



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

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, January 7, 2026
10:00 AM

Regular Meeting Agenda

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

Discussion Items

1. Unnecessary & Undue Hardship Variance Case No. 25142: 702 Pass A Grille Way

Brandon Tecklenberg of 702 PAG WAY LLC requests an unnecessary & undue hardship variance to allow the retention of a primary driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (Sec. 40.4.).

2. Easement Vacation No. 25154: 103 24th Avenue

Gina and Michael Pezza request to vacate an unspecified three-foot easement that intersects the residential property of 103 24th Avenue.

Next Meeting: January 21, 2026

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

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance Case No. 25142: 702 Pass A Grille Way

Action Request: None - for informational purposes.

Strategic Objective:

Date: January 7, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject variance request is associated with the proposed temporary lodging redevelopment site plan for 702 Pass A Grille Way, which was shared with the Historic Preservation Board earlier in the year. Following that meeting, it was determined an initial Staff interpretation that primary drive access to the property could be preserved in its current location and footprint following site redevelopment was made in error, and that sole access to the site from the rear alley is required by Land Development Code Sec. 40.4. The subject variance request is to preserve the primary drive access from Pass A Grille Way, rather than remove the curb cut and provide access solely from the alley.

Funding: N/A

Attachments:

1. Application
2. Site Plan Set
3. Survey

CASE #: 25142

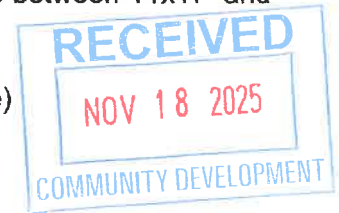
PARCEL #: 19-32-16-58932-006-0170

SUBMITTAL DATE: 11/18/25 AMOUNT DUE: \$570.50 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	702 PAG WAY LLC	702 Pass A Grille Way St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent			
Owner Email Address: brandon@techtravel.com		Applicant/Agent Email Address:	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CR-DEA		15,133 sq ft
Legal Description: <u>Morey Beach BIK 6, Lot 17</u>		
Address: <u>702 Pass A Grille Way St Pete Beach, FL 33706</u>		
Explanation of Request: <u>see attachment for answers</u>		
<u>40.11 LDC</u>		

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

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

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

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


Signature of Applicant

11/10/2005
Date

Signature of Authorized Agent

Date

Variance Narrative – 702 Pass-A-Grille Way

Explanation of Request

We are requesting a variance to allow continued vehicle and property access via the existing and long-established driveway on Pass-A-Grille Way. The City is requiring that access be taken from the rear alley; however, the alley is extremely narrow, only allows movement of one vehicle at a time, and does not provide enough width for standard vehicles to safely maneuver without risking damage to vehicles or adjacent structures. The alley is also not passable for firetrucks, ambulances, or other emergency vehicles. The driveway on Pass-A-Grille Way has existed since approximately the 1920s, long before the ordinance was enacted in 2013. The variance is necessary to maintain safe, functional, and historically established access to the property.

Findings

1. Special conditions and circumstances exist which are peculiar to this property.

The rear alley is unusually narrow and only supports one vehicle at a time, making it physically unsuitable for regular access. Larger service vehicles and emergency vehicles cannot access the property through the alley without risk of damage or obstruction. These conditions are specific to this parcel. The existing access from the front of the property via Pass-A-Grille Way has been in continuous use since the 1920s and is part of the property's established functional layout.

2. The special conditions and circumstances do not result from actions of the applicant.

The driveway and access arrangement predate current ownership and the City's 2013 ordinance. No action taken by the current or prior owners created this condition.

3. Literal interpretation of the Code results in unnecessary and undue hardship.

Requiring alley-only access effectively prevents the property from being accessed in a safe and usable manner. Additionally, the literal interpretation of the ordinance functionally negates the property's ability to be used for its allowed commercial zoning purposes, because commercial use requires reliable vehicle access, service access, and emergency access.

4. The hardship has not been knowingly created to circumvent regulations.

No new construction or changes to access have been made. The existing access from the front of the property via Pass-A-Grille Way has been in continuous lawful use for nearly a century. The request simply seeks to continue what has always existed.

5. Financial return is not the reason for this request.

This request is required to maintain the property's lawful ability to function as permitted under its zoning, including commercial use. Without this variance, the property cannot be reasonably used as-zoned.

6. Granting the variance provides equal treatment.

Allowing continued use of the existing driveway permits the property to maintain the same reasonable access enjoyed by other similarly zoned properties.

7. This is the minimum variance necessary.

No additional changes, enlargement, or intensification are requested. Only continuation of the existing access point is being sought.


8. The variance aligns with the intent of the Comprehensive Plan and is not detrimental.


Maintaining established access ensures safe circulation, preserves emergency vehicle route availability, and maintains neighborhood consistency. It will not negatively impact the public welfare, property values, or neighborhood character.





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.


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

 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.

 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.

 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.

 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.

 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.

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

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


Signature of Applicant


Date

HELIOS

PROPOSED TRANSIENT STAY

ST. PETE BEACH

LIST OF DRAWINGS

CIVIL ENGINEERING
C001 SURVEY
C1 DRC SITE PLAN

ARCHITECTURAL
A.S.101 ARCHITECTURAL SITE PLAN
A.101 SECOND FLOOR PLAN & ROOF PLAN
A.102 FOURTH FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.203 RENDERING
A.204 RENDERING
A.205 RENDERING

LANDSCAPING
L1.00 LANDSCAPE SITE PLAN
LPI.00 ROOF AMENITY SITE PLAN
LD-1 LANDSCAPE DETAILS
LD-2 LANDSCAPE SPECIFICATIONS
LD-4 IRRIGATION SPECIFICATIONS

LIGHTING
E.P.100 SITE PLAN - PHOTOMETRIC

PROJECT ADDRESS
702 PASS-A-GRILLE WAY
ST. PETE BEACH, FL. 33706

DEVELOPMENT TEAM

OWNERS / DEVELOPERS
DEVMAR LLC
360 CENTRAL AVE
ST. PETERSBURG, FLORIDA 33701

ARCHITECT
FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

CIVIL ENGINEER
VICKSTROM ENGINEERING SERVICES, INC.
132 MIRROR LAKE DRIVE NORTH SUITE 202
ST. PETERBURG, FLORIDA 33701
727.894.0404

LANDSCAPE ARCHITECT
BOOTH DESIGN GROUP
146 SECOND STREET NORTH SUITE 302
ST. PETERSBURG, FLORIDA 33701
727.821.5699

LIGHTING
EMERALD ENGINEERING, INC.
9948 CURRIE DAVIS DRIVE SUITE H
TAMPA, FLORIDA 33619
813.995.0300

SITE / BUILDING DATA

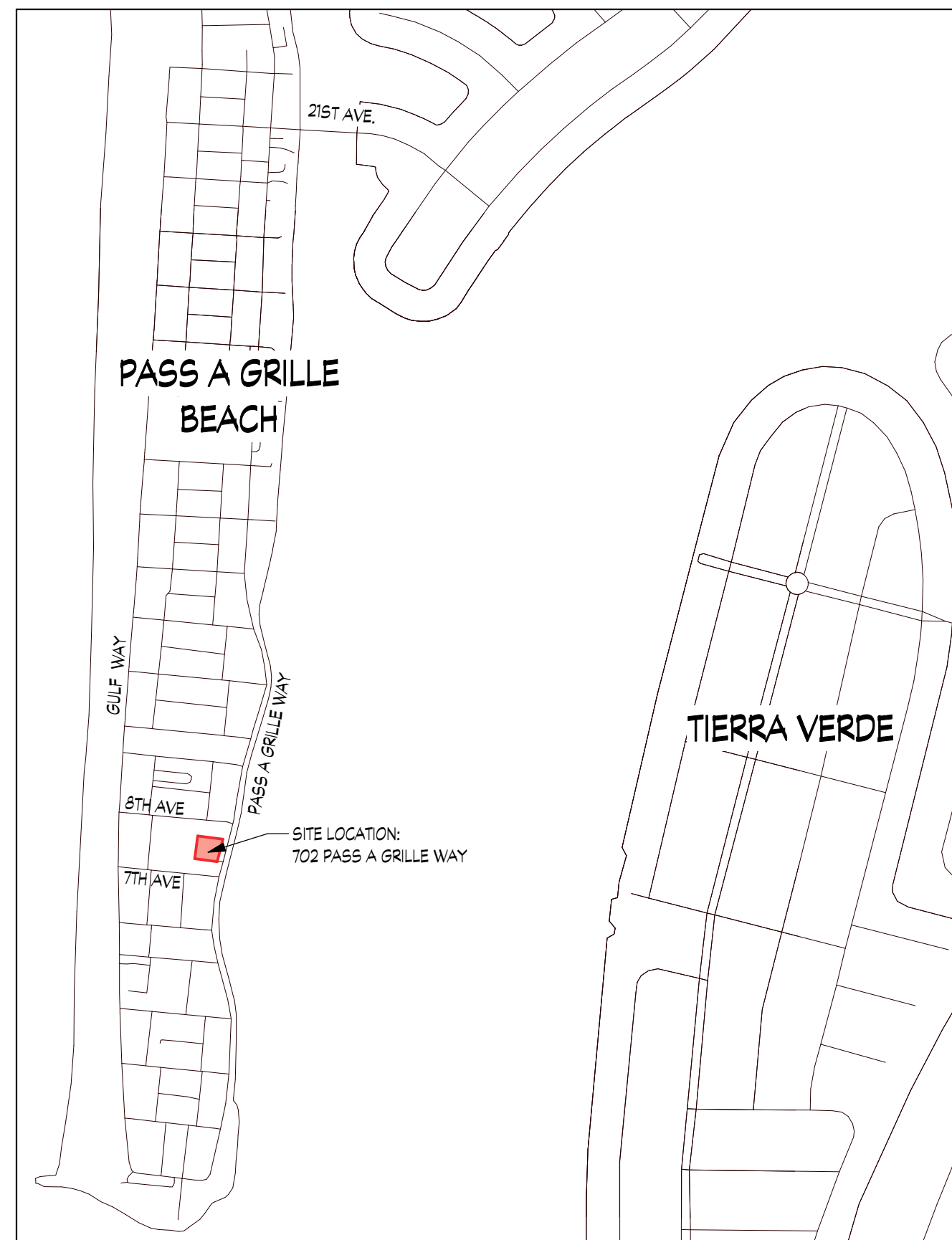
SITE AREA	+/- 0.35 ACRES OR +/-15,338 S.F.	
ZONING & FUTURE LAND USE EXISTING	COMMUNITY REDEVELOPMENT / EIGHTH AVENUE CRD.EA	
BUILDING HEIGHT		
MAXIMUM ALLOWED BUILDING HEIGHT ABOVE BFE / FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	35 FT.	
PROPOSED ALLOWED BUILDING HEIGHT 3 STORIES (ABOVE B.F.E.)	35 FT.	
UNIT MIX/COUNT	2 BEDROOM UNITS (909-1,112 S.F.)	17 D.U.
PARKING (TRANSIENT USE - LESS THAN 30 DAY STAY)		
REQUIRED PARKING (AUTO) UNITS (0.9 SP / UNIT + AMENITY PARKING)	16 SPACES	
REQUIRED BIKE PARKING (10% OF PARKING SPACES OR 5 MAX)	6 BIKES	
PROVIDED PARKING (AUTO - 1 SP/UNIT)	17 SPACES	
PROVIDED BIKE PARKING	6 SPACES	
BUILDING AREA		
APARTMENT BUILDING (ENCLOSED 1ST FLOOR - ELEVATOR / STAIRS)	351 G.S.F.	
TOTAL ENCLOSED APARTMENT BUILDING AREA	22,383 G.S.F.	
COVERED 1ST FLOOR AUTO PARKING AND PATIO AREA (EXCL. ELEVATOR AND STAIR)	8,499 G.S.F.	
TOTAL UNIT AREA (GROSS)	18,385 G.S.F.	
DENSITY		
MAXIMUM ALLOWED (TRANSIENT USE)	50 D.U./ACRE	
PROPOSED	48.5 D.U./ACRE	

NOTES

- SET BUILDING FIRST FLOOR STRUCTURE 1 FOOT MINIMUM ABOVE EXISTING FLOOD PLAIN AE 10 FT ENTIRE PROJECT IN FLOOD PLAIN (AS INDICATED ON PREVIOUS SURVEY)

BUILDING CODE SUMMARY

BUILDING CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023	
CONSTRUCTION TYPE	IIA MIXED USE NON SEPARATED TABLE 504.4	
OCCUPANCY USE AND CLASSIFICATION	GROUP R-2 3 STORY GROUP S-2 LOW HAZARS STORAGE PARKING GARAGE	
NFPA 220		
CONSTRUCTION TYPE	II (220)	
FIRE SUPPRESSION	NFPA 13	
PLUMBING CODE	FLORIDA PLUMBING CODE 2023	
MECHANICAL CODE	FLORIDA MECHANICAL CODE 2023	
ELECTRICAL CODE	NEC 2011, NFPA 70 NATIONAL ELECTRIC CODE	
ENERGY CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023 ENERGY CONSERVATION CODE	
FLORIDA FIRE PROTECTION	FLORIDA FIRE PREVENTION CODE EIGHT EDITION NFPA 101, NFPA 1, FL 44 RULES FS 633	
ACCESSIBILITY	FLORIDA BUILDING CODE EIGHT EDITION 2023 ACCESSIBILITY CODE	
MAXIMUM ALLOWABLE HEIGHT	85' MAXIMUM	35' PROVIDED
ALLOWABLE STORIES	5 STORIES	3 PROVIDED
ALLOWABLE INCREASES FOR FIRE SUPPRESSION	NOT APPLICABLE	
ALLOWABLE AREA R-2 OCCUPANCY	96,000 S.F.	7,461 PROVIDED
ALLOWABLE AREA S-2 OCCUPANCY	156,000 S.F.	8,499 PROVIDED



DATE	ISSUE
07.14.25	PRE-APP. SUBM.
07.21.25	SPA TRC SUBM.

SIGNATURE BLOCK		
SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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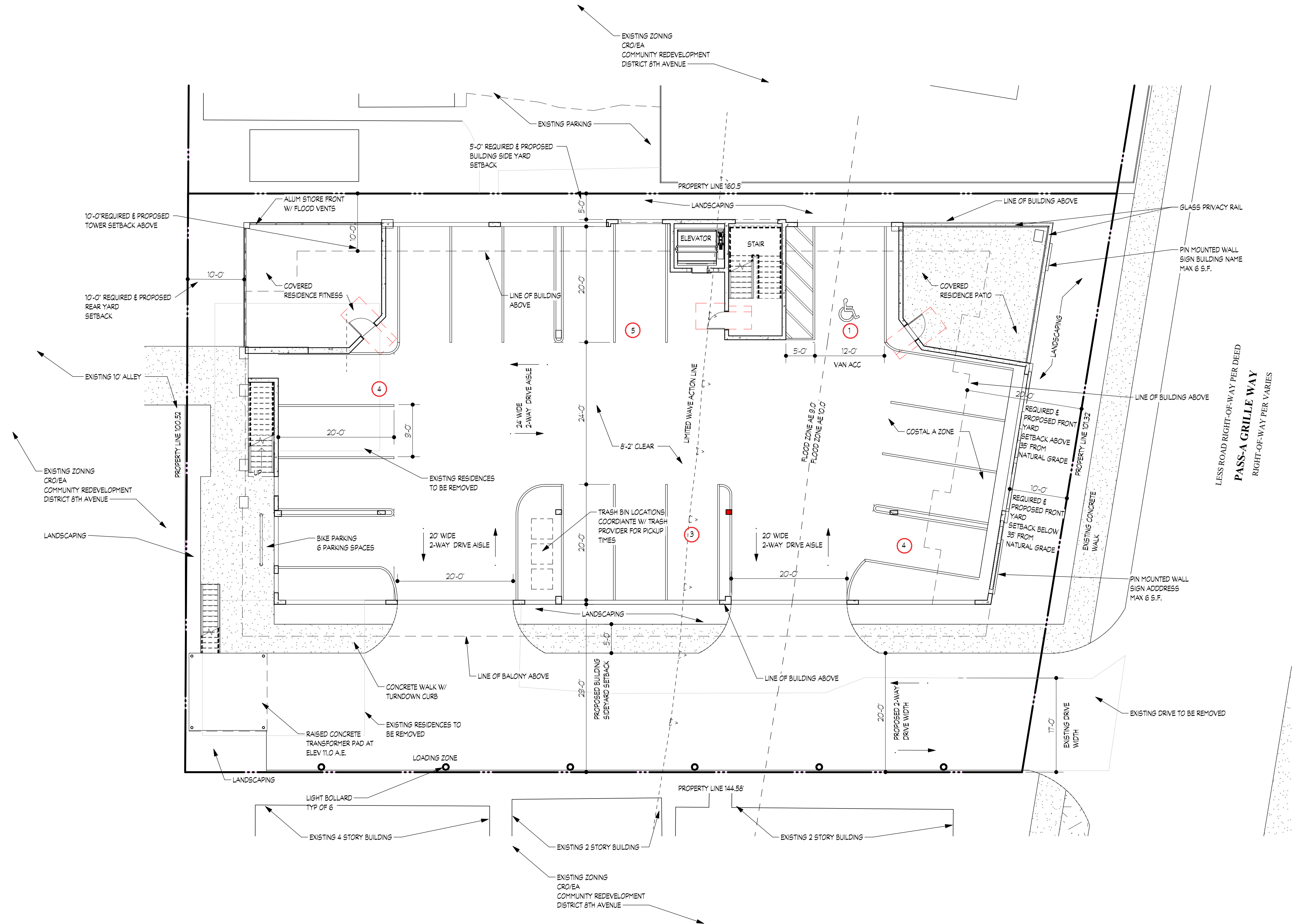
NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

SITE / BUILDING DATA

SITE AREA	±/- 0.35 ACRES
ZONING AND FUTURE LAND USE	OR ±/- 15,338 S.F.
EXISTING	COMMUNITY REDEVELOPMENT / EIGHT AVENUE CR/EA
BUILDING HEIGHT	35 FT.
MAXIMUM ALLOWED BUILDING HEIGHT ABOVE B.F.E. FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	
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NOTES

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ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"
NORTH

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS
ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

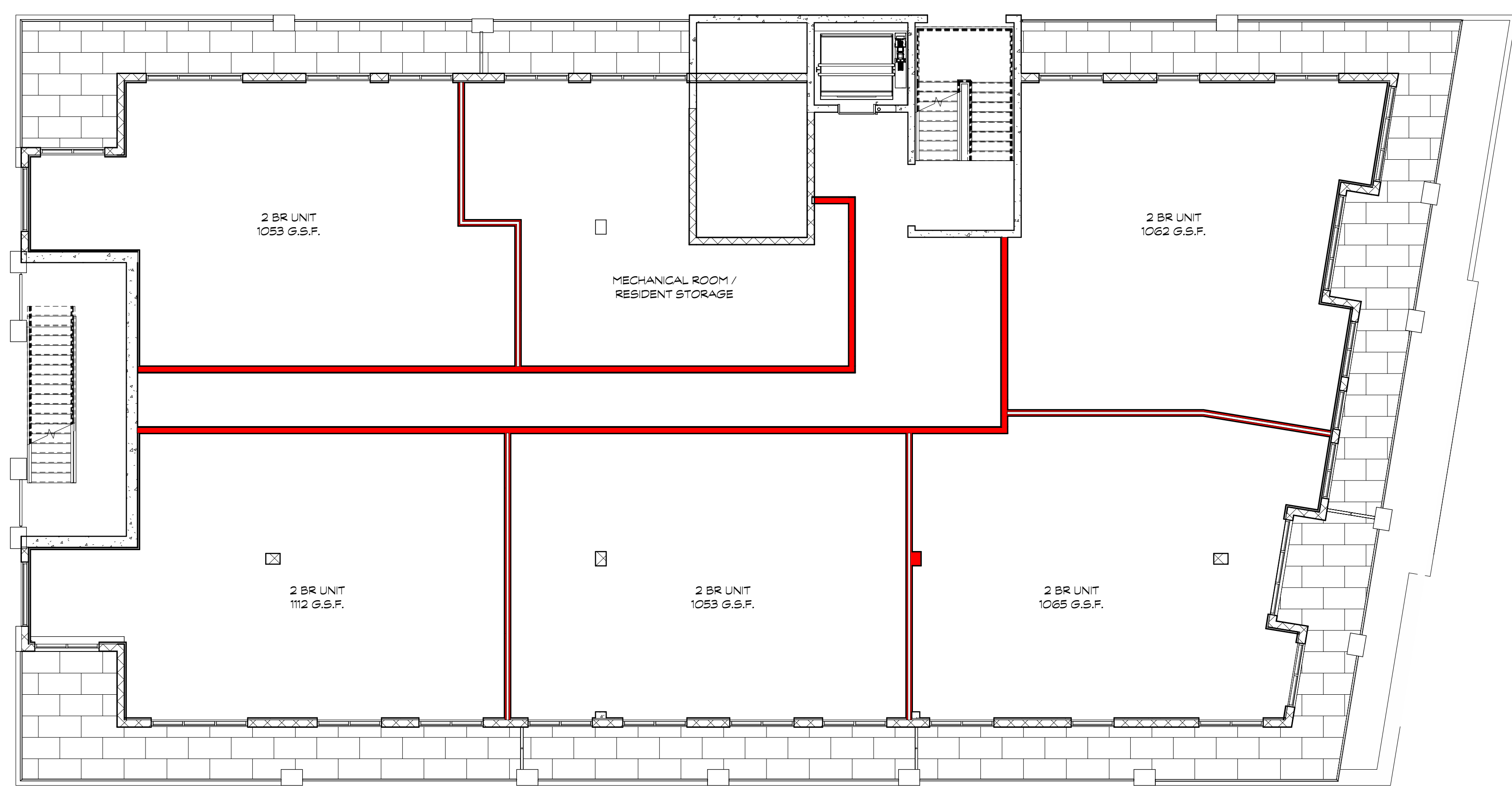
FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH



DATE	ISSUE
07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

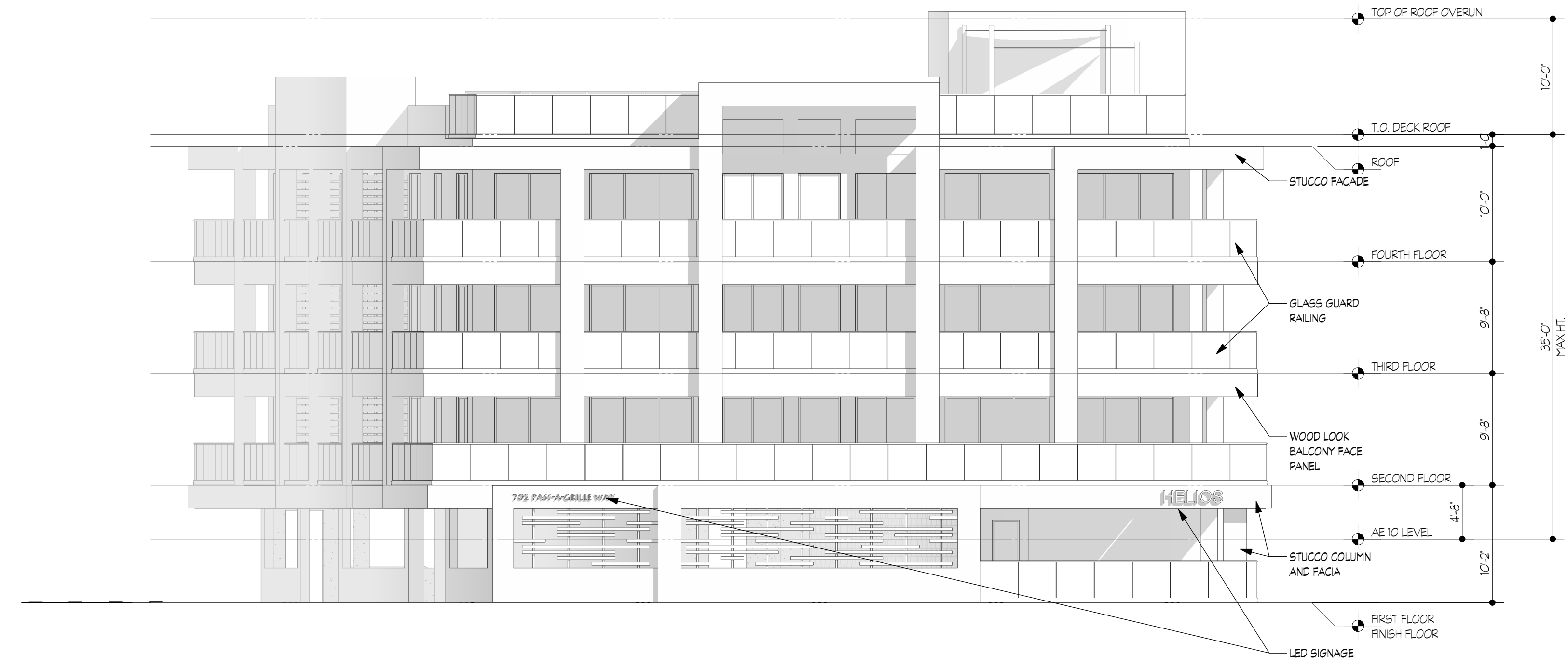
FOURTH FLOOR PLAN

DRAWING NUMBER

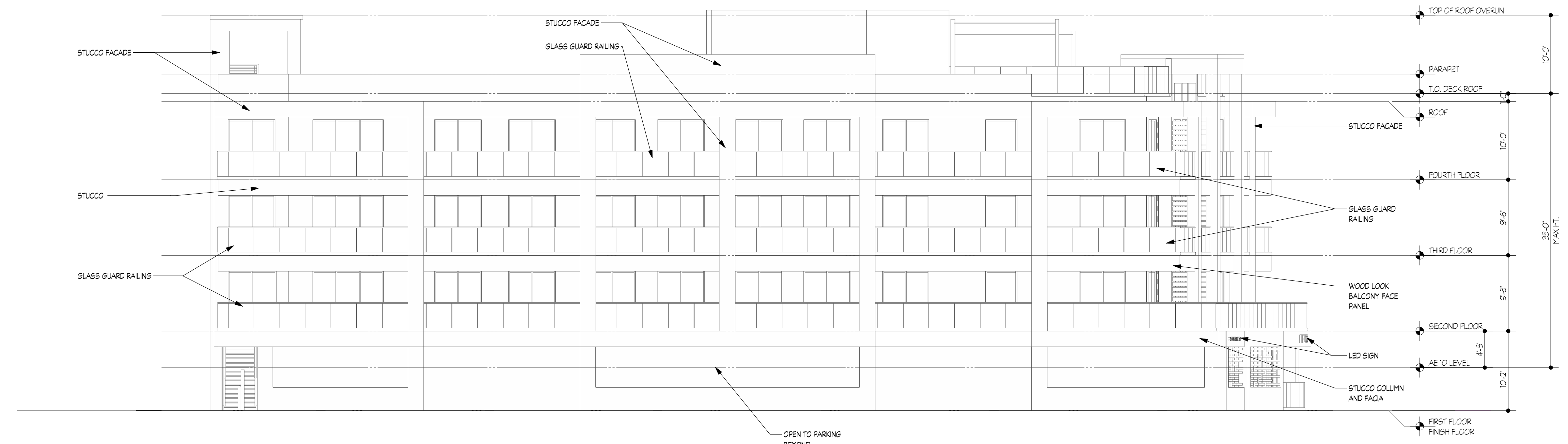
A.102

FOURTH FLOOR
SCALE: 1/8" = 1'-0"
PLAN NORTH

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



2 FRONT ELEVATION (EAST)
 A.201 SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (SOUTH)
 A.201 SCALE: 1/8" = 1'-0"

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH

DATE	ISSUE
07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.

KEY PLAN

FSP PROJECT NO.
 DEL25.031

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201



146 SECOND ST., N. STE. 302
ST. PETERSBURG, FL 33701
772.821.5699

OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

JOB NUMBER 25029
DRAWN BY JB
CHECKED BY JB

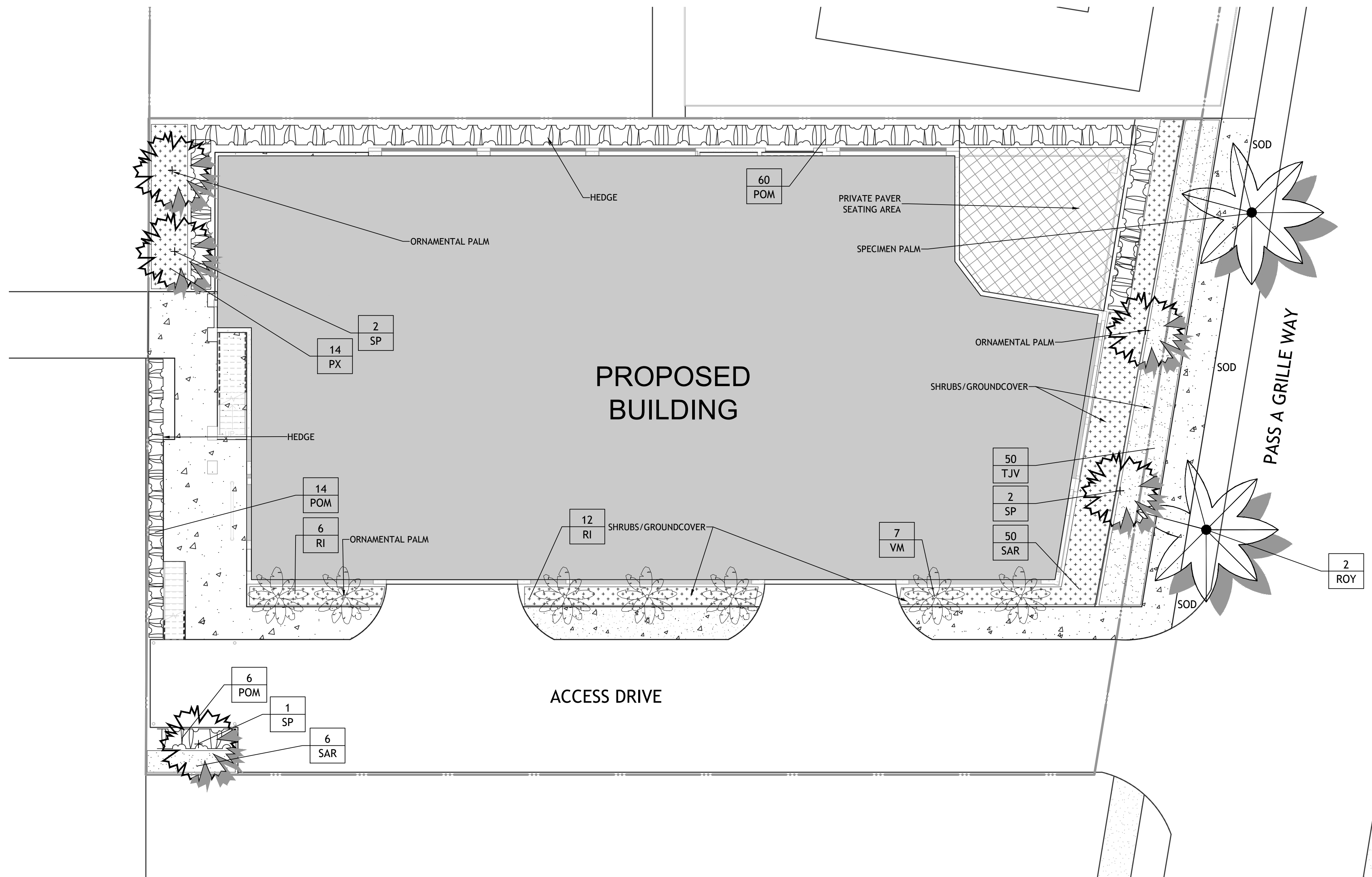
SCALE: 1"=10'-0"



LANDSCAPE SITE PLAN

L1.00

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PROPOSED BUILDING

ACCESS DRIVE

PLANT MATERIAL SCHEDULE

- PLANT MATERIAL NOTES:
 1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
 2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
 3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
14	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 14" SPD., FULL	NO	YES	
18	RI	RHAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 18" SPD., DENSE	NO	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	5' GW, 6' OA. HT.	YES	YES	
56	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
5	SP	SABAL PALMETTO	CABBAGE PALM	12' C.T.	YES	YES	
50	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
7	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	6' C.T.	NO	YES	

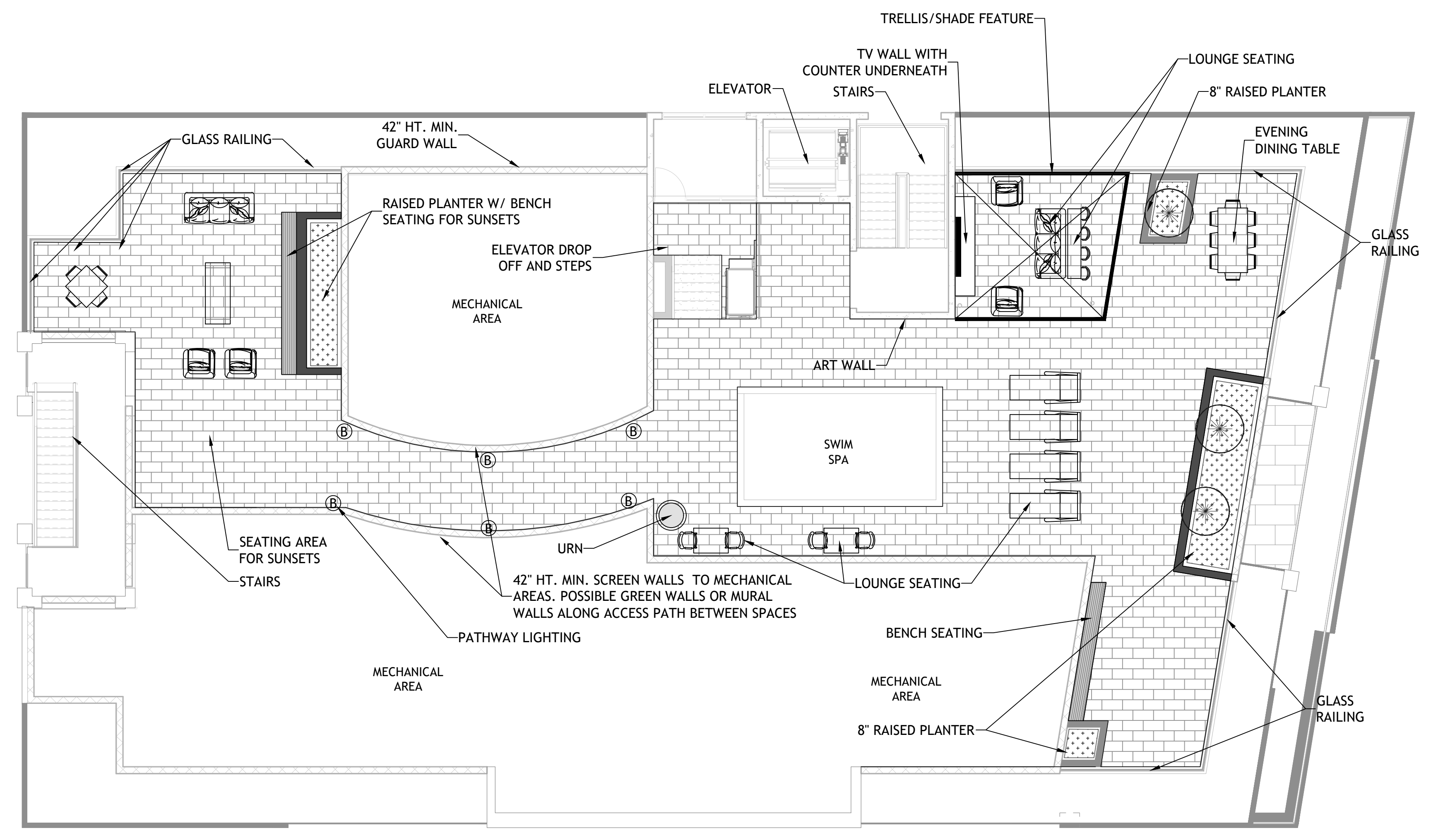
V.U.A. AREA
ALL V.U.A. AREA IS BELOW THE BUILDING.



146 SECOND ST., N. STE. 302
ST. PETERSBURG, FL 33701
772.821.5699

OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS



HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

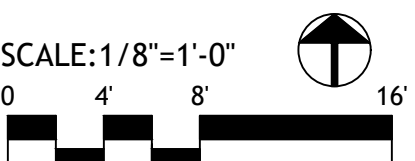
FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION
JOB NUMBER 25029
DRAWN BY JB
CHECKED BY JB



ROOF AMENITY
SITE PLAN

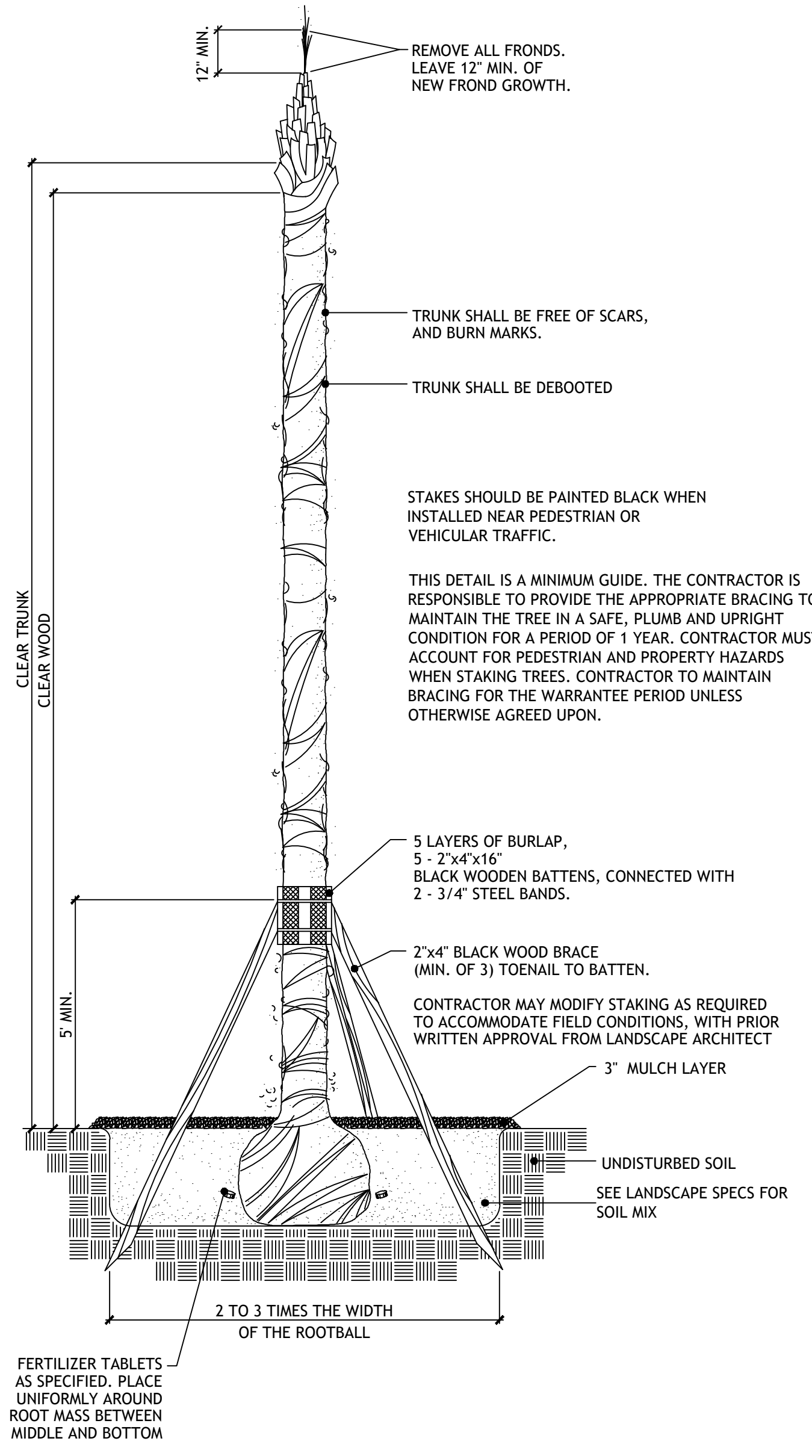
LP1.00

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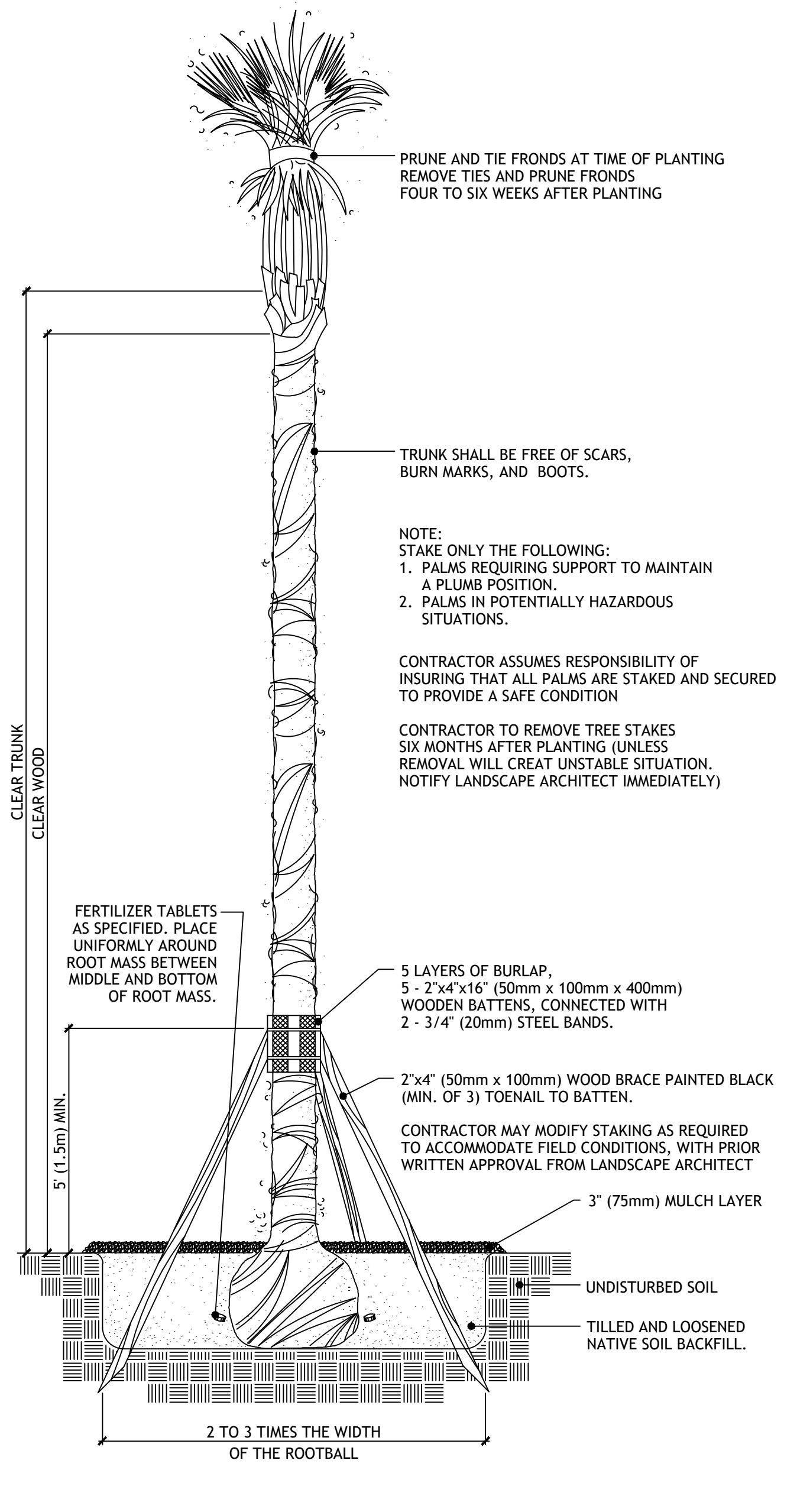
NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

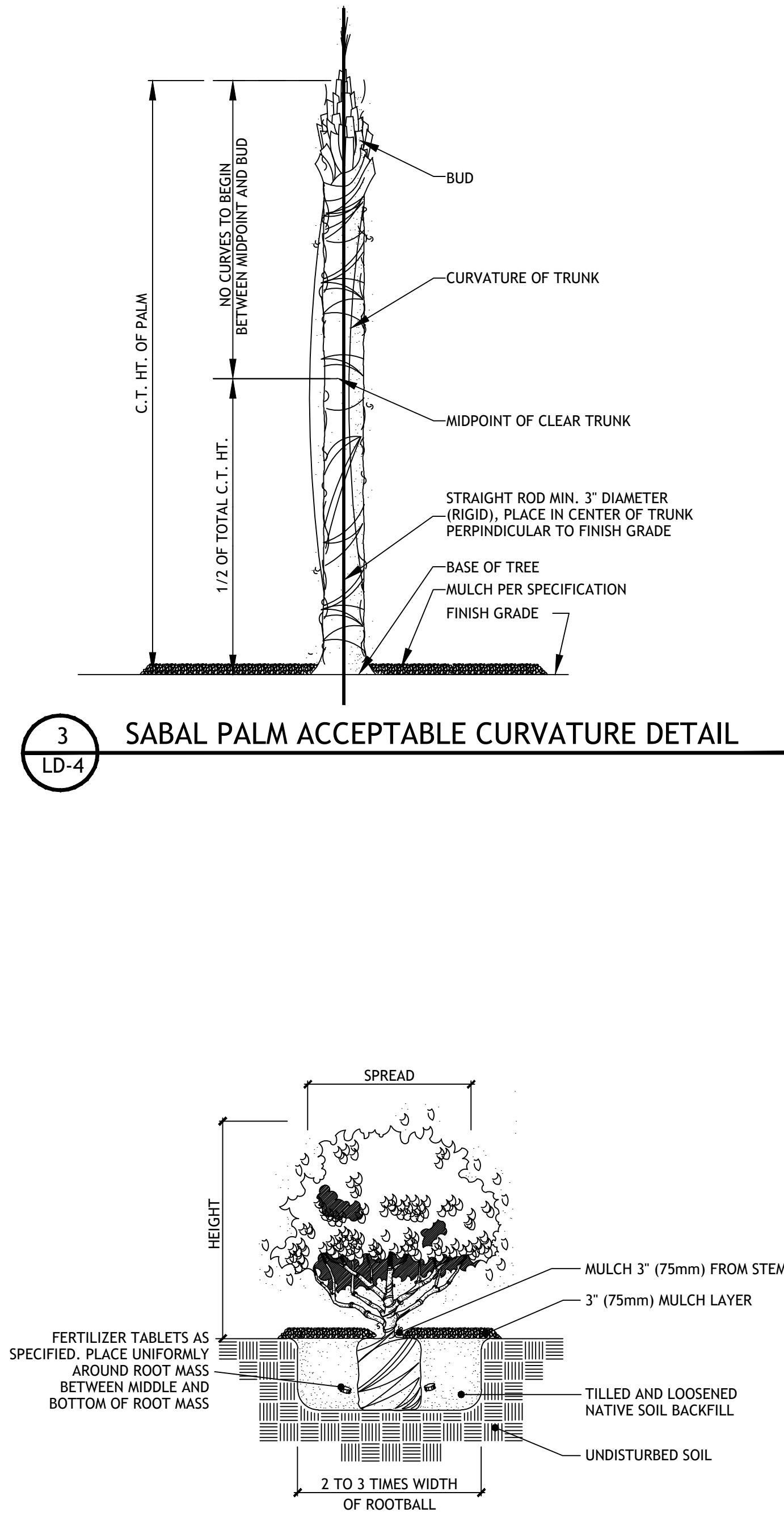
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DRAWN BY	JB
CHECKED BY	JB



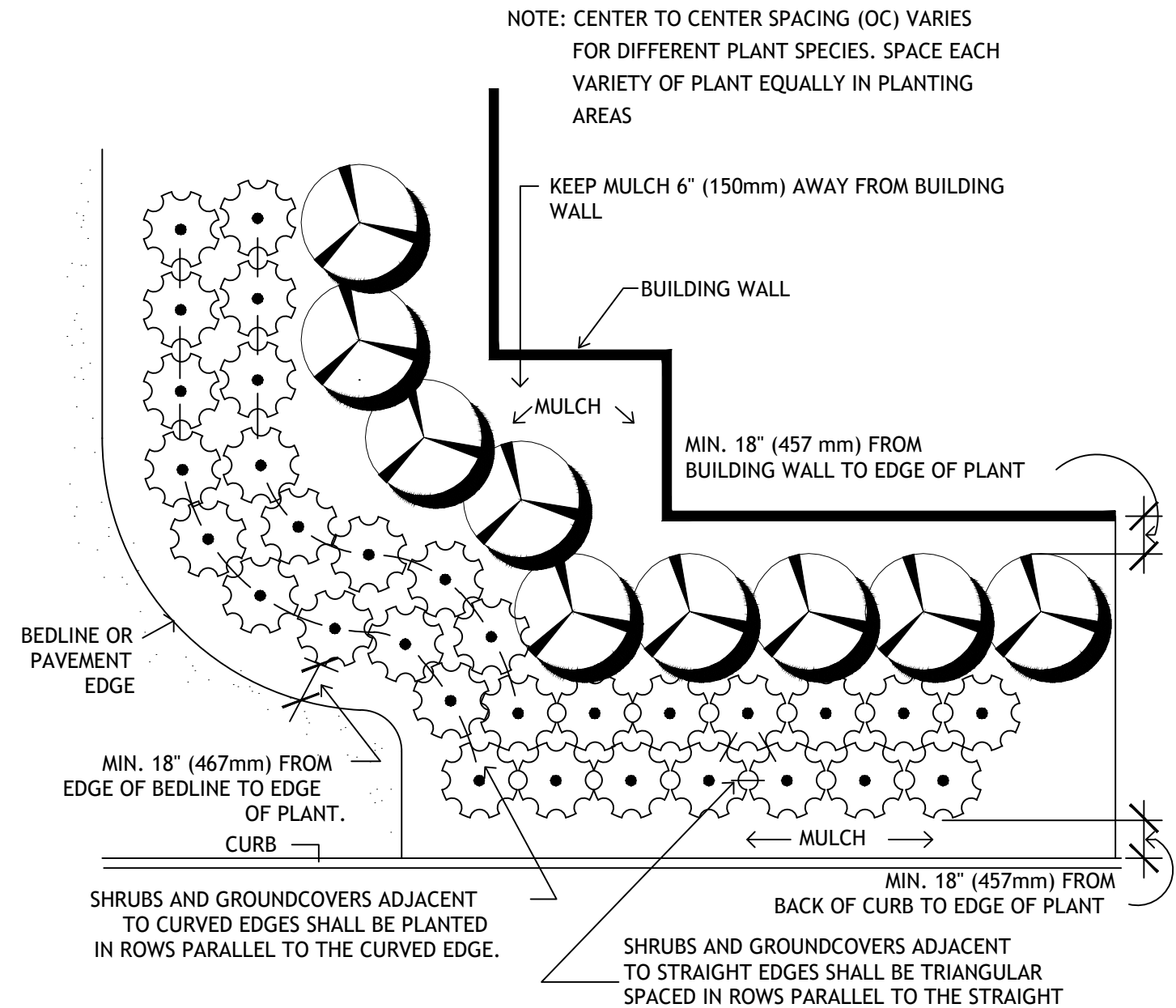
SABAL PALM PLANTING DETAIL



PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



SHRUB PLANTING DETAIL



SHRUB AND GROUNDCOVER LAYOUT DETAIL

1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, Addendum, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.
B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.
B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.
C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will grow adequately, and will comply with the intent of the landscape drawings.
D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.
B. All work of this Section shall conform to the highest standard of landscape practices.
C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.
D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.
E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects work in this Section.
F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.
G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be followed for maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.
B. Furnish unit prices for all plant and inert materials, including labor for all specified work.
1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS
A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.
B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.
C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement; installation without approval is entirely at the Contractor's risk.
D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein in this Section.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or H.T.: The over-all height of the plant measured from the ground to the natural, united state of the majority of the foliage, not including extreme leaves, branches or fronds.
B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.
C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or bud, trimmed in a natural manner. For example, on Canary Island Date Palms or similar, the clear wood measurement does not include the "nut" at the base of the fronds.
D. SP: Spread, branches measured in natural untied position to the average crown diameter, not including extreme leaves, branches, or fronds.
E. ST.TR.: Straight trunk.
F. MIN.: Minimum.
G. GAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.
I. O.C.: On center, distance between plant centers.
J. DIA.: Diameter.
K. LVS.: Leaves.
L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 - 1/2 feet (1.37 meters) above ground.
M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeter) tree is measured six inches (150 millimeters) above ground; larger trees are measured at 12 inches (300 millimeters) above ground.
N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.
O. PPP: Plants per sq.
P. FG: Field grown.
Q. STD.: Standard, single, straight trunk.
R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.
S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.
T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.
U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:
1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.
2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.
3. Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.
4. Trees shall be dug with adequate balls, burlapped, and wire banded if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be encased in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.
5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Bolls shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 8 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.
7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.
8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after strapping. Protect sod against drying and breaking by covering portions of sod or placing in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions
1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected and acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for completed work.
2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule, if seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.
3. Determine locations of all underground utilities and review for conflicts with planting operations.
4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.
5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.
2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.
3. The Owner's Representative, may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such an amount of time deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate as necessary to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Materials: Nomenclature
1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Thrid, L.H. Bailey and E.Z. Bailey, 1976 (or latest edition) or Standardized Plant Names and Symbols, published by the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.
B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.
2. Trees shall be heavily branched or, in the case of palms, be heavily leafed. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (control leader), unless otherwise stated. Trees that have the main trunk forming a Y, shape or parallel branching are not acceptable.
3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).
4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.
5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.
6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect approves an alternate, the Contractor shall obtain approval of the Owner. When authorized, a written change order for substitute material will be prepared, as well as any required adjustments to the Contract amount.
7. Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the plant material schedule, except that material larger than specified may be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.
8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.
9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper lashing and/or baling & burlapping.
10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.
11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses: Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stacked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.
2. Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch:

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans
2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in full, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.
2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.
3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.
4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.
5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass at the rate of one (1) pound (4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball, per the planting detail. Metal strand guy wire shall not be used.
2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.
3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.
2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 sand and 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).
3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, stumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.
4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Retain organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

H. Soil Amendments:

1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

I. Tree Protection

1. Wood fencing shall be 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock with flanging (on horizontal members). Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 - 1/2 feet (1.37 meters) above grade.

J. Root Barrier System

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent surfaces according to specific product name or equal. Install as directed by the manufacturer.

K. Packaged Materials:

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:
1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.
2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.
2. New plant materials will not be installed until a 98% weed/turf eradication has been achieved. Areas where one application may be required to produce an acceptable planting bed.
3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".
4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.
5. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.
6. The contractor shall remove debris (sticks, stones, rubbish) over 1 - 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Retain organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, percolation, and retention occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.
2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).
3. Immediately prior to any turf work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.
4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (4536 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.
5. Moistened prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)
1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.
2. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.
3. If shown on the Plans, contract berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

B. Layout of Plant Materials:

1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, corners, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.
2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided), otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.
3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.
4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.
2. Plants shall be set straight or plumb. In the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball with the ground surface will be established. With regards to proper nursery practices, plants under certain conditions (i.e. low and wet areas) will benefit from being planted "high" with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.
3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or approved equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.
a. Application rate:
1 gallon (3.8 liter) 1 - 21 gram tablet
5 gallon (11.4 liter) 2 - 21 gram tablet
5 gallon (18.9 liter) 3 - 21 gram tablet
5 gallon (26.5 liter) 3 tablets each 1/2 inch (12 millimeters) caliper
Trees
4. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.
5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of rootball wire and all tie-down material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly water-in before bringing the back-fill up to the proper grade. Roots of bare plants shall be properly spread out, and planting soil carefully worked in among them. Failure to comply is cause for rejection.
6. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the proper grade.

D. Sodding

1. During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.
2. An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen (4530 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.
3. Solid sod shall be laid lightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat and clean manner to the edge of all the paving and shrub areas. Cut down soil level to 1 inch (25 millimeters) to 1 - 1/2 (38 millimeters) inches below top of walks prior to laying sod.
4. Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sod to a depth of 2 inches (50 millimeters) below the surface. The sod shall be rolled in a manner that will avoid erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent water to the finished sod surface. Watering shall be repeated as necessary to keep sod moist until contact to subgrade.
5. The sod shall be pressed firmly into contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of sodded areas. After the sodding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.
6. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.
7. On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.

E. Seeding

1. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.
F. Tree Guying, Bracing and Staking:
1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of 2 stakes shall be installed in a triangular pattern. In 4 stakes per tree if the spacing shall be used. Stakes shall be installed per the manufacturer's directions. All hardwood trees shall be staked with below-grade staking.
2. For single trunk palms, a minimum of 3 stakes per palm at 120 degree spacing shall be used. For palm stakes to bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeters) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 5 feet (1.5 meters) of stake above grade.
3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after the date of final acceptance of the landscape work.
4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.
5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

G. Mulching

1. All planting beds shall be weed-free prior to mulching.
2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.
3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans or General Notes.
4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrubs trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.
5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 3 inch (75 mm) deep band of mulch shall be installed in front of the first row of annuals. Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree members shall be done by a licensed arborist.
2. Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.
2. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.
J. Protection
1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.
2. The Contractor shall protect the Owner's and adjacent property from damage.
3. The Contractor shall protect the landscape work and materials from damage due to landscape operations. Maintain protection during installation and maintenance periods.
4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.
K. Repair of Damages
1. The Contractor shall repair all damage caused by his operations to other materials, property, or trades to a level equal in quality to the existing condition prior to damage.
2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of work materials may be done by other than the Owner's direction, but the cost of some shall be paid by the Contractor who is responsible for the damage.

J. Stolen Plant Materials and Other Materials Pertinent to the Project Installation

1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.
2. Plant materials that have been documented as installed and accepted by a landscape inspection performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.
3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against loss of plant materials and other materials pertinent to the project installation.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance until final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting beds, mowing, fertilizing, cultivation, weeding, pruning, disease and pest control, replacement of dead materials, straightening, turf or planter settlement corrections, replacement of damaged materials, staking and guying repair and tightening, wash-out repairs and regarding, and any other procedures consistent with the good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under the Contract. Mowing shall be consistent with the recommended height per the University of Florida Cooperative Extension Service.
2. Within the warranty period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growth of the landscape.
3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection
1. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative that the job is ready for inspection. Within 15 days of notification, the installation will be inspected by the Landscape Architect. A written inspection report, including written and/or graphic inspection reports, will be sent to the Owner and/or Landscape Architect. If the Landscape Contractor's work is not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports, shall be charged to the Landscape Contractor at a rate of \$80.00 per hour. The Landscape Contractor shall be responsible for providing compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.
B. Rejection and Replacement
1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements of the Plans and Specifications and/or if the material shall be rejected immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.
C. Acceptance
1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.
2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.
3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.
B. Where the Specifications call for any stipulated item or an "approved equivalent", or in words to that effect, the Contractor shall indicate the price of the type and species specified in the proposal, giving the price to be added or deducted from his contract price. The final selection rests with the Owner or Owner's Representative.
C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant replacement or an appropriate deduction from the Contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warrantly all trees furnished under this contract for a period of 1 year and all shrubs for a period of 4 months. Material which is either dead or in poor health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor, upon notice shall replace without delay some with no additional cost to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.
4.01 MEASUREMENT AND PAYMENT
4.00 MEASUREMENT
A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.
4.02 PAYMENT
A. Payment for Landscape shall be made of the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION



OWNER AND CONSULTANTS

ARCHITECT

FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

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SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

Table with columns NO., COMMENTS, DATE. Row 1: PRE-APPLICATION MTG. 07-15-23. Row 2: SPR/TRC REVIEW SUBJ. 07-21-23.

SHEET INFORMATION

JOB NUMBER: 25029

DRAWN BY: JB

SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

A. The Bidding, Contractual and Special Conditions apply to all work hereunder.

B. Related work specified or as shown elsewhere:

1. SECTION 02900 – LANDSCAPE

1.02 SCOPE OF WORK

A. Provide all labor, materials to install the specified Irrigation System as shown on the drawings and stated in the Technical Specifications.

B. Connection to existing water source on property at location shown on the drawings.

1.03 QUALITY ASSURANCE

A. Comply with Federal, State, County, Local and other duly constituted authorities and regulatory agencies.

B. Installation and materials shall conform to the Standards and Specifications for Turf and Landscape Irrigation Systems, Florida Irrigation Society, and the current *Uniform Plumbing Code*, *Uniform Mechanical Code*, state statutes and prevailing county and/or municipal ordinances.

1.04 JOB CONDITIONS

A. Responsibility to the Owner: The Contractor shall not willfully install the plumbing irrigation system as specified in the Contract Documents when it is obvious in the field that there are obstructions, grade differences and/or discrepancies in area dimensions until such conditions are brought to the attention of the Landscape Architect.

B. Utilities and Structures: Attention is directed to the fact that overhead, underground and surface utilities, structures and vegetation are in the area of the work and must be protected against damage during the progress of the work.

C. Protection and Safety: The Contractor shall be responsible and liable for the protection and safety against injury of property and persons on or about the project site during the term of his work. The Contractor shall provide and properly maintain necessary warning signs and lights, barricades, rolings and other safeguards. The Contractor shall conform with the current Occupational Safety and Health Standards.

D. Site Familiarity: The Contractor shall visit the project site to examine such conditions as soils, vegetation, utilities, structures, water supply, etc., as they will influence the work pursuant to bid submission and/or contract execution.

E. Utility Connections: Location of utility connections shall be shown on the plans or as shown by the utility company. The Contractor shall include in his bid all costs for such utility connections.

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

2. Product Data: Submit six (6) copies of manufacturer's technical data and installation instructions for underground sprinkler system. Submit samples of all materials and equipment to be installed on the project.

3. Equipment: Submit a schedule of equipment to be installed, to include: automatic controller, zone control valves, gate valves, vacuum breaker valves, pressure throttle valves, direct burial wire , pop-up rotor heads, pop-up spray heads, fixed shrub heads, bubbler heads, special purpose heads, emitter pipe, filters, fittings and valve boxes.

4. Design Data: Submit any all design data required under these specifications for all areas not shown on the irrigation plans that need irrigation rework of the existing system

1.06 DEFINITIONS AND ABBREVIATIONS

A. The Definitions and abbreviations given here below shall be considered a part of these specifications and shall apply to the interpretation and execution hereof.

1. P.S.I.: Static water pressure shall be given as pounds per square inch, abbreviated P.S.I., and where (1) P.S.I. shall equal 2.31 feet of head.

2. G.P.M.: Volume of water shall be given as gallons per minute abbreviated G.P.M.

3. Zone: A zone shall be defined as a group of heads or emitter pipes operating at the same time downstream under a common control valve. A zone shall be defined as further described hereinafter on the basis of available water pressure and volume and physical location/orientation.

4. P.V.C.: P.V.C. shall denote the abbreviation for polyvinyl chloride (schedule 40) material used in the manufacture of pipe and fittings as further specified hereafter.

5. Polypipe and Polyconnectors: A flexible polyethylene pipe and fittings used in swing joints, head and pipe connectors and emitter systems.

6. Owner: That entity which holds title or control to the premises on which the work is performed.

7. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape and/or irrigation plans and specifications.

8. Contractor: In reference to these specifications, the "Contractor" shall mean the irrigation contractor bidding on and/or being awarded the contract for the work stipulated. Said Contractor shall be duly licensed and insured as an irrigation supplier/contractor to perform necessary water supply and distribution functions in the state, county and municipality where the work is to be executed.

9. Project: The project as referenced herein shall be that tract of real property where the irrigation system is to be installed.

10. Contract Documents: For the purposes of bid submission, contract agreement and execution of the work, the contract documents shall be binding upon all parties and shall include but not be limited to applicable plans, details, schedules, specifications and bidder instructions.

11. Equivalency: Relevant to manufacturer product lines specified herein, equivalents shall be of like type, manufacture, design, material, operation and performance. They shall be approved by the Landscape Architect.

12. The Plans: Design drawings and specifications provided by the Landscape Architect. In the event of conflict between the plans and the written specifications, the plans shall prevail.

PART 2 – MATERIALS

2.01 PRODUCTS

A. All material shall be of new stock and best grade of its kind. It shall be as specified unless otherwise specifically approved by the Landscape Architect. Materials not named shall be subject to approval or rejection by the Landscape Architect. In all cases, workmanship and material shall conform to the local plumbing code having jurisdiction. Materials shall be installed as recommended by the Manufacturer.

B. Available Manufacturers:

1. Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:
 - a. Rain Bird Sprinkler Mfg. Corp.
 - b. Hunter Industries
 - c. Netamir Irrigation
 - d. The Toro Co., Irrigation Division

C. Products the contractor wishes to substitute as an "Approved Equivalent" must be submitted to the Landscape Architect, in writing, a minimum of ten (10) days prior to the bid date. The Landscape Architect will provide either an approval or rejection of all products submitted in this fashion.

D. Plastic pipe shall be rigid, high impact, Type I, un-plasticized polyvinyl chloride. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blister, deleterious wrinkles or dents and shall conform to the following dimensions and physical properties:

1. All plastic pipe shall be continuously and permanently marked with manufacturer's name, kind of pipe, material size, IPS, NSF approval, schedule and type.
2. Plastic pipe shall be as manufactured by Losco, Celanese, Pacific Western, Johns Manville, Colonial, Universal, or as by specific emitter manufacturer.

3. Polyethylene pipe to be used for swing joints (for spray heads only), connectors or emitters, at appropriate P.S.I. ratings.

E. All main and lateral line piping used on this project shall be Schedule 40 P.V.C. unless otherwise approved in writing by the Landscape Architect and the Owner.

F. Pipe Fittings:

1. Plastic pipe fittings to be installed shall be medium weight injection molded for virgin Type II high impact un-plasticized rigid polyvinyl chloride (P.V.C.) molding compound. All plastic slip couplings shall be extruded fittings from some material as specified for plastic piping herein, unless otherwise approved by the Landscape Architect. Plastic pipe cement and lubricant shall be as recommended by pipe manufacturer.

2. Galvanized pipe and fittings: Where indicated, or required by code, use galvanized steel pipe ASA schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed, beaded malleable iron. Galvanized couplings may be a merchant coupling.

3. Under Pavement Lines: All piping under concrete and asphalt vehicle pavement, curbs, unopened areas subject to other than normal loads shall be rigid P. V. C. Schedule 40.

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

2. Pop-up spray connectors (from tee to head base) are to be threaded, flexible polyethylene.

3. Pop-up rotor connectors (from tee to head base) are to be rigid 1" Schedule 80 PVC or Marxlex swing joints.

H. Valves:

1. Manufacturer's standard, of type and size required, and as herein further specified, clearly identified with purple markings or labels for Reclaimed Waste Water.

2. Automatic Circuit Valves: Globe or angle configuration valves operated by low-power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

3. Quick Coupling Valves (if specified): Shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule. Cover to be clearly identified by purple markings for Reclaimed Waste Water.

I. Sprinkler Heads:

1. Manufacturer's standard unit designed to provide uniform coverage over entire area of spray shown on drawings at available water pressure. Top of head to be clearly identified with purple markings for Reclaimed Waste Water.

2. Pop-Up Spray: Fixed or adjustable pattern, with screw-type flow adjustment and stainless steel retraction spring.

3. Pop-up Rotary Sprays: Gear driven, full circle and part circle.

J. Valve Boxes:

1. All gate and control valves shall be set in valve boxes with snap lock covers flush with finished grade. Valve boxes shall be "Nelson 8500 or "Ametek".

K. Automatic Control System:

1. The automatic controllers shall be as specified on the Plans or shall be of a capacity as required to efficiently operate the zones throughout the building and parking lot sites. The 120 volt electrical power to the automatic controllers location is to be furnished by the Owner (See Facilities Manager for exact controller location). Irrigation Sub-Contractor shall make all connections in the low-voltage system between the automatic controller and the valves.

2. Schedule the controller time clocks to operate the system control as nearly as possible between the hours of 11:00 P.M. and 7:00 A.M. and on the days required by local watering guidelines for deep well water source systems.

L. Sleeves and Conduits:

1. All pipe and wiring under paving shall be placed in separate Schedule 40 P.V.C. sleeves and conduit determined for the sleeve pavement covered length. Sleeves and conduit are to be installed as shown on the Irrigation Plan or specified in the field. Sleeves and conduit shall be of adequate diameter to accommodate the pipe(s)/wire(s) with sufficient free play to allow removal and reinstatement without binding.

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14-800 volt. Use red for pilot wire and white for common wire. Install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible. Place wire under water lines. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet. Tape to the bottom of the mainline at (8) foot intervals when in common trench. When wire only is placed in a trench, place under a continuous strip of subgrade: use pressure-treated southern yellow pine, 1" x 2", and attach to board at (8) foot intervals. An expansion curl shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pet-life fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire and tubing. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub-contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

1. General: Manufacturer's standard, of type and size required, and/or as specified on the Plans.

2. Gate Valves shall conform to federal specification WW 54, Type I, Class A, with all brass or bronze body, non-raising stem, "Kennedy #427" or "NIBCO #T_113".

3. Valves shall be clearly identified with purple markings and labels when Reclaimed Waste Water is used.

4. Automatic Circuit Valves: Globe or angle configuration valves operated by low-power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

5. Quick Coupling Valves: When specified, shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule.

6. Other Valves: shall be as stated on the Plans.

O. Filters:

1. A Vu-Flow 60 mesh filter is required on all emitter systems. One filter will be required for each source of supply. Filters shall be located underground in an appropriately-sized meter box.

P. Backflow Prevention: (if applicable)

1. Backflow prevention shall be as approved by the local governing body.

Q. Emitter Pipe:

1. Emitter pipe shall be manufactured by one of the aforementioned suppliers for the express purpose of subsurface irrigation.

2. Pipe shall have prefabricated irrigation orifices placed 12 inches on center.

3. Emitter pipe, if different than those stated herein, must be approved in writing by the Landscape Architect.

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

1. The Contractor shall provide any additional irrigation design data required to complete the Contract Documents. All Contractor submitted design data must provide for a 100% coverage to all planting and sodded areas to be irrigated as shown on the plans.

B. Design Liability:

1. All irrigation design data provided by Contractor shall be the full liability of the Contractor. All such design data shall be consistent with manufacturer's materials and installation methods, code compliance, coverage, application, distribution and operation and the provided plans and technical specifications.

C. Design Pressures:

1. Design Pressures should be as used by the pipe and fitting manufacturer type of pipe selected, or as indicated on drawings.

D. Emitter Pipe Locations:

1. If design data is required, the Contractor is to provide final layout plans of the emitter system specified to reflect the zone and valve locations, and specified coverage.

2. The application rate shall not exceed the intake rate of the soil, and as recommended by the Manufacturer.

3. The system shall provide the capability of accomplishing complete watering of the entire area or areas, for the particular combination of soil type and vegetation being irrigated, within a period of time no greater than that currently being recommended by recognized authorities.

4. Friction losses for pipe will be determined by the Hazen-Williams Formula. The retardance coefficient for P.V.C. pipe shall be 150 and for galvanized steel pipe 100. "C" factors for other products shall be determined from *Marks Mechanical Engineers Handbook* or other comparable friction loss tables. Maximum water velocity shall not exceed 5 feet per second in any part of the system.

3.02 INSTALLATION

A. Comply with all requirements of the Uniform Plumbing Code.

B. Layout

1. The locations of heads are approximate. Make minor adjustments as necessary to avoid plantings and other obstructions and to obtain coverage. Pipe may be shown in building, concrete, and/or asphalt areas for clarity only. Locate all pipe in planting areas where appropriate.

2. Emitter lines shall be installed as shown on the Plans.

C. Excavation/Trenching

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp-edged objects. The minimum depth of lines measured to top of pipe, unless otherwise indicated on plans, shall be:

- a. Main lines and quick coupler lines shall be 18".
- b. Lateral sprinkler lines shall be 12".
- c. Non-pressure rotor head lines shall be 15".
- d. Emitter lines shall be 6" below finish grade.
- e. Provide minimum cover of 18" for all control wiring.

2. Where required or indicated on the plans, existing sod shall be removed where trenches are to be dug, and shall be protected from drying and replaced within 48 hours. Sod shall be cut in such a manner that a minimum of 2" of soil remains on the roots. The soil should be moist, but not wet, to prevent excessive loss due to crumpling. This Irrigation Sub-Contractor shall have all the responsibilities to maintain sodding and grass, trees, shrubs, and plants; as required by Section 02900. This Irrigation Sub-Contractor may, at his option, contract with the Landscape, sodding and grass Sub-Contractor to handle this responsibility.

3. Back-fill shall not be placed until the installed irrigation system has been thoroughly inspected and tested by the Contractor (the Landscape Architect may request an inspection by his own personnel prior to back-filling of trenches). Back-fill material shall be approved soil, free from large rocks, debris or sharp objects. In general, the material removed from excavation may be used. Excavated rocky material shall be removed from the site and suitable fill material obtained for back-fill. Back-filling shall be done when pipe is not in an expanded or contracted condition due to temperature extremes. Cooling of the pipe can be accomplished by operation of the system for a short time before back-fill, or by back-filling in the early part of the morning before the heat of the day. Long runs of P. V. C. pipe shall be "snaked" in the trench to allow for contraction. Back-fill shall follow excavation with the least possible delay. Open trenches shall be adequately protected to cause the least possible hazard to and interference with people and animals. Back-fill shall be compacted in compliance with Earthwork Section. The operation shall be repeated until finished grade of back-filled trenches matches that of adjacent soil.

D. Water Connection:

1. Connect irrigation system to existing source on site. Connection shall include but may not be limited to the installation of appropriate gate valves, shut-off valves, and concrete meter box as required. Coordinate time of connection with affected persons in order to minimize irrigation downtime. Required modifications and/or relocations of equipment associated with the existing well shall be included in the irrigation work.

2. Municipal and County regulations must be adhered to during this and all other portions of work in this section.

E. Circuit Valves:

1. Provide union on downstream side.

2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3. Wherever possible, locate valves in plant bed areas for best concealment and accessibility.

4. Valves are to be installed in "Ametek" valve boxes, large enough to accommodate maintenance and operation of valves. Provide a 1/2" diameter river gravel sump 3" thick at bottom of valve pit.

F. Piping

1. Pipe shall be handled and stored in a manner to prevent damage. The plastic pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lie flat so as not to be subject to undue bending or concentration of stress at any point. Any plastic pipe that has been dented or damaged shall not be used unless such damage has been cut and pipe is rejoined with a coupling.

2. Clean interior of pipe thoroughly and remove all dirt or foreign matter before lowering pipe into trench. Keep pipe clean during operations by plugs or other approved methods. The ends of all threaded pipe shall be reamed out full size with a long taper reamer so as to be partially bell-mouthed and perfectly smooth. All offsets shall be made with fittings. All water lines shall be thoroughly flushed out before heads are installed.

3. Lay pipe on solid sub_base, uniformly sloped without humps or depressions.

4. Install P.V.C. pipe in dry weather when temperature is above 40 degrees Fahrenheit in strict accordance with manufacturer's instructions. Allow joints to cure at least 24 hours at temperature above 40 degrees Fahrenheit before testing, unless otherwise recommended by manufacturer.

5. Welded joints shall be given at least 15 minutes set-up curing time before moving or handling. Pipe shall be partially center loaded to prevent arching and whipping under pressure. Plastic pipe shall be cut with a hand saw, hacksaw or other tool approved for such use in a manner so as to insure square ends. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained. All plastic-to-plastic joints shall be solvent_weld joints. Only the solvent recommended by the pipe manufacturer shall be used. The solvent_weld joints shall be made in the following manner:

- a. Thoroughly clean the mating pipe and fitting with a clean dry cloth.
- b. Apply primer to all connections prior to applying solvent. Use only compatible primer following manufacturer's specifications.
- c. Apply a uniform coat of solvent to outside of the pipe with a non-synthetic bristle brush. Apply solvent to the fitting in a similar manner.
- d. Reapply a light coat of solvent to pipe and quickly insert it into the fitting. Give the pipe or fitting a quarter turn to insure even distribution of the solvent and make sure that the pipe is inserted to the full depth of the fitting socket.
- e. Hold in position for 15 seconds. Wipe off excess solvent that appears at the outer shoulder of the fittings.
- f. Care shall be taken so as not to use an excess amount of solvent thereby causing a burr or obstruction to form on the inside of the pipe. The joints shall be allowed to set at least 24 hours before pressure is applied to the system.

E. Pipe jointing, in general, shall be performed by competent tradesmen specially trained in the type of work required and using tools and equipment recommended by the manufacturers of the pipe, fittings or equipment.

F. Galvanized Steel Pipe and Fittings: Threads shall be sound, clean cut, and well fitting. Threaded joints shall be made up with the best quality pure joint compound or lead paste, carefully and smoothly placed on the male threads only, throughout the system. Any leaky joints shall be remade with new material. Use of thread cement or caulking to make joints tight will not be permitted. All cut ends shall be remade to full bore before assembly.

G. Plastic to Steel Connections: Male thread plastic to female thread steel shall be used. The same shall apply to plastic and brass or other metal. In no case shall metal be screwed into a plastic fitting. A non-hardening pipe dope such as "Permatex No. 2", or equal, shall be used on threaded plastic to metal joints, and light wrench pressure should be used.

H. Hose Bids:

1. If specified, shall be installed up stream of the electric valve in the same meter box. (Hose bids may be used with a pressure gauge to check operating pressure.)

I. Miscellaneous Emitter Equipment:

1. Pressure gauges and other miscellaneous equipment may be required by the manufacturer for ideal operation of the emitter system. The Contractor shall provide all necessary equipment for the full operation of the emitter system as recommended by the manufacturer.

J. Sprinkler Heads and Adjustment:

1. Sprinkler heads shall be installed in a plumb position at intervals not to exceed the maximum spacing specified by the manufacturer for project conditions, or as indicated on the drawings.

2. Heads in turf areas shall be installed 2" minimum to 6" maximum away from the edge of the curb or walk, and shall be set 3/8" below the edge of the curb or walk. All heads shall be installed on flexible connectors or swing joints and shall allow for vertical adjustment of heads. 6" pop-up spray heads or pop-up rotors (where appropriate) shall be used in turf areas.

3. All groundcover areas, including mass plantings of dwarf shrubs not exceeding 22", shall be irrigated with 12" pop-up spray heads and extenders.

4. Shrub risers shall only be installed in hedges or mass plantings of large shrubs and are not to extend more than 3" above the installed height of the shrub. If risers are used in hedges abutting parking areas, they must be placed a minimum of 30" away from back of curb and installed in hedges so as not to be seen or damaged by vehicle overhang. All risers and other above-ground piping and fixtures shall be painted with a permanent flat black enamel paint. Stake all risers over 2' with 1/4" reinforcing rod fastened securely to riser.

5. Provide swing joints on all pop-ups and rotors located adjacent to vehicular and pedestrian ways. Flexible polypipe may be used as swing joints for spray heads only. All rotor heads shall be installed with rigid 1" Schedule 40 PVC swing joints.

6. Pop-up heads adjacent to vehicle pavement that is not curbed shall be installed with concrete donut protectors set flush with the top of the heads. Heads installed adjacent to pedestrian curbs or walks shall be installed 6" away from the curb or walk. Where adjacent to buildings, fences or similar structures, heads shall be installed 6" away from the structure.

7. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

8. Adjustable sprinklers shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required maintaining this condition. With pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated as required to keep sprays within the areas of lawn or shrubbery. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arcs as required.

3.03 SYSTEM CHECK

A. In no event shall the Contractor cover up or otherwise remove from view any work under this contract that has not been thoroughly inspected and tested. The Owner and/or Landscape Architect shall be present at time of inspection and testing. Any work covered prior to being inspected shall be opened to view by the Contractor at his expense. Notify the Owner and Landscape Architect when testing will be conducted.

B. Pressure Testing: All pressure lines shall be tested prior to back-fill of joints. As soon as lines are connected, flushed out, and valves are attached, cap all outlets and hydrostatically test at available pressure for a continuous 4 hour period, at the end of which the lines and joints shall be inspected, for leaks develop, the joint or joints shall be replaced, and the tests repeated until leaks are repaired. Any covered pipe found to leak, shall be excavated and repaired at the Contractor's expense.

C. Operational Testing: The entire installation shall be placed in operation by the Contractor and tested in the presence of the Owner or his Representative for proper functioning as a whole. Location and arc of heads shall be adjusted if required to eliminate any dry spots, over-water or spillage on adjacent areas and to prevent over-spray onto walks, roadways and buildings as much as possible.

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

A. Furnish record drawings of "as built" conditions as follows:

1. Location of water supply.
2. Tie-in and Owner furnished electrical service and disconnects.
3. Location of valve controllers and other control equipment.
4. Routing and sizing of sprinkler pipe.
5. Location and type of sprinkler heads.
6. Location and size of gate and zone control valves.
7. Routing of zone control valve electrical wiring.
8. The location of all "as built" conditions different from the original drawing shall be to scale from permanent points of reference. Exact location of main lines, control cables, and control valves shall be shown.

B. The Contractor shall provide as part of this contract two sets of sprinkler wrenches for adjusting, cleaning or disassembling each type of sprinkler. Two each of any special tools required for any other equipment shall also be furnished.

C. Six (6) service manuals for all equipment used shall be furnished to the Owner. Manuals may be loose_leaf and should show drawings or exploded views of equipment and catalog number. Operation instructions for all equipment shall be furnished.

3.05 WARRANTY

A. The Irrigation Sub-Contractor and Contractor shall Warranty all materials employed in the irrigation installation, are installed as specified and is in accordance with best trade practices. The Warranty shall also state there are no unauthorized substitutions of materials.

B. The Irrigation Sub-Contractor and Contractor shall warrant the work for a period of one (1) year.

C. The Contractor shall be responsible to replace all plant materials which have declined in health or have died due to a defective irrigation system. The contractor shall replace affected plants with plants of same variety and value within ten days of notice.

D. Corrections: Should any trouble develop within the specified warranty period which in the opinion of the Owner is due to inferior or faulty materials and/or workmanship, the trouble shall be corrected without delay by the Contractor, to the satisfaction of and at no expense to the Owner.

E. Liability: Any and all damage to rain water drains, water supply lines, gas lines and/or other service lines, shall be repaired and made good by the Contractor at no extra cost to the Owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damage whatsoever.

END OF SECTION



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OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

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FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

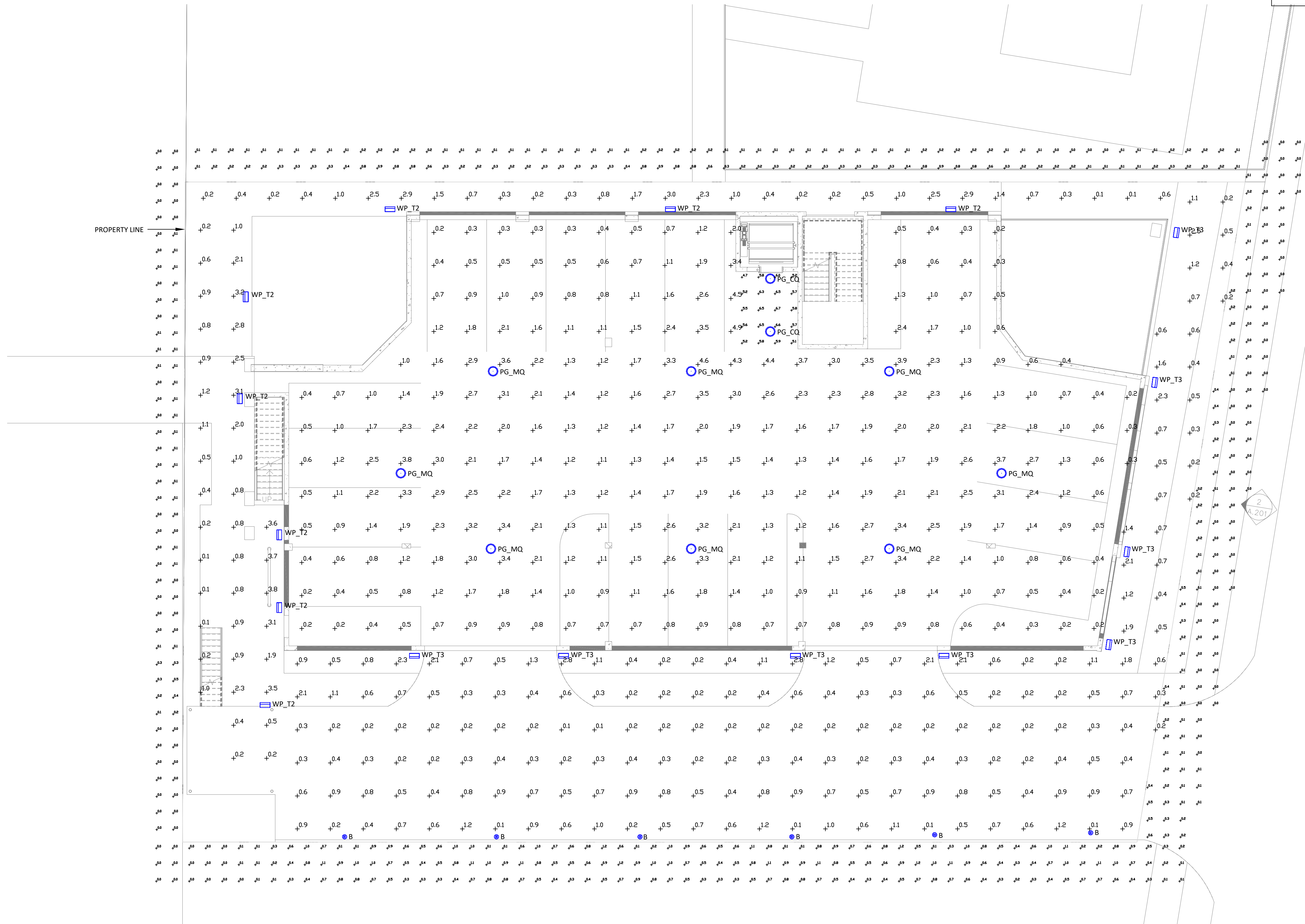
JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



550 E. NINE MILE ROAD
FERRISDALE, MICHIGAN, 48220
PHONE: 248.543.4100 FAX: 248.543.4141

COPYRIGHT 2024 - FUSCO, SHAFER & PAPPAS, INC.
SEAL



Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LF	Wattage	MM
○	B	5	UJH-10655-Ambor	Lightsoft 1 Bollards	12 LED Amber	1	434	0.9	23	42°/AFG
○	PG_CQ	2	TF01-AMB-U-CO	TOPPERLED PARKING GARAGE LUMINAIRE, NARROW BAND AMBER LEDs AND CONCENTRATED DISTRIBUTION	1 COB LED 3000K	1	1450	0.9	57.3	9°/AFF
○	PG_MQ	6	TF01-AMB-U-MQ	TOPPERLED PARKING GARAGE LUMINAIRE, NARROW BAND AMBER LEDs AND MEDIUM DISTRIBUTION	1 COB LED 3000K	1	1571	0.9	57.3	9°/AFF
□	WP_T3	8	ULEW30011-1S-Ambor	Leeds Wedge 2	24 LED Amber	2	147	0.9	10.4	7°/AFG
□	WP_T2	8	ULEW30011-1C-Ambor	Leeds Wedge 2	24 LED Amber	2	155	0.9	10.4	7°/AFG

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING GARAGE - ELEV & STAIR LOBBY	+	5.8 fc	6.7 fc	4.7 fc	1.4:1	1.2:1
PARKING GARAGE - LVL 1	+	1.5 fc	4.9 fc	0.2 fc	24.5:1	7.5:1
SITE - E	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
SITE - N	+	1.0 fc	3.0 fc	0.1 fc	30.0:1	10.0:1
SITE - S	+	0.6 fc	2.8 fc	0.1 fc	28.0:1	6.0:1
SITE - W	+	1.4 fc	3.8 fc	0.1 fc	38.0:1	14.0:1
SITESPILL - E	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
SITESPILL - N	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITESPILL - S	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITESPILL - W	+	0.6 fc	1.2 fc	0.0 fc	N/A	N/A

PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

702 PASS-A-GRILLE

PROPOSED TRANSIENT STAY

FLORIDA

ST. PETE BEACH

KEY PLAN

DATE: 07-21-25

SUBMISSION: SPR / TRC REVIEW

ISSUE: SUBMISSION

DRAWING NUMBER: EP-100

DRAWING TITLE: PHOTOMETRIC PLAN

FSP PROJECT NO: DEL25.031

EMERALD ENGINEERING INC.
9942 CURRIE DAVIS DR. STE H, TAMPA, FL 33619
TEL: (813) 956-0300 FLORIDA ERI 7296
WWW.EMERALDENR.COM ERI PROJECT # Photom

EP-100

CERTIFIED TO:
M. DAVID FEINBURG, JR.
HELEN HOUGH FEINBURG
SEA BISCUIT PROPERTIES, LLC

LEGAL DESCRIPTION: (WRITTEN BY SURVEYOR)
LOTS 1, 2 AND 17, BLOCK 6, MOREY BEACH, AS
RECORDED IN PLAT BOOK 1, PAGE 102 OF THE
PINEAPPLES COMMUNITY MAP #25149 IN PINELLAS
COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS
FORMERLY A PART, TOGETHER WITH THE VACATED
ALLEY LYING BETWEEN SAID LOTS 1 AND 2.

ABBREVIATIONS:
A/C = AIR CONDITIONER
CB = CONCRETE BLOCK
CM = CONCRETE MOUNT
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
(P.S.) = PLASTERED LAND SURVEYOR
TBM = TEMPORARY BENCHMARK
WASH. = WASHINGTON PALM TREE

**BOUNDARY AND TOPOGRAPHIC
SURVEY WITH IMPROVEMENTS
AND TREE LOCATION**

I hereby certify that the survey represented hereon meets
the requirements of Chapter 50-17, Florida
Administrative Code.

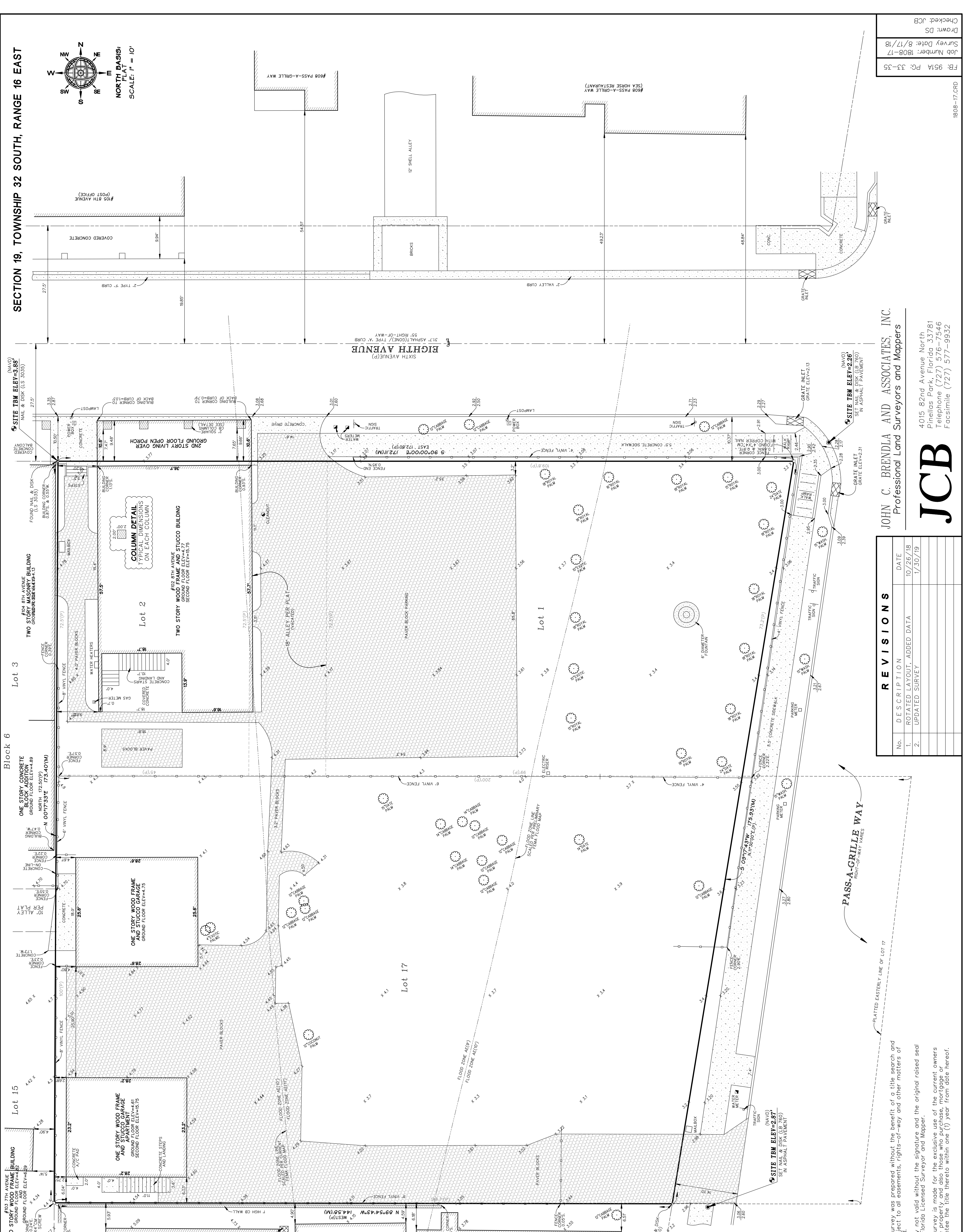
John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Current Flood Zone Data:
FLOOD ZONES AE(10) AND AE(11)
COMMUNITY PANEL #25149 121030278 G
AND
COMMUNITY PANEL #25149 121030286 G
REVISED 9/3/03
Preliminary Flood Zone Data:
FLOOD ZONES AE(9) AND AE(10)
COMMUNITY PANEL #25149 121030278 H
AND
COMMUNITY PANEL #25149 121030286 H
PUBLISHED 6/29/16

Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS
BEING S30°00'00"E, PER PLAT.
Benchmark:
PINELLAS COUNTY MAP #258 Y135 PC(STATE SURVEY 155)
BEING S30°00'00"E, PER PLAT.
ELEV.=3.32' NAVD, MSL=0.00'

NOTE:
This survey was prepared without the benefit of a title search and
is subject to all easements, rights-of-way and other matters of
record.
Survey not valid without the signature and the original raised seal
of a Florida Licensed Surveyor and Mapper.
This survey is made for the exclusive use of the current owners
of the property, and also those who purchase, mortgage or
guarantee the title thereto within one (1) year from date hereof.

NOTE:
This survey was prepared without the benefit of a title search and
is subject to all easements, rights-of-way and other matters of
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Survey not valid without the signature and the original raised seal
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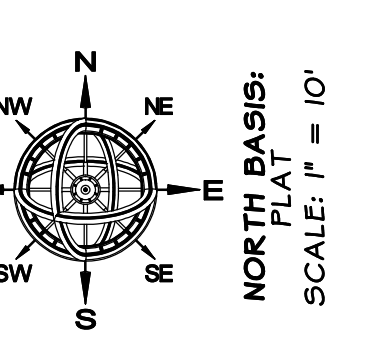
REVISIONS

No.	DESCRIPTION	DATE
1.	ROTATED LAYOUT, ADDED DATA	10/26/19
2.	UPDATED SURVEY	1/30/19

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB
4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST



FB: 951A Pg. 33-35
Job Number: 1808-17
Survey Date: 8/17/18
Drawn: DS
Checked: JCB

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

Agenda Report

Agenda Title Name: Easement Vacation No. 25154: 103 24th Avenue

Action Request: N/A

Strategic Objective: Hurricane recovery

Date: January 7, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The Sunset Park area of Pass A Grille underwent replat in 1926 and included numerous general easements on the plat, one of which runs along the rear of the four lots of Block C that face the currently-named Pass A Grille Way between 24th and 25th Avenues.

The property of 103 24th Avenue contains all of Lot 7 of Block C and the rear 22 feet of both Lots 5 and 6. The partial lots under ownership were platted with a three-foot unspecified-to-purpose easement at their rear. This property's ownership configuration has been in place since at least 1978, the earliest deed record readily available for the property. The owner of the property is seeking to redevelop the property with a new residence that will be located within the easements, and seeks a vacation of the lots' easements.

The owner has received letters of no conflict from Duke Energy, Frontier Communications, and Pinellas County Utilities in support of the vacation request. Staff has no concerns with the request. Although the original purpose of the easement is unspecified, the City has no present need for the easement to be maintained as a drainage easement, as the property will need to be swaled to direct water to the street when redeveloped which will fulfill the drainage improvement requirement applicable to new single-family homes. At the property's size and present zoning, it could not be permitted any use other than a single-family home, so it is unlikely that the property could be later developed

with a more intensive use which would require a more robust drainage solution.

Approval of this request will permanently vacate the easement that currently intersects the eastern 19 feet of the property from the 50x100' Lot 7 that presently contains the 1925-built home, which is being contemplated for either demolition or relocation at the time of drafting this report. When the easement is vacated, the applicant will be able to proceed with development on the site to the typical zoning setback and lot coverage standards.

The new residence has undergone design review with the Historic Preservation Board and the permit authorizing the development is pending approval of the subject vacation request.

The subject case is expected to be reviewed by the City Commission on 1/13.

Funding:

N/A

Attachments:

1. Resolution 2026-01
2. Sunset Park Replat
3. Pinellas County Utilities - Letter of No Objection
4. Duke Energy - Letter of No Objection
5. Frontier Communications - Letter of No Objection
6. Survey Showing Easement Location
7. Proposed Site Plan

RESOLUTION NO. 2026-01

A RESOLUTION OF THE CITY OF ST. PETE BEACH VACATING A THREE-FOOT PLATTED EASEMENT AT THE REAR OF LOTS 5 AND 6 OF BLOCK C OF SUNSET PARK REPLAT, RECORDED IN PLAT BOOK 18, PAGE 6, OF PINELLAS COUNTY PUBLIC RECORDS, LOCATED WITHIN THE PROPERTY BOUNDARIES OF 103 24TH AVENUE; AND PROVIDING FOR CONSTRUCTION, CORRECTION OF SCRIVENER'S ERROR, AND AN EFFECTIVE DATE.

WHEREAS, the owner of the property at 103 24th Avenue desires to redevelop their property with a single-family residence.

WHEREAS, the property contains all of a single platted lot, and the western 22 feet of two platted lots that contain at their western rear boundary a three-foot unspecified easement that was designated on the Sunset Park Replat in 1926.

WHEREAS, the owner has obtained letters of no objection from Duke Energy, Pinellas County, and Frontier Communications for the proposed vacation, and Staff has noticed Spectrum, TECO Peoples Gas, and abutting property owners, regarding the subject request.

WHEREAS, Staff has no concerns regarding the vacation of the proposed easement and finds that single-family drainage improvements will be required for the new development regardless of the presence of the easement.

WHEREAS, the proposed new development on the subject property has been reviewed and accepted by the Historic Preservation Board, and its construction is contingent on the vacation of the subject easement.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY RESOLVES:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The City Commission authorizes the vacation of the subject three-foot easement, which has a length of 100 feet, width of three feet, and begins 19 feet from the eastern property boundary of 103 24th Avenue as depicted on the accompanying survey and recorded Sunset Park plat.

SECTION 3. A copy of the accompanying development order to this request shall be recorded prior to issuance of any permit that will obstruct the land on which the easement is currently located.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 7. Construction. This Resolution is to be liberally construed to accomplish its objectives.

SECTION 8. Effective Date and Expiration Date. This Resolution shall be effective upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2025.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

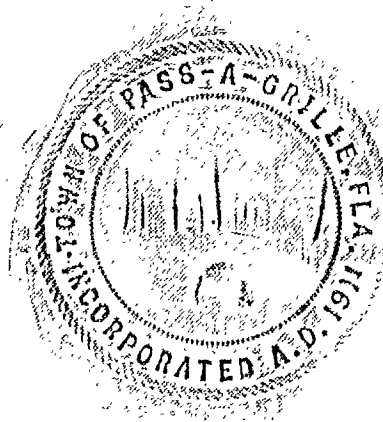
Adrian Petrila, Mayor

ATTEST:

Renee Rose, City Clerk

Approved as to form and legal sufficiency for the use and reliance of the City of St. Pete Beach only:

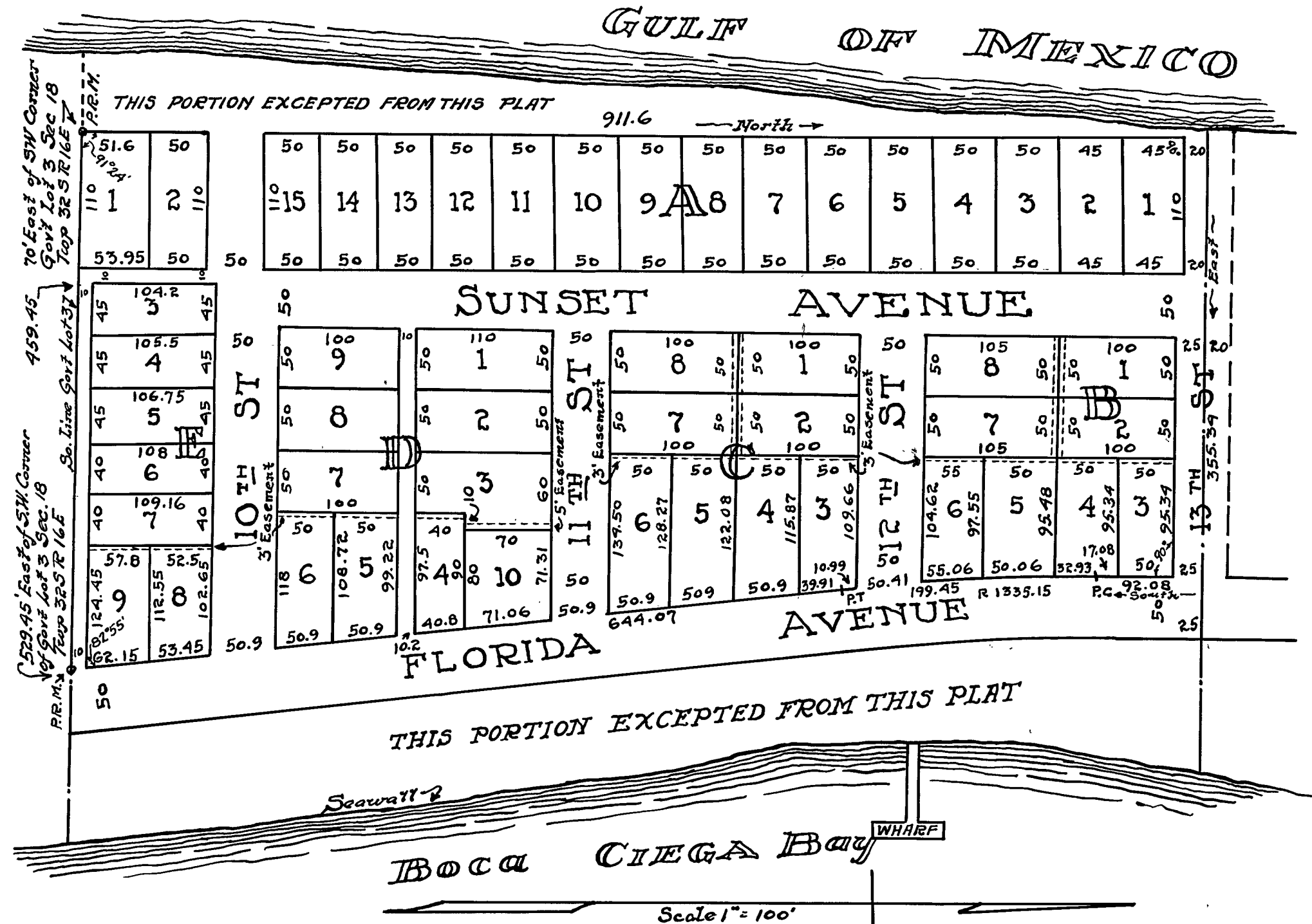
Vose Law Firm LLP, City Attorney



Accepted for the City of Pass-a-Grille
 E. K. Meredith Mayor Pro Tem
 F. E. Hallock Commissioner
 J. E. Wallock Clerk

I hereby certify that on this 14 day of April A.D. 1926 this property was surveyed and staked and that monuments were set as indicated and that the dimensions and lengths are correct. This report made for the purpose of changing the alignment of Florida Avenue.

J. F. Valentine
 Reg. Exp. # 462



A REPLAT
 OF
SUNSET PARK
 Pass-a-Grille Pinellas County Florida.

Being a replat of a portion of all lots in Blocks A-B-C-D and E of Sunset Park as filed in Book 12, Page 100 Pinellas County Records.

Further described as follows:
 Beginning at a point 70 feet East of SW corner of Govt Lot 3, Sec. 18 - Twp 32S - R. 16 E. run North 91.6 feet; thence East 355.34 feet; thence South 92.08 feet to P.C.; thence running on a curve to the left of radius 1335.15 feet a distance of 199.45 feet to P.T.; thence Southeasterly 644.07 feet to the South line of Govt Lot 3; thence Westerly along South line of Govt Lot 3 a distance of 459.45 feet to point of Beginning.

We the undersigned hereby certify that we are the owners in fee simple of the lands above described hereby platted as "A Replat of Sunset Park" that we hereby dedicate to the public all streets and public places shown on this plat of the sub-division of the same; it being stipulated that a right of way be reserved as shown for the location of public utilities including poles and conduits for wires and pipes, and that the sub-division is permanently marked upon the ground by concrete monuments in the locations shown on said plat and that the dimensions angles and lengths and the connections with and witness marks of monuments as shown are correct and entirely within the boundaries of said tract as above described.

Witness our hand and official seal at St Petersburg, Florida this day of April A.D. 1926

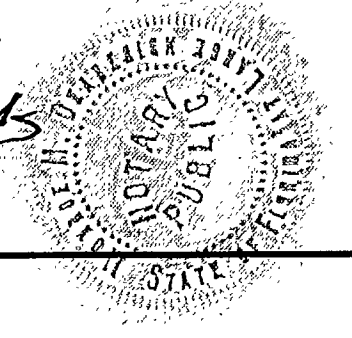
Signed, sealed and delivered in presence of
 C. Lester Ford (Seal)
 Elizabeth G. Ford (Seal)
 C. E. Redington (Seal)
 Hazel A. Redington (Seal)
 Mary Lou Gray (Seal)
 Erwin C. Price (Seal)
 E. K. Meredith (Seal)
 Trustees of School District #12 Pinellas County, Florida.

I hereby certify, that on this 17th day of April A.D. 1926 before me, the undersigned authority, personally appeared C. Lester Ford and Elizabeth G. Ford, his wife, C. E. Redington and Hazel A. Redington, his wife for themselves and Erwin C. Price, E. K. Meredith, and Mary Lou Gray as Trustees of School District #12 Pinellas County, Florida, and severally acknowledged that they executed this plat of Sunset Park as and for their free act and deed, and the said Erwin C. Price, E. K. Meredith and Mary Lou Gray acknowledged that they executed the same in behalf of School District No. 12 Pinellas County, Florida.

I further certify that the said Elizabeth G. Ford, Hazel A. Redington wives of the said C. Lester Ford and C. E. Redington respectively, on an examination taken and made separately and apart from their said husbands, each acknowledged to me that she executed this instrument for the purpose of renouncing and relinquishing her dower and rights of dower and separate estate in and to the lands, tenements, and hereditaments herein described, and that she executed said instrument freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this date aforesaid.

My commission expires Dec. 1, 1928
 Monroe M. Deaderick
 Notary Public State at Large



Book 18 Page 6
 229798
 FILED APR 20 1926 10:00 A.M.
 AND RECORDED IN THE PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA IN THE BOOK
 AND ON THE PAGES DESIGNATED ABOVE.
 E. B. O'QUINN, Clerk Circuit Court
 D. C.

August 27, 2025

Att: Gina Pezza
Email: ginap@groundpros.com
103 24th Avenue, St. Pete Beach, Fl. 33706

Re: Letter of No Objection for the proposed vacation of the 3' public easement located along the East side of Lots 5 and 6, Block C, A Replat of SUNSET PARK (Plat Book 18, page 6),

Dear Property Owner,

We have received your request for a letter of no objection for the proposed vacation of the 3' public easement located along the East side of Lots 5 and 6, Block C, A Replat of SUNSET PARK (Plat Book 18, page 6), as depicted in the attached exhibit(s).

Pinellas County does not have any utilities, or stormwater facilities in the right-of-way and has no future plans for utilities, or stormwater facilities in the easement. Therefore, Pinellas County has no objection to the proposed vacation.

If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-3169.

Sincerely,



Briana Dachniewicz
Development Project Manager I
Petition to Vacate Coordinator
Pinellas Building & Development Review Services

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
 MICHAEL J. PEZZA
 GINA M. PEZZA
 CSM CONSTRUCTION

LEGAL DESCRIPTION

LOT 7 AND THE WEST 23 FEET OF LOTS 5 AND 6, BLOCK C, ACCORDING TO THE PLAT OF SUNSET PARK REPLAT AS RECORDED IN PLAT BOOK 18, PAGE 6 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION - 5/12/25

Current FEMA Flood Zone Data:
 FLOOD ZONE(S): AEV1
 DOES NOT LIE WITHIN COASTAL A ZONE
 COMMUNITY PANEL #125149 125030278 H
 REVISED 8/24/21

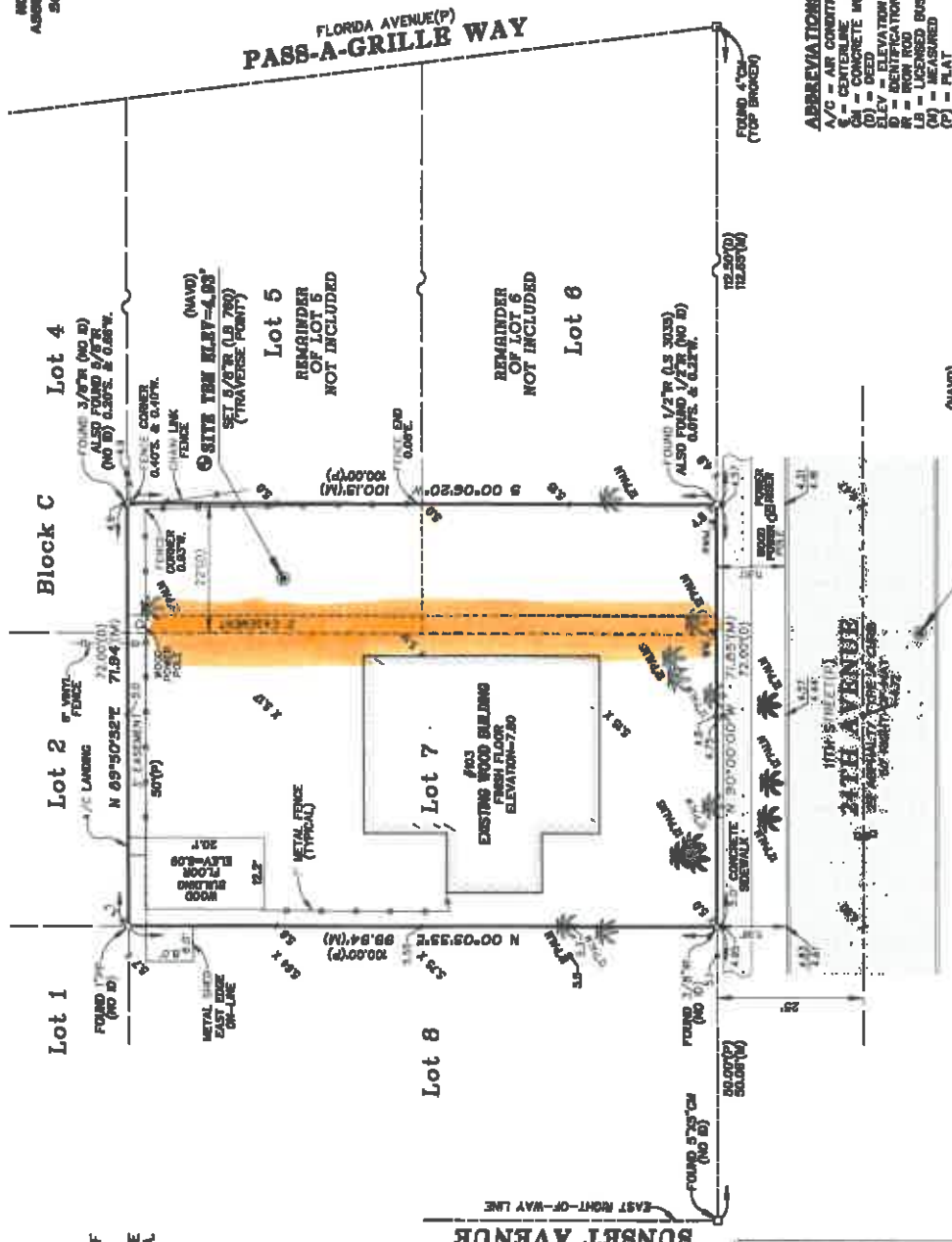
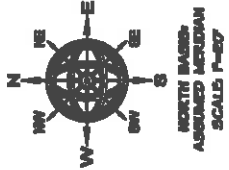
Assumed Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 24TH AVENUE AS BEING
 N49°00'00"W, ASSUMED. (NO RECORD PLAT BEARINGS)
 Reference Benchmark:
 PINELLAS COUNTY MAP #294 (NOAA 8773)
 ELEV=7.587 NAVD, ADJUSTED TO
 ELEV=6.82 NAVD, NSL=0.007

This survey was prepared without the benefit of a title search and is subject to all encumbrances, rights-of-way, and other matters of record. Survey not valid without the signature and the original rubber seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also for the purchase, mortgage or encumbrance the title thereto within one (1) year from latest date shown hereon.

Prepared by:
JOHN C. BRENDA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 405 56th Avenue North
 Pinellas (TAMU) Florida 33778
 Phone: (727) 878-7718

I hereby certify that this Survey, Map and/or Station meets the requirements of Chapter 54, Florida Administrative Code.



- ABBREVIATIONS:**
 A/C = AIR CONDITIONER
 C = CENTERLINE
 CM = CONCRETE MONUMENT
 (D) = DEED
 ELEV = ELEVATION
 IR = IRON ROD
 LB = LICENSED BUSINESS
 (M) = MEASURED
 (P) = PLAT
 (R) = RECORD
 RW = RECORDED WATER METER
 TM = TEMPORARY BENCHMARK
 WM = WATER METER

2503-55-CRO
 FIELD BOOK 982 PAGE(S) 38

Job Number: 2503-55
 Drawn: DS



2166 Palmetto Street
Clearwater, FL 33765
Mail Code: CWBAYG
Office-727-893-9262

Email: Jonathan.Kasper@Duke-Energy.com

August 29, 2024

PEZZA, MICHAEL J
PEZZA, GINA M

RE: *Approval of a Platted Utility Easement Vacation*
Parcel ID: 18-32-16-88056-003-0070
Address: 103 24TH AVE., ST PETE BEACH, FL 33706
Legal: SUNSET PARK REPLAT BLK C, LOT 7 & W 22FT OF LOTS 5 & 6

Dear Mr. and Mrs. Pezza,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**NO OBJECTIONS**” to the 3’ wide platted utility easement vacation, lying along the Westerly boundary of Lots 5 and 6, Block C, according to the plat thereof, referenced on SUNSET PARK REPLAT, Plat Book 18, Page 6, Public Records of Pinellas County Florida, further shown on accompanying exhibit.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Jonathan Kasper

Jonathan Kasper
Real Estate Representative
Duke Energy Florida



FRONTIER

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

11/17/2025

Attn: Briana Dachniewicz
Development Project Manager I
Pinellas County
440 Court St
Clearwater, FL 33756

RE: Vacation of Easement - 103 24th Ave, St Pete Beach, FL

Dear Ms. Dachniewicz,

Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

Frontier has no objection to the above referenced request as per the attachment.

Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Engineering Department with regards to the above project.

Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

August 27, 2025

Att: Gina Pezza
Email: ginap@groundpros.com
103 24th Avenue, St. Pete Beach, Fl. 33706

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If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-3169.

Sincerely,



Briana Dachniewicz
Development Project Manager I
Petition to Vacate Coordinator
Pinellas Building & Development Review Services

CERTIFIED TO:
 MICHAEL J. PEZZA
 GINA M. PEZZA
 CSM CONSTRUCTION

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST



LEGAL DESCRIPTION

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 BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION - 5/12/25

Current FEMA Flood Zone Data:
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 DOES NOT LIE WITHIN COASTAL A ZONE
 COMMUNITY PANEL #123149 1210300278 H
 REVISED 8/24/21

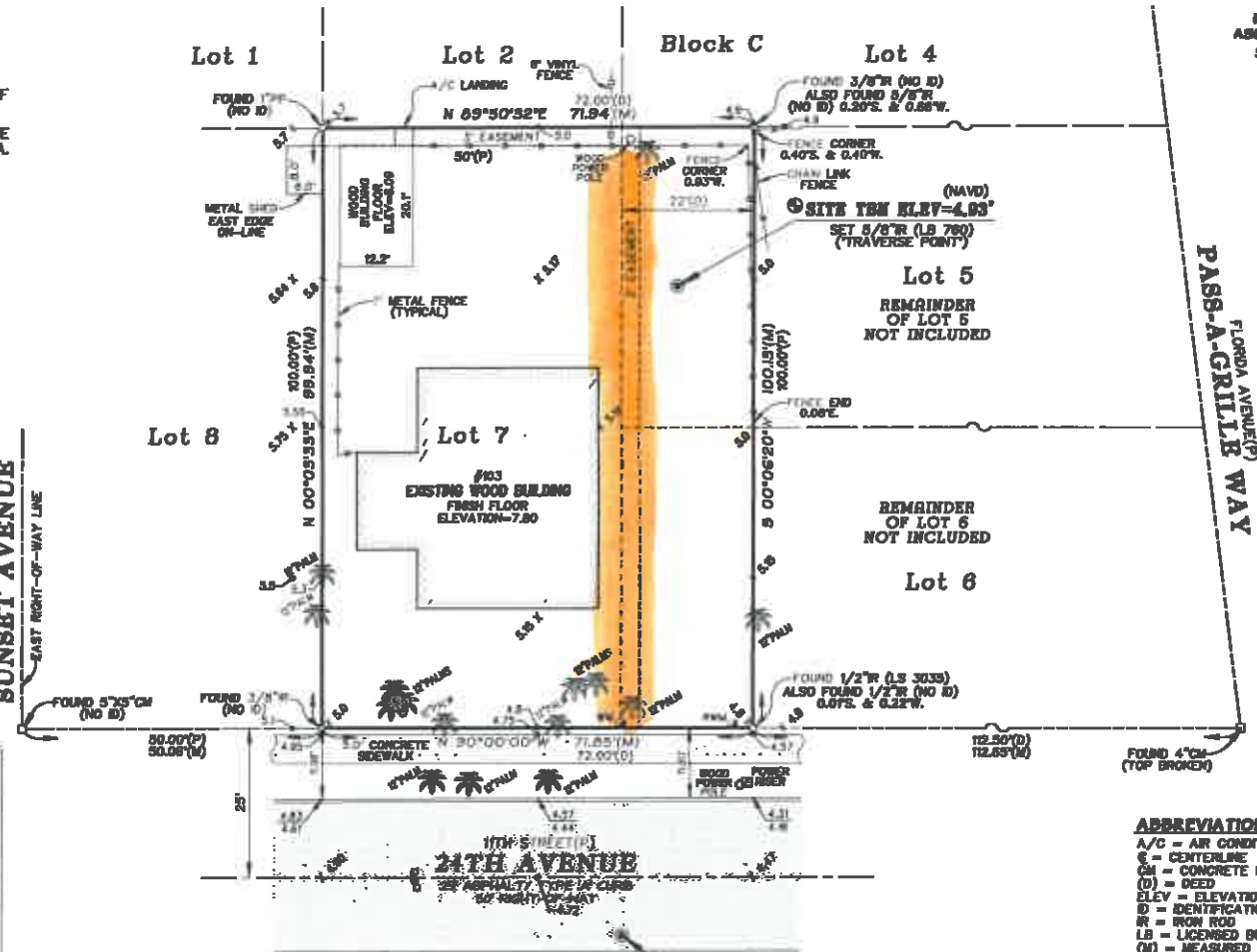
Assumed Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 24TH AVENUE AS BEING
 N89°00'00"W, ASSUMED. (NO RECORD PLAT BEARINGS)

Reference Benchmark:
 PINELLAS COUNTY MAP #284 (NOAA 1973)
 ELEV=7.548' NAVD, ADJUSTED TO
 ELEV=6.82' NAVD, MSL=0.00'

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and does those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown herein.



PASS-A-GRIFF WAY
 FLORIDA AVENUE (P)

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- A/C = AIR CONDITIONER
 - CL = CENTERLINE
 - CM = CONCRETE MONUMENT
 - (D) = DEED
 - ELEV = ELEVATION
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - LB = LICENSED BUSINESS
 - (M) = MEASURED
 - (P) = PLAT
 - PF = PINCH PIPE
 - RWM = RECLAIMED WATER METER
 - TM = TEMPORARY BENCHMARK
 - WM = WATER METER

(NAVD)
 SITE TM ELEV=4.93'
 SET NAIL & DISK (LB 780)
 IN ASPHALT PAVEMENT

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 405 82nd Avenue North
 Pinellas Park, Florida 35761
 phone (877) 576-7946

I hereby certify that this survey has been prepared in accordance with the requirements of Chapter 5J-1, Florida Administrative Code.



Job Number: 2503-55
 Drawn: DS

2503-55.CRD
 FIELD BOOK 992 PAGE(S) 36

Ticket Status Notification

To:
 Email: MIKEP@GROUNDPROS.COM

Below lists utilities that were stasured by USIC. Please note there may be other Utilities which include private facilities that may be present in the work area and are NOT the responsibility of USIC to locate or mark.

You are receiving this notification because your contact information is listed on the above ticket from the One Call System. If you have any questions regarding this notification, please contact USIC at 1-800-762-0592.

<u>Ticket</u>	<u>Address</u>			
233502566	103 24TH AVE,ST PETE BEACH,FL			
<u>Utility</u>	<u>Locate Date /</u>	<u>Status</u>	<u>Detail</u>	
Charter-Time Warner Cab	09/22/25 04:32 PM	Not Marked	4 - Excavation Site Clear	
Frontier Tel	09/22/25 04:32 PM	Not Marked	4 - Excavation Site Clear	

Stay Up-to-Date with Real-Time Access to USIC's assigned Tickets through our DigCheck Pro App. You will have the flexibility to see Open and Closed Tickets, Post Locate Photos, and Street Views! There is no cost to access our DigCheck Pro App.

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 First Name:
 Last Name:
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 State or States:
 Phone Number:

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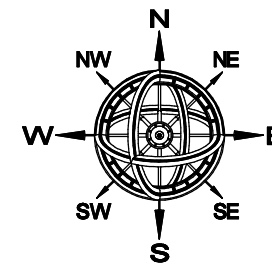


Questions or Comments:

DigCheck@usicllc.com

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
 MICHAEL J. PEZZA
 GINA M. PEZZA
 CSM CONSTRUCTION

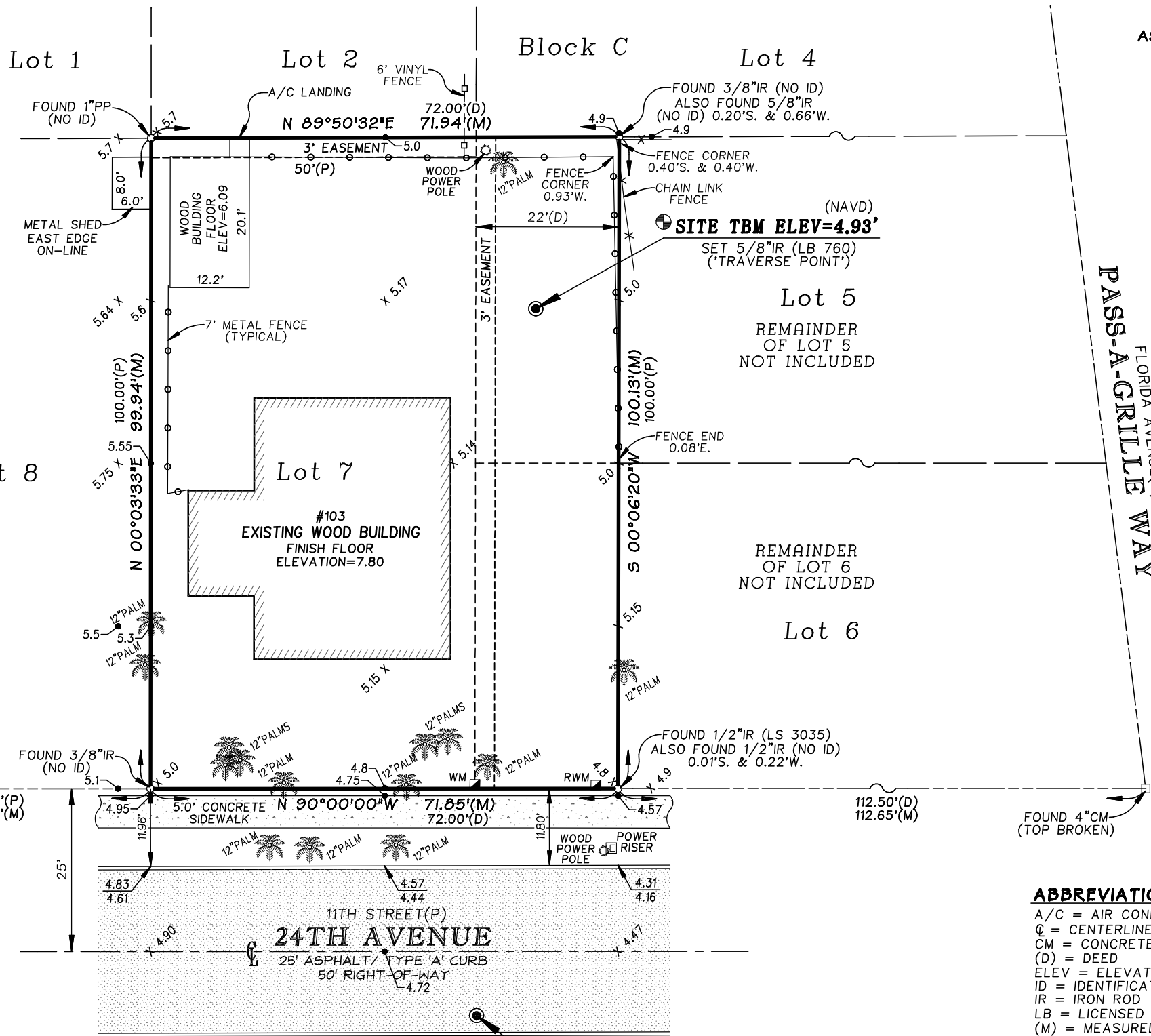


NORTH BASIS:
 ASSUMED MERIDIAN
 SCALE: 1"=20'

LEGAL DESCRIPTION

LOT 7 AND THE WEST 22 FEET OF LOTS 5 AND 6, BLOCK C, ACCORDING TO THE PLAT OF **SUNSET PARK REPLAT** AS RECORDED IN PLAT BOOK 18, PAGE 6 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION - 5/12/25



FLORIDA AVENUE (P)
PASS-A-GRILLE WAY

Current FEMA Flood Zone Data:
 FLOOD ZONE(S): AE(9')
 DOES NOT LIE WITHIN COASTAL A ZONE
 COMMUNITY PANEL #125149 12103C0278 H
 REVISED 8/24/21

Assumed Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 24TH AVENUE AS BEING N.90°00'00"W., ASSUMED. (NO RECORD PLAT BEARINGS)

Reference Benchmark:
 PINELLAS COUNTY MAP #284 (NOAA 1973)
 ELEV=7.566' NGVD, ADJUSTED TO
 ELEV=6.82' NAVD, MSL=0.00'

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

Prepared by:
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 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

No. 4601
 JOHN O. BRENDA
 STATE OF FLORIDA
 LICENSED SURVEYOR
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. 760

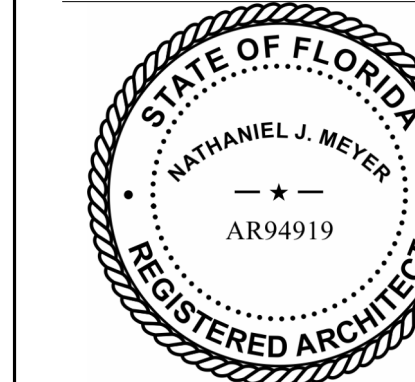
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(NAVD)
SITE TBM ELEV=4.31'
 SET NAIL & DISK (LB 760)
 IN ASPHALT PAVEMENT

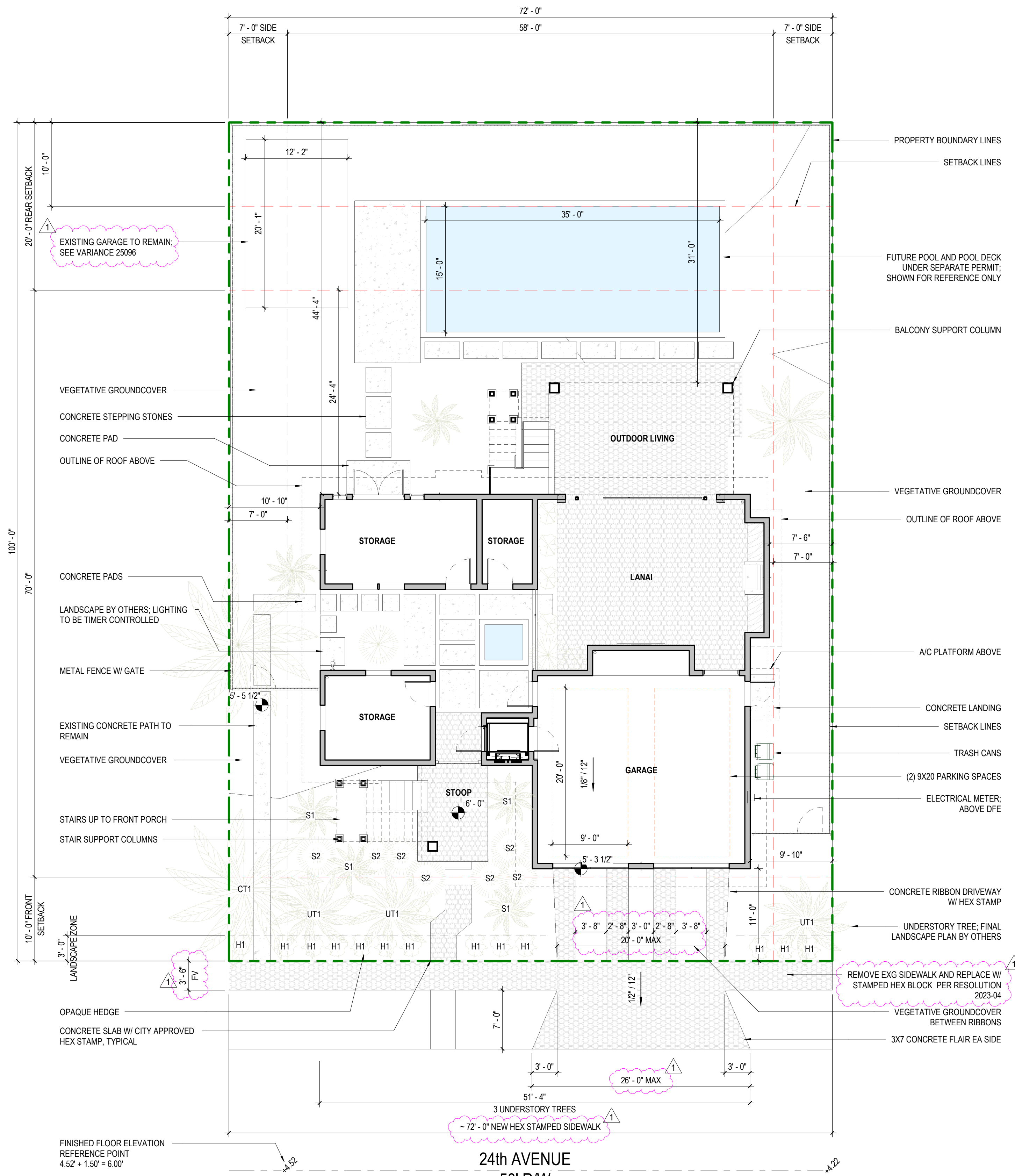
ABBREVIATIONS:

- A/C = AIR CONDITIONER
- Ⓢ = CENTERLINE
- CM = CONCRETE MONUMENT
- (D) = DEED
- ELEV = ELEVATION
- ID = IDENTIFICATION
- IR = IRON ROD
- LB = LICENSED BUSINESS
- (M) = MEASURED
- (P) = PLAT
- PP = PINCH PIPE
- RWM = RECLAIMED WATER METER
- TBM = TEMPORARY BENCHMARK
- WM = WATER METER



REVISIONS		
MARK	DATE	DESC
1	10.09.2024	ZONING REVIEW

SHEET MANAGEMENT	
DATE:	08.28.2025
PHASE:	PERMIT-100%
SHEET TITLE	



GENERAL NOTES - LANDSCAPING

- LANDSCAPE PLAN IS SCHEMATIC. A COMPLETE PLAN IS TO BE PROVIDED BY OTHERS PRIOR TO FINAL ZONING INSPECTION.
- SOD OR VEGETATIVE GROUNDCOVER TO BE 24% (1728SF) OF THE LOT.
- PROVIDE IRRIGATION TO ALL LANDSCAPED AREAS.
- PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963, AND PART II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, OR EQUAL.
- ALL TREES PLANTED UNDER THE PROVISIONS OF THIS CODE SHALL BE OF A SPECIES HAVING AN AVERAGE CROWN OF GREATER THAN 15 FEET AT MATURITY AND HAVING A TRUNK WHICH CAN BE MAINTAINED IN A CLEAN CONDITION, FREE OF BRANCHES, FROM GRADE TO FIVE FEET ABOVE GRADE.
- CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF 12 FEET AND A DBH DIMENSION OF THREE INCHES AT THE TIME OF PLANTING.
- ACCENT UNDER-STORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN OVERALL HEIGHT AND A TREE DBH DIMENSION OF TWO INCHES AT THE TIME OF PLANTING.
- SHRUBS AND HEDGES SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
- VEGETATIVE GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE.
- LANDSCAPE LIGHTING TO BE CONTROLLED BY TIMER.

ZONING DATA - SAINT PETE BEACH SEC. 20.20 LANDSCAPING STANDARDS

SEC. 20.21 SCREENING OF ELEVATED BUILDINGS

- A - ARCHITECTURAL SCREENING SHALL:
- CREATE A VISUAL CONTINUITY THAT IS INTEGRATED WITH THE OVERALL DESIGN AND ARCHITECTURE OF THE HOME USING DOORS, GARAGE DOORS, ENTRYWAYS, STAIRCASE AND/OR ARCHWAYS.
 - NO MORE THAN 20 PERCENT OF THE AREA BEING SCREENED CAN BE TRANSPARENT.

B - LANDSCAPE SCREENING SHALL BE INSTALLED:

- A MINIMUM 3-FOOT-WIDE LANDSCAPE AREA.
- ONE UNDERSTORY TREE PER 20 LINEAL FEET (OR PORTION THERE OF) OF THE ELEVATED BUILDING LENGTH/WIDTH VIEWED FROM PUBLIC RIGHTS-OF WAY.
- PLANTED WITH SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS TO PROVIDE 100 PERCENT COVERAGE OF THE LANDSCAPE AREA WITHIN ONE GROWING SEASON. THE LANDSCAPE DESIGN SHALL (UNLESS SPATIALLY IMPRACTICAL) PROVIDE LAYERING OF PLANT MATERIALS THAT INCLUDES LARGER BACKGROUND SHRUBS AND LOW FOREGROUND GROUNDCOVERS. ALL PLANT MATERIAL SHOULD BE FLORIDA FRIENDLY PLANTINGS AS DEFINED AND IDENTIFIED BY UNIVERSITY OF FLORIDA/IFHS HORTICULTURE EXPERTS.
- PERMANENT MULCH MATERIALS, SUCH AS ORGANIC MULCHES, STONES, AND RECYCLED INORGANIC GROUNDCOVER MATERIALS ARE NOT PERMITTED IN LIEU OF VEGETATION, UNLESS THEY ARE PROVIDED AS ACCENT OR FOCAL POINTS THAT ENHANCE THE LANDSCAPE DESIGN.

SCHEDULE-IMPERVIOUS SURFACE

NAME	AREA
BUILDING FOOTPRINT	2449 SF
CONCRETE PADS	45 SF
DRIVEWAY	112 SF
EXISTING GARAGE	245 SF
POOL DECK	407 SF
POOL WATER SURFACE	525 SF
STAIRS	162 SF
WALKWAYS	183 SF
TOTAL IMPERVIOUS SURFACE	4127 SF

4,127SF / 7,200SF SITE AREA = 57% (60% MAX)

SCHEDULE-PERVIOUS SURFACE

NAME	AREA
PERVIOUS LANDSCAPE	3073 SF
TOTAL PERVIOUS SURFACE	3073 SF

3,073SF / 7,200SF = 43% PERVIOUS
SHELL GROUNDCOVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS GROUNDCOVER.

SCHEDULE-PLANTS

MARK	COMMENTS
CT1	CANOPY TREE
H1	SHRUB, 3GAL MIN FORMING AN OPAQUE HEDGE
S1	SHRUB, 3GAL MIN
S2	SHRUB, 3GAL MIN
S3	SHRUB, 3GAL MIN
UT1	UNDERSTORY TREE

FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUNDCOVER SPECIES AND SIZE TO BE PROVIDED BY OTHERS.

ZONING DATA - SAINT PETE BEACH PASS-A-GRILL (PAG) OVERLAY

SITE ADDRESS: 103 24TH AVENUE, SAINT PETE BEACH, FL 33602
LOT DIMENSIONS: FRONT 72' X 100'

FEMA MAP: 12103C02278H EFFECTIVE 08/24/2021
ZONE: AE LEEWARD OF LIMWA LINE
BASE FLOOD ELEVATION (BFE): 9.0'
DESIGN FLOOD ELEVATION (DFE): 10.0'
LOWEST FLOOR (LEVEL 2): 16'-6.34"
EXISTING GRADE (SEE SURVEY): LAG X' - HAG X'

ZONING DISTRICT SEC. 20.15: RLM-2 / HL (HOUSE LARGE)

SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR): 60% MAX
7,200SF SITE AREA X 0.60 = 4,320SF MAX IMPERVIOUS

SEC. 20.15 PERMITTED BUILDING TYPES: HOUSE-LARGE
BUILDING ENVELOPE: ---
STREET SETBACK: 10FT MIN 15FT MAX
SECONDARY STREET SETBACK: 7FT
SIDE SETBACK: 7FT
REAR SETBACK (INTERIOR LOT): 15FT
GARAGE ADJACENT TO ALLEY: 5FT
FRONTAGE BUILDOUT: 50%

ACCESSORY STRUCTURE ENVELOPE: ---
STREET SETBACK: 10FT
SIDE SETBACK: 25FT
REAR SETBACK (INTERIOR LOT): 80FT MAX
BUILDING FOOTPRINT: 800SF
ROOF HEIGHT AT 10FT SETBACK: 14FT

STOOP: ---
WIDTH: 5FT MIN 10FT MAX
DEPTH: 3FT MIN 8FT MAX
HEIGHT: 18IN MIN 24IN MAX

SEC. 20.17 BUILDING HEIGHT: ---
DESIGN FLOOD ELEVATION: 10.0'
FINISHED GRADE: X' (SEE SURVEY)
HEIGHT OF FLOORS: 8FT MIN 14FT MAX (LIVEABLE)
TOTAL HEIGHT: 28-32FT (FROM 8FT ABOVE NATURAL GRADE)

SEC. 23.5 NUMBER OF PARKING SPACES REQUIRED: ---
RESIDENTIAL SINGLE-FAMILY: 2 SPACES PER UNIT

SEC. 23.11 PARKING CONSTRUCTION AND DESIGN REQ: ---
90 DEGREE SPACES: 9' X 20'
DRIVEWAY WIDTH: 10FT MIN
20FT MAX AT PROPERTY LINE
26FT MAX AT CURB W/ 3X7 FLARES
NUMBER OF DRIVEWAYS (CORNER LOTS): 3

SEC. 6.13 RESIDENTIAL ACCESSORY STRUCTURES: ---
ATTACHED GARAGE: SHARES 75% OF COMMON WALL
POOLS MEASURED FROM EDGE OF WATER: ---
REAR SETBACK: 5FT TO WATERS EDGE, 4FT TO
FRONT AND SIDE SETBACKS: COPING
SEE PRINCIPAL STRUCTURE

SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS: ---
GRADE: 4FT
ELEVATED: PROHIBITED

SEC. 6.15 FENCES AND WALLS: ---
FRONT YARDS: 4FT
MAX HEIGHT: 8FT

SEC. 6.22 YARD AND MEASUREMENT REQUIREMENTS: ---
OPEN BALCONIES: 3FT FRONT / REAR ENCROACHMENT
OPEN STAIRS: 3FT ENCROACHMENT
ORNAMENTAL COMPONENTS: 1FT ENCROACHMENT
ROOF EAVES W/ GUTTERS: 2FT ENCROACHMENT

SEC. 11.6 MIN ZONING LOT REQUIREMENTS: RLM-2
MAX RESIDENTIAL DENSITY: 10 UNITS / ACRE
LOT AREA PER DWELLING UNIT: 4,356SF
DWELLING UNITS ALLOWED: 2 (7,000SF / 4,356SF = 1.6)

SEC. 20.22 GENERAL BUILDING DESIGN: ---
A THE MASS OF A BUILDING MUST INCLUDE:
1 PRIMARY MASS. THE BUILDING SHALL HAVE A DISTINCT PRIMARY MASS.
2 SECONDARY MASS. A BUILDING SHOULD ALSO INCLUDE SECONDARY MASS (PRIVATE FRONTAGE REQUIREMENTS) THAT FORM THE FAÇADE OF THE BUILDING.
3 VOIDS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.

B PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1 WINDOWS IN VARYING, YET SIMILAR ARRANGEMENTS.
2 APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FAÇADE.
3 APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION (BOTTOM 1/4 CLEARLY SUPPORTS THE TOP).
4 OVERALL DESIGN SHALL BE SYMMETRICALLY OR ASYMMETRICALLY BALANCED.

C DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

D DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

E DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

F DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

G DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

H DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

I DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.