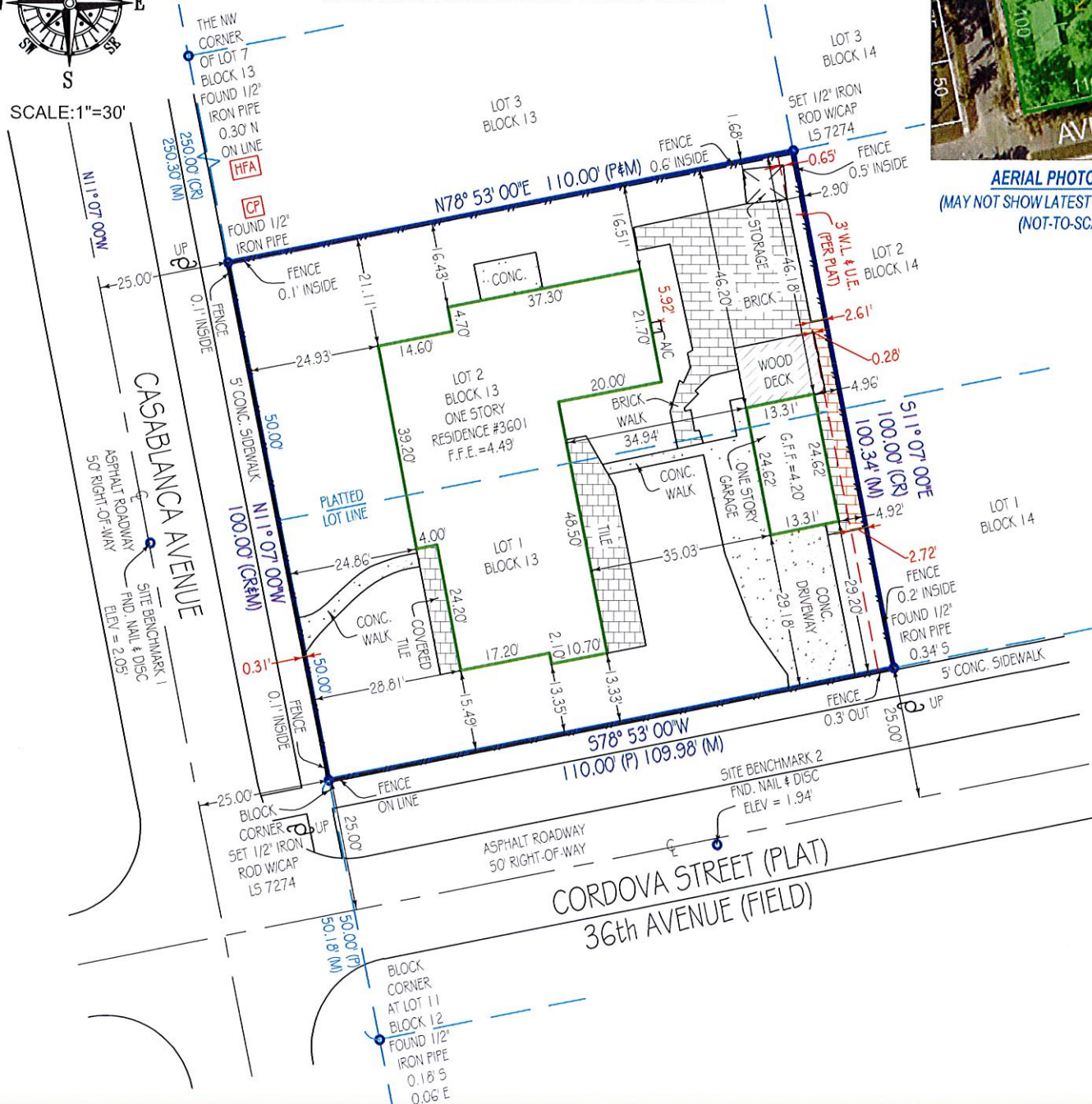
SCALE: 1"=30'

BEARING REFERENCE:

CENTER LINE OF CASABLANCA AVENUE AS N 11°07'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
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- 3' W.L. & U.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
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- WOOD DECK AND BRICK SURFACE EXTEND THROUGH THE EASTERLY EASEMENT.
- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
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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

Elevations, if shown:

Benchmark: AG 0804
Benchmark Elev.: 5.79'
Benchmark Datum: NAVD 1988
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions:

Job Nr: 159119-CW Date of Field Work: 12/09/2022 Drawn by: I.F.

LANDTEC
SURVEYING
and Lien

LICENSED BUSINESS No. 8507

TYPE OF SURVEY:

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

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 13, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 15 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS:

3601 CASABLANCA AVENUE
 ST. PETE BEACH, FL 33706

INVOICE NUMBER: 159119-CW

DATE OF FIELD WORK: 12/09/2022

CLIENT FILE: LG2022-1247

CERTIFIED TO:

BAY EQUITY HOME LOANS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 GULF COAST BANK & TRUST COMPANY
 MICHAEL CLARKE AND KIMBERLY CLARKE

FLOOD ZONE: AE

FLOOD MAP: 12103C

PANEL: 0278

SUFFIX: H

PANEL DATE: 08/24/2021

BASE FLOOD ELEVATION OR DEPTH: 9 NAVD 1988

COMMUNITY NUMBER: 125149

BENCHMARK: AG0804

ELEVATION: 5.79

FINISHED FLOOR ELEVATION: 4.49 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

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- FENCE EXTENDS THROUGH THE EASTERLY EASEMENT. - NO WELL OR SEPTIC VISIBLE AT TIME OF SURVEY PROPERTY SERVICED BY PUBLIC UTILITIES.
- WOOD DECK AND BRICK SURFACE EXTEND THROUGH THE EASTERLY EASEMENT.
- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EM = ELECTRIC METER	P = PLAT	QTR = QUARTER
C/O = CLEAROUT	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	R = RADIUS
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	POC = POINT OF COMPOUND CURVE	RNG = RANGE
CATV = CABLE TV RISER	FN = FOUND NAIL	PH = POOL HEATER	SEC = SECTION
CF = CALCULATED FROM FIELD	FND = FOUND	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CH = CHORD DISTANCE	G.F.F. = GARAGE FINISHED FLOOR	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC = CONCRETE	L = LEGAL DESCRIPTION	POC = POINT OF CONVICEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	M = MEASURED	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	QHC = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVE	WM = WATER METER
EL OR ELEV = ELEVATION		PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= AIR CONDITIONER	= SEC. QTR. CORNER
= FIRE HYDRANT	= SEPTIC LID	= SECTION CORNER
= MANHOLE	= ELEV. SHOT	
= WATER VALVE		
= WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- 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.
- 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. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 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.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 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 ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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 LS (LICENSED SURVEYOR) #7274.

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 Alvarez
 Date: 2022.12.12
 16:42:33 -05'00'

SIGNATURE _____ DATE: 12/12/2022
 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)

PRINTING INSTRUCTIONS:

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

LANDTEC
 SURVEYING
and Lien
 LICENSED BUSINESS No. 8507

Brandon Berry

From: Howard Tuttle <ht@tuttledesign.com>
Sent: Friday, June 7, 2024 1:51 PM
To: Brandon Berry
Subject: re: Case No. 24034 - 3601 Casablanca Ave.

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

We agree with the Clarke's request for a variance.
hmt

.....
Howard Tuttle

3520 E. Maritana Drive
St. Pete Beach, FL 33706

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: Motion to APPROVE Case No. 24030 with the two conditions recommended by staff.

Strategic Objective:

Date: June 20, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: *Unnecessary and Undue Hardship Variances:* Michael Hoffman of Wright-Pierce, Inc. for Pinellas County Utilities requests a four-part variance to: a) Exceed the 20-foot maximum front yard setback along 45th Ave, with 43 feet provided (LDC Sec. 38.9.); b) Reduce the buffer along the eastern property line from six feet to 4'-3" (LDC Sec. 22.7.(b)(1)); c) Eliminate the requirement that the street-level facade be at least 50% transparent, with 0% provided (LDC Sec. 39.7.); and, d) Reduce, along the western, southern and northern sides, the percentage of the facade that must be covered with architectural decoration or windows below the 60% minimum, with approximately 40% provided along the Gulf Boulevard (west) facade, and 0% provided along the southern and northern facades (LDC Sec. 39.8.(b)).

Funding: N/A

Attachments:

1. 24030 Variance Staff Report
2. Variance 24030 Responses
3. Variance 20230 Responses - Amended Narrative
4. Variance 24030 Application
5. Variance 24030 Survey
6. Variance 24030 Civil Plans
7. Variance 24030 Elevations
8. Variance 24030 Landscaping Plans



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

Date: June 13, 2024

To: Board of Adjustment

Re: Staff Findings Report
Unnecessary and Undue Hardship Variances
Address: 0 Gulf Blvd (Pinellas County Water Booster Station)
Parcel Number: 07-32-16-51660-000-0011
Michael Hoffman of Wright-Pierce, Inc. for Pinellas County Utilities
Variance Case No: 24030

Prepared by: Brandon Berry, Senior Planner

Hearing Date: June 20, 2024

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed unnecessary and undue hardship variance application and supporting documents, submitted May 1, 2024.
2. Boundary, Topographic and Tree Survey prepared by Echo UES, Inc., signed by Thomas P Young Jr, PSM, dated 03/25/2024, consisting of four sheets.
3. Civil Plans, prepared by Wright-Pierce, Inc., signed by Michael Hoffman, P.E., dated 04/30/2024, consisting of 19 sheets.
4. Landscaping Plans, prepared by Wright-Pierce, Inc., signed by Matti Rukholm, dated 04/30/2024, consisting of four sheets.
5. Front and side building elevations, prepared by Wright-Pierce, Inc., unsigned, consisting of two sheets.
6. Amended application responses pertaining to the need for the proposed building size, submitted May 24, 2024.

Staff offers the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is an approximately 0.78 acre parcel located at 0 Gulf Blvd. known as parcel number 07-32-16-51660-000-0011 and legal description of LIDO BEACH SUB THAT PART OF TRACT A DESC AS COM AT SE COR OF TRACT A TH N88DW 113.63FT TO POB TH N02DE 191.5FT TH N88DW 203FT(S) TO E R/W LN OF GULF BLVD TH S14DE 199FT (S) TO SW COR OF TRACT A TH S88DE 149.99FT TO POB within the AE-

Elevation 10 flood zone. The property is located in the AC – Activity Center zone; AC on the future land map and presently consists of an approximately 9,800 square foot water tank, which will remain through construction, and an approximately 900 square foot one-story building, which is proposed for demolition in favor of the two-story building that is the subject of this request.

The existing tank and associated facility service St. Pete Beach, Tierra Verde, and Ft. De Soto Park, maintaining water pressure and drinking water quality for customers. The facility has existed in its present developed form since the 1960s, which is considered “pre-Flood Insurance Rate Map” as the City had not at the time been formally entered into FEMA’s floodplain management program and the development preceded the Flood Disaster Protection Act of 1973. As the facility is nearing the end of its usable lifespan according to the applicant, the County is seeking to replace the facility with one that will improve water pressure and significantly elevate critical components above the 100-year floodplain, creating a building that significantly reduces susceptibility to wind and flooding.

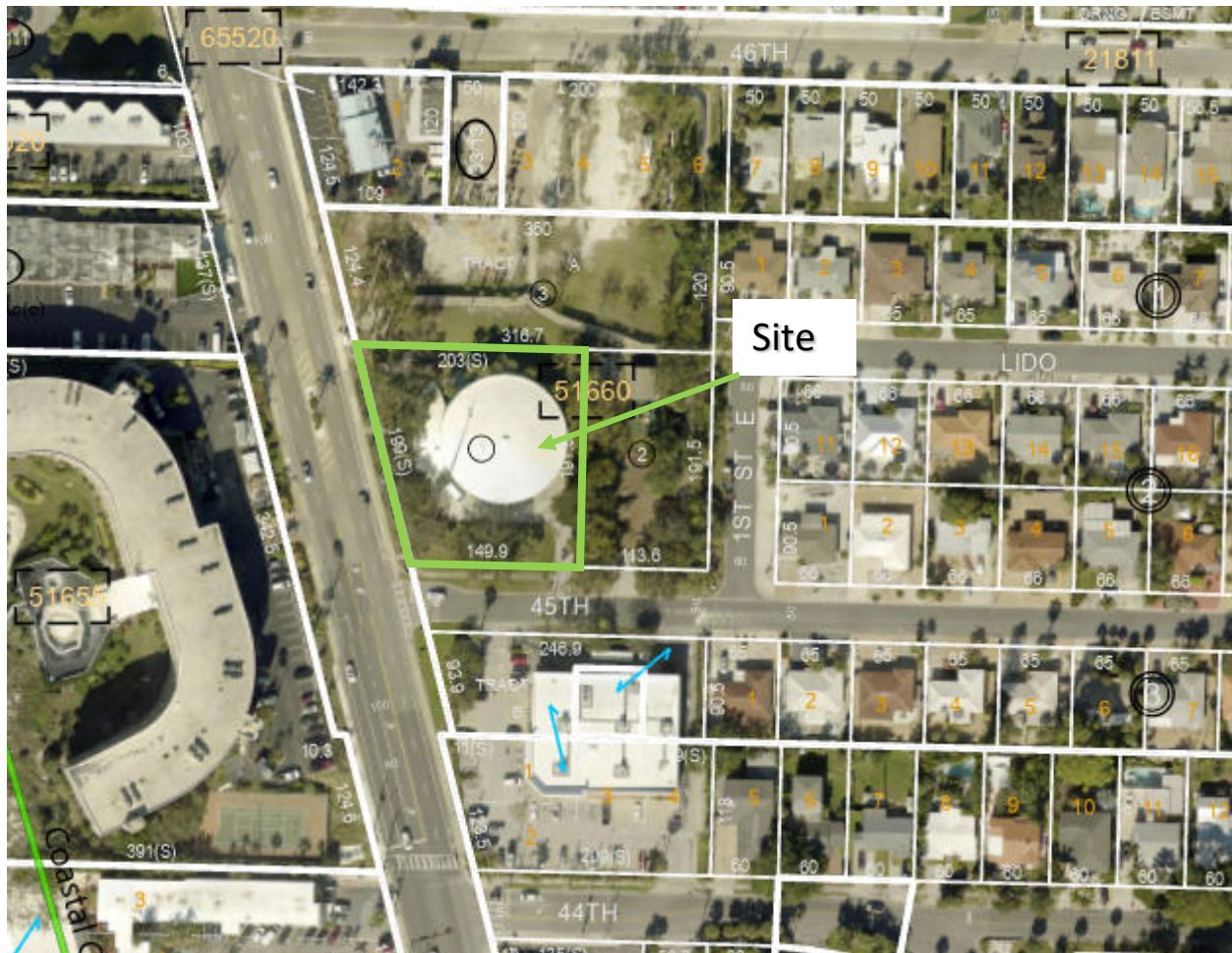
All except for one variance, pertaining to exceeding the front yard build-to line, relate to waiver of the City’s design standards or landscaping buffer reduction. The City has developed its Activity Center regulations to promote low-rise commercial and office development close to the sidewalk with structures designed to showcase the interior, techniques sometimes used by cities to “activate the sidewalk” and promote active multimodal commercial uses. While the applicant has taken steps to design the building in keeping with the Art Deco character of the existing tank and breezeblock-adorned structure, the use of the structure contrasts with the other uses that the City promotes within the zoning district, and differs even from a conventional government building as it is not designed for public access or frequent access by utility staff.

There are no alterations proposed to the water tank under this scope, and the applicant is required to become compliant with modern regulations that were not formerly applicable to the subject site, such as retaining stormwater associated with a 24-hour, 25-year storm event. Furthermore, the replacement building will be over five times larger than the present building, owing to what the applicant describes as a need to accommodate additional equipment, a larger pump, and desire to develop a second floor to raise critical equipment significantly above the 100-year flood level.

The applicant held a community meeting on April 17th to discuss the development project with the community. Comments shared at the meeting generally pertained to concerns with construction impact rather than elements of the project that are the subject of the requested variances. The applicant has agreed to a slightly-abbreviated construction timetable ending at 5 PM, with only occasional Saturday construction.

The applicant attended Technical Review Committee on May 22nd to discuss the subject request as well as the associated site plan. Limited comments pertaining to the variance were shared by Staff, with one requesting an extended narrative explaining the need for a significantly larger building. The applicant timely provided a response to this request.

Figure 1: Aerial Photography



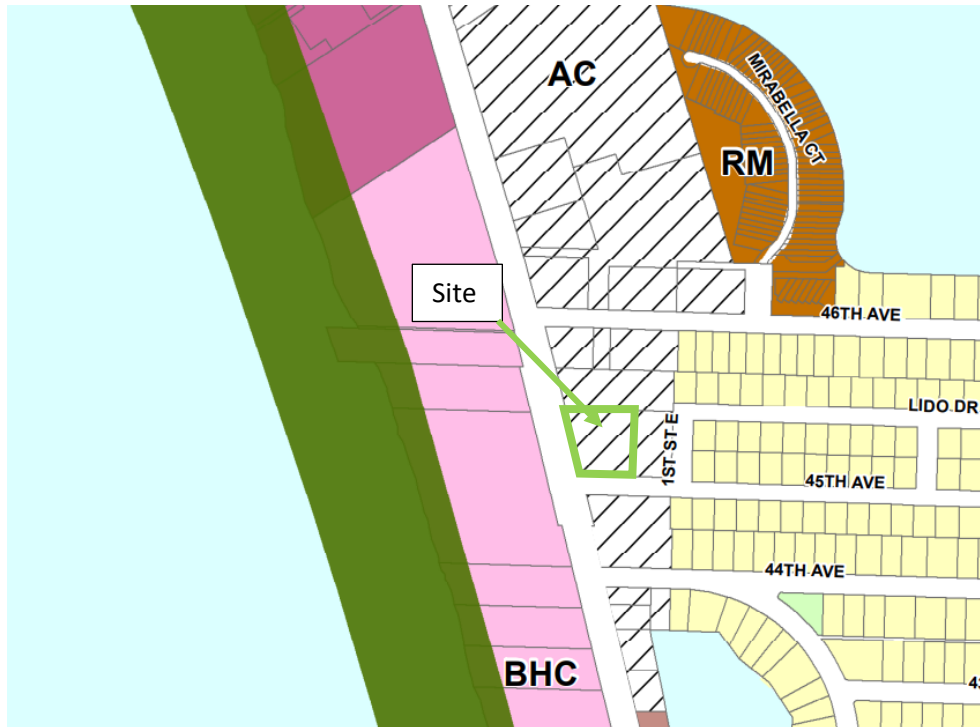
Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Zoning Map

Figure 3: Future Land Use Map



Source: City of St. Pete Beach Future Land Use Map

Request

The applicant is requesting four (4) variances, as follows:

- 1) Exceed the 20-foot maximum front yard setback along 45th Ave, with 43 feet provided (LDC Sec. 38.9.);
- 2) Reduce the buffer along the Lido Park side from six feet to 4'-3" (LDC Sec. 22.7.(b)(1));
- 3) Eliminate the requirement that the street-level facade be at least 50% transparent, with 0% provided (LDC Sec. 39.7.); and,
- 4) Reduce, along the western, southern and northern sides, the percentage of the façade that must be covered with architectural decoration or windows below the 60% minimum, with approximately 40% provided along the Gulf Boulevard (west) frontage, and 0% provided along the southern and northern sides (LDC Sec. 39.8.(b)).

The applicant had previously requested a variance from LDC Sec. 39.10.(b) to reduce the frontage buffer to five feet where eight feet is required. However, this request is within the administrative powers of the Technical Review Committee, who approved the request at the meeting on May 22nd.

The applicant is aware that the development is required to obtain certification in at least two of the eight energy and environmental design standards required for all new developments pursuant to LDC Sec. 39.9. Based on an initial Staff analysis, it appears only two of the standards are available to the subject building, and the applicant has preliminarily stated that the project may need to return for a request for variance to this standard. As this requirement is not imposed until the building permit stage, and the applicant is presently pursuing the site plan, the request is not within this scope.

Analysis (Development Standards)

Development Standards (LDC Division 14, 22 & 23)	0 Gulf Blvd. (Gulf Beaches Water Booster Station)		
	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Setbacks			
Setback (Min.), Front Yard (45 th Ave)	20' (maximum)	60' (approx.)*	43' (v)
Setback (Min.), Secondary Front Yard (Gulf Blvd)	10'	28' (approx.)	10.4'
Setback (Min.), Side Yard (North)	17.7'	16.5' (approx.)	16.5' (approx.)(NCNI)
Setback (Min.) Rear Yard (North)	20'	18.4'	18.4' (NCNI)
Height			
Building Height	28' from BFE (39' NAVD)	Unknown (One story)	26.7' (Top of roof) 30.8' (Top of stairs)
Floor Area Ratio (FAR)			
Commercial FAR	≤0.75	0.00	0.00
Development Standards			
Parking Area landscaping buffer width (east side) (LDC Sec. 22.7.(b)(1))	6'	N/A	4.25' (v)
Street-level façade transparency (LDC Sec. 39.7.))	50%	30% (estimate)	0% (v)

Architectural decoration proportion	60% per façade	Unknown	40% (approximate) – West side (v) 0% - North and south sides (v)
*Denotes existing non-conformity (v) = Variance required NCNI = No change, no improvement in required setback			

Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a hardship variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-8 in **addition** to staff comments below:

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

The property is the only standalone government building in the Activity Center District, and contains one of the few uses that is not oriented toward at least occasional public access. Due to security and use of the building, the structure will not be open to the public, and access from employees will be occasional. Furthermore, the presence of the subject property at a corner presents a peculiar circumstance where the front yard is oriented toward 45th Ave rather than Gulf Boulevard, with 45th Avenue functioning primarily as a residential street and thoroughfare. These elements create peculiar circumstances as it pertains to the required setback of the building that are not applicable to other lands or buildings in the same zoning district.

The site has been utilized as a booster station for over 50 years, and the existing water tank is both functional and has been determined by the County at this time to be sufficient to meet demands of the served population. Due to the critical public service this development provides, combined with the significant constraints placed on the site when considering vehicular access requirements along the eastern side of the building, Staff also finds there to be a peculiar circumstance presented relative to the buffer requirements on the eastern end.

Although the City promotes increased flood resiliency for all developments where tenable, the magnitude of risk posed by an inadequately-designed water booster station presents threats at a scale significantly larger than the average development. Although marine-grade glass can be used at the ground floor to provide the window openings required by the Land Development Code, this could negatively impact the overall resistance of the building to flood, and the view provided would be to utility equipment rather than retail interiors or courtyards as Staff interprets that Code to intend.

Staff finds the applicant to generally fulfill the intent of the architectural design standard requirement in light of the above. The applicant has proposed an art deco-inspired façade on the

western side, which while not covering 60% of the façade as required by Code, generally meets that requirement when considered in tandem with the waiver of ground-floor window elements. However, Staff does ask for additional testimony from the applicant pertaining to the design on the northern and southern façades of the building, where it appears no congruous elements are being included. Although these areas appear to function primarily as access and outdoor maintenance areas, Staff would like to ensure the overall building façade is unified aesthetically.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The presence of the storage tank at its present location does not result from the applicant, although it was placed as such when the site was developed, possibly without consideration of the access requirements at this stage in its lifetime.

As stated by the applicant, the impacts of sea level rise and storm risk on this barrier island are not the result of the applicant or prior owner. Loss of potable water pressure and/or quality poses significant threats to residents and businesses, particularly during storm events where other public facilities may be impacted. The ability for the facility to maintain, or effectively resume service as quickly as possible, during or following a storm event is key to recovery.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Staff finds the build-to setback requirements to pose a hardship on the applicant, due to the requirement orienting the building toward 45th Ave by an additional 23 feet, without serving any clear public purpose. Staff interprets this provision to clearly expect applicants to develop toward the Gulf Boulevard frontage, which the applicant is doing. Reorienting the development to face 45th Ave would impact vehicle access requirements among other elements of the building, and would likely pose hardship to the applicant.

The applicant is providing a sufficient buffer for the majority of the eastern side yard, seeking a reduction of approximately one-third only for the front portion where the parking area is located. Staff finds the reduction reasonable, as a wider buffer would reduce the aisle width to less than the 24-foot standard required in the Land Development Code and potentially create a need for an additional variance. The applicant is proposing more than the minimum landscaping within this range than required by the Land Development Code, which Staff requests be made a condition of approval.

As the subject development is outside the velocity and coastal flooding zones, the applicant could potentially utilize marine grade glass on the ground level to meet the requirements of the zoning code. However, in terms of long-term resiliency, reducing the number of infiltration points provides a valid public purpose. The view of the interior of this structure, unlike retail and other customer-facing facilities, does not fulfill what staff interprets to be the purpose of the regulation. The applicant could utilize the space as a faux-storefront with façade elements like public education or art if not for the aforementioned integrity concerns.

Staff does not find that requiring additional architectural elements would directly cause a hardship to the applicant. However, the elements provided on the western side of the structure appear sufficient in terms of architectural integrity, preserving the art deco styling of the property. Staff does request additional testimony from the applicant as it pertains to the other two visible sides of the structure.

4. **The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the comprehensive plan or the Land Development Code, nor will it permit and increase in development density;**

Government buildings and public facilities are permitted uses in the subject zoning district.

5. **An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;**

The applicant is not seeking greater financial return as the result of these variances. The challenges, as laid out by the applicant, stem primarily from the existing layout of the site along with the desire to develop a building that is more resilient to flood and wind events in the long term.

6. **Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, building, or structures in the same zoning district;**

The Board must consider variances on a case-by-case basis. There is no similar use known to Staff in the same zoning district. Staff finds the requests to be reasonable overall and in keeping with discretion afforded within other elements of the Code when there is only partial site redevelopment. The applicant is not increasing intensity or density at the site, nor are they constructing a building that is intended to be held out as accessible to the public. Staff finds the variances are well supported by the constraints posed by the site, and the desire to construct a non-commercial building that will withstand future storm events through construction to a significantly higher standard than the minimum required current standard.

7. **The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and**

Staff finds the variances to be minimal in scope while preserving the integrity of the project. The setback variance permits the building to be oriented toward Gulf Boulevard as the Code intends, without requiring the applicant to add unnecessary building area that fronts toward 45th Avenue as well. The landscaping variance accounts for existing site ingress and egress that will not be dramatically altered in this redevelopment due to the water tank remaining. The building could be constructed with additional architectural elements and ground-floor windows, but staff finds the architecture to be in general keeping with the intent of the code as it pertains to the western primary façade, and the requirement for the windows at the ground level would not be in keeping with the intent of the project, overall design regulations, or the long resilience of the community's potable water utility.

8. **The requested variance is in harmony with the general intent and purpose of the comprehensive plan and the Land Development Code, is not injurious to the neighborhood or**

otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Staff finds the request to be in harmony with the overall intent of the Comprehensive Plan and Land Development Code, which promote the public safety and health that a more resilient facility would provide. The building is compliant with the height regulations that commercial developments along this corridor would also be held to, and oriented at the average of the build-to setback that the City would typically promote if the site were oriented toward Gulf Boulevard. Staff would prefer to see either preservation of frontage landscaping or additional canopy trees along the Gulf Boulevard frontage to soften the impact of the development on the corridor, which the applicant stated at the Technical Review Committee they would look into accommodating.

Staff does not find the project will impair property values within the neighborhood. Concerns were expressed at the applicant's community meeting related to construction noise, which the applicant states they will regulate through reduced hours for construction and only occasional development on Saturdays. The variance will not increase overall intensity in the area, including traffic, lighting, or external noise, per the applicant.

Other:

- Should the Board not grant the variance, the applicant should provide testimony of how they would proceed with the site plan.
- The applicant should provide an update to the request made at the May 22nd Technical Review Committee regarding whether any existing mature landscaping could be preserved and relocated along the frontage, and if not, whether shade trees could be accommodated.
- If available, the applicant should share renderings of the northern and southern sides of the building to indicate whether there will be any architectural elements employed on the ends of the building.
- The applicant should address any additional sound mitigation techniques that will be employed during construction, if any, above the hour limitations provided in the application.
- The applicant should be advised that this variance does not represent staff approval for any subsequent site plan or constitute review of solid waste, concurrency, or other facilities that may be subject to site plan review if the variance(s) is/are approved.

Technical Review Committee Meeting Comments from February 16, 2024

Staff met on May 22, 2024 to discuss this request. The Planning Department, only, shared comments pertaining to an expanded narrative which the applicant subsequently provided.

Recommendation

Staff find the request is reasonable and will not have an adverse impact on the neighborhood. The request results from the applicant's attempt to mitigate challenges of the site posed by remaining existing development, and modern stormwater and utility requirements, as well as mitigate future wind and storm impacts that may result in additional hardships to the site or community. Staff does request additional applicant testimony pertaining to the design of the northern and southern sides of the structure, to determine if the design continues along all visible sides of the structure. However, staff finds that the variances are justifiable in light of the applicant's narrative provided.

Staff recommends approval with two (2) conditions:

- 1) The portion of the eastern side buffer for which a variance is requested shall contain at least the density of landscaping shown on the landscaping plan dated 04/30/2024, along with a hedge of at least two feet in height at time of planting;
- 2) To mitigate visual impact along the western side of the structure compared with the present development, the applicant shall prioritize landscaping as follows:
 - a. Preservation of existing mature trees;
 - b. Installation of canopy or understory trees that will not impact the sidewalk, building, or inhibit drainage facilities;
 - c. Installation of palms or other landscaping.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

Brandon Berry
Senior Planner

Cc: Michael Hoffman of Wright-Pierce, Inc., Applicant **via email** (michael.hoffman@wright-pierce.com)
Tom Menke of Pinellas County Utilities, Owner, **via email** (tmenke@pinellas.gov)
Matthew McConnell, Board of Adjustment Attorney

Requested Variances and Findings

Requested Site Plan Land Development Code Variances

1. *St. Pete Beach, Florida – Land Development Code, Division 38 – AC Activity Center District, Sec. 38.9 – Setbacks: Front yard - For building elements of up to 28 feet: 20 feet maximum on all streets.*
 - a. Meeting this setback requirement would eliminate the driveway on 45th Ave and require a driveway onto Gulf Boulevard resulting in a less safe connection. For safety reasons, County wishes to continue accessing the property from 45th Avenue.
2. *St. Pete Beach, Florida – Land Development Code, Division 22 – Landscaping and Tree Protection, Sec. 22.7 – Development Standards, (b) Vehicular Use Areas, (1) Planting Area. A strip of land at least six feet in depth, located between the property line and the vehicular use area shall be landscaped.*
 - a. The buffer along Lido Park is less than five feet due to the parking gravity wall and the need for access around the tank. The parking gravity wall allows for the proper function of the underground stormwater reservoir to meet stormwater regulatory criteria. Lido Park itself will function as a landscape buffer for nearby residential properties.
3. *St. Pete Beach, Florida – Land Development Code, Division 39 – Community Redevelopment District, Sec. 39.10 – Streetscape design required elements, (b) On all streets not designated a Main street or a street type "A" in section 39.2, a minimum eight-foot wide private landscape zone shall be installed along the property between the sidewalk and the building face; minimum building setbacks may be increased in accordance with the width of the landscape zone.*
 - a. Landscape buffers along 45th Avenue and Gulf Boulevard will be less than eight-foot but equal to or greater than five feet. For 45th Avenue, the buffer is reduced to five feet in the presence of the Duke Energy easement. For Gulf Boulevard, the building cannot be moved further inward as this reduces the space between the tank and the building. This space is needed for tank maintenance activities.
4. *St. Pete Beach, Florida – Land Development Code, Division 39 – Community Redevelopment District, Sec. 39.7 - ...at least 50 percent of the street level facades of buildings used for nonresidential purposes which abut a public street or pedestrian access way, will be transparent.*
 - a. The building's street level façade is not able to meet this requirement due to the need to design the pump building to be able to withstand future flood loads resulting from sea level rise.
5. *St. Pete Beach, Florida – Land Development Code, Division 39 – Community Redevelopment District, Sec. 39.8(b) – At least 60 percent of any elevation will be covered with windows or architectural decoration. For the purpose of this standard, an elevation is that portion of a building that is visible from a particular point outside the parcel proposed for development.*
 - a. The building is not able to meet this requirement due to the need to design the pump building to be able to withstand future flood loads resulting from sea level rise. Furthermore, in our design process for the Pinellas County Water Booster Station, our goal was to honor the established water tank through color, pattern, and material. Our approach aimed to create this balance by fostering a visual cadence between window placement and the surrounding negative space. We added Art Deco elements, characterized by the incorporation of textured waves and fins to echo the aesthetic of the area. We believe that maintaining a restrained approach to added decoration preserves the contrast between old and new, thereby amplifying the station's visual impact within its context.

Findings Necessary for Granting a Request

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district:
 - a. The Gulf Beach Water Booster Station is an existing pump station that receives water from the northern isle of capri water booster station to store in the existing pump station's on site ground storage tank during low demand periods, and pumps water to the southern portion of Pinellas County Utilities' water distribution system to maintain system pressures during peak demand periods and to satisfy fire flow needs. The site is located within the FEMA floodplain and is vulnerable to increased flooding in the future due to sea level rise. To ensure the pump station meets current industry standards and fire flow is available in the aftermath of flood events, improvements are required.
 - b. A large portion of the property is dominated by the existing ground storage tank which must be maintained. The ground storage tank greatly limits the project's ability to meet the previously listed land development code sections that the County is seeking a variance on due to the limited amount of area available.
 - c. There is a need to provide clear open space around the perimeter of the ground storage tank to allow for maintenance of and access to the tank.
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property:
 - a. The Gulf Beach Water Booster Station's vulnerability to flood events from increased sea level rise does not result from actions of Pinellas County. Sea level rise is predominately a result of thermal expansion due to the heating of the ocean and the addition of water mass associated with ice-mass loss from the ice sheets and glaciers according to *Global and Regional Sea Level Rise Scenarios for the United States, NOAA, 2022*.
 - b. The existing location of the storage tank and the pump station is a result of the needs of PCU's water distribution system customers. This facility has been in place since the 1960s with no improvements since that time. The circumstances of the existing ground storage tanks results from the potable water demands.
3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant:
 - a. New developments along Gulf Boulevard that have access to a City side street will typically have their primary access points located on the City side street as access from low traffic volume city streets is safer than direct access from Gulf Boulevard. Conforming to the maximum front setback requirement would require shifting the driveway connection point to Gulf Boulevard which is near the 45th Avenue and Gulf Boulevard intersection resulting in a less safe connection point.
 - b. Developments or redevelopments in the area do not have existing critical public infrastructure located on their property that must be maintained.
4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density:
 - a. The hardship was not deliberately created, nor does it permit an increase in development density as the proposed impervious surface ratio and floor area ratio do not exceed the maximum allowed.
5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship:
 - a. The proposed project is to ensure that the pump station is resilient to the effects of sea level rise and ensure that potable water and fire flow is available to the area.
6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district:

- a. Developments or redevelopments in the area do not have existing critical public infrastructure located on the property that must be maintained.
- 7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure:
 - a. Requested variances are the minimum needed to allow the proposed project to be possible and meet all other regulatory site plan criteria from the City of St. Pete Beach, FDOT, and FDEP.
- 8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
 - a. The proposed improvements to the Gulf Beach Water Booster Station will increase its resiliency ensuring that the tourism facilities such as hotels maintain water system pressure for both normal water use and fire flow thereby contributing to the goal of maximizing the potential for economic benefit resulting from the tourist trade (Comprehensive Plan, Future Land Use Plan Element, Goal 2).
 - b. The proposed improvements directly contribute to ensuring that potable water services are provided by a safe efficient system which maintains adequate facilities and provides for orderly growth and expansion (Comprehensive Plan, Infrastructure Plan Element, Goal 1).
 - c. The proposed improvements do not change the existing use of the site which maintains the overall character of the neighborhood.
 - d. Proposed improvements have a direct benefit to public safety as fire flow for the surrounding area will be maintained even after flooding conditions.

Building Size Narrative

The Gulf Beach Water Booster Station is a critical facility that treats and distributes potable water to its service area for drinking and fire protection purposes. Its service area generally extends from the City of St. Pete Beach to Fort De Soto Park.

The station's existing pump building is a single-story structure that generally houses two constant speed operating booster pumps, electrical equipment, chemical analyzers, and a bathroom with partition door all of which are contained in a small common room, as well as a sodium hypochlorite storage and feed system in separate rooms.

Constructed in the late 1960s, the existing station is vulnerable to gaps in service as a result of several issues. First, the building was not designed to withstand the wind and flood loads required by current building code. In addition, much of the building's equipment needs to be replaced due to age or deteriorated condition. Lastly, additional equipment is needed to improve the station's service reliability and water quality output.

The additional equipment includes an ammonium sulfate storage and feed system for improved water quality; an emergency standby generator, which would enable the station to continue operating during a power outage; a fire suppression sprinkler system and mechanical room to house components of the fire suppression system; and a standby booster pump, which would allow the station to satisfy the service area's design peak drinking water and fire flow demands while one of the two operating booster pumps is offline.

Addressing the aforementioned vulnerabilities will require a new two-story building to comply with current building code requirements. The second-story floor will be above the design flood elevation and house most of the critical equipment. Critical equipment that cannot be located on the second story floor will be appropriately protected by building-code-compliant floodproofing measures.

The footprint of the proposed pump building will be larger than the existing pump building because it will house additional equipment and will include separate rooms and stairwells as required by building code and the County. The proposed pump building will generally house three variable frequency driven booster pumps (two operating booster pumps and one standby booster pump); an emergency standby generator; electrical equipment and variable frequency drives within an air-conditioned room; a sodium hypochlorite storage and feed system; an ammonium sulfate storage and feed system; chemical analyzers; a mechanical room to house components of the fire suppression system that are required to be routinely tested; and a separate bathroom.

As a result, a larger pump building must be constructed to house the needed equipment and to comply with current building code requirements. The County and its consultant have worked diligently to make the proposed pump building's footprint as compact as practical.

CASE #: _____

PARCEL #: _____

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

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

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

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

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	PINELLAS COUNTY UTILITIES	14 SOUTH FORT HARRISON BLVD, 6TH FL CLEARWATER FL 33756	
Applicant/ Agent	MICHAEL HOFFMAN	601 S LAKE DESTINY DR, SUITE 290 MAITLAND FL 32751	407.720.5712
Owner Email Address: tmenke@pinellas.gov		Applicant/Agent Email Address: michael.hoffman@wright-pierce.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
AC	AC	0.78 ACRES
Legal Description: THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2556, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A, LESS THE NORTH 120 FEET, LESS THE EAST 113.62 FEET, LIDO BEACH SUBDIVISION, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA		
Address: GULF BLVD, ST PETE BEACH		
Explanation of Request: _____ <u>SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"</u> _____ _____ _____		

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

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

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

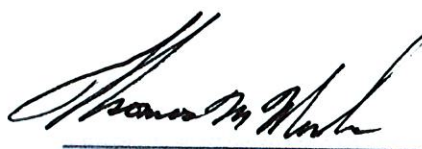
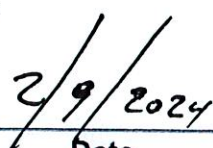
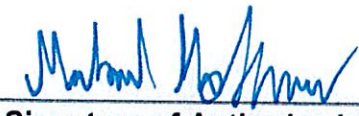
SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCES AND FINDINGS"

			
Signature of Applicant	Date	Signature of Authorized Agent	Date

VARIANCE APPLICATION

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

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

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

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

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

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

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

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

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

Thomas M. White 2/9/2024
Signature of Applicant Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

THOMAS MENKE

(print name of property owner)

hereby authorize

MICHAEL HOFFMAN

(print name of agent)

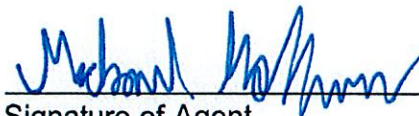
to represent me/us in an application for

VARIANCE

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



Signature of Owner



Signature of Agent

THOMAS MENKE

Print Name of Owner

MICHAEL HOFFMAN

Print Name of Agent

The forgoing instrument was acknowledged before me this 9th day of February 2021 by Thomas Menke or who is personally known _____ produced Florida License as identification.



(Notary Signature)

2/9/2024

(Date)

My Commission Expires

10/29/2025



KARA DEVLIN
Notary Public
State of Florida
Comm# HH325344
Expires 10/29/2026



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, THOMAS MENKE, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): THOMAS MENKE

Address: 14 SOUTH FORT HARRISON BLVD, 6TH FL, CLEARWATER, FL 33756


Signature

2/9/2024
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 9th day of February, 2024 by: Thomas Menke who appeared before me, and is personally known to me, or has produced Florida Driver License as identification, and did take an oath.

My commission Expires: 10/29/2025 NOTARY: 

Print Name: Kara Devlin Notary

Public, State of Florida

(Notarial Seal)



KARA DEVLIN
Notary Public
State of Florida
Comm# HH325344
Expires 10/29/2026

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

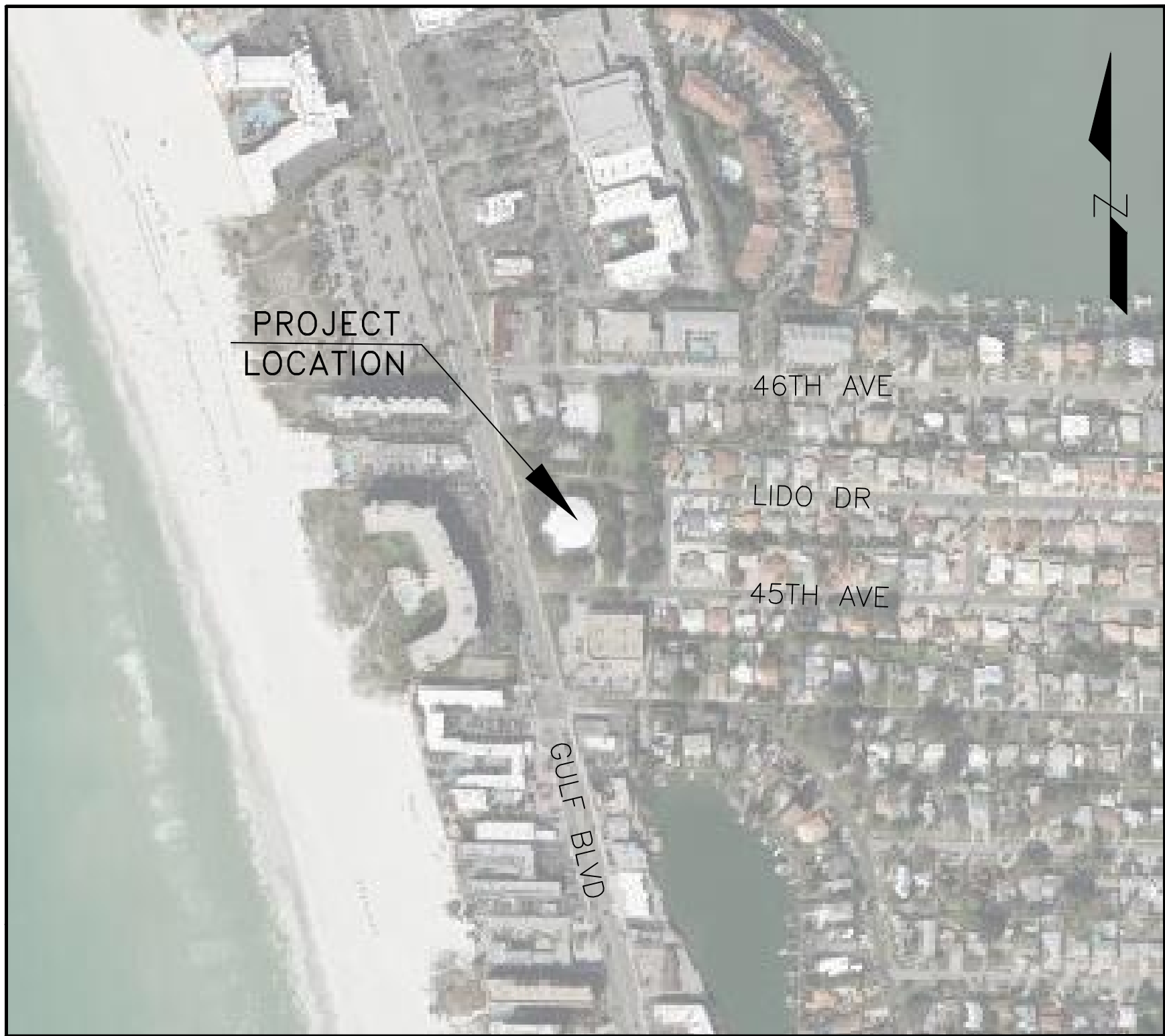
A Notary Public is available in City Hall; 155 Corey Avenue.

GULF BEACH WATER
BOOSTER STATION
4501 GULF BOULEVARD



VICINITY MAP

NOT TO SCALE



SECTION 6&7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

SHEET INDEX

- 1 COVER SHEET / VICINITY MAP / GRAPHIC SYMBOLS
- 2 LAND SURVEYOR REPORT / MONUMENTATION / VERIFIED VERTICAL AND HORIZONTAL UTILITIES / ABBREVIATIONS
- 3 TOPOGRAPHIC SURVEY
- 4 BOUNDARY SURVEY / ENCROACHMENTS

ADDITIONS OR DELETIONS BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE ARE PROHIBITED. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Thomas P Young Jr Digitally signed by Thomas P Young Jr
Date: 2024.03.25 11:04:39 -04'00'

THOMAS P YOUNG JR, P.S.M. DATE

PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 7044, STATE OF FLORIDA

ECHO UES, INC.
4803 GEORGE RD, SUITE 350
TAMPA, FL 33634
Phone: (727)431-1580

SURVEY REVISION DATE	SURVEY FILE NO.: 2083
	PID NO.: 002150A
	t2083-c3d-2022.dwg
	SHEET: 1 of 4

GRAPHIC SYMBOLS:

CENTERLINE	---
CONTOUR LINE	---#---
EXISTING TOPOGRAPHIC FEATURE	---
SURFACE WATER /WETLAND BOUNDARY	---
SURVEY REFERENCE LINE	---
RIGHT-OF-WAY (EXISTING)	---
RIGHT-OF-WAY LINE (PROPOSED)	---
PROPERTY OR DEED LINE	---
EASEMENT LINE	---
EASEMENT LINE (PROPOSED)	---
SECTION LINE	---
ORIGINAL LOT LINE/FORMER OWNERSHIP LINE/VACATED EASEMENTS	---
TREE LINE	---
FENCE LINE	---
DRAINAGE (STORM SEWER) PIPE	---
EXISTING TOP OF BANK AND TOE OF SLOPE	---
SANITARY SEWER GRAVITY LINE	---
COMMUNICATION LINE	---
ELECTRIC POWER LINE/CABLE	---
TRAFFIC POWER/COMMUNICATION LINE	---

FORCE MAIN (SANITARY SEWER)	---
GAS LINE	---
HOT OIL LINE	---
OVERHEAD WIRE	---
RECLAIMED WATER LINE	---
POTABLE WATER	---
UNKNOWN UTILITY	---
FOUND CONCRETE MONUMENT	---
FOUND NAIL & DISC/CAP BRASS DISC	---
FOUND IRON ROD	---
FOUND IRON PIPE	---
FOUND PINCH PIPE	---
SET CONCRETE MONUMENT	---
SET NAIL & DISC/CAP BRASS DISC	---
SET IRON ROD	---
XCUT (FOUND)	---
XCUT (SET)	---
SUB PARCEL NO.	---
BLOCK NUMBER	---
PROPERTY APPRAISER PARCEL NUMBER	---
PROPOSED PARCEL	---

FM	FM	FM
G	G	G
OIL	OIL	OIL
OH	OH	OH
R	R	R
W	W	W
UNK	UNK	UNK
1	2	00/00
P###		

BACKFLOW PREVENTER	---
BENCHMARK	---
BUSH / SHRUB	---
CENTERLINE	---
COMMUNICATIONS BOX	---
COMMUNICATIONS MANHOLE	---
DECIDUOUS TREE (OAK UNLESS OTHERWISE ANNOTATED)	---
DELTA ANGLE	---
DRAINAGE CLEAN OUT	---
DRAINAGE MANHOLE	---
ELECTRICAL EQUIPMENT	---
ELECTRICAL OUTLET	---
EVERGREEN TREE	---
FIRE HYDRANT	---
GAS METER	---
GAS VALVE	---

GRATE INLET	---
GUY WIRE	---
HOSE BIB	---
LIGHT POLE	---
MAILBOX	---
MONITOR WELL	---
PALM TREE	---
PEDESTRIAN SIGNAL	---
POLE/POST	---
POWER BOX	---
PROPERTY LINE	---
RECLAIMED WATER MANHOLE	---
RECLAIMED WATER METER	---
RECLAIMED WATER VALVE	---
SANITARY SEWER CLEANOUT	---

SEWER MANHOLE	---
SEWER VALVE	---
SIGN	---
SPRINKLER HEAD	---
SPRINKLER HEAD VALVE	---
SURVEY LINE	---
TARGET	---
TRAFFIC SIGNAL POLE	---
TRAFFIC SIGNAL PULL BOX	---
UNDERDRAIN BOX	---
UTILITY POLE	---
WATER METER	---
WATER VALVE	---

LAND SURVEYOR REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF GULF BOULEVARD (SR 699) BEING NORTH 13°41'41" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
3. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS. DIMENSIONS ARE SHOWN IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
4. I HAVE REVIEWED THE TITLE SEARCH REPORT # 32697, DATED 10/20/2023 PERFORMED BY AMERICAN GOVERNMENT SERVICES CORPORATION AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LIENS, HAVE BEEN SHOWN OR NOTED ON THE SURVEY.
5. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, RECORDED RIGHT OF WAY MAPS, AND INFORMATION OBTAINED ON THE PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE.
6. ADJACENT PROPERTY INFORMATION SHOWN HEREON THAT WAS NOT FURNISHED TO THIS SURVEYOR WAS OBTAINED BY SEARCHING THE PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. THE HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11). ZONE 902, FLORIDA WEST. HORIZONTAL CONTROL WAS ESTABLISHED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FRPN), A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS).
9. VERTICAL CONTROL – VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ALL TOPOGRAPHIC FEATURES WERE COLLECTED CONVENTIONALLY FROM CONTROL POINTS ELEVATED FROM A CLOSED LOOP BENCH RUN FROM NATIONAL GEODETIC SURVEY (NGS) POINT "NOAA D".
10. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
11. SUBSURFACE UTILITIES DEPICTED HEREON ARE THE HORIZONTAL LOCATIONS OF PAINT MARKS AND FLAGS PLACED BY SUBSURFACE UTILITY ENGINEERING FIELD TECHNICIANS. THE MARKS WERE DETERMINED USING SURFACE GEOPHYSICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO GROUND PENETRATING RADAR (GPR) AND/OR ELECTROMAGNETIC LOCATORS. UTILITY CHARACTERISTICS, METHODS OF INSTALLATION, SOIL CONDITIONS AND THE SURROUNDING ENVIRONMENT ALL MAY ADVERSELY IMPACT THE RESULTS OF ANY UTILITY INVESTIGATION. FOR THESE REASONS THE LOCATIONS OF THE SUBSURFACE UTILITIES SHOULD BE CONSIDERED APPROXIMATE UNLESS CLEARLY EXPOSED AND VISUALLY VERIFIED AT SPECIFIC LOCATIONS. NO GUARANTEE IS MADE THAT ALL UTILITIES WILL BE FOUND AND IDENTIFIED.
12. ALL SUBSURFACE UTILITY ENGINEERING WORK PERFORMED WAS DONE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS' (ASCE) STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (ASCE/CI 38-02). QUALITY LEVELS SHOWN IN THE SURVEY ARE REFERENCED TO ASCE/CI 38-02.
13. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN REPRESENT ALL UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION SHOWN, BUT DOES CERTIFY THAT THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
14. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20'
17. THE LAST DATE OF FIELD EFFORT WAS 2/28/2024.

MONUMENTATION/
CONTROL POINT COORDINATES:

POINT#	LATITUDE (NORTH) FT.	DEPARTURE (EAST) FT.	ELEVATION	DESCRIPTION
536870912	1231405. 01	417102. 08	3. 39	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870914	1231401. 47	416973. 88	3. 92	SET MAG NAIL & DISK *ECHO UES TP 8184*
536871234	1231499. 98	417003. 27	4. 17	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870913	1231562. 35	416889. 69	4. 77	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870915	1231628. 59	416912. 17	3. 93	SET MAG NAIL & DISK *ECHO UES TP 8184*
536871848	1231648. 97	416976. 43	5. 25	SET 5/8" IRON ROD & CAP *ECHO UES TP LB 8184*
536871849	1231669. 74	417113. 65	4. 47	SET MAG NAIL & DISK *ECHO UES TP 8184*
55	1231450. 91	417116. 06	2. 62	FOUND 3/4" PINCHED PIPE NO ID
56	1231396. 67	416981. 32	4. 24	FOUND 5/8" IRON ROD AND CAP *JOHNSON FL PSM 5913*
57	1231388. 65	417227. 84	3. 83	FOUND 5/8" IRON ROD NO ID
58	1231302. 57	417003. 92	6. 00	FOUND 5/8" IRON ROD AND CAP *JOHNSON FL PSM 5913*
59	1231669. 50	417236. 50	4. 70	FOUND 5/8" IRON ROD NO ID
60	1231665. 31	417366. 44	4. 17	FOUND 4"x4" CONC MONUMENT NO ID
61	1231644. 68	418016. 16	4. 14	FOUND 5/8" IRON ROD NO ID
62	1231643. 20	417122. 35	4. 53	FOUND 5/8" IRON ROD AND CAP *DEUEL LB 107*
63	1231648. 93	416919. 34	4. 45	FOUND 5/8" IRON ROD AND CAP *HARNER LB 2650*
64	1231451. 77	417116. 20	3. 82	FOUND 5/8" IRON ROD AND CAP *DEUEL LB 107*
65	1231455. 56	416966. 28	3. 81	FOUND 5/8" IRON ROD NO ID
83	1231392. 00	416982. 43	4. 28	FOUND 5/8" IRON ROD AND CAP *HARNER LB 2650*
85	1231770. 72	416889. 74	2. 97	FOUND 4"x4" CONC MONUMENT NO ID

VERIFIED VERTICAL AND HORIZONTAL UTILITIES				
Vvh #	POINT #	LATITUDE (NORTH) FT.	DEPARTURE (EAST) FT.	DESCRIPTION
VVH1	536872014	1231637. 36	416929. 81	EL 0.66 = TOP OF 16" CI
VVH2	536872011	1231628. 98	416930. 87	EL 1.57 = TOP OF 16" CI
VVH3	536871146	1231455. 41	416992. 94	EL 1.91 = TOP OF 6" CI
VVH4	536871114	1231451. 98	417019. 38	EL 2.05 = TOP OF 6" CI
VVH5	536871018	1231450. 62	417095. 11	EL 1.60 = TOP OF 6" CI
VVH6	536871551	1231537. 76	416975. 29	EL 2.62 = TOP OF 4" CI
VVH7	536871458	1231532. 40	416955. 96	EL 0.18 = TOP OF 4" CI
VVH8	536871151	1231456. 51	416993. 09	EL 2.26 = TOP OF 2" PE
VVH9	536871225	1231543. 23	416949. 21	EL 0.00 = TOP OF 1.5" DBC
AC = TRANSITE CI = CAST IRON CP = CONCRETE PIPE DBC = DIRECT BURIED CABLE CMP = CORRUGATED METAL PIPE CONC= CONCRETE DCT = DUCT DIP = DUCTILE IRON PIPE GALV= GALVANIZED PIPE HDPE= HIGH DENSITY POLYETHYLENE PIPE PE = POLYETHYLENE PIPE PVC = POLYVINYL CHLORIDE STL = STEEL VCP = VITRIFIED CLAY PIPE PCCP= PRESTRESSED CYLINDER CONCRETE PIPE RCP = REINFORCED CONCRETE PIPE				

ABBREVIATIONS:

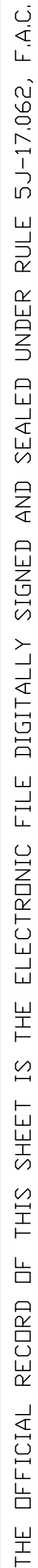
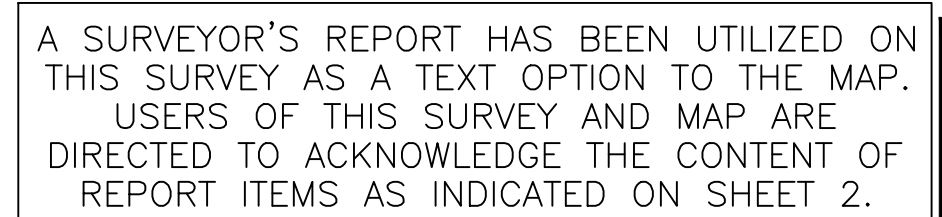
(C)	CALCULATED DATA	DWGRVL	DRIVEWAY, GRAVEL	HWF	HOG WIRE FENCE	RT	RIGHT
(M)	MEASURED (IN FIELD)	DWGS	DRIVEWAY, GRASS	ID	IDENTIFICATION	RTK	REAL TIME KINEMATIC
(P)	PLAT DATA	DWM	DRIVEWAY, MARL	INV	INVERT	RW	RIGHT-OF-WAY
(R)	RECORD DATA	DWS	DRIVEWAY, STONE	JBOX	JUNCTION BOX	SCM	SET CONCRETE MONUMENT
A	ARC LENGTH	ECL	EROSION CONTROL LINE	L	LENGTH	SEC	SECTION, TOWNSHIP, RANGE
AC	ACRE(S)	ECMP	ELLIPTICAL CMP	LL	LANE LINE	SFN	SURVEY FILE NUMBER
AD	AMERICANS WITH DISABILITIES ACT	ELEC	ELECTRIC	LT	LEFT	SIR	SET IRON ROD
ASPH	ASPHALT	ELEV	ELEVATION	MES	MITERED END SECTION	SNC	SET NAIL AND CAP
AUS	AUSTRALIAN	EPA	EDGE OF PAVEMENT, ASPHALT	MH	MANHOLE	SND	SET NAIL AND DISK
BC	BACK OF CURB	EPC	EDGE OF PAVEMENT, CONCRETE	MHW	MEAN HIGH WATER	SNS	SET NAIL AND SHINER
BE	BURIED ELECTRICAL	EQ	EQUATION	MLW	MEAN LOW WATER	SDC	SET DRANGE CAP
BFP	BACKFLOW PREVENTER	EQUIP	EQUIPMENT	MTLF	METAL FENCE	SPLVY	SPILLWAY
BG	BELOW GROUND	ERCP	ELLIPTICAL RCP	NFV	NOT FIELD VERIFIED	SR	STATE ROAD
BLDG	BUILDING	ERD	EDGE OF ROAD, DIRT	NGS	NATIONAL GEODETIC SURVEY	SRC	SET RED CAP
BM	BENCHMARK	ERG	EDGE OF ROAD, GRAVEL	NTS	NOT TO SCALE	SRL#	SURVEY REFERENCE LINE
BDXC	BOX CULVERT	ERM	EDGE OF ROAD, MARL	O/A	OVERALL	SRVT	SET RIVET
BRG	BEARING	ERSH	EDGE OF ROAD, SHELL	DAK C	DAK CLUSTER	SR&D	SET RIVET AND DISK
BWF	BARBED WIRE FENCE	ES	EXISTING STORM	DH(#)	OVERHEAD UTILITY (NUMBER OF LINES)	STA	STATION
C#	CURVE NUMBER	ESMT	EASEMENT	DHW	ORDINARY HIGH WATER	STY	STORY
CALC	CALCULATED	ESS	EXISTING SANITARY SEWER	DR	OFFICIAL RECORD	SWBR	SIDEWALK, BRICK/PAVER
CB	CATCH BASIN	FAC	FLORIDA ADMINISTRATIVE CODE	D/S	OFFSET	SWK	SIDEWALK
CBS	CONCRETE BLOCK STRUCTURE	FCM	FOUND CONCRETE MONUMENT	PALM C	PALM CLUSTER	SYC	SET YELLOW CAP
CCR####	CERTIFIED CORNER RECORD NUMBER	FFE	FINISHED FLOOR ELEVATION	PB	PLAT BOOK	TB	TOP OF BANK
CCCL	COASTAL CONSTRUCTION CONTROL LINE	FIR	FOUND IRON ROD	PC	POINT OF CURVATURE	TBM	TEMPORARY BENCHMARK
CH	CHORD	FIP	FOUND IRON PIPE	PCC	POINT OF COMPOUND CURVATURE	TREE C	TREE CLUSTER
CIP	CAST IRON PIPE	FL	FLOWLINE	PCED	PINELLAS COUNTY ENGINEERING DEPT	TS	TOP OF SLOPE
CL	CENTERLINE	FM	FORCE MAIN	PCSD	PINELLAS COUNTY SURVEY DIVISION	TYP	TYPICAL
CLF	CHAIN LINK FENCE	FNC	FOUND NAIL AND CAP	PG	PAGE	UDBX	UNDERDRAIN BOX
CMP	CORRUGATED METAL PIPE	FDEP	FLORIDA DEPT OF ENVIRONMENTAL PROTECTION	PID	POINT OF INTERSECTION	UNK	UNKNOWN
COMM	COMMUNICATIONS	FDOT	FLORIDA DEPT OF TRANSPORTATION	PID	PROJECT IDENTIFICATION NUMBER	UP ####	UTILITY POLE NUMBER
CONC	CONCRETE	FNDK	FOUND NAIL AND DISK	PINE C	PINE CLUSTER	VCP	VITRIFIED CLAY PIPE
CONDO	CONDOMINIUM	FND	FOUND	PLNTR	PLANTER	VVH	VERIFIED VERTICAL AND HORIZONTAL
CONST	CONSTRUCTION	FNS	FOUND NAIL AND SHINER	PLS	PROFESSIONAL LAND SURVEYOR	WM	WOOD FENCE
COR	CORNER	FDC	FOUND DRANGE CAP	PNT	POINT	W/	WITH
CORR	CORRUGATED	FDP	FOUND OPEN PIPE	PQB	POINT OF BEGINNING	WKWY	WALKWAY
CR	COUNTY ROAD	FPP	FOUND PINCHED PIPE	PDC	POINT ON COMMENCEMENT	W/D	WITHOUT
CRL	CONSTRUCTION REFERENCE LINE	FRG	FOUND RED CAP	PRG	POINT OF REVERSE CURVATURE	WR	WATER MAIN
D	DELTA/CENTRAL ANGLE	FRRS	FOUND RAILROAD SPIKE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WLK	CROSS WALK
DB	DEED BOOK	FRVT	FOUND RIVET	PT	POINT OF TANGENCY		
DESC	DESCRIPTION	FS	FLORIDA STATUTES	PVC	POLYVINYL CHLORIDE		
DIA	DIAMETER	FIDL	FLEXIBLE DELINEATOR	PVCF	POLYVINYL CHLORIDE FENCE		
DIP	DUCTILE IRON PIPE	FYC	FOUND YELLOW CAP	R	RADIUS		
DIR	DIRECTION	GALV	GALVANIZED	RCP	REINFORCED CONC PIPE		
DWA	DRIVEWAY, ASPHALT	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	RCW	RECLAIMED WATER		
DWB	DRIVEWAY, BRICK	GPR	GROUND PENETRATING RADAR	REF	REFERENCE		
DWC	DRIVEWAY, CONCRETE	GRIL	GUARD RAIL	RLS	REGISTERED LAND SURVEYOR		
DWD	DRIVEWAY, DIRT	HDPE	HIGH DENSITY POLYETHYLENE	RPRP	RIPRAP		
DWG	DRAWING	HW	HEADWALL	RR	RAILROAD		

REVISIONS			BY	DATE	SURVEY BOOK No.: TPA-61		GULF BEACH WATER BOOSTER STATION		LAND SURVEYOR REPORT		PINELLAS COUNTY, FLORIDA		SURVEY FILE NO.: 2083	
					SURVEY SECTION	BY	4501 GULF BOULEVARD		MONUMENTATION, VVH,		PUBLIC WORKS		PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	
					DESIGNED						22211 U.S. HWY. 19 NORTH		PID No.: 002150A	
					CHECKED	CM					CLEARWATER, FLORIDA 33765-2347		f2083-c3d-2022.dwg	
					DRAWN	TY					PHONE (727) 464-8904		SHEET: 2 of 4	
					CHECKED									

Z:\Projects\Wright-Pierce\22-177_PINCD_GulfBeach_BoosterStation\4_ProjectWork\CAD\ACAD\F2083-c3d-2022.dwg, Mar 25, 2024 - 1059am

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

Z:\Projects\Wright-Pierce\22-177_PINCO_GulfBeach_BoosterStation\4_ProjectWork\CAD\ACAD\c3d-2022.dwg, Mar 25, 2024 - 10:59am



SURVEY FILE NO.: 2083	
PID.: 002150A	
f2083-c3d-2022.dwg	
SHEET: 3 of 4	

SECTION 6&7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION:

THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2556, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

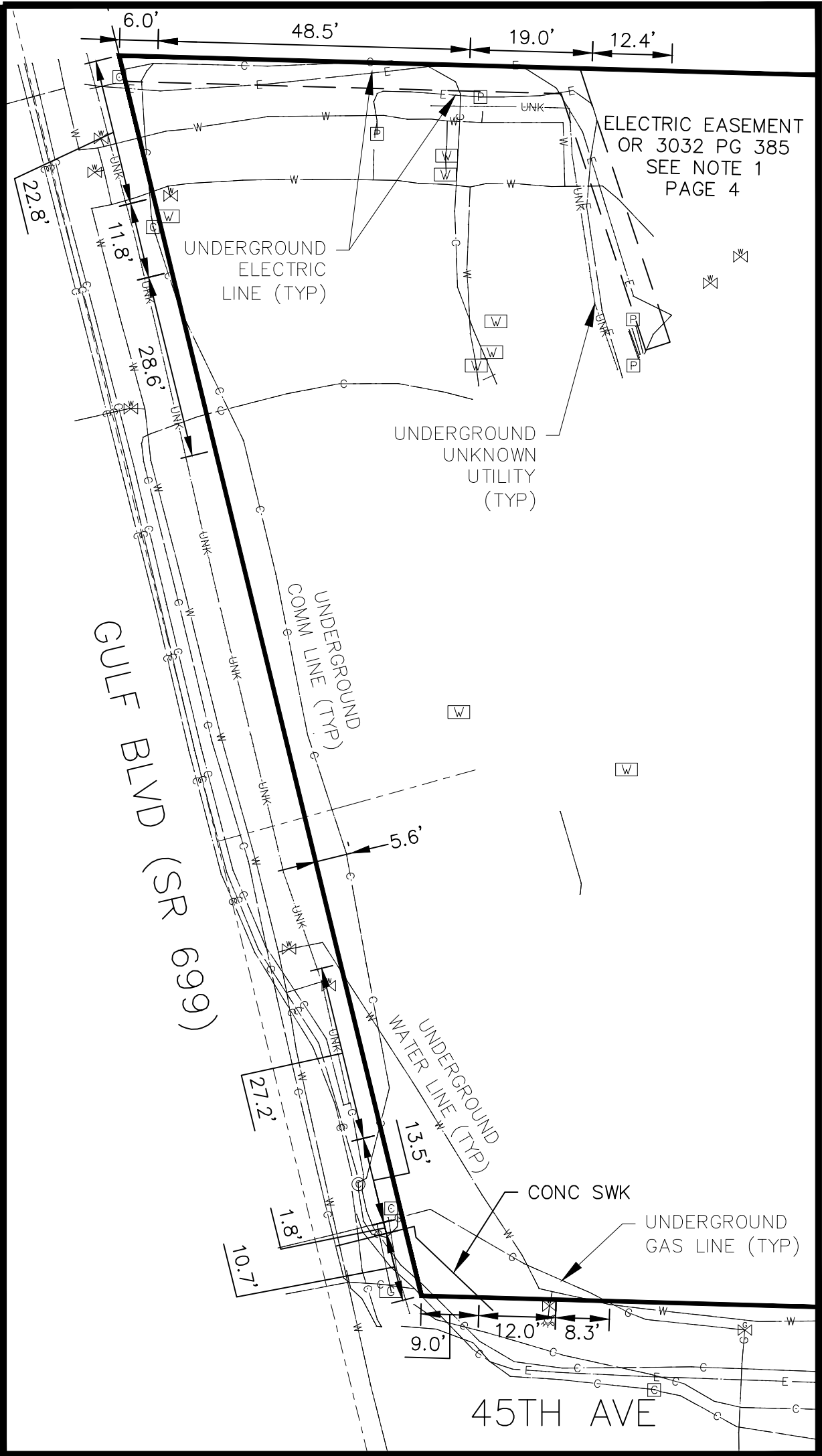
TRACT A, LESS THE NORTH 120 FEET, LESS THE EAST 113.62 FEET, LIDO BEACH SUBDIVISION, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

SAID PARCEL CONTAINS 0.78, ACRES MORE OR LESS.

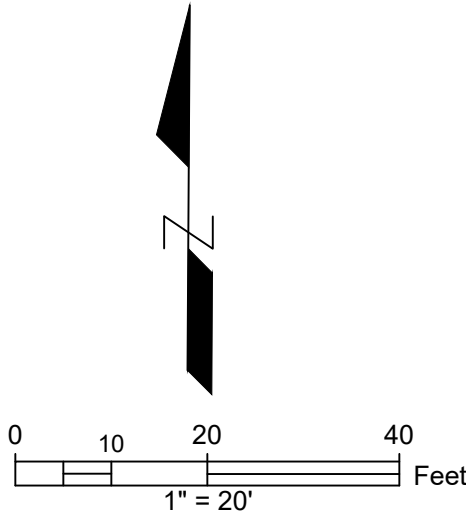
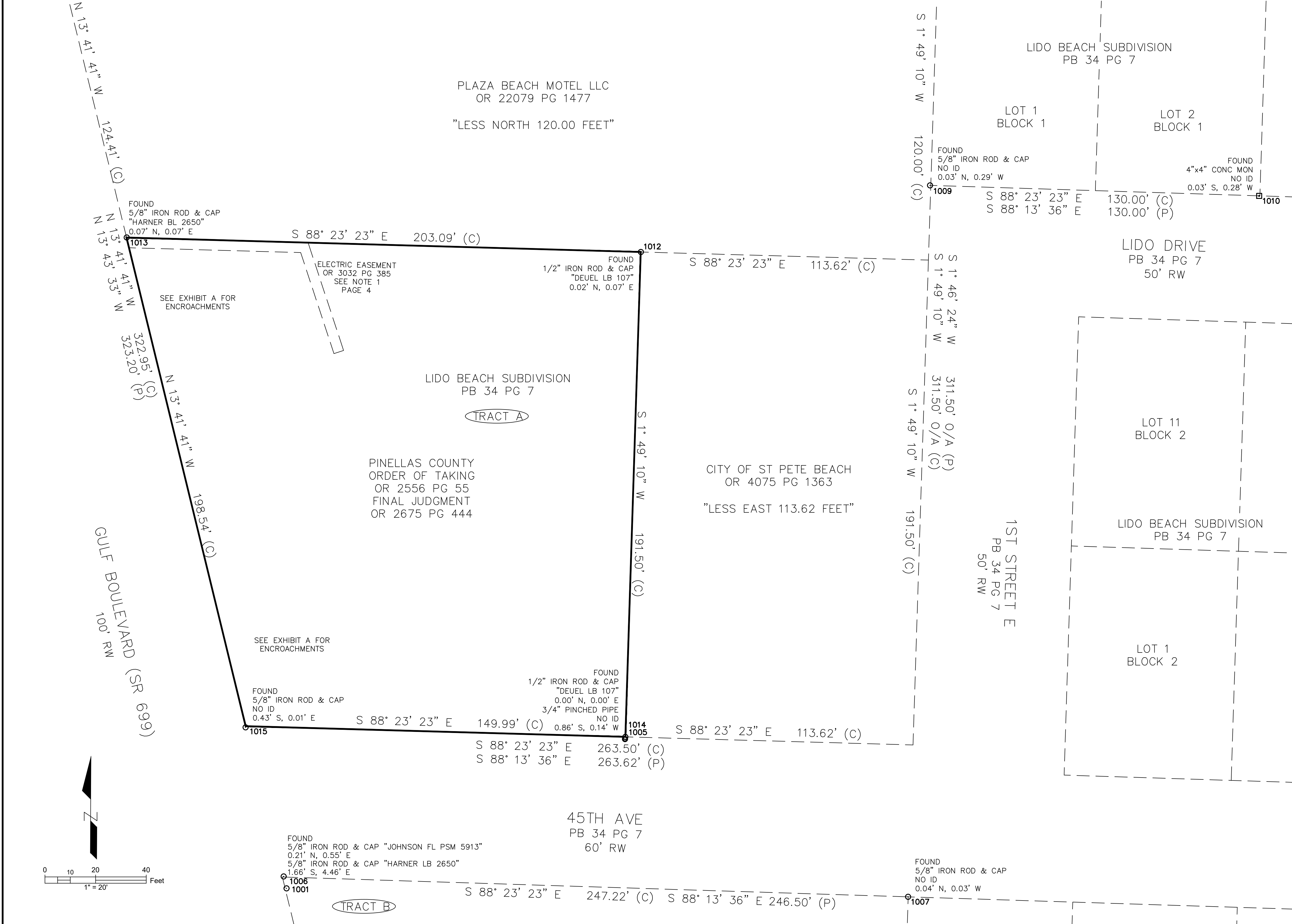
NOTE 1 - ELECTRICAL EASEMENT DESCRIBED IN OR 3032 PG 385 LOCATION APPROXIMATED BY SKETCH AND UNDERGROUND UTILITY LOCATION DUE TO RECORDING DOCUMENT BEING DIFFICULT TO READ AND NO RELEVANT LEGAL DESCRIPTION

NOTE 2 - RIGHT OF USE FOR WALKING ACCESS EASEMENT DESCRIBED IN DB 1504 PG 407 DOES NOT AFFECT SUBJECT PARCEL

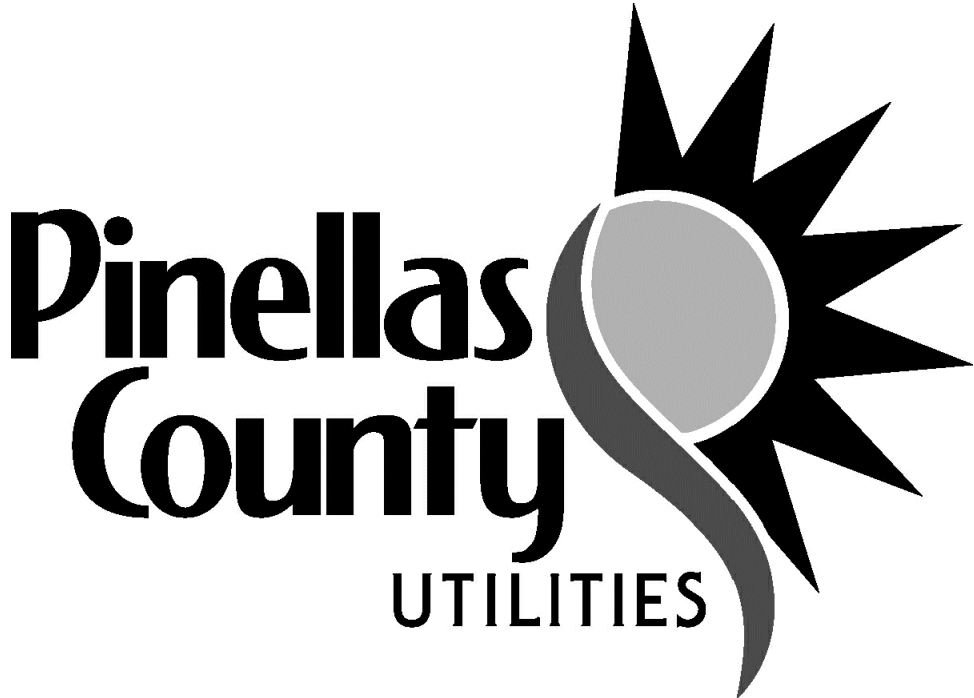
EXHIBIT A
ENCROACHMENTS



A SURVEYOR'S REPORT HAS BEEN UTILIZED ON THIS SURVEY AS A TEXT OPTION TO THE MAP. USERS OF THIS SURVEY AND MAP ARE DIRECTED TO ACKNOWLEDGE THE CONTENT OF REPORT ITEMS AS INDICATED ON SHEET 2.



REVISIONS		BY	DATE	SURVEY BOOK No.: TPA-61			GULF BEACH WATER BOOSTER STATION 4501 GULF BOULEVARD	BOUNDARY SURVEY	PINELLAS COUNTY, FLORIDA PUBLIC WORKS		PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	SURVEY FILE NO.: 2083			
SURVEY SECTION		BY	DATE	DESIGN SECTION					SURVEY AND MAPPING DIVISION 22211 U.S. HWY. 19 NORTH CLEARWATER, FLORIDA 33765-2347 PHONE (727) 464-8904			PID.: 002150A			
SURVEYED		AT	05/23	DESIGNED								f2083-c3d-2022.dwg			
TECHNICIAN		CM	05/23	DRAWN								SHEET: 4 of 4			
CHECKED		TY	05/23	CHECKED											

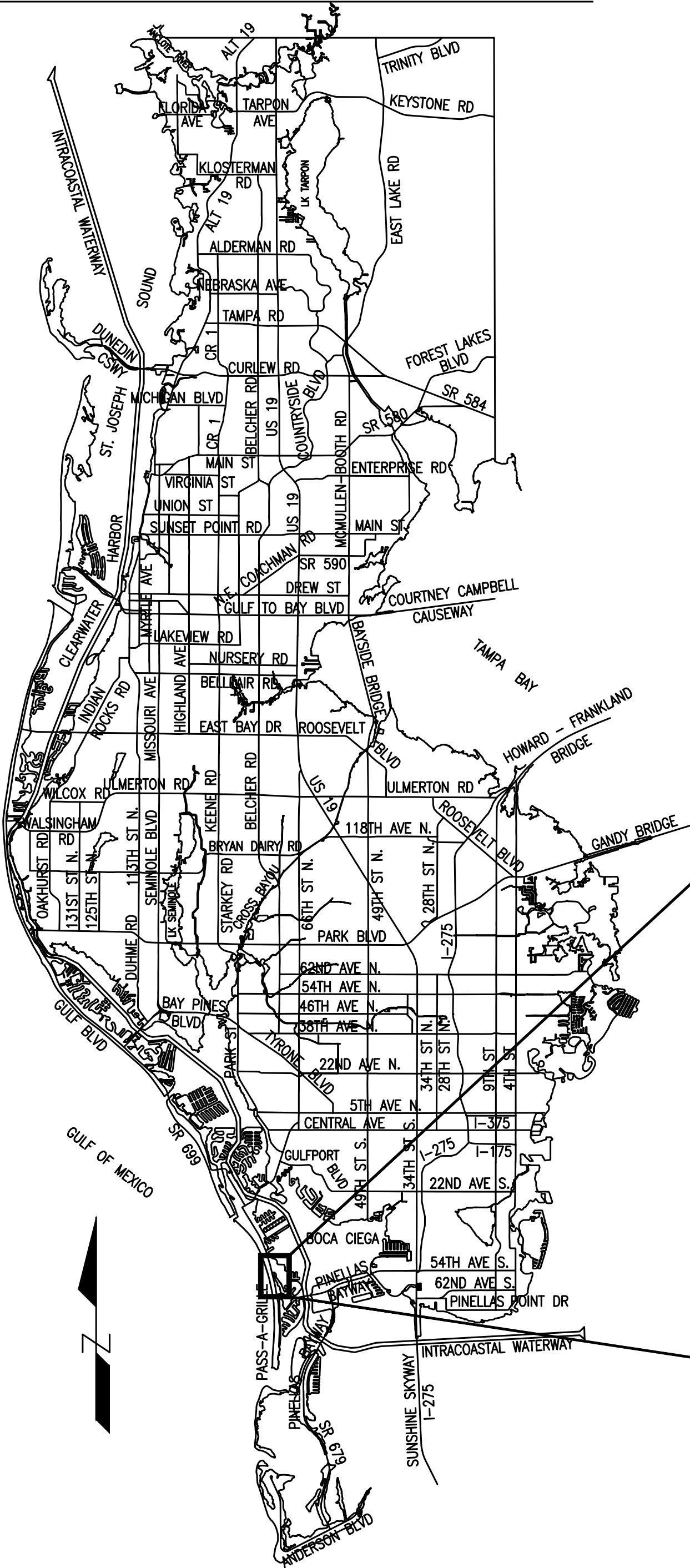


PINELLAS COUNTY, FLORIDA

GULF BEACH WATER BOOSTER

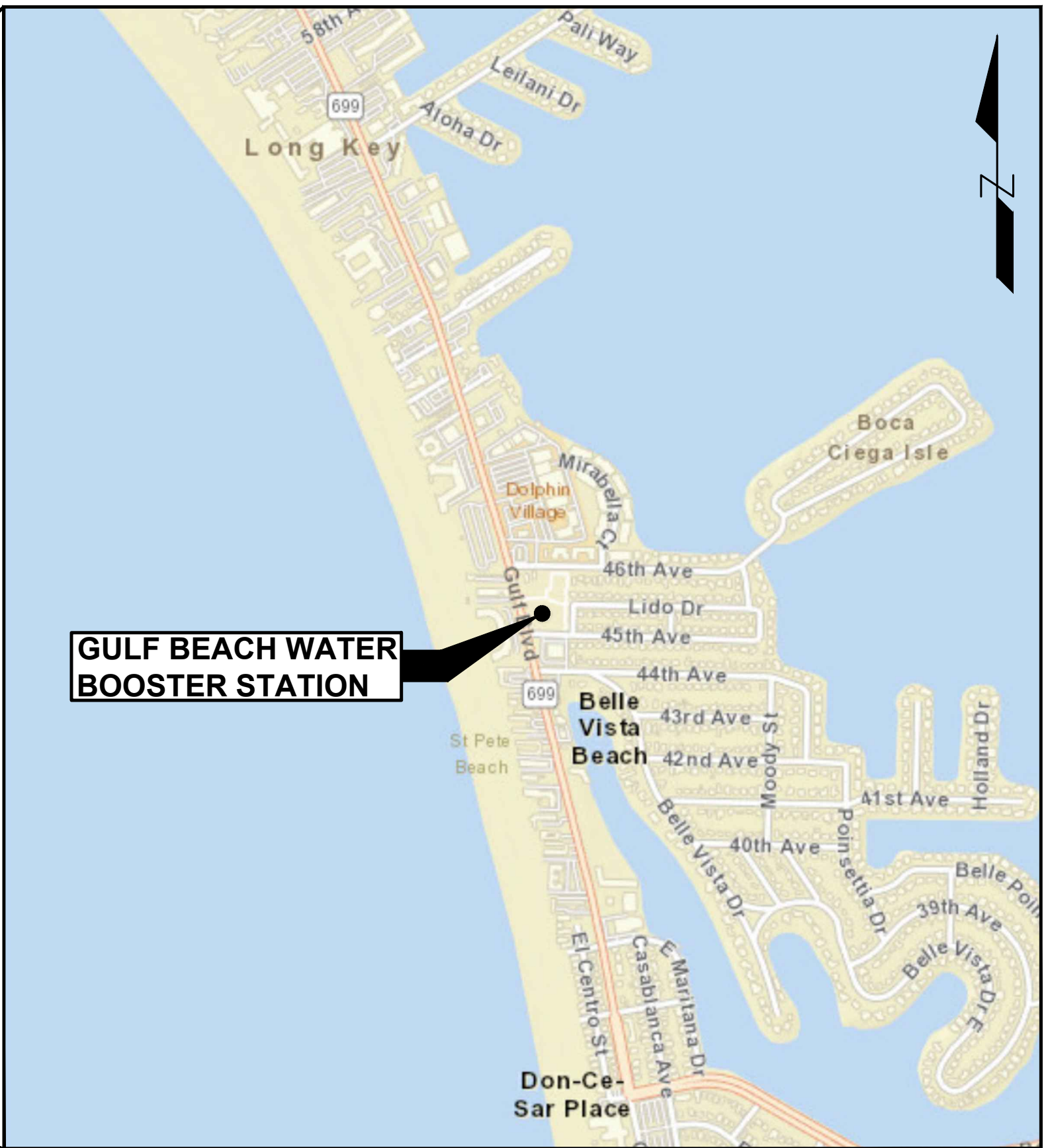
STATION IMPROVEMENTS

PINELLAS COUNTY
LOCATION MAP



PID 002150A

PERMIT SUBMITTAL

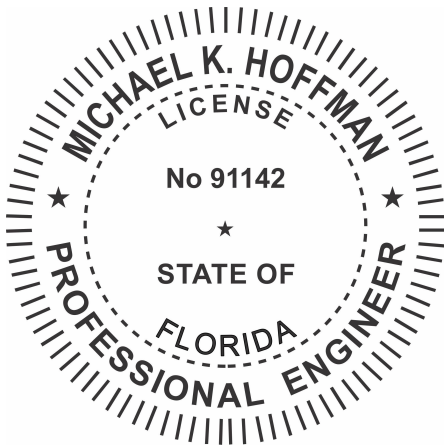


4501 GULF BOULEVARD
ST PETE BEACH, FLORIDA 33706

KEY MAP
NOT TO SCALE

INDEX OF DRAWINGS

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C-2	GENERAL NOTES
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C-6	GRADING AND DRAINAGE PLAN
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C-9	CROSS SECTIONS I
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C-13	CIVIL DETAILS III
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L-2	LANDSCAPE DETAILS
IR-1	IRRIGATION PLANS
IR-2	IRRIGATION DETAILS



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY MICHAEL
K. HOFFMAN, PE ON THE DATE
ADJACENT TO THE SEAL.

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MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

Michael K. Hoffman
2024.04.30 14:37:27 04707

PREPARED BY:
WRIGHT-PIERCE, INC.
3820 NORTHDALE BOULEVARD, SUITE 202
TAMPA, FL 33624
PHONE: 800-422-1095

SUBMITTED FOR APPROVAL:

MICHAEL HOFFMAN, PE
WRIGHT-PIERCE, INC. _____ DATE _____

RECOMMENDED FOR APPROVAL:

_____ DATE _____

GRAPHIC SYMBOLS:

	CENTERLINE
	CONTOUR LINE
	EXISTING TOPOGRAPHIC FEATURE
	SURFACE WATER/WETLAND BOUNDARY
	SURVEY REFERENCE LINE
	RIGHT-OF-WAY (EXISTING)
	RIGHT-OF-WAY LINE (PROPOSED)
	(EXISTING W/ ACQUISITION)
	PROPERTY OR DEED LINE
	EASEMENT LINE
	EASEMENT LINE (PROPOSED)
	(EXISTING W/ ACQUISITION)
	SECTION LINE
	ORIGINAL LOT LINE/FORMER OWNERSHIP LINE/ VACATED EASEMENTS
	TREE LINE
	FENCE LINE
	DRAINAGE (STORM SEWER) PIPE
	EXISTING TOP OF BANK AND TOE OF SLOPE
	SANITARY SEWER GRAVITY LINE
	COMMUNICATION LINE
	UNDERGROUND ELECTRIC POWER LINE/CABLE
	TRAFFIC POWER/COMMUNICATION LINE
	FORCE MAIN (SANITARY SEWER)
	GAS LINE
	HOT OIL LINE
	OVERHEAD WIRE
	RECLAIMED WATER LINE
	POTABLE WATER
	UNKNOWN UTILITY

- FOUND CONCRETE MONUMENT

△

FOUND NAIL & DISC/CAP BRASS DISC

○

FOUND IRON ROD

○

FOUND IRON PIPE

▮

FOUND PINCH PIPE

■

SET CONCRETE MONUMENT

▲

SET NAIL & DISC/CAP BRASS DISC

●

SET IRON ROD

×

XCUT (FOUND)

×

XCUT (SET)
- ①

SUB PARCEL NO.

②

BLOCK NUMBER

00/00

PROPERTY APPRAISER PARCEL NUMBER

P###

PROPOSED PARCEL

△

GROUND TARGET BENCHMARK

⛔

BACKFLOW PREVENTER

⬮

BENCHMARK

○

BUSH / SHRUB

○

BOLLARD

⊕

BORING

⌒

CENTERLINE

☒

COMMUNICATIONS BOX

⊙

COMMUNICATIONS MANHOLE

⊙

DECIDUOUS TREE
(OAK UNLESS OTHERWISE ANNOTATED)

△

DELTA ANGLE

⊠

DRAINAGE CLEAN OUT

⊙

DRAINAGE MANHOLE

⊠

ELECTRICAL EQUIPMENT

⦿

ELECTRICAL OUTLET

🌲

EVERGREEN TREE

🚒

FIRE HYDRANT

⊠

GAS METER

⛔

GAS VALVE

⛔

GATE VALVE

⊠

GRATE INLET

└

GUY WIRE

HB

HOSE BIBB

⚡

LIGHT POLE

⊠

MAILBOX

🕒

MONITOR WELL

🌴

PALM TREE

🚶

PEDESTRIAN SIGNAL

□

POLE/POST

⊠

POWER BOX

ℙ

PROPERTY LINE

⊕

RECLAIMED WATER MANHOLE

⊠

RECLAIMED WATER METER

⛔

RECLAIMED WATER VALVE

⊠

SANITARY SEWER CLEANOUT

⊕

EXISTING SANITARY SEWER CLEANOUT

⊕

EXISTING PRIVATE SEWER MANHOLE

⊕

EXISTING PUBLIC SEWER MANHOLE

+

MISCELLANEOUS

○

PROPOSED PUBLIC SEWER MANHOLE

📶

ROAD ELEVATION POINTS

📶

SATELLITE/ANTENNAE

└

SIGN

SH

SPRINKLER HEAD

SHV

SPRINKLER HEAD VALVE

📶

SURVEY LINE

⊠

TARGET

⊠

TEST PIT

⬮

TRAFFIC SIGNAL POLE

⊠

TRAFFIC SIGNAL PULL BOX

⊠

UNDERDRAIN BOX

◇

UTILITY POLE

⊠

WATER METER

⛔

WATER VALVE

ABBREVIATIONS:

(C)	CALCULATED DATA	DWM	DRIVEWAY, MARL	LBR	LIMEROCK BEARING RATIO	SCM	SET CONCRETE MONUMENT
(M)	MEASURED (IN FIELD)	DWS	DRIVEWAY, STONE	LF, L. F.	LINEAR FEET	SEC	SECTION, TOWNSHIP, RANGE
(P)	PLAT DATA	E	EASTING	LL	LANE LINE	SCH	SCHEDULE
(R)	RECORD DATA	ECL	EROSION CONTROL LINE	LT	LEFT	SD	STORM DRAIN
A	ARC LENGTH	ECMP	ELLIPTICAL CMP	MAX	MAXIMUM	SE	SOUTHEAST
AC	ACRE(S), ACTIVITY CENTER	ELEV	ELEVATION	MES	METERED END SECTION	SFI	SURVEY FILE NUMBER
ADA	AMERICANS WITH DISABILITIES ACT	EPA	EDGE OF PAVEMENT, ASPHALT	MH	MANHOLE	SIR	SET IRON ROD
ALUM	ALUMINUM	EPC	EDGE OF PAVEMENT, CONCRETE	MHW	MEAN HIGH WATER	SNC	SET NAIL AND CAP
ASPH	ASPHALT	EQ	EQUATION	MIN	MINIMUM	SND	SET NAIL AND DISK
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EQUIP	EQUIPMENT	MLW	MEAN LOW WATER	SPI	SET NAIL AND SHINER
AUS	AUSTRALIAN	ERCP	ELLIPTICAL RCP	MNPT	MALE NATIONAL PIPE TAPERED	SDC	SET DRAINAGE CAP
BC	BACK OF CURB	ERD	EDGE OF ROAD, DIRT	MPH	MILES PER HOUR	SP	SUPERPAVE
BE	BURIED ELECTRICAL	ERG	EDGE OF ROAD, GRAVEL	MTLF	METAL FENCE	SPEC	SPECIFICATIONS
BF	BLIND FLANGE	ERM	EDGE OF ROAD, MARL	NTS	NORTHING	SPLWY	STANDARD PLANS INDEX
BFV	BUTTERFLY VALVE	ERSH	EDGE OF ROAD, SHELL	NAVDB88	NORTH AMERICAN VERTICAL DATUM OF 1988	SQ	SQUARE
BLDG	BUILDING	ES	EXISTING STORM	NE	NORTHEAST	SR	STATE ROAD
BM	BENCHMARK	ESMT	EASEMENT	NFV	NOT FIELD VERIFIED	SRD	SET RED CAP
BDC	BOX CULVERT	ESS	EXISTING SANITARY SEWER	NGS	NATIONAL GEODETIC SURVEY	SRL#	SURVEY REFERENCE LINE
BRG	BEARING	EV	EACH WAY	NTS	NOT TO SCALE	SRVT	SET RIVET
BWF	BARBED WIRE FENCE	FAC	FLORIDA ADMINISTRATIVE CODE	NW	NORTHWEST	SR&D	SET RIVET AND DISK
C#	CURVE NUMBER	FCM	FOUND CONCRETE MONUMENT	D/A	OVERALL	SST	STAINLESS STEEL
C/C	CENTER TO CENTER	FDI	FOOT DESIGN MANUAL	DAK C	DAK CLUSTER	STA	STATION
CALC	CALCULATED	FDE	FINISHED FLOOR ELEVATION	DD	OUTSIDE DIAMETER	STD	STANDARD
CB	CATCH BASIN	FIR	FOUND IRON ROD	DH#	OVERHEAD UTILITY (NUMBER OF LINES)	STDY	STORY
CBS	CONCRETE BLOCK STRUCTURE	FIP	FOUND IRON PIPE	DR	ORDINARY HIGH WATER	SW	SOUTHWEST
CCR####	CERTIFIED CORNER RECORD NUMBER	FL	FLOWLINE	D/S	OFFICIAL RECORD	SWBR	SIDEWALK, BRICK/PAVER
CCOL	COASTAL CONSTRUCTION CONTROL LINE	FLG	FLANGE	D/S	PALM CLUSTER	SWJ	SOLVENT WELDED JOINT
C.F.R.	CODE OF FEDERAL REGULATIONS	FM	FORCE MAIN	PB	PLAT BOOK	SWLK	SIDEWALK
CH	CHORD	FNC	FOUND NAIL AND CAP	PC	POINT OF CURVATURE	SYC	SET YELLOW CAP
CI	CAST IRON	FDEP	FLORIDA DEPT OF ENVIRONMENTAL PROTECTION	PCC	POINT OF COMPOUND CURVATURE	TB	TOP OF BANK
CIP	CAST IRON PIPE	FDDT	FLORIDA DEPT OF TRANSPORTATION	PCED	PINELLAS COUNTY ENGINEERING DEPT	TBM	TEMPORARY BENCHMARK
CL	CENTERLINE	FNDK	FOUND NAIL AND DISK	PCSD	PINELLAS COUNTY SURVEY DIVISION	TREE C	TREE CLUSTER
CLF	CHAIN LINK FENCE	FND	FOUND	PG	PAGE	TS	TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	FNPT	FEMALE NATIONAL PIPE TAPERED	PID	POINT OF INTERSECTION	TYP	TYPICAL
COMM	COMMUNICATIONS	FNS	FOUND NAIL AND SHINER	PID	PARCEL IDENTIFICATION NUMBER	UD	UNDERDRAIN
CONC	CONCRETE	FOD	FOUND OPEN PIPE	PINE C	PINE CLUSTER	UDBX	UNDERDRAIN BOX
CONDD	CONDDMINIUM	FPP	FOUND PINCHED PIPE	PLS	PLANTER	UNK	UNKNOWN
CONST	CONSTRUCTION	FRC	FOUND RED CAP	PNT	PROFESSIONAL LAND SURVEYOR	UP ####	UTILITY POLE NUMBER
COR	CORNER	FRRS	FOUND RAILROAD SPIKE	PDB	POINT OF BEGINNING	USEPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
CORR	CORRUGATED	FS	FLORIDA STATUTES	PDC	POINT ON COMMENCEMENT	VCP	VITRIFIED CLAY PIPE
CR	COUNTY ROAD	FW	FINISH WATER	PRC	POINT OF REVERSE CURVATURE	VVH	VERIFIED VERTICAL AND HORIZONTAL
CRL	CONSTRUCTION REFERENCE LINE	FXDL	FLEXIBLE DELINEATOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WDF	WOOD FENCE
D	DEED BOOK	FY	FISCAL YEAR	PT	POINT OF TANGENCY	W	WITH
DBI	DITCH BOTTOM INLET	GYC	FOUND YELLOW CAP	PVC	POLYVINYL CHLORIDE	W/D	WITHOUT
DESC	DESCRIPTION	GALV	GALVANIZED	PVCF	POLYVINYL CHLORIDE FENCE	WM	WATER MAIN
DHW	DESIGN HIGH WATER	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	R	RADIUS	XWLK	CROSS WALK
DIA	DIAMETER	GPR	GROUND PENETRATING RADAR	RCP	REINFORCED CONCRETE PIPE		
DI	DUCTILE IRON	GRAIL	GUARD RAIL	RCW	RECLAIMED WATER		
DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE	REF	REFERENCE		
DR	DIAMETER RATIO	HW	HEADWALL	RLS	REGISTERED LAND SURVEYOR		
DWA	DRIVEWAY, ASPHALT	HWF	HOT WIRE FENCE	RPRP	RAILROAD		
DWB	DRIVEWAY, BRICK	ID	INNER DIAMETER	RR	RIGHT		
DWC	DRIVEWAY, CONCRETE	IE	INVERT ELEVATION	RT	REAL TIME KINEMATIC		
DWD	DRIVEWAY, DIRT	INV	INVERT	RTK	RIGHT-OF-WAY		
DWG	DRAWING	JBDX	JUNCTION BOX	S	SOUTH, SANITARY		
DWGRVL	DRIVEWAY, GRAVEL	L	LENGTH				
DWGS	DRIVEWAY, GRASS						

				DESIGNED	M.HOFFMAN		PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	LEGEND AND ABBREVIATIONS	 800.422.1095 www.wright-pierce.com 3820 NORTHDIALE BOULEVARD, SUITE 2028, TAMPA, FL 33624	APPROVED BY:	DATE:	04-2024	
				DRAWN	D.METZ									PROJECT NO.	002150A
				CHECKED	W.NICKEL										
REV. NO.	DATE	DESCRIPTION	REV. BY										DATE	SHEET:	C-1

J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\CTV\002150-GEN02.dwg, Apr 30, 2024 - 10:59am

GENERAL NOTES

1. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS LISTED IN THE SUPPLEMENTARY OR SPECIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL OBTAINED PERMITS ARE AVAILABLE FOR REVIEW FROM THE OWNER. ALL OTHER PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL RIGHTS_OF_WAY AND EASEMENTS ARE AVAILABLE FOR REVIEW FROM THE OWNER.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. CONTRACTOR SHALL COMPLY WITH THE COORDINATION REQUIREMENTS AND RELATED COSTS, IF ANY, AS SPECIFIED IN SPECIFICATION SECTION 01 31 13.

EXISTING SITE CONDITIONS

1. THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PREVIOUS CONSTRUCTION DESIGN PLANS AND SURVEY, WHICH ARE DIGITALLY AVAILABLE UPON REQUEST. NO GUARANTEE IS MADE THAT UTILITIES OR STRUCTURES WILL BE ENCOUNTERED WHERE SHOWN, OR THAT ALL UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN. ALL LOCATIONS AND SIZES OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD WITH TEST PITS AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES OR PIPING THAT MAY BE AFFECTED. THE CONTRACTOR WILL REALIGN NEW PIPE LOCATIONS AS REQUIRED TO CONFORM TO EXISTING LINES AND AS APPROVED BY THE ENGINEER.
2. BELOW GRADE UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR. LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES IN THE FIELD WITH THE RESPECTIVE UTILITY COMPANY REPRESENTATIVE PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION SECTION 01 31 13. ADDITIONAL TEST PITS, BEYOND THOSE SHOWN, MAY BE REQUIRED. UTILITY CONTACTS ARE AS FOLLOWS:

ELECTRIC:
DUKE ENERGY-ST PETERSBURG
DUKE'S CUSTOMER SERVICE CENTER
(407) 629-1010

WATER/SEWER/RECLAIMED:
PINELLAS COUNTY UTILITIES
CARLOS SOLIS
(727) 464-5317

SEWER/RECLAIMED:
CITY OF ST PETE BEACH
BRETT WARNER
(407) 629-1010

CABLE/FIBER:
CHARTER COMMUNICATIONS
DUFFY MCCLELLAND
(352) 527-2189

CATV/COMM:
FRONTIER COMMUNICATIONS
TONI CANNON
(813) 875-1014

FIBER/COMM:
MCI
INVESTIGATIONS TEAM
(800) 624-9675 x2

CONDUIT/FIBER/SIGNAL:
PINELLAS COUNTY HWY/ENG
JAMES JOHNSON
(727) 464-8981

GAS:
TECO PEOPLES GAS-ST PETERSBURG
JOAN DOMNING
(813) 275-3783

FIBER:
UNITI FIBER LLC
CHARLIE CROFT
(215) 214-7059

FIBER:
ZAYO GROUP / FORMERLY LIGHTWAVE, LLC
HENRY KLOBUCAR
(406) 496-6510

DIGSAFE:
SUNSHINE 811
(800) 432-4770

3. THERE ARE NO KNOWN HAZARDOUS ENVIRONMENTAL CONDITIONS WITHIN THE AREA OF WORK. IF THE PRESENCE OF HAZARDOUS ENVIRONMENTAL CONDITIONS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY. ALL ACTIVITIES, HANDLING AND DISPOSAL OF HAZARDOUS ENVIRONMENTAL CONDITIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.

SITE DEMOLITION

1. A GREY CROSS HATCH HIGHLIGHTS AND REPRESENTS DEMOLITION ON AN ITEM(S) IN THE AREA ASSOCIATED WITH THE HATCH.
2. REFER TO THE EXISTING SITE PLAN, FOR ADDITIONAL INFORMATION REGARDING EXISTING FACILITIES. REFER TO THE LAYOUT DRAWING FOR LIMITS OF WORK.
3. REFER TO ARCHITECTURAL, STRUCTURAL, PROCESS, MECHANICAL, PLUMBING, INSTRUMENTATION AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION REGARDING DEMOLITION AND REMOVAL.
4. REFER TO SPECIFICATION SECTION 01 11 01, WHICH CONTAINS INFORMATION ON CONSTRAINTS OF CONSTRUCTION SEQUENCING.
5. DEMOLISH/REMOVE EXISTING PIPING AS REQUIRED FOR CONSTRUCTION OF NEW FACILITIES. ALL PIPING, EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND/OR REMOVED FROM SERVICE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER BEFORE COMMENCING THAT WORK. EXISTING PIPING THAT NEEDS TO BE REMOVED TO CONSTRUCT THE NEW FACILITIES, BUT IS TO REMAIN, SHALL BE REINSTALLED/REPLACED AS NEEDED. EXISTING PIPES AND CONDUIT DESIGNATED AS "ABANDONED" MAY BE REMOVED IF THE CONTRACTOR SO CHOOSES. IF ABANDONED PIPE CONFLICTS WITH NEW SITE PIPING OR FACILITIES, THEN A PORTION OF THE ABANDONED PIPE SHALL BE REMOVED, AND THE NEW ENDS OF ABANDONED PIPE CAPPED OR PLUGGED WITH CONCRETE.
6. ALL EXISTING PIPING AND UTILITIES WHICH ARE BENEATH PROPOSED STRUCTURES, AND ARE TO BE ABANDONED, SHALL BE REMOVED TO A MINIMUM OF 5-FEET OUTSIDE OF THE STRUCTURE. PIPE AND UTILITIES BENEATH PROPOSED STRUCTURES THAT ARE TO REMAIN SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE INDICATED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS.
7. SEVERING OF EXISTING UTILITIES FOR ABANDONMENT, OR REMOVAL OF A SEGMENT FROM SERVICE, SHALL BE PERFORMED IN SUCH A MANNER AS TO ALLOW THE REMAINING ACTIVE SEGMENT TO CONTINUE IN ITS INTENDED SERVICE. CAP ACTIVE SEGMENTS WITH APPROPRIATE FITTINGS, JOINT RESTRAINT, ETC. TO ENSURE THEIR INTEGRITY. PLUG ENDS OF ABANDONED PIPE SEGMENTS WITH CONCRETE UNLESS SPECIAL CIRCUMSTANCES DICTATE PLUGGING ABANDONED PIPES WITH BLIND FLANGES, RESTRAINED MECHANICAL JOINT PLUGS, ETC. AS APPROPRIATE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLISHED PIPING, EQUIPMENT AND MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. THE OWNER RESERVES THE RIGHT TO RETAIN ANY SUCH PIPING, EQUIPMENT AND MATERIALS DESIGNATED FOR DEMOLITION. SUCH MATERIALS TO BE RETAINED SHALL BE PROPERLY STORED IN AN ON-SITE LOCATION. COORDINATE LOCATION AND MATERIALS TO BE SALVAGED WITH THE OWNER/ENGINEER. REFER TO SPECIFICATION SECTION 02 41 00.

9. THE CONTRACTOR SHALL KEEP A RECORD OF DEMOLITION AS PART OF THE PROJECT RECORD DOCUMENTS IN ACCORDANCE WITH SPECIFICATION SECTION 01 78 39.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THAT ALL PROCESS FLOWS ARE MAINTAINED DURING CONSTRUCTION. GRAVITY OR PUMPED BYPASSES AND OTHER MEANS OF MAINTAINING FLOW SHALL BE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY STOPPAGES OR BYPASSES WITH THE OWNER AND ENGINEER. FEDERAL AND STATE REGULATIONS REQUIRE THAT THE TREATMENT FACILITY REMAIN IN OPERATION (ALL TREATMENT, DISINFECTION, SLUDGE HANDLING AND DISPOSAL PROCESSES) THROUGHOUT CONSTRUCTION, AND THAT DISCHARGE PERMITS ARE MET. REFER TO SPECIFICATION SECTION 01 11 01.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF FLOWS RESULTING FROM PRECIPITATION AND GROUNDWATER DEWATERING OPERATIONS.

SITE CLEARING, GRUBBING AND GRADING

1. STRIPPING OF TOPSOIL SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 31 14 00. REFER TO THE LAYOUT AND GRADING DRAWINGS FOR LIMIT OF WORK AND STRIPPING.
2. CONTRACTOR SHALL MINIMIZE CLEARING OPERATIONS. CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 31 11 00. CLEARING LIMITS SHALL BE AS INDICATED ON THE DRAWINGS, BUT AT ALL TIMES WITHIN EXISTING ROAD RIGHTS_OF_WAY AND PROPERTY LINES ON STATE OR COUNTY OWNED PROPERTY OR EASEMENTS. ALL CLEARING AND GRUBBING MATERIAL SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT A SITE PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS.
3. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL AND DRAINAGE MEASURES IN ALL AREAS OF WORK, AND CONFINE SOIL SEDIMENT TO WITHIN THE LIMITS OF EXCAVATION AND GRADING. PRIOR TO BEGINNING EXCAVATION WORK, EROSION CONTROL FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE ACTUAL LIMITS OF GRUBBING AND/OR GRADING, AND AS SHOWN ON THE DRAWINGS. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE A MINIMUM, CONTRACTOR SHALL TAKE ALL OTHER NECESSARY MEASURES. EROSION CONTROL FENCE SHALL ALSO BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE TOPSOIL STOCKPILES. ALL DISTURBED EARTH SURFACES SHALL BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL SHALL BE STABILIZED IN A MANNER THAT WILL MINIMIZE EROSION. ALL INSTALLED EROSION CONTROL FACILITIES SHALL BE REMOVED AT THE END OF THE PROJECT. REFER TO SPECIFICATION SECTION 31 25 00.
4. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY HAY BALE FILTERS TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL COLLECTED SEDIMENT, AND THAT WHICH COLLECTS IN THE STORM DRAIN SYSTEM. REFER TO THE CIVIL DETAIL DRAWINGS.
5. THE GEOTECHNICAL DATA REPORT FOR THE PROJECT SITE IS INCLUDED IN APPENDIX A OF THE SPECIFICATIONS.
6. CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, AS DETERMINED BY THE ENGINEER, AND AS OUTLINED IN SPECIFICATION SECTION 01 57 26.
7. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS AND PLANT DRIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
8. ALL CATCH BASINS, MANHOLES, VALVE PITS, VALVE BOXES AND OTHER BURIED FACILITIES WITH SURFACE ACCESS SHALL BE ADJUSTED TO MATCH FINAL GRADES, UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT, WITH EXCESS MATERIAL DISPOSED OF AT A LOCATION PROVIDED BY THE CONTRACTOR. THESE PROVISIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS TO PROPERLY DISPOSE OF AND REPLACE ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT DOCUMENTS.
10. CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR, ALL CURBS, SIDEWALKS, PAVEMENT AND OTHER ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER AND ENGINEER.
11. ALL NON-PAVED AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE SODDED, UNLESS OTHERWISE NOTED. REFER TO SPECIFICATION SECTION 32 92 19.

CIVIL SITE LAYOUT

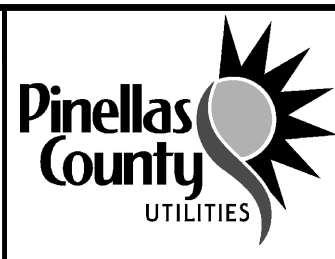
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PROVIDED LAYOUT INFORMATION THROUGHOUT THE COURSE OF CONSTRUCTION. REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
2. REFER TO THE SITE PIPING AND SITE GRADING DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION.
3. CONTRACTOR SHALL EXCAVATE TEST PITS, WHERE NECESSARY, PRIOR TO CONSTRUCTION LAYOUT AND RESULTS REPORTED TO THE ENGINEER FOR REVIEW FOR CONFORMANCE TO THE PLANS. TEST PITS ARE REQUIRED WHERE SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER.
4. IN GENERAL, THE GIVEN STRUCTURE LOCATIONS ARE TO THE OUTSIDE FACE OF THE STRUCTURE FOUNDATION WALL, NOT FOOTINGS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING AND STRUCTURE DIMENSIONS. RADII SHOWN FOR ROADS ARE TO EDGE OF PAVEMENT.
5. PLACE CRUSHED STONE MOWING STRIP AROUND THOSE STRUCTURES AS INDICATED ON THE DRAWINGS. REFER TO THE CIVIL DETAIL DRAWINGS.
6. THE LOCATIONS AND LIMITS OF ALL ON-SITE WORK AND STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND ACCEPTABLE TO, THE OWNER AND ENGINEER. THE CONTRACTOR SHALL LIMIT ACTIVITIES TO THESE AREAS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING AND RESETTING ALL EXISTING PROPERTY MONUMENTATION DISTURBED BY CONSTRUCTION. THIS WORK SHALL BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, AT NO ADDITIONAL COST TO THE OWNER.
8. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DISTANCES FROM THE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
9. BOLLARD LOCATIONS SHOWN ARE APPROXIMATE. COORDINATE BOLLARD LOCATIONS WITH THE ENGINEER. REFER TO THE CIVIL DETAIL DRAWINGS.
10. ALL ELEVATIONS REFER TO THE NAVD88 DATUM. HORIZONTAL POSITIONS FOR ALL FEATURES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT, ZONE 902, FLORIDA WEST. HORIZONTAL CONTROL WAS ESTABLISHED USING THE FDOT FLORIDA PERMANENT REFERENCE NETWORK, A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM. ALL TOPOGRAPHIC FEATURES WERE COLLECTED CONVENTIONALLY FROM CONTROL POINTS ELEVATED FROM A CLOSED LOOP BENCH RUN FROM NATIONAL GEODETIC SURVEY POINT "NOAA D". CONTRACTOR SHALL VERIFY BENCHMARK ELEVATIONS PRIOR TO USING IN CONSTRUCTION.
11. EXISTING CONDITIONS SITE PLAN DEVELOPED FROM SURVEY DRAWING PREPARED BY ECHO UES, INC, DATED 9/19/2023, AND EXISTING RECORD DRAWING INFORMATION.

CIVIL SITE PIPING

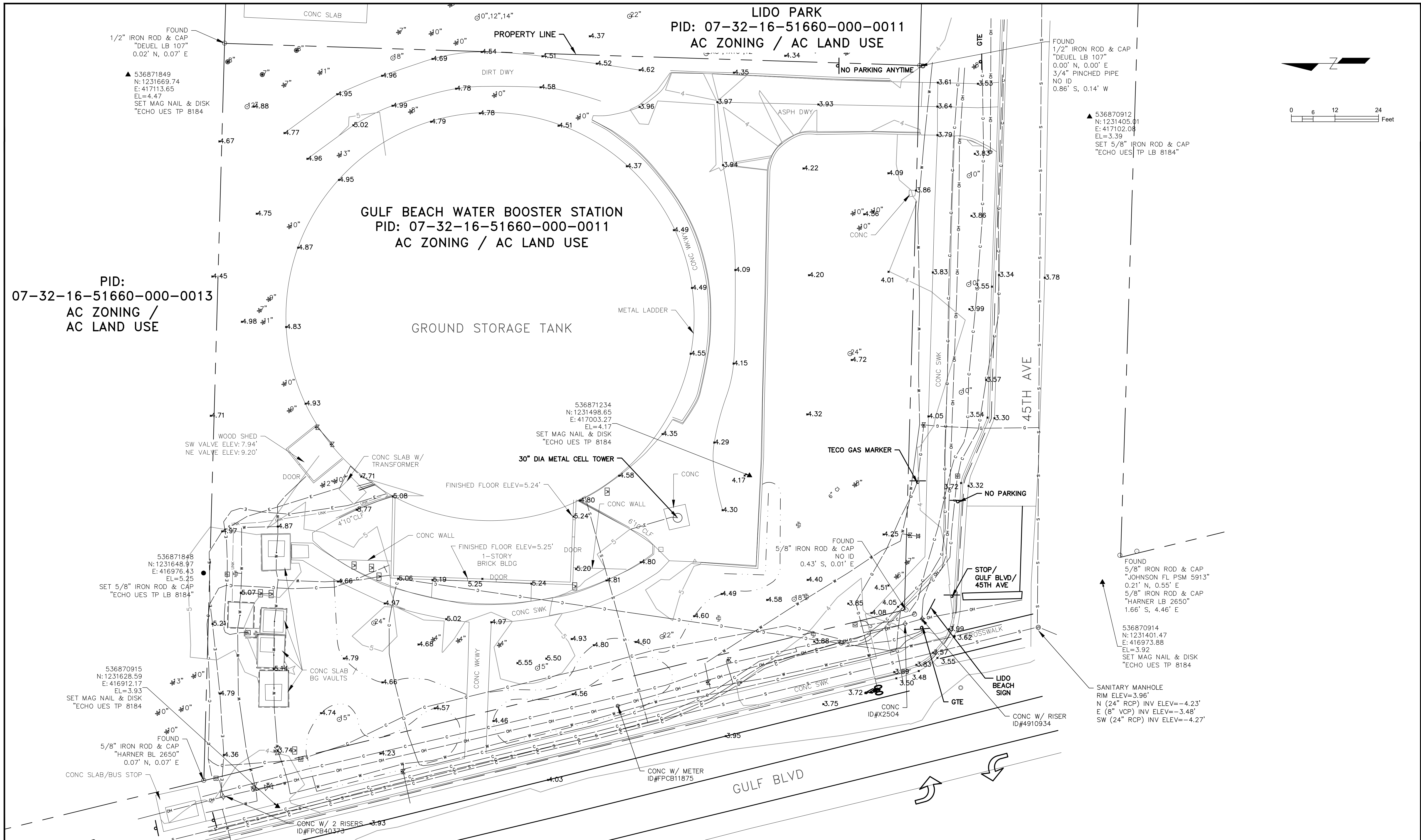
1. PROCESS FLOW DIAGRAM AND PIPING LEGEND ARE ON THE PROCESS DRAWINGS. THE PROCESS PIPING SCHEDULE AND ADDITIONAL PIPING NOTES ARE LOCATED IN SPECIFICATION SECTION 40 05 00.
2. ALL PIPE LINES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS IN PIPING WILL BE PERMITTED. CONCRETE THRUST BLOCKS OR OTHER ACCEPTABLE RESTRAINT SYSTEM IS REQUIRED ON ALL FITTINGS ON PRESSURE PIPE. WHERE A RESTRAINED JOINT SYSTEM IS USED, THE NUMBER OF PIPES WITH RESTRAINED JOINTS ON EITHER SIDE OF THE FITTING SHALL BE DESIGNED TO REFLECT THE PROJECT SOIL CONDITIONS AND PEAK SURGE PRESSURE IN THE PIPING SYSTEM. SEE THE CIVIL DETAIL DRAWINGS FOR THRUST BLOCK DETAILS. PROVIDE ALL BENDS (HORIZONTAL AND VERTICAL) AS REQUIRED TO MEET THE GRADES AND ALIGNMENT INDICATED ON THE DRAWINGS.
3. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING PIPING AND UTILITIES IN THE FIELD BY TEST PIT EXCAVATION PRIOR TO COMMENCING INSTALLATION OF ANY OF THE NEW PIPING AFFECTED. WHERE NEW PIPE CONNECTS TO EXISTING PIPING OR STRUCTURAL PENETRATION, CONTRACTOR SHALL VERIFY ELEVATION BY TEST PIT, AS REQUIRED, PRIOR TO INSTALLATION OF ANY OF THE ASSOCIATED/AFFECTED NEW PIPING. IDENTIFIED CONFLICTS WITH EXISTING PIPING AND UTILITIES WILL BE REVIEWED WITH THE ENGINEER PRIOR TO COMMENCING INSTALLATION. THE HORIZONTAL ALIGNMENT OF NEW PIPING MAY BE ADJUSTED IN THE FIELD SUBJECT TO PRIOR REVIEW AND ACCEPTANCE OF THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL PROPOSED WORK AS SHOWN ON THE DRAWINGS AND REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
4. ALL WASTEWATER PIPING (EXCLUDING BUILDING DRAINS) AND ALL PRESSURIZED PIPES (I.E. PLANT WATER, CITY WATER, SOLUTION LINES, HEAT, ETC.) INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE. SEE STRUCTURAL DRAWING FOR DETAILS.
5. ALL BURIED CONNECTIONS TO STRUCTURES SHALL HAVE SLEEVE TYPE FLEXIBLE CONNECTIONS APPROXIMATELY 4-FEET FROM THE STRUCTURES. ALL SLEEVE TYPE COUPLINGS ON PRESSURE LINES SHALL BE RESTRAINED (SOLID SLEEVE). REFER TO SPECIFICATION SECTION 40 05 06.
6. PROVIDE CAST OR DUCTILE IRON WALL CASTINGS, OR GALVANIZED STEEL PIPE SLEEVES, FOR ALL PIPE PENETRATIONS MADE THROUGH CONCRETE FOUNDATIONS, WALLS AND SLABS. ALL WALL SLEEVES AND WALL CASTINGS SHALL HAVE WATERSTOPS. SEE PROCESS, MECHANICAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF PENETRATIONS. NEW PENETRATIONS THROUGH EXISTING STRUCTURE WALLS SHALL BE BY CORING MACHINE AND LINK-TYPE SEALS, UNLESS OTHERWISE INDICATED. OPENINGS TO BE COMPATIBLE WITH REQUIRED PIPING AND STANDARD LINK SEAL SIZES. SEE PROCESS DETAIL DRAWINGS. REFER TO SPECIFICATION SECTION 15092.
7. MANHOLES ARE 4-FEET IN DIAMETER UNLESS OTHERWISE NOTED. THE TOP OF MANHOLE FRAMES SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE NOTED ON DRAWINGS. SEWER MANHOLE INVERTS SHOWN ON THE DRAWINGS ARE TO THE INSIDE FACE OF THE MANHOLE.
8. PIPES WITHIN VALVE PITS (MANHOLES) SHALL BE SUPPORTED 12-INCHES ABOVE BOTTOM OF MANHOLE ON ADJUSTABLE PIPE SADDLE SUPPORTS, IN ACCORDANCE WITH SPECIFICATION SECTION 40 05 10, UNLESS OTHERWISE INDICATED.
9. CONTRACTOR SHALL RE-SHAPE INVERTS AS REQUIRED WHEN CONNECTING INTO EXISTING MANHOLES.
10. REFER TO SPECIFICATION SECTION 31 23 00 FOR PIPE AND STRUCTURE BEDDING AND BACKFILL REQUIREMENTS.
11. COMPACTION TESTS WILL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 31 23 00. ANY SETTLEMENT OCCURRING WITHIN ONE-YEAR OF FINAL COMPLETION OF THE WORK SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
12. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48-HOUR NOTICE TO THE RESPECTIVE UTILITY POLE OWNER. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
13. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS, AND ADDITIONAL PIPE AS REQUIRED TO COMPLETE THE CONNECTION. CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. TEST PITS SHALL BE USED AS REQUIRED.
14. ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED ON THE CIVIL EXISTING CONDITIONS AND DEMOLITION PLAN. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIALS IN ACCORDANCE WITH SPECIFICATION SECTION 02 41 00.
16. WHENEVER SEWER AND WATER MAINS MUST CROSS, WATER LINES SHOULD BE INSTALLED ABOVE WASTEWATER OR SLUDGE LINES. A MINIMUM SEPARATION OF 18-INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER OR SLUDGE LINE SHALL BE MAINTAINED. WHERE A WATER LINE CROSSES UNDER A WASTEWATER OR SLUDGE LINE, A FULL LENGTH OF PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
17. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO ANY TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY OR RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE OWNER.
18. PIPING ON THE SITE PIPING PLAN HAS BEEN SHOWN BROKEN FOR CLARITY ONLY. PIPE BREAKS DO NOT INDICATE RELATIVE ELEVATIONS OF PIPING.
19. ELECTRICAL CONDUIT RUNS ARE INDICATED ON THE ELECTRICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL CONDUITS, AND SHALL FURNISH AND INSTALL ELECTRICAL MANHOLES AND HANDHOLES. COORDINATE THE LOCATION OF THE ELECTRICAL MANHOLES AND HANDHOLES, AND THE REQUIRED OPENING SIZES, WITH THE ELECTRICAL CONTRACTOR.
20. WHENEVER PROPOSED STRUCTURES ARE LOCATED PARTLY WITHIN A PAVED AREA AND PARTLY IN A NON-PAVED AREA, A BITUMINOUS CONCRETE PAVED APRON 2-FEET WIDE SHALL BE SUPPLIED AROUND THE PROPOSED COVER. PAVEMENT SHALL SLOPE AWAY FROM THE COVER.

GULF BOULEVARD RIGHT OF WAY

1. ALL DISTURBED AREAS IN THE GULF BOULEVARD RIGHT OF WAY SHALL BE SODDED.
2. ALL WORK WITHIN THE GULF BOULEVARD RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FY 2024-2025 FDOT STANDARD SPECIFICATIONS AND FY 2024-2025 FDOT STANDARD PLANS.
3. SIDEWALK WITHIN THE GULF BOULEVARD RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX 522-001. DETECTABLE WARNINGS AND CURB RAMPS WITHIN THE GULF BOULEVARD RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX 522-002.

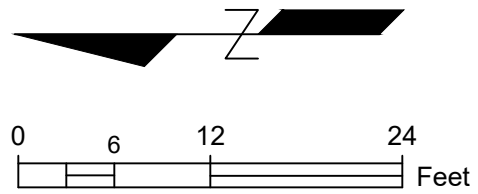
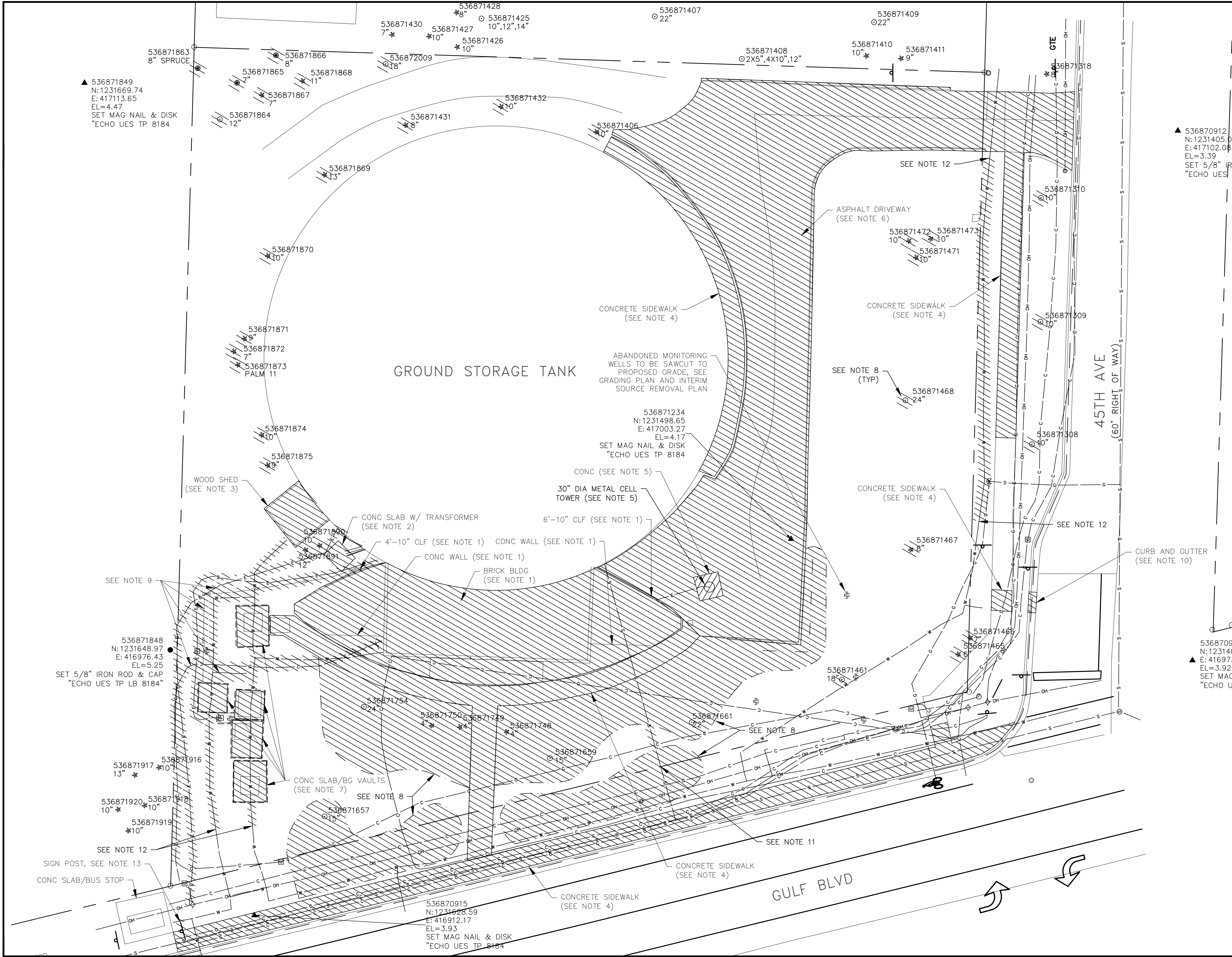
				DESIGNED <u>M.HOFFMAN</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: GENERAL NOTES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ DATE	DATE: 04-2024
				DRAWN <u>D.METZ</u>						PROJECT NO. 002150A
				CHECKED <u>W.NICKEL</u>						SHEET: C-2
REV. NO.	DATE	DESCRIPTION			REV. BY					

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

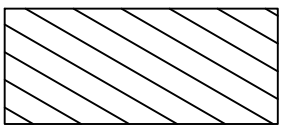


			DESIGNED	M. HOFFMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: EXISTING SITE PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDIALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ DATE	DATE:	04-2024
			DRAWN	D. METZ						PROJECT NO.	002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED						W. NICKEL	SHEET:

J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\CTV\P002150A-DEM.dwg, Apr 30, 2024 -- 11:00am



TREE DEMO	
SURVEY TREE NUMBER	SIZE REPLACEMENT TREE REQUIRED
536871308	10"
536871309	10"
536871310	10"
536871406	10"
536871431	8"
536871432	10"
536871461	18"
536871465	6"
536871466	7"
536871467	8"
536871468	24"
536871471	10"
536871472	10"
536871473	10"
536871657	15"
536871661	22"
536871748	4"
536871749	4"
536871750	4"
536871754	24"
536871863	8"
536871864	12"
536871865	7"
536871866	8"
536871867	7"
536871868	11"
536871869	13"
536871870	10"
536871871	9"
536871872	7"
536871873	11"
536871874	10"
536871875	9"
536871890	10"
536871891	12"
536872009	18"



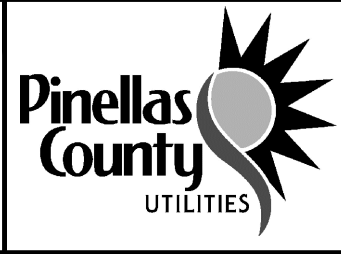
LIMITS OF DEMOLITION

NOTES:

- DEMOLISH BRICK BUILDING, CONCRETE WALLS AND CHAIN LINK FENCES.
- REMOVE TRANSFORMER AND DEMOLISH CONCRETE SLAB.
- DEMOLISH WOOD SHED.
- DEMOLISH CONCRETE SIDEWALK.
- REMOVE CELL TOWER AND DEMOLISH CONCRETE SLAB.
- DEMOLISH ASPHALT DRIVEWAY AND CURBS.
- DEMOLISH CONCRETE SLABS AND BG VAULTS.
- REMOVE TREES AND VEGETATION.
- REMOVE ELECTRIC, WATER, COMMUNICATION AND UNKNOWN UTILITIES TO THE EXTENTS SHOWN.
- DEMOLISH CURB AND GUTTER.
- DEMOLISH SANITARY LATERAL TO ROW.
- CUT EXISTING CI WATER MAIN. REPAIR SURFACE AND LINING OF EXISTING CI WM TO REMAIN.
- REMOVE SIGN POST.

REV. NO.	DATE	DESCRIPTION

DESIGNED	M.HOFFMAN
DRAWN	D.METZ
CHECKED	W.NICKEL



PROJECT:	DESCRIPTION:
PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DEMOLITION PLAN

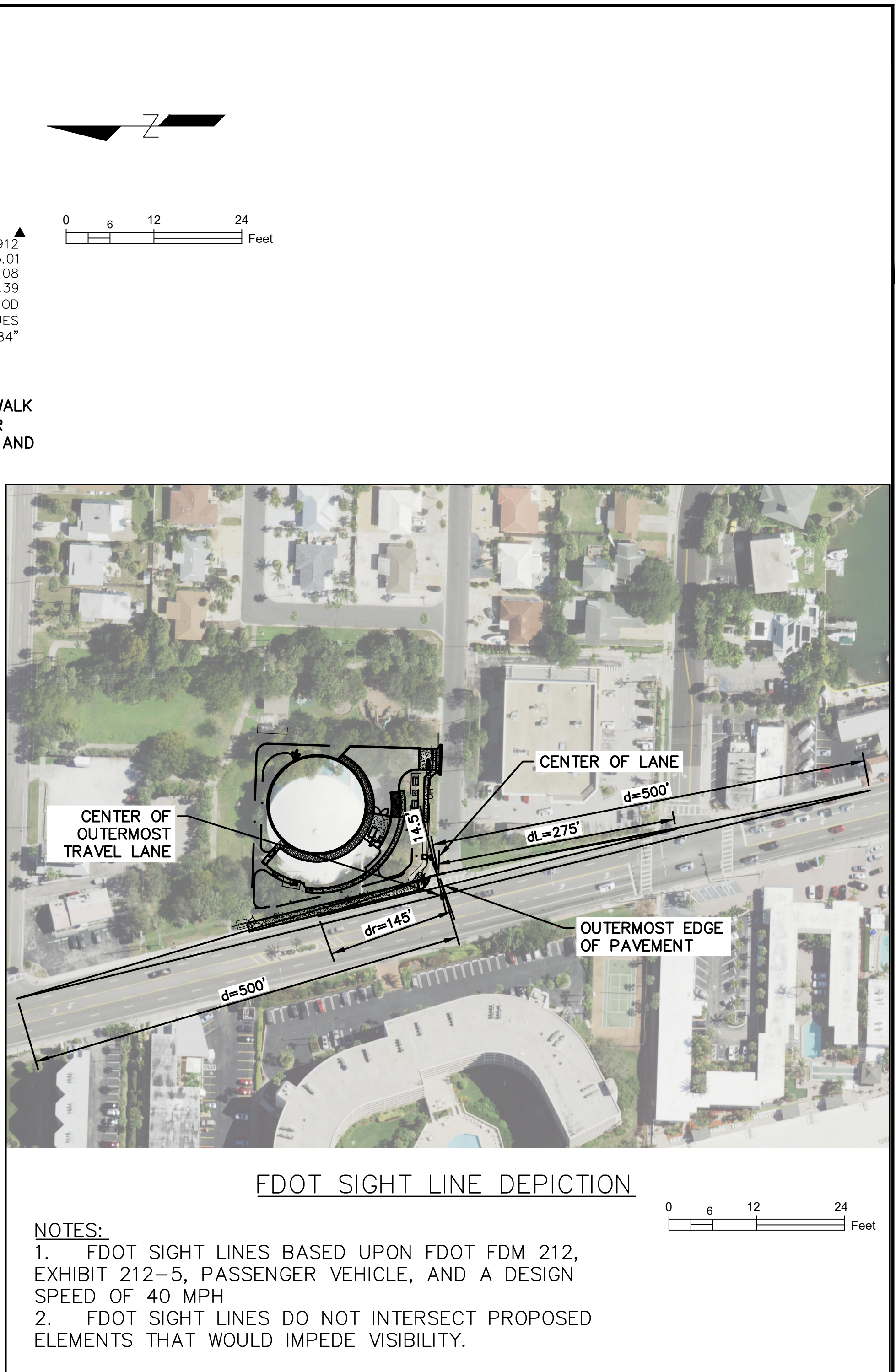
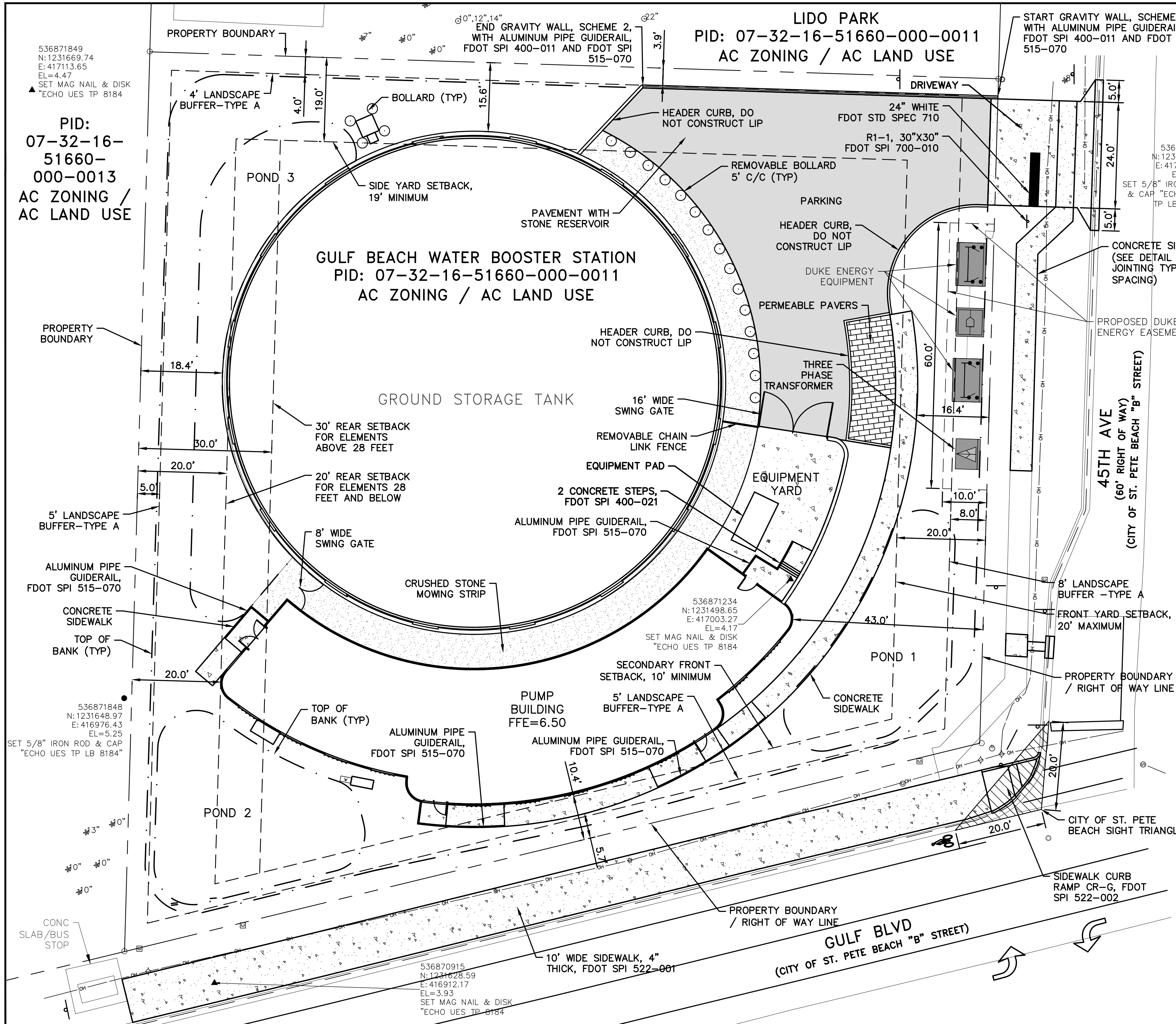
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE

DATE:	04-2024
PROJECT NO.	002150A
SHEET:	C-4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

J:\ENR\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\CIV\002150A-SITE.dwg, Apr. 30, 2024 - 11:01am



PARCEL ID: 07-32-16-51660-000-0011
EXISTING USE: UTILITIES
PROPOSED USE: UTILITIES

PARCEL AREA: 0.78 ACRES
IMPERVIOUS SURFACE RATIO: 0.65
ALLOWABLE MAX IMPERVIOUS SURFACE RATIO : 0.85
FLOOR AREA RATIO: 0.22
ALLOWABLE MAX FLOOR AREA RATIO: 0.75

				DESIGNED	M. HOFFMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROPOSED SITE PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDAL BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____	DATE:	04-2024
				DRAWN	D. METZ						PROJECT NO.	002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED	W. NICKEL						SHEET:	C-5

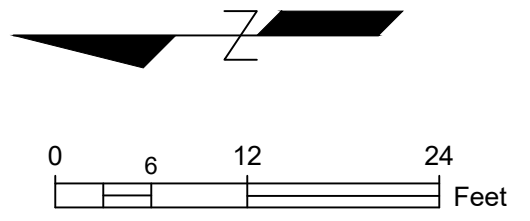
J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\CV\002150A-CRAD.dwg, Apr 30, 2024 - 11:01am

536871849
N: 1231669.74
E: 417113.65
EL=4.47
SET MAG NAIL & DISK
"ECHO UES TP 8184"

PID:
07-32-16-
51660-
000-0013
AC ZONING /
AC LAND USE

LIDO PARK
PID: 07-32-16-51660-000-0011
AC ZONING / AC LAND USE

536870912
N: 1231405.01
E: 417102.08
EL=3.39
SET 5/8" IRON ROD & CAP
"ECHO UES TP LB 8184"



S-7
TYPE C DBI
INV. W 1.40' 18"
INV. S 1.40' 18"
RIM EL= 6.03
14 L.F. 18" SD
TOP OF
BANK (TYP)

83 L.F. 18" SD

S-6
TYPE C DBI
INV. NW 1.40' 18"
RIM EL= 4.00
14 L.F. 18" SD

50 L.F. 18" SD

536871848
N: 1231648.97
E: 416976.43
EL=5.25
SET 5/8" IRON ROD & CAP
"ECHO UES TP LB 8184"

CONC
SLAB/BUS
STOP

POND 2

536870915
N: 1231628.59
E: 416912.17
EL=3.93
SET MAG NAIL & DISK
"ECHO UES TP 8184"

GULF BEACH WATER
BOOSTER STATION
PID:
07-32-16-51660-000-0011
AC ZONING / AC LAND USE

GROUND STORAGE TANK

(2) CONCRETE STEPS WITH ALUMINUM RAILING,
FDOT SPI 400-021 AND FDOT SPI 515-070

536871234
N: 1231498.65
E: 417003.27
EL=4.17
SET MAG NAIL & DISK
"ECHO UES TP 8184"

EXISTING GRADE
CONTOURS (TYP)

SAWCUT ABANDONED
MONITORING WELL TO
FINISHED GRADE

PUMP BUILDING
FFE=6.50

6.50
6.40
6.50
6.40
6.50
6.40

PROPOSED GRADE
CONTOURS (TYP)

87 L.F. 18" SD

S-5
TYPE C DBI
INV. S 1.40' 18"
INV. E 1.40' 18"
RIM EL= 4.00

S-4
3.5' DIA. P-7 MH WITH 1-PIECE COVER
INV. SE 1.40' 18"
INV. N 1.40' 18"
RIM EL= 6.04

UD CLEANOUT
(TYP)

40 L.F. 4" UD

65 L.F. 4" UD

39 L.F. 4" UD

WALL KNOCKOUT
FOR DRAINAGE

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

45TH AVE
(60' RIGHT OF WAY)

S-2
3.5' DIA. P-7 MH WITH 1-PIECE COVER
INV. NW 4.25' 4"
INV. E 4.25' 4"
INV. SE 4.25' 4"
INV. NE 4.25' 4"
INV. W 1.40' 18"
RIM EL= 5.68

TOP OF
BANK (TYP)

90 L.F. 18" SD

4" YARD DRAIN
INV. S 4.10 4" SD
RIM =5.4

13 L.F. OF 4" SD

15 L.F. DOUBLE 4" SD

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

5.60

S-1
TYPE C DBI, MODIFIED
INV. S 4.00' 4"
INV. N 4.50' 3"
RIM EL= 5.70

S-3
TYPE C DBI
INV. NW 1.40' 18"
INV. E 1.40' 18"
RIM EL= 4.00

536870914
N: 1231401.47
E: 416973.88
EL=3.92
SET MAG NAIL & DISK
"ECHO UES TP 8184"

GULF BLVD

REV. NO.	DATE	DESCRIPTION

DESIGNED	M. HOFFMAN
DRAWN	D. METZ
CHECKED	W. NICKEL



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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DESCRIPTION:	GRADING AND DRAINAGE PLAN
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WRIGHT-PIERCE
800.422.1095 www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	
DATE	

DATE:	04-2024
PROJECT NO.	002150A
SHEET:	C-6

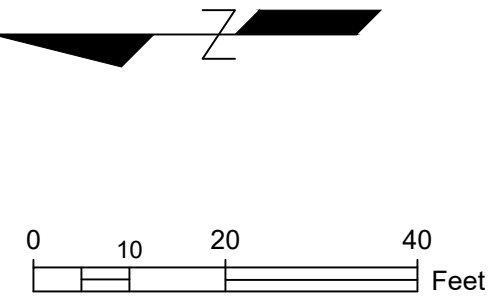
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\CIV\100 P002150A-PIPES.dwg, Apr 30, 2024 - 11:01am

PID:
07-32-16-
51660-
000-0013
AC ZONING /
AC LAND USE

536871849
N:1231669.74
E:417113.65
EL=4.47
SET MAG NAIL & DISK
"ECHO UES TP 8184"

LIDO PARK
PID: 07-32-16-51660-000-0011
AC ZONING / AC LAND USE



536870912
N:1231405.01
E:417102.06
EL=3.39
SET 5/8" IRON ROD & CAP
"ECHO UES TP LB 8184"

TH 1-5
TOP EL: 2.05

GULF BEACH WATER BOOSTER STATION
PID: 07-32-16-51660-000-0011
AC ZONING / AC LAND USE

GROUND STORAGE TANK

S-2
RELOCATE
WATER MAIN

EQUIPMENT
YARD

45TH AVE
(60' RIGHT OF WAY)

TH 1-4
TOP EL: 1.60

TH 1-3
TOP EL: 1.91

536870914
N:1231401.47
E:416973.88
EL=3.92
SET MAG NAIL & DISK
"ECHO UES TP 8184"

SANITARY MANHOLE
RIM ELEV=3.96'
N (24" RCP) INV ELEV=-4.23'
E (8" VCP) INV ELEV=-3.48'
SW (24" RCP) INV ELEV=-4.27'

GULF BLVD

536871234
N:1231498.65
E:417003.27
EL=4.17
SET MAG NAIL & DISK
"ECHO UES TP 8184"

TH 1-7
TOP EL: 0.18

TH 1-6
TOP EL: 2.62

PUMP
BUILDING
FFE=6.50

4" WYE
INV=AS REQUIRED

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

536870915
N:1231628.59
E:416912.17
EL=3.93
SET MAG NAIL & DISK
"ECHO UES TP 8184"

SEWER LATERAL
CLEANOUT (TYP)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.24

4" GATE VALVE

4" FW
INV=-1.13

DOUBLE CHECK
BACKFLOW PREVENTER

1-1/2" PWS-1

METER AND BOX

4" S
INV=0.50

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

16" FW
INV=-1.13

4" GATE VALVE

4" FW
INV=-1.13

DOUBLE CHECK
BACKFLOW PREVENTER

1-1/2" PWS-1

METER AND BOX

4" S
INV=0.50

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

16" FW
INV=-1.13

4" GATE VALVE

4" FW
INV=-1.13

DOUBLE CHECK
BACKFLOW PREVENTER

1-1/2" PWS-1

METER AND BOX

4" S
INV=0.50

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

16" FW
INV=-1.13

4" GATE VALVE

4" FW
INV=-1.13

DOUBLE CHECK
BACKFLOW PREVENTER

1-1/2" PWS-1

METER AND BOX

4" S
INV=0.50

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

16" FW
INV=-1.13

4" GATE VALVE

4" FW
INV=-1.13

DOUBLE CHECK
BACKFLOW PREVENTER

1-1/2" PWS-1

METER AND BOX

4" S
INV=0.50

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

4" S LATERAL
(1% MIN SLOPE)

4" WYE
INV=0.40

16" FW
INV=-3.58
16"X4" TEE

536871848
N:1231648.97
E:416976.43
EL=5.25
SET 5/8" IRON ROD & CAP
"ECHO UES TP LB 8184"

S-5
16" FW
INV=-0.96

16" BFV

16" SLEEVE

16" FW
INV=-0.76

TH 1-1
TOP EL: 0.66

CONC SLAB/BUS
STOP

REDUCED PRESSURE
PREVENTER

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

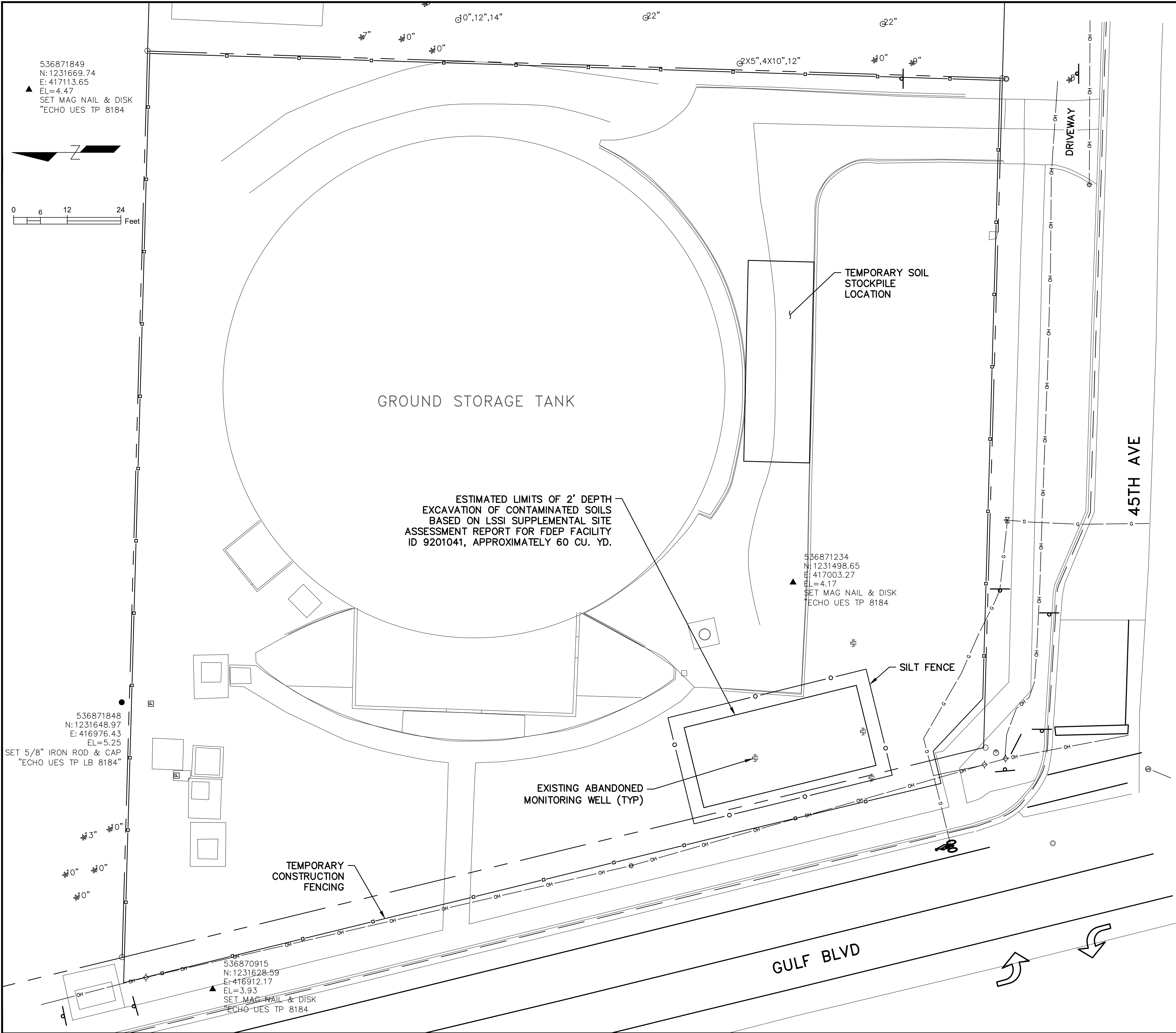
EXISTING
16" CI WM

TH 1-2
TOP EL: 1.57

16" FW
INV=0.14

EXISTING
16" CI WM

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INTERIM SOURCE REMOVAL NOTES:

- CONTRACTOR SHALL PROVIDE TO FDEP A WRITTEN NOTIFICATION IN ACCORDANCE WITH THE TIME FRAMES IN TABLE A, THAT INCLUDES A DESCRIPTION OF THE TYPE OF CONTAMINATION, ESTIMATED VOLUME OF SOIL OR SEDIMENT TO BE REMOVED, AND PROPOSED DISPOSAL METHODS TO BE UTILIZED.
- CONTAMINATION SHALL NOT BE SPREAD INTO PREVIOUSLY UNCONTAMINATED AREAS OR LESS CONTAMINATED AREAS THROUGH UNTREATED DISCHARGES, IMPROPER TREATMENT, IMPROPER DISPOSAL, OR IMPROPER STORAGE.
- FLAMMABLE PRODUCTS SHALL BE HANDLED IN A SAFE MANNER.
- WHEN A SOIL VACUUM EXTRACTION SYSTEM IS NECESSARY TO ABATE AN IMMINENT THREAT TO HUMAN LIFE, HEALTH, OR SAFETY WITHIN A STRUCTURE OR UTILITY CONDUIT, THEN THE VACUUM EXTRACTION SYSTEM SHALL BE DESIGNED AND OPERATED BY THE CONTRACTOR ONLY TO ABATE THE IMMINENT THREAT. THE DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR, WITHIN 24 HOURS, OF THE IMMINENT THREAT AND THE INTENT TO USE A SOIL VACUUM EXTRACTION SYSTEM. THE AIR EMISSIONS MONITORING AND FREQUENCY OF MONITORING SHALL BE PERFORMED BY THE CONTRACTOR PURSUANT TO PARAGRAPHS 62-780.700(4)(A) AND (11)(I), F.A.C
- CONFIRMATORY SOIL OR SEDIMENT SAMPLES SHALL BE COLLECTED BY THE CONTRACTOR AT THE BOTTOM OF THE EXCAVATION AND WALLS OR PERIMETER OF THE EXCAVATION. THESE SAMPLES SHALL BE TESTED WITH FDEP APPROVED METHODOLOGY TO DETERMINE THE CLEAN POINTS OF THE EXCAVATION.
- CONTRACTOR SHALL PERFORM TESTING OF THE CONTAMINATED SOIL TO DETERMINE IF THE SOIL OR SEDIMENT CONTAINS HAZARDOUS WASTE AS LISTED IN 40 C.F.R. PART 261 SUBPART D (7-1-12 EDITION)
- CONTRACTOR SHALL PERFORM TESTING OF THE CONTAMINATED SOIL USING USEPA TEST METHOD 1311, TOXICITY CHARACTERISTIC LEACHING PROCEDURE (TCLP) AND SUBSEQUENT ANALYZING OF THE LEACHATE ON A SUFFICIENT NUMBER OF SAMPLES TO DETERMINE WHETHER OR NOT THE CONTAMINATED SOIL OR SEDIMENT EXCEEDS MAXIMUM CONCENTRATIONS FOR THE TOXICITY CHARACTERISTICS OF THE CONSTITUENTS IDENTIFIED IN 40 C.F.R 261.24 (7-1-12 EDITION).

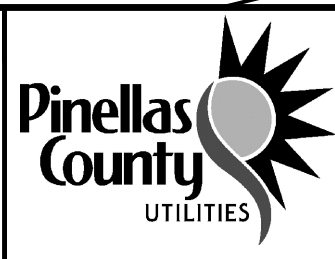
7.1 PURSUANT TO 40 C.F.R. 261.4(B)(10), SUBPART A (7-1-12 EDITION), PETROLEUM CONTAMINATED MEDIA AND DEBRIS, ASSOCIATED WITH AN UNDERGROUND STORAGE TANK SYSTEM, THAT FAIL THE TEST FOR THE TOXICITY CHARACTERISTIC OF 40 C.F.R 261.24, SUBPART C (HAZARDOUS WASTE CODES D018 THROUGH D043 ONLY) ARE SOLID WASTE, NOT HAZARDOUS WASTE. CONTAMINATED SOIL ASSOCIATED WITH AN UNDERGROUND STORAGE TANK SYSTEM, WHICH WILL BE MANAGED AS SOLID WASTE, IS NOT SUBJECT TO THE REQUIREMENT THAT TCLP EXTRACTION AND SUBSEQUENT ANALYSIS OF THE LEACHATE BE PERFORMED.
- WHEN EXCAVATED CONTAMINATED SOIL OR SEDIMENT IS TEMPORARILY STORED OR STOCKPILED ONSITE, THE SOIL OR SEDIMENT SHALL BE PLACED ON AN IMPERMEABLE SURFACE TO PREVENT LEACHATE INFILTRATION AND SECURED IN A MANNER THAT PREVENTS HUMAN EXPOSURE TO CONTAMINATED SOIL OR SEDIMENT AND PREVENTS SOIL OR SEDIMENT EXPOSURE TO PRECIPITATION THAT MAY CAUSE SURFACE RUNOFF. ANY EXCAVATION SHALL BE SECURED TO PREVENT ENTRY BY THE PUBLIC.
- THE TEMPORARY STORAGE OR STOCKPILING OF EXCAVATED CONTAMINATED SOIL OR SEDIMENT SHALL NOT EXCEED 60 DAYS.
- CONTRACTOR SHALL DISPOSE OF CONTAMINATED SOIL AT A FDEP APPROVED AND ACCEPTING LANDFILL IN A LEGAL MANNER.
- PREVIOUS DISCUSSIONS WITH FDEP HAVE INDICATED THAT A GROUNDWATER SAMPLE WILL NOT BE REQUIRED. IF THIS CONDITION CHANGES, A SAMPLE SHALL BE COLLECTED AS FOLLOWS:

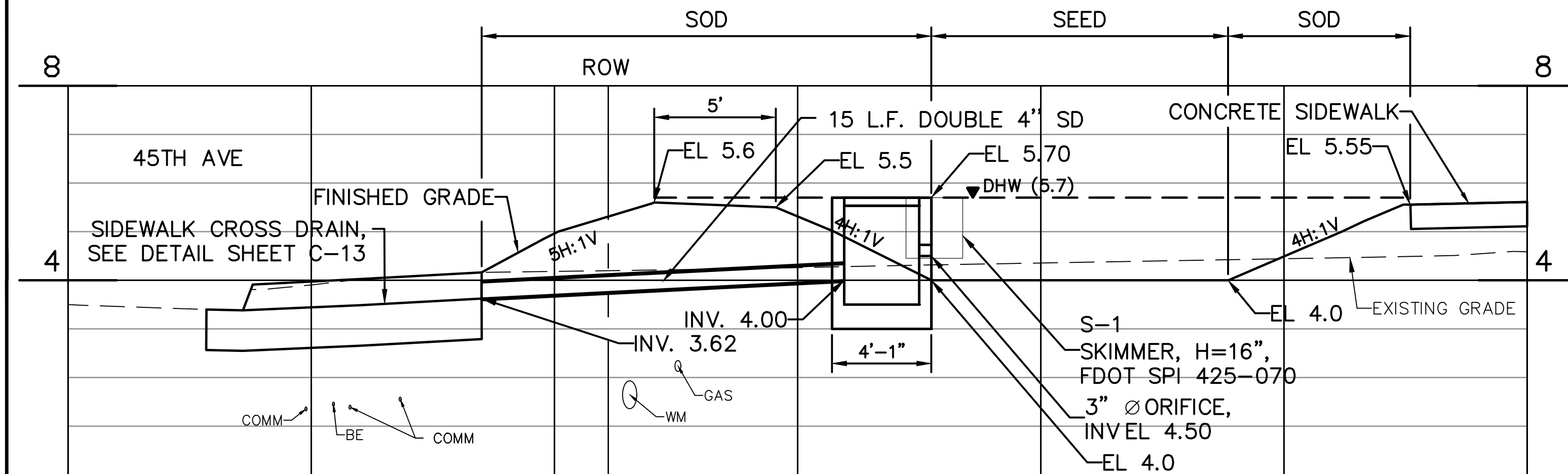
11.1 A GROUNDWATER SAMPLE SHALL BE COLLECTED FROM THE VICINITY OF THE EXCAVATION AREA FOLLOWING COMPLETION OF EXCAVATION ACTIVITIES. GROUNDWATER SAMPLE SHALL BE TESTED IN ACCORDANCE WITH FAC 62-780.680(1).
- WITHIN THE TIME FRAMES SPECIFIED IN TABLE A, THE CONTRACTOR SHALL SUBMIT AN ELECTRONIC OR PAPER COPY OF AN INTERIM SOURCE REMOVAL REPORT TO FDEP AND THE ENGINEER FOR REVIEW.

12.1 IF ANALYTICAL RESULTS OBTAINED AFTER COMPLETION OF THE INTERIM SOURCE REMOVAL, DEMONSTRATE THAT THE NO FURTHER ACTION CRITERIA OF SUBSECTION 62-780.680(1), F.A.C., ARE MET, A SITE ASSESSMENT REPORT PURSUANT TO SUBSECTION 62-780.600(7), F.A.C., MAY BE SUBMITTED IN LIEU OF AN INTERIM SOURCE REMOVAL REPORT.
- CONTRACTOR SHALL OBTAIN A NO FURTHER ACTION WITHOUT INSTITUTIONAL CONTROLS DECISION FROM FDEP UPON COMPLETION OF THE SOURCE REMOVAL.
- ABANDONED MONITORING WELLS TO BE CUT TO FINISH GRADE. SEE DRAINAGE AND GRADING PLAN. MONITORING WELLS WERE ABANDONED ON 10/31/2023 BY GROUTING THE WELLS FROM THE BOTTOM OF THE WELL SCREEN, 12 FEET BELOW LAND SURFACE, TO LAND SURFACE.
- ESTIMATED EXCAVATION LIMITS AND DEPTH PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL DETERMINE LIMITS OF SOIL CONTAMINATION ON-SITE, VERTICALLY AND HORIZONTALLY, BASED ON PREVIOUS COLLECTED DATA AND, IF REQUIRED, ADDITIONAL TESTING.

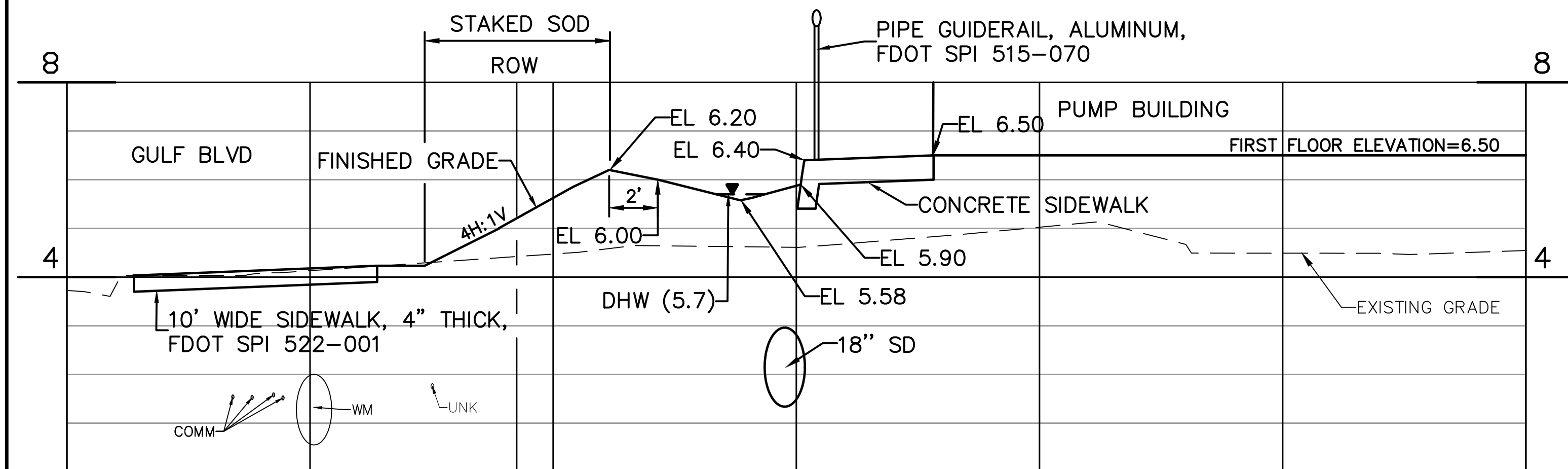
FDEP PROJECT MANAGER: MELISSA BROCK, 850-245-8903, Melissa.Brock@FloridaDEP.gov

TABLE A	
SUBMITTALS AND TIME FRAMES	
TYPE OF REPORT OR ACTIVITY	ACTION OR SUBMITTAL TIME FRAMES
NOTICE OF INTERIM SOURCE REMOVAL ACTION	WITHIN 24 HOURS OF INITIATION OF THE ACTION
INTERIM SOURCE REMOVAL STATUS REPORT	WITHIN 60 DAYS OF INITIATING INTERIM SOURCE REMOVAL ACTIVITIES AND EVERY 60 DAYS THEREAFTER
INTERIM SOURCE REMOVAL REPORT	WITHIN 60 DAYS OF COMPLETION OF INTERIM SOURCE REMOVAL ACTIVITIES
NO FURTHER ACTION PROPOSAL	WHEN SITE MEETS THE CRITERIA FOR NO FURTHER ACTION PER 62-780.80, FAC

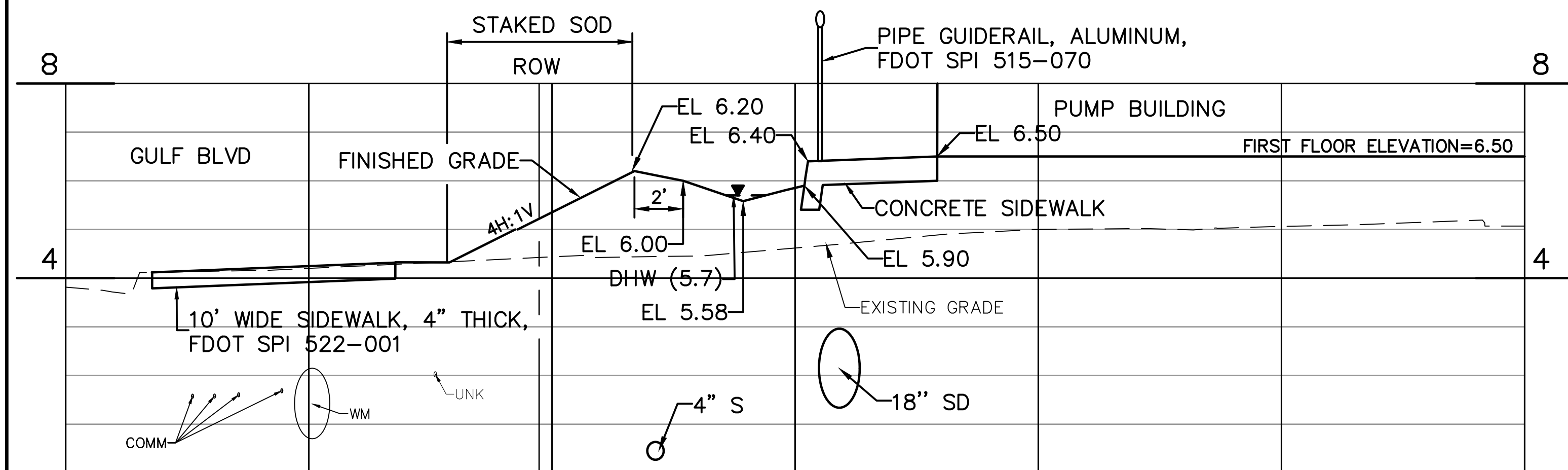
				DESIGNED <u>M.HOFFMAN</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: INTERIM SOURCE REMOVAL PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 04-2024
				DRAWN <u>D.METZ</u>						PROJECT NO. 002150A
				CHECKED <u>W.NICKEL</u>						SHEET: C-8
REV. NO.	DATE	DESCRIPTION	REV. BY							



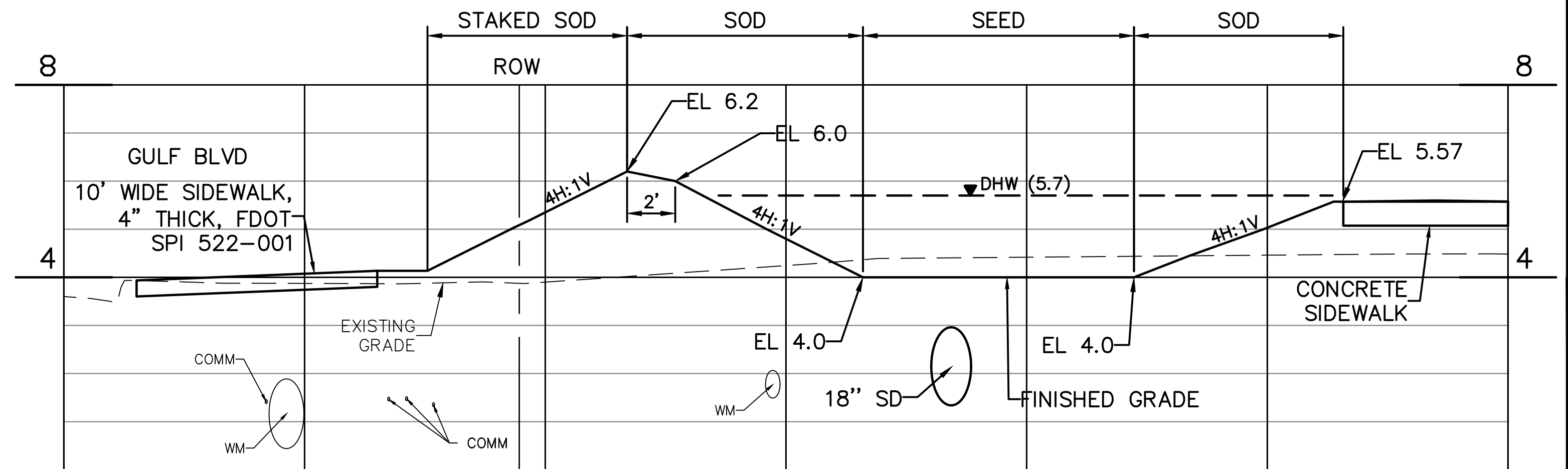
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VERT 1"=2'



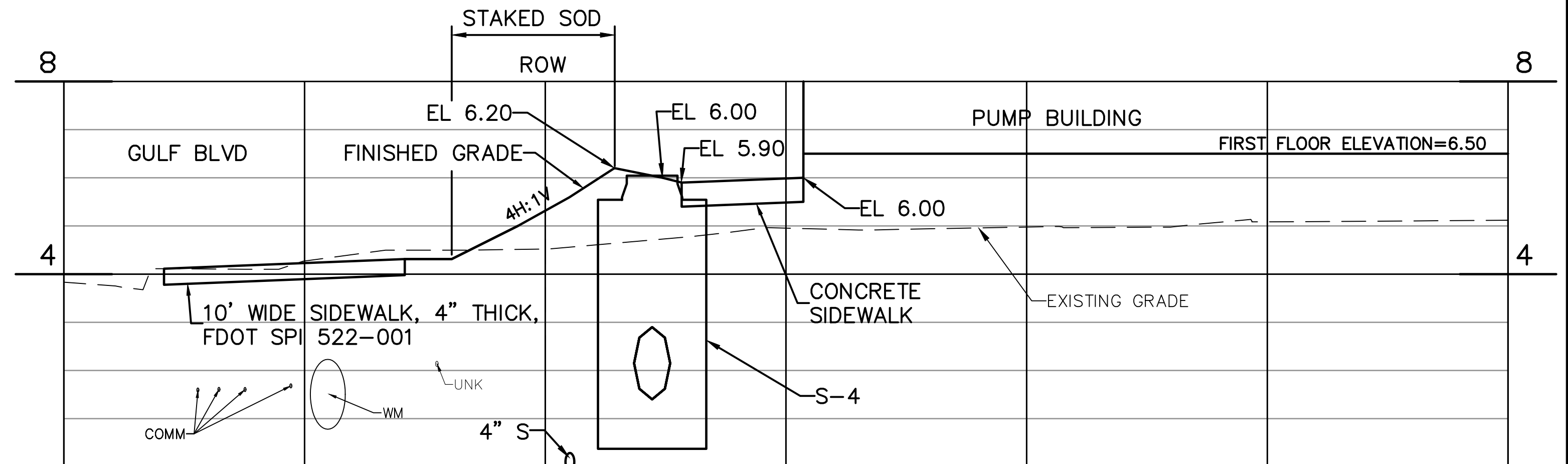
3 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



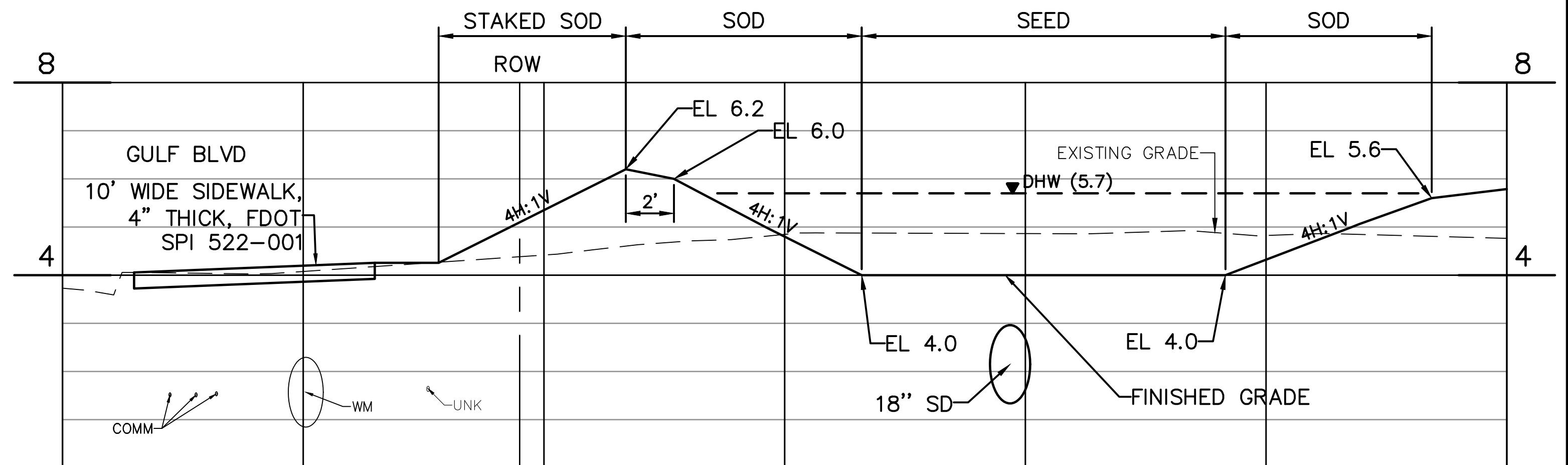
5 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



2 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



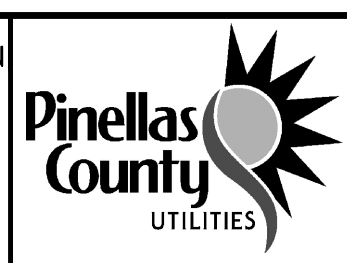
4 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



6 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED M.HOFFMAN
DRAWN D.METZ
CHECKED W.NICKEL



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:	CROSS SECTIONS I
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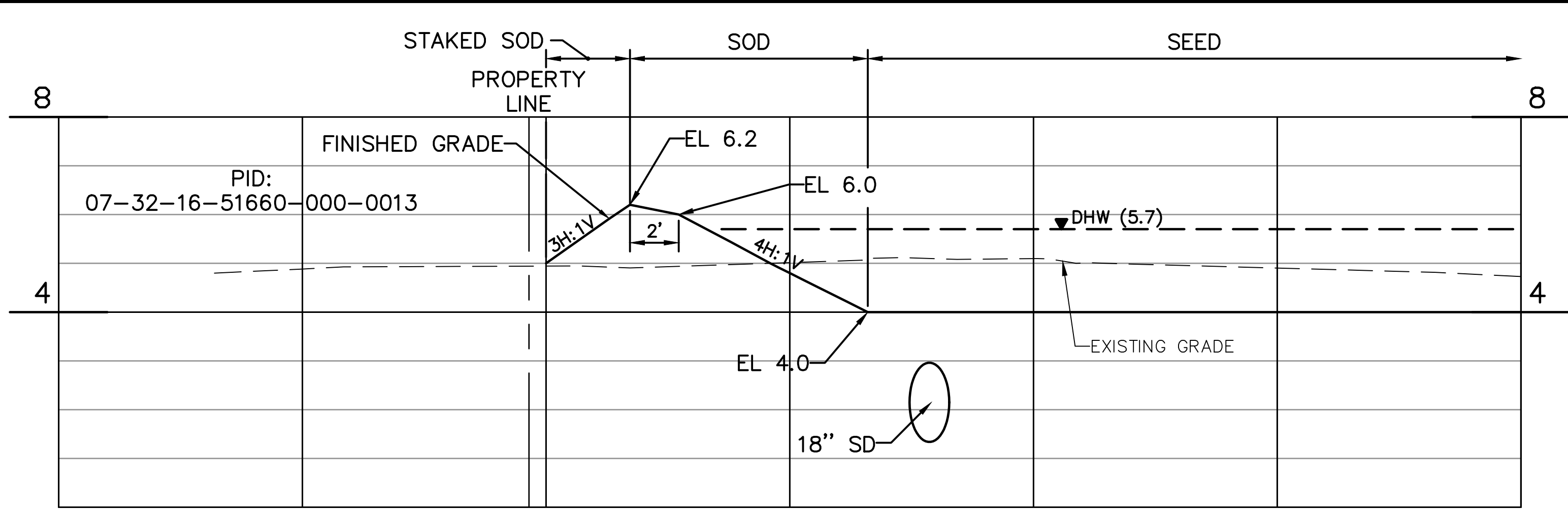


APPROVED BY:

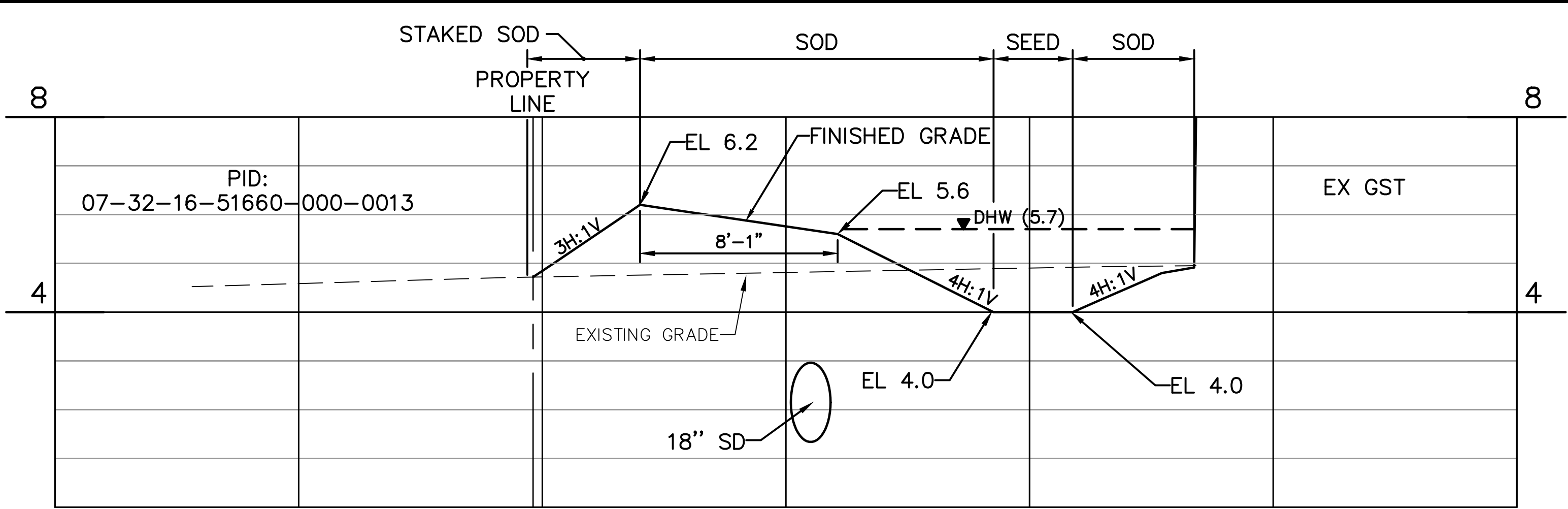
_____ DATE _____

DATE:	04-2024
PROJECT NO.	002150A
SHEET:	C-9

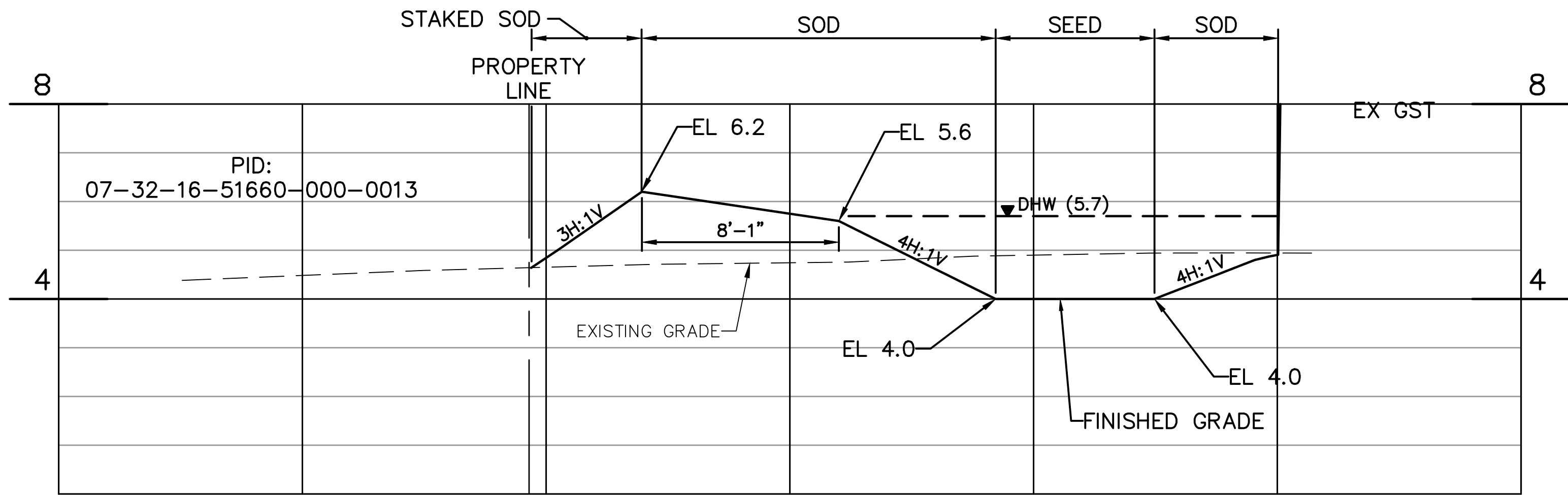
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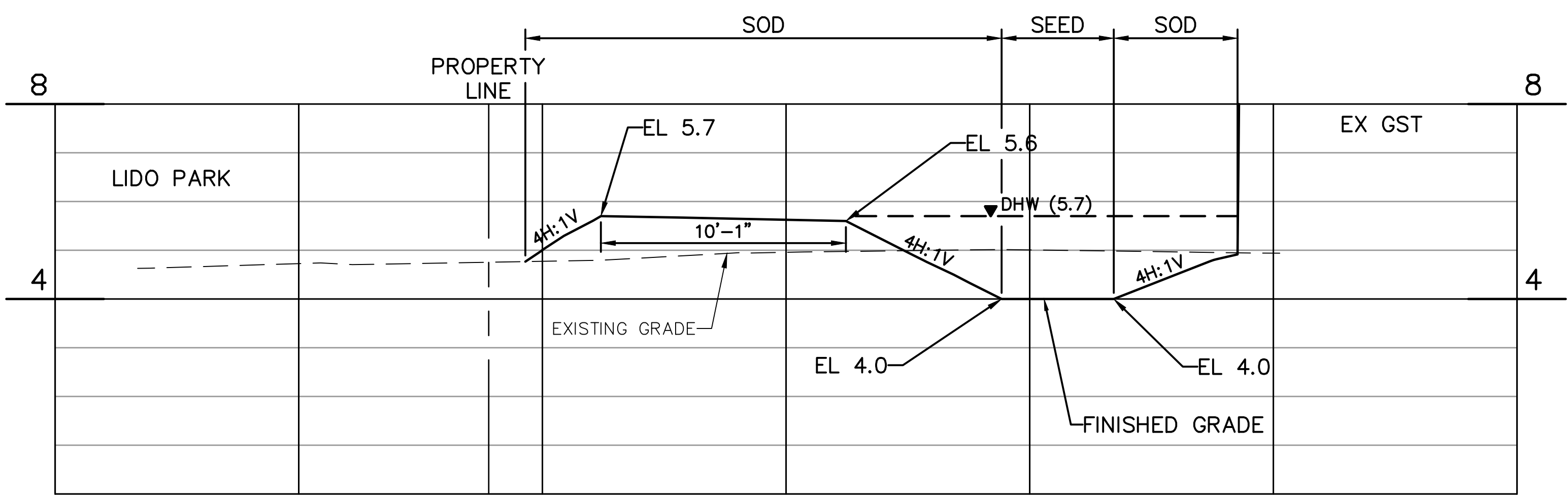
1 SECTION
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VERT 1"=2'



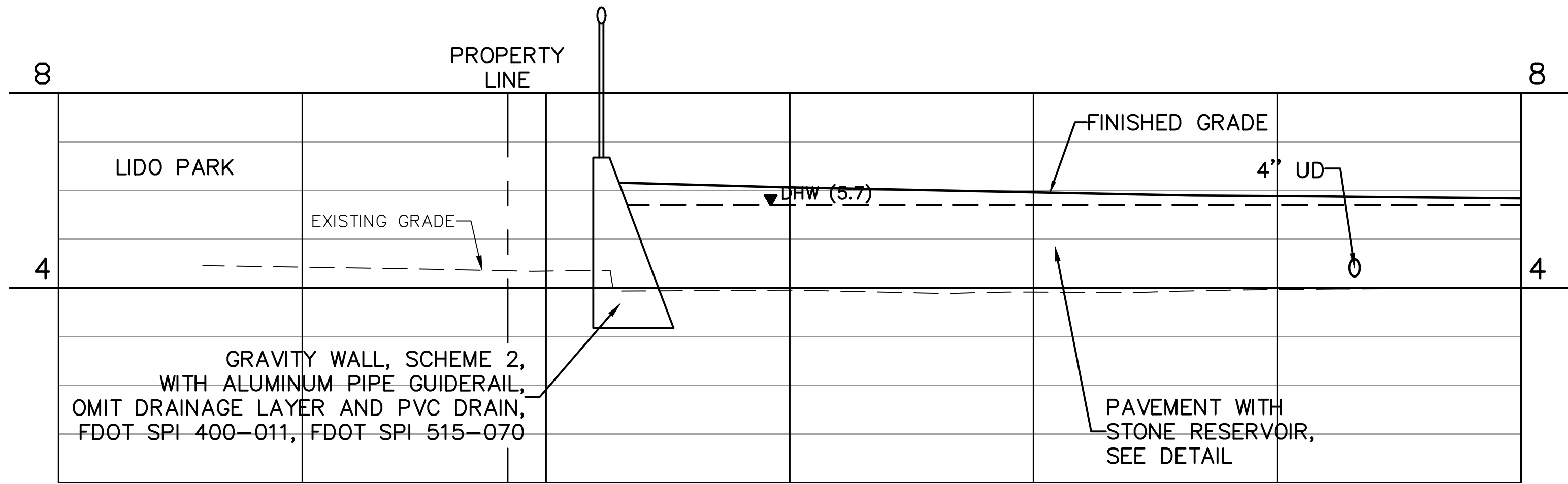
2 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



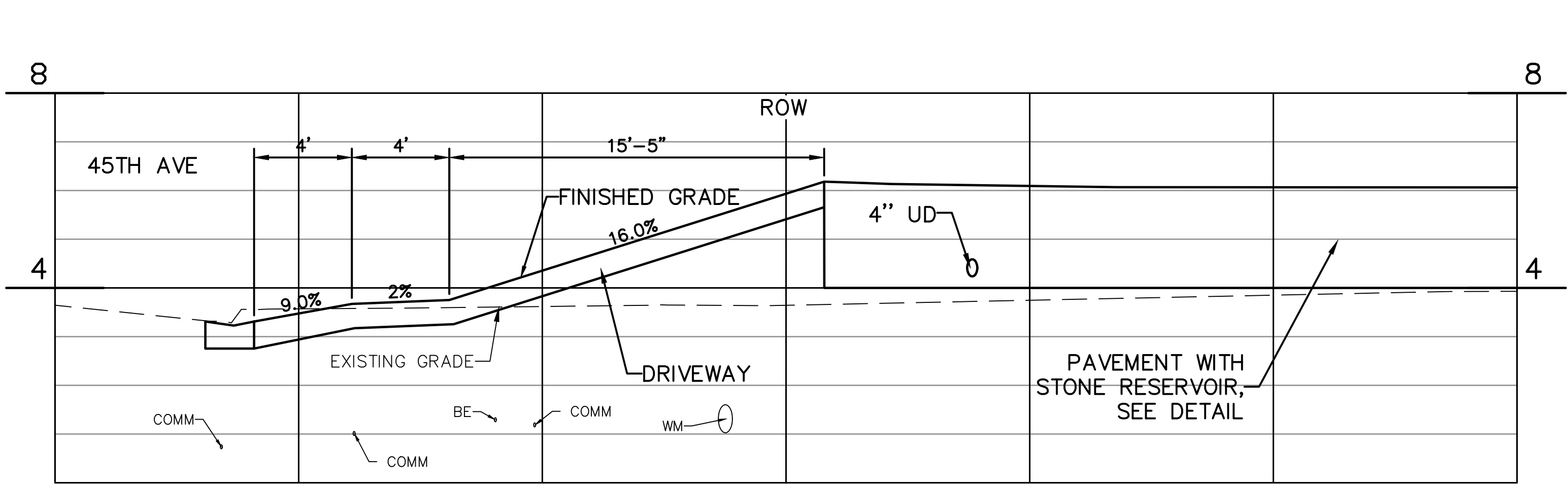
3 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



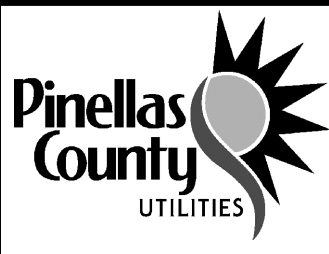
4 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'



5 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'

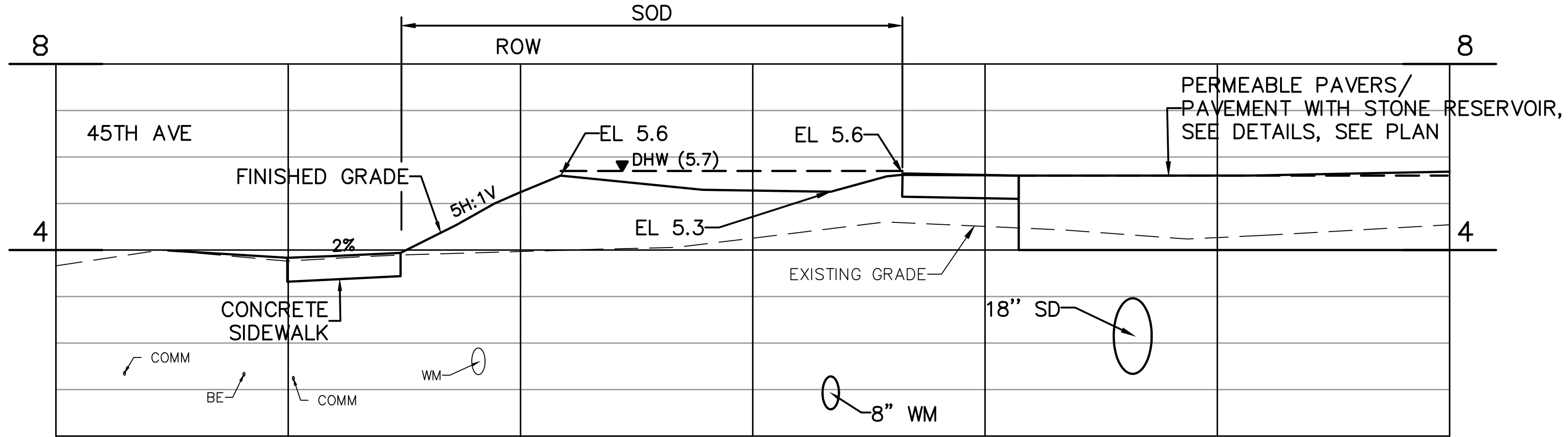


6 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'

				DESIGNED	M.HOFFMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: CROSS SECTIONS II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ DATE	DATE:	04-2024
				DRAWN	D.METZ						PROJECT NO.	002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED	W.NICKEL						SHEET:	C-10

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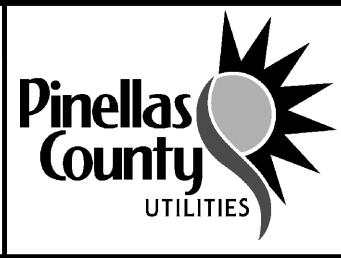
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1 SECTION
C-6 SCALE: HORIZ 1"=4'
VERT 1"=2'

REV. NO.	DATE	DESCRIPTION

DESIGNED	M.HOFFMAN
DRAWN	D.METZ
CHECKED	W.NICKEL



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
CROSS SECTIONS III

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624

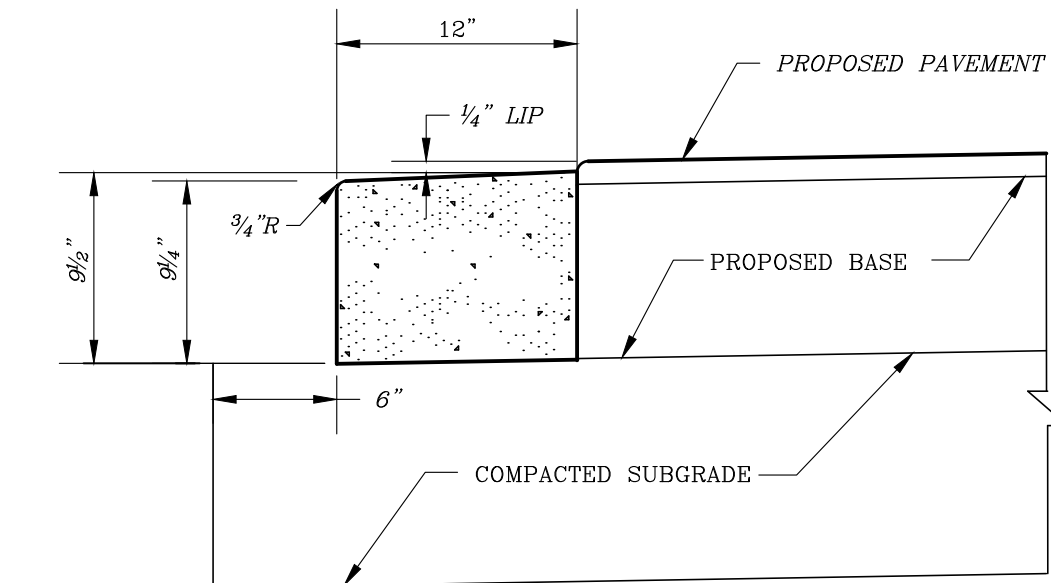
APPROVED BY:	DATE

DATE:	04-2024
PROJECT NO.	002150A
SHEET:	C-11

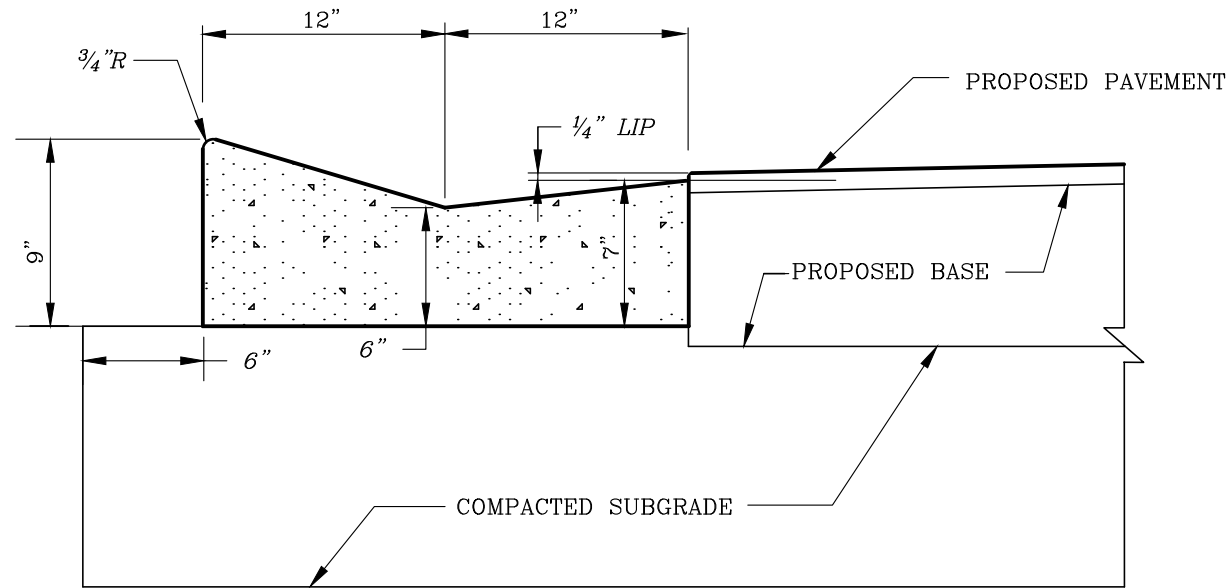
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- NOTES:
1. $\frac{1}{2}$ " EXPANSION JOINT EVERY 500', BETWEEN CURB SECTIONS, AT RADII, END OF POUR AND STRUCTURES. (CONTRACTION JOINTS EVERY 10', LONGITUDINALLY. SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS.)
 2. IF CURB IS BUILT IN CROSSWALK, DO NOT CONSTRUCT THE LIP PER FDOT STANDARD PLANS INDEX 522-002, PAVEMENT RELIEF DETAILS



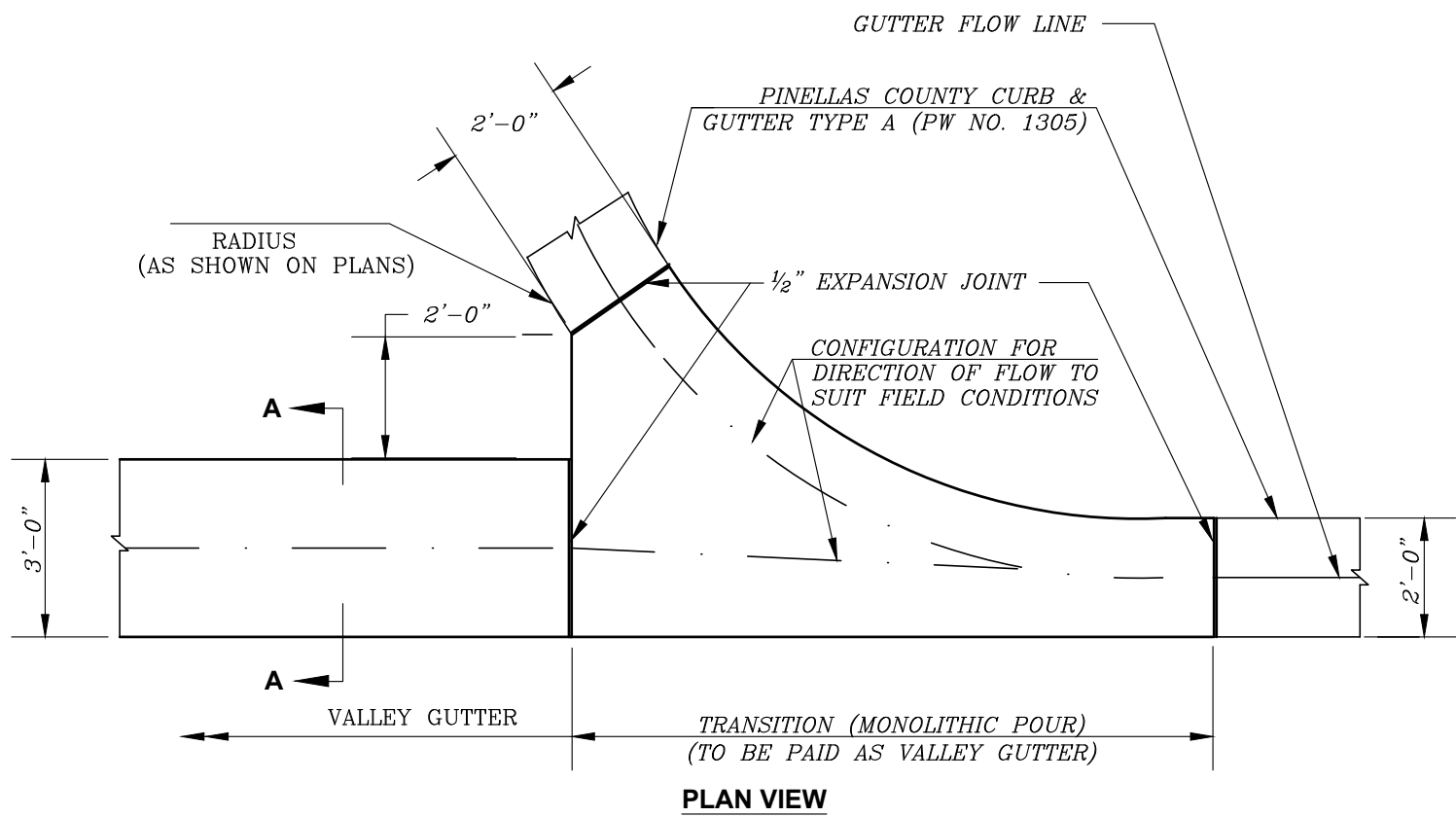
PROFILE VIEW OF HEADER CURB



PROFILE VIEW OF TYPE A CURB & GUTTER

CURB AND GUTTER TYPE A AND HEADER CURB
NTS

- NOTES:
1. SURFACE OF PAVEMENT SHALL BE $\frac{1}{4}$ " ABOVE LIP OF GUTTER.
 2. INSTALL $\frac{1}{2}$ " EXPANSION JOINT AS SHOWN AND AT CENTERLINE OF SIDE STREET, WITH (SAWCUT) CONTRACTION JOINTS EVERY 10', LONGITUDINALLY. (SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS).

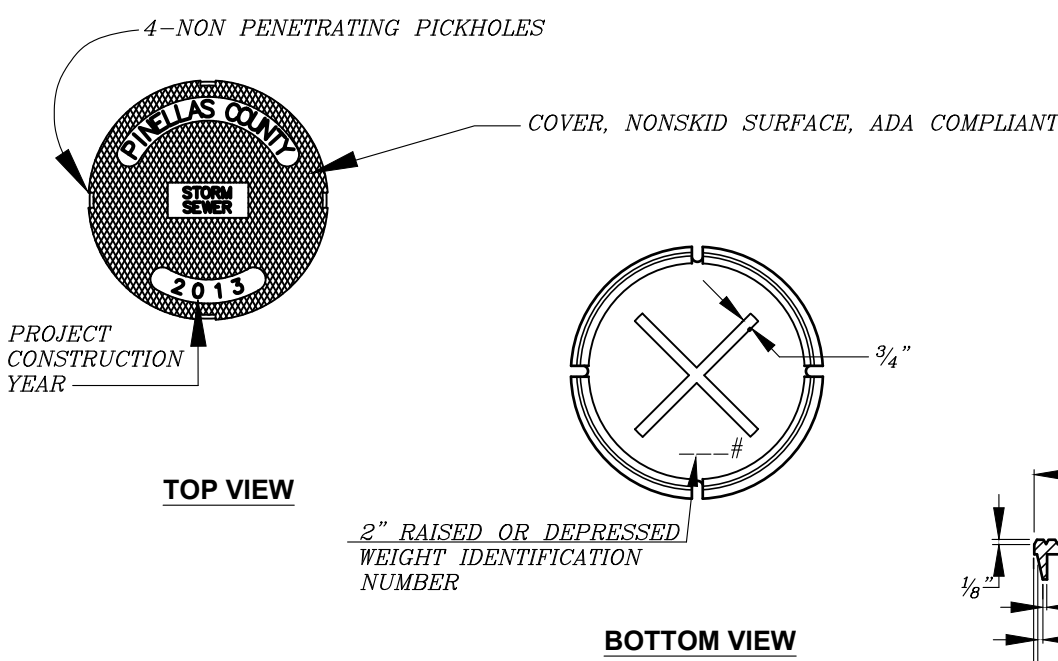


VALLEY GUTTER NOTE:
ALL REFERENCES TO VALLEY GUTTER AND DIMENSIONS FOR VALLEY GUTTER SHALL BE REPLACED BY DETAILS FOR FDOT DROP CURB, SEE FDOT SPI 520-001 FOR MORE DETAIL.

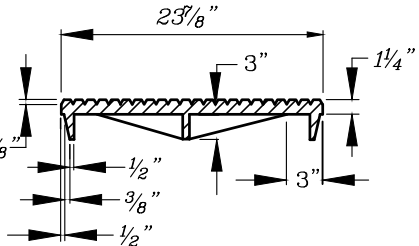
VALLEY GUTTER
SECTION A-A

VALLEY GUTTER AND TRANSITION
NTS

- NOTES:
1. THIS COVER IS NOT TO BE USED FOR SANITARY SEWER MANHOLES.
 2. THIS COVER MAY BE USED WITH FRAME TYPE I, II OR III AS DETAILED IN F.D.O.T. INDEX No. 428-001. TYPE I SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE PLANS.
 3. MATERIALS AND FABRICATION SHALL CONFORM TO SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 4. COVERS FOR UNDERDRAIN INSPECTION BOXES SHALL BE LABELED UNDERDRAIN AND NOT STORM SEWER.

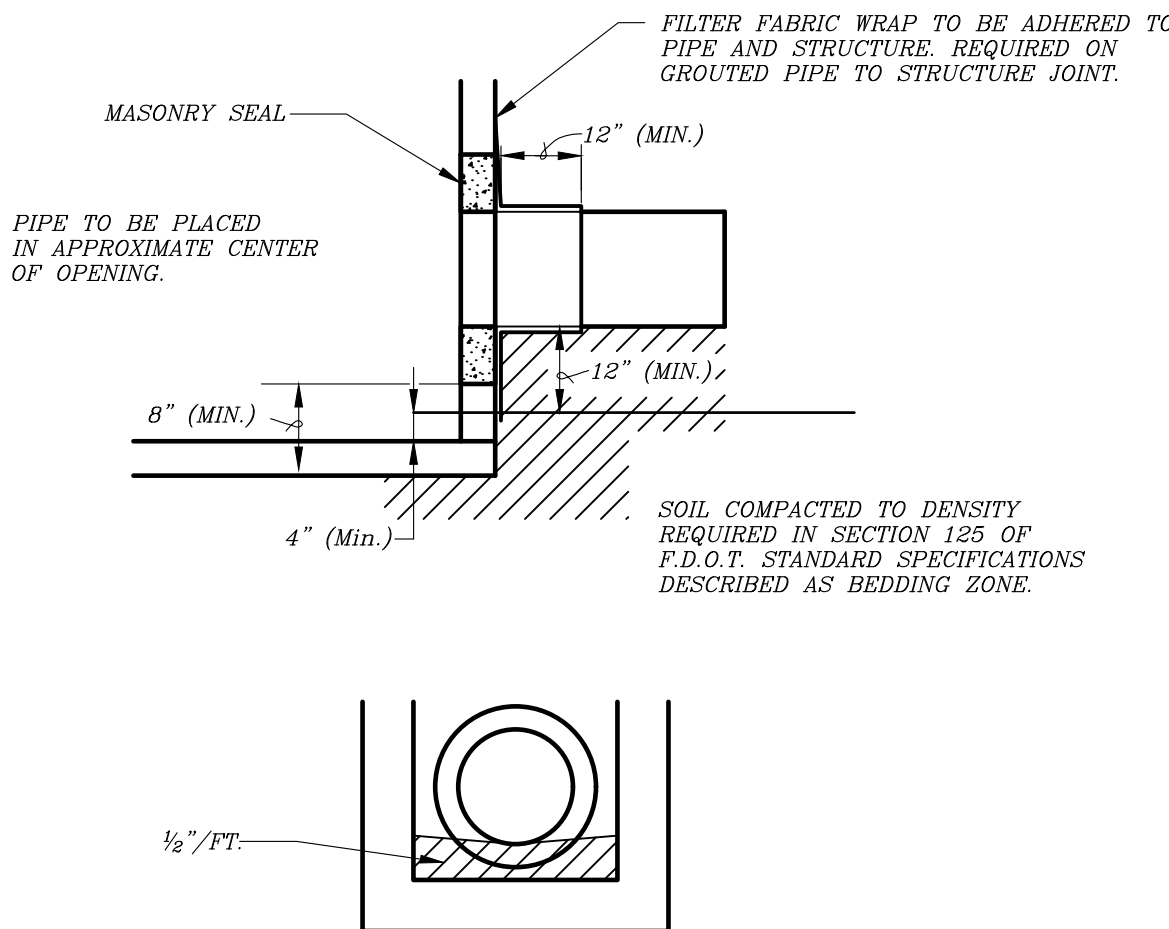


STORM SEWER COVER
NTS



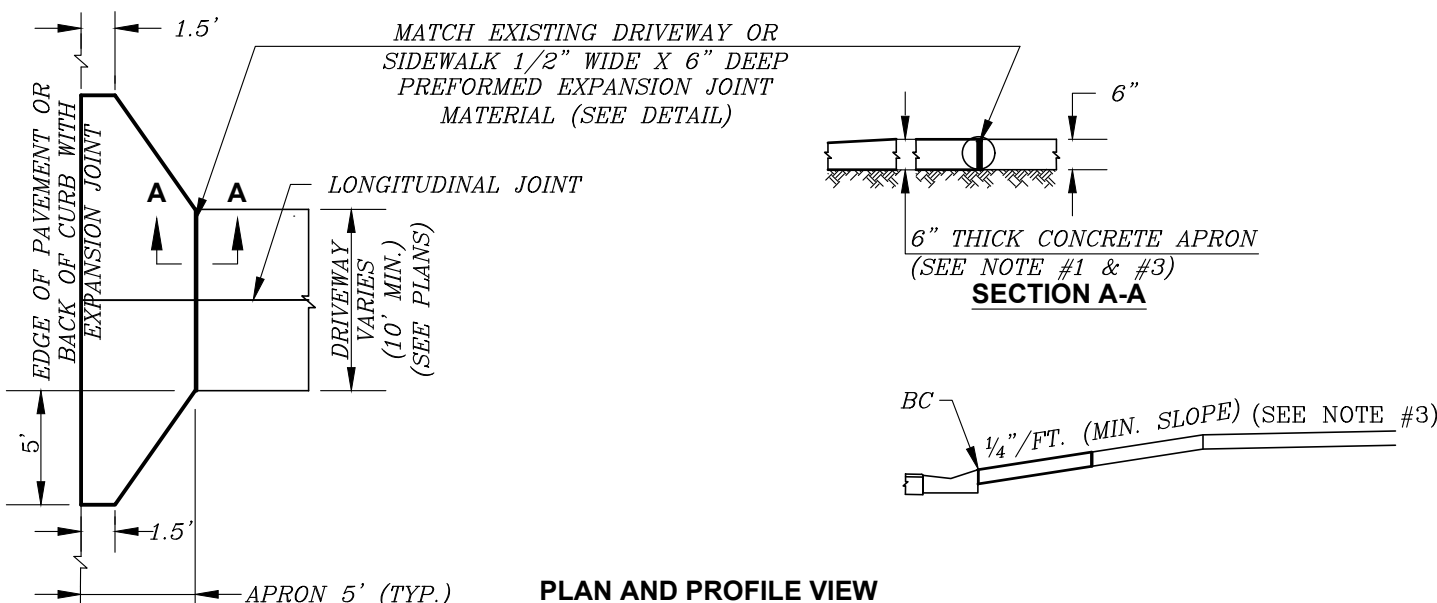
PROFILE VIEW

- NOTES:
1. GROUT TO CONSIST OF 3:1 SAND-CEMENT MIXTURE OR ANY CLASS CONCRETE.
 2. FOR ALL STRUCTURES, UNLESS EXCLUDED BY SPECIAL DETAIL, BRICKS SHALL NOT BE USED IN THIS AREA, UNLESS THEY ARE COVERED WITH 4" THICK (MIN.) CONCRETE ABOVE THE BRICKS.

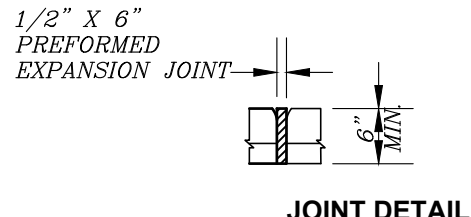


FILTER FABRIC WRAP AND GROUT AT STRUCTURES
NTS

- NOTES:
1. CONCRETE DRIVEWAY APRONS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT (3000 PSI), 6" THICK REINFORCED WITH 6" X 6" #10/#10 WELDED WIRE FABRIC, (2" MINIMUM COVER FROM THE BOTTOM.)
 2. FIBER REINFORCED CONCRETE 3000 PSI (MIN.) MAY BE USED IN PLACE OF THE REQUIREMENTS OF NO. 1 ABOVE.
 3. CONSTRUCTION OF APRON/DRIVEWAY CROSS SLOPES AND SIDEWALK CROSS SLOPE THROUGH THE DRIVEWAY SHALL COMPLY WITH F.D.O.T. INDEX NO. 522-003 FOR ADA REQUIREMENTS.
 4. REMOVE TREE ROOTS WITHIN 10" OF PROPOSED GRADE.
 5. WHEN THERE IS EXISTING SIDEWALK CROSSING THE PROPOSED DRIVEWAY, IT MUST BE REMOVED TO THE NEAREST JOINT BEYOND THE DRIVEWAY.
 6. SIDEWALKS ADJACENT TO LOT PROPERTY LINES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PER F.D.O.T. INDEX 522-001.
 7. THERE SHOULD BE AT LEAST ONE LONGITUDINAL CONTROL JOINT AT THE CENTER LINE FOR ALL DRIVEWAYS UP TO 18-FT WIDE. LONGITUDINAL CONTROL JOINT SHOULD NOT EXCEED 8-FT ON ALL DRIVEWAYS WIDER THAN 18-FT. MATCH JOINTS IN CURB AND GUTTER TO JOINTS IN DRIVEWAYS.

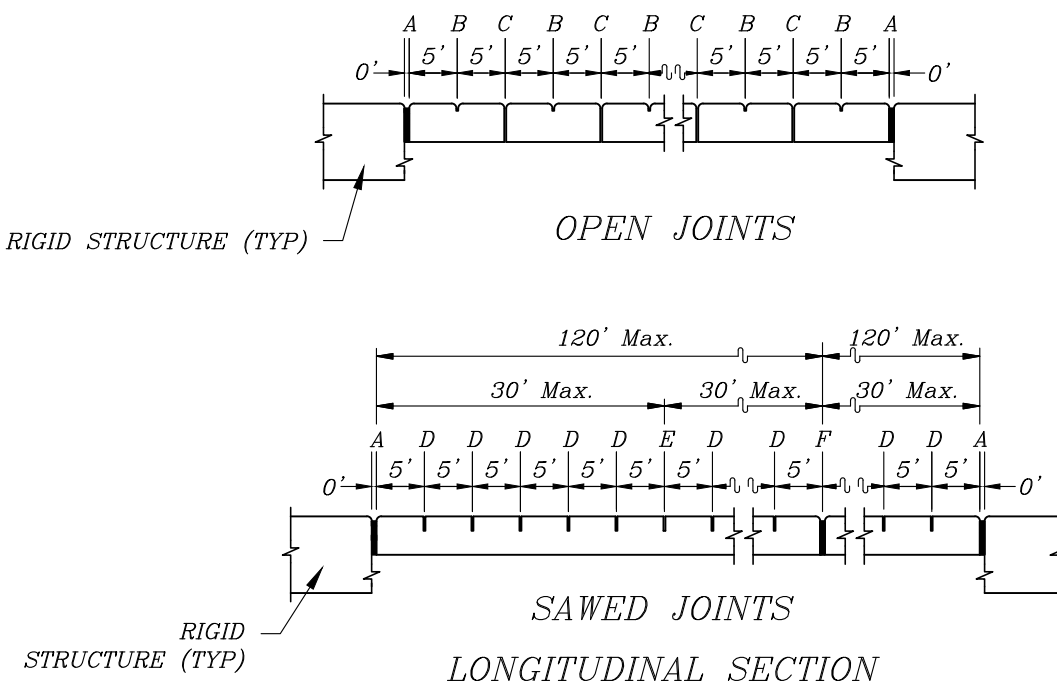


CONCRETE DRIVEWAY APRON
NTS



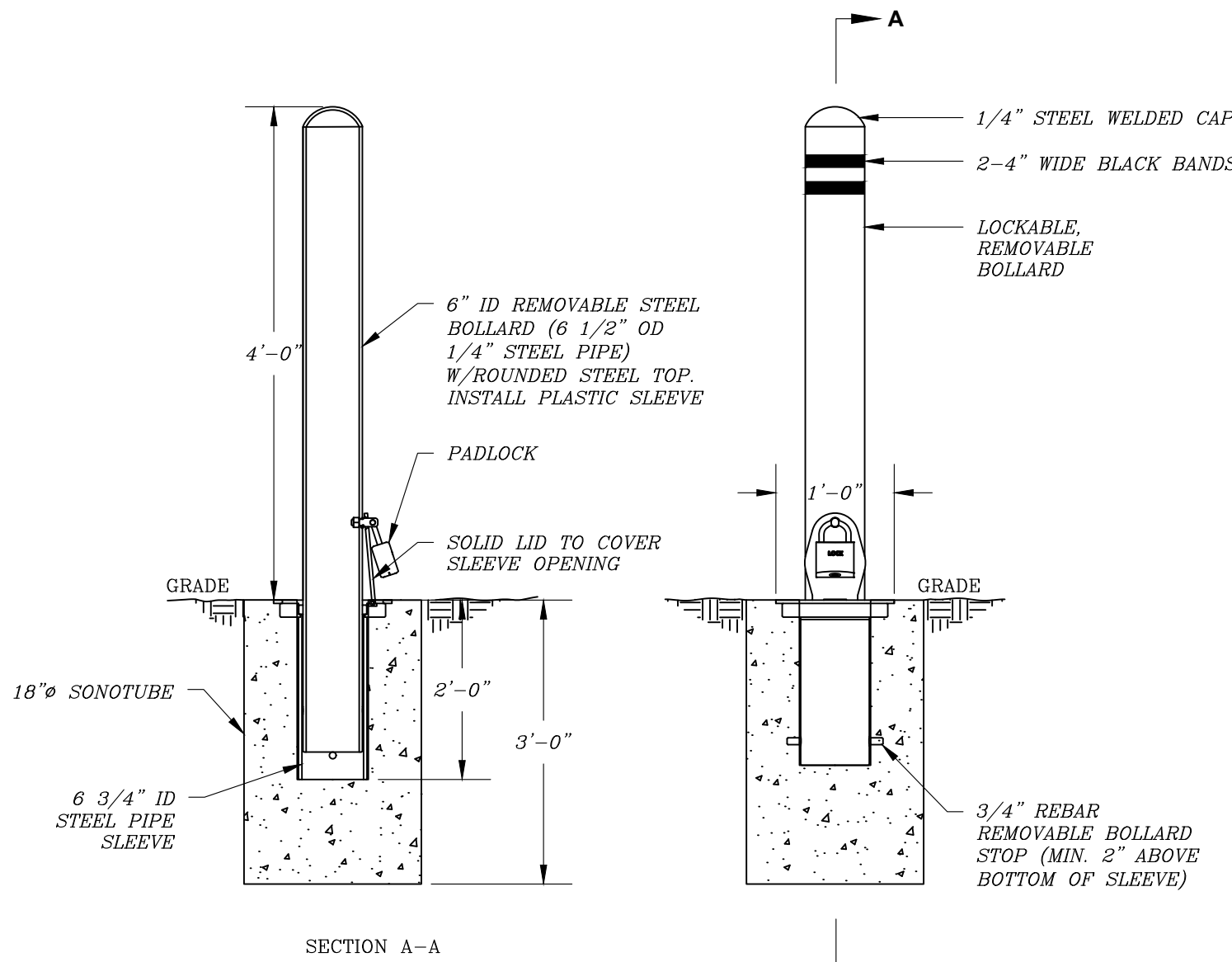
JOINT DETAIL

- NOTES:
1. SEE SITE LAYOUT AND GRADING PLAN FOR WIDTH.
 2. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION 02510.
 3. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS AND NOT MORE THAN 1/2".
 4. CONCRETE SIDEWALK TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI.
 5. USE 1/2" EXPANSION JOINT (PREFORMED JOINT FILLER) BETWEEN SIDEWALK AND ALL OTHER FIXED OBJECTS.

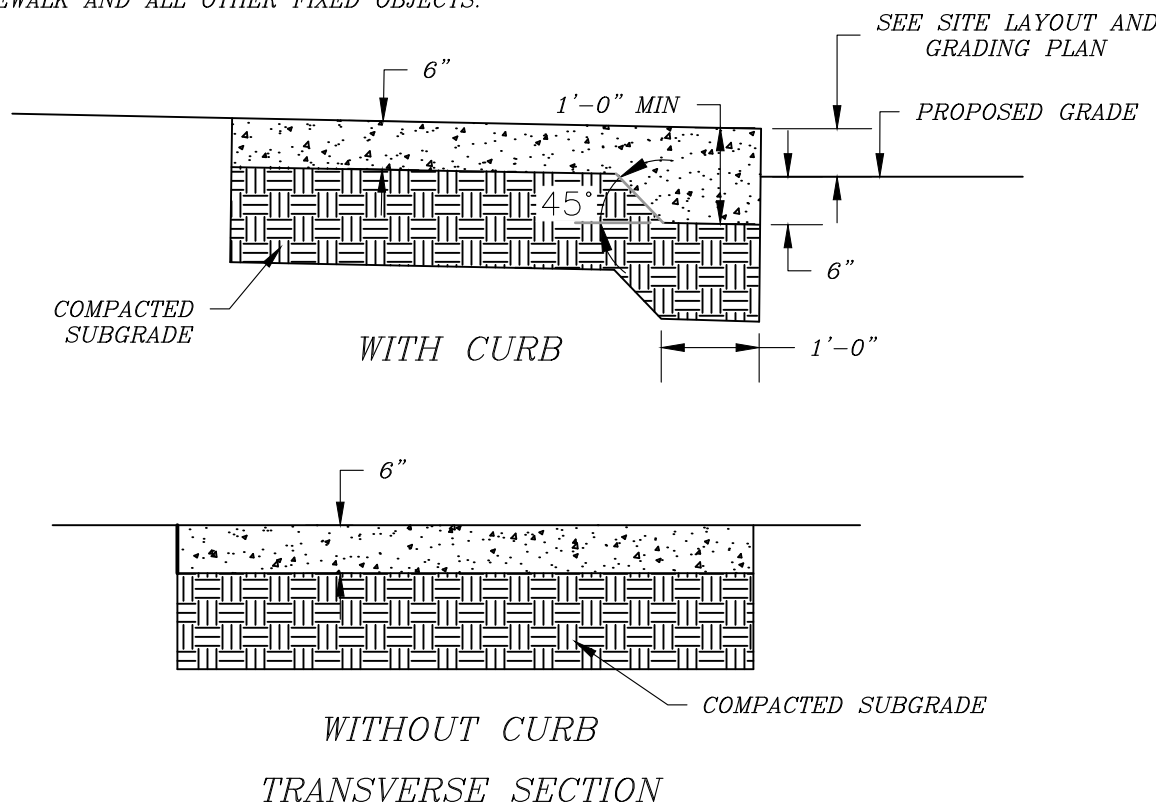


- LEGEND:
- A- $\frac{1}{2}$ " EXPANSION JOINTS (PREFORMED JOINT FILLER) BETWEEN THE SIDEWALK AND; DRIVEWAYS, SIDEWALK-INTERSECTIONS, AND ALL OTHER FIXED OBJECTS (E.G. DRAINAGE INLETS AND UTILITY POLES).
 - B- $\frac{1}{8}$ " CONTRACTION JOINTS, TOOLED
 - C- $\frac{1}{8}$ " FORMED OPEN JOINTS
 - D- $\frac{3}{16}$ " SAW CUT JOINTS, $\frac{1}{2}$ " DEEP (WITHIN 96 HOURS) MAX. 5' CENTERS
 - E- $\frac{3}{16}$ " SAW CUT JOINTS, $\frac{1}{2}$ " DEEP (WITHIN 12 HOURS) MAX. 30' CENTERS JOINT(S) REQUIRED WHEN LENGTH EXCEEDS 30'
 - F- $\frac{1}{2}$ " EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'. INTERMEDIATE LOCATIONS WHEN CALLED FOR IN THE PLANS OR AT LOCATIONS AS DIRECTED BY THE ENGINEER.
 - G- COLD JOINT WITH BOND BREAKER, TOOLED

CONCRETE SIDEWALK
NTS



REMOVABLE LOCKING BOLLARD
NTS



REV. NO.	DATE	DESCRIPTION	REV. BY		

DESIGNED	M.HOFFMAN
DRAWN	D.METZ
CHECKED	W.NICKEL



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
CIVIL DETAILS I

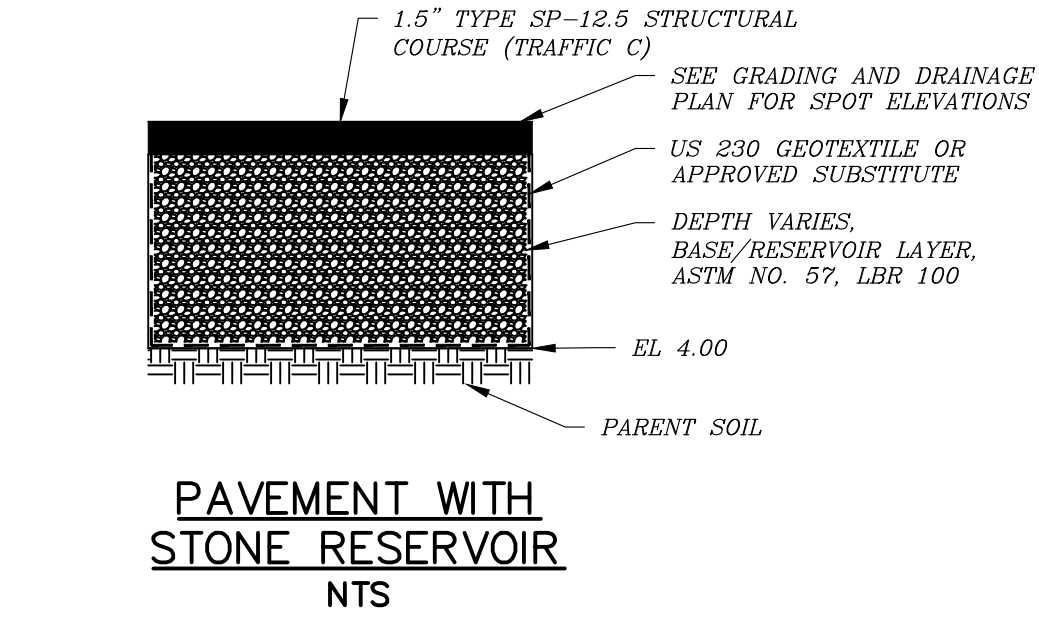
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:

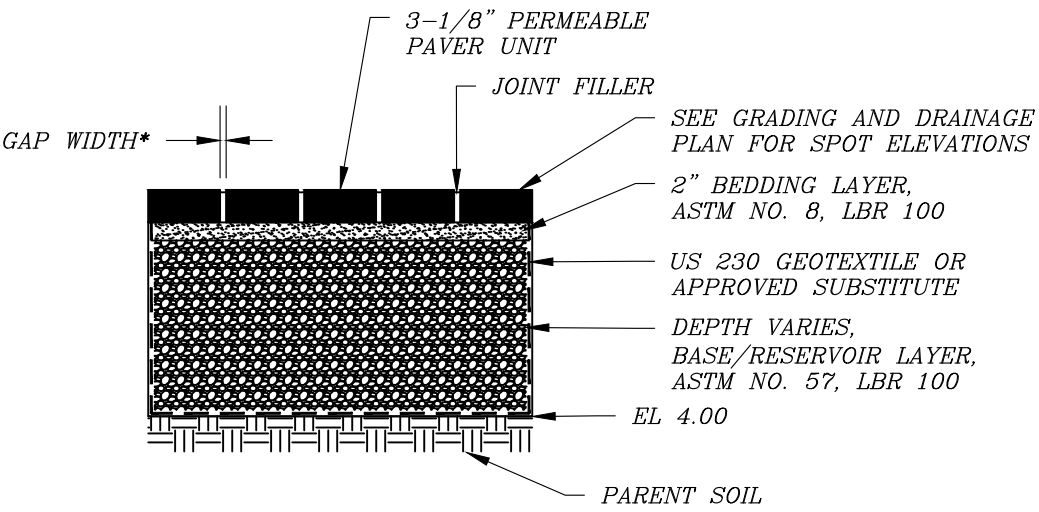
DATE

DATE:	04-2024
PROJECT NO.	002150A
SHEET:	C-12

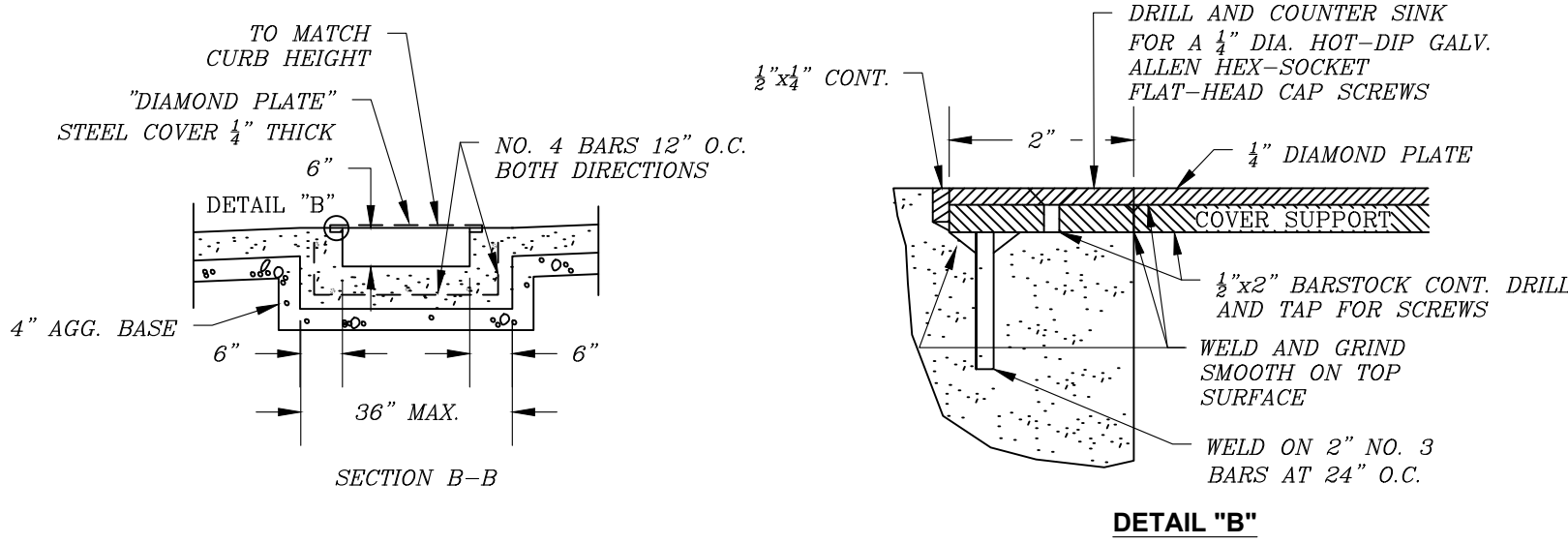
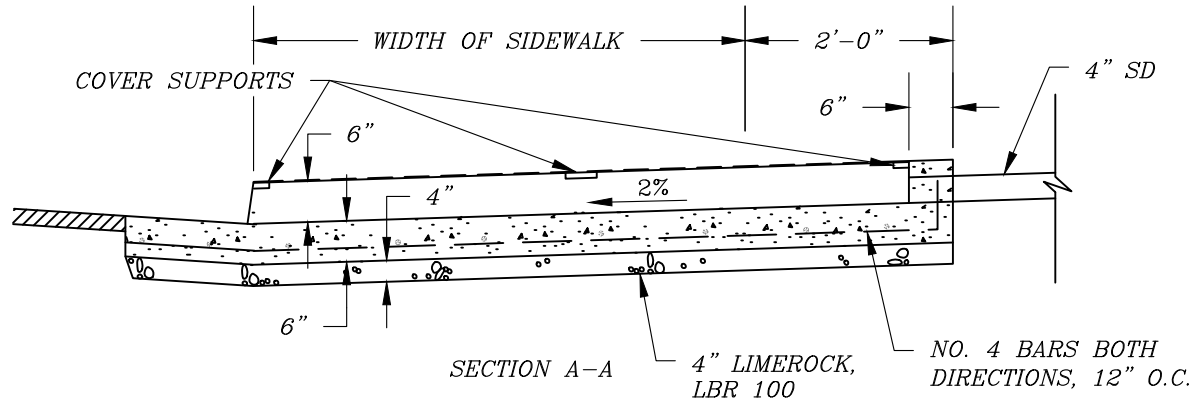
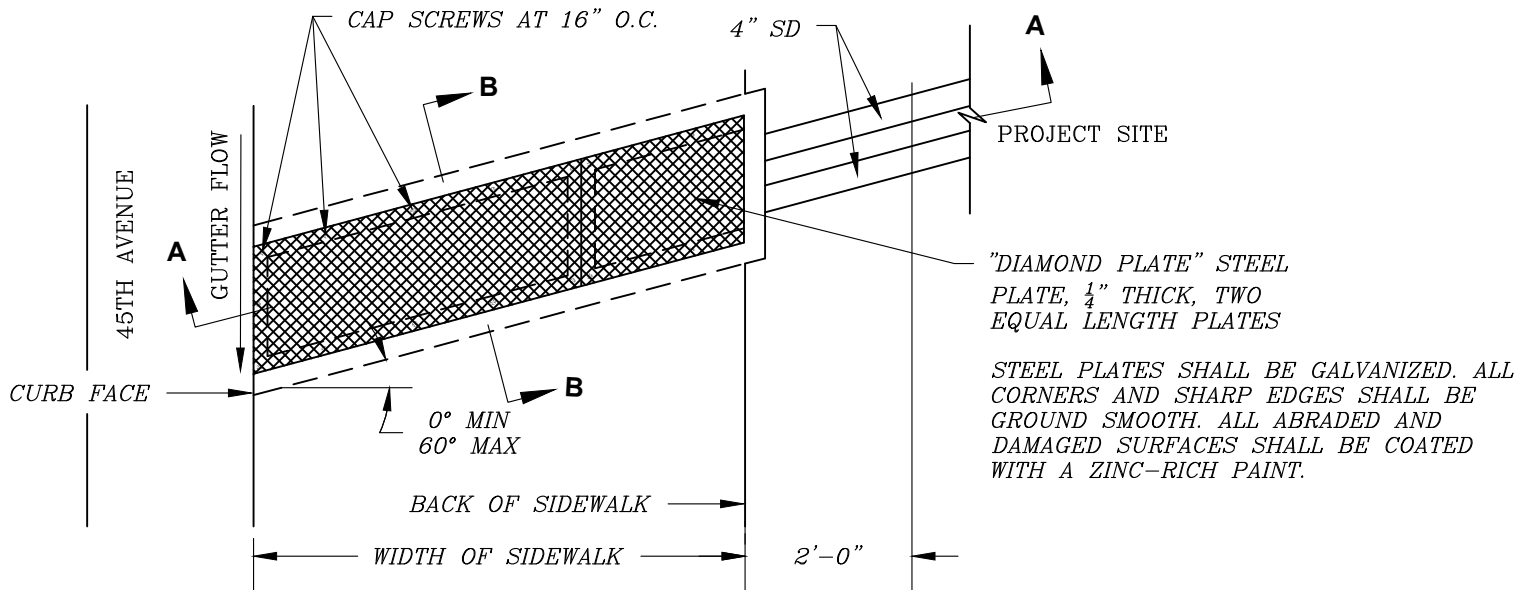
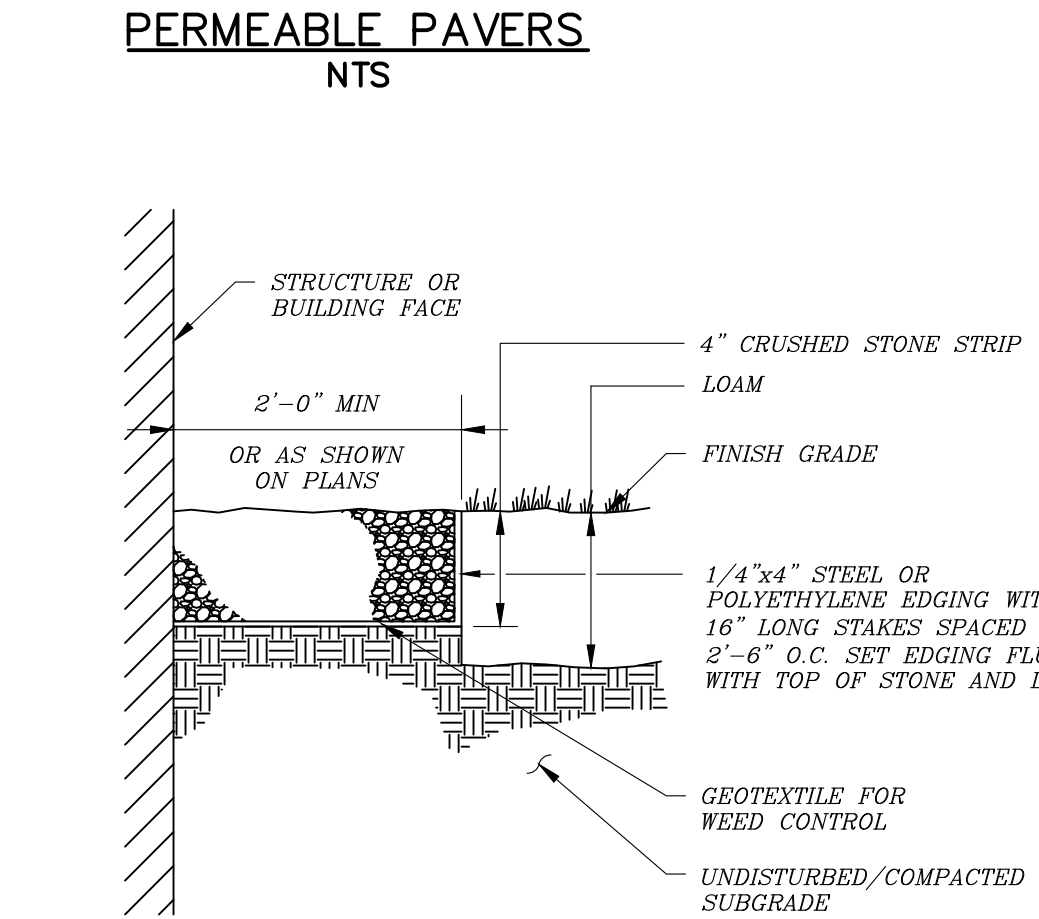
NOTES:
1. PARENT SOIL TO HAVE A MAXIMUM COMPACTION OF 95% AND A MINIMUM COMPACTION OF 92% MODIFIED PROCTOR DENSITY (ASTM D-1557) TO A TOTAL DEPTH OF 24 INCHES.
2. PARENT SOIL UNDERLYING AREAS WITH PREVIOUSLY EXISTING PAVEMENT SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24 INCHES AND RE-GRADE TO PREVIOUSLY MENTIONED COMPACTION.
3. MATERIAL FINER THAN NO. 100 SIEVE SHALL NOT EXCEED 2 PERCENT FOR ANY AGGREGATE LAYER.



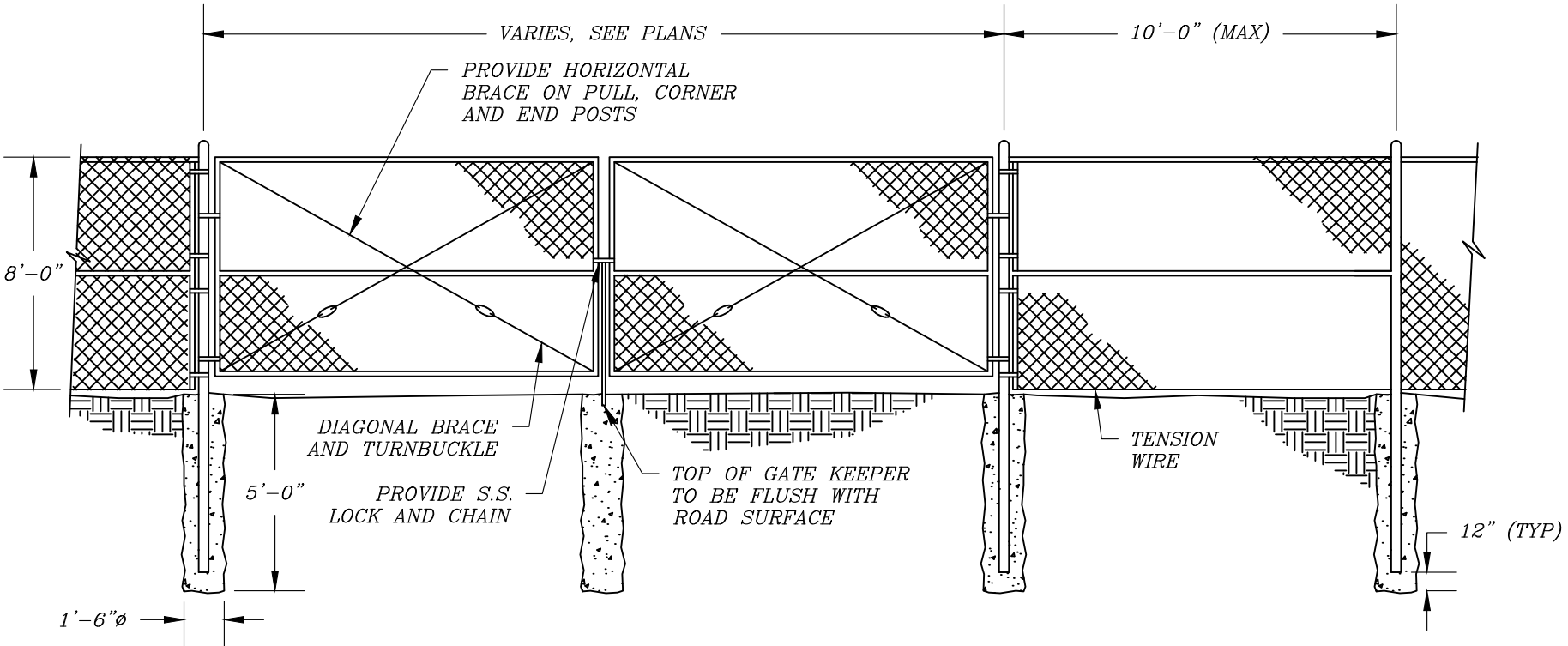
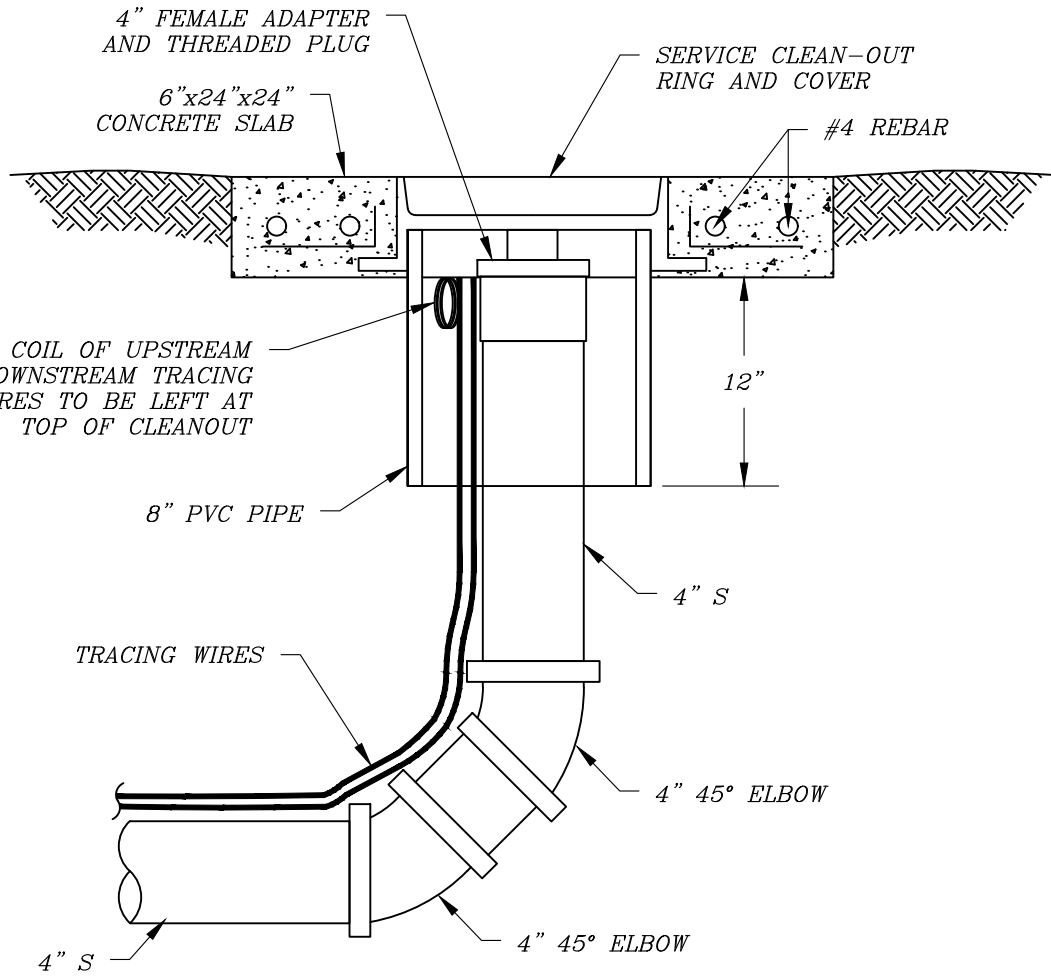
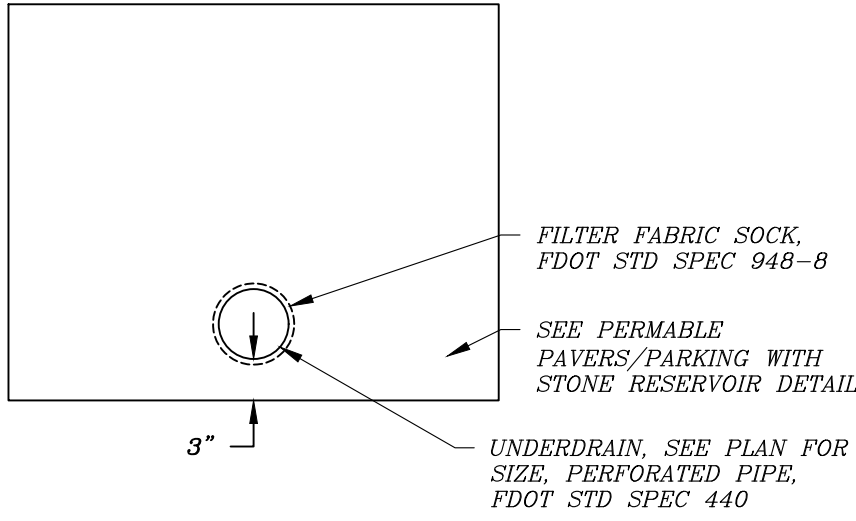
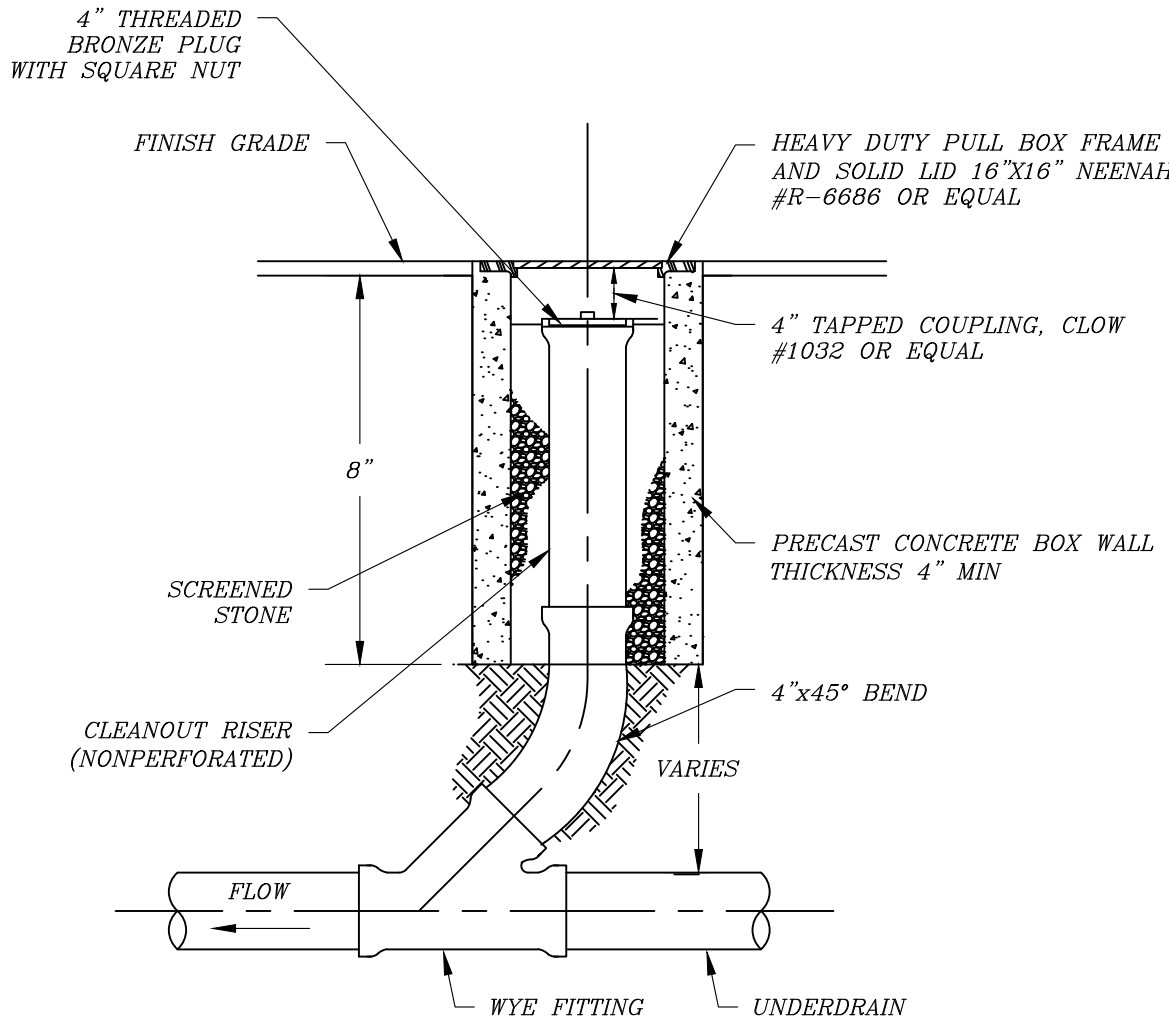
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GAP WIDTH (IN)*	JOINT FILLER AGGREGATE
3/8 OR 1/2	ASTM NO. 5
1/4	ASTM NO. 9 OR 89
1/8	ASTM NO. 10



SIDEWALK CROSS DRAIN
NTS



NOTES:
1. SECURE POSTS IN CONCRETE AS SHOWN AT PULL, CORNER AND END POSTS (INCLUDING GATE POSTS)
2. IF CHAINLINK FENCE IS INSTALLED IN UNFRACTURED ROCK, POST SHALL PENETRATE 2'-0" INTO THE ROCK AND SHALL BE GROUTED INTO 6" Ø HOLE.

CHAINLINK FENCE AND LOCKING DOUBLE GATE
NTS

				DESIGNED <u>M.HOFFMAN</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: CIVIL DETAILS II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE: 04-2024
				DRAWN <u>D.METZ</u>					PROJECT NO. 002150A	
				CHECKED <u>W.NICKEL</u>					SHEET: C-13	
REV. NO.	DATE	DESCRIPTION	REV. BY							

3/4" HOSE BIBB WITH INTEGRAL VACUUM BREAKER

3/4" BV

3/4" GS 2-HOLE TRAP SST BOLTS

4" PSW-2 TO BE INSTALLED PLUMB

SST HOSE RACK SUPERKLEAN MODEL 11-S OR EQUAL

SECURE HOSE RACK TO ANGLE OR HANDRAIL W/316 SST NUTS, BOLTS, AND WASHERS

3"x4" ALUM CHANNEL SUPPORT

BOLT TOGETHER W/ 1/4"x1" SST BOLTS OR WELD

SLAB OR CONCRETE PAD

PS-2 3/4" 90 DEGREE BEND

PS-2 ADAPTER W/ REDUCER AS REQUIRED

SUPPLY LINE SEE PLANS FOR SIZE AND MATERIAL

DOUBLE CHECK BACKFLOW PREVENTER

12"

2"

3"

FINISHED GRADE

FW

90 DEGREE BEND (TYP)

6" THICK X 3' WIDE CONCRETE PAD W. 6X6 W/ 1.4 X 1.4 AND 3/4" CHAMFER ALL AROUND

1/2" THK PREMOLDED EXPANSION JOINT FILLER W/ FLOW SEALANT (TYP)

FROM POTABLE WATER SYSTEM

90 DEGREE BEND (TYP)

FW ← → CW

The diagram illustrates the installation of a water meter. A horizontal line at the top represents the 'FINISHED GRADE'. Below it is a 'METER BOX (CAST IRON LID)'. A 'SCH 80 PVC SERVICE LINE' enters from the left, labeled 'SCH 80 PVC SERVICE LINE FROM MAIN'. It passes through a 'SWJ x MNPT SCH 80 PVC THRD ADAPTER' and a 'BRONZE BALL METER VALVE (METER FLG x FNPT)'. The line then enters a 'WATER DISC METER' which is mounted on a 'BRONZE METER FLANGE (METER FLG x FNPT)'. The line exits the meter to the right, passing through another 'SWJ x MNPT SCH 80 PVC THRD ADAPTER' and continuing as the 'SCH 80 PVC SERVICE LINE'.



Pinellas County
UTILITIES

Diagram illustrating a water service connection assembly:

- WATER MAIN**: The main water supply line.
- SERVICE SADDLE**: The fitting used to tap into the water main.
- CORPORATION STOP**: The valve used to shut off the service line.
- SCH 80 PVC PIPE SERVICE LINE**: The pipe that carries water from the saddle to the building.
- SWI x MNPT SCH 80 PVC ADAPTER**: The adapter used to connect the service line to the corporation stop.

A ER	DESCRIPTION: CIVIL DETAILS III
---------	---------------------------------------

Technical drawing of a bridge deck cross-section showing reinforcement details. The drawing includes a side elevation and two circular detail views.

Side Elevation:

- Shows a concrete deck with a 2" thick top layer, a 2" thick bottom layer, and a 2" thick middle layer.
- Reinforcement consists of (2) - #3 CLOSED TIE @ 5' OC, 2" FROM TOP.
- Labels: FINISHED ASPHALT, FINISHED GRADE.

Detail Views:

- Top View:** Shows the top reinforcement bar and the 2" CHAMFER at the top of the deck. Label: SET FLUSH W/ ASPHALT.
- Bottom View:** Shows the bottom reinforcement bar and the 2" CHAMFER at the bottom of the deck.

CORPORATION STOP
AS THE SERVICE LINE
OTHERWISE NOTED.

TION STOP

SCH 80 PVC PIPE
SERVICE LINE

12" DRAIN PIPE W/ BF

4'x4'x12" CONCRETE PAD

$\frac{3}{8}$ " CHAMFER

(6) #4 EW IN CENTER OF PAD

3'-0"

1'-0"

1"

12" DR-1

SEE STRUCTURAL DWGS FOR CONNECTION TO TANK

12" DR-1
E_L=-0.38

REV

H-20 LOAD RATED VALVE BOX
 TYLER/ UNION 461-S SIGMA
 562-S OR APPROVED EQUAL

VALVE COLLAR WITH
 IDENTIFICATION DISK

SET COVER OF VALVE BOX
 AND CONCRETE PAD $\frac{1}{4}$ "
 BELOW GRADE IN PAVEMENT
 OR SHOULDER AND 2"
 ABOVE GRADE ELSEWHERE

SMALL COIL OF UPSTREAM AND
 DOWNSTREAM TRACING WIRES TO
 BE LEFT AT TOP OF VALVE BOX

HAND TAMPED BACKFILL
 AT TOP SECTION

ADJUSTABLE VALVE BOX

6" MIN

5" CAST IRON SLIP PIECE

TRACING WIRES BOTH UPSTREAM
 AND DOWNSTREAM OF VALVE
 TO BE PLACED TO SIDE OF PIPE TO
 PREVENT DAMAGE

VALVE SIZE AS SPECIFIED OR
 INDICATED ON DRAWINGS

EXTENSION ROD WITH 2" SQ
 OPERATING NUT 6" BELOW
 GRADE WHEN VALVE IS OVER
 4'-0" BELOW GRADE

6"

6"

EXTEND COMPACTED GRAVEL
 TO THIS ELEVATION BEFORE
 SETTING BOX

OPERATOR AS SPECIFIED

12" MIN

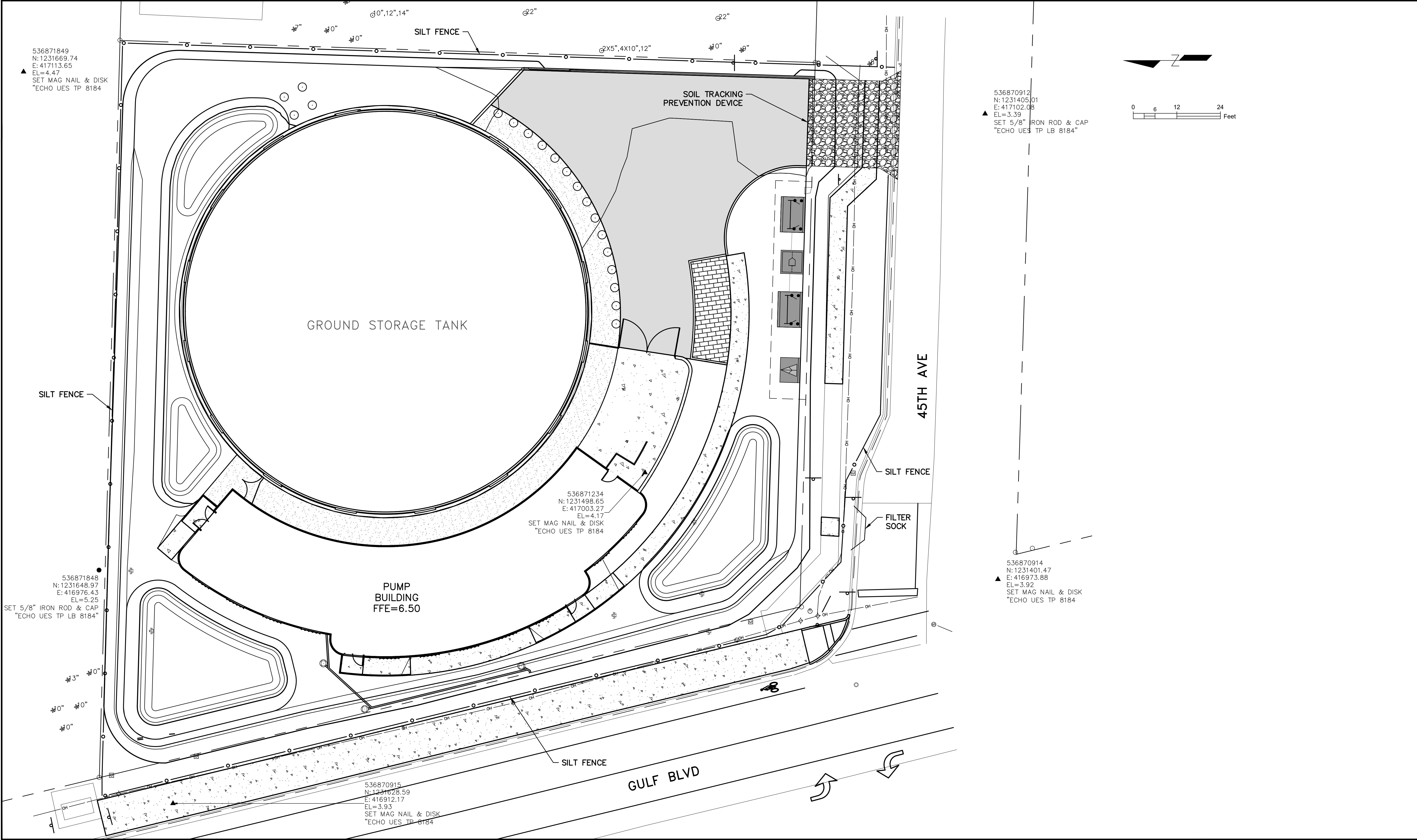
COMPACTED FDOT #57 STONE,
 FOR VALVES LESS THAN 6"
 USE SAND CUSHION

LENGTH OF BEDDING EQUALS
 VALVE LENGTH + 12"
 (6" BEYOND EACH END)

: DATE:	04-2024
	PROJECT NO. 002150A
	DATE SHEET:

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			DESIGNED M. HOFFMAN		PROJECT:	DESCRIPTION: STORMWATER POLLUTION PREVENTION PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE:
			DRAWN D. METZ		PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS				04-2024
REV. NO. DATE DESCRIPTION			CHECKED W. NICKEL						PROJECT NO. 002150A
			REV. BY						SHEET: C-15

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I. SITE DESCRIPTION

A. CONSTRUCTION ACTIVITY

THE PROPOSED IMPROVEMENTS CONSIST OF REMOVAL AND REPLACEMENT OF A PUMP BUILDING; REMOVAL AND REPLACEMENT OF SIDEWALKS; REMOVAL AND REPLACEMENT OF THE PARKING LOT; REMOVAL AND REPLACEMENT OF THE DRIVEWAY CONNECTION TO 45TH AVENUE; STORMWATER MANAGEMENT FACILITIES; AND VARIOUS UTILITY IMPROVEMENTS.

B. PROJECT LIMITS

PID: 07-32-16-51660-000-0011, PORTION OF GULF BLVD ROW, PORTION OF 45TH AVE ROW

C. PROJECT DESCRIPTION

THE GBWBS FUNCTIONS AS A RE-PUMP STATION, RECEIVING WATER FROM THE NORTHERN ISLE OF CAPRI WASTER BOOSTER STATION TO STORE IN THE GBWBS ON-SITE GROUND STORAGE TANK (GST) DURING LOW DEMAND PERIODS, AND PUMPING WATER TO THE SOUTHERN PORTION OF PCU'S WATER DISTRIBUTION SYSTEM TO MAINTAIN SYSTEM PRESSURES DURING PEAK DEMAND PERIODS AND TO SATISFY FIRE FLOW NEEDS. THE PURPOSE OF THE PROJECT IS TO UPGRADE THE GBWBS TO MEET CURRENT INDUSTRY AND OPERATION STANDARDS.

D. MAJOR SOIL DISTURBING ACTIVITIES

CLEARING AND GRUBBING, DEMOLITION, GRADING OF SITE

E. TOTAL PROJECT AREA: 0.8 ACRES
TOTAL AREA TO BE DISTURBED: 0.8 ACRES

F. RUNOFF DATA

	100-YEAR/24-HOUR DISCHARGE (CFS)
EXISTING CONDITION	0.9
PROPOSED CONDITION	0.5

G. SOIL DATA

19-PALM BEACH FINE SAND: FINE SAND, EXCESSIVELY DRAINED, HYDROLOGIC SOIL GROUP "A"

H. DRAINAGE AREA (ATTACH DRAINAGE MAP OR PROVIDE DRAINAGE AREA IN ACRES)

0.75 ACRES

I. RECEIVING WATERS

BOCA CIEGA BAY (CENTRAL SOUTH), WATERBODY ID 1694A2

J. WETLANDS AREAS

NOT APPLICABLE

II. CONTROLS

ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORM-WATER TREATMENT SET FORTH IN s.62-40.432, F.A.C., THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, THE APPLICABLE STORM-WATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

A. SEQUENCE OF MAJOR ACTIVITIES

- INSTALLATION OF PERIMETER CONTROL MEASURES AND SOIL TRACKING PREVENTION DEVICES.
- NTERIM SOURCE REMOVAL AND CLEARING AND GRUBBING
- DEMOLITION AND TEMPORARY UTILITY SYSTEMS AS DESCRIBED IN PROCESS DRAWINGS
- CONSTRUCTION OF STORMWATER MANAGEMENT FEATURES.
- SITE CONSTRUCTION & INTERIM EROSION CONTROL MEASURES.
- FINAL VEGETATION

WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND CONSTRUCTION ENTRANCE AS REQUIRED.

B. EROSION AND SEDIMENT CONTROL CONSTRUCTION ACTIVITIES

THE CONTRACTOR IS REQUIRED TO REVIEW THE SITE SPECIFIC EROSION CONTROL PLAN. THE CONTRACTOR MAY ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS OR SITE CONDITIONS. CONTRACTOR WILL COMPLY WITH E & S PLAN. ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE EROSION CONTROL DEVICES, DETAILS, AND NOTES APPLICABLE TO THESE ACTIVITIES ARE SPECIFIED IN THE PLANS. THE PROJECT ENGINEER IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL CONTROLS ARE THE PROJECT ENGINEER MAY REQUIRE ADDITIONAL CONTROLS TO MEET STANDARDS AND REGULATIONS.

PERFORM WEEKLY INSPECTION OF EROSION AND SEDIMENT CONTROLS AND AFTER EVERY ½" RAINFALL

REMOVE ALL SEDIMENTS THAT HAVE MIGRATED OFF SITE AND RESTORE AFFECTED AREAS AS DIRECTED BY THE ENGINEER

C. STABILIZATION PRACTICES

DURING CONSTRUCTION THE CONTRACTOR WILL PROVIDE STABILIZATION FOR AREAS WHICH HAVE BEEN CLEARED AND NOT REWORKED WITHIN FOURTEEN (14) CALENDAR DAYS. THE CONTRACTOR MAY UTILIZE TEMPORARY SEEDING OR TEMPORARY SODDING IN ACCORDANCE WITH SECTION 570 OF THE "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

- TEMPORARY SODDING
- TEMPORARY GRASSING
- PERMANENT SODDING OR SEEDING
- PRESERVATION OF NATURAL RESOURCES
- BUFFER ZONES

D. STRUCTURAL PRACTICES

- SYNTHETIC BALES (LF)
- ARTIFICIAL COVERINGS/ ROLLED EROSION CONTROL PRODUCTS (SY)
- INLET PROTECTION SYSTEM (EA)
- LITTER REMOVAL AND DISPOSAL (AC)
- MOWING (AC)
- SLOPE DRAINS (TEMPORARY)/ RUNOFF CONTROL STRUCTURES (LF)
- SOIL TRACKING PREVENTION DEVICE (EA)
- SEDIMENT BASINS/CONTAINMENT SYSTEMS (EA)
- SEDIMENT BASIN/ CONTAINMENT SYSTEM CLEANOUT (EA)
- FLOATING TURBIDITY BARRIER (LF)
- STAKED SILT FENCE (LF)
- CHEMICAL TREATMENT - POWDERED (SY)
- CHEMICAL TREATMENT (FLOC LOGS, DRUMS OF PRODUCT) (EA)
- OTHER

E. DESCRIPTION OF STORM WATER MANAGEMENT

FOUR STORMWATER MANAGEMENT FACILITIES ARE PROPOSED. THREE OF THESE FACILITIES ARE DRY RETENTION PONDS AND ONE OF THE FACILITIES IS A PERMEABLE PAVEMENT SYSTEM. ALL FACILITIES WILL BE CONNECTED BY EQUALIZER PIPES, SO THE SYSTEM FUNCTIONS AS ONE COMBINED DRY RETENTION FACILITY.

F. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION ACTIVITIES. ANY CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER. NO SOLID MATERIALS INCLUDING BUILDING & CONSTRUCTION MATERIALS SHALL BE DISCHARGED TO WETLANDS OR BURIED ON SITE. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN DUMPSTERS PER LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE A WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED TO THE APPROPRIATE COUNTY LOCATION FOR DUMPING.

G. OFFSITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS AND INSPECTED/MAINTAINED DAILY. THE PAVED STREETS WILL BE CLEANED AS DIRECTED BY THE CONSTRUCTION INSPECTOR AND ENGINEER TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM OR TO THE SITE WILL BE COVERED WITH A TARPAULIN AT ALL TIMES.

H. SANITARY WASTE

FDOT STANDARD SPEC. FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 7 - 6 "SANITARY PROVISIONS. "THE CONTRACTOR SHALL PROVIDE AND MAINTAIN, IN A NEAT AND SANITARY CONDITION, SUCH ACCOMMODATION FOR THE USE OF HIS EMPLOYEES AS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH. COMMIT NO PUBLIC NUISANCE."

I. HAZARDOUS WASTE

THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE COUNTY IN WRITING IF ANY HAZARDOUS WASTE MATERIAL IS ENCOUNTERED DURING SITE INVESTIGATION OR CONSTRUCTION.

THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR NOTIFYING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WITHIN 24 HOURS OF THE DISCOVERY.

ALL HAZARDOUS WASTE MATERIALS, IF ENCOUNTERED, WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

IN CASE OF DISPOSING ANY HAZARDOUS WASTE MATERIAL FOLLOWING LOCAL, STATE, AND FEDERAL REGULATIONS, A COPY OF DISPOSAL MANIFEST HAS TO BE PROVIDED TO THE COUNTY IN TIMELY FASHION.

J. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS

NONE AT THE TIME OF PERMITTING

PERMITTEE CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

XXXX X. XXXXXXX, P.E., MANAGER
DIVISION, PUBLIC WORKS, PINELLAS COUNTY.

DATE

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH , THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

GENERAL CONTRACTOR NAME & TITLE

DATE

COMPANY NAME

COMPANY STREET ADDRESS

CITY, STATE, ZIP CODE

				DESIGNED <u>M.HOFFMAN</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: STORMWATER POLLUTION PREVENTION NOTES I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 04-2024
				DRAWN <u>D.METZ</u>						PROJECT NO. 002150A
				CHECKED <u>W.NICKEL</u>						SHEET: C-16
REV. NO.	DATE	DESCRIPTION		REV. BY						

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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III. MAINTENANCE

A. ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF ALL PERMANENT AND TEMPORARY EROSION CONTROL DEVICES THROUGHOUT ALL CONSTRUCTION PHASES OF THE PROJECT. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, PINELLAS COUNTY "STANDARD TECHNICAL SPECIFICATIONS FOR ROADWAY AND RELATED CONSTRUCTION", AND THE PROJECT CONSTRUCTION CONTRACT.

B. INSPECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE PINELLAS COUNTY NPDES / SWPPP CONSTRUCTION INSPECTION REPORT AFTER ANY ½" RAINFALL OR WEEKLY, IF NO RAIN EVENT OCCURRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAIN FALL. THE CONTRACTOR SHALL NOTIFY PINELLAS COUNTY DIVISION OF ENVIRONMENTAL MANAGEMENT OF ANY NON-COMPLIANCE PER SECTION 58-244 TO 246 OF THE PINELLAS COUNTY CODE. COUNTY INSPECTOR MAY INSPECT SITE FOR COMPLIANCE AT ANY TIME.

C. NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILL OR LEAKS OF VEHICLE AND HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUNDWATER FROM DE-WATERING ACTIVITIES

ALL NON-STORM WATER DISCHARGES SHOULD BE CONTAINED ON SITE AND DIRECTED TO SEDIMENT TREATMENT BMPs. UNTREATED OFF SITE DISCHARGES WILL BE REPORTED TO THE COUNTY INSPECTOR AND PINELLAS COUNTY DIVISION OF ENVIRONMENTAL MANAGEMENT FOR FURTHER INVESTIGATION. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, DEWATERING SHOULD CEASE IMMEDIATELY AND THE ENGINEER WILL BE CONTACTED.

D. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL HANDLING PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF:

1. THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT.

- STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB ON SITE.
- ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS UNDER A ROOF OR OTHER CONTAINED ENCLOSURE.
- SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
- THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

2. THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.
- SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL OPENED CONTAINERS. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE KEPT ON-SITE ON THE CONSTRUCTION OFFICE TRAILER.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.
- THE CONTRACTOR MUST IDENTIFY A DESIGNATED FUEL TANK STORAGE AREA, AWAY FROM DRAINAGE STRUCTURES, PONDS, BASINS, AND WETLANDS, WITH SECONDARY CONTAINMENT (SPILL COLLECTION).

3. CONCRETE TRUCKS

- CONTRACTOR SHALL DESIGNATE AN AREA AWAY FROM DRAINAGE STRUCTURES, PONDS, BASINS, AND WETLANDS FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE.
- HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.
- DISPOSAL OF CONCRETE SLURRY DIRECTLY INTO PUBLIC DRAINAGE SYSTEMS IS A VIOLATION OF THE "ILLICIT DISCHARGE" PROVISION OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE AND SECTION 58-244 OF THE PINELLAS COUNTY CODE.
- SECTION 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.

4. SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIALS MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION CLEANUP SUPPLIES.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE PREPARED BY THE CONTRACTOR AND KEPT IN THE CONSTRUCTION OFFICE TRAILER AND WILL INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE ARE OTHERS. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. ALL SPILLS AND RESPONSES WILL BE REPORTED TO THE APPROPRIATE AGENCY.
- THE SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.
- USE AND CHARACTERISTICS OF FUEL OR CHEMICAL STORAGE TANK ON SITE SHALL COMPLY WITH ALL RELATED FEDERAL, STATE, AND LOCAL REGULATIONS. STORAGE TANKS MUST BE LOCATED AS FAR AS POSSIBLE FROM ANY DRAINAGE STRUCTURES, DITCHES, AND/OR SURFACE WATERS. IN ADDITION, THE CONTRACTOR MUST PROVIDE A SECONDARY CONTAINMENT WITH A LINER CHEMICALLY RESISTANT TO THE FUEL OR CHEMICAL STORED ON SITE. THE SECONDARY CONTAINMENT MUST BE SIZED TO CONTAIN MINIMUM OF ONE AND A HALF TIME THE TOTAL CAPACITY OF STORAGE TANK BEING USED. CONTRACTOR HAS TO PROVIDE A DAILY INSPECTION LOG FOR THE SECONDARY CONTAINMENT WITH INDICATION OF DATE, INSPECTORS NAME AND INSPECTION REPORT. FURTHERMORE, ANY CONTAMINATION HAS TO BE IMMEDIATELY CONTAINED AND THE COUNTY INSPECTOR MUST BE NOTIFIED OF THE NATURE AND EXTEND OF THE CONTAMINATION.

PERMITTEE CERTIFICATION

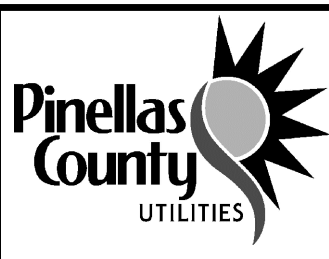
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

XXXX X. XXXXXXXX, P.E., MANAGER
DIVISION, PUBLIC WORKS, PINELLAS COUNTY.

CONTRACTOR CERTIFICATION

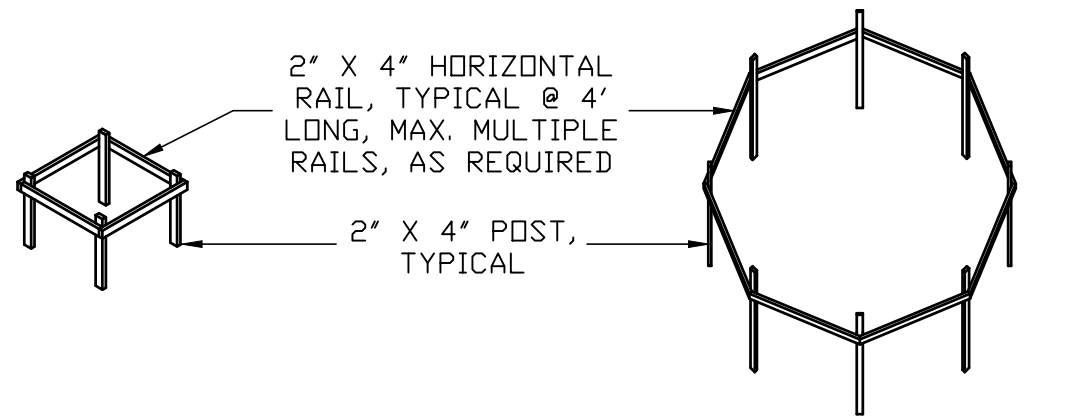
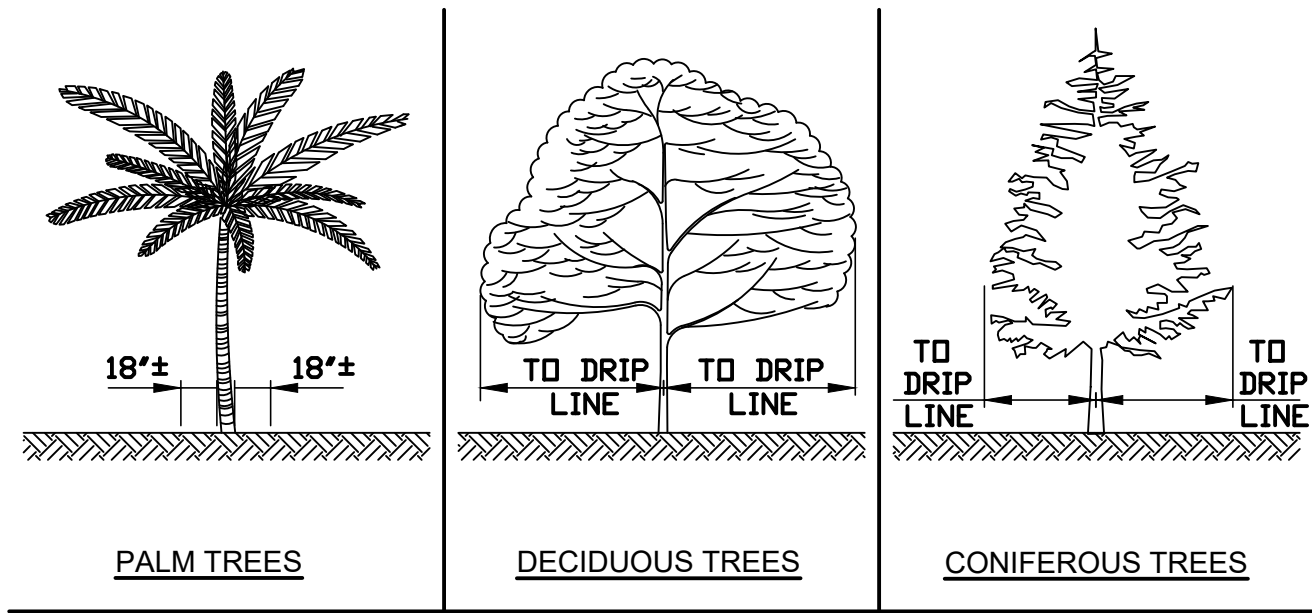
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH , THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

GENERAL CONTRACTOR NAME & TITLE
DATE
COMPANY NAME
COMPANY STREET ADDRESS
CITY, STATE, ZIP CODE

				DESIGNED <u>M.HOFFMAN</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: STORMWATER POLLUTION PREVENTION NOTES II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE: 04-2024
				DRAWN <u>D.METZ</u>					PROJECT NO. 002150A	
				CHECKED <u>W.NICKEL</u>					SHEET: C-17	
REV. NO.	DATE	DESCRIPTION	REV. BY							

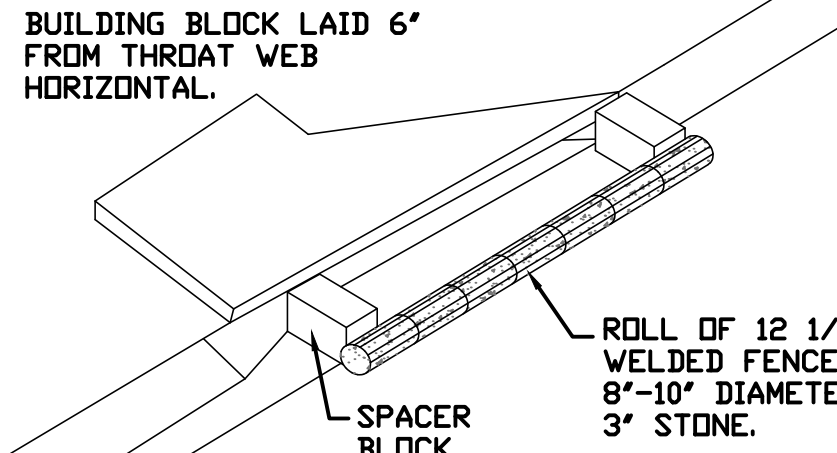
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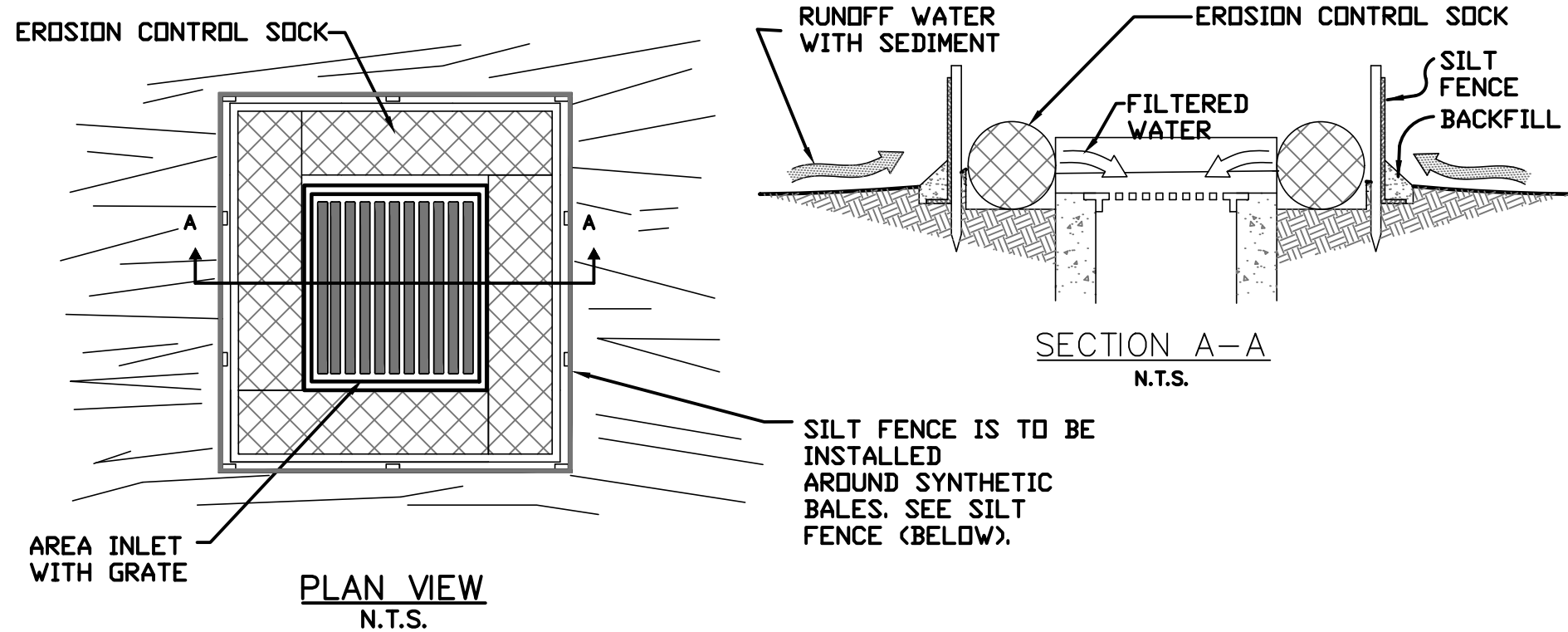
- NOTES:
1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
 2. NO CONSTRUCTION MATERIALS, SOIL DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
 3. BARRIERS ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN TREE AREA.
 4. BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.

TREE PROTECTION BARRIERS DETAIL
NTS



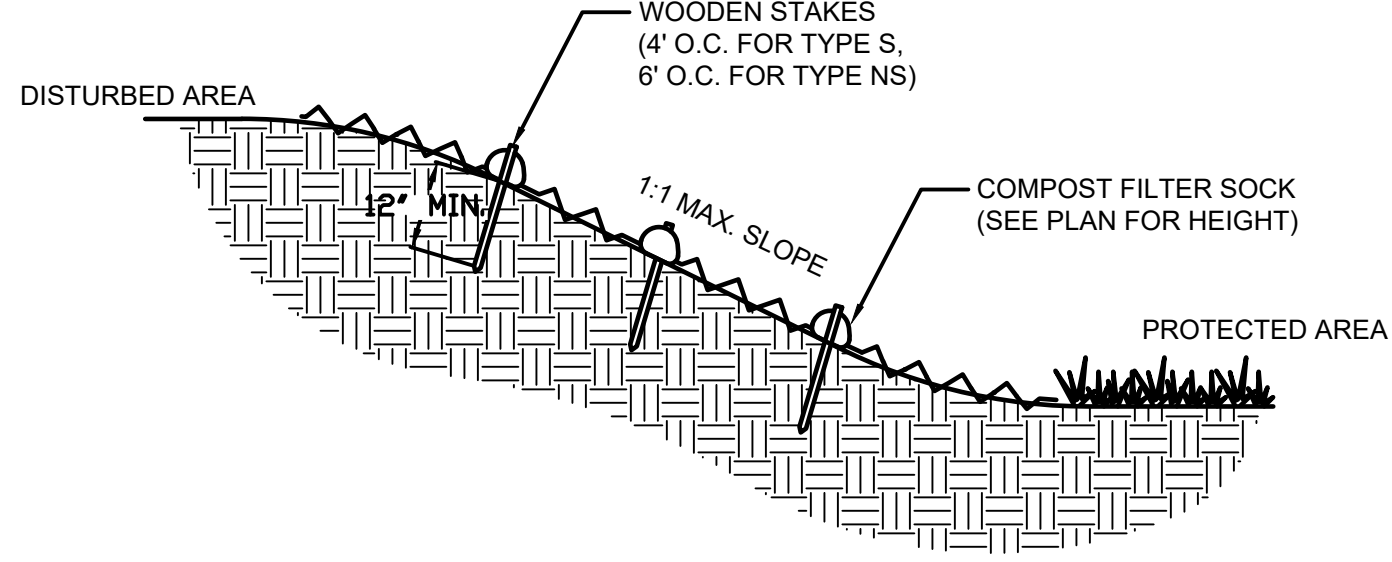
CURB INLET FILTER SOCK
N.T.S.

- NOTES:
1. FIBROUS FILLER MATERIAL IN FRONT OF BLOCK PREVENTS GRAVEL FROM WASHING INTO STRUCTURE.
 2. 2"X4" BEHIND BLOCK AND ACROSS THROAT HELPS KEEP BLOCK IN PLACE. PLACE IN OUTER HOLE OF SPACER BLOCK.

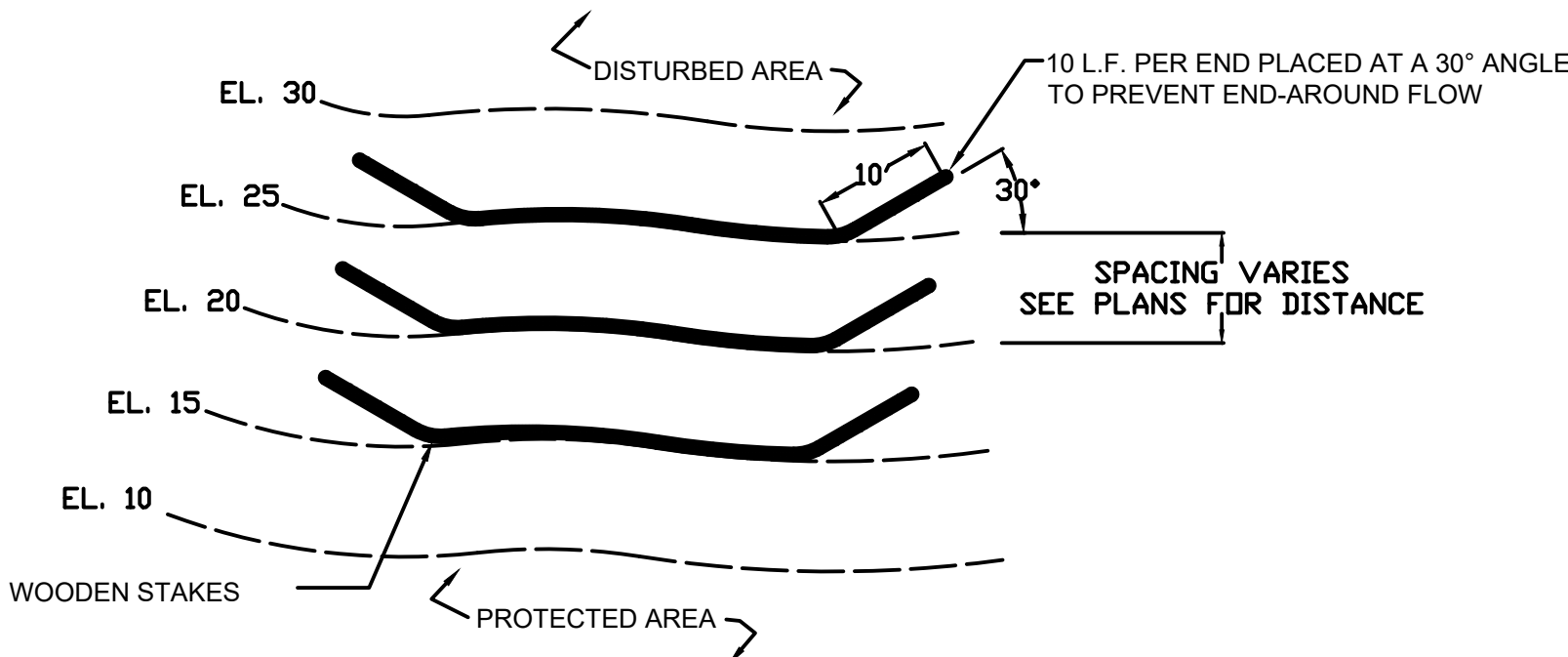


PLAN VIEW
N.T.S.

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS STREET OR HIGHWAY MEDIANS.



SECTION
NTS

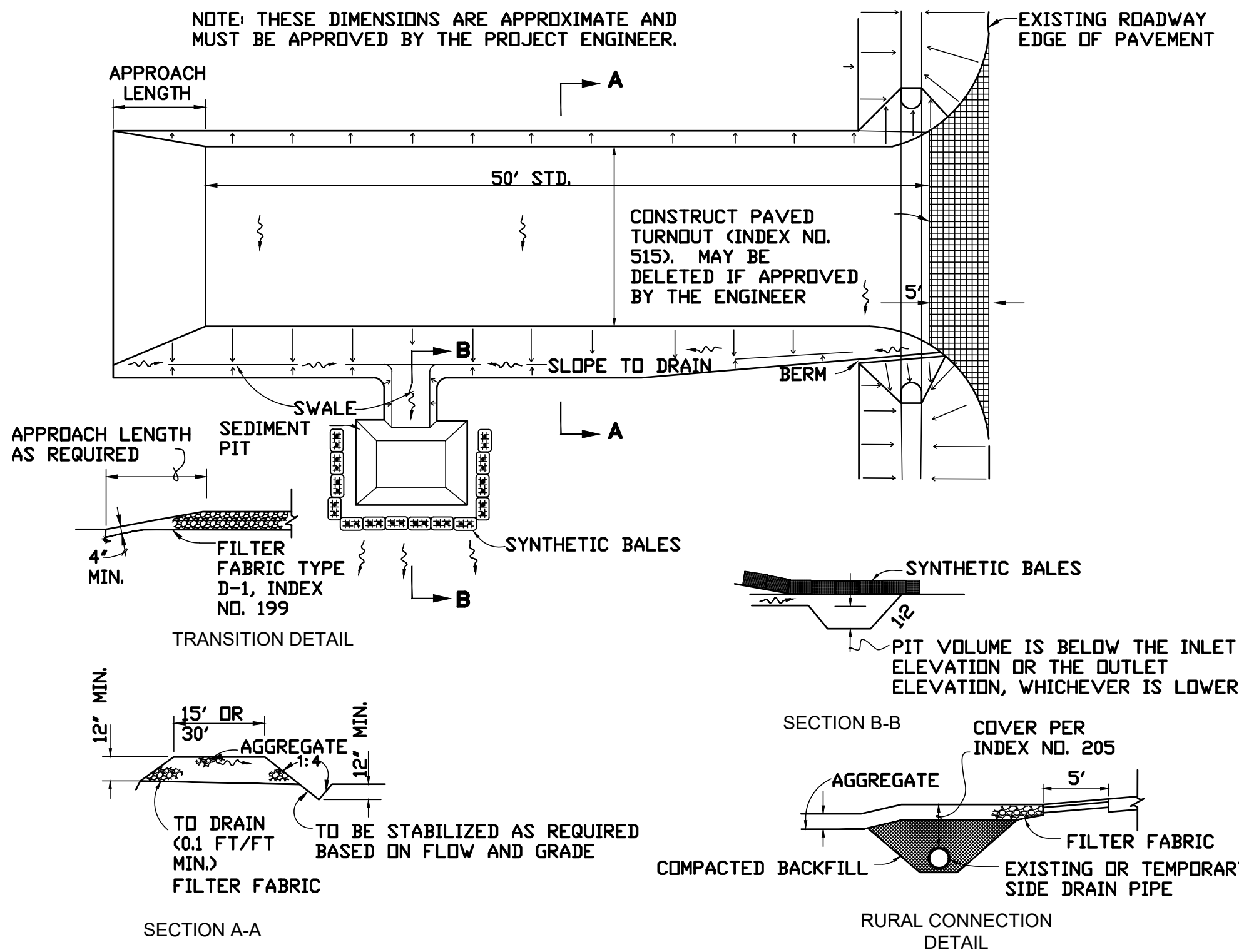


PLAN
NTS

SYNTHETIC BALES OR APPROVED
BARRIERS
NTS

SOIL TRACKING PREVENTION DEVICE NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFF SITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THROUGH STPD BARRIERS. FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFF SITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE NOT SUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
15'X50'=100 FT³
30'X50'=200 FT³
AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, SYNTHETIC BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSET TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THROUGH THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT MUD TRACKED.
9. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD: INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. SYNTHETIC BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALED, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, L.F.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15'X50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.



SOIL TRACKING PREVENTION DEVICE
TYPE A
NTS

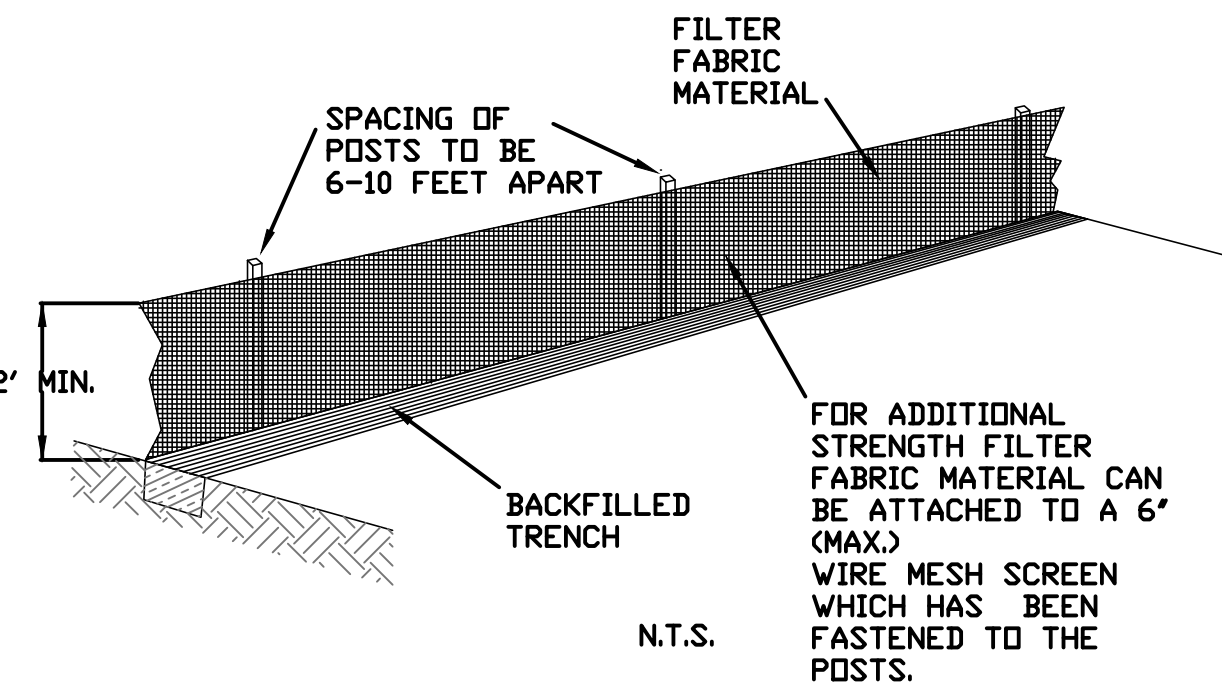
ATTACHING TWO SILT FENCES

1ST FENCE 2ND FENCE

PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.

DIRECTION OF RUNOFF WATER DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY THE FLAP.



SILT FENCE
NTS

APPROXIMATELY 8 INCHES OF FILTER FABRIC MATERIAL MUST EXTEND INTO A TRENCH AND BE ANCHORED WITH COMPACTED BACKFILL MATERIAL.

FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6' (MAX.) WIRE MESH SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.

SPACING OF POSTS TO BE 6-10 FEET APART

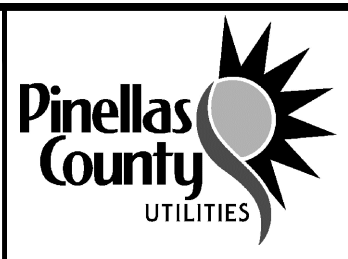
2' MIN.

10' (MIN.)

APPROXIMATE 4'X4' TRENCH

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	M. HOFFMAN
DRAWN	D. METZ
CHECKED	W. NICKEL



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
STORMWATER POLLUTION
PREVENTION DETAILS

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

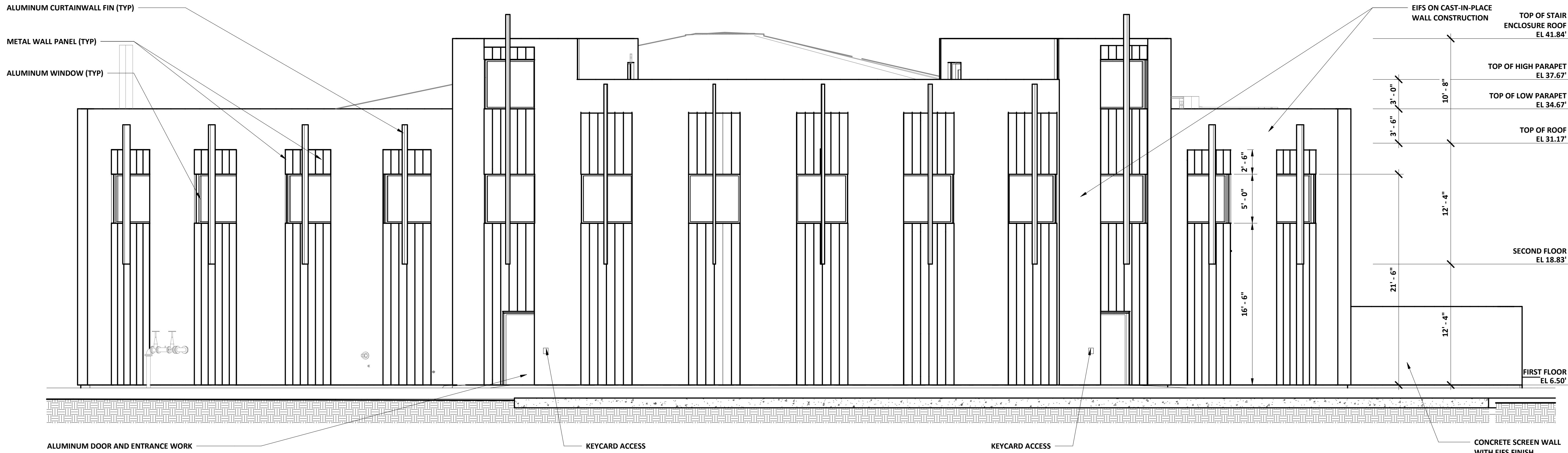
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DATE

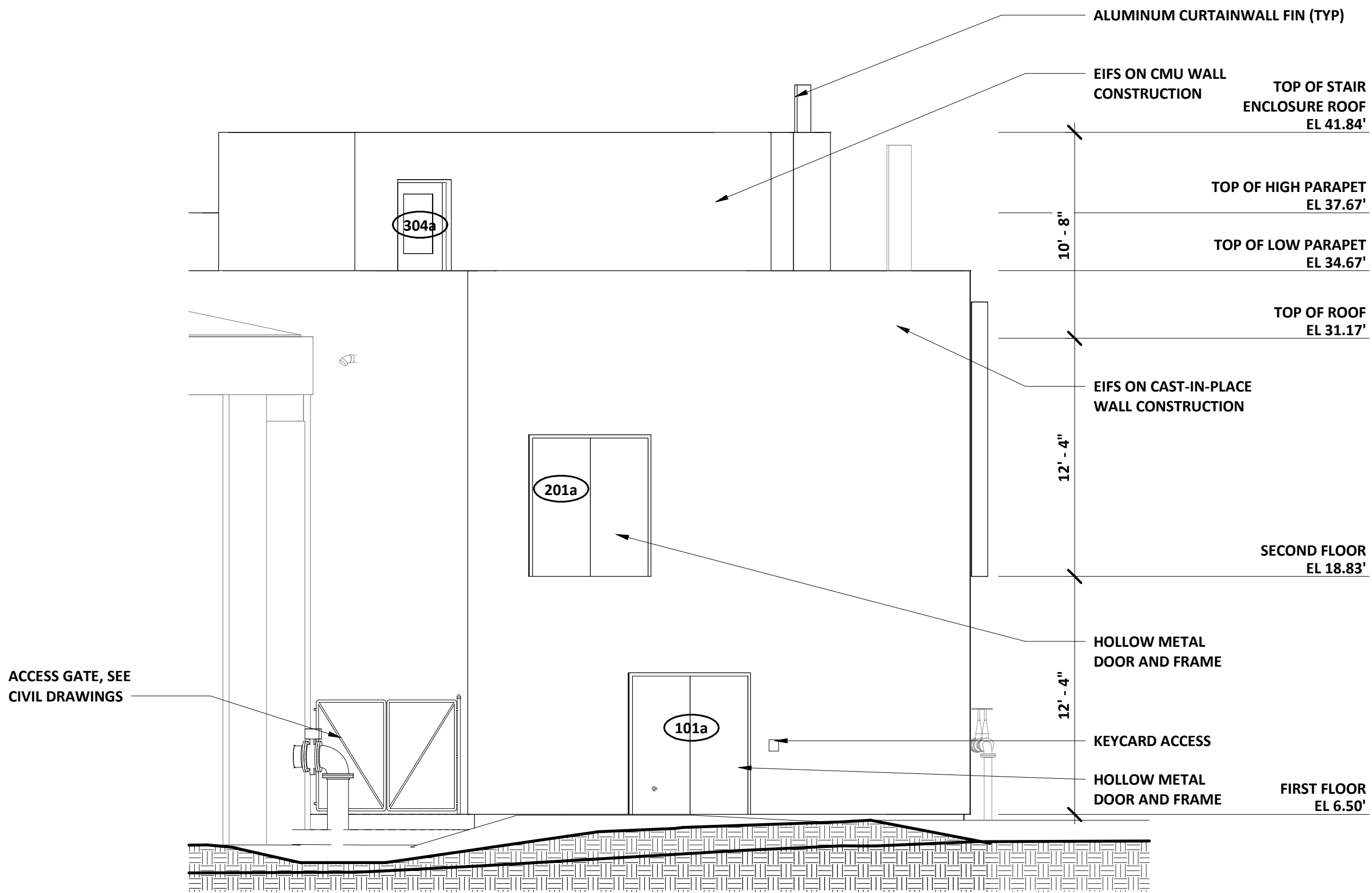
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PROJECT NO.	002150A
SHEET:	C-18

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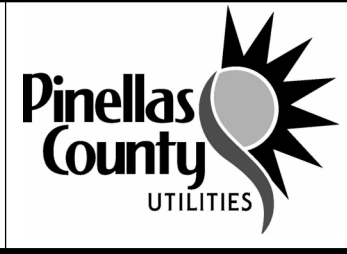
WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

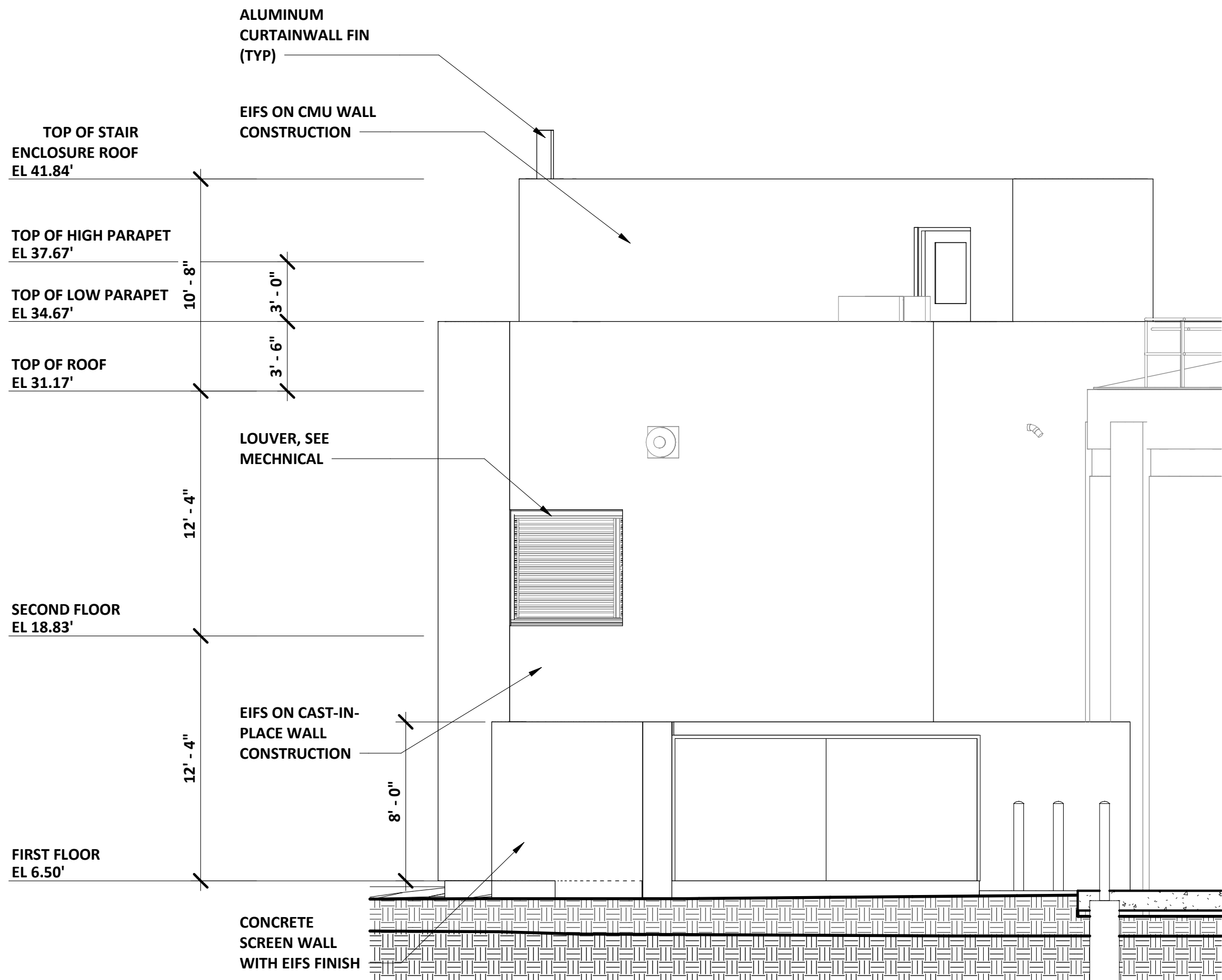
DESCRIPTION:
ARCHITECTURAL EXTERIOR
ELEVATIONS I

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE:

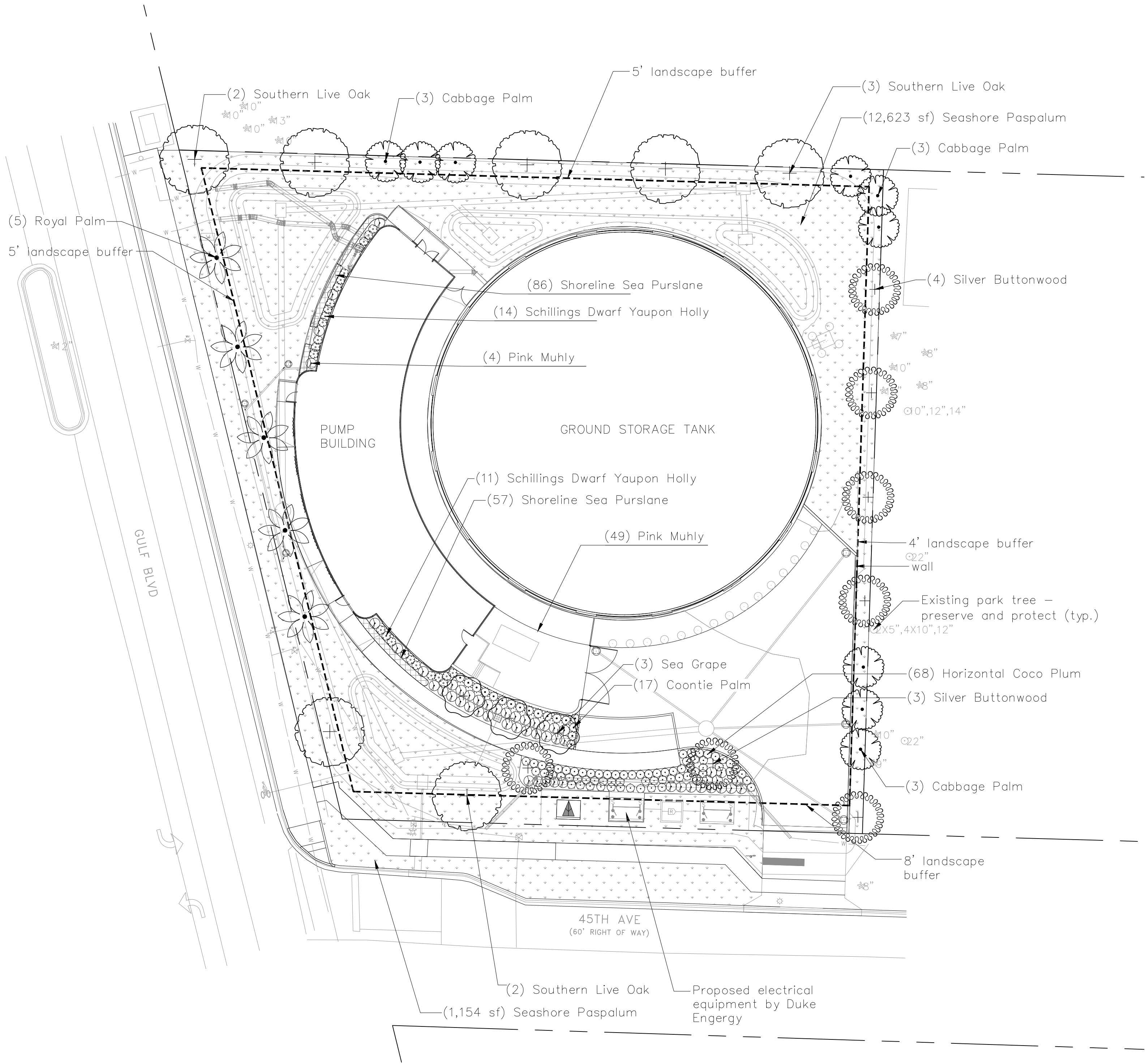
DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-7

Autodesk Docx / FL - PinellasCounty-21464-CuliffBeachBoosterStation.rvt



SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

				DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL EXTERIOR ELEVATIONS II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024
				DRAWN E.SHIELDS						PROJECT NO. 002150A
				CHECKED						DRAWING: A-8
REV. NO.	DATE	DESCRIPTION		REV. BY						

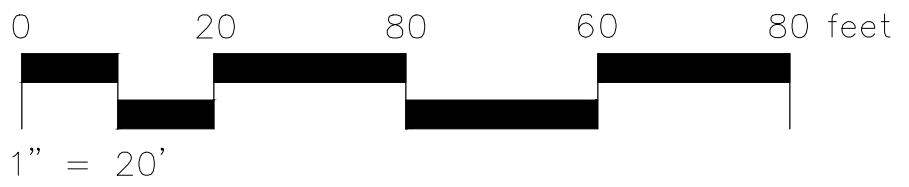


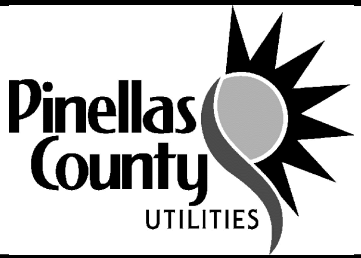
PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	3	Coccoloba uvifera / Sea Grape	15 gal.	2" DBH, 8' HT. MIN
	7	Conocarpus erectus sericeus / Silver Buttonwood	25 gal	2" CAL, 6' HT MIN
	7	Quercus virginiana / Southern Live Oak	100 gal	4" CAL, 10' HT, 6' SPRD
	5	Roystonea regia / Royal Palm	45 gal.	12" C.T.
	9	Sabal palmetto / Cabbage Palm	B & B	10' HT CT
SHRUBS				
	67	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	3 gal	24" HT X 24" SPRD
	25	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	3 gal	24" HT X 24" SPRD
	17	Zamia floridana / Coontie Palm	7 gal	24" HT X 24" SPRD
GRASSES				
	53	Muhlenbergia capillaris / Pink Muhly	3 gal.	36" Ht
GROUND COVERS				
	13,883 sf	Paspalum vaginatum / Seashore Paspalum	1 gal	Sod
	143	Sesuvium portulacastrum / Shoreline Sea Purslane	1 gal.	12" HT X 12" SPRD

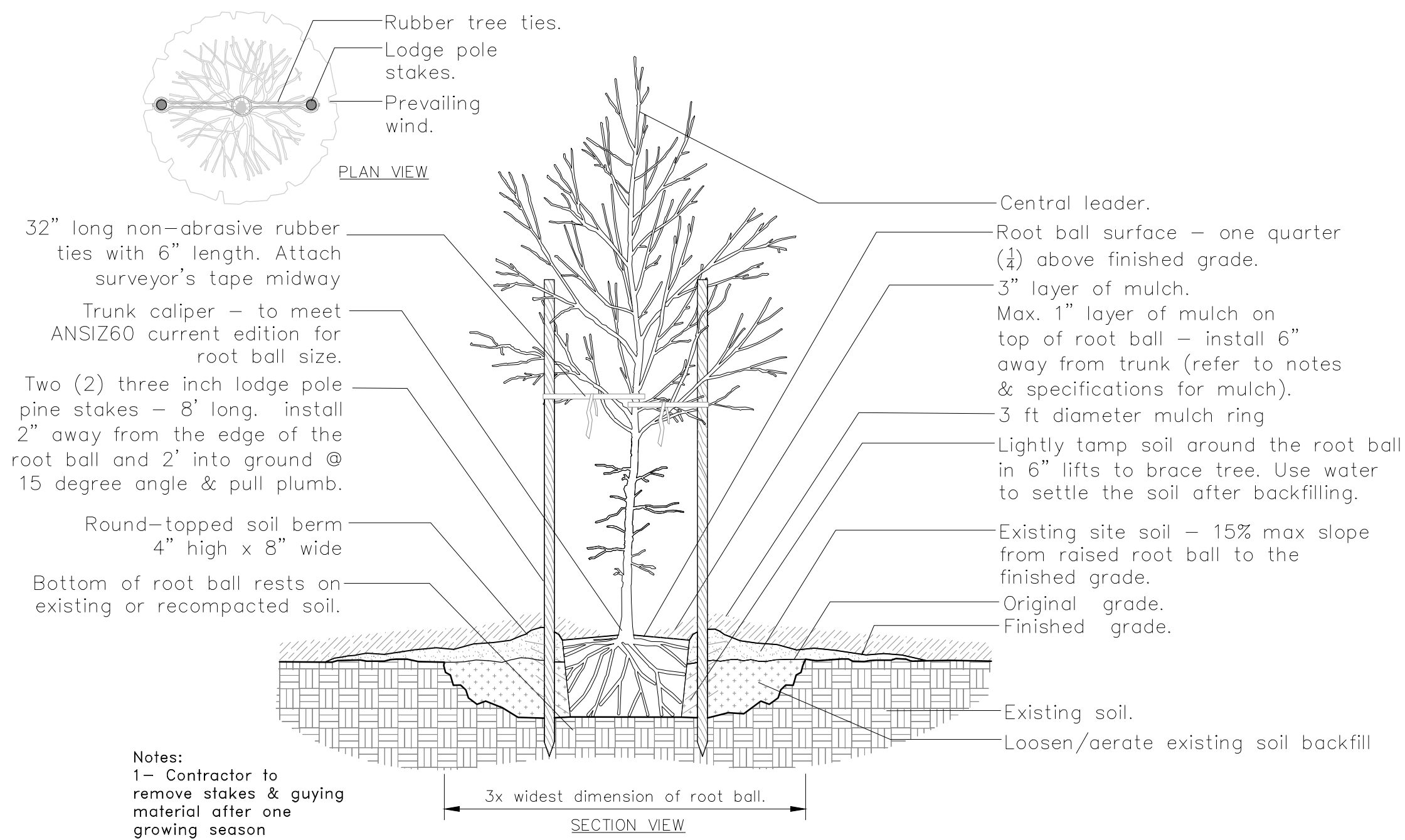


This item has been electronically signed and sealed by Matti Rukholm using a Digital Signature (date is to right). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Matti Rukholm
Location: 3918 N Highland Ave., Tampa, FL 33603
Madrid CPWG, LC no. LA001411, Matti Rukholm PLA no. LA6667261.
This item has been digitally signed and sealed by Matti Rukholm. Printed copies of this document are not considered signed & sealed. The signature must be verified on the electronic documents.
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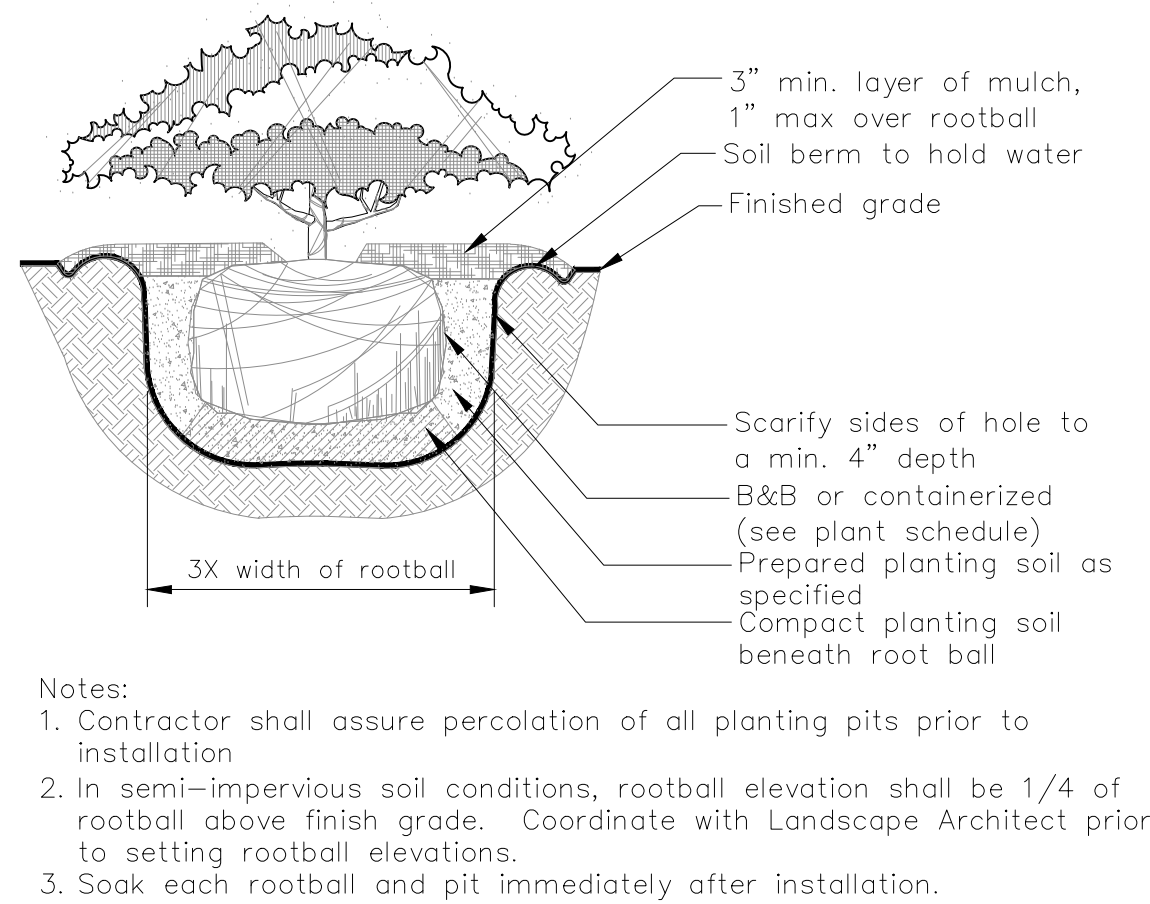


			DESIGNED	MR		PROJECT: RESTORE ACT WASTEWATER COLLECTION SYSTEM IMPROVEMENTS – BOCA CIEGA	DESCRIPTION: LANDSCAPE PLAN	PREPARED BY: WRIGHT-PIERCE 407.906.1776 www.wright-pierce.com 601 S LAKE DESTINY ROAD, SUITE 290, MAITLAND, FL 32751	ADMINISTERED BY:  5001 N Nebraska Ave., Ste. A, Tampa, FL 33603 Phone: 813.361.2644 www.MadridCPWG.com MATTI RUKHOLM, P.L.A., FL LIC NO. LA6667261, CPWG LC NO. 2600439	DATE: MARCH 2023 PROJECT NO. 5015A SHEET: L-1
			DRAWN	MR/JR						
			CHECKED	GH						
REV. NO.	DATE	DESCRIPTION	REV. BY							



1 TREE STAKING AND PLANTING DETAIL

NTS



2 SHRUB PLANTING DETAIL

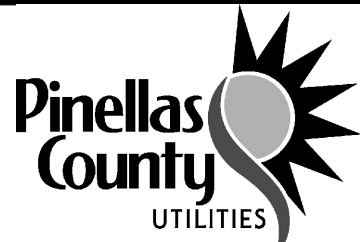
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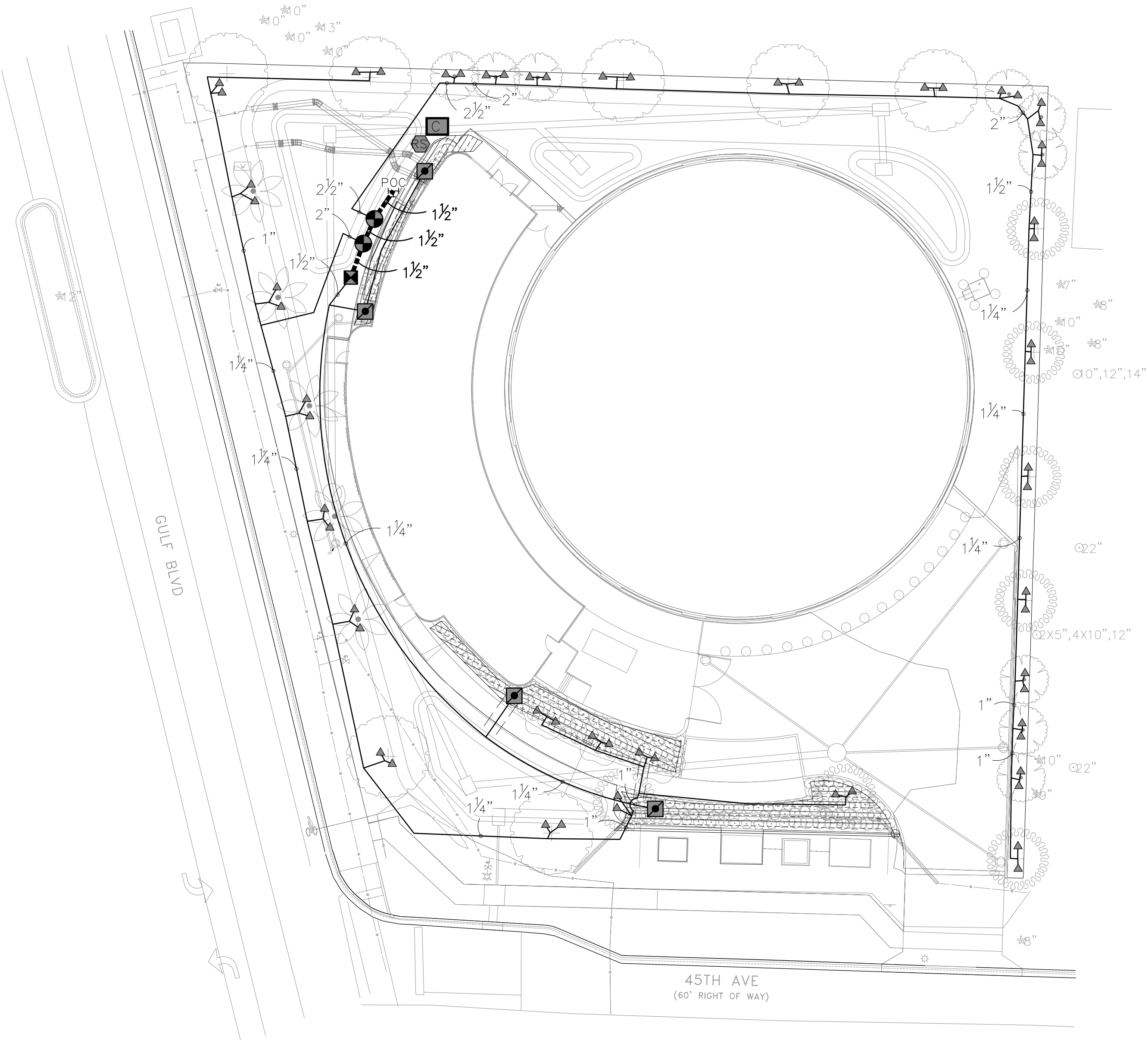
LANDSCAPE INSTALLATION NOTES

- Plant material shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee. All trees to be free of mechanical injuries to the trunk.
- The selection, installation, and maintenance of the subject landscape falls under the auspices of the ANSI A300 series; all 10 parts. This subject landscape also falls under the auspices of ANSI Z133, and local governmental codes and regulations
- All plant material shall be purchased and/or grown at a location that allowed the trees to become adapt to the local environment for application on this site.
- All planting beds shall receive a 3" layer (1" over root ball) of pine bark mulch or approved equal and shall be weed free. Mulch shall be Grade B or better.
- The Landscape Contractor shall be responsible for verification of all quantities on the plant schedule. In the event of a conflict between quantities on the plant schedule and the plans, the plans shall take precedence and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the landscape architect or owner's representative. The Contractor shall be responsible for verifying and calculating all material quantities including, but not limited to, sod and mulch.
- The Landscape Contractor is responsible for compliance with all applicable building codes, "ordinances" and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
- The Landscape Contractor is responsible for inspection of existing site conditions and promptly reporting all discrepancies and improper planting conditions (wetness, muck, debris, etc.) to landscape architect prior to bidding.
- Prior to the start of construction, the Landscape Contractor shall be responsible for familiarizing themselves with the location of all utilities (underground and overhead). The exact location of all utilities and underground irrigation sprinklers and pipes may not be indicated on drawings. The Landscape Contractor shall protect utility services which must remain operational throughout the time of construction. The Contractor shall be responsible for utility replacement if damaged by the Contractor.
- The Landscape Contractor shall be responsible for fine grading all landscape areas, and eliminating all bumps, depressions, sticks, stones, concrete, and other debris to the satisfaction of the Landscape Architect. All inorganic debris that may damage or inhibit the growth of plant material will be removed from all planting beds. Sod shall not be installed until final grades have been approved by Landscape Architect.
- New sod shall match existing adjacent species as needed and as approved by Landscape Architect. Contractor shall determine exact quantities of sod in the field.
- The Landscape Contractor shall maintain all lawn areas (sod/seed), planting beds, ground covers, shrubs, palms, and trees until final acceptance including: watering, weeding, fertilizing, mowing (maintain 3" height or as specified) and edging, insect and disease control, mulching (3" depth or as specified), maintenance of tree stakes and braces, and maintenance of tree rings per tree planting detail.
- The Landscape Contractor is responsible for ensuring all plant material is watered; at time of planting, during plant establishment, and until final acceptance. Plant watering requirements (quantity and schedule) shall be determined by the contractor and will be dependent on the plant species, site conditions, time of year, and weather. Plants shall be kept alive and in good health (i.e. not showing signs of stress including leaf wilting, leaf browning, and premature leaf drop) from time of planting until final acceptance.
- Tree braces and support systems shall be left in place until the tree(s) are firmly rooted into the landscape. Removal of braces and supports is the responsibility of the Landscape Contractor. The Landscape Contractor shall determine the time when the braces or supports should and shall be removed. The Landscape Contractor shall notify the Landscape Architect in writing prior to the removal of stakes or braces providing the tree species name, location in the field, and date and time of removal.
- Plant material shall be guaranteed for one year after planting and shall be replaced within 30 days should they die or have over 30% leaf damage due to pests. Exceptions to this guarantee include theft, vandalism, and acts of God.
- The landscape will be inspected by a third party for compliance with the specifications prior to final acceptance.

PLANTING SOIL SPECIFICATION

- Existing site soil to be used whenever possible.
- All soils (existing and imported) shall not be amended with peat, compost, pine bark, manure, or other organic material, unless otherwise directed to do so by the Landscape Architect.
- Top 9–12" of existing soil in all planting areas to be tilled prior to planting.
- All soils (existing and imported) shall be free of weeds, roots, stumps, rocks, and/or other debris larger than 1/2–inch diameter.
- All soils (existing and imported) shall be free of organic muck, hard pan, toxic substances detrimental to plant growth, and construction debris such as lime rock, concrete, and asphalt pieces.
- Imported soil shall be fine sand or loamy fine sand indigenous to the area and suitable for plant growth. Imported soils shall be delivered in a normal moist condition, neither muddy nor wet and shall meet the following criteria measured in accordance with the appropriate AASHTO and ASTM standard.
 - USDA Texture: fine yellow sand, loamy fine sand
 - AASHTO Classification: A–3
 - Ph Range 5.5 – 6.0
- All imported soils shall have the above–mentioned characteristics resulting from a current agronomic and full textural class analysis of soil samples collected from the actual soil proposed to be used.
- The Landscape Contractor is responsible for soil analysis of all soils (existing and imported) prior to installation of plantings and all costs shall be at the expense of the Landscape Contractor.
- The results of the soil tests shall be submitted to the Landscape Architect 3 weeks prior to the anticipated date of the start of soil installation and must include sample date and reference the collection location.
- One soil sample for each separate imported soil source is required.
- 4 soil sample locations are required for tested existing site soil. Sample locations to be approved by Landscape Architect.
- If tests of imported soil fail to meet the specifications, Landscape Contractor is to obtain other sources of material, retest and resubmit until accepted by the Landscape Architect.
- Existing site soil shall be tested for pH levels, organic matter, and nutrient levels by parts per million including: nitrogen, phosphorus, potassium, magnesium, manganese, iron, zinc and calcium.
- Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil for optimum growth of the plantings specified. Granulated commercial grade slow–release fertilizer shall be added to the existing soil as recommended by the soil testing laboratory.

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				DRAWN	MR/JR						PROJECT NO.	5015A
				CHECKED	GH						SHEET:	L-2
REV. NO.	DATE	DESCRIPTION	REV. BY									

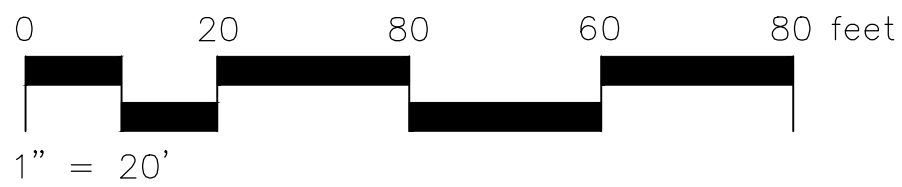


IRRIGATION SCHEDULE

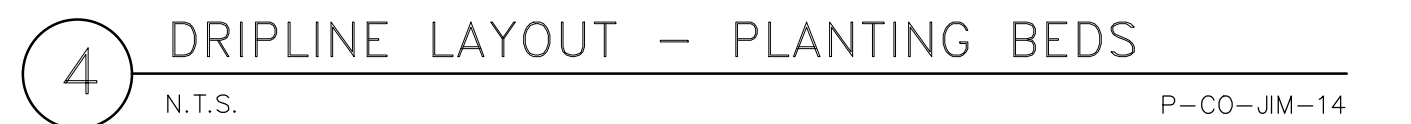
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▲ 1401 1402 1404 1408	Rain Bird 1804–1400 Flood Flood Bubbler 4.0in. popup	62	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■	Rain Bird X CZ–100–IVMQ Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM–SOL 0.3–20 gpm and 1in. Pressure Regulating 40psi Quick–Check Basket Filter 0.3–20 gpm	1	
■	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	4	
	Area to Receive Dripline Rain Bird XFDe–09–12 XFDe On–Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at O.C. Dripline laterals spaced at RR apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	1,090 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
●	Rain Bird PEB 1in., 1–1/2in., 2in. Plastic Industrial Valves. 2 Low Flow Operating Capability, Globe Configuration. With IVM	2	
■	Hunter P2C–400 Light Commercial & Residential Controller, 1 4–station base module controller, 120 VAC, Outdoor/Indoor model	1	
■	Hunter MINI–CLIK Rain Sensor, mount as noted	1	
POC T	Point of Connection Potable water line. Refer to Civil Engineering plans for water meter and backflow prevention details.	1	
—	Irrigation Lateral Line: PVC Schedule 40	1,239 l.f.	
-----	Irrigation Mainline: PVC Class 200 SDR 21	23.4 l.f.	
=====	Pipe Sleeve: PVC Schedule 40	27.5 l.f.	
	Valve Callout — Valve Number — Valve Flow — Valve Size		

IRRIGATION NOTES

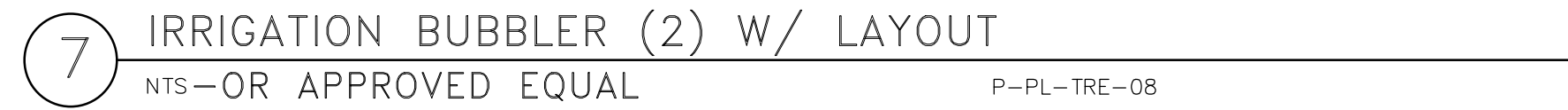
- Irrigation system to meet the 2023 Florida Building Code Plumbing, Eighth Edition, Appendix F (Proposed Construction Building Codes for Turf and Landscape Irrigation Systems), Chapters 13, and Chapter 14 'Reserved' regarding reclaimed/effluent water pipe, valve, and valve box identification. Per Appendix F, all pipe, valves, and valve boxes used with effluent water systems shall be designated for nonpotable use by either label or by the industry standard color purple. Irrigation pipe, valves, and valve boxes are to be purple.
- Irrigation is from the Point of Connection (POC) only. Refer to plan for POC location.
- Contractor shall notify Landscape Architect immediately if water pressure is below 65 PSI or above 80 PSI.
- Prior to construction, Contractor to establish the location of all utility and service lines within work area(s). All damage to utilities as a result of construction are responsibility of the Contractor. Necessary repairs must be undertaken at no additional cost to the owner.
- Irrigation equipment shown in hardscape and outside property lines for clarity only. All irrigation shall be installed within landscape areas unless noted within a sleeve.
- This plan is diagrammatic. The exact location of valves and irrigation heads are to be determined in the field by the contractor. Do not scale drawing.
- All components to be installed as per manufacturer's recommendations.
- Refer to manufacturer's installation details.
- Refer to manufacturer's catalog for performance specifications.
- All head spray patterns shall be adjusted to eliminate all over spray onto hardscape & roadway surfaces.
- Mainline depth to be no less than 18". Lateral line depth to be no less than 12". Backfill with rock free soil and compact to 90% of the maximum density for the material used as determined by ASTM D–698 (Standard).
- Lateral lines are to be located within the 6' wide cemetery walkway area and the 10' wide vehicle access route area. The mainline and laterals shall not be located within the area of the burial plots.
- Allow 12" minimum space between heads and edge of concrete bench pads.
- Electric control valves to be covered with 12" valve box or larger flush with grade. Group nearby valves in one valve box.
- Wiring between controller and remote control valve shall be in conduit. Conduit shall have a minimum 12" cover. All wiring shall be 14 gauge or larger per specifications.
- Tracer wire shall be installed on all mains and laterals.
- Electrical wiring shall be installed in the same trench as the pipe; install wire above pipe, taped to the pipe every 10'.
- Locate drain valves at the lowest point(s) of elevation within each section.
- Coordinate with owner when programming controller. Watering times shall be from midnight to early morning.
- Locate valves as far back from existing trees as possible and conceal from view to the greatest extent possible. Install all valves within turf or planting areas.
- Wire splice connections to be waterproof.
- All pipes run underneath hardscape shall be installed inside sleeves.
- Sleeve inside diameter shall be two times the size of the outside diameter of the pipe(s) going through it. Sleeves to extend 12" past past the hard surface and are to be marked with flags.
- Install all components as per local, state, and federal codes.
- All electrical wire shall be for 110/ 220 volt service. Wiring shall be installed by a licensed and competent electrician and installed to City code.
- All work performed shall conform to applicable City building and plumbing codes.
- Contractor is responsible for his/her own take-offs and is to verify all quantities. In the event of a conflict between the quantities on the irrigation schedule and the plans, the plans shall take precedence and the discrepancy shall be brought to the attention of the Landscape Architect prior to bid.
- Items such as wiring, valve boxes, connectors etc. are considered incidental to construction and are the responsibility of the contractor.
- Care is to be taken when digging around near existing tree roots. Contractor to hand dig around existing tree roots to minimize damage. All roots larger than 1" in diameter shall be root pruned. Contractor to bore under the tree when installing mainline within the dripline of a tree.
- All air/vacuum relief valves, valves, pressure reducing valves, pumps, pump control valves, etc. must be tagged or labeled indicating whether it is on the reclaimed water or potable water system.



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				DRAWN	MR/JR						PROJECT NO. 5015A
				CHECKED	GH						SHEET: IR-1
REV. NO.	DATE	DESCRIPTION	REV. BY								



5 HUNTER PRO-C CONTROLLER
N.T.S. -OR- APPROVED EQUAL P-CO-ORL-25

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