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, April 22, 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. Site Plan 26057: 200 75th Avenue
Kimley-Horn for Louis D. and Nicole E. Miele requests site plan approval for a temporary sales gallery for the Corey Landings project, which will include a portable trailer structure, crushed grain parking lot, solid waste area, and landscaping. TC-1 zoning.

2. Site Plan 26058: 5500-5600 Gulf Blvd (Tradewinds Resort)
Joe Smith of 5500-5600 Gulf Blvd IG LLC requests site plan approval for rebuilding of the Flying Bridge Restaurant as a 3,115 sq. ft. one-story elevated restaurant with outdoor seating deck and associated site improvements. LR zoning.

Next Meeting: May 6, 2026

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

Agenda Report

Agenda Title Name: Site Plan 26057: 200 75th Avenue

Action Request:

Strategic Objective:

Date: April 22, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Kimley-Horn for Louis D. and Nicole E. Miele requests site plan approval for a temporary sales gallery for the Corey Landings project, which will include a portable trailer structure, crushed grain parking lot, solid waste area, and landscaping. TC-1 zoning.

Funding:

Attachments:

1. Application
2. Survey
3. Construction Plan
4. Landscape Plan
5. SWFWMD Exemption Letter
6. Agent Authorization Letter

Case Number: _____

City of St. Pete Beach

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

PROPERTY OWNER:

Name: Louis D. Miele and Nicole E. Miele

Address: 1209 WHEATFIELD DR

City: Williamsburg State: PA

Zip: 17701 Telephone:

Email:

APPLICANT/AGENT (Attach agent authorization form):

Name: See Agent Authorization included separately

Address:

City: State:

Zip: Telephone:

Email:

SUBJECT PROPERTY:

Address: 200 75th Avenue

Current Name of Business: N/A

Parcel: 36-31-15-77994-062-0130 and 36-31-15-77994-062-0090

Name of Project: Water Club SPB Sales Gallery

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

Site Plan application for temporary sales gallery for the Corey Landings project. Improvements include singular portable Structure with associated crushed granite parking lot (except concrete ADA space), solid waste area, and landscaping

Per offline conversations with City staff.

_____ _____

Signature of Applicant / Agent **Date**

BOUNDARY SURVEY

SURVEYOR'S NOTES:

1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC. makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters

2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.

3) Bearings shown hereon are based on the northerly line of Block 62, having a Grid bearing of N.59°44'20"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the west Zone of Florida.

4) All boundary line dimensions are field measured unless otherwise noted.

5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

6) The subject property lies in Flood Zone "AE", with a Base Flood Elevation (B.F.E.) of 10', according to Flood Insurance Rate Map, Map No. 12103C0276H for City of St. Petersburg, Community No. 125149, Pinellas County, Florida, dated 08/24/21 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center https://msc.fema.gov).

7) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.

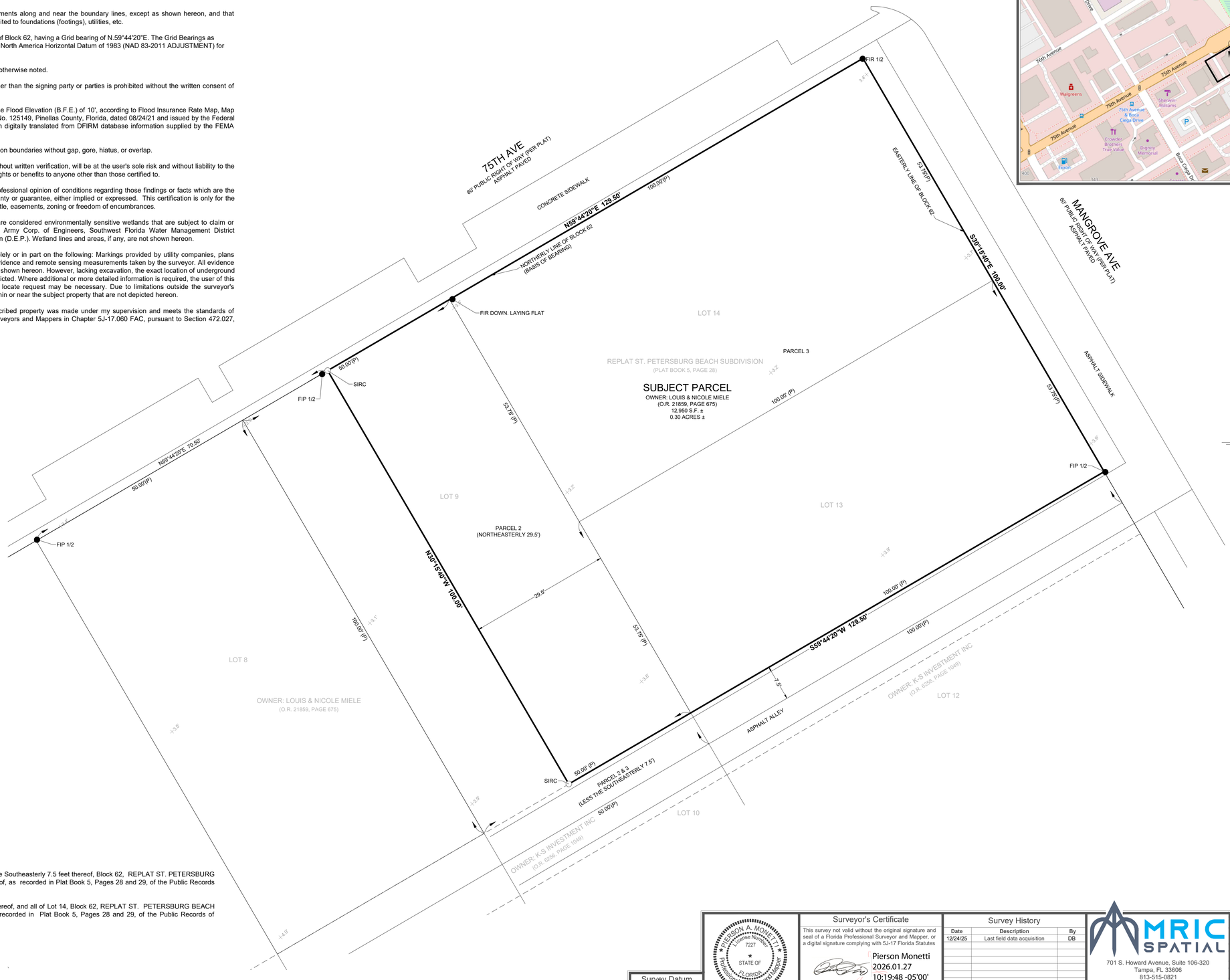
8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.

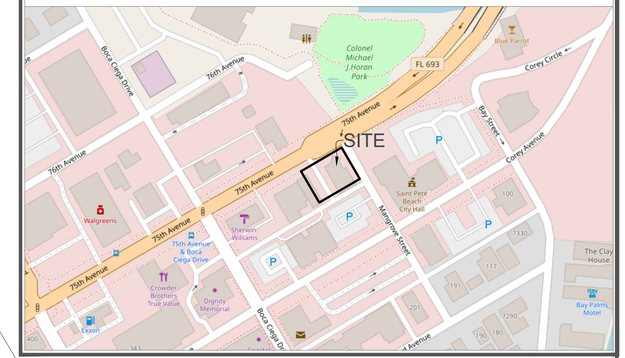
10) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

11) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.

12) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.



VICINITY MAP - NOT TO SCALE



Scale: 1" = 10'

LEGEND

LB	Licensed Business
(R)	Record Measurement
(TYP)	Typical
FCM	Found Conc. Monument
FIP	Found Iron Pipe
FIPC	Found Iron Pipe and Cap
FIR	Found Iron Rod
FIRC	Found Iron Rod and Cap
FMG	Found Mag Nail
FMGD	Found Mag Nail and Disk
FND	Found Nail and Disk
SIRC	Set Iron Rod and Cap
SMG	Set Mag Nail
SMGD	Set Mag Nail and Disk
AC	Air Conditioner Unit
	Bollard
	Fire Hydrant
WV	Water Valve
	Backflow Preventer
	Fire Dept. Connection
	Guy Anchor
	Utility Pole
	Light Pole
GI	Grate Top Inlet
MH	Manhole
S	Sanitary Manhole
CO	Cleanout
	Drainage Manhole
TFR	Transformer
MB	Mail Box
	Sign
	Utility Handhole
U	Utility Box
W	Water Box
C	Comm Box
E	Electric Box
	Irrigation Valve
	Electric Meter
	Water Meter
	Gas Meter
I	Irrigation Box
R	Reclaimed Water Box
T	Traffic Control Box
	Utility Vault
	Comm Pedestal
	Utility Pedestal
BWL	Broken White Line
BYL	Broken Yellow Line
DWL	Double White Line
DYL	Double Yellow Line
SYL	Solid Yellow Line
SWL	Solid White Line
OU	Overhead Utility Lines
	Fence
	Gate
	Boundary Line
	Right of Way Line
	Lot Line
	Section Line
	FEMA Flood Line
	Asphalt
	Concrete
	Building

DESCRIPTION:

PARCEL 2: The Northeasterly 29.5 feet of Lot 9, LESS the Southeasterly 7.5 feet thereof, Block 62, REPLAT ST. PETERSBURG BEACH SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 5, Pages 28 and 29, of the Public Records of Pinellas County, Florida.

PARCEL 3: Lot 13, LESS the Southeasterly 7 1/2 feet thereof, and all of Lot 14, Block 62, REPLAT ST. PETERSBURG BEACH SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 5, Pages 28 and 29, of the Public Records of Pinellas County, Florida.

Survey Datum
Horizontal Datum **NAD83**
Vertical Datum **NAVD88**

PIERSON A. MONETTI, JR.
LICENSED SURVEYOR
7227
STATE OF FLORIDA
Professional Surveyor and Mapper

Surveyor's Certificate

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Pierson Monetti
2026.01.27
10:19:48 -05'00'

Pierson A Monetti, LS 7227

Survey History

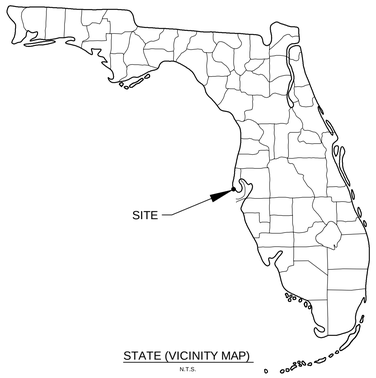
Date	Description	By
12/24/25	Last field data acquisition	DB

MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

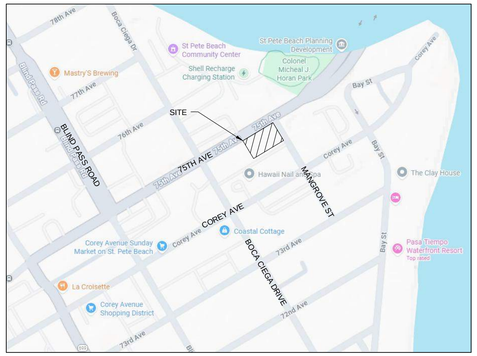
SPB 75TH AVE
Boundary Survey
200 75th Ave, St Pete Beach, FL 33706
Prepared for:
KT Corey Ave LLC
Section **36**, Township **31 South**, Range **15 East**, **Pinellas** County, **FL**

Project Number: 250168 | **Sheet 1 of 1**

CONSTRUCTION PLANS
FOR
WATER CLUB SALES CENTER
200 75TH AVE
LOCATED IN SECTION 31, TOWNSHIP 1 N, RANGE 70 W
CITY OF ST PETE BEACH, FLORIDA 33706



STATE (VICINITY MAP)
N.T.S.



LOCATION MAP
N.T.S.

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL GENERAL NOTES
C101	EROSION CONTROL PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500	PAVING GRADING AND DRAINAGE DETAILS
C501	PAVING GRADING AND DRAINAGE DETAILS
C502	PINELLAS COUNTY WATER DETAILS

LIST OF CONTACTS

BUILDING OFFICAL
CITY OF ST PETE BEACH
155 COREY AVE
ST. PETE BEACH, FL 33706
PHONE: (727) 367-2735

PUBLIC WORK/ENGINEERING
CITY OF ST PETE BEACH
BRETT WARNER
7581 BOCA CIEGA
ST. PETE BEACH, FL 33706
PHONE: (727) 363-9254

STORMWATER
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
78 SARASOTA CENTER BLVD.
SARASOTA, FL 34240
PHONE: (941) 377-3722

PUBLIC UTILITIES
PINELLAS COUNTY UTILITIES
STEVE ALLEN
14 S FT. HARRISON
CLEARWATER, FL 33756
PHONE: (727) 464-4000

LOCATION SERVICES
FLORIDA ONE-CALL 811
1 (800) 432-4770

CABLE
FRONTIER COMMUNICATIONS
TONI CANNON
3712 W WALNUT ST.
TAMPA, FL 33607
PHONE: (813) 875-1014

CABLE
CHARTER COMMUNICATIONS
JEREMY CORNETTE
700 CARILLON PARKWAY, SUITE 6
ST. PETERSBURG, FL 33716
PHONE: (863) 581-5734

NATURAL GAS
TECO PEOPLES GAS - ST PETERSBURG
JOAN DOMNING
8416 PALM RIVER ROAD
TAMPA, FL 33619
PHONE: (813) 275-3783

ELECTRIC
DUKE ENERGY
JOSH KHUSZONA (727) 409-5845
STEPHANIE OLMO (727) 372-5126
SHAWN ALVAREZ (727) 893-9301
452 E CROWN POINT RD
WINTER GARDEN, FL 34787

PROJECT DESIGN TEAM

PROPERTY OWNERS
LOUIS D MIELE & NICOLE E MIELE
1209 WHEATFEILD DR
WILLIAMSPORT, PA 177701-9316

DEVELOPER
KT COREY AVE, LLC
147 2ND AVENUE SOUTH, SUITE 410
ST PETERSBURG, FL 33701

ARCHITECT
GROH ARCHITECTURE
1213 E. 6TH AVE
TAMPA, FL 33605
PHONE: (813) 228 - 8000

LANDSCAPE ARCHITECT
MORROW DESIGN
8805 TAMIAMI TRAIL NORTH, SUITE 244
NAPLES, FL 34108
PHONE: (239) 216 - 5852

CIVIL
KIMLEY-HORN AND ASSOCIATES, INC.
SCOTT W. GILNER, P.E.
201 N. FRANKLIN ST., SUITE 1400
TAMPA, FL 33602
PHONE: (813) 635-5547

SURVEY
MRIC SPATIAL, LLC
PIERSON MONETTI, PSM
701 S HOWARD AVE. SUITE 106-320
TAMPA, FL 33606
PHONE: (407) 625-8244

PROPERTY INFORMATION	
PARCEL ID	36-31-15-77994-062-0130 (200 75TH AVE, ST PETE BEACH, FL 33706) 36-31-77994-062-0090 (246 75TH AVE, ST PETE BEACH, FL 33706)
ZONING	TC-1: TOWN CENTER COREY
FEMA FLOOD ZONE	ZONE AE (EL. 10) PER FEMA PANEL 12103C0276H

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

SCOTT GILNER — No. 63945 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by Scott W Gilner
DN: C=US,cn=Scott W Gilner,
0.9.2342.19200300.100.1.1=63945@1393931C1500DC809F,
OU=KIMLEY-HORN AND ASSOCIATES INC, O=US
Date: 2024.03.29 18:36:09-04'00'

No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

This item has been electronically signed and sealed by Scott W. Gilner, PE #63945 on the date adjacent to the seal.

Signatures must be verified on any electronic copies.

This sheet, containing standard details is being signed and sealed by Scott W. Gilner, PE based on the authority granted under Rule 61G15-18.011 (1)(b)3.

To the best of the Engineer of Record's knowledge, these plans conform with the current codes.

DESIGNED BY: SCOTT GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

COVER SHEET

COREY LANDINGS SALES CENTER
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER C000

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. HORIZONTAL DATUM: NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION INCLUDING ANY STAKING OF IMPROVEMENTS. THE EXACT LIMITS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD (EOR).
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH CITY, COUNTY AND FDOT STANDARDS. IN CASE OF DISCREPANCY, THE MORE STRINGENT STANDARD SHALL BE INCLUDED IN THE BASE BID UNLESS OTHERWISE CLARIFIED DURING THE BID PROCESS. IF A DISCREPANCY IS IDENTIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR FURTHER CLARIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL OF THE CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT IN THE CONTRACT DOCUMENTS, THE SPECIFICATIONS GOVERN OVER THE PLANS, AND THE SPECIAL CONDITIONS GOVERN OVER THE DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER BEFORE COMMENCING WORK.
9. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA BUILDING CODE - ACCESSIBILITY (CURRENT EDITION).
10. THE CONTRACTOR SHALL CALL SUNSHINE (811) FOR FIELD LOCATIONS (2) BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
12. PRIOR TO COMMENCEMENT OF ANY EXCAVATION THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
15. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE THE CONTRACTOR COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THE CONTRACTOR SHALL OBTAIN THEIR PERMISSION REGARDING THE METHOD TO USE FOR SUCH WORK.
16. ANY DISCREPANCIES ON THE CONSTRUCTION DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM, SCHEDULE AND FACILITATE ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES PRIOR TO THE FINAL CONNECTION OF SERVICES.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS/INVERTS, EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWN SPOUTS, BOLLARDS IN BUILDING SIDEWALKS, BUILDING EGRESS SIDEWALKS AND BUILDING RETAINING WALLS.
19. ALL VEGETATION FROM CLEARING / GRUBBING WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. AT NO TIME SHALL THE CONTRACTOR REUSE THIS VEGETATIVE MATERIAL FOR STRUCTURAL FILL OR BURY IT ONSITE. IF THE CONTRACT DOCUMENTS ALLOW THIS VEGETATIVE MATERIAL TO REMAIN ONSITE, THIS MATERIAL CAN ONLY BE USED ON LANDSCAPED AREAS THAT WILL NOT STRUCTURALLY SUPPORT THE BUILDING OR ASSOCIATED INFRASTRUCTURE.
20. ALL VEGETATION FROM CLEARING / GRUBBING THAT WILL BE DISPOSED OF OFF-SITE SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER MEETING FEDERAL, STATE, AND LOCAL REGULATIONS.
21. ANY WELLS DISCOVERED DURING SITE CLEARING OR EARTHWORK ACTIVITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. ANY WELLS THAT ARE DISCOVERED ONSITE OR ARE IDENTIFIED WITHIN THE CONTRACT DOCUMENTS THAT WILL NOT BE USED AS PART OF THE PROPOSED DEVELOPMENT PLANS SHALL BE ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
23. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS REPAIR AND REPLACEMENT WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND IS NOT A SEPARATE PAY ITEM.
24. CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.
25. DRIVEWAYS THAT ARE DAMAGED OR DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RECONSTRUCTED TO THEIR ORIGINAL OR BETTER CONDITIONS. UNLESS OTHERWISE STATED ON PLANS.
26. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE ADJACENT PROPERTY OWNER. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL RESTORE THE LAYDOWN AREA TO ITS ORIGINAL CONDITION PRIOR TO CONSTRUCTION COMMENCEMENT.
27. NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL OR ROADWAY EMBANKMENT UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
28. AN FDOT APPROVED PRIMER SHALL BE APPLIED TO THE BASE MATERIAL. ALSO, A TACK COAT SHALL BE APPLIED WHERE APPLICABLE WITH THE CONSTRUCTION OF ASPHALTIC CONCRETE.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL RULES AND REGULATIONS OF THE CITY, COUNTY, STATE, AND ANY OTHER JURISDICTIONAL AGENCIES, AND ALL CONDITIONS SET FORTH IN ENVIRONMENTAL PERMITS.
30. CONTRACTOR SHALL COMPLY WITH OSHA'S STANDARDS 29 CFR PART 1926, SUBPART CC FOR VERTICAL AND HORIZONTAL CLEARANCES TO THE OVERHEAD DISTRIBUTION AND TRANSMISSION POWER LINES.

HISTORIC RESOURCES STATEMENT

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES.

1. IF EVIDENCE OR EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AFFECTED AREA. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA DIVISION OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS.
2. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

RECORD AS-BUILT SURVEY AND MINIMUM TESTING REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING KIMLEY-HORN WITH A SIGNED AND SEALED RECORD AS-BUILT SURVEY (AS-BUILT) NO LATER THAN 30 DAYS AFTER COMPLETION OF WORK AND AT LEAST 60 DAYS PRIOR TO EITHER THE BUILDING CERTIFICATION OF OCCUPANCY, THE COMPLETION CERTIFICATION DATE REQUIRED BY THE JURISDICTIONAL AUTHORITY OR OWNER SCHEDULE. THE RECORD AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE AS-BUILT SHALL ADHERE TO THE APPLICABLE JURISDICTIONAL REQUIREMENTS.
2. IN ADDITION TO THE APPLICATION JURISDICTIONAL REQUIREMENTS, THE AS-BUILT SHALL PROVIDE THE INFORMATION NECESSARY FOR KIMLEY-HORN TO CERTIFY THAT THE PROJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH INFORMATION INCLUDES BUT IS NOT LIMITED TO:
   a. SURVEYED MANHOLE RIM ELEVATIONS, MANHOLE, INLET AND CLEANOUT INVERT ELEVATIONS AND PIPE SIZES INCLUDING LOCATION OF FITTINGS AND APPURTENANCES OF ALL GRAVITY SYSTEMS (SEWER AND STORM) AND ALL PRESSURIZED UTILITY SYSTEMS.
   b. THE AS-BUILT SHALL PROVIDE SURVEYED STORMWATER IMPROVEMENT ELEVATIONS INCLUDING POND TOP OF BANKS, BOTTOM OF POND ELEVATIONS, GRADED SWALES AND CONTROL STRUCTURE ELEVATIONS.
   c. THE AS-BUILT SHALL PROVIDE PAVEMENT SPOT GRADES NECESSARY TO DEFINITIVELY DETERMINE WHETHER THE CONSTRUCTED IMPROVEMENTS ARE ADA COMPLIANT AND TO DEPICT THE CONSTRUCTED DRAINAGE PATTERNS.
   d. THE CONTRACTOR SHALL PROVIDE KIMLEY-HORN THE RECORD AS-BUILT SURVEY IN BOTH CAD FORMAT AND A SIGNED AND SEALED HARD COPY. THE AS-BUILT SHALL INDICATE BOTH THE PROPOSED LOCATION AND/OR ELEVATION (CROSSED OUT IF DESIGNED DIFFERS FROM INSTALLED) AND THE ACTUAL FIELD INSTALLED LOCATION AND/OR ELEVATION.
3. TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
4. UPON COMPLETION OF TESTING, ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TESTING RESULTS AND REPORTS SHALL BE SENT TO THE OWNER AND TO THE ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY WITHIN ONE (1) WEEK OF EACH RESPECTIVE TEST BEING PERFORMED.
5. IN ADDITION TO THE REQUIREMENTS ABOVE, AND IN THE ABSENCE OF AGENCY OR OWNER REQUIREMENTS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO OWNER AND ENGINEER OF RECORD:
   a. GRAVITY SANITARY SEWER: GRAVITY SEWER SHALL BE AIR TESTED BETWEEN MANHOLES IN ACCORDANCE WITH ASTM F1417, CURRENT EDITION.
   b. SANITARY FORCEMAINS: SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
   c. WATERMAINS AND WATER SERVICE LATERALS: WATER MAINS AND SERVICE LATERALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
   d. FIRE MAINS: FIRE MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH BOTH THE FLORIDA FIRE PREVENTION CODE (FFPC) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
   e. LIFT STATIONS: LIFT STATION START-UP SHALL BE PERFORMED BY THE CONTRACTOR AND PUMP MANUFACTURER. THE APPROPRIATE WASTEWATER COLLECTION AGENCY AND ENGINEER OF RECORD SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF THE SCHEDULED LIFT STATION STARTUP. FOLLOWING COMPLETION OF THE LIFT STATION STARTUP, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A CERTIFIED LIFT STATION STARTUP REPORT FROM THE PUMP MANUFACTURER.
   f. SUBGRADE: DENSITY TESTS FOR SUBGRADE SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST FOR EACH LIFT OF SUBGRADE FOR EVERY 10,000 SF OF SUBGRADE PLACED.
   g. BASE MATERIAL: DENSITY TESTS FOR BASE MATERIAL SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST IN EACH LIFT OF BASE MATERIAL FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED. IN ADDITION, BASE MATERIAL THICKNESS SHALL BE TESTED ONCE FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED.
   h. CONCRETE PAVEMENT: CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR COMPOSITE CONCRETE TEST CYLINDERS FOR EVERY 100 CUBIC YARDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND NOT LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF CONCRETE PLACED.
      i. CONTRACTOR SHALL SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH ASTM C172, CURRENT EDITION.
      ii. MOLD AND CURE SPECIMENS IN ACCORDANCE WITH ASTM C31, CURRENT EDITION.
      iii. CONCRETE TEST CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39, CURRENT EDITION.
   i. ASPHALT PAVEMENT: ASPHALT SURFACE AND BASE COURSES SHALL BE RANDOMLY CORED AT MINIMUM RATE OF 3 CORES PER DAY'S PLACEMENT PER MIX TYPE, BUT NOT LESS THAN 3 CORES IN LIGHT DUTY AREAS AND 3 CORES IN HEAVY-DUTY AREAS SHALL BE OBTAINED.
      i. FIELD DENSITY TEST FOR IN-PLACE MATERIALS:
         1. DENSITY TESTS SHALL BE CONDUCTED ON EACH CORE SAMPLE TAKEN IN ACCORDANCE WITH ASTM D1188 OR D2726 (AASHTO T166, T275, T331) AS APPLICABLE.
         2. IN-PLACE DENSITY TESTS BY NUCLEAR METHOD IN ACCORDANCE WITH ASTM D2950 SHALL ALSO BE TAKEN BY THE CONTRACTOR AS NECESSARY TO ASSURE THE SPECIFIED DENSITY IS OBTAINED. NUCLEAR DENSITY SHALL BE CORRELATED WITH ASTM D1188 OR D2726 OR AASHTO T166, T275, T331 AS APPLICABLE.
         3. DENSITY TESTS ON COURSES TO BE OVERLAID BY SUBSEQUENT COURSES SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF NEXT LIFT. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF NEXT LIFT.
   j. UTILITY TRENCHES AND BUILDING PAD AREA: STRUCTURAL FILL, AS REQUIRED, MAY BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. WHEN THE SOILS ARE RELATIVELY CLEAN SAND A VIBRATORY ROLLER SHOULD BE USED FOR COMPACTION. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH THE APPROPRIATE ROLLER UNTIL DENSITIES EQUIVALENT TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY ARE UNIFORMLY OBTAINED. A MOISTURE CONTENT WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM INDICATED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) IS RECOMMENDED PRIOR TO COMPACTION OF THE FILL. STRUCTURAL FILL SHOULD CONSIST OF AN INORGANIC, NON-PLASTIC, GRANULAR SOIL CONTAINING LESS THAN 12 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (RELATIVELY CLEAN SAND WITH A UNIFIED SOIL CLASSIFICATION OF SP, SP-SC, OR SP-SM).
      i. FIELD DENSITY TESTS.
         1. A REPRESENTATIVE NUMBER OF IN-PLACE FIELD DENSITY TESTS SHOULD BE PERFORMED IN THE COMPACTED EXISTING SOILS AND IN EACH LIFT OF STRUCTURAL FILL OR BACKFILL TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN OBTAINED. IN-PLACE DENSITY SHOULD ALSO BE PERFORMED AT REPRESENTATIVE LOCATIONS IN THE BEARING LEVEL SOILS.
         2. AT LEAST 1 DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL IN BUILDING AREAS.
         3. IN PAVEMENT AREAS, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 10,000 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL.
         4. IN ADDITION, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 100 SQUARE FEET OF SPREAD FOOTING BEARING AREA, AND FOR EVERY 50 LINEAL FEET OF CONTINUOUS FOOTING. UTILITY TRENCH BACKFILL: INTERVALS NOT EXCEEDING 200-FEET OF TRENCH FOR FIRST AND EVERY OTHER 12-INCH LIFT OF COMPACTED TRENCH BACKFILL.
         5. TEST METHOD: IN-PLACE NUCLEAR DENSITY, ASTM D6938, CURRENT EDITION.
         6. DENSITY TESTS ON TOP OF BUILDING OR PAVING SUBGRADE SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF OVERLYING MATERIALS. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF OVERLYING MATERIALS.
   k. GRAVITY SANITARY SEWER AND GRAVITY STORM SEWER: CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A TV INSPECTION VIDEO OF THE COMPLETED GRAVITY STORM SEWER AND GRAVITY SANITARY SEWER ONCE EACH RESPECTIVE SYSTEM INSTALLATION IS COMPLETE.
6. FDEP SANITARY SEWER TESTING REQUIREMENTS:
   a. LEAKAGE TESTS:
      i. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM;
      ii. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET;
      iii. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [RSWF 33.93, 33.94, AND 33.95]
   b. DEFLECTION TESTS FOR ALL FLEXIBLE PIPE:
      i. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.
         1. NO PIPE SHALL EXCEED A DEFLECTION OF 5%;
         2. A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED;
         3. PERFORM THE TEST WITHOUT MECHANICAL PULLING DEVICES. [RSWF 33.85]

MAINTENANCE OF TRAFFIC NOTES

1. THE CONTRACTOR SHALL RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC ASSOCIATED WITH THIS PROJECT.
2. THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN THAT IS PREPARED BY A CERTIFIED MOT CONTRACTOR AND SUBMIT FOR APPROVAL TO THE CITY, COUNTY AND FDOT.
3. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT DESIGN STANDARDS SERIES 102-600 DEPENDING ON THE OPERATION BEING PERFORMED.
4. ALL EXISTING PAVEMENT MARKINGS OUTSIDE THE CONSTRUCTION LIMITS THAT HAVE BEEN ALTERED BECAUSE OF CONSTRUCTION OPERATIONS SHALL BE REPLACED UPON THE COMPLETION OF THE PROJECT.
5. PEDESTRIANS, BICYCLES, AND WHEELCHAIRS: AT THE END OF EACH WORKDAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE, ANY DROP-OFF ADJACENT TO A SIDEWALK SHALL BE BACKFILLED AT A SLOPE NOT TO EXCEED 1:4, OR SHALL BE PROTECTED IN ACCORDANCE WITH FDOT STANDARD INDEX 102-600.
6. PEDESTRIAN AND WHEELCHAIR TRAFFIC SHALL BE ACCOMMODATED UTILIZING STANDARD INDEX 102-660.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC CONTROL.

FDOT CONSTRUCTION NOTES

1. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS IN PLACE PRIOR TO PATHWAY BEING AFFECTED WITH FDOT STANDARD INDEX 102-600.
2. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
3. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS. SECTIONS SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT SPECIFICATIONS.
4. ALL CONCRETE PLACED WITHIN FDOT RIGHT OF WAY FOR DRIVEWAYS AND SIDEWALKS SHALL BE A MINIMUM OF 6 INCHES THICK AND BE AN FDOT APPROVED MIX, CLASS 1 NON-STRUCTURAL, 3,000 PSI WITH FIBER MESH.
5. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY THE FDOT PRIOR TO PLACEMENT OF FILL.
6. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
7. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
8. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD), THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
9. PRIOR TO REMOVAL OF EXISTING CURB OR DRIVEWAY, THE EDGE OF PAVEMENT SHALL BE SAW CUT TO AVOID DAMAGING THE EXISTING ROADWAY ASPHALT.
10. ALL CONCRETE TO BE REMOVED IN FDOT RIGHT OF WAY SHALL BE SAW CUT AND REMOVED FROM THE NEAREST JOINT.
11. NO LANE CLOSURES OF ANY STATE ROAD ARE ALLOWED WITHOUT 48 HOUR ADVANCE NOTICE AND APPROVAL FROM F.D.O.T.
12. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
13. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED WITH A MINIMUM OF 6 INCHES THICK, FDOT APPROVED MIX, CLASS 1 NON-STRUCTURAL, 3,000 PSI CONCRETE WITH FIBER MESH.
14. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF BY THE FDOT.
15. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT OR NEAR THE WORK SITE ON A 24 HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
16. NO STOCK PILING, STORING OR SEMI PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
17. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
18. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
19. THE DEPARTMENT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHODS OF INSTALLATION, SCOPE OF WORK AND RESTORATION THAT MAYBE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
20. ROADWAY RESTORATION SHALL UTILIZE 100 PSI FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT OF WAY SHALL BE PLACED "FULL DEPTH", (2) 3" LIFTS OF SP 12.5, (2) 2" LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, IN ORDER TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50 FT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
21. THE CONTRACTOR IS REQUIRED TO HAVE A PRECONSTRUCTION MEETING WITH THE FDOT INSPECTOR 2 WEEKS PRIOR TO ANY CONSTRUCTION BEGINNING WITHIN THE RIGHT OF WAY.
22. UPON COMPLETION OF CONSTRUCTION IN THE RIGHT OF WAY ASSOCIATED WITH THIS APPROVED PERMIT, 2 SIGNED AND SEALED SETS OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW, SO FINAL INSPECTIONS CAN BE SCHEDULED AND PERFORMED. UPON APPROVAL OF THE FINAL INSPECTION, THE DEPARTMENT CAN ISSUE FINAL ACCEPTANCE OF THE APPROVAL WORK. THE ENGINEER OF RECORD SHALL ALSO MAKE AVAILABLE UPON REQUEST OF THE DEPARTMENT ANY ASPHALT, CONCRETE AND/OR DRAINAGE STRUCTURE TICKETS THAT WERE ISSUED UPON DELIVERY OF THESE PRODUCTS TO THE PERMITTED SITE BY THE FDOT APPROVE PLANTS FOR THE ASSOCIATED WORK WITHIN THE STATE RIGHT OF WAY.

CITY OF ST. PETE BEACH CONSTRUCTION NOTES

1. ALL SIDEWALK INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS, LATEST EDITION.
2. ALL ROAD STRIPING TO BE THERMOPLASTIC PER FDOT STANDARDS, LATEST EDITION.
3. ALL CONCRETE INSTALLED IN THE RIGHT OF WAY SHALL MEET FDOT STANDARDS, LATEST EDITION, AND SHALL INCLUDE FIBERGLASS REINFORCING ADDITIVE.
4. ALL CURB AND GUTTER SHALL MEET FDOT STANDARDS, LATEST ADDITION AND SHALL INCLUDE FIBERGLASS REINFORCEMENT ADDITIVE.

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No. | REVISIONS | DATE

Kimley»Horn

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

This item has been electronically signed and sealed by Scott W. Gilner, PE (FL PE 63945) on the date adjacent to the seal.

Signature must be verified on any electronic copies.

This sheet containing standard details is being signed and sealed by Scott W. Gilner, PE based on the authority granted under Board Rule FAC 61G15-18.011 (1)(a)3.

To the best of the Engineer of Record's knowledge, these plans conform with the current codes.

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

GENERAL NOTES

COREY LANDINGS SALES CENTER
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER C001

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SWCT PLACARD; 6) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 7) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING **AND** CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): N/A

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE FDEP GENERIC PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE EOR AND THE OWNER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE EOR.

C. SPECIAL PROJECT AREAS: NO CONSTRUCTION SHALL TAKE PLACE SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN IN THE SURVEY AND CIVIL PLANS.

D.1 NON-STORMWATER DISCHARGES:
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION 3.2 OF THE GENERIC PERMIT.
ALLOWABLE NON-STORMWATER DISCHARGES:
- DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
- FIRE HYDRANT FLUSHINGS
- WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES
- WATERS USED TO CONTROL DUST
- POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS
- LANDSCAPE IRRIGATION WATER AND DRAINAGE
- ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED
- PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS
- AIR CONDITIONING CONDENSATE
- SPRING WATER
- FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS
- NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D.3 DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CONSTRUCTION MANAGER, EOR, AND OWNER TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
3. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
4. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
5. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
6. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
7. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
8. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
9. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
10. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS.
11. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

CONSTRUCTION EXIT

1. ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXIT(S). BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXIT(S) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
2. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
3. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT(S) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
5. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY (AND WITHIN THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
7. EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXIT(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT(S) AS CONDITIONS DEMAND.
8. CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
9. IF EXIT BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE CONSTRUCTION MANAGER, EOR, AND OWNER.

DEWATERING

1. VERIFY WITH EOR WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERIC PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BELOW. GC MUST COMPLETE PERMIT NUMBER AND DATE OF ISSUANCE.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE EOR AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS
GOVERNING AGENCY: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
PERMIT NAME/TYPE: NPDES GENERIC PERMIT
PERMIT NO. (GC TO COMPLETE):
DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE):

STOCK PILES

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE EOR).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION NOTE. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

DUST CONTROL

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE EOR.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

INLET PROTECTION

1. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
2. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
3. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
4. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
5. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

TEMPORARY SEEDING OR STABILIZATION

1. THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
2. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.
7. ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

PERMANENT SEEDING, SOD, OR MULCHING

1. PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.
2. THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 7 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.
3. THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
4. SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED.
5. AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).
6. SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH, HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.
7. ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS.
8. FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

SEEDING/VEGETATION REQUIREMENTS

1. CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
2. SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
3. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.
4. VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
5. THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
6. RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.
7. ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

IRRIGATION OR DISPERSION

1. USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
2. CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DEWATERING PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
3. GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

SKIMMER

1. SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER FDEP GENERIC PERMIT.
2. DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEM/BMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

CHEMICALLY-ENHANCED SETTLING PASSIVE TREATMENT SYSTEMS

1. IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY EOR. FLOCCULANTS MUST BE USED ONLY IN LOCATIONS SHOWN ON THE SWPPP MAPS, AT RATES AND METHODS SPECIFIED AND AS APPROVED BY EOR. EOR SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
2. FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
3. ALL SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE AS LONG AS POSSIBLE.
4. FLOC BLOCKS, FLOCCULANT-IMPREGNATED WATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED, AS ARE ALL OTHER CONTROL MEASURES.
5. STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

SANITARY FACILITIES

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

TEMPORARY PARKING

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

MATERIAL LAYDOWAN AND STORAGE AREA

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE STATE WARNING POINT AT (850) 413-9911.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER PER THE FDEP PETROLEUM CONTAMINATION SITE CLEANUP CRITERIA, SECTION 62-770.160.

THE DISCHARGE SHALL BE REPORTED WITHIN TWO WEEKS OF DISCOVERY, HOWEVER, DISCHARGES OF REPORTABLE QUANTITIES ONTO THE SURFACE OF LANDS OR TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WARNING POINT OR DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE, BUREAU OF EMERGENCY RESPONSE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 355 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: HTTPS://FLORIDADEP.GOV/OER/OER/CONTENT/REPORTABLE-INCIDENT

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

FUEL AND PETROLEUM STORAGE AND USE

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE EOR TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

SOLID WASTE DISPOSAL

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

CEMENT AND CONCRETE WASHOUT

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. LOCAL REGULATIONS ALLOW FOR THE CONCRETE WASH OUT AREA ONSITE.
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

PAINT AND STUCCO WASHOUT

1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

OTHER POLLUTANT CONTROLS

THIS SECTION INCLUDES THE CONTROLS OF POLLUTANTS OTHER THAN SEDIMENT AND ADDITIONAL REQUIREMENTS OF THE GENERIC PERMIT.

EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

MASONS AREA

1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

IN ACCORDANCE WITH RESOLUTION 2022-03 AND LDC SECTION 39.9 THE PROPOSED DEVELOPMENT WILL COMPLY WITH TWO ENERGY AND/OR ENVIRONMENTAL DESIGN STANDARDS. THE MIXED-USE STRUCTURE WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR HIGH-RISE RESIDENTIAL WHILE THE WATERFRONT RESTAURANT WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR COMMERCIAL PROJECTS.

No. | REVISIONS | DATE

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PHONE: 813-620-1460 CA 00000696
WWW.KIMLEY-HORN.COM

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DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

EROSION CONTROL GENERAL NOTES

COREY LANDINGS SALES CENTER
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER
C100

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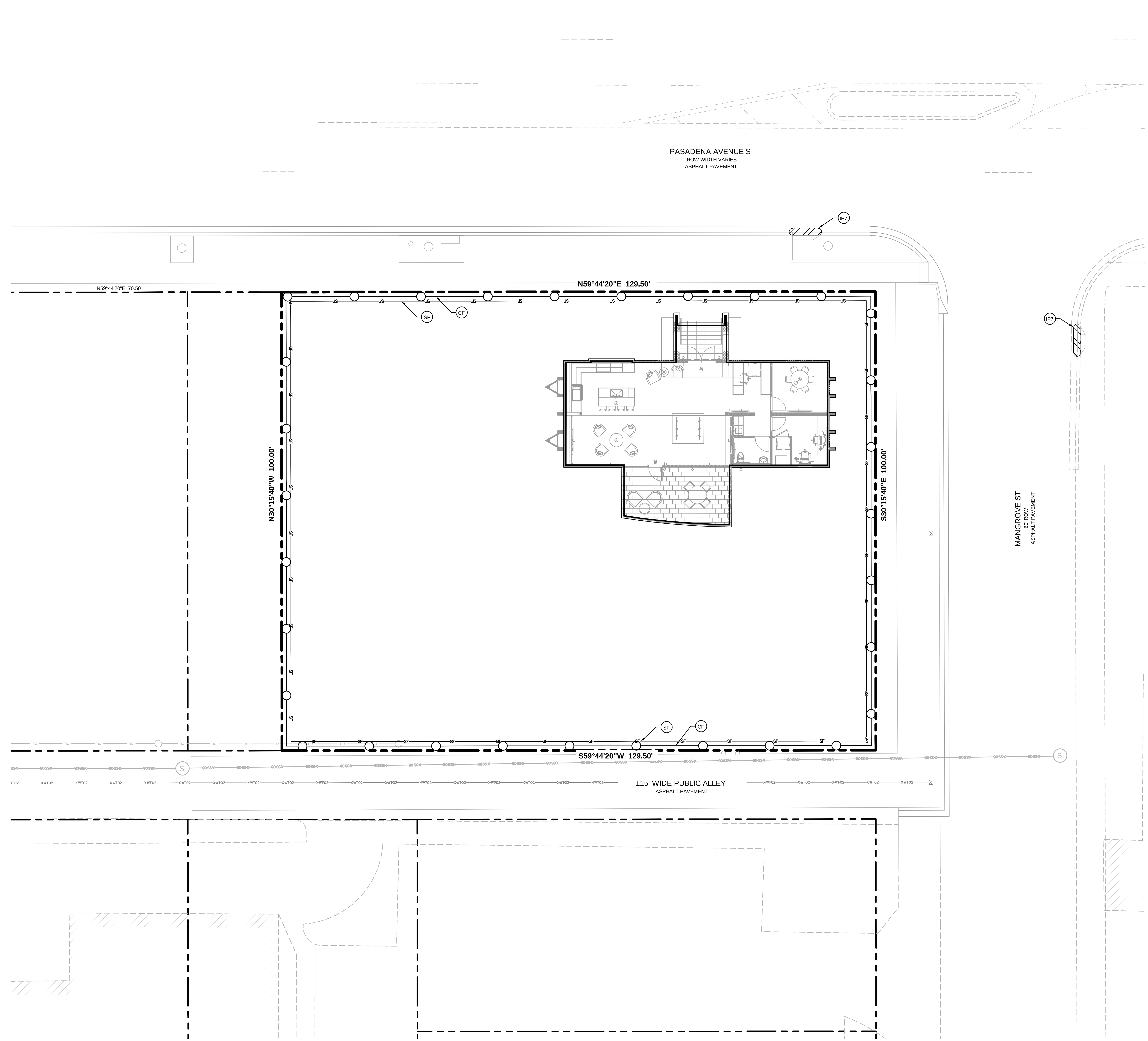

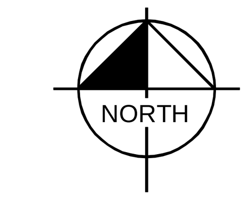

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

SITE FEATURES

- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING STORM DRAIN
- CHAIN LINK FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER PIPE

EROSION DETAILS

- CE CONSTRUCTION EXIT
- SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- IP7 SOCK DRAIN INLET PROTECTION
- CG CONSTRUCTION GATE

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE EOR AND OBTAIN WRITTEN EOR APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT EOR APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE EOR AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE EOR NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM EOR. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE EOR OF RECORD FOR THE PROJECT.

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

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SCALE AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

EROSION CONTROL PLAN

COREY LANDINGS SALES CENTER

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER C101

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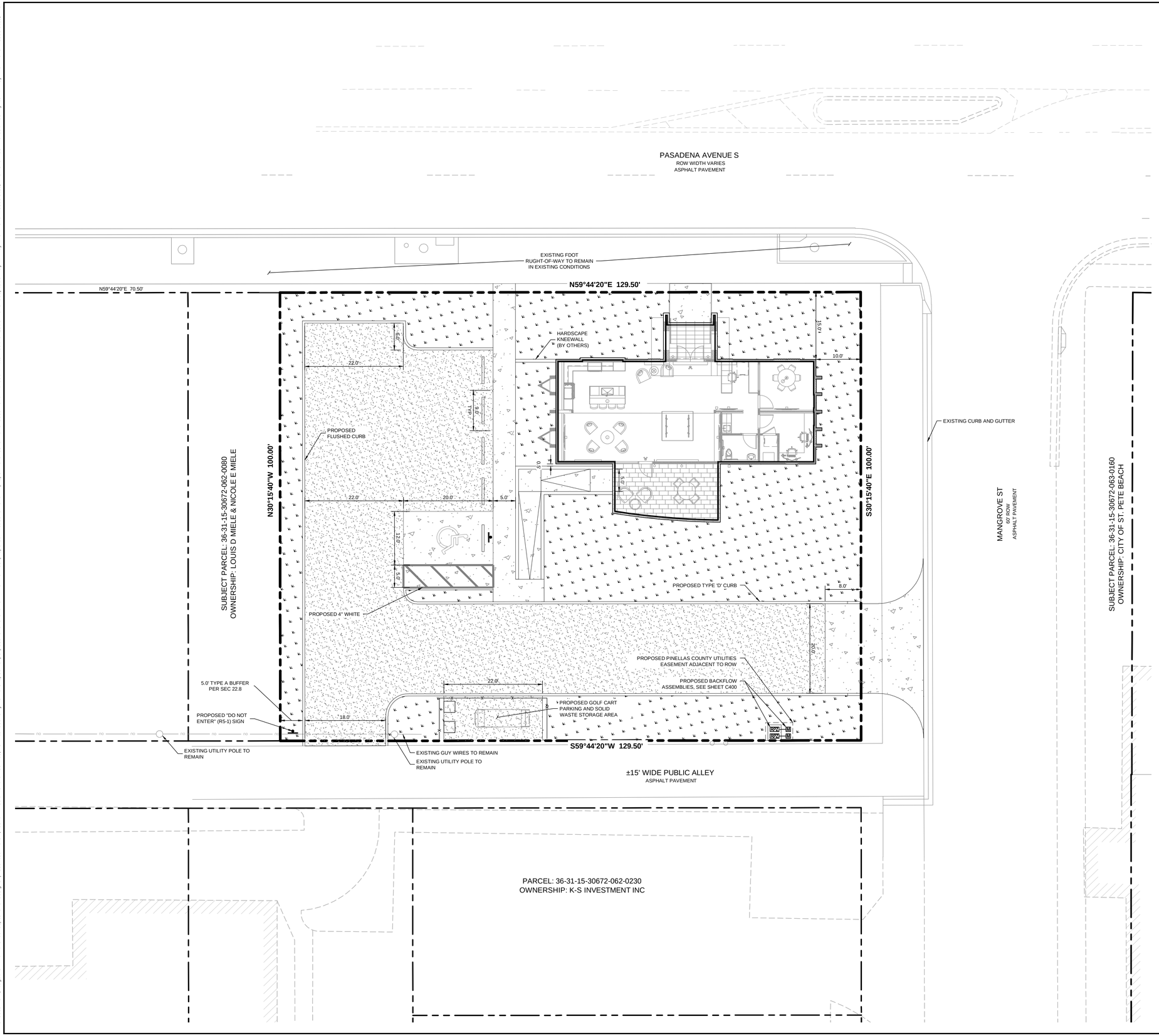

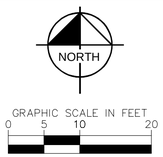

LEGEND

- PROPERTY LINE
- PROPOSED FENCE (BY OTHERS)
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED CRUSHED GRANITE (SEE SHEET C600)
- PROPOSED LANDSCAPE (BY OTHERS)

SITE DATA TABLE	
PROPERTY DATA	
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL NUMBER	36-31-15-77994-062-0130 (0.23 AC) 36-31-15-77994-062-0090 (0.07 AC)
PROPOSED SITE AREA	TOTAL SITE AREA: +/- 0.30 AC
S / T / R	S31 / T1N / R70W
CURRENT ZONING	TC-1 (TOWN CENTER COREY)
CURRENT USE	VACANT COMMERCIAL LAND
FUTURE LAND USE	TC-1 (TOWN CENTER COREY)
PROPOSED USE	TC-1 (TOWN CENTER COREY)
FLOOD ZONE	ZONE "AE" (EL. 10) PER FEMA FLOOD MAP FLOOD PANEL NUMBER: 12103C0276H
STRUCTURE DATA	
BUILDING FOOTPRINT / LOT COVERAGE	TOTAL: 1,353 SF (10.4% OF SITE)
PARKING REQUIRED	1 SPACE / 300 SF = 5 SPACES
PARKING PROPOSED	5 SPACES (INCLUDING 1 ADA)
GOLF CART PROPOSED	1 SPACE
REQUIRED LOADING SPACES	0 SPACES
PROVIDED LOADING SPACES	0 SPACES
ZONING DATA	

	ALLOWABLE	PROPOSED
COMMERCIAL FLOOR AREA RATIO	1.00	0.10
IMPERVIOUS SURFACE RATIO (ONSITE)	0.90	0.52
VEGETATIVE GREENSPACE (AC)	--	0.11

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
CA 00000696

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SCALE	AS NOTED
DESIGNED BY	SCOTT GILNER
DRAWN BY	
CHECKED BY	
FLORIDA REGISTRATION NUMBER:	63945
DATE:	

SITE PLAN

COREY LANDINGS
SALES CENTER

PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE
12/02/2025

PROJECT NO.

SHEET NUMBER
C200

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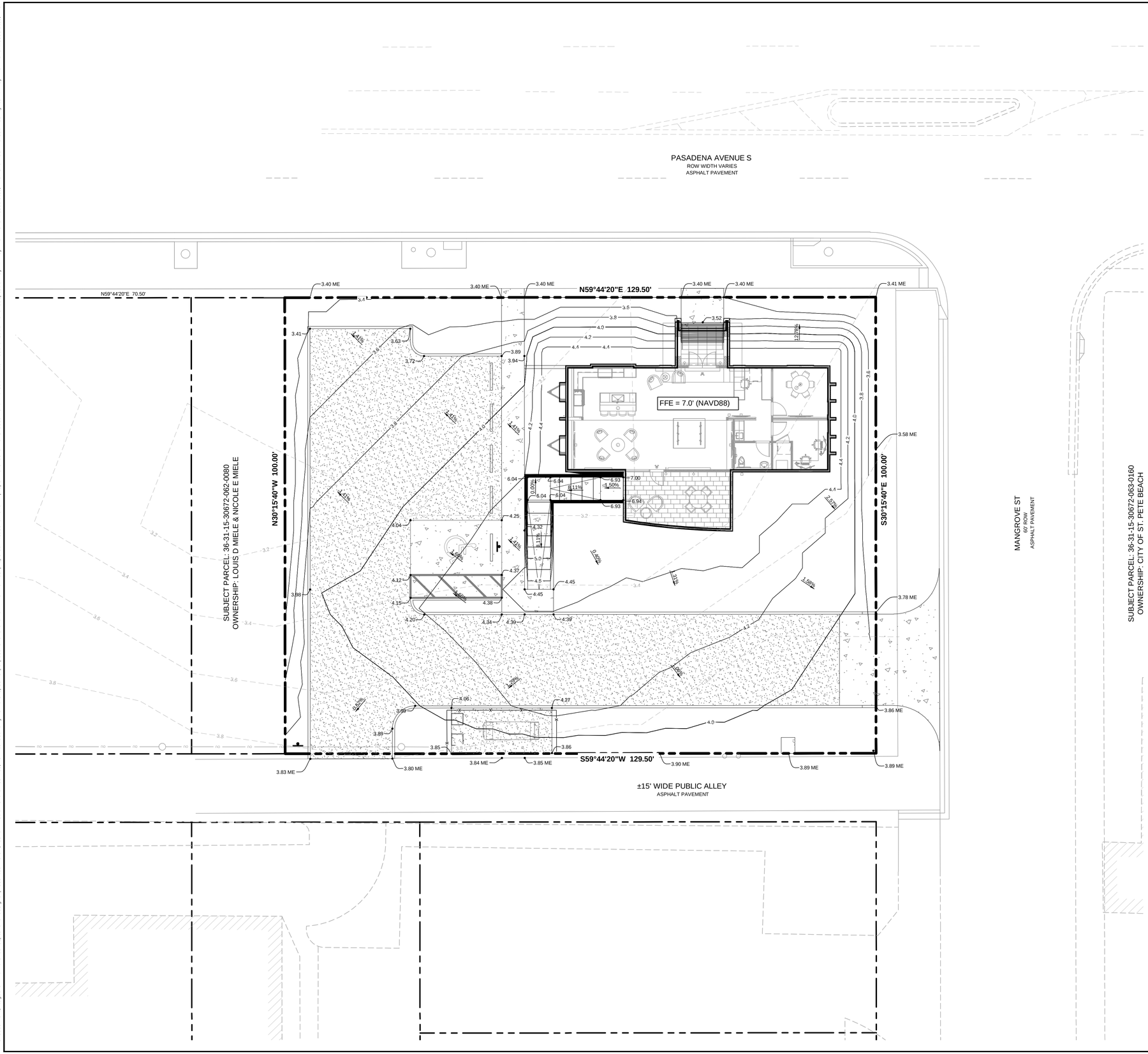

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER PIPE
- 15 — PROPOSED SURFACE CONTOUR
- 15 — EXISTING SURFACE CONTOUR
- XXX — PROPOSED SPOT GRADE (NAVD88)
- XX% — PROPOSED SLOPE (NAVD88)

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. STORM PIPE SHALL BE AS FOLLOWS:
   - ANY DEPTH: RCP PER ASTM C76 AND C443
   - INVERT OF 6 FEET OR SHALLOWER FROM FINAL GRADE: PVC SDR35 PER ASTM D3034, GRAY OR WHITE
   - INVERT DEEPER THAN 6 FEET: PVC SDR26 PER ASTM D3034, GRAY OR WHITE
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS.
8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
14. PROVIDE 10' MIN. SEPARATION FROM EXISTING TREES TO PROPOSED UTILITY LINES.

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGNED BY SCOTT MILLER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

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DESIGNED BY
DRAWN BY
CHECKED BY

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GRADING PLAN

COREY LANDINGS
SALES CENTER

PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE
12/02/2025

PROJECT NO.

SHEET NUMBER
C300

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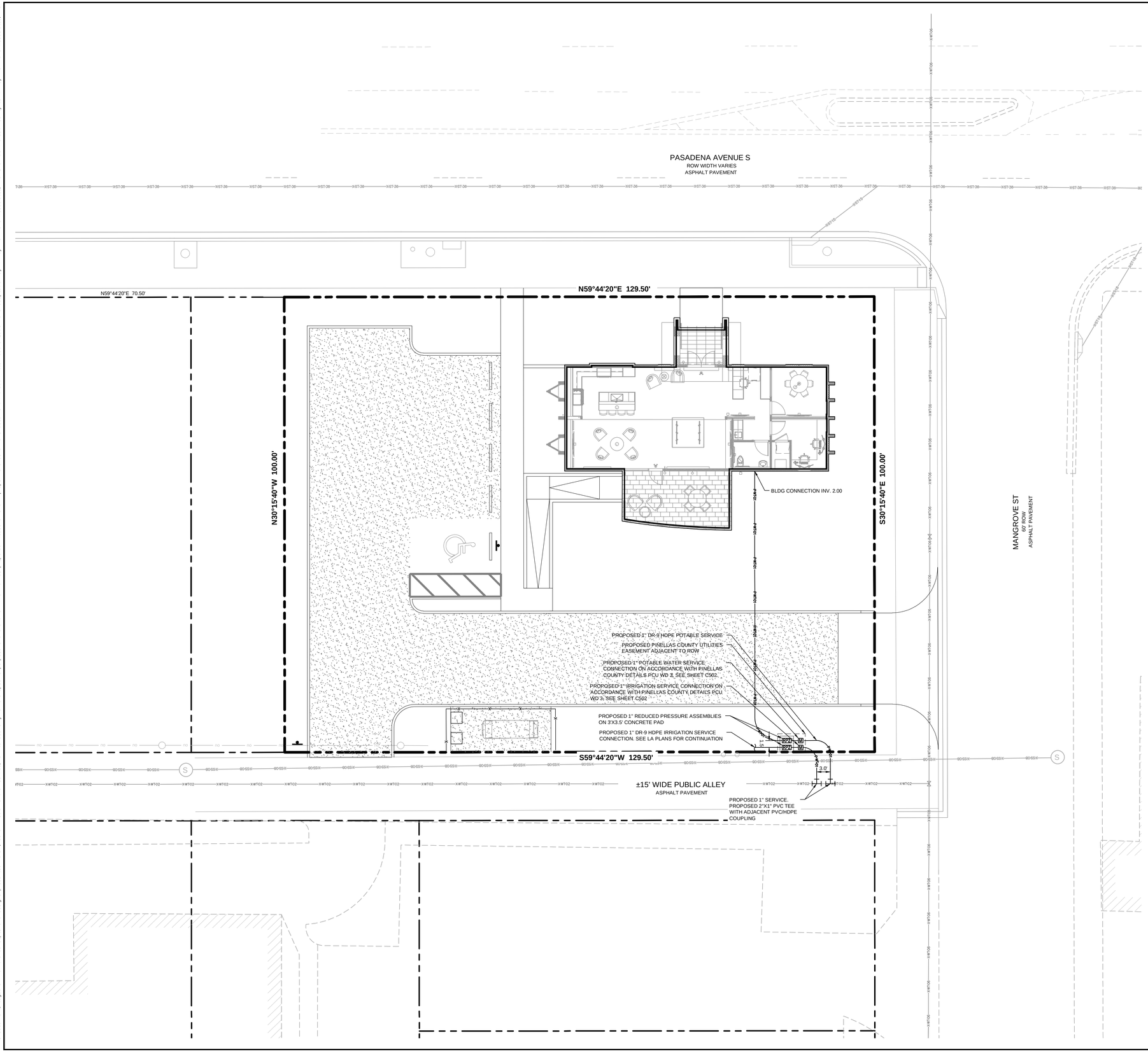

LEGEND

- PROPERTY LINE
- EXISTING STORM WATER MAIN
- EXISTING 2" WATER LINE
- EXISTING 6" WATER LINE
- EXISTING 8" SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GATE VALVE

UTILITIES NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   - PVC SDR35 PER ASTM D 3034, GREEN PIPE
   - DUCTILE IRON PIPE PER AWWA C150, WITH PROTECTO 401 LINING OR EQUAL
4. WATER LINES SHALL BE AS FOLLOWS:
   - 4" AND LARGER: PVC, AWWA C900, BLUE PIPE
     DR14, UNDER COUNTY OR STATE ROADS
     DR 18, ON SITE
   - 3" AND LARGER: DIP, AWWA C150 AND C151
     MIN CLASS 200, UNDER COUNTY OR STATE ROADS
     MIN CLASS 150, ON SITE
   - 3" AND SMALLER: COPPER TUBE, TYPE "L" (SOFT) PER ANSI 816.22 OR PVC PER ASTM D1784 AND ASTM D2241.
     SDR 21, ON SITE
5. FIRE LINES SHALL BE AS FOLLOWS:
   - PVC, AWWA C900, BLUE PIPE, DR14 MIN.
   - DIP, AWWA C150 AND C151, CLASS 200 MIN.
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
8. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (PINELLAS COUNTY AND CITY OF ST. PETE BEACH) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
21. PINELLAS COUNTY OWNED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH:
    a. PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS DATED JUNE 2018
       HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/ENG_TECH_SPECS.PDF
    b. PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL
       HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/MATERIAL-SPEC-MANUAL.PDF
    c. PINELLAS COUNTY STANDARD DETAILS DATED JULY 2018
       HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/STD-DETAILS.PDF
22. THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT CONSTRUCTION MANAGEMENT, PINELLAS COUNTY PUBLIC WORKS PROJECT COORDINATOR, AT (727) 464-8821 72-HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.
23. ALL WET TAPS ARE TO BE PERFORMED BY PINELLAS COUNTY UTILITIES.
24. FIRE SPRINKLER CONTRACTOR TO SUBMIT FDC PIPE MATERIAL SHOP DRAWINGS FOR THE SOUTHERN STRUCTURE TO THE CITY FOR REVIEW PRIOR TO INSTALLATION.

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn
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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGNED BY SCOTT GILFER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

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DRAWN BY
CHECKED BY

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To the best of the Engineer of Record's knowledge, these plans conform with the current codes.

UTILITY PLAN

COREY LANDINGS
SALES CENTER

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE
12/02/2025

PROJECT NO.

SHEET NUMBER
C400

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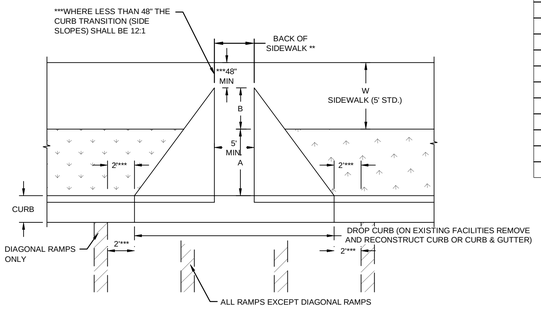
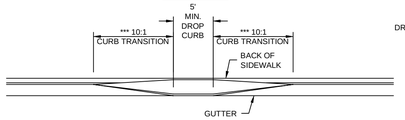


PLAN VIEW



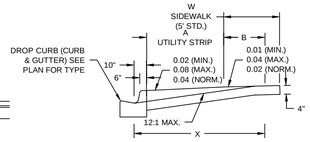
FRONT SECTION

W	A	W+A+10'	X	B
5'	0'	5.8'	5.8'	5.0'*
6'	0'	6.8'	6.8'	6.0'**
7'	0'	7.8'	7.3'	6.5'**
8'	0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'*
5'	2.5'	8.3'	8.1'	4.81'
5'	3.0'	8.8'	8.3'	4.8'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X - (A + 10")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPE.

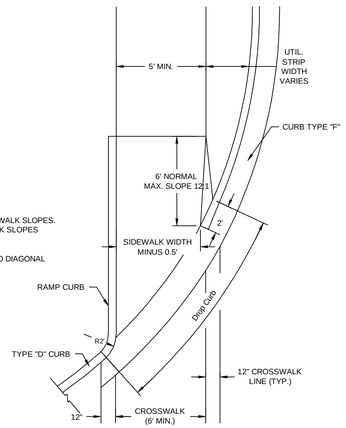
*BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
**BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04 AND PART 0.02.

***NOT LESS THAN 2' FULL HEIGHT CURB ADJACENT TO DIAGONAL RAMP AND WITHIN CROSSWALK LIMITS.



SIDE SECTION

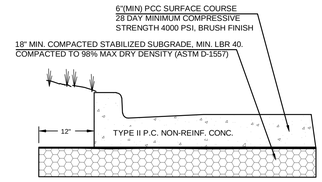
F.D.O.T. STANDARD PLAN 522-002



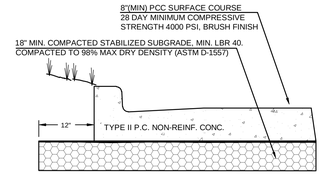
PLAN VIEW

NOTE:
1. ALL SIDEWALK STREET CROSSINGS MUST ACCOMMODATE THE PHYSICALLY HANDICAPPED (F.D.O.T. STANDARD PLAN 522-001). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES AS PER THE FLORIDA ACCESSIBILITY CODE.

1 ADA CURB CUT RAMPS
N.T.S.



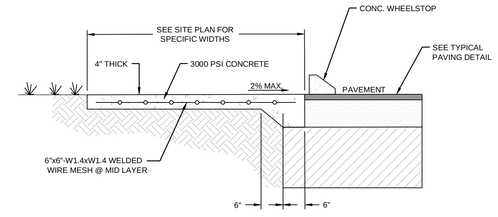
STANDARD DUTY



HEAVY DUTY

NOTES:
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM CIVIL ENGINEER FOR MIX DESIGN AND PAVEMENT JOINT PLACEMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. BASE MATERIAL SHALL BE CRUSHED CONCRETE FROM ON-SITE SLAB DEMOLITION IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). CRUSHED CONCRETE MAY BE IMPORTED IF ON-SITE CRUSHED CONCRETE DOES NOT MEET FDOT SPECIFICATIONS.
3. RIGID PAVEMENT SHALL MEET FDOT REQUIREMENTS AND PLACEMENT PROCEDURES AS OUTLINED IN THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

2 CONCRETE PAVING
N.T.S.



NOTE:
1. CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL SUCH AS CLAY AND ROOTS PER AGENCY REQUIREMENTS.

3 FLUSH CONCRETE SIDEWALK & PAVEMENT SECTION DETAIL
N.T.S.

No.	REVISIONS	DATE

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PHONE: 813-620-1460
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CA 00000696

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DESIGNED BY SCOTT GILNER
FLORIDA REGISTRATION NUMBER: 63502
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

PAVING GRADING AND DRAINAGE DETAILS

COREY LANDINGS SALES CENTER
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER C500

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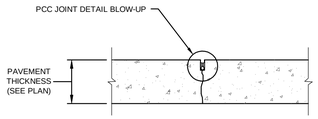
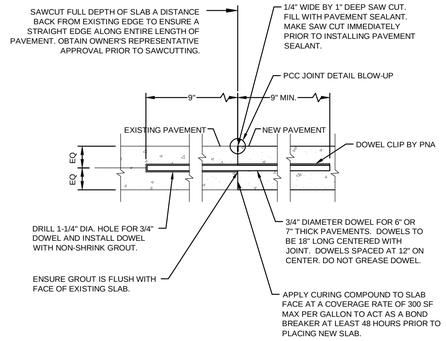


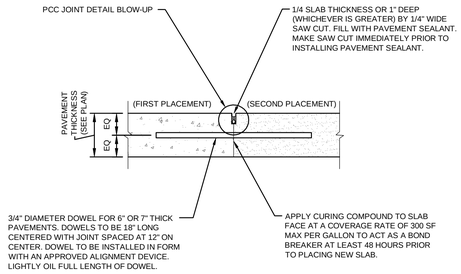
NOTES:
1. SEE SIDEWALK DETAIL, DETAIL 5, SHEET C900 FOR JOINT SPACING AND SAWCUT DEPTH.

1 CONCRETE CONTRACTION JOINT DETAIL
N.T.S.

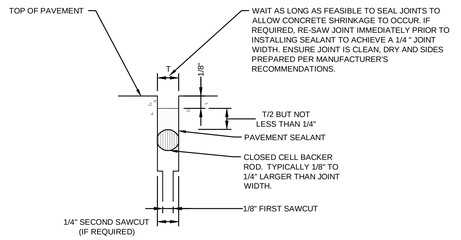


NOTE:
1. ALL CONCRETE AREAS SHALL USE TYPE II CEMENT

2 CONCRETE CONSTRUCTION JOINT TO EXISTING PAVEMENT DETAIL
N.T.S.

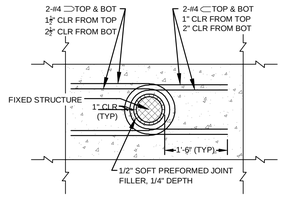


3 CONCRETE CONSTRUCTION JOINT DETAIL
N.T.S.



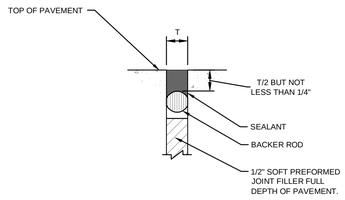
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

4 PCC JOINT DETAIL BLOW-UP (TYP.)
N.T.S.

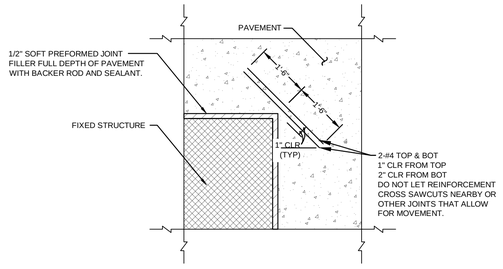


NOTE:
1. USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

5 TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL
N.T.S.



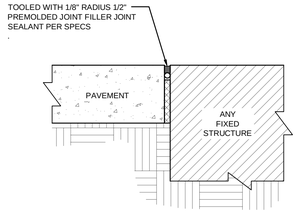
6 BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE
N.T.S.



NOTE:
1. USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS

7 TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL
N.T.S.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES



NOTES:
1. USES: FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.
2. PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

8 ISOLATION JOINT
N.T.S.

No.	REVISIONS	DATE

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DESIGNED BY SCOTT GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

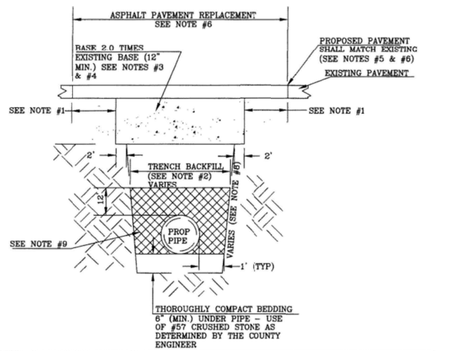
PAVING GRADING AND DRAINAGE DETAILS

COREY LANDINGS SALES CENTER
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.

SHEET NUMBER C501

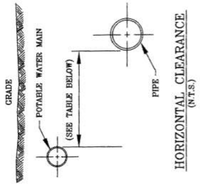
NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
2. BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
3. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED) (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
4. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE. FINE TRAFFIC LEVEL C TYPES SP9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
5. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
6. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL-3" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR-2" MIN. TYPE SP-12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL-1½" MIN. TYPE SP-9.5 TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
8. EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
10. ALL MATERIAL, WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.



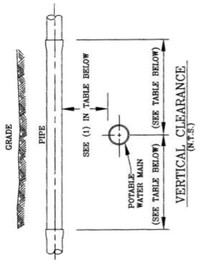
PINELLAS COUNTY

PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX I.D.: 1291
DATE: FEB/2016
IVAN FERNANDEZ, P.E.
REVISION: 0



HORIZONTAL CLEARANCE
(N.T.S.)



VERTICAL CLEARANCE
(N.T.S.)

PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS
VACUUM-TYPE SANITARY SEWER, STORM SEWER, GRAVITY OR PRESSURE RECLAIMED WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 9 FT. MINIMUM FROM ALL JOINTS)
GRAVITY OR PRESSURE SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 9 FT. MINIMUM FROM ALL JOINTS)
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	-	-

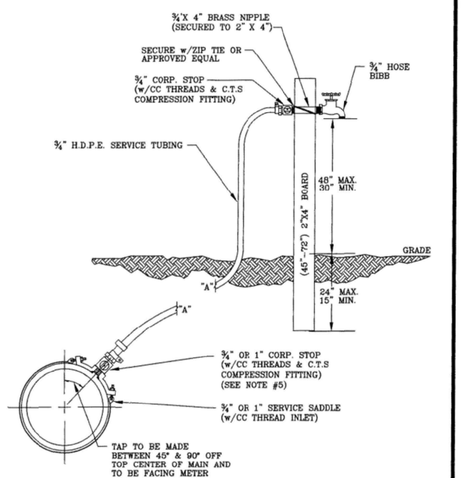
NOTES: (IN ACCORDANCE WITH F.A.C. RULE 62-555.314)
1. POTABLE WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN POTABLE WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR VACUUM-TYPE SANITARY SEWER FORCE MAIN. FORCE MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIALS SPECIFICATIONS MANUALS.

PINELLAS COUNTY

MAIN CLEARANCES DETAIL

DETAIL INDEX I.D.: PCU GD 2
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN LIMITS OF ROADWAY BUT ROUTED TO ROADWAY SHOULDER (NON-TRAFFIC AREA)
3. CONTRACTOR SHALL UTILIZE SERVICE LINE CONNECTIONS, WHERE POSSIBLE.
4. WHEN UTILIZING TEMPORARY SAMPLE POINT AS A SERVICE CONNECTION, THEN A TRACER WIRE IS REQUIRED.
5. SAMPLE POINTS TO BE ABANDONED AFTER USE SHALL BE FITTED WITH A ¾" CC x F.I.P. CORP. STOP.
6. REMOVE ALL PIPE AND ABOVE GROUND FITTINGS AND PLUG CORP. STOP WITH ¾" PLUG.

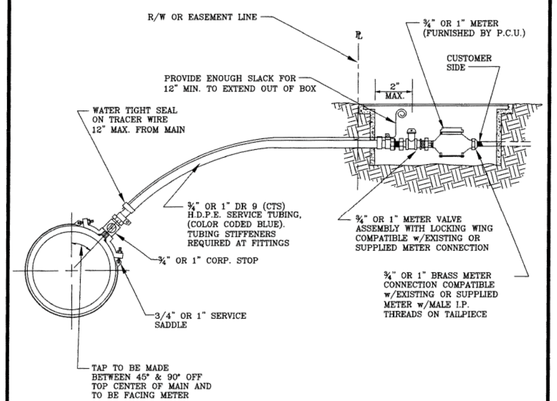


PINELLAS COUNTY

TEMPORARY SAMPLING POINT DETAIL

DETAIL INDEX I.D.: PCU WD 1
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS EXCEPT FOR D.I.P. 1" TAPS AND SMALLER.
4. METER ONLY TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE RESIDENTIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 1".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
10. METERS WITH DUAL CHECKS SHALL UTILIZE A METER BOX WITH OFFSET MOUSE HOLES.



PINELLAS COUNTY

¾" OR 1" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.: PCU WD 3
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

Kimley»Horn

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE

This item has been electronically signed and sealed by Scott W. Gilmer, PE on the date adjacent to the seal.

Signatures must be verified on any electronic copies.

This sheet, containing standard details is being signed and sealed by Scott W. Gilmer, PE based on the authority granted under Rule 61G15-18.011 (1)(b)3.

To the best of the Engineer of Record's knowledge, these plans conform with the current codes.

SCALE: AS NOTED
DESIGNED BY: SCOTT GILMER
DRAWN BY:
CHECKED BY: 63567
FLORIDA REGISTRATION NUMBER:
DATE:

PINELLAS COUNTY
WATER DETAILS

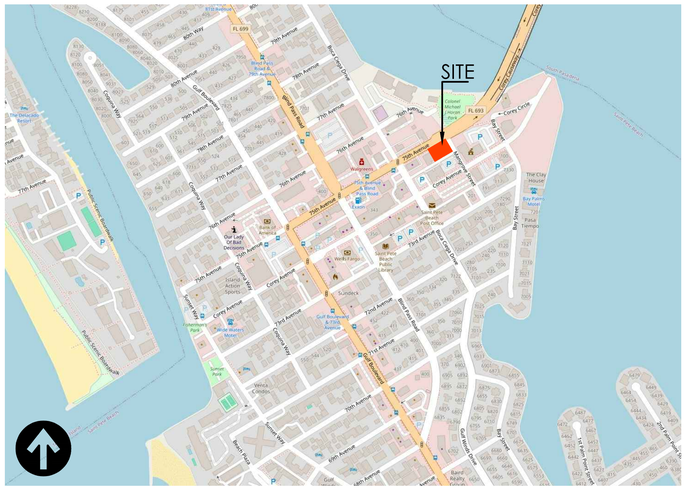
COREY LANDINGS
SALES CENTER
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH
FLORIDA

DATE
12/02/2025
PROJECT NO.

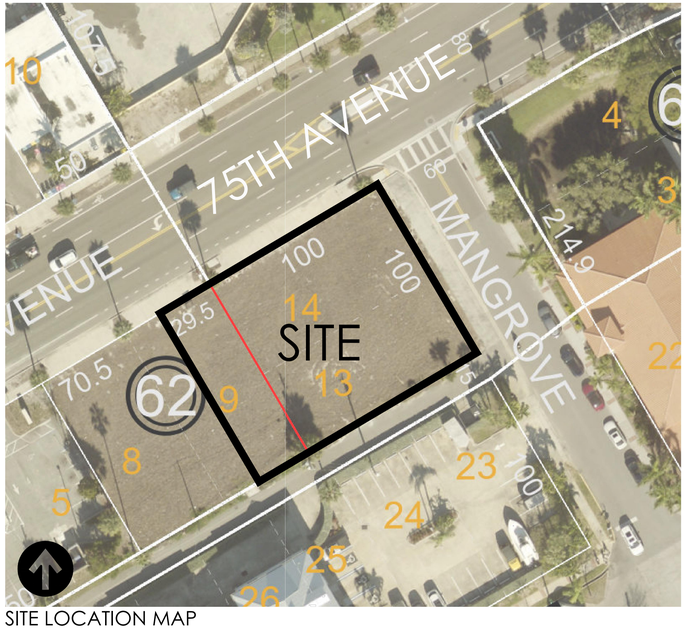
SHEET NUMBER
C502

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WATER CLUB SALES CENTER
LANDSCAPE
100% CONSTRUCTION DOCUMENTS
REV. 1 - MARCH 12, 2025



ST. PETERSBURG BEACH NEIGHBORHOOD MAP



SITE LOCATION MAP

INDEX OF DRAWINGS

LS100	COVER SHEET
LS101	LAYOUT PLAN
LS501	SITE DETAILS
LP101	PLANTING PLAN
LP501	PLANTING DETAILS
LP601	PLANTING NOTES
LI101	IRRIGATION PLAN
LL101	LIGHTING PLAN
LL501	LIGHTING DETAILS

groh architecture

GROH Architecture
1213 E. 6th AVE.
TAMPA, FLORIDA 33605
WORK: 813 . 228 . 8000
FL LIC#: AA C001590
www.groharch.com

Kimley-Horn and Associates, Inc.
Civil
Scott W. Gilner, P.E.
201 N. Franklin St., Suite 1400
Tampa, FL 33602
WORK: 813 . 635 . 5547

KT COREY AVE, LLC
WATER CLUB
SALES CENTER
CITY OF ST. PETE BEACH, FLORIDA

To the best of the architect's and engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the AHJ in accordance with FBC 110.8.4 and Florida Statutes 633 & 553.79 (7) & (8).

Project ID	:	24052
Drawn By	:	STB
Reviewed By	:	KWM
Project Status:		Construction Documents
Issued Date	:	03/12/2026

NO	DATE	DESCRIPTION
1	12/1/2025	100% DDs
2	12/15/2025	50% CDs
3	2/12/2026	100% CDs
4	3/12/2026	Rev 1 - City Comments

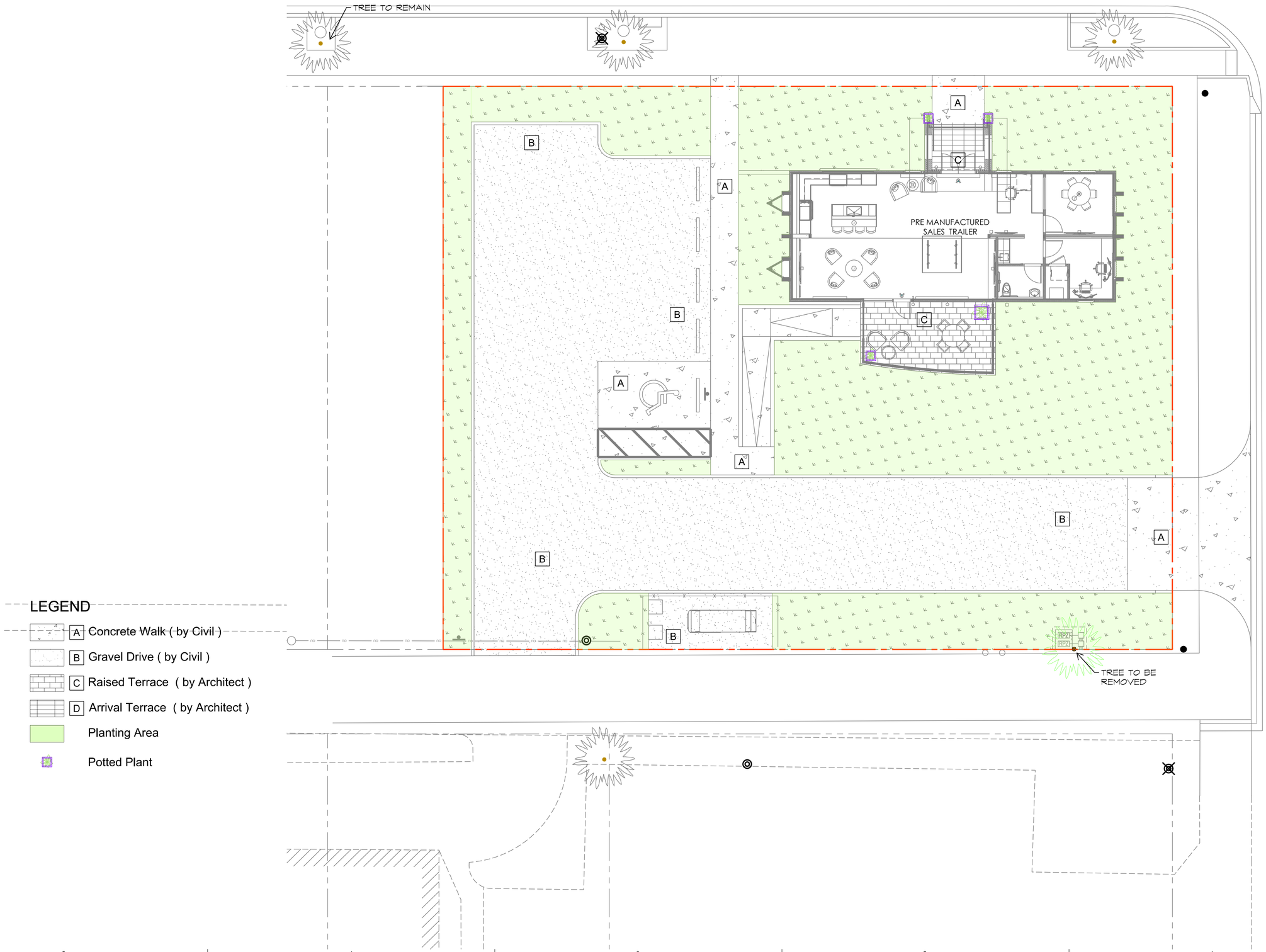
morrow design
Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

Digitally signed by Keith W Morrow
Date: 2026.03.20 10:54:49 -04'00'

REGISTERED LANDSCAPE ARCHITECT KW MORROW LA 0001503 STATE OF FLORIDA

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

100% CDs
LANDSCAPE
COVER SHEET
LS100



LEGEND

- A Concrete Walk (by Civil)
- B Gravel Drive (by Civil)
- C Raised Terrace (by Architect)
- D Arrival Terrace (by Architect)
- Planting Area
- Potted Plant

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

Project ID	: 24052
Drawn By	: STB
Reviewed By	: KWM
Project Status:	Construction Documents
Issued Date	: 03/12/2026

NO	DATE	DESCRIPTION
1	12/1/2025	100% DDs
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3	2/12/2026	100% CDs
4	3/12/2026	Rev 1 - City Comments

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LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

100% CDs
LANDSCAPE
LAYOUT PLAN

LS101

Provide 3 Surface Mount Pots @ 15" x 15" x 30"
Color: Silver Metallic

SITE FURNISHING - PLANTERS

A3 SCALE: NTS

detail title block in this drawing

Anchor bench per manufacture requirements to the 6" thick concrete walk to match existing

SITE FURNISHING - BENCH (NIC)

A2 SCALE: NTS

detail title block in this drawing

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Reviewed By	:	KWM
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2	12/15/2025	50% CDs
3	2/12/2026	100% CDs
4	3/12/2026	Rev 1 - City Comments

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LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

100% CDs
LANDSCAPE
DETAILS

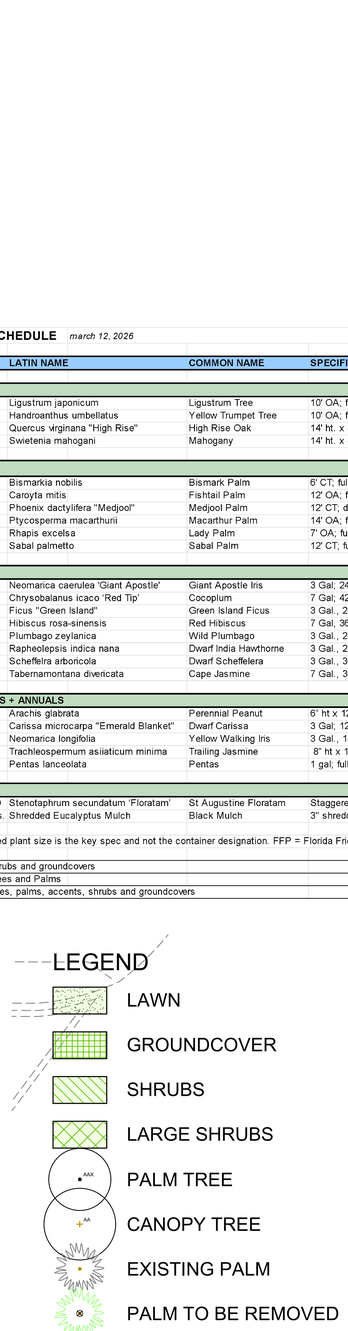
LS501

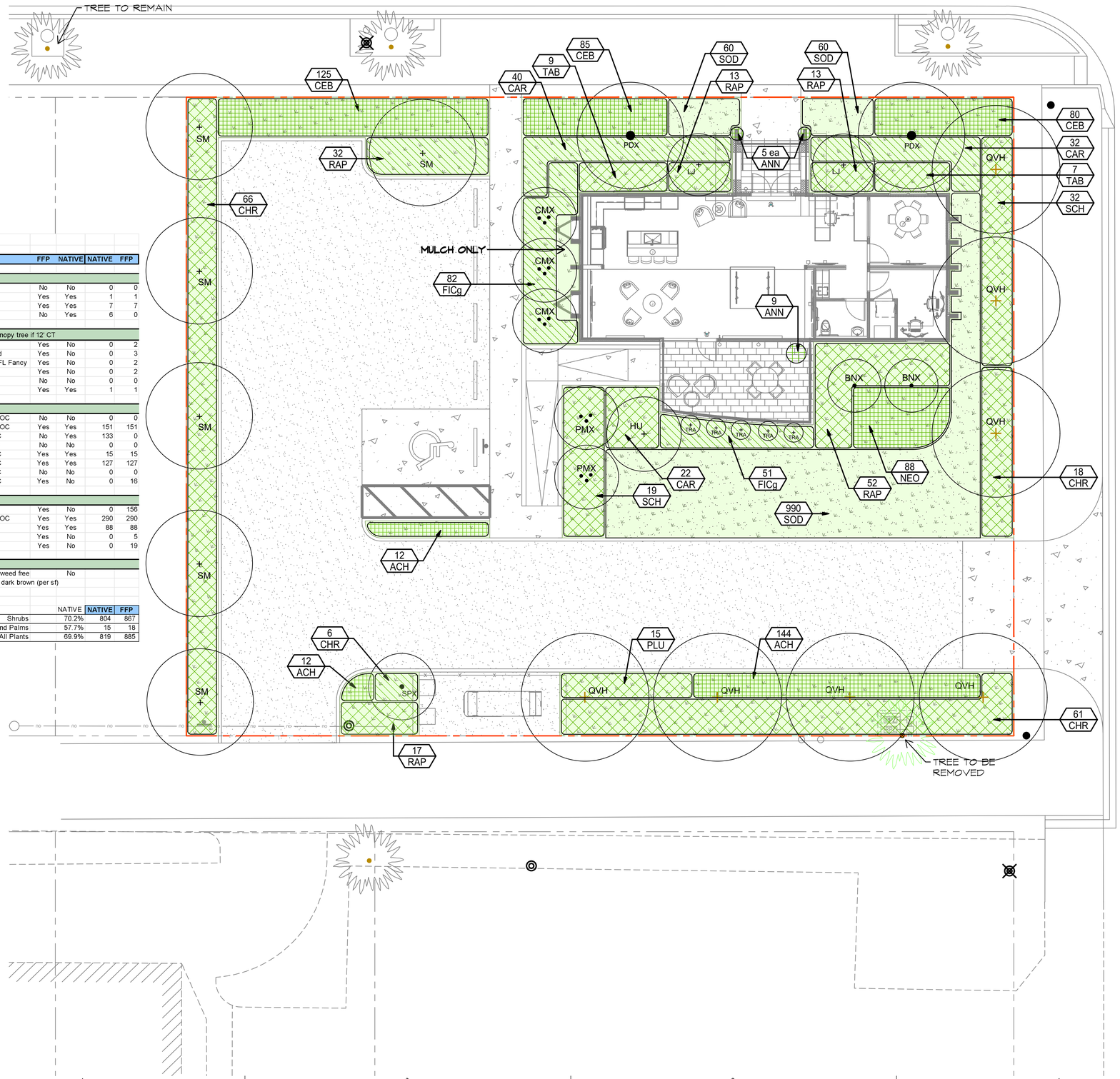
PLANTING SCHEDULE *march 12, 2026*

QNTY	KEY	LATIN NAME	COMMON NAME	SPECIFICATIONS	FFP	NATIVE	NATIVE	FFP
TREES								
2	LJ	Ligustrum japonicum	Ligustrum Tree	10' OA; full; 2" cal	No	No	0	0
1	HU	Handroanthus umbellatus	Yellow Trumpet Tree	10' OA; full; 2" cal	Yes	Yes	1	1
7	QVH	Quercus virginana "High Rise"	High Rise Oak	14' ht. x 8' spr; 3.5" cal / full	Yes	Yes	7	7
6	SM	Swietenia mahogani	Mahogany	14' ht. x 8' spr; 3.5" cal / full	No	Yes	6	0
PALMS				equals 1 canopy tree if 12' CT				
2	BNX	Bismarkia nobilis	Bismark Palm	6' CT; full	Yes	No	0	2
3	CMX	Caroyta mitis	Fishtail Palm	12' OA; full; sun-grown; matched	Yes	No	0	3
2	PDX	Phoenix dactylifera "Medjool"	Medjool Palm	12' CT; diamond cut, matched, FL Fancy	Yes	No	0	2
2	PMX	Ptycosperma macarthurii	Macarthur Palm	14' OA; full; triple; matched	Yes	No	0	2
0	RHX	Rhapis excelsa	Lady Palm	7' OA; full; sun-grown	No	No	0	0
1	SPX	Sabal palmetto	Sabal Palm	12' CT; full; straight trunk	Yes	Yes	1	1
SHRUBS								
94	CAR	Neomarica caerulea 'Giant Apostle'	Giant Apostle Iris	3 Gal; 24" ht x 16" spr; full /24" OC	No	No	0	0
151	CHR	Chrysobalanus icaco 'Red Tip'	Cocoplum	7 Gal; 42" ht x 24" spr; full / 42"OC	Yes	Yes	151	151
133	FICg	Ficus "Green Island"	Green Island Ficus	3 Gal., 24" ht x 24" spr / 18" OC	No	Yes	133	0
0	HIB	Hibiscus rosa-sinensis	Red Hibiscus	7 Gal, 36" ht x 24" spr / 42" OC	No	No	0	0
15	PLU	Plumbago zeylanica	Wild Plumbago	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes	15	15
127	RAP	Rapheolepsis indica nana	Dwarf India Hawthorne	3 Gal., 24" ht x 18" spr / 24" OC	Yes	Yes	127	127
51	SCH	Scheffelra arboricola	Dwarf Scheffelera	3 Gal., 30" ht x 18" spr / 36" OC	No	No	0	0
16	TAB	Tabernamontana divericata	Cape Jasmine	7 Gal., 30" ht x 24" spr / 42" OC	Yes	No	0	16
GROUNDCOVERS + ANNUALS								
156	ACH	Arachis glabrata	Perennial Peanut	6" ht x 12 spr; full; 18" OC	Yes	No	0	156
290	CEB	Carissa microcarpa "Emerald Blanket"	Dwarf Carissa	3 Gal; 12" ht x 12" spr; full /16" OC	Yes	Yes	290	290
88	NEO	Neomarica longifolia	Yellow Walking Iris	3 Gal., 18" ht x 12" spr /16" OC	Yes	Yes	88	88
5	TRA	Trachleospermum asiaticum minima	Trailing Jasmine	8" ht x 12 spr; full; 30" OC	Yes	No	0	5
19	ANN	Pentas lanceolata	Pentas	1 gal; full; 12" OC	Yes	No	0	19
LAWN								
1110	sf SOD	Stenotaphrum secundatum 'Floratam'	St Augustine Floratam	Staggered sod panels / clean + weed free	No			
49.7	cub.yrds.	Shredded Eucalyptus Mulch	Black Mulch	3" shredded eucalyptus mulch / dark brown (per sf)				

Notes: The noted plant size is the key spec and not the container designation. FFP = Florida Friendly Plant

			NATIVE	NATIVE	FFP
1,145	Total shrubs and groundcovers	Shrubs	70.2%	804	867
26	Total Trees and Palms	Trees and Palms	57.7%	15	18
1,171	Total trees, palms, accents, shrubs and groundcovers	All Plants	69.9%	819	885





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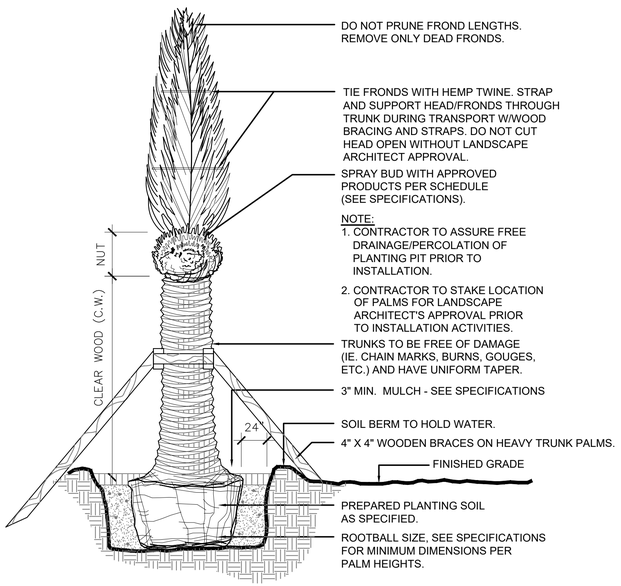
100% CDs
LANDSCAPE
PLANTING PLAN
LP101



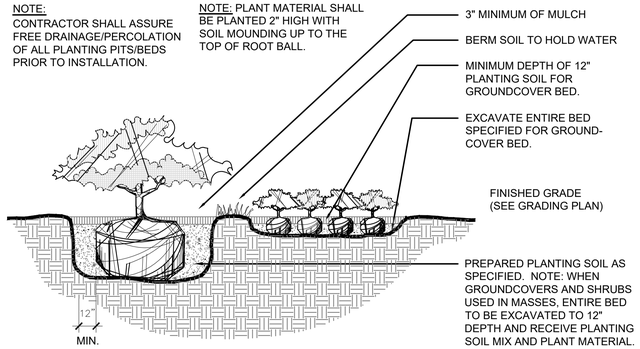
Date Palm

C1 SCALE:1" = 1'-0"

FILE NAME: DT-DatePalm.dwg

NOTE:
CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

NOTE: PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.



Shrub and Groundcover

A1 SCALE:1" = 1'-0"

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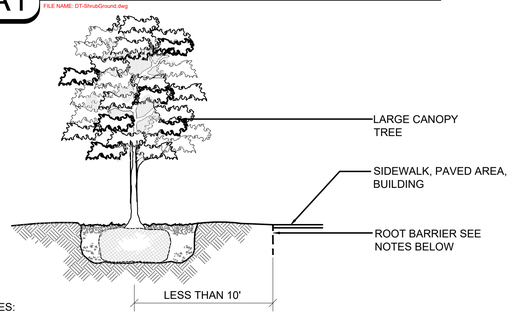
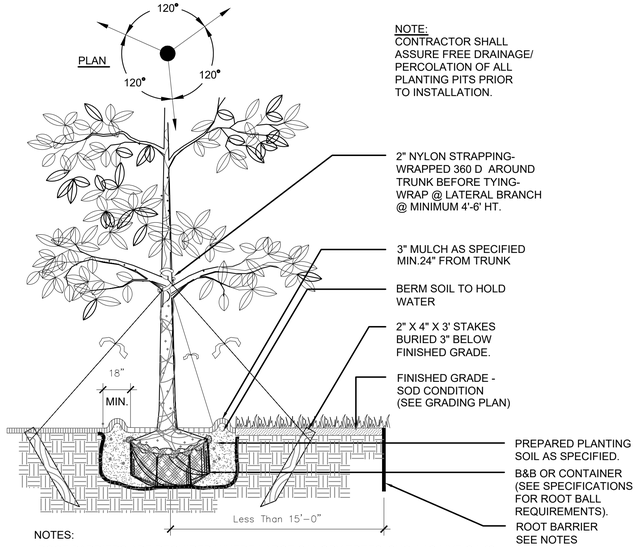


NOTES:
1. A SOLID PANEL 24" DEPTH ROOT BARRIER DEVICE SHALL BE EMPLOYED WITHIN A 20.0' RADIUS OF A TREE WHEN TREES ARE WITHIN 10.0' OF ADJACENT HARDSCAPE SURFACES AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20.0' OUT EITHER DIRECTION FROM TRUNK.
2. USE UB24-2 POLYETHYLENE SOLID PANEL ROOT BARRIER BY DEEPROOT OR APPROVED EQUAL.
3. ROOT BARRIERS SHALL BE 24" DEPTH AND SHALL EXTEND UP TO FINISHED GRADE.
4. NO TREES ARE TO BE PLANTED WITHIN 5 FEET OF EXISTING OR PROPOSED UNDERGROUND UTILITIES. WHERE A CONFLICT EXISTS, NOTIFY THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUED INSTALLATION.
5. USE PHYSICAL ROOT BARRIER WHEN TREES ARE WITHIN 10 FEET OF UNDERGROUND UTILITIES. ROOT BARRIER TO BE NO CLOSER THAN 5 FEET TO UNDERGROUND UTILITY PIPES.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Root Barrier

A3 SCALE:1" = 1'-0"

DT-RootBarrier.dwg

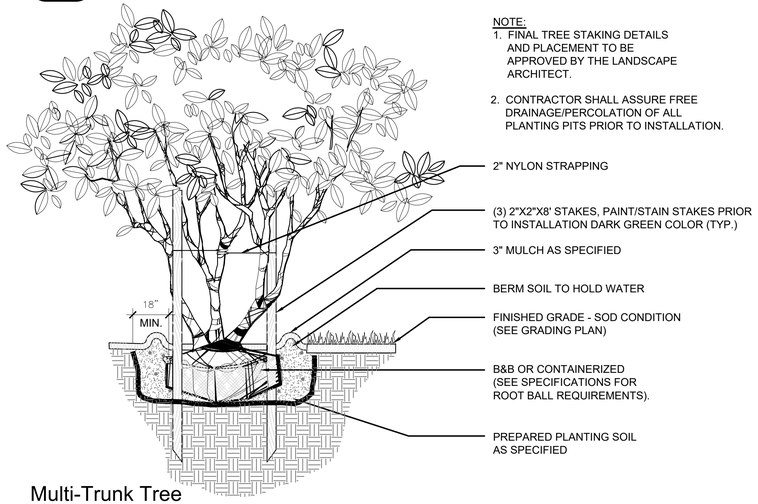


NOTES:
-ROOT BARRIERS ARE REQUIRED WHERE LARGE CANOPY TREES, SUCH AS LIVE OAKS, ARE WITHIN 15' OF A SIDEWALK, PAVED AREA, OR BUILDING, AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20' OUT EITHER DIRECTION FROM TRUNK.
-ROOT BARRIERS SHALL BE A MINIMUM OF 18"-24" DEEP AND SHALL EXTEND UP TO FINISHED GRADE.
-PRODUCT SPECIFICATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
-ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Large Tree

B3 SCALE:1" = 1'-0"

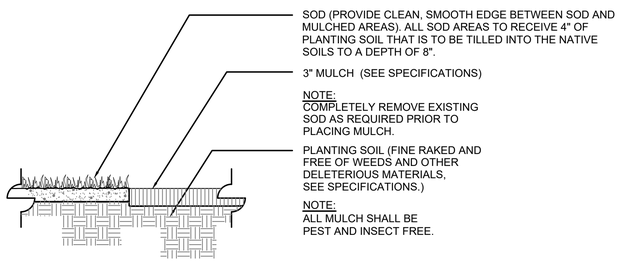
FILE NAME: DT-LargeTree.dwg



Multi-Trunk Tree

C1 SCALE:1" = 1'-0"

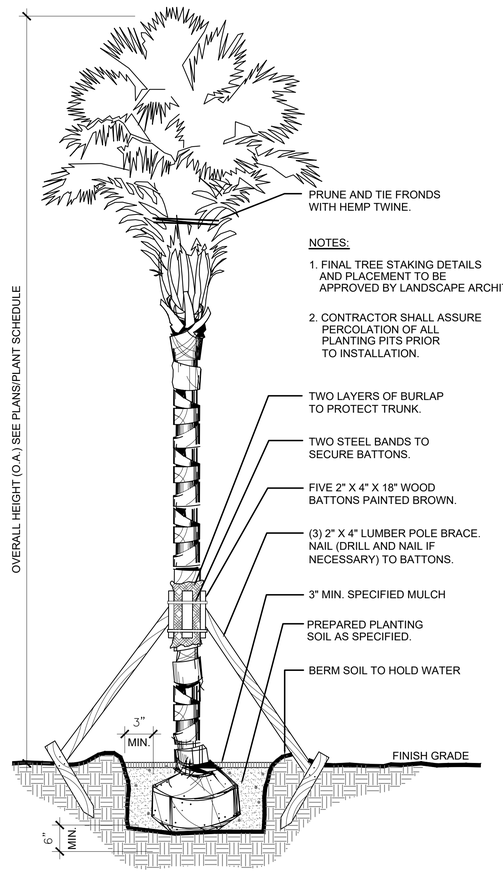
FILE NAME: DT-MultiTrunkTree.dwg



Mulch Application

B1 SCALE:1" = 1'-0"

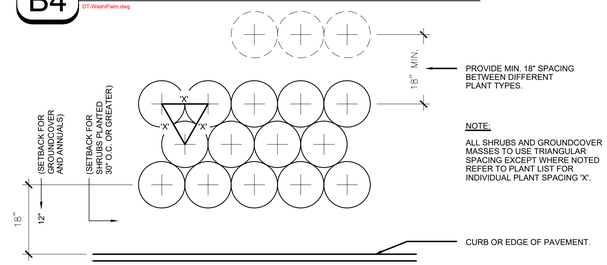
DT-Mulch.dwg



Palm Tree

B4 SCALE:1/2" = 1'-0"

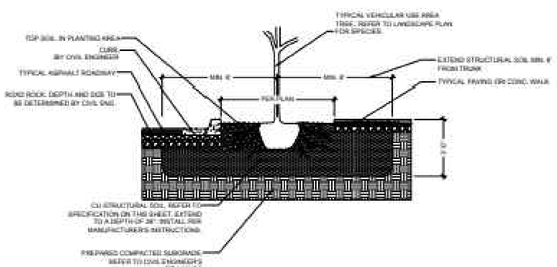
DT-WashPalm.dwg



Typical Plant Spacing Diagram

A3 SCALE:1" = 1'-0"

DT-PlantSpacing.dwg



CU-STRUCTURAL SOIL DETAIL

NTS

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KT COREY AVE, LLC
WATER CLUB
SALES CENTER
CITY OF ST. PETE BEACH, FLORIDA

To the best of the architect's and engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the AHJ in accordance with FBC 110.8.4.4 and Florida Statutes 633 & 553.79 (7) & (8).

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Project Status:	Construction Documents
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Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
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PH: (239) 216-5852

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

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LANDSCAPE PLANTING

LP501

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES EXCEED NO. 1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL THAT DOES NOT CONFORM TO SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

3. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".

4. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK.

5. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.

6. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A 4.0' HEIGHT ORANGE NYLON OR POLYPROPYLENE TYPE FENCE AFFIXED WITH NAILS OR STAPLES TO STURDY POSTS (METAL FENCE STAKES OR 2x4 WOOD, SET TO A DEPTH OF 2.0' MINIMUM) SURROUNDING ALL EXISTING VEGETATION AND/OR VEGETATION TO BE PROTECTED AND RELOCATED. FENCE TO BE INSTALLED IN THE CRITICAL PROTECTION ZONE - THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE (1) FOOT FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED AT 54" ABOVE FINISHED GRADE (FOR GROUPS OF TREES, LOCATE FENCE BETWEEN TREES AND CONSTRUCTION ACTIVITY). THE FENCE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE. SHRUBS AND GROUNDCOVER VEGETATION SHALL HAVE A MINIMUM 5.0' BUFFER BETWEEN FENCE AND CONSTRUCTION ZONE. NO CONSTRUCTION DEBRIS, VEHICLES, CHEMICALS, OR OTHER CONSTRUCTION ACTIVITY SHALL BE ALLOWED WITHIN THE ROOT ZONE AND/OR CRITICAL PROTECTION ZONE.

7. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCUREMENT AND/OR DELIVERY TO THE WORK SITE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.

8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE, UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT AND/OR OWNER.

10. INSTALLATION - ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

11. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING) AS SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED IN THE PLANT LIST/SCHEDULE.

12. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

13. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING .

14. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.

15. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN FIVE (5) BUSINESS DAYS OF NOTICE.

16. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

17. FERTILIZATION:

    PALMS:
    13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    SHRUBS AND GROUNDCOVERS:
    8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 100 FT2

    TREES:
    8-6-6 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    TURF:
    16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE
    1 LB FERTILIZER PER 1000 FT2

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

18. SOIL PREPARATION AND SOIL MIX:

    a. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

    b. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING FROM REMOVED PLANT MATERIAL.

    c. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES THEN APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. FOLLOW MANUFACTURER'S RECOMMENDED WAITING PERIOD PRIOR TO NEW LANDSCAPE INSTALLATION.

    d. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:

        ROYAL PALMS:
        60% CLEAN D.O.T. SAND
        40% APPROVED TOPSOIL / SOLID WASTE COMPOST

        TREES / ALL OTHER PALMS:
        90% CLEAN D.O.T. SAND
        10% APPROVED TOPSOIL / SOLID WASTE COMPOST

        SHRUBS, AND GROUND COVERS:
        70% CLEAN D.O.T. SAND
        30% APPROVED TOPSOIL / SOLID WASTE COMPOST

        NOTE:
        CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS OF THE SOIL MIXTURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

    e. COMPOST MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). FLORIDA PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

    f. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF THREE (3) INCHES THROUGHOUT ALL AREAS AND SIX (6) INCHES IN ALL SHRUB AND GROUNDCOVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER ONE (1) INCH IN DIAMETER.

    g. SMOOTH ALL PREPARED TOPSOIL TO FOUR (4) INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

    h. SMOOTH TOPSOIL MIXTURE TO SIX (6) INCHES BELOW GRADE IN AREAS TO BE SODDED.

    i. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.

20. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH THE LANDSCAPE ARCHITECT AND/OR OWNER ON SITE.

21. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE (3) INCH DEPTH WITH CLEAN, WEED FREE MELALEUCA IN DARK BROWN COLOR UNLESS OTHERWISE SPECIFIED (WWW.GOMULCH.COM - "FLORIMULCH BROWN" OR APPROVED EQUAL; SAMPLES REQUIRED FOR APPROVAL PRIOR TO PROCUREMENT AND/OR INSTALLATION).

22. INSTALLATION PERIOD : THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, AT THE END OF THE INSTALLATION PHASE BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AT END OF INSTALLATION PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE ESTABLISHMENT PERIOD.

23. ESTABLISHMENT PERIOD : CONTRACTOR TO GUARANTEE, MAINTAIN, AND WATER PLANT MATERIAL FOR A NINETY (90) DAY ESTABLISHMENT PERIOD FOLLOWING DATE OF INSTALLATION PERIOD COMPLETION. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AFTER NINETY (90) DAY ESTABLISHMENT PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE GUARANTEE PERIOD.

24. GUARANTEE PERIOD : IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIAL COMPLETION IN WRITING UPON WRITTEN REQUEST OF THE CONTRACTOR. ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE ONE (1) YEAR GUARANTEE PERIOD.

25. ALL PLANT MATERIAL SHALL BE OF FLORIDA NO. 1 OR BETTER QUALITY AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL COMPLETION OF THE GUARANTEE PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING ANY PERIOD (INSTALLATION, ESTABLISHMENT, GUARANTEE) SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

26. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER GUARANTEE PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE AGREED UPON WITH THE CONTRACTOR IN WRITING.

27. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL TREE PROTECTION NOTES:

1. PRUNING OF A GRAND TREE, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE CITY OF SARASOTA TREE PROTECTION ORDINANCE.

2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE CITY OF SARASOTA TREE PROTECTION ORDINANCE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

3. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

4. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE APPROVED PROTECTED ROOT ZONE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

5. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

6. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIP LINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES, PER SECTION VII-312(A)(3), MAY BE TEMPORARILY RELOCATED TO ACCOMMODATE A CONSTRUCTION ISSUE IF ADVANCED NOTICE IS PROVIDED TO THE CITY ARBORIST. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES/PALMS.

7. NO CHANGES TO THE PREDEVELOPMENT CONDITIONS WITHIN THE APPROVED PROTECTED ROOT ZONE ARE ALLOWED, PER SECTION VII-312.

8. ALL MITIGATION TREES MUST BE A MINIMUM OF 3" CALIPER, CANOPY TREES MUST BE 12' HT/3" CAL.; PALMS LESS THAT 15' CANOPY CAN BE GROUPED TO EQUAL 15' SPREAD (MAX. 30%); PALMS MUST BE 12' HEIGHT; ACCENT TREES MUST BE 8' TALL/1" CAL. X 3' SPR.; SHRUBS MUST BE 2' MIN. HT AT PLANTING; VINES MUST BE 30" AT PLANTING; GROUNDCOVERS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE. 50% OF ALL REQUIRED CANOPY TREES MUST BE NATIVE.

9. IN THE EVENT THAT ANY VEGETATION OR PHYSICAL ELEMENT FUNCTIONING TO MEET THE STANDARDS OF THIS DIVISION IS SEVERELY DAMAGED, IT SHALL BE REPLANTED OR REPLACED WITHIN 90 DAYS OR ONE GROWING SEASON, WHICHEVER IS SOONER. IN THE EVENT THAT THE DAMAGE IS FOUND TO BE CAUSED BY AN ACT OF GOD (I.E. HURRICANES, WINDS, FIRE, FLOOD, FREEZE) A GRACE PERIOD OF 180 DAYS (AN ADDITIONAL 90 DAYS) SHALL BE GRANTED FOR REPLACEMENT.

GENERAL IRRIGATION NOTES:

1. ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.
2. SHRUBS (DRIP), TREES (BUBBLER), AND TURF (SPRAY) TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM. SEE LANDSCAPE PLAN FOR LOCATIONS
3. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.
5. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
6. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO BE MINIMIZED.
7. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
8. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
9. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
10. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
11. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
12. IRRIGATION SYSTEM TO BE DESIGNED TO ALLOW ALL AREAS TO BE IRRIGATED BETWEEN 11PM AND 6AM.

groh architecture

GROH Architecture
1213 E. 6th AVE.
TAMPA, FLORIDA 33605
WORK: 813 . 228 . 8000
FL LIC#: AA C001590
www.groharch.com

Kimley-Horn and Associates, Inc.
Civil
Scott W. Gilner, P.E.
201 N. Franklin St., Suite 1400
Tampa, FL 33602
WORK: 813 . 635 . 5547

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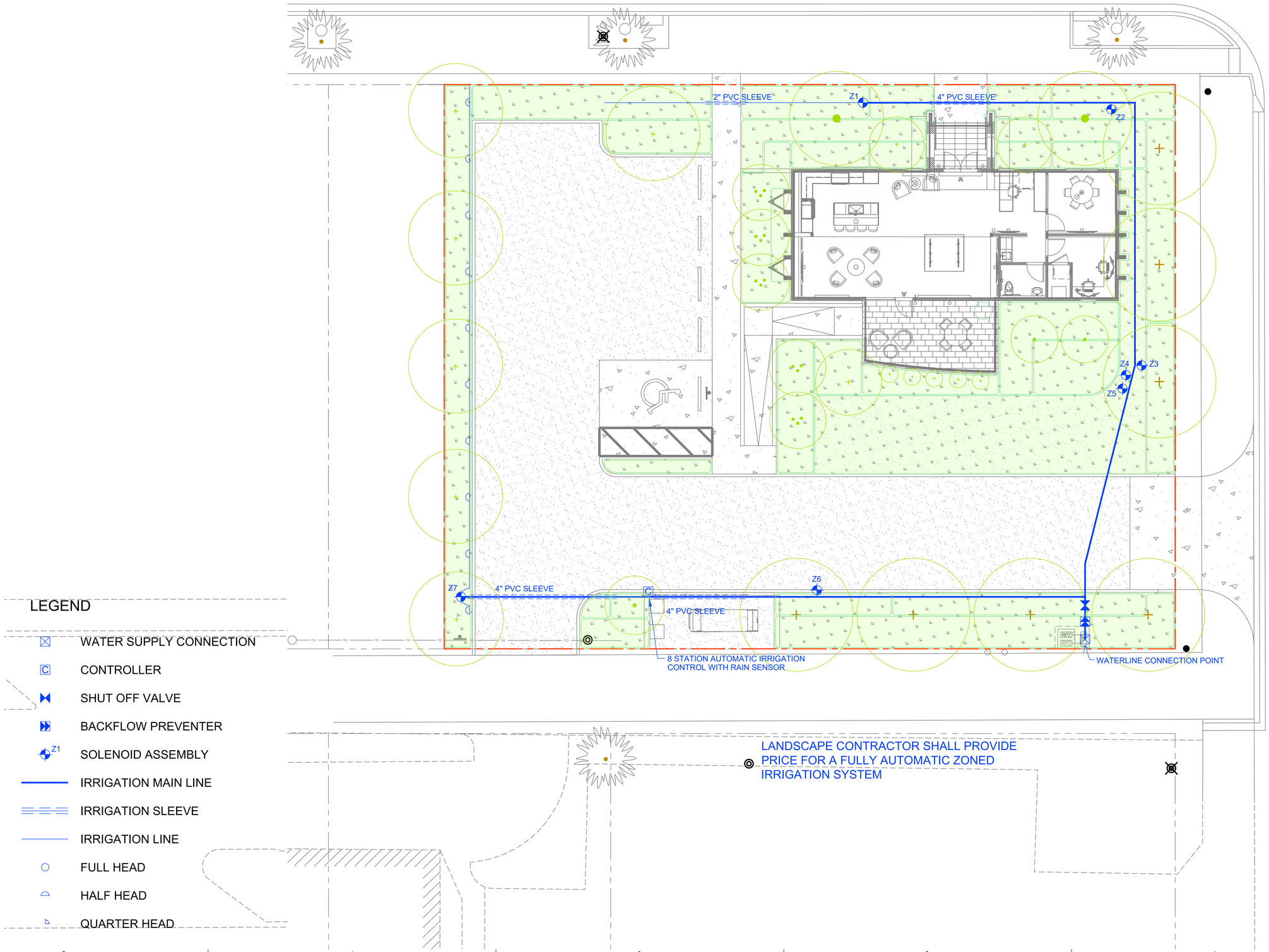
LANDSCAPE
PLANTING

LP601



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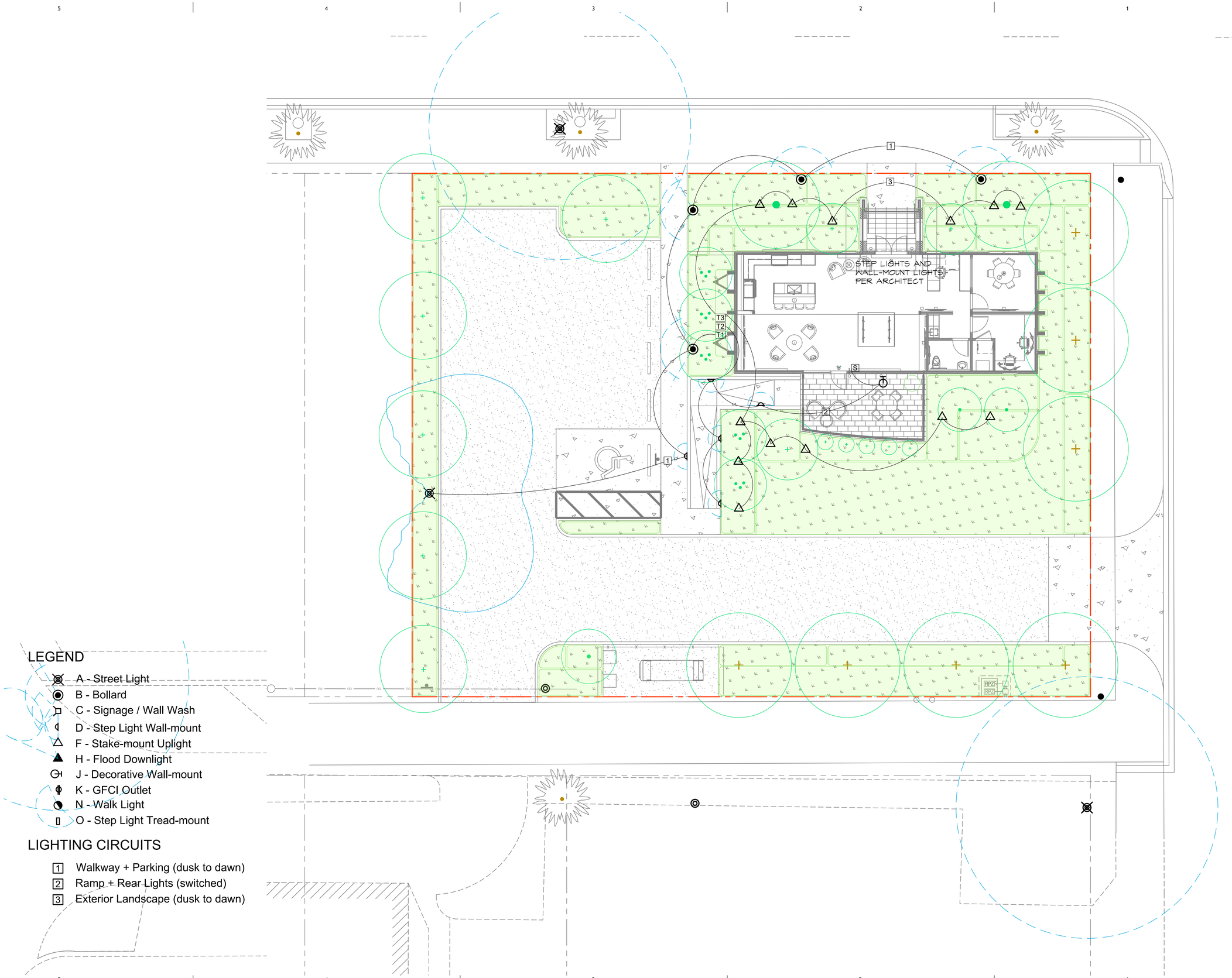
LANDSCAPE
IRRIGATION PLAN

LI101



LEGEND

- A - Street Light
- B - Bollard
- C - Signage / Wall Wash
- D - Step Light Wall-mount
- F - Stake-mount Uplight
- H - Flood Downlight
- J - Decorative Wall-mount
- K - GFCI Outlet
- N - Walk Light
- O - Step Light Tread-mount

LIGHTING CIRCUITS

- [1] Walkway + Parking (dusk to dawn)
- [2] Ramp + Rear Lights (switched)
- [3] Exterior Landscape (dusk to dawn)

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LANDSCAPE
LIGHTING PLAN

LL101

LOUVERED STEP STAR LED (CORE DRILL) — IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

**Requires magnetic low voltage dimmer.*

***Please see Adjust-e-Lume photometry to determine desired intensity.*

CATALOG NUMBER LOGIC
Example: B - CD - SSL - LED - e65 - A8 - BLW - C
MATERIAL
(Blank) - Aluminum | B - Brass | S - Stainless Steel
INSTALLATION
CD - Core Drill
SERIES
SSL - Louvered Step Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K | e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K | e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K | e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber
ADJUST-E-LUME OUTPUT INTENSITY**
A9 (Standard) | A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LOUVERED
C - 30° Angle, Round Pattern
MOD OPTION
25 - 25 Ft Leads

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-764
SUB001020

STEP LIGHT

C2 | SCALE: NTS

detail title block in this drawing

GARDCO by Signify — Site & Area — PureForm — LED area medium, wildlife

Gardco PureForm LED area medium P26 luminaire features narrow spectrum amber LEDs combined with special shielding, making it a wildlife friendly lighting solution. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Ordering guide

Not Amber

example: P26-64L-600-AM-G2-AR-5-120-FWC-MGY

Prefix	Number of LEDs	Drive Current	LED color designation	Mounting	Distribution	Voltage
P26			~~AM~~-G2			
P26 PureForm area medium, wildlife	**48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules) **80L** 80 LEDs (5 modules)	**400** 400mA **600** 600mA	~~**AM**~~ ~~**G2**~~ Direct Amber, 2700K (Warm) Narrow Spectrum LED) Gardco Logo 2	**AR** Arm Mount (standard)[1] The following mounting kits must be ordered separately (See accessories) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[1]	**Type 2** 2 Type 2 **Type 3** 3 Type 3 **Type 4** 4 Type 4 **Type 5** 5 Type 5 **5W** Type 5W	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

3000k

Options					
Dimming controls	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others)[1] **FAWS** Field Adjustable Wattage Selector[1,10] **BL** Bi-level functionary with motion sensor[7] **DynaDimmer:** Automatic Profile Dimming **CS50** Security 50% Dimming, 7 hours[1,5] **CM50** Median 50% Dimming, 8 hours[1,6] **CS30** Security 30% Dimming, 7 hours[1,5] **CM30** Median 30% Dimming, 8 hours[1,5]	**(MS13** Integral with #3 lens[1] **(MS17** Integral with #7 lens[1]	**PCB** Photocontrol Button[1,4] **TLR26** Twist Lock Receptacle 3-Pin[1] **TLRD7** Twist Lock Receptacle 7 Pin[1] **TLRPC** Twist Lock Receptacle w/Photocell[1,4]	**Fusing** **F1** Single (120, 277, 347VAC)[1] **F2** Double (208, 240, 480VAC)[1] **F3** Canadian Double Pull (208, 240, 480VAC)[1] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[1] **FP2** Double (208, 240, 480VAC)[1] **FP3** Canadian Double Pull (208, 240, 480VAC)[1] **Surge Protection** (10kA standard) **SP2** Incressed 20kA	Square Pole Adapter included as standard **TB** Terminal Block **RPA** Round Pole Adapter (fits to 3"- 3.9" O.D. pole)[9] **FWC** Wildlife Friendly External House side shield[7]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Mounts to a 4-5" round pole with adapter included for square poles.
2. External shield shipped with luminaire.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available in 347 or 480V.
6. Must specify input voltage.
7. Dimming will not be connected to NEMA receptacle if ordering with other control options.
8. Not available in 480V. Order photocell separately with TLRD5/7.
9. Not available with WS. RPAs provided with black finish standard.
10. Not available with DD and FAWS dimming control options.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 3, 4 and 5 modules or 48, 64 and 80 LEDs. Module is RoHS compliant. Direct Amber LED is narrow spectrum with dominant wavelength at 596 nm (peak wavelength at 601 nm). LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

P26_PureForm_FWC 04/22 page 1 of 6

STREET LIGHT

A4 | SCALE: NTS

detail title in this drawing

UNION BOLLARD LED (INTEGRAL)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

**120V only*

CATALOG NUMBER LOGIC
Example: UO - 42 - LED - TR - x139 - 1 - BLP - 9 - RE1 - INC - MT
MATERIAL
Aluminum
SERIES
UO - Union Bollard
OVERALL HEIGHT
42"
SOURCE
LED - Chip on Board Technology
HOUSING
TR - Integral Driver
LED TYPE
x138 - 20W LED/2700K/80CRI
x139 - 20W LED/3000K/80CRI
x140 - 20W LED/3500K/80CRI
x141 - 20W LED/4000K/80CRI
TYPE II OPTIC ORIENTATION
1 - Wide Throw
2 - Forward Throw
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
LENS TYPE
9 - Clear (Standard)
MOUNTING
Blank - Standard Anchor Base Mounting
PP - 18" Junction Power Pipe with Anchor Base
SF - Stability Flange (For use with Power Pipe)
RECEPTACLE
(Blank) - No Receptacle
RE1 - Receptacle 20A
RE2 - Receptacle w/ 1 USB-A and 1 USB-C port
RE3 - Receptacle w/ RJ45 Jack
CONTROL TYPE
ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)*
INC - Dimming Driver (For use with Incandescent Dimmer)*
0-10 - 0-10V Dimming Driver (Dimming 1 - 100%)
INPUT VOLTAGE
MT - 120-277 VAC Input

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06/24/2021 SKU-1393
SUB-2846-00

BOLLARD

A3 | SCALE: NTS

detail title in this drawing

TR SERIES (MAGNETIC TRANSFORMER)

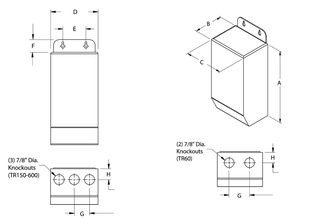
DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC
Example: TR150 - 120
SERIES
TR60 - 60W Magnetic Transformer
TR150 - 150W Magnetic Transformer
TR300 - 300W Magnetic Transformer
TR600 - 600W Magnetic Transformer
INPUT VOLTAGE
120 - 120 Volt
277 - 277 Volt

Size transformer according to circuit demand load

DIMENSIONS



TRANSFORMER DATA

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Series	Input Voltage	Max. Load	Circuit Breaker	Weight	Height A	Depth B	C	D	E	F	G	H
TR60	120V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"	3/4"
TR150	120V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	2"	1-1/8"	1-9/16"	15/16"
TR300	120V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	2"	1-1/8"	1-9/16"	15/16"
TR600	120V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	2"	1-1/16"	1-1/2"	1-1/4"
TR60	277V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"	3/4"
TR150	277V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-9/16"	15/16"
TR300	277V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-9/16"	15/16"
TR600	277V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"	1-1/4"

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03/22/2022 SKU-667

TRANSFORMER

A2 | SCALE: NTS

detail title block in this drawing

groh architecture

GROH Architecture
1213 E. 6th AVE.
TAMPA, FLORIDA 33605
WORK: 813 . 228 . 8000
FL LIC#: AA C001590
www.groharch.com

Kimley-Horn and Associates, Inc.
Civil
Scott W. Gilner, P.E.
201 N. Franklin St., Suite 1400
Tampa, FL 33602
WORK: 813 . 635 . 5547

KT COREY AVE, LLC
WATER CLUB
SALES CENTER
CITY OF ST. PETE BEACH, FLORIDA

To the best of the architect's and engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the AHJ in accordance with FBC 110.8.4.4 and Florida Statutes 633 & 553.79 (7) & (8).

Project ID : 24052
Drawn By : STB
Reviewed By : KWM
Project Status: Construction Documents
Issued Date : 03/12/2026

NO	DATE	DESCRIPTION
1	12/1/2025	100% DDs
2	12/15/2025	50% CDs
3	2/12/2026	100% CDs
4	3/12/2026	Rev 1 - City Comments

morrow design
Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

100% CDs
LANDSCAPE
LIGHTING

LL501

December 10, 2025

Southwest Florida Water Management District
Environmental Resource Permit Bureau – Regulation Division
7601 US Highway 301
Tampa, FL 33637-6759

RE: Stormwater Exemption Verification Memorandum
Water Club St. Pete Beach
200 75th Ave, St Pete Beach, FL 33706
Kimley-Horn Project #148401036

Dear Southwest Florida Water Management District:

On behalf of our client, KT Corey Ave, LLC, Kimley-Horn and Associates, Inc. (KHA) is providing the following narrative describing the proposed activities occurring at the subject property within the City of St. Pete Beach limits. The property is located at the corner of 75th Ave and Mangrove St. Although the site may appear to be an undeveloped lot with partial sod cover, it previously contained commercial structures and associated parking fields as recently as late 2022. These previously existing conditions resulted in an almost 100% impervious lot coverage with no record of historical stormwater management systems.

The existing site was developed prior to 1984 and does not have an existing ERP. The proposed activities qualify for a permit exemption if they meet or exceed the criteria outline in F.A.C 62-330.020(2). To support this exemption request, the following section describes how the proposed improvements meet or exceed the criteria below:

i. Any project in, on, or over wetlands or other surface waters;

No wetlands or other surface waters currently exist within the limits of the property or immediate surrounding vicinity. The project is located within the urban area of St. Pete Beach.

ii. A total of more than 4,000 square feet of impervious and semi-impervious surface areas subject to vehicular traffic;

As indicated above, the previously existing conditions included two commercial structures and the associated asphalt parking lot. This resulted in a completely impervious existing conditions (12,950 SF) of which ±6,890 SF was subject to vehicular use. The proposed conditions include ±5,338 of impervious or semi-impervious area subject to vehicular use, representing a reduction compared to existing conditions.

iii. A total of more than 9,000 square feet of impervious and semi-impervious surface area;

As stated above, the existing conditions included a completely impervious site area (12,950 SF). The proposed condition includes a proposed +/-4,942 SF of pervious area to meet landscape requirements of the local AHJ, representing a significant increase in pervious.

iv. A project area of more than one acre;

The total project of the area is ±12,950 SF (± 0.30 AC) being far less than once acre.

v. A capability of impounding more than 40-acre-feet of water;

There are no existing stormwater retention/treatment facilities onsite which would be impacted to the best of Engineer's knowledge. Existing flow patterns will be maintained, and no adverse flood impacts will be experienced by surrounding properties.

vi. Any dam having a height of more than 10 feet, as measured from the lowest elevation of the downstream toe to the dam crest;

There are no existing or proposed dams associated with the proposed improvements.

vii. Any project that is part of a larger common plan of development or sale;

The proposed site plan is independent and not directly associated with a larger common plan of development or sale.

viii. Any dry storage facility storing 10 or more vessels that is functionally associated with a boat launching area;

There is no existing or proposed dry storage associated with the proposed site plan.

ix. Any project exceeding the thresholds on section 1.2 (District-specific thresholds) of the applicable Volume II, or

There are currently no additional District-specific thresholds applicable within the Southwest Florida Water Management (SWFWMD) district., per Section 1.2 of the SWFWMD ERP Applicants Handbook Volume II.

x. Any modification or alteration of a project previously permitted under Part IV of Chapter 373, F.S.

There are no records of previous permits which govern the site area.

As detailed above the project area at 12,950 SF is less than the 1 AC allowable maximum for Exemptions per the updated criteria. The proposed improvements will result in an increase in pervious area of +/-4,942 SF and a decrease in VUA of +/-1,552 SF. Thus, the project appears to qualify for an exemption under the 4,000/9,000 SF criteria. There are no existing wetlands or other surface waters within the limits of the proposed work nor are there any existing governing ERP's over the subject property. Therefore, an exemption is requested from the District in accordance with F.A.C. 62-330.020(2).

Also included with this memorandum is a property survey, proposed site plan, and the required exemption verification application and fee.

Exhibit List

- Exhibit A – Pre Development Impervious Exhibit
- Exhibit B – Post Development Impervious Exhibit

Please contact me at (813) 620-1460 or Benjamin.plante@kimley-horn.com should you have any questions.

Sincerely,

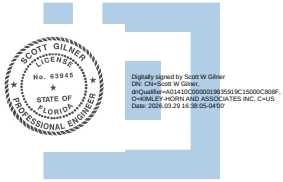
KIMLEY-HORN AND ASSOCIATES, INC.

This item has been electronically signed and sealed by Scott W. Gilner, PE (FL PE #63945) on the date adjacent to the seal.

Signature must be verified on any electronic copies.

This sheet containing standard details is being signed and sealed by Scott W. Gilner, PE based on the authority granted under board rule FAC 61G15-18.011 (1)(a)3.

To the best of the Engineer of Record's knowledge, these plans conform with the current codes.



Scott Gilner, P.E.
FL Reg 63945

EXHIBIT A

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING IMPERVIOUS

SITE DATA TABLE	
EXISTING STRUCTURES	+/- 6,060 SF (0.14 AC)
EXISTING VUA IMPERVIOUS	+/- 6,890 SF (0.16 AC)
TOTAL	+/- 12,950 SF (0.30 AC)

GENERAL NOTE: THE EXISTING STRUCTURES AND PAVED PARKING AREAS SHOWN ON THE AERIAL WERE DEMOLISHED IN 2022-2023. THIS EXHIBIT IS INTENDED TO DEMONSTRATE THE DRAINAGE PATTERNS AND LAND COVERAGE WHICH EXISTED AT THE TIME OF ANY SURROUNDING DRAINAGE INFRASTRUCTURE IMPROVEMENTS. FOR WHICH THE SITE IMPERVIOUS (AND RESULTANT RUNOFF) WOULD HAVE BEEN CONTEMPLATED IN DESIGN.

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

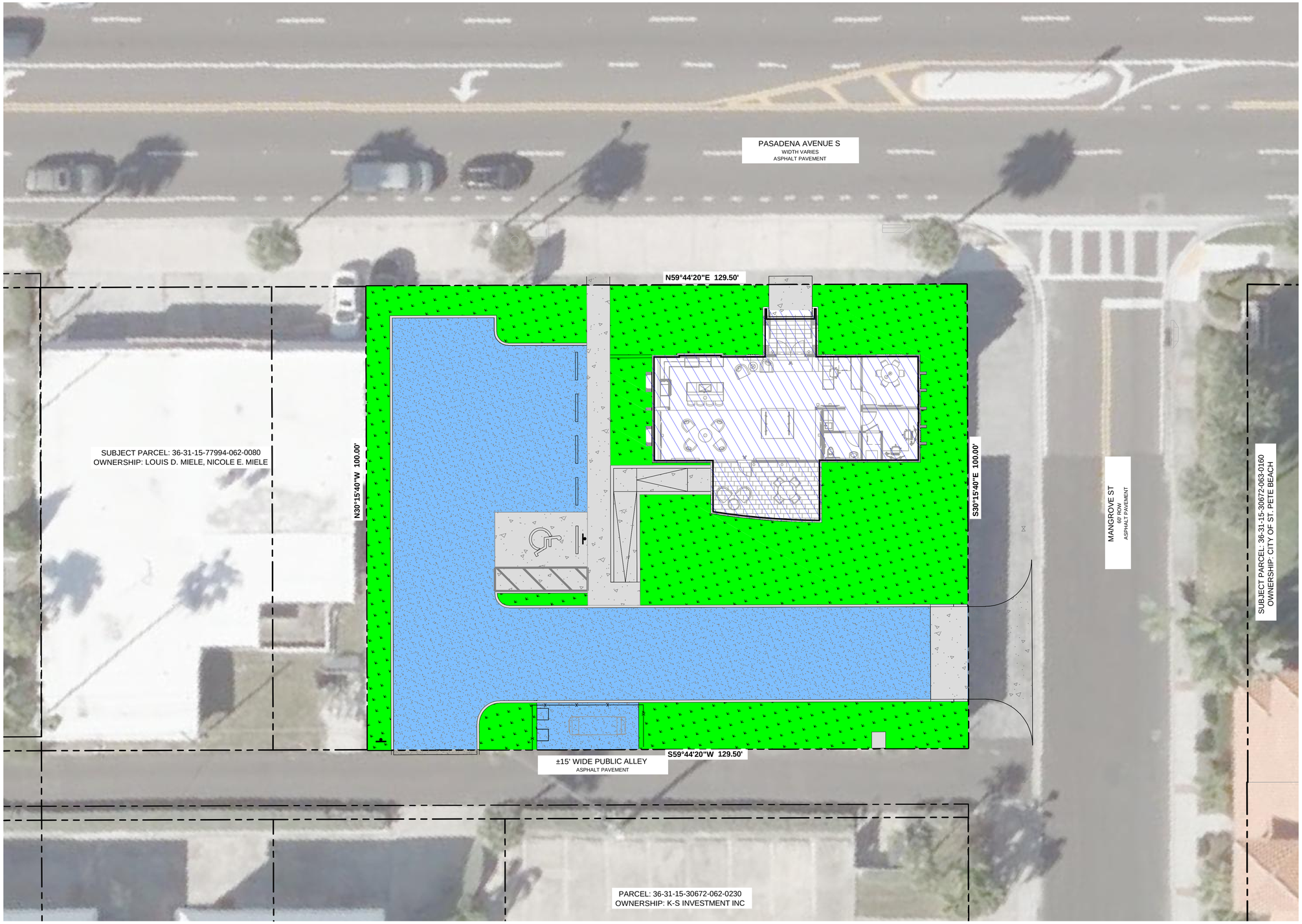
SALE CENTER
PRE-DEVELOPMENT CONDITIONS

COREY GALLERY
SALES CENTER
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 12/02/2025
PROJECT NO.
SHEET NUMBER EX-1

EXHIBIT B

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- PROPOSED PERVIOUS
- PROPOSED IMPERVIOUS
- PROPOSED SEMI-IMPERVIOUS
- PROPOSED BUILDING AREA

SITE DATA TABLE	
PROPOSED PERVIOUS AREA	+/- 4,942 SF (0.12 AC)
PROPOSED IMPERVIOUS AREA	+/- 1,383 SF (0.03 AC)
PROPOSED SEMI-IMPERVIOUS AREA	+/- 4,838 SF (0.11 AC)
PROPOSED BUILDING AREA	+/- 1,787 SF (0.04 AC)
TOTAL	+/- 12,950 SF (0.30 AC)

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SALE CENTER
POST-DEVELOPMENT CONDITIONS

COREY GALLERY
SALES CENTER

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE
12/02/2025

PROJECT NO.

SHEET NUMBER
EX

Date: _____

TO: Whom it May Concern

RE: Agent Authorization – Corey Landings Sales Center
Parcel ID numbers: 36-31-15-77994-062-0130 & 36-31-15-77994-062-0090

The undersigned owner of the referenced real property, which is more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

hereby authorizes and empowers Kimley-Horn and Associates, Inc., to act as their agent to apply for any and all approvals and permits in connection with the development of the Property, including but not limited to variances and special exceptions, and to file such applications, papers, documents, requests and other matters as may be necessary to secure the same.

Louis D. Miele and Nicole E. Miele
(Property Owner / Entity)

Signature: Louis D Miele
Name:
Title: Authorized Agent

STATE OF Pennsylvania
COUNTY OF Lycoming

The foregoing instrument was acknowledged before me this 24 day of March, 2026, by Louis Miele, who X is personally known to me or ___ produced _____ as identification.

Print Name: Barbara Gehr
Notary Public, State of Pennsylvania
Commission number: 1450956
My commission expires: 7.25.2028

[Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
Barbara J. Gehr, Notary Public
Lycoming County
My commission expires July 25, 2028
Commission number 1450956

Exhibit “A”

LEGAL DESCRIPTION:

PARCEL 1: ST PETERSBURG BEACH REPLAT BLK 62, LOTS 13 & 14 LESS SE'LY 7.5FT OF LOT 13 FOR ALLEY.

PARCEL 2: ST PETERSBURG BEACH REPLAT BLK 62, NE'LY 29.5FT OF LOT 9 LESS SE'LY 7.5FT FOR ALLEY.

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

Agenda Report

Agenda Title Name: Site Plan 26058: 5500-5600 Gulf Blvd (Tradewinds Resort)

Action Request:

Strategic Objective:

Date: April 22, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Joe Smith of 5500-5600 Gulf Blvd IG LLC requests site plan approval for rebuilding of the Flying Bridge Restaurant as a 3,115 sq. ft. one-story elevated restaurant with outdoor seating deck and associated site improvements.

Funding:

Attachments:

1. Site Plan Application
2. Boundary & Topographic Survey
3. Site Plan
4. Progress Plan
5. Response

Docusign Envelope ID: 581BE3EE-F042-8037-83D0-F8C7F01CF4BA

Case Number: _____

City of St. Pete Beach

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

PROPERTY OWNER:

Name **5500 – 5600 Gulf Blvd IG LLC**

Address: **C/O 1754 PROPERTIES LLC 5600 GULF BLVD**

City: **ST. PETE BEACH** State: **FL**

Zip: **33706-2248** Telephone:

Email:

APPLICANT/AGENT (Attach agent authorization form):

Name **5500 – 5600 Gulf Blvd IG LLC**

Address: **C/O 1754 PROPERTIES LLC 5600 GULF BLVD**

Address: **1825 Main Street**

City: **ST. PETE BEACH** State: **FL**

Zip: **33706-2248** Telephone:

Email: **jsmith@1754properties.com**

SUBJECT PROPERTY:

Address: **5500 Gulf Blvd St. Pete Beach, FL 33706**

Current Name of Business**:** **Tradewinds**

Parcel: **06-32-16-00000-230-0300**

Name of Project: **Tradewinds – Flying Bridge Restaurant**

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

The application seeks site plan approval for the re-build of the Flying Bridge Restaurant that had been damaged during a hurricane event.

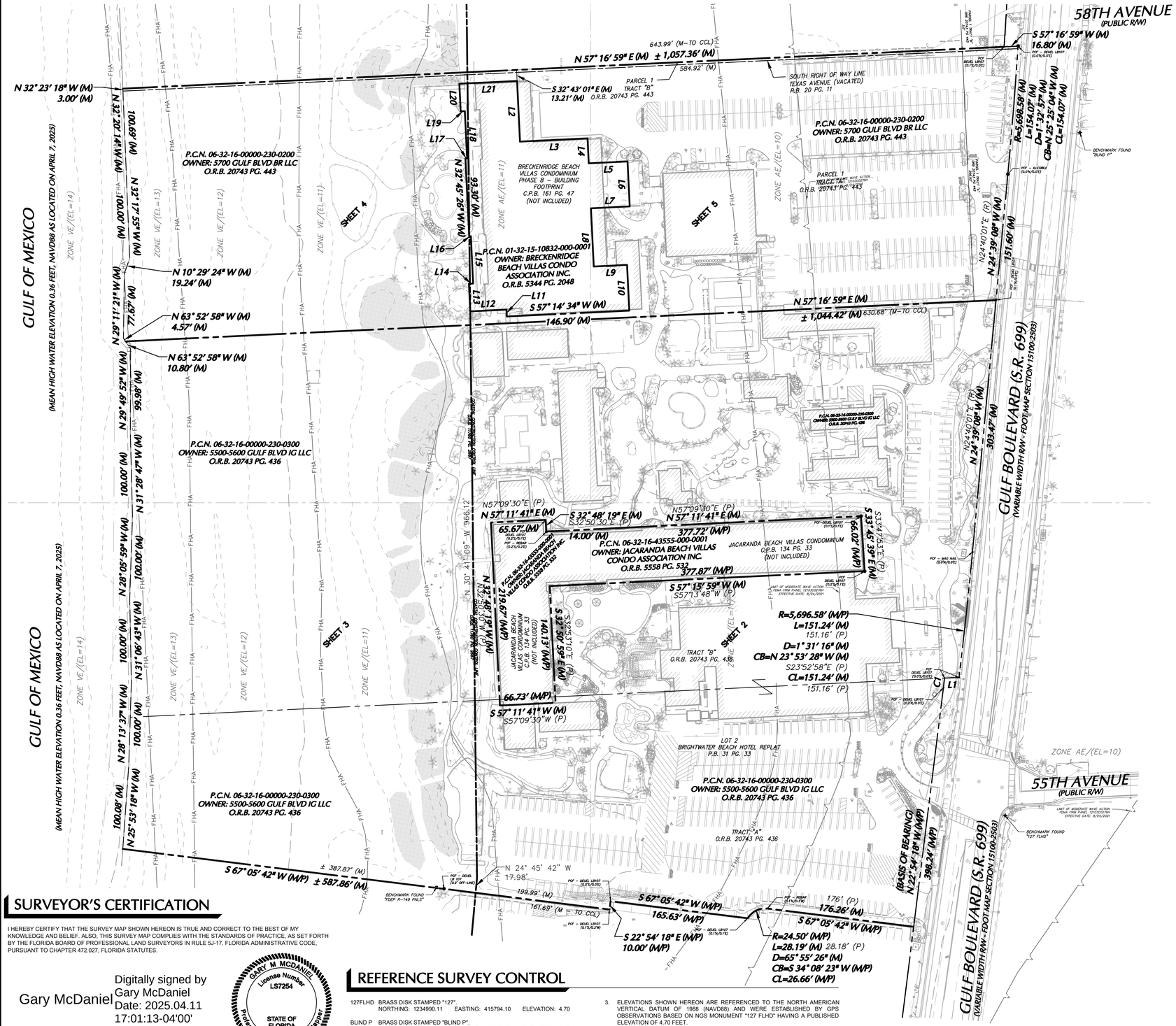
DocuSigned by:
Joseph Smith
2E81373FBAF0447...

Signature of Applicant / Agent

4/6/2026

Date

Joe Smith (Managing Director)



LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

- BENCHMARK–CONTROL POINT
- NAIL & WASHER
- MONUMENT
- IRON ROD
- PIN AND CAP
- MUNICIPAL BOUNDARY
- SUBDIVISION BOUNDARY
- SUBDIVISION LINES
- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- MEAN HIGH WATER BOUNDARY
- RIGHT–OF–WAY LINE
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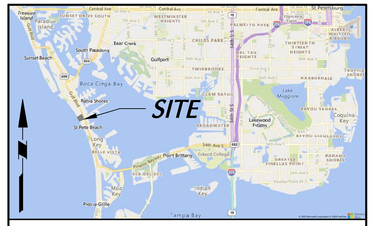

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

SCALE: 1 INCH = 60 FEET

LINE TABLE

LINE #	BEARING (M)	DISTANCE (M)
L1	N 57° 34' 45" E	17.27'
L2	S 32° 45' 26" E	72.80'
L3	N 57° 14' 34" E	81.00'
L4	S 32° 45' 26" E	30.00'
L5	N 57° 14' 34" E	46.50'
L6	S 32° 45' 26" E	54.00'
L7	S 57° 14' 34" W	46.50'
L8	S 32° 45' 26" E	69.87'
L9	N 57° 14' 34" E	40.00'
L10	S 32° 45' 26" E	54.90'
L11	N 32° 45' 26" W	8.24'
L12	S 57° 14' 34" W	43.43'
L13	N 32° 45' 26" W	33.17'
L14	N 57° 14' 34" E	5.00'
L15	N 32° 45' 26" W	56.90'
L16	S 57° 14' 34" W	2.00'
L17	N 57° 14' 34" E	2.00'
L18	N 32° 45' 26" W	56.79'
L19	S 57° 14' 34" W	5.00'
L20	N 32° 45' 26" W	33.17'
L21	N 57° 14' 34" E	69.33'

CURVE TABLE

CURVE #	RADIUS (M)	ARC LENGTH (M)	DELTA ANGLE (M)	CHORD BEARING (M)	CHORD LENGTH (M)
C1	5,456.60'	11.80'	0° 07' 26"	N 22° 58' 01" W	11.80'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Gary McDaniel

Digitally signed by Gary McDaniel
Date: 2025.04.11 17:01:13-04'00'

GARY M. McDANIEL
License Number LS7254
STATE OF FLORIDA
Professional Surveyor and Mapper

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

REFERENCE SURVEY CONTROL

127FLHD BRASS DISK STAMPED "127".
NORTHING: 1234990.11 EASTING: 415794.10 ELEVATION: 4.70

BLIND P BRASS DISK STAMPED "BLIND P".
NORTHING: 1235744.22 EASTING: 415462.30 ELEVATION: 6.47

1. THE BEARINGS, FEATURES, LINEWORK, AND GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, AS ESTABLISHED FROM THE FLORIDA PERMANENT REFERENCE NETWORK AND CONFIRMED TO NATIONAL GEODETIC SURVEY MONUMENT "BLIND P" (PID AG0352). HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE MINUTE OBSERVATIONS.
2. BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE EAST LINE OF LOT 2, AS SHOWN ON THE PLAT OF "BRIGHTWATER BEACH HOTEL REPLAT" RECORDED IN PLAT BOOK 31, PAGE 33 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA HAVING A BEARING OF S 22°54'18" E. ALL OTHER BEARINGS ARE RELATIVE TO SAID LINE.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY GPS OBSERVATIONS BASED ON NGS MONUMENT "127 FLHD" HAVING A PUBLISHED ELEVATION OF 4.70 FEET.
4. RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2' +/- BASED ON TOTAL STATION TRIGONOMETRIC METHODS AND/OR REAL TIME KINEMATIC GPS METHODS.
5. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
6. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

LANGAN
Langan Engineering and Environmental Services, LLC.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project
TRADEWINDS - ISLAND GRAND RESORT
5500 GULF BOULEVARD
ST. PETE BEACH
PINELLAS COUNTY **FLORIDA**

Drawing Title
BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

Project No. 350101602	Drawing No. VT101
Date 4/10/2025	
Drawn By DS/AS/GM	
Checked By GM	Sheet 1 of 10

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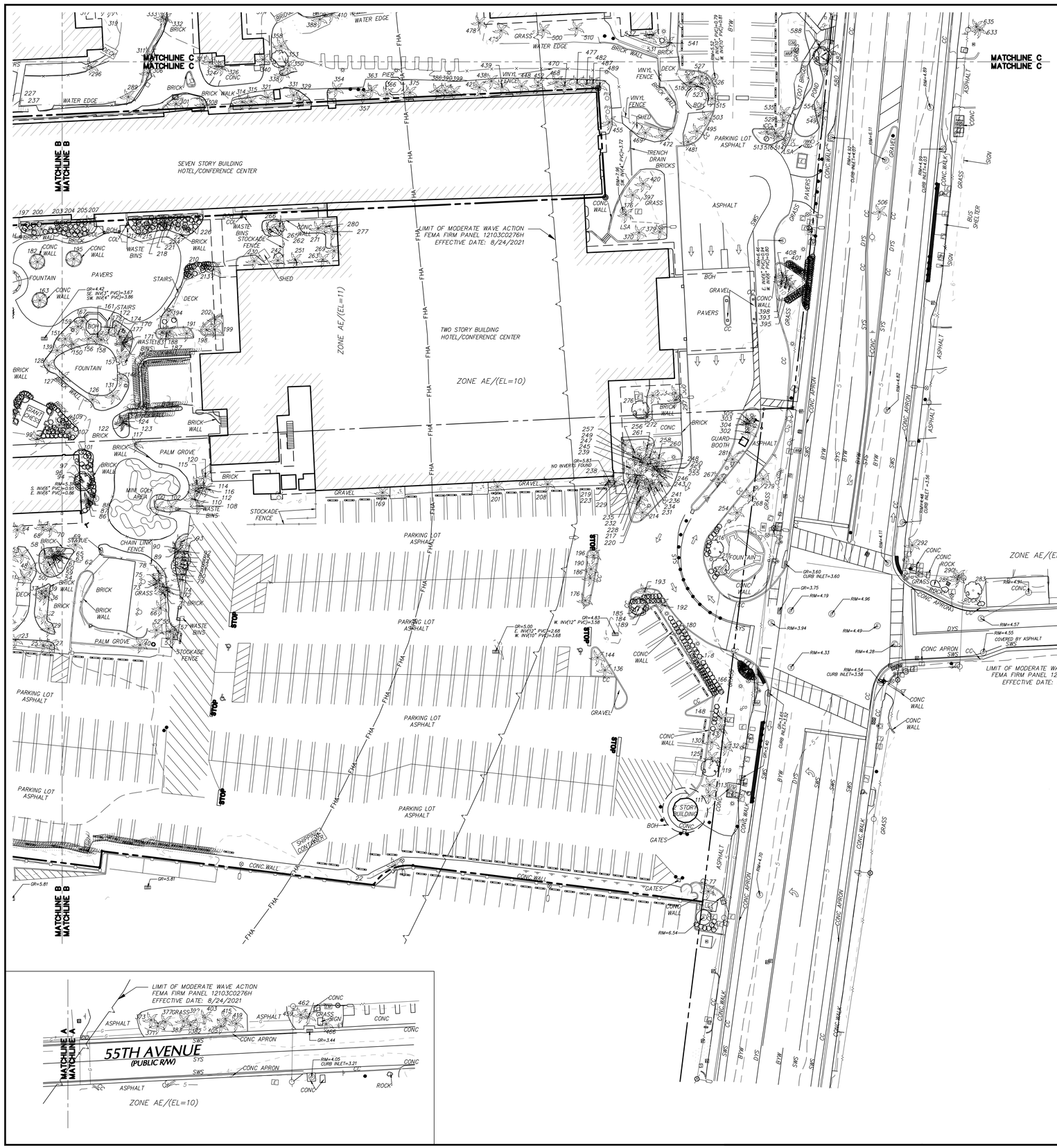
Project No. 350101602



LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

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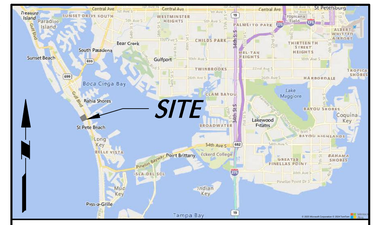

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LANGAN

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FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS - ISLAND GRAND RESORT

5500 GULF BOULEVARD
ST. PETE BEACH

PINELLAS COUNTY **FLORIDA**

Drawing Title

BOUNDARY AND TOPOGRAPHIC SURVEY

Project No. **350101602**	Drawing No. **VT101**
Date **4/10/2025**	
Drawn By **DS/AS/GM**	
Checked By **GM**	Sheet **2** of **10**

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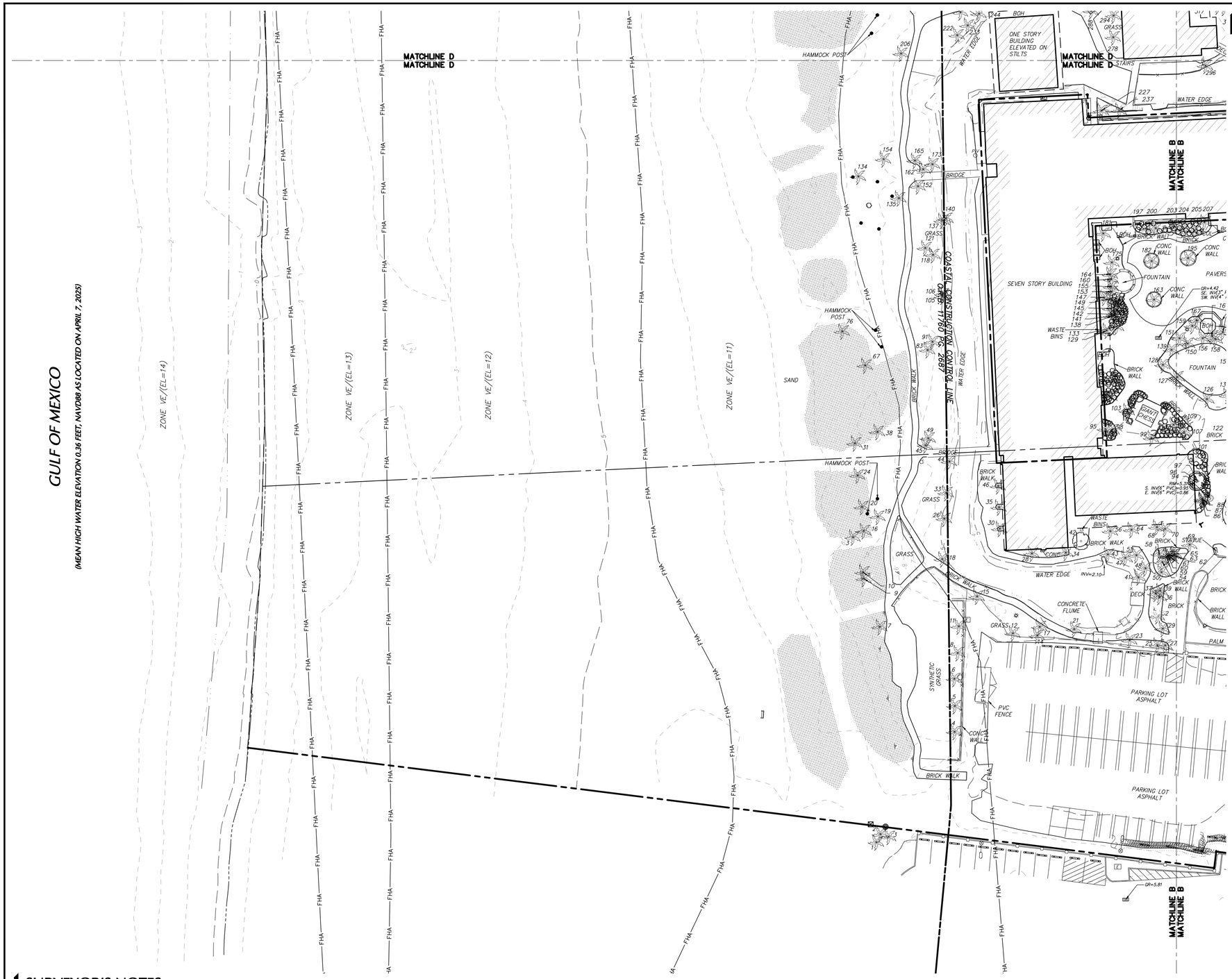
LANGAN Project No. 350101602



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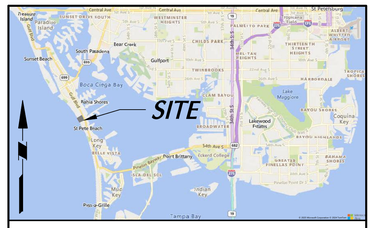

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

FT W HADSEN(201)

30 0 15 30

SCALE: 1 INCH = 30 FEET

SURVEYOR'S NOTES

1. INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON APRIL 7, 2025. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON APRIL 8, 2025.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET. ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
3. MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE BOUNDARY CORNERS TO THE FOUND MONUMENTATION, RELATIVE TO THE BEARING BASIS (I.E., N 0.2' = NORTH 0.2').
4. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY PER CHAPTER 5J-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
5. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
6. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "VE" AND "AE" (COASTAL FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0276H, MAP EFFECTIVE DATE AUGUST 24, 2021. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
7. THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
9. DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. THESE CONNECTIONS ARE BELIEVED TO BE ACCURATE, HOWEVER CANNOT BE RELIED UPON THEREFORE IS NOT CERTIFIED BY THIS SURVEY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECESSED.
10. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
11. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
12. THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK (IF SPECIFIED) IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
13. CONTOUR LINES SHOWN ON THIS SURVEY ARE DERIVED FROM A DIGITAL TERRAIN MODEL GENERATED FROM AERIAL LIDAR DATA COLLECTED ON JANUARY 3, 2025. THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA, EDITION 2 (2023) FOR A 0.15 (FT) RMSEV VERTICAL POSITIONAL ACCURACY CLASS.
14. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE, RULE 5J-17, FROM BEING MET.
15. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

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FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS - ISLAND GRAND RESORT

5500 GULF BOULEVARD
ST. PETE BEACH
PINELLAS COUNTY **FLORIDA**

Drawing Title

BOUNDARY AND TOPOGRAPHIC SURVEY

Project No. 350101602	Drawing No. VT101
Date 4/10/2025	
Drawn By DS/AS/GM	
Checked By GM	Sheet 3 of 10

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LANGAN Project No. 350101602

MATCHLINE F
MATCHLINE F

MATCHLINE E
MATCHLINE E

MATCHLINE D
MATCHLINE D

GULF OF MEXICO
(MEAN HIGH WATER ELEVATION 0.36 FEET, NAVD88 AS LOCATED ON APRIL 7, 2025)

ZONE VE/(EL=14)
ZONE VE/(EL=13)
ZONE VE/(EL=12)
ZONE VE/(EL=11)
ZONE AE/(EL=11)

COASTAL CONSTRUCTION CONTROL LINE PER FDEP

POST AND RAIL FENCE
RAISED WOOD WALKWAY
STOCKADE FENCE
3' POST AND ROPE FENCE
3' VINYL FENCE
HAMMOCK POST
TIKI BAR
TIKI HUT
ONE STORY BUILDING ELEVATED ON STILTS
POOL
JACUZZI
PAVERS
SAND
CONC WALL
BRICK WALL
TRENCH DRAIN
STAIR
DECK
GRASS
WATER EDGE
CC
BRI
BOH

LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

- BENCHMARK–CONTROL POINT
- NAIL & WASHER
- MONUMENT
- IRON ROD
- PIN AND CAP
- MUNICIPAL BOUNDARY
- SUBDIVISION BOUNDARY
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- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
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- RIGHT–OF–WAY LINE
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- LIMIT OF MODERATE WAVE ACTION
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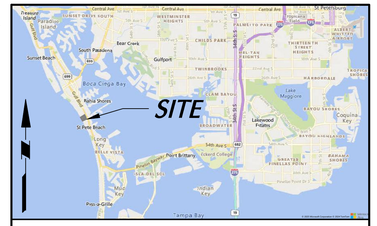

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

SCALE: 1 INCH = 30 FEET

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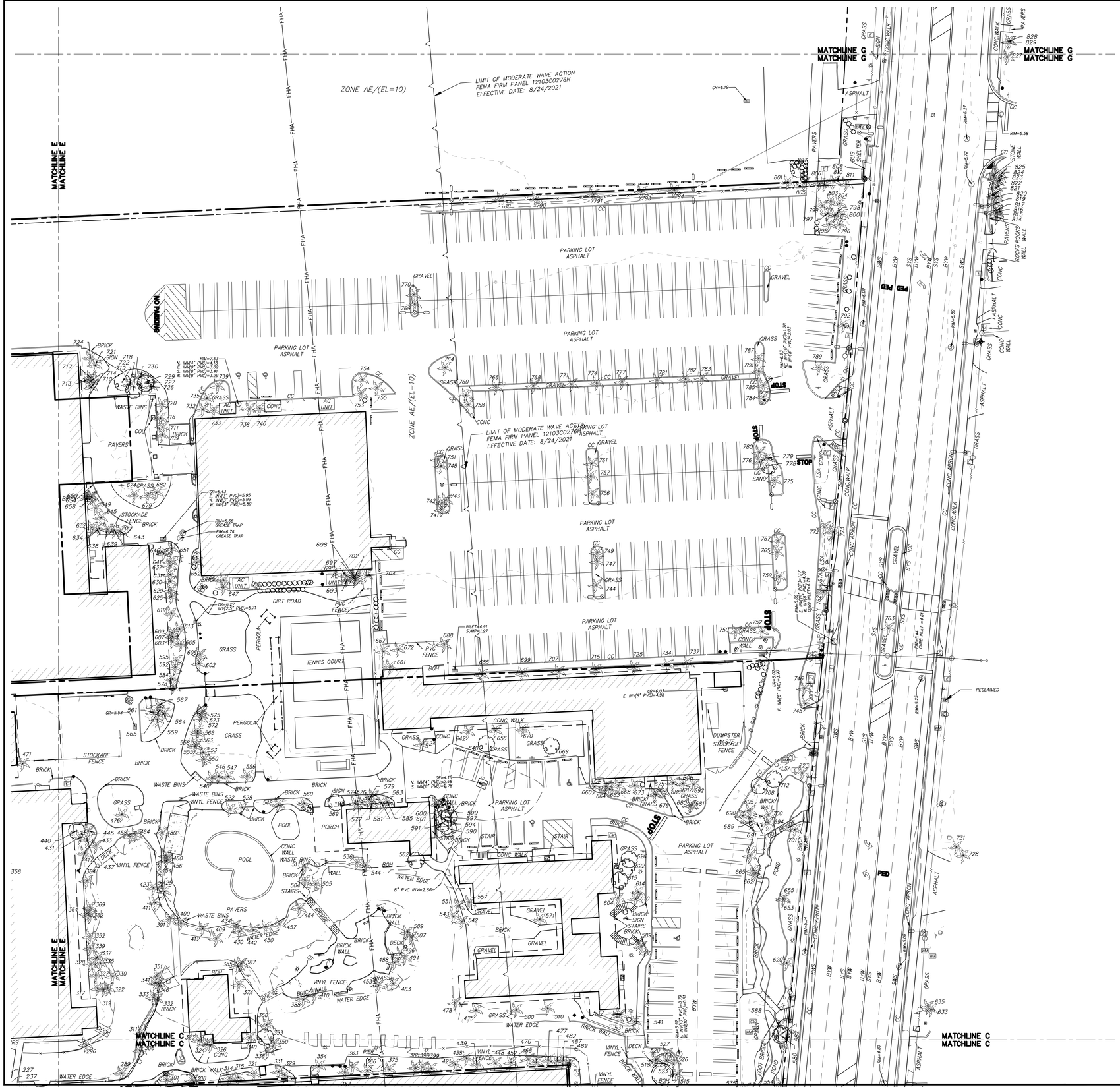

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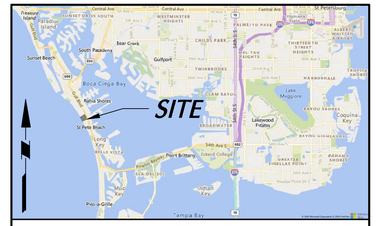

PROJECT LOCATION MAP

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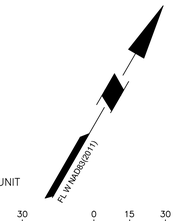

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Drawing Title

BOUNDARY AND TOPOGRAPHIC SURVEY

Project No. **350101602**	Drawing No. **VT101**
Date **4/10/2025**	
Drawn By **DS/AS/GM**	
Checked By **GM**	Sheet **5** of **10**

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LANGAN Project No. 350101602

Date: 4/10/2025 Time: 16:16 User: gmcdaniel Style Table: Langan.stb Layout: Layout1 Document Code: 350101602-0401-VT101-0105

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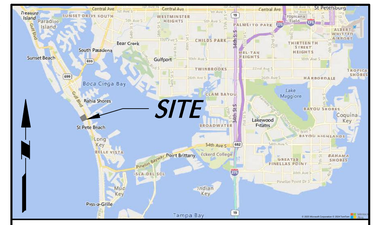

PROJECT LOCATION MAP

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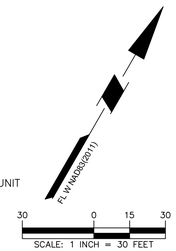

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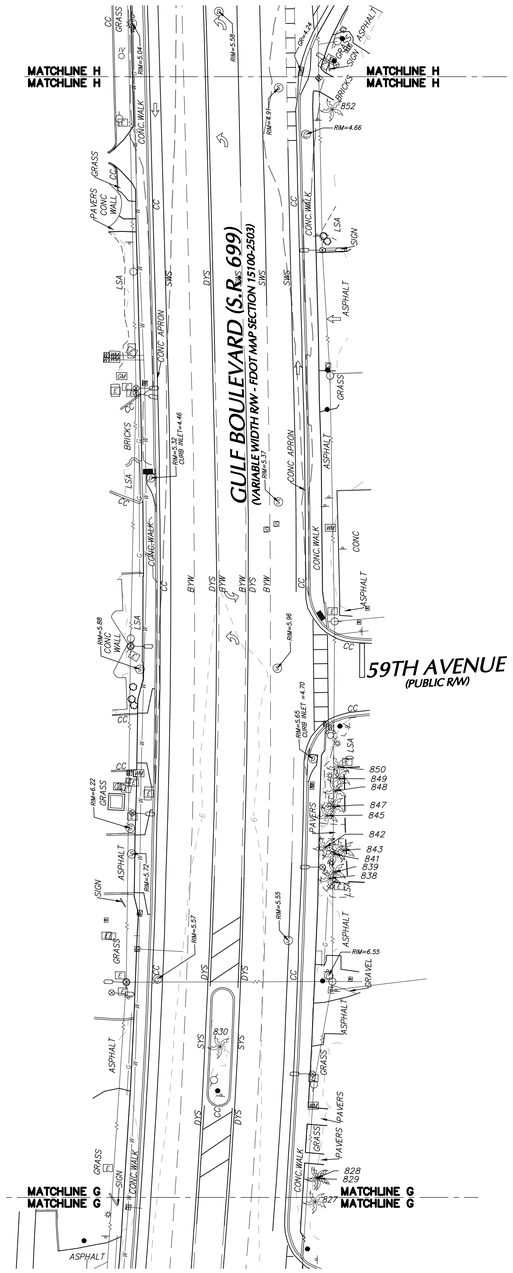

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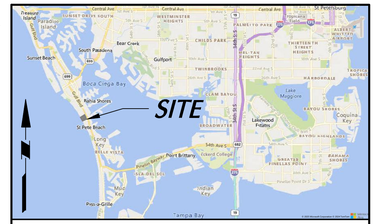

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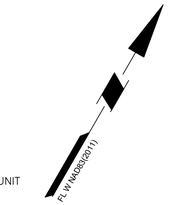

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SURVEYED DESCRIPTION - TRADEWINDS PARCEL

LEGAL DESCRIPTION FROM OFFICIAL RECORDS BOOK 20743, PAGE 436, OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 1 (FEE SIMPLE)

TRACT A:

LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 33, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TRACT B:

THAT CERTAIN TRACT OF LAND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD #699 (GULF BOULEVARD), THE NORTHERLY BOUNDARY OF SAID TRACT BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE), AS RECORDED IN PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 11, AND THE SOUTHERLY BOUNDARY OF SAID TRACT BEING THE NORTH LINE OF SAID LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PORTIONS OF PARCEL 1 ARE NOW KNOWN, DESIGNATED AND DESCRIBED AS FOLLOWS:

UNITS CU-1, CU-2226, CU-3226, CU-4226, CU-5226, CU-6226 AND CU-7226, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE 1, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS, AND:

UNITS CU-2, CU-3, CU-4, CU-2210, CU-2237, CU-2238, CU-2252, CU-3210, CU-3234, CU-3237, CU-3238, CU-3252, CU-3257, CU-4210, CU-4220, CU-4234, CU-4237, CU-4238, CU-4248, CU-4252, CU-4257, CU-5210, CU-5234, CU-5237, CU-5237, CU-5248, CU-5252, CU-5257, CU-6210, CU-6220, CU-6234, CU-6237, CU-6238, CU-6249, CU-6252, CU-6257, CU-7210, CU-7220, CU-7234, CU-7237, CU-7238, CU-7248, CU-7252, CU-7257 AND CU-8248, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE V, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS;

THE FOREGOING CONDOMINIUM UNITS ARE EACH A "CONDOMINIUM UNIT" AND COLLECTIVELY THE "COMMERCIAL UNITS", AS DEFINED IN AND IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

LESS AND EXCEPT FROM PARCEL 1:

ALL UNITS, OTHER THAN COMMERCIAL UNITS, WITHIN JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL BEING A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL 2 (AMENITIES EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY AMENITIES AND FACILITIES ACCESS EASEMENT AGREEMENT AS RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2078, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (BUILDING EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE JACARANDA BUILDING, RECORDED NOVEMBER 5, 2004, IN OFFICIAL RECORDS BOOK 13930, PAGE 2130, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 4 (DECLARATION EASEMENTS)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY THE DECLARATION OF CONDOMINIUM OF JACARANDA BEACH VILLAS CONDOMINIUM, AS RECORDED NOVEMBER 5, 2024 IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

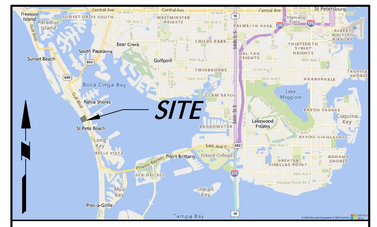
LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

- BENCHMARK–CONTROL POINT
- NAIL & WASHER
- MONUMENT
- IRON ROD
- PIN AND CAP
- MUNICIPAL BOUNDARY
- SUBDIVISION BOUNDARY
- SUBDIVISION LINES
- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- MEAN HIGH WATER BOUNDARY
- RIGHT–OF–WAY LINE
- FLOOD HAZARD AREA
- LIMIT OF MODERATE WAVE ACTION
- BUILDING OVERHANG
- BUILDING
- DETECTABLE WARNING PANEL
- PRIVACY FENCE
- WIRE FENCE
- STOCKADE FENCE
- IRON FENCE
- CHAIN LINK FENCE
- METAL GUARD RAIL
- WATER EDGE
- TREE/HEDGE LINE
- LANDSCAPING EDGE
- CABLE TV LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNIDENTIFIED UNDERGROUND UTILITY
- SANITARY FORCE MAIN
- SANITARY GRAVITY MAIN
- OVERHEAD WIRES
- MAJOR CONTOUR INTERVAL (5')
- MINOR CONTOUR INTERVAL (1')
- SIGN
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- GATE
- FENCE POST
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL ARM
- TRAFFIC SIGNAL
- PEDESTRIAN PUSH BUTTON
- TRAFFIC CONTROL BOX (ABOVE GROUND)
- TRAFFIC CONTROL BOX (BELOW GROUND)
- UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- UTILITY METER (AS IDENTIFIED)
- UTILITY MARKER
- UNDERGROUND VAULT
- FLARED END SECTION
- MITERED END SECTION
- CATCH BASIN
- MANHOLE (AS IDENTIFIED)
- UTILITY VALVE (AS IDENTIFIED)
- FIRE HYDRANT
- STANDPIPE
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- COLUMN
- METAL COVER
- CLEANOUT
- BENCH
- LIGHTING FIXTURE
- FLAG POLE
- MAILBOX

ENG. — ENGINEERING
FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
FPL — FLORIDA POWER AND LIGHT
(C) — CALCULATED BEARING/DISTANCE
(D) — DEED BEARING/DISTANCE
(M) — MEASURED BEARING/DISTANCE
(P) — PLAT BEARING/DISTANCE
C.C.L. — CONSTRUCTION CONTROL LINE
PCF — PROPERTY CORNER FOUND
P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCEMENT
R/W — RIGHT–OF–WAY
LB — LICENSED BUSINESS
NGS — NATIONAL GEODETIC SURVEY
NAVD88 — NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83 — NORTH AMERICAN DATUM OF 1983
F.A.C. — FLORIDA ADMINISTRATIVE CODE
P.C.N. — PARCEL CONTROL NUMBER
O.R.B. — OFFICIAL RECORD BOOK
P.B. — PLAT BOOK
D.B. — DEED BOOK
PG. — PAGE
No. — NUMBER
HDPE — HIGH DENSITY POLYETHYLENE PIPE
PVC — POLYVINYL CHLORIDE PIPE
RCP — REINFORCED CONCRETE PIPE
EL — ELEVATION
UNK — UNKNOWN
GR — GRATED INLET
INV — INVERT ELEVATION
R — RADIUS
L — ARC LENGTH
D — DELTA ANGLE
CB — CHORD BEARING
CL — CHORD LENGTH

- DECIDUOUS TREE
- PALM TREE
- PINE TREE
- SHRUB
- STUMP
- LIGHT POLES
- AIR CONDITIONING UNIT
- MONITORING WELL
- BUMPER BLOCK
- BOLLARD



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

FT. W.H.M.S.L.(2011)

30 0 15 30

SCALE: 1 INCH = 30 FEET

LANGAN

Langan Engineering and Environmental Services, LLC.

400 N. Ashley Drive, Suite 2175
Tampa, FL 33602

T: 813.439.6100 F: 813.439.6101 www.langan.com

FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS - ISLAND GRAND RESORT

5500 GULF BOULEVARD
ST. PETE BEACH

PINELLAS COUNTY **FLORIDA**

Drawing Title

TOPOGRAPHIC SURVEY

Project No.	Drawing No.
350101602	VT101
Date: 4/10/2025	
Drawn By: DS/AS/GM	
Checked By: GM	Sheet 8 of 10

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Project No. 350101602

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SURVEYED DESCRIPTION - BRECKENRIDGE PARCEL

LEGAL DESCRIPTION FROM OFFICIAL RECORDS BOOK 20743, PAGE 443 OF THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 1 (FEE SIMPLE)

TRACT A

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 299.92 FEET APART AND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD 699 (FORMERLY STATE ROAD 233) (GULF BOULEVARD); THE SOUTHERLY BOUNDARY OF SAID STRIP OF LAND BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE) IN ST. PETERSBURG BEACH, FIRST ADDITION, AS SHOWN BY PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND THE NORTHERLY BOUNDARY OF SAID STRIP OF LAND BEING THE SOUTH LINE OF TEXAS AVENUE ON SAID PLAT.

TRACT B

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 3 FEET APART AT RIGHT ANGLES, EXTENDING FROM THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE WATERS OF THE GULF OF MEXICO, THE SOUTHEASTERLY BOUNDARY OF WHICH BEING THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE, AND TEXAS AVENUE EXTENDED TO THE WATERS OF THE GULF OF MEXICO, AS SAID AVENUE IS SHOWN UPON THE PLAT OF ST. PETERSBURG BEACH, FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND WHICH HAS BEEN VACATED BY RESOLUTION RECORDED IN DEED BOOK 1489, PAGE 130, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LAND LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BRECKENRIDGE BEACH VILLAS CONDOMINIUM PHASE 1:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SECOND FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SECOND FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE SECOND FLOOR OF THE BUILDING ("SECOND FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH SECOND FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE SECOND FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 17809, PAGE 488 ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SECOND FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF BUILDING COMMON AREAS AND SYSTEMS, ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SECOND FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 694, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 699 (THE "FIRST AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FIRST AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 2

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE THIRD FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

THIRD FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE THIRD FLOOR OF THE BUILDING ("THIRD FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH THIRD FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE THIRD FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 18070, PAGE 694 ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE THIRD FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE THIRD FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 18405, PAGE 2042, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 18405, PAGE 2047 (THE "SECOND AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE SECOND AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 3:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FOURTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S5718'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32'44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32'44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32'44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N 32°44'15" W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FOURTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FOURTH FLOOR OF THE BUILDING ("FOURTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FOURTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FOURTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 667 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY:

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FOURTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FOURTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 260, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 265 (THE "THIRD AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE THIRD AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 4:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FIFTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FIFTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FIFTH FLOOR OF THE BUILDING ("FIFTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FIFTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FIFTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 672 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FIFTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FIFTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FIFTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FIFTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2594, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2599 (THE "FOURTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FOURTH AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 5:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SIXTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SIXTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE SIXTH FLOOR OF THE BUILDING ("SIXTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH SIXTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE SIXTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 677 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE SIXTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE SIXTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SIXTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SIXTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED MAY 3, 2016 IN OFFICIAL RECORDS BOOK 19178, PAGE 1823, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED MAY 3, 2016 IN OFFICIAL RECORDS BOOK 19178, PAGE 1828 (THE "FIFTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FIFTH AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 6:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SEVENTH FLOOR OF A BUILDING (THE"BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S5718'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32'44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N5715'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32'44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57'15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32'44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32-44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SEVENTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY' CONSISTS OF CERTAIN AIRSPACE WITHIN THE SEVENTH FLOOR OF THE BUILDING ("SEVENTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH SEVENTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE SEVENTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 681 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE SEVENTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE SEVENTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SEVENTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SEVENTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 12, 2017 IN OFFICIAL RECORDS BOOK 19700, PAGE 2598, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 12, 2017 IN OFFICIAL RECORDS BOOK 19700, PAGE 2604 (THE "SIXTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE SIXTH AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 7:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FIRST FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41 '5O"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32'44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32'44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FIRST FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FIRST FLOOR OF THE BUILDING ("FIRST FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FIRST FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FIRST FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGES 685 AND 690 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FIRST FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FIRST FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FIRST FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FIRST FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 12, 2017 IN OFFICIAL RECORDS BOOK 19700, PAGE 2598, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 12, 2017 IN OFFICIAL RECORDS BOOK 19700, PAGE 2604 (THE "SIXTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE SIXTH AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 8:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FIRST FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41 '5O"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32'44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32'44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57'15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FIRST FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FIRST FLOOR OF THE BUILDING ("FIRST FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FIRST FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FIRST FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGES 685 AND 690 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FIRST FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES:

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FIRST FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FIRST FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FIRST FLOOR AIRSPACE.

PARCEL 2 (AMENITIES EASEMENT)

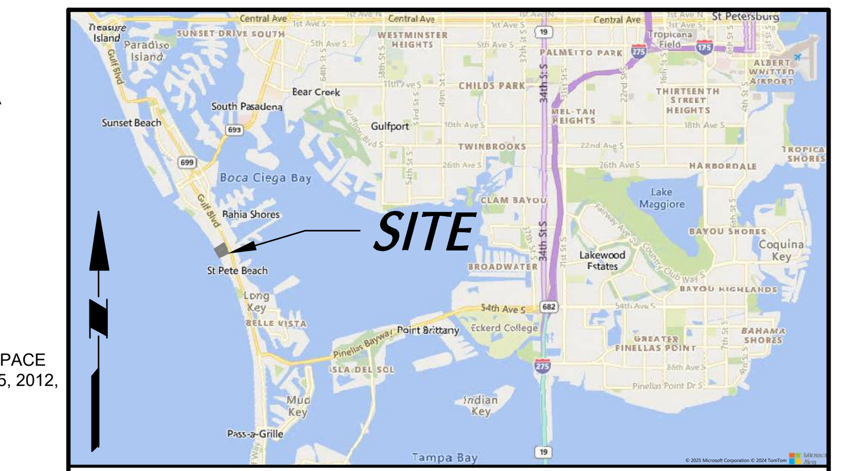
TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED BY AMENITIES AND FACILITIES ACCESS EASEMENT AND LICENSE AGREEMENT, RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 259, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (BUILDING EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING, RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 4 (DECLARATION EASEMENTS)

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS CREATED BY THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, AS RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE:
Microsoft Corportation, HERE

LANGAN

Project No. 350101602

LANGAN

Langan Engineering and Environmental Services, LLC.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS - ISLAND GRAND RESORT
5500 GULF BOULEVARD
ST. PETE BEACH
PINELLAS COUNTY FLORIDA

Drawing Title

BOUNDARY AND TOPOGRAPHIC SURVEY

Project No.	Drawing No.
350101602	VT101
Date: 4/10/2025	
Drawn By: DS/AS/GM	
Checked By: GM	Sheet 9 of 10

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TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
1	8		PALM
2	8		PALM
3	8		PALM
4	3	MULTI	PALM
5	3	MULTI	PALM
6	3	MULTI	PALM
7	14		PALM
8	3	MULTI	PALM
9	15		PALM
10	15		PALM
11	3	MULTI	PALM
12	12		PALM
13	16		PALM
14	15		PALM
15	7		PALM
16	11		PALM
17	7		PALM
18	8		PALM
19	9		PALM
20	8		PALM
21	13		PALM
22	10		PALM
23	7		PALM
24	9		PALM
25	10		PALM
26	10		PALM
27	9		PALM
28	8		PALM
29	14		PALM
30	7		PALM
31	6		PALM
32	12		PALM
33	10		PALM
34	11		PALM
35	9		PALM
36	17		PALM
37	17		PALM
38	9		PALM
39	9		PALM
40	15		PALM
41	9		PALM
42	8		DECIDUOUS
43	15		PALM
44	10		PALM
45	10		PALM
46	8		PALM
47	11		PALM
48	13		PALM
49	10		PALM
50	10		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
101	9		DECIDUOUS
102	11		PALM
103	10		PALM
104	5		PALM
105	8		PALM
106	7		PALM
107	3	MULTI	PALM
108	10		PALM
109	17		PALM
110	7		PALM
111	2	MULTI	PALM
112	11		PALM
113	3	MULTI	PALM
114	4	MULTI	PALM
115	11		PALM
116	8		PALM
117	10		PALM
118	8		PALM
119	16		DECIDUOUS
120	9		PALM
121	10		PALM
122	3		PALM
123	3		PALM
124	3		PALM
125	9		PALM
126	8		PALM
127	7		PALM
128	9		PALM
129	7		PALM
130	9		PALM
131	10		PALM
132	3	MULTI	PALM
133	9		PALM
134	10		PALM
135	10		PALM
136	8		PALM
137	8		PALM
138	8		PALM
139	7		PALM
140	8		PALM
141	4		PALM
142	5		PALM
143	5	MULTI	PALM
144	9		PALM
145	7		PALM
146	10		PALM
147	7		PALM
148	5	MULTI	PALM
149	7		PALM
150	9		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
201	7		PALM
202	7		PALM
203	4		PALM
204	9		PALM
205	9		PALM
206	10		PALM
207	9		PALM
208	9		PALM
209	10		PALM
210	10		PALM
211	8		DECIDUOUS
212	15		PALM
213	4		PALM
214	7		PALM
215	3		PALM
216	6		DECIDUOUS
217	4		PALM
218	10		PALM
219	6		PALM
220	6		PALM
221	2		PALM
222	10		PALM
223	9		PALM
224	2		PALM
225	11		PALM
226	4		PALM
227	4		PALM
228	6		PALM
229	9		PALM
230	7		PALM
231	4		PALM
232	3		PALM
233	10		PALM
234	5		PALM
235	4		PALM
236	8		PALM
237	7		PALM
238	8		PALM
239	9		PALM
240	9		PALM
241	6		PALM
242	10		PALM
243	7		PALM
244	9		PALM
245	5		PALM
246	4		PALM
247	6		PALM
248	6		PALM
249	5		PALM
250	5		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
301	6		PALM
302	14		PALM
303	3		PALM
304	3		PALM
305	3		PALM
306	6		PALM
307	9		PALM
308	7		PALM
309	8		PALM
310	10		PALM
311	6		PALM
312	11		PALM
313	10		PALM
314	8		PALM
315	5		PALM
316	10		PALM
317	6		PALM
318	10		PALM
319	6		PALM
320	9		PALM
321	8		PALM
322	9		PALM
323	11		PALM
324	9		PALM
325	9		PALM
326	11		PALM
327	7		PALM
328	6		PALM
329	10		PALM
330	9		PALM
331	6		PALM
332	5		PALM
333	5		PALM
334	10		PALM
335	9		PALM
336	8		PALM
337	9		PALM
338	12		PALM
339	13		PALM
340	11		PALM
341	5		PALM
342	12		PALM
343	6		PALM
344	10		PALM
345	7	MULTI	PALM
346	5		PALM
347	6		PALM
348	7		PALM
349	9		PALM
350	11		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
401	6		PALM
402	12		PALM
403	10		PALM
404	14		PALM
405	8		PALM
406	10		PALM
407	8		PALM
408	4		PALM
409	11		PALM
410	13		PALM
411	7		PALM
412	11		PALM
413	14		PALM
414	8		PALM
415	8		PALM
416	8		PALM
417	9		PALM
418	12		PALM
419	9		PALM
420	5	MULTI	PALM
421	4	MULTI	PALM
422	9		PALM
423	7		PALM
424	11		PALM
425	8		PALM
426	7	MULTI	PALM
427	7		PALM
428	12		PALM
429	8		PALM
430	6		PALM
431	7		PALM
432	13		PALM
433	10		PALM
434	8		PALM
435	12		PALM
436	11		PALM
437	6		PALM
438	7		PALM
439	4	MULTI	PALM
440	6		DECIDUOUS
441	9		PALM
442	9		PALM
443	9		PALM
444	8		PALM
445	8		PALM
446	11		PALM
447	10		PALM
448	4	MULTI	PALM
449	12		PALM
450	7		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
501	15		PALM
502	10		PALM
503	9		PALM
504	9		PALM
505	11		PALM
506	14		PALM
507	7		PALM
508	11		PALM
509	9		PALM
510	23		PALM
511	10		PALM
512	8		PALM
513	8		PALM
514	10		PALM
515	8		PALM
516	14		PALM
517	7		PALM
518	5		PALM
519	7		PALM
520	5		PALM
521	9		PALM
522	9		PALM
523	10		PALM
524	8		PALM
525	10		PALM
526	8		PALM
527	10		PALM
528	16		PALM
529	10		PALM
530	8		PALM
531	7		PALM
532	4		DECIDUOUS
533	4		DECIDUOUS
534	4		DECIDUOUS
535	9		PALM
536	11		PALM
537	5		PALM
538	8		PALM
539	4		DECIDUOUS
540	9		PALM
541	8		PALM
542	7		PALM
543	10		PALM
544	12		PALM
545	4		DECIDUOUS
546	8		PALM
547	4		PALM
548	10		PALM
549	10	MULTI	PALM
550	10		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
601	5		PALM
602	9		PALM
603	8		PALM
604	15	MULTI	PALM
605	12		PALM
606	9		PALM
607	3		PALM
608	10		PALM
609	10		PALM
610	7		PALM
611	8		PALM
612	8		PALM
613	10		PALM
614	5		PALM
615	21		DECIDUOUS
616	8		PALM
617	8		PALM
618	9		PALM
619	2	MULTI	PALM
620	5		PALM
621	8		PALM
622	10		DECIDUOUS
623	8		PALM
624	4		PALM
625	2	MULTI	PALM
626	35		DECIDUOUS
627	7	MULTI	PALM
628	11		PALM
629	2	MULTI	PALM
630	2	MULTI	PALM
631	2	MULTI	PALM
632	3	MULTI	PALM
633	18		PALM
634	3	MULTI	PALM
635	14		PALM
636	3		PALM
637	2	MULTI	PALM
638	3	MULTI	PALM
639	3	MULTI	PALM
640	16		DECIDUOUS
641	11		PALM
642	5	MULTI	PALM
643	3	MULTI	PALM
644	11		PALM
645	18		PALM
646	12		PALM
647	4		PALM
648	9		DECIDUOUS
649	4		PALM
650	4		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
701	4		PALM
702	6		PALM
703	12		PALM
704	8		PALM
705	12		PALM
706	12		PALM
707	9		PALM
708	8		DECIDUOUS
709	4	MULTI	PALM
710	9		PALM
711	4		PALM
712	25		DECIDUOUS
713	3		PALM
714	3		PALM
715	11		PALM
716	4		PALM
717	3		PALM
718	6		DECIDUOUS
719	5	MULTI	DECIDUOUS
720	4		PALM
721	16		PALM
722	10		PALM
723	3		PALM
724	5		PALM
725	9		PALM
726	9		PALM
727	5		DECIDUOUS
728	4	MULTI	PALM
729	5		DECIDUOUS
730	11		PALM
731	5	MULTI	PALM
732	4	MULTI	PALM
733	4	MULTI	PALM
734	9		PALM
735	8		PALM
736	16		PALM
737	10		PALM
738	8	MULTI	PALM
739	7		PALM
740	8	MULTI	PALM
741	11		PALM
742	3	MULTI	PALM
743	11		PALM
744	11		PALM
745	10		PALM
746	10		PALM
747	10		PALM
748	3	MULTI	PALM
749	11		PALM
750	9		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
801	13		PALM
802	26		DECIDUOUS
803	8		PALM
804	8		PALM
805	14		PALM
806	14		PALM
807	4		DECIDUOUS
808	9		PALM
809	24		DECIDUOUS
810	18		PALM
811	8		PALM
812	6		PALM
813	12		PALM
814	14		PALM
815	8		PALM
816	4		PALM
817	10		PALM
818	12		PALM
819	6		PALM
820	10		PALM
821	15		PALM
822	5		PALM
823	5		PALM
824	7		PALM
825	18		PALM
826	40		DECIDUOUS
827	7		PALM
828	6		PALM
829	5		PALM
830	14		PALM
831	10		PALM
832	12		PALM
833	12		PALM
834	12		PALM
835	12		PALM
836	32		DECIDUOUS
837	6		PALM
838	8		PALM
839	9		PALM
840	12		PALM
841	10		PALM
842	15		PALM
843	8		PALM
844	12		PALM
845	14		PALM
846	10		PALM
847	10		PALM
848	10		PALM
849	5		PALM
850	7		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
51	12		PALM
52	11		PALM
53	7		PALM
54	15		PALM
55	7		PALM
56	9	MULTI	PALM
57	8		PALM
58	11		PALM
59	5		PALM
60	6		PALM
61	5		PALM
62	5		PALM
63	4		PALM
64	11		PALM
65	7		PALM
66	11		PALM
67	10		PALM
68	11		PALM
69	23		PALM
70	8	MULTI	PALM
71	8		PALM
72	9		PALM
73	7		PALM
74	10		PALM
75	7		PALM
76	10		PALM
77	11		PALM
78	7		PALM
79	5		PALM
80	8		PALM
81	7		DECIDUOUS
82	8		PALM
83	9		PALM
84	3		DECIDUOUS
85	7		PALM
86	5		PALM
87	5		PALM
88	5		PALM
89	9		PALM
90	4	MULTI	PALM
91	7		PALM
92	8		PALM
93	2	MULTI	PALM
94	6		DECIDUOUS
95	3	MULTI	PALM
96	5		DECIDUOUS
97	9		DECIDUOUS
98	8		PALM
99	7		PALM
100	7		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
151	8		PALM
152	12		PALM
153	4		PALM
154	14		PALM
155	9		PALM
156	3	MULTI	PALM
157	10		PALM
158	9		PALM
159	12		PALM
160	9		PALM
161	4		PALM
162	8		PALM
163	14		PALM
164	5		PALM
165	10		PALM
166	2	MULTI	PALM
167	8		PALM
168	4		PALM
169	7		PALM
170	4		PALM
171	4		PALM
172	12		PALM
173	10		PALM
174	11		PALM
175	8		PALM
176	9		PALM
177	8		PALM
178	3	MULTI	PALM
179	10		PALM
180	3	MULTI	PALM
181	8		PALM
182	16		PALM
183	8		PALM
184	7		DECIDUOUS
185	7		DECIDUOUS
186	8		PALM
187	8		PALM
188	7		PALM
189	11		PALM
190	9		PALM
191	3		PALM
192	2	MULTI	PALM
193	12		PALM
194	13		PALM
195	12		PALM
196	8		PALM
197	6		PALM
198	6		PALM
199	6		PALM
200	3		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
251	10		PALM
252	10		PALM
253	6		PALM
254	9		PALM
255	7		PALM
256	10		PALM
257	6		PALM
258	9		PALM
259	10		PALM
260	10		PALM
261	8		PALM
262	5		PALM
263	10		PALM
264	8		PALM
265	2		DECIDUOUS
266	4		PALM
267	14		PALM
268	13		PALM
269	8		PALM
270	10		PALM
271	9		PALM
272	8		PALM
273	7		PALM
274	9		PALM
275	9		PALM
276	6	MULTI	DECIDUOUS
277	7		PALM
278	8		PALM
279	12		PALM
280	10		PALM
281	10		PALM
282	9		PALM
283	3		DECIDUOUS
284	15		PALM
285	7		PALM
286	8		PALM
287	9		PALM
288	9		PALM
289	6	MULTI	PALM
290	10		PALM
291	9		PALM
292	14		PALM
293	8		PALM
294	10		PALM
295	8		PALM
296	5		PALM
297	4		PALM
298	10		PALM
299	11		PALM
300	4	MULTI	PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
351	5		PALM
352	10		PALM
353	8		DECIDUOUS
354	10		PALM
355	11		PALM
356	6		PALM
357	7		PALM
358	12		PALM
359	9		PALM
360	12		PALM
361	10		PALM
362	11		PALM
363	8		PALM
364	9		PALM
365	6		PALM
366	10		PALM
367	9		PALM
368	9		PALM
369	9		PALM
370	5	MULTI	PALM
371	8		PALM
372	9		PALM
373	8		PALM
374	10		PALM
375	6		PALM
376	5	MULTI	PALM
377	6		PALM
378	7		PALM
379	8		PALM
380	8		PALM
381	10		PALM
382	9		PALM
383	8		PALM
384	10		PALM
385	5		PALM
386	7		PALM
387	5		PALM
388	14		PALM
389	9		PALM
390	4	MULTI	PALM
391	7		PALM
392	6		PALM
393	5		PALM
394	9		PALM
395	6		PALM
396	8		PALM
397	7		PALM
398	5		PALM
399	7		PALM
400	12		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
451	11		PALM
452	4	MULTI	PALM
453	13		PALM
454	4		PALM
455	3	MULTI	PALM
456	3		PALM
457	10		PALM
458	5		PALM
459	4	MULTI	PALM
460	4		PALM
461	10		PALM
462	9		PALM
463	12		PALM
464	9		PALM
465	10		PALM
466	9		PALM
467	9		PALM
468	7		PALM
469	4	MULTI	PALM
470	3	MULTI	PALM
471	8		PALM
472	4	MULTI	PALM
473	11		PALM
474	7		PALM
475	12		PALM
476	10		PALM
477	6		PALM
478	14		PALM
479	10		PALM
480	2	MULTI	PALM
481	8		PALM
482	4	MULTI	PALM
483	10		PALM
484	9		PALM
485	10		PALM
486	11		PALM
487	6		PALM
488	9		PALM
489	4	MULTI	PALM
490	12		PALM
491	9		PALM
492	9		PALM
493	3	MULTI	PALM
494	11		PALM
495	11		PALM
496	11		PALM
497	13		PALM
498	10		PALM
499	11		PALM
500	22		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
551	6		PALM
552	8		PALM
553	9		PALM
554	3	MULTI	PALM
555	5		PALM
556	4		PALM
557	9		PALM
558	6		PALM
559	10		PALM
560	14		PALM
561	7		PALM
562	7		DECIDUOUS
563	4		PALM
564	6		PALM
565	7		PALM
566	4		PALM
567	3	MULTI	PALM
568	10		PALM
569	3		DECIDUOUS
570	11		PALM
571	5	MULTI	PALM
572	8		PALM
573	10		PALM
574	3	MULTI	PALM
575	7		PALM
576	3	MULTI	PALM
577	9		PALM
578	2	MULTI	PALM
579	3	MULTI	PALM
580	8		DECIDUOUS
581	6		PALM
582	8		DECIDUOUS
583	7		PALM
584	2	MULTI	PALM
585	4	MULTI	PALM
586	10		PALM
587	8		PALM
588	3		PALM
589	10		PALM
590	8		DECIDUOUS
591	6		DECIDUOUS
592	2	MULTI	PALM
593	9		PALM
594	3		DECIDUOUS
595	2	MULTI	PALM
596	8		PALM
597	5		DECIDUOUS
598	9		PALM
599	4		DECIDUOUS
600	5		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
651	10		PALM
652	7	MULTI	PALM
653	4		PALM
654	4		PALM
655	4		PALM
656	5	MULTI	PALM
657	10		PALM
658	3		PALM
659	4		PALM
660	11		PALM
661	10		PALM
662	13		PALM
663	6		PALM
664	6		PALM
665	13		PALM
666	6		PALM
667	11		PALM
668	8		PALM
669	20		DECIDUOUS
670	5	MULTI	PALM
671	12		PALM
672	10		PALM
673	5		PALM
674	4	MULTI	PALM
675	4		PALM
676	4		PALM
677	8		PALM
678	7		PALM
679	20		PALM
680	8		PALM
681	7		PALM
682	5	MULTI	PALM
683	9		PALM
684	11		PALM
685	11		PALM
686	5		PALM
687	5		PALM
688	7		PALM
689	12		PALM
690	11		PALM
691	4	MULTI	DECIDUOUS
692	13		PALM
693	5		PALM
694	8		PALM
695	9		PALM
696	5		PALM
697	5		PALM
698	5		PALM
699	8		PALM
700	11		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
751	9		PALM
752	8		PALM
753	9		PALM
754	10		PALM
755	9		PALM
756	12		PALM
757	12		PALM
758	9		PALM
759	12		PALM
760	10		PALM
761	12		PALM
762	4	MULTI	PALM
763	14		PALM
764	3	MULTI	PALM
765	10		PALM
766	9		PALM
767	13		PALM
768	9		PALM
769	3	MULTI	PALM
770	3	MULTI	PALM
771	8		PALM
772	6	MULTI	PALM
773	3		PALM
774	8		PALM
775	12		PALM
776	10		PALM
777	10		PALM
778	8		DECIDUOUS
779	10		PALM
780	10		PALM
781	9		PALM
782	8		PALM
783	7		PALM
784	10		PALM
785	10		PALM
786	8		PALM
787	10		PALM
788	15	MULTI	PALM
789	4		PALM
790	11		PALM
791	15		PALM
792	5		PALM
793	15		PALM
794	14		PALM
795	9		PALM
796	8		PALM
797	8		PALM
798	7		PALM
799	7		PALM
800	7		PALM

TREE TABLE

TREE #	DIAMETER	COMMENT	TREE TYPE
851	16		PALM
852	6		PALM
853	7		PALM
854	7		PALM
855	15		PALM
856	10		DECIDUOUS
857	11		PALM
858	6		PALM
859	5		PALM
860	6		PALM
861	10		DECIDUOUS
862	6		PALM
863	11		PALM
864	5		PALM
865	5		PALM
866	5		PALM

LANGAN

Langan Engineering and Environmental Services, LLC.

400 N. Ashley Drive, Suite 2175
Tampa, FL 33602

T: 813.439.6100 F: 813.439.6101 www.langan.com

FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS - ISLAND GRAND RESORT

5500 GULF BOULEVARD
ST. PETE BEACH

PINELLAS COUNTY FLORIDA

Drawing Title

TOPOGRAPHIC SURVEY

Project No.	Drawing No.
350101602	VT101
Date: 4/10/2025	
Drawn By: DS/AS/GM	
Checked By: GM	Sheet 10 of 10

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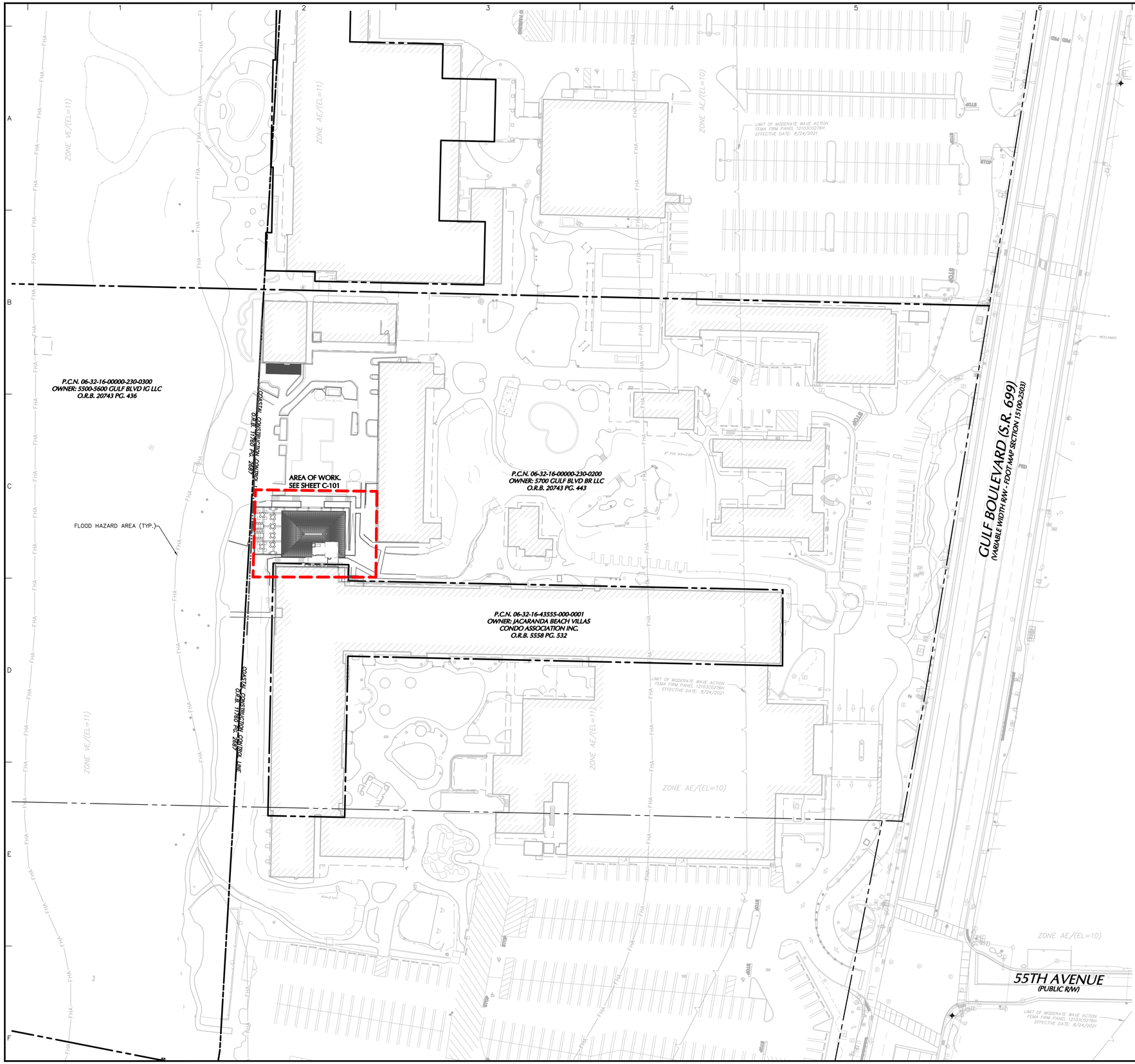


LEGAL DESCRIPTION FROM OFFICIAL RECORDS BOOK 20743, PAGE 436, OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 1 (FEE SIMPLE)

TRACT A:

LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 33, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TRACT B:

THAT CERTAIN TRACT OF LAND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD #699 (GULF BOULEVARD), THE NORTHERLY BOUNDARY OF SAID TRACT BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE), AS RECORDED IN PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 11, AND THE SOUTHERLY BOUNDARY OF SAID TRACT BEING THE NORTH LINE OF SAID LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PORTIONS OF PARCEL 1 ARE NOW KNOWN, DESIGNATED AND DESCRIBED AS FOLLOWS:

UNITS CU-1, CU-2226, CU-3226, CU-4226, CU-5226, CU-6226 AND CU-7226, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE 1 TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS, AND;

UNITS CU-2, CU-3, CU-4, CU-2210, CU-2237, CU-2238, CU-2252, CU-3210, CU-3234, CU-3237, CU-3238, CU-3252, CU-3257, CU-4210, CU-4220, CU-4234, CU-4237, CU-4238, CU-4248, CU-4252, CU-4257, CU-5210, CU-5234, CU-5237, CU-5237, CU-5248, CU-5252, CU-5257, CU-6210, CU-6220, CU-6234, CU-6237, CU-6238, CU-6249, CU-6252, CU-6257, CU-7210, CU-7220, CU-7234, CU-7237, CU-7238, CU-7248, CU-7252, CU-7257 AND CU-8248, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE V, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS;

THE FOREGOING CONDOMINIUM UNITS ARE EACH A "CONDOMINIUM UNIT" AND COLLECTIVELY THE "COMMERCIAL UNITS", AS DEFINED IN AND IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

LESS AND EXCEPT FROM PARCEL 1:

ALL UNITS, OTHER THAN COMMERCIAL UNITS, WITHIN JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL BEING A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

EXISTING SITE DATA

1. TOTAL PARCEL AREA
   ± 10.16 AC
2. AREA OF MODIFICATION:
   < 0.5 AC
3. PARCEL NO.
   06-32-16-00000-230-0300
4. ZONING:
   LARGE RESORT
5. FUTURE LAND USE:
   LARGE RESORT
6. EXISTING LAND USE:
   HOTELS AND MOTELS
7. FLOOD ZONE:
   ZONES 'AE' PER COMMUNITY PANEL 12103C0276H (REVISED AUGUST 24, 2021).
   BASE FLOOD ELEVATION: 11'

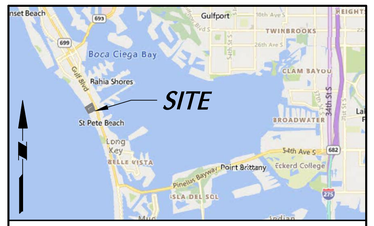
PROPOSED SITE DATA

1. BUILDING HEIGHT:
   30'
2. *1 BUILDING AREA:
   3,115 SF
3. NO. OF STORIES:
   1 STORY
4. PROPOSED USE:
   *1 RESTAURANT (BEACH BAR)

*1 PLEASE NOTE THAT THE NEW BUILDING WITHIN THE AREA OF MODIFICATION REPLACES A PREVIOUSLY EXISTING 1,558 SQUARE FOOT STRUCTURE WITH A NEW 3,115 SQUARE FOOT STRUCTURE WITHIN THE SAME FOOTPRINT.

NOTES

1. SOLID WASTE MANAGEMENT WILL BE ACCOMMODATED THROUGH THE USE OF THE EXISTING ON-SITE WASTE COLLECTION AND DISPOSAL FACILITIES. THE PROJECT WILL UTILIZE THE SAME ESTABLISHED METHODS, SERVICE PROVIDERS, AND COLLECTION SCHEDULES CURRENTLY SERVING THE EXISTING DEVELOPMENT. NO NEW OR EXPANDED SOLID WASTE INFRASTRUCTURE IS PROPOSED. ALL SOLID WASTE HANDLING, STORAGE, AND DISPOSAL SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND MUNICIPAL REQUIREMENTS.
2. LANDSCAPE PLANS WILL BE INCLUDED ON THE SUBSEQUENT SUBMITTAL.



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

40 0 20 40

SCALE: 1 INCH = 40 FEET

OWNER/APPLICANT
5500 - 5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST. PETE BEACH, FL 33706

CIVIL ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC.
400 N. ASHLEY DRIVE, SUITE 2175
TAMPA, FL 33602
CONTACT: ANDREW D. EILAND, PE
PHONE: (813)-439-6115
EMAIL: AEILAND@LANGAN.COM

ARCHITECT
BAKER BARRIOS
400 N. ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
CONTACT: VIRGINIA LARREA
PHONE: (813)-549-1900
EMAIL: VLARREA@BAKERBARRIOS.COM

Date	Description	No.
Revisions		

Signature Date

DOUGLAS BRAUER
FLORIDA LIC No. 82304

LANGAN
Langan Engineering and Environmental Services, LLC.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

TRADEWINDS BEACH BAR RE-BUILD

CITY OF ST. PETE BEACH
PINELLAS COUNTY FLORIDA

Drawing Title

SITE PLAN

Project No.	Drawing No.
001234501	C-100
Date: 6 APRIL 2026	
Drawn By: JM	
Checked By: DB	

LANGAN
Project No. 350101602

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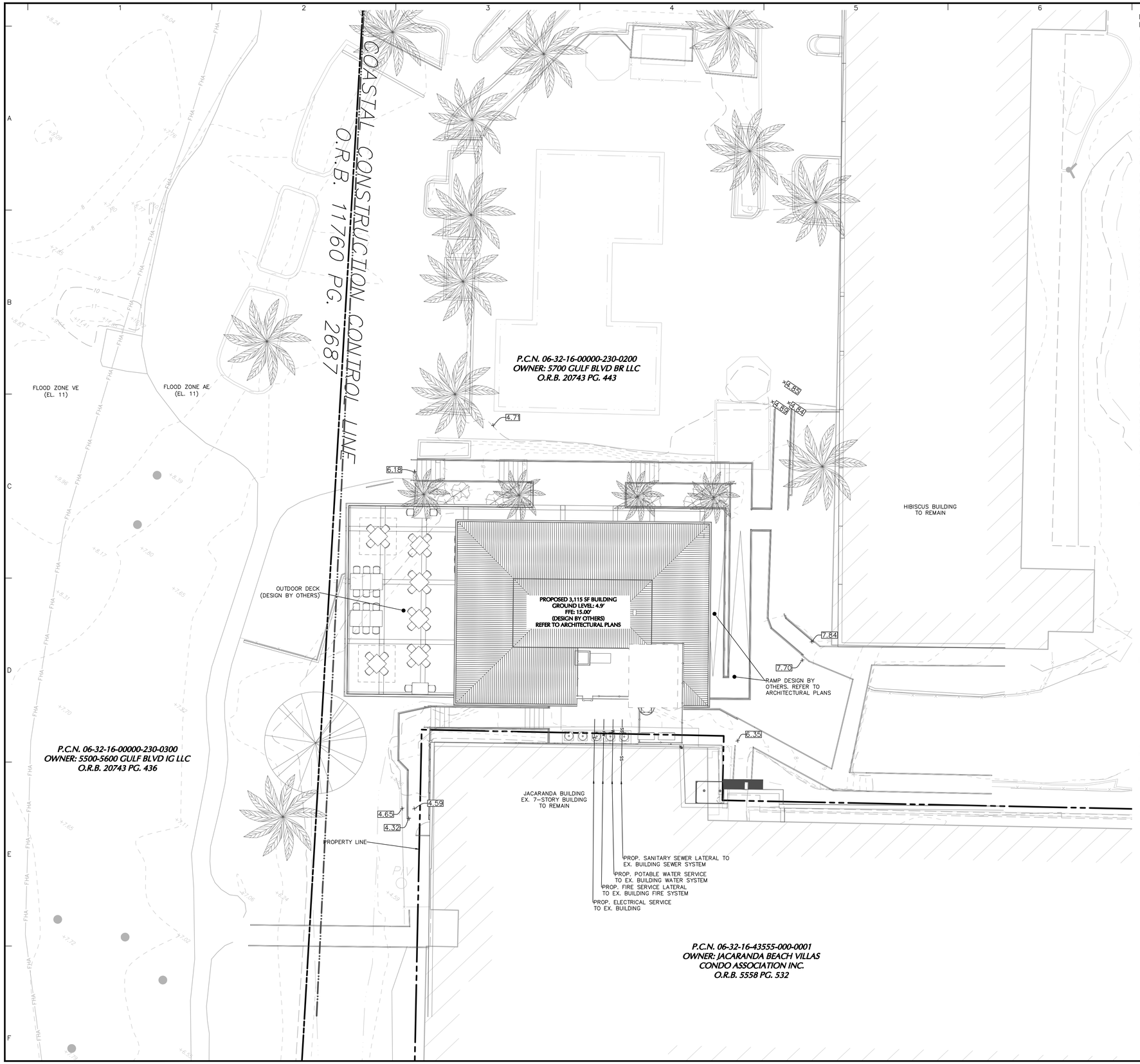

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UNITS CU-2, CU-3, CU-4, CU-2210, CU-2237, CU-2238, CU-2252, CU-3210, CU-3234, CU-3237, CU-3238, CU-3252, CU-3257, CU-4210, CU-4220, CU-4234, CU-4237, CU-4238, CU-4248, CU-4252, CU-4257, CU-5210, CU-5234, CU-5237, CU-5237, CU-5248, CU-5252, CU-5257, CU-6210, CU-6220, CU-6234, CU-6237, CU-6238, CU-6249, CU-6252, CU-6257, CU-7210, CU-7220, CU-7234, CU-7237, CU-7238, CU-7248, CU-7252, CU-7257 AND CU-8248, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE V, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS;

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EXISTING SITE DATA

1. TOTAL PARCEL AREA
   ± 10.16 AC
2. AREA OF MODIFICATION:
   < 0.5 AC
3. PARCEL NO.
   06-32-16-00000-230-0300
4. ZONING:
   LARGE RESORT
5. FUTURE LAND USE:
   LARGE RESORT
6. EXISTING LAND USE:
   HOTELS AND MOTELS
7. FLOOD ZONE:
   ZONES "AE" PER COMMUNITY PANEL 12103C0276H (REVISED AUGUST 24, 2021). BASE FLOOD ELEVATION: 11'

PROPOSED SITE DATA

1. BUILDING HEIGHT:
   30'
2. *1 BUILDING AREA:
   3,115 SF
3. NO. OF STORIES:
   1 STORY
4. PROPOSED USE:
   *1 RESTAURANT (BEACH BAR)

*1 PLEASE NOTE THAT THE NEW BUILDING WITHIN THE AREA OF MODIFICATION REPLACES A PREVIOUSLY EXISTING 1,558 SQUARE FOOT STRUCTURE WITH A NEW 3,115 SQUARE FOOT STRUCTURE WITHIN THE SAME FOOTPRINT.

NOTES

1. SOLID WASTE MANAGEMENT WILL BE ACCOMMODATED THROUGH THE USE OF THE EXISTING ON-SITE WASTE COLLECTION AND DISPOSAL FACILITIES. THE PROJECT WILL UTILIZE THE SAME ESTABLISHED METHODS, SERVICE PROVIDERS, AND COLLECTION SCHEDULES CURRENTLY SERVING THE EXISTING DEVELOPMENT. NO NEW OR EXPANDED SOLID WASTE INFRASTRUCTURE IS PROPOSED. ALL SOLID WASTE HANDLING, STORAGE, AND DISPOSAL SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND MUNICIPAL REQUIREMENTS.
2. LANDSCAPE PLANS WILL BE INCLUDED ON THE SUBSEQUENT SUBMITTAL.

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

10 0 2 4 10
SCALE: 1 INCH = 10 FEET

OWNER/APPLICANT
5500 - 5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST. PETE BEACH, FL 33706

CIVIL ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC.
400 N. ASHLEY DRIVE, SUITE 2175
TAMPA, FL 33602
CONTACT: ANDREW D. EILAND, PE
PHONE: (813)-439-6115
EMAIL: AEILAND@LANGAN.COM

ARCHITECT
BAKER BARRIOS
400 N. ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
CONTACT: VIRGINIA LARREA
PHONE: (813)-549-1900
EMAIL: VLARREA@BAKERBARRIOS.COM

Date	Description	No.

Revisions

Signature Date

DOUGLAS BRAUER
FLORIDA LIC No. 82304

LANGAN
Langan Engineering and Environmental Services, LLC.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project
TRADEWINDS BEACH BAR RE-BUILD
CITY OF ST. PETE BEACH
PINELLAS COUNTY FLORIDA

Drawing Title
SITE PLAN

Project No.	Drawing No.
001234501	C-101
Date: 6 APRIL 2026	
Drawn By: JM	
Checked By: DB	

LANGAN
Project No. 350101602

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TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

DESIGN DEVELOPMENT
2026.04.09

PROJECT TEAM INFORMATION:

MEP, FP, LV ENGINEERS

GRAEF
CONSULTANT 6 ADDRESS
CONSULTANT 6 ADDRESS
CONSULTANT 6 ADDRESS
CONSULTANT 6 PHONE

ARCHITECTURAL

BAKER BARRIOS ARCHITECTS
400 NORTH ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
PHONE : (813) 549-1900
CONTACT: VIRGINIA LARREA

STRUCTURAL ENGINEER

TLC ENGINEERING SOLUTIONS
4890 WEST KENNEDY BLVD., SUITE 250
TAMPA, FL 33609
CONSULTANT 4 ADDRESS
CONSULTANT 4 PHONE

INTERIOR DESIGNER

BAKER BARRIOS ARCHITECTS
400 NORTH ASHLEY DRIVE, SUITE 800
TAMPA, FL 33602
CONSULTANT 3 ADDRESS
CONSULTANT 3 PHONE

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

ARCH NAME
ARCH ##

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Δ	DATE	SUBMISSION
1	04-09-2026	DESIGN DEVELOPMENT

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HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

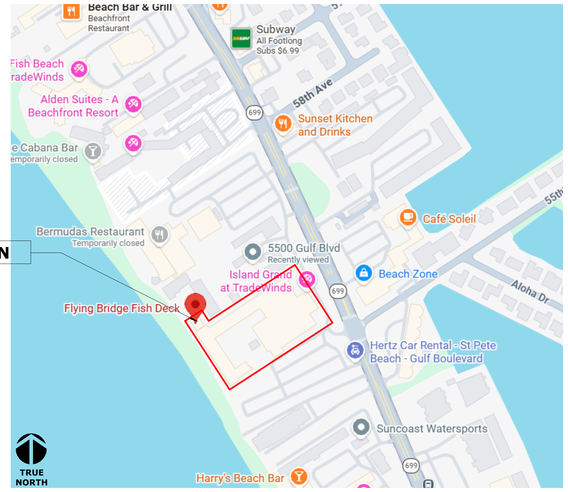
PROJECT NO:
250320.00

COVER SHEET

SHEET NUMBER:
G000

THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL PLOT IF NOT SAFETY ORIGINAL PAPER SIZE

PROJECT LOCATION



LOCATION MAP:
ST PETE BEACH

TRUE NORTH

INDEX OF DRAWINGS - CIVIL

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - FIRE PROTECTION

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - GENERAL

NUMBER	SHEET NAME	REV	REV DATE
G000	COVER SHEET	1	04-09-2026
G001	SHEET INDEX		
G002	PROJECT GENERAL INFORMATION	1	04-09-2026
G003	PROJECT GENERAL NOTES	1	04-09-2026
G004	CODE SUMMARY AND PLUMBING FIXTURE CALCULATIONS	1	04-09-2026
G015	ADA ACCESSIBILITY GUIDELINES	1	04-09-2026
G018	ACCESSORY ITEM TYPES & MOUNTING HEIGHTS	1	04-09-2026
G021	UL ASSEMBLIES	1	04-09-2026
G022	UL ASSEMBLIES	1	04-09-2026
G023	UL ASSEMBLIES	1	04-09-2026
G024	UL ASSEMBLIES	1	04-09-2026
G030	PARTITION NOTES	1	04-09-2026
G040	PARTITION HEAD DETAILS	1	04-09-2026
G061	DOOR SCHEDULES	1	04-09-2026
G101	LIFE SAFETY PLANS & NOTES	1	04-09-2026

INDEX OF DRAWINGS - ARCHITECTURAL

NUMBER	SHEET NAME	REV	REV DATE
AD101	DEMOLITION PLAN- LEVEL 1	1	04-09-2026
A091	ARCHITECTURAL SITE PLAN	1	04-09-2026
A100	GENERAL INFORMATION	1	04-09-2026
A101	FLOOR PLAN- GROUND, LEVEL 1	1	04-09-2026
A102	ROOF PLANS	1	04-09-2026
A200	EXTERIOR ELEVATIONS & GENERAL NOTES	1	04-09-2026
A221	GLAZING ELEVATIONS	1	04-09-2026
A301	BUILDING SECTIONS	1	04-09-2026
A401	WALL SECTIONS	1	04-09-2026
A421	EXTERIOR SECTION DETAILS	1	04-09-2026
A521	TOILET PLANS & ELEVATIONS	1	04-09-2026
A551	STAIR PLANS & SECTIONS	1	04-09-2026
A601	ENLARGED EXTERIOR PLAN DETAILS		
A801	REFLECTED CEILING PLAN	1	04-09-2026
A871	REFLECTED CEILING PLAN DETAILS		
A901	FINISH PLAN- LEVEL 1		
A971	INTERIOR ELEVATIONS	1	04-09-2026
A981	INTERIOR SECTION DETAILS		

INDEX OF DRAWINGS - STRUCTURAL

NUMBER	SHEET NAME	REV	REV DATE
S001	ABBREVIATIONS SYMBOLS AND SHEET INDEX		
S002	STRUCTURAL GENERAL NOTES		
S003	STRUCTURAL GENERAL NOTES CONTINUED		
S004	COMPONENT WIND CRITERIA		
S005	SCHEDULES		
S101	FOUNDATION PLAN		
S102	DECK LEVEL FRAMING PLAN		
S103	ROOF FRAMING PLAN		
S201	BUILDING SECTIONS		
S301	FOUNDATION DETAILS		
S401	FLOOR FRAMING DETAILS		
S410	MASONRY WALL DETAILS		
S501	ROOF FRAMING DETAILS		

QTY: 13

INDEX OF DRAWINGS - PLUMBING

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - MECHANICAL

NUMBER	SHEET NAME	REV	REV DATE
M-001	MECHANICAL SYMBOLS & ABBREVIATIONS		
M-101	MECHANICAL PLANS - LEVEL 01		
M-201	MECHANICAL PLANS - LOW ROOF		
M-301	MECHANICAL PLANS - HIGH ROOF		
M-401	MECHANICAL DETAILS		
M-501	MECHANICAL SCHEDULES		

QTY: 6

INDEX OF DRAWINGS - ELECTRICAL

NUMBER	SHEET NAME	REV	REV DATE

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

PROJECT NO:
250320.00

SHEET INDEX

SHEET NUMBER:
G001

BUILDING CODE SUMMARY

1. PROJECT INFORMATION

PROJECT NAME:	**CUMMING GROUP - TRADEWINDS - FLYING BRIDGE BAR**
LOCATION:	**5500 GULF BLVD, ST PETE BEACH FL 33706**
AHJ:	**ST PETE BEACH**
OWNER:	**GULF HOSPITALITY MANAGEMENT LLC**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	2023 FLORIDA BUILDING CODE (7TH EDITION): ACCESSIBILITY	
BUILDING	2023 FLORIDA BUILDING CODE (7TH EDITION): BUILDING	WITH LOCAL AMENDMENTS
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE (NEC)	WITH LOCAL AMENDMENTS
ENERGY	2023 FLORIDA BUILDING CODE (7TH EDITION): ENERGY CONSERVATIONS	WITH LOCAL AMENDMENTS
FIRE	2023 FLORIDA FIRE CODE	WITH LOCAL AMENDMENTS
	NFPA 101	---
FUEL GAS	2023 FLORIDA FUEL GAS CODE	WITH LOCAL AMENDMENTS
MECHANICAL	2023 FLORIDA MECHANICAL CODE	WITH LOCAL AMENDMENTS
PLUMBING	2023 FLORIDA PLUMBING CODE	WITH LOCAL AMENDMENTS

CODE CHECK BY:	PROJECT MANAGER:	DOCUMENT PHASE:	DATE:
	V. Larrea	SCHEMATIC DESIGN	2026.02.17
	---	---	---
	---	---	---

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	CLASSIFICATION OF OCCUPANCIES			SECTION 303.3
	PRIMARY USE:	GROUP A-2	ASSEMBLY	SECTION 303.3
	ADDITIONAL:	GROUP S-2	LOW-HAZARD STORAGE	SECTION 311.3
	ADDITIONAL:	---	---	

B.	INCIDENTAL USE AREAS		SECTION 508.2.5
	AREA	REQUIRED	PROVIDED
	---	---	---
	---	---	---
	---	---	---

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	ACCESSORY USE AREAS	SECTION 508.2
	BUSINESS & STORAGE	---

D.	MIXED OCCUPANCY	SECTION 508.3.3
	NON-SEPARATED	---

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	PROPOSED CONSTRUCTION TYPE		CHAPTER 5
	TYPE V-A (GROUP A-2)		
	SPRINKLERED BUILDING	YES	PER NFPA 13 (903.3.1)

B.	ALLOWABLE HEIGHT AND BUILDING AREAS		TABLE 504.3
	1. ALLOWABLE HEIGHT	70'-0" / 3 STORIES	(504.3/ 504.4)
	2. ALLOWABLE AREA	46,000 SF / FLOOR	(506.2)
	3. PROPOSED HEIGHT	30'-0" / 1 STORY	
	4. PROPOSED AREA	3,115 SF / FLOOR	

C.	AREA MODIFICATIONS	TABLE 506
	A. INCREASE DUE TO SPRINKLER PER STORY	--- SF
	B. INCREASE DUE TO FRONTAGE	--- SF
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION	--- SF

D.	AREA & HEIGHT SUMMARY	
	HEIGHT (TO TOP OF ROOF)	23'-10"
	STORY	1 STORY

AREA OF PROPOSED BUILDING:		
---	AREA (SF)	OCCUPANCY
FIRST FLOOR	2,088 SF	ASSEMBLY, A-2
FIRST FLOOR	1,027 SF	LOW-HAZARD STORAGE, S-2
TOTAL	**3,115 SF**	

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	STRUCTURAL MEMBER OR ELEMENT PROVIDED	TABLE 601
		FIRE RESISTIVE TIME PERIOD
1.	STRUCTURAL FRAME:	1 HR
2.	EXTERIOR BEARING WALL:	1 HR
3.	INTERIOR BEARING WALL:	1 HR
4.	EXTERIOR NON-BEARING WALL:	
	(0' < 5' FIRE SEPARATION DISTANCE)	1 HR
	(5' < 10' FIRE SEPARATION DISTANCE)	1 HR
	(10' < 30' FIRE SEPARATION DISTANCE)	1 HR
	(OVER 30' FIRE SEPARATION DISTANCE)	0 HR
5.	FLOOR CONSTRUCTION:	1 HR
6.	ROOF CONSTRUCTION:	1 HR
7.	SHAFT ENCLOSURES:	2 HR
8.	MECHANICAL ROOMS:	---
9.	ELEVATOR EQUIPMENT ROOMS:	2 HR

B.	WALL OPENINGS			TABLE 705.8
		OPENING PERMITTED % OF WALL		
1.	DISTANCE	UP, NS	UP, S	P
	0' < 3'	NP	NP	NP
	>3'-5'	NP	15%	15%
	>5'-10'	10%	25%	25%
	>10'-15'	15%	45%	45%
	>15'-20'	25%	75%	75%
	>20'-25'	45%	NL	NL
	>25'-30'	70%	NL	NL
	>30'	NL	NOT REQUIRED	NOT REQUIRED
UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected				
2.	REQUIRED FIRE RATING			TABLE 716.5
	TYPE OF ASSEMBLY		ASSEMBLY RATING	OPENING RATING
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		2 HR	90 MIN.
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		1 HR	60 MIN.
	OTHER FIRE BARRIERS		1 HR	45 MIN.
	FIRE PARTITIONS		1 HR	45 MIN.
	CORRIDOR WALLS		1 HR	20 MIN.
	OTHER PARTITIONS		1 HR	45 MIN.
	SMOKE BARRIERS		1 HR	20 MIN.

C.	INTERIOR FINISH REQUIREMENTS		TABLE 803.11
1.	SPACE	REQUIRED	
	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CLASS B	
	CORRIDORS	CLASS B	
	ROOMS & ENCLOSED SPACES	CLASS C	
	INTERIOR FLOOR FINISH	CLASS II	TABLE 804.4.2
2.	FIRE WALL RESISTANT RATING		TABLE 706.4
	2 HR		

6. FIRE PROTECTION SYSTEM REQUIREMENTS

PER NFPA 13 (903.3.1)

A.	AUTOMATIC SPRINKLER SYSTEM	PROVIDED	
B.	FIRE EXTINGUISHERS		SECTION 905.1
1.	HAZARD	MODERATE	
2.	AREA PER EXTINGUISHER	3,000 SF	SECTION 907.2.1/907.2.2
3.	TRAVEL DISTANCE	75 FT	
C.	STANDPIPE REQUIRED	---	TABLE 1004.1.1
D.	FIRE ALARM AND DETECTION SYSTEMS	PROVIDED	

7. OCCUPANT LOAD FACTORS

A.	USE	OLF	SECTION 1004
	ASSEMBLY (UNCONCENTRATED)	15 NET	
	ACCESSORY (MECH., ELEC, STOR.)	300 GROSS	
	KITCHEN, COMMERCIAL	200 GROSS	

8. MEANS OF EGRESS (CHAPTER 10)

A.	COMMON PATH OF TRAVEL	75' MAX	SECTION 1016.1
B.	EXIT ACCESS TRAVEL DISTANCE	75' MAX	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	250' MAX	SECTION 1017.2
C.	DEAD END CORRIDOR	50' MAX	

9. ENVIRONMENTAL DATA

A.	WIND LOAD & RISK CATEGORY INFO
	147 MPH - RISK CATEGORY II

10. ACCESSIBLE UNIT DATA SUMMARY

NOTE: THIS PROJECT HAS NOT RECEIVED ANY FEDERAL, STATE OR LOCAL GOVERNMENT FINANCIAL ASSISTANCE. PER THE 2010 ADA STANDARDS THE FOLLOWING APPLIES:

A.	MOBILITY ADAPTABLE UNITS ARE DESIGNED AND EQUIPPED WITH THE FOLLOWING FEATURES:
	5% (MIN.) OF TOTAL UNITS HAVE BEEN EQUIPPED WITH MOBILITY ADAPTABLE FEATURES
	PROVIDED WITH ACCESSIBLE ROUTES PER FBC ACCESSIBILITY, 5TH EDITION 809.2
	PROVIDED WITH ADAPTABLE KITCHEN TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.3 & 804
	PROVIDED WITH ADAPTABLE BATHROOMS TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.4 & 603-610

B.	NOTE:
	BLOCKING WILL BE PROVIDED IN EACH ACCESSIBLE BATHROOM FOR GRAB BAR INSTALLATION.
	FLOOR FINISHES WILL EXTEND BENEATH ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	WALL FINISHES WILL EXTEND BEYOND ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	EACH ACCESSIBLE UNIT WILL BE EQUIPPED WITH ROLL IN SHOWER. COORDINATE THE LOCATION OF THE ROLL-IN SHOWERS WITH THE LEVEL ONE STRUCTURAL SLAB PLAN. COORDINATE ALL SLOPES TO SHOWER PANS AND TRENCH DRAINS PRIOR TO INSTALLATION, TYP.
	EACH ACCESSIBLE UNIT WILL HAVE LIGHT SWITCHES AND DUPLEXES INSTALLED AT ADA COMPLIANT HEIGHTS

PLUMBING FIXTURES REQUIRED- LEVEL 1

NUMBER	NAME	PLUMBING OCCUPANCY KEY	AREA PER OCCUPANT	OCCUPANTS	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVS MALE	LAVS FEMALE	BATHING	DRINKING	CURRENT REV
LEVEL 1 (15.00 NAVD)											
	DINING AREA	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	15 SF	47	0.843016	0.843016	0.5875	0.5875		0.47	
	KITCHEN	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	200 SF	2	0.035873	0.035873	0.025	0.025		0.02	
	BAR	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	200 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
	DECK	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	15 SF	71	1.273492	1.273492	0.8875	0.8875		0.71	
	WALK IN COOLER	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
	STORAGE	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
	RESTROOM	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
	RESTROOM	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
	MECH./ELECTRICAL	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300 SF	1	0.017937	0.017937	0.0125	0.0125		0.01	
LEVEL 1 (15.00 NAVD): 9				125	2.26	2.26	1.575	1.575	0	1.26	
				126	2.26	2.26	1.575	1.575	0	1.26	

PLUMBING FIXTURES REQUIRED- TOP OF WALL

NUMBER	NAME	PLUMBING OCCUPANCY KEY	AREA PER OCCUPANT	OCCUPANTS	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVS MALE	LAVS FEMALE	BATHING	DRINKING	CURRENT REV
TOP OF WALL											
	MECH./ELECTRICAL	B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300 SF	2	0.04	0.04	0.025	0.025		0.02	
TOP OF WALL: 1				2	0.04	0.04	0.025	0.025	0	0.02	
				2	0.04	0.04	0.025	0.025	0	0.02	

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

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HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

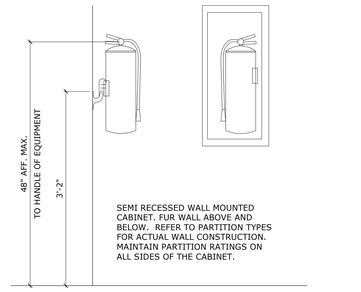
PROJECT NO:
250320.00

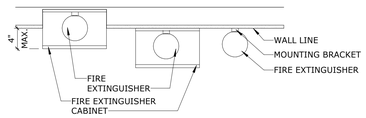
CODE SUMMARY AND PLUMBING FIXTURE CALCULATIONS

SHEET NUMBER:
G004

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAPER SIZE

FIRE EXTINGUISHERS



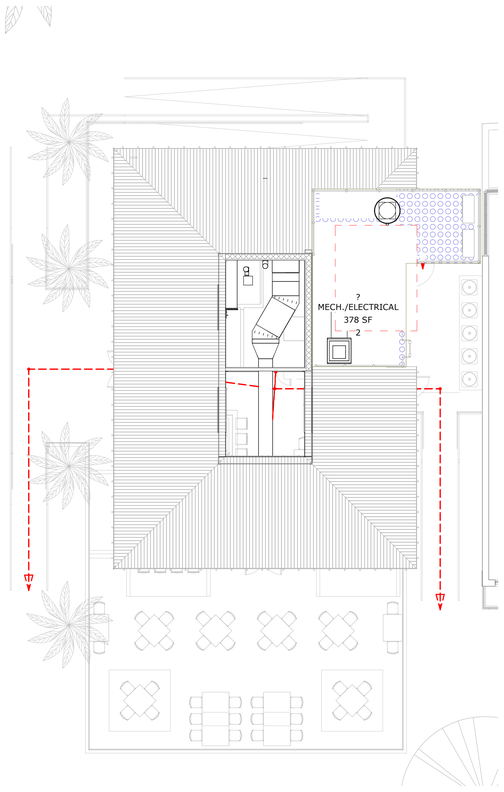


LIFE SAFETY- OCCUPANCY- FLOOR PLAN - MECH. ROOF

NUMBER	AREA FUNCTION	OCCUPANT LOAD FACTOR	AREA	OCCUPANTS	EXITS REQUIRED	CURRENT REV
	(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	378 SF	2	1	
			378 SF	2		

EXITING REQUIREMENTS- FLOOR PLAN - MECH. ROOF

LEVEL	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
TOP OF WALL	378 SF	2	0.40"	0.60"	



OCCUPANCY TYPES

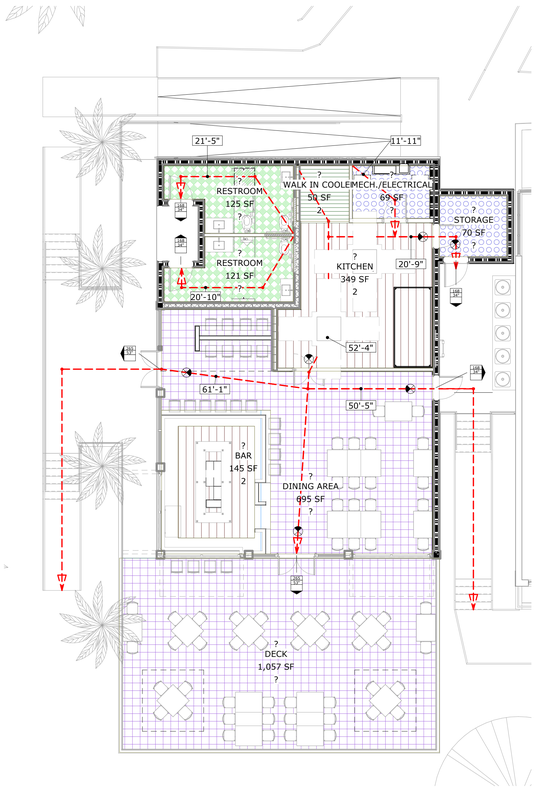
(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

LIFE SAFETY- OCCUPANCY- LEVEL 1

NUMBER	AREA FUNCTION	OCCUPANT LOAD FACTOR	AREA	OCCUPANTS	EXITS REQUIRED	CURRENT REV
	(FBC2023) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	695 SF	47	1	
	(FBC2023) KITCHENS- COMMERCIAL	200 SF	349 SF	2	1	
	(FBC2023) KITCHENS- COMMERCIAL	200 SF	145 SF	1	1	
	(FBC2023) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,057 SF	71	2	
	(FBC2023) MERCANTILE- STORAGE, STOCK, SHIPPING AREAS	300 SF	50 SF	1	1	
	(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	70 SF	1	1	
	(FBC2023) BUSINESS AREAS	150 SF	125 SF	1	1	
	(FBC2023) BUSINESS AREAS	150 SF	121 SF	1	1	
	(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	69 SF	1	1	
			2,682 SF	126		

EXITING REQUIREMENTS- LEVEL 1

LEVEL	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
LEVEL 1 (15.00 NAVD)	2,682 SF	126	24.40"	36.60"	



OCCUPANCY TYPES

(FBC2023) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

(FBC2023) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED

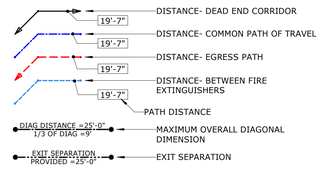
(FBC2023) BUSINESS AREAS

(FBC2023) KITCHENS- COMMERCIAL

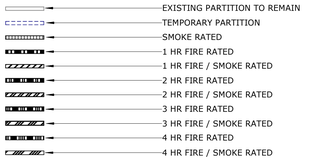
(FBC2023) MERCANTILE- STORAGE, STOCK, SHIPPING AREAS

LEGEND - CODE COMPLIANCE PLANS

TRAVEL PATH



BUILDING ELEMENTS



DOORS (OCCUPANCY LOAD WIDTH FACTORS)

NONSPRINKLERED
EGRESS WIDTH PROVIDED / 0.2 = MAXIMUM OCCUPANTS SERVED

SPRINKLERED
EGRESS WIDTH PROVIDED / 0.2 = MAXIMUM OCCUPANTS SERVED

NOTES:
1. DOOR OCCUPANT LOAD WIDTH FACTOR IN ACCORDANCE WITH FBC SECTION 1005.3.2 AND NFPA 101 TABLE 7.3.3.1.

STAIRS (OCCUPANCY LOAD WIDTH FACTORS)

NONSPRINKLERED
IF (STAIR WIDTH PROVIDED) < 44"
(STAIR WIDTH PROVIDED) / 0.3 = MAXIMUM OCCUPANTS SERVED

SPRINKLERED
IF (STAIR WIDTH PROVIDED) < 44"
(STAIR WIDTH PROVIDED) / 0.2 = MAXIMUM OCCUPANTS SERVED

IF (STAIR WIDTH PROVIDED) > 44"
147 + (STAIR WIDTH PROVIDED) / 0.218 = MAXIMUM OCCUPANTS SERVED

STAIR WIDTH MINIMUM REQUIREMENTS

TOTAL OCCUPANT LOAD OF ALL STORIES < 50 = 36" MINIMUM
OCCUPANT LOAD PER STAIR < 2000 = 44" MINIMUM
OCCUPANT LOAD PER STAIR > 2000 = 56" MINIMUM

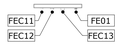
NOTES:
1. STAIR OCCUPANT LOAD WIDTH FACTOR IN ACCORDANCE WITH FBC SECTION 1005.3.1
2. STAIR OCCUPANT LOAD WIDTH FACTOR IN ACCORDANCE WITH NFPA 7.2.2.
3. STAIR WIDTH MINIMUM REQUIREMENTS IN ACCORDANCE WITH NFPA 7.2.2.2.1.2 AND NFPA 7.2.2.2.1.2(B)

EXIT SIGNS

(HATCHED AREAS INDICATE DIRECTIONS SIGN IS VISIBLE FROM)

FIRE EXTINGUISHERS

FIRE EXTINGUISHERS



FIRE PULLS/ STROBES

FEC11 = FULLY RECESSED CABINET
FEC12 = SEMI-RECESSED CABINET
FEC13 = WALL MOUNTED CABINET
FE01 = FIRE EXTINGUISHER ON HOOK

FSS1 = FIRE ALARM STROBE AND SPEAKER
FS01 = FIRE ALARM STROBE
FP01 = FIRE ALARM PULL STATION

CODE COMPLIANCE NOTES BY NUMBER

NUMBER	NOTE

LIFE SAFETY GENERAL NOTES

I. GENERAL EGRESS REQUIREMENTS

1. REFER TO CODE ANALYSIS DRAWING FOR ADDITIONAL INFORMATION.
   A. MAXIMUM TRAVEL DISTANCES
   B. COMMON PATH OF TRAVEL
   C. BUILDING FIRE SEPARATION REQUIREMENTS
   D. STRUCTURAL FIRE RATING REQUIREMENTS
   E. PARTITION FIRE RATINGS
   F. SHAFT ENCLOSURE FIRE RATINGS
   G. OCCUPANCY SEPARATION REQUIREMENTS
2. GENERAL EGRESS REQUIREMENTS SHALL APPLY TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM (EXIT ACCESS, THE EXIT, AND THE EXIT DISCHARGE)
   A. CEILING HEIGHTS: 7'-6" MINIMUM
   B. PROTRUDING OBJECTS: 4" MAXIMUM PROTRUSION ABOVE 27" HEIGHT ABOVE FINISH FLOOR
   C. ELEVATION CHANGES: WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED WITH THE FOLLOWING EXCEPTIONS:
      a. A SINGLE STEP WITH A MAXIMUM RISER OF 7 INCHES IS PERMITTED IN BUILDINGS WITH OCCUPANCIES F, H, R-2, R-3, S, AND U AT EXTERIOR DOORS NOT REQUIRED TO BE ACCESSIBLE.
      b. A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREAD IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 (IBC/FBC) NOT LESS THAN ONE HANDRAIL MUST BE PROVIDED.
      c. A STEP IS PERMITTED IN AISLES SERVING SEATING THAT HAS A DIFFERENCE IN ELEVATION LESS THAN 12" AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 (IBC/FBC)
   D. CONTINUOUS WIDTH: THE MINIMUM ALLOWED WIDTH FOR A MEANS OF EGRESS SHALL BE 44" UNLESS NOTED OTHERWISE. MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN THAT REQUIRED BY THE IBC/FBC (CHAPTER 10) OR NFPA 101/FFPC (CHAPTER 7) AND SHALL BE BASED ON THE OCCUPANT LOAD BEING SERVED.
3. NEW ENCLOSED STAIRS SERVING THREE OR MORE LEVELS SHALL COMPLY WITH NFPA/FFPC CHAPTER 7 FOR STAIR IDENTIFICATION. THE SIGN SUB-CONTRACTOR HIRED BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAIR IDENTIFICATION AT EACH STAIR AND EACH LEVEL. THE SIGN SUB-CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS DEMONSTRATING SIGN LOCATION, CODE COMPLIANCE, AND AESTHETICS FOR THE ARCHITECT, OWNER, AND AUTHORITY HAVING JURISDICTION APPROVAL.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS. THE EXIT SIGN LOCATIONS SHOWN IN THESE PLANS IS BASED ON THE PRESCRIPTIVE CODE REQUIREMENTS. THE AUTHORITY HAVING JURISDICTION HAS THE RESPONSIBILITY TO REVIEW THE FINAL EXIT SIGN QUANTITY AND LOCATIONS BASED ON THE AS-BUILT CONDITION. THEREFORE, THE CONTRACTOR SHALL REVIEW WITH THE AUTHORITY HAVING JURISDICTION, FOR APPROVAL, THE EXIT SIGN LOCATION STRATEGY PRIOR TO INSTALLATION.

II. FIRE AND SMOKE RATED PARTITIONS

1. ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS AND BARRIERS SHALL BE BUILT IN ACCORDANCE WITH THE APPLICABLE UL-LISTED FIRE RESISTANCE DIRECTORY DESIGN.
2. ALL PENETRATIONS THROUGH SMOKE RATED PARTITIONS AND BARRIERS SHALL UTILIZE THE APPROPRIATE UL-LISTED PRODUCTS DESIGNED TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT SHALL BE PERMITTED WITHIN AN EXIT STAIR ENCLOSURE OR EXIT PASSAGEWAY UNLESS THEY SERVE THE STAIR OR EXIT PASSAGEWAY.

III. FIRE PROTECTION

1. THIS BUILDING IS PROTECTED BY A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM. REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
2. FIRE EXTINGUISHERS HAVE BEEN SHOWN FOR GENERAL CONFORMANCE WITH NFPA 10 BASED ON A MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. PER NFPA 10, THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING, FOR APPROVAL, THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WITH THE AUTHORITY OF JURISDICTION PRIOR TO INSTALLATION.
3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREAS IN ACCORDANCE WITH NFPA 10.
4. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10.

IV. DISTRIBUTED ANTENNA SYSTEM

1. THE DISTRIBUTED ANTENNA SYSTEM (DAS) IS A DELEGATED DESIGN UNLESS NOTED OTHERWISE ON THE ELECTRICAL DRAWINGS
2. DETAILING AND ENGINEERING OF THE DAS SYSTEM IS THE RESPONSIBILITY OF THE LOW VOLTAGE SUB-CONTRACTOR / ENGINEER. THE DAS DESIGN PROVIDER IS AN ENGINEER LICENSED IN THE STATE THAT THIS PROJECT IS PERMITTED, TO WHOM THE RESPONSIBILITY FOR DESIGNING THE DAS SYSTEM IS DELEGATED. THE DESIGN PROFESSIONAL, WHEN DELEGATED BY THE ENGINEER OF RECORD FOR THIS PROJECT, IS HIRED BY THE LOW VOLTAGE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PRE-PLUMBING THE BUILDING WITH CONDUIT TO MEET THE NEEDS OF THE LOW VOLTAGE CONTRACTOR.

RADIO ENHANCEMENT SYSTEM

THIS BUILDING WILL BE REQUIRED TO HAVE A RADIO ENHANCEMENT SYSTEM IN PLACE PER NFPA 1 CH. 11.10.2. THE DESIGN, DETAILING AND ENGINEERING OF ALL LOW VOLTAGE WIRING IS THE RESPONSIBILITY OF THE LOW VOLTAGE SUB-CONTRACTOR/ ENGINEER. THE LOW VOLTAGE PROVIDER IS A PROFESSIONAL LICENSED IN THE STATE THAT THIS PROJECT IS PERMITTED, TO WHOM THE RESPONSIBILITY FOR DESIGNING ALL LOW VOLTAGE SYSTEMS IS DELEGATED. THE DESIGN PROFESSIONAL IS HIRED BY THE LOW VOLTAGE CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PRE-PLUMBING THE BUILDING WITH CONDUIT TO MEET THE NEEDS OF THE LOW VOLTAGE CONTRACTOR.

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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NOT FOR CONSTRUCTION

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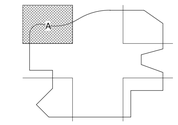
KEY PLAN:



HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

PROJECT NO:
250320.00

LIFE SAFETY PLANS & NOTES

SHEET NUMBER:
G101

A1 LIFE SAFETY PLAN- MECH. ROOF
1/8" = 1'-0"

A3 LIFE SAFETY PLAN- LEVEL 1
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

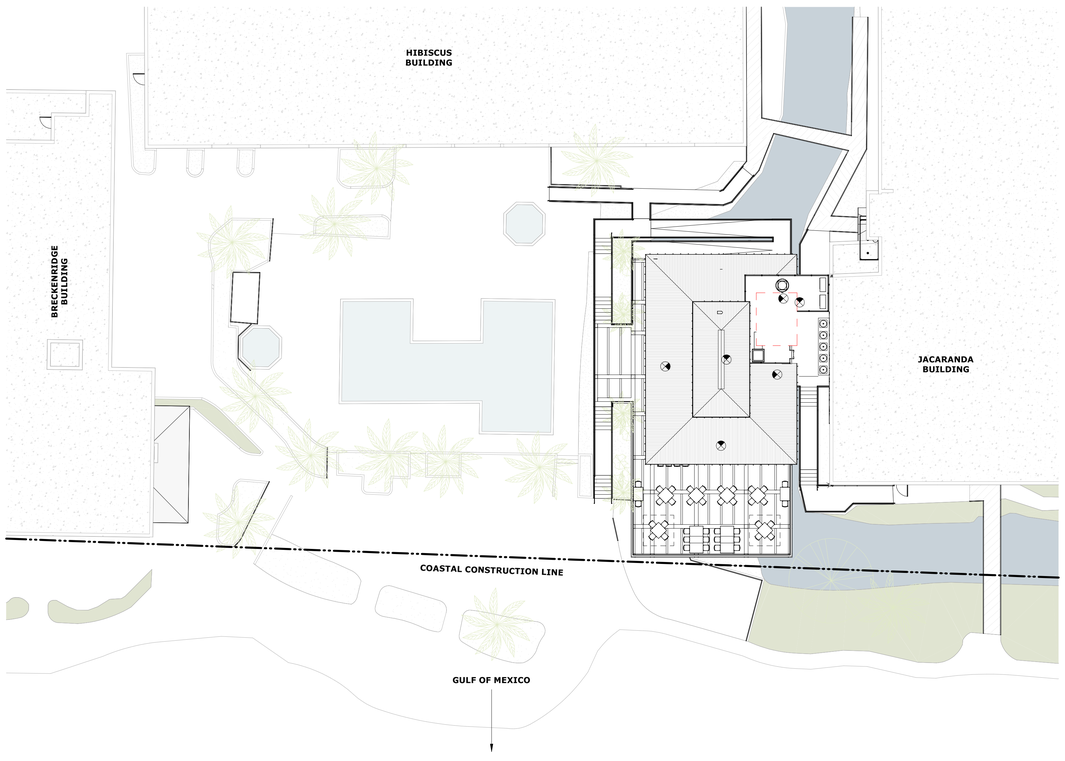
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL 22" X 34" SHEETS ORIGINAL PAGE SIZE

SITE PLAN NOTES BY NUMBER

NUMBER	NOTE

(N) ARCHITECTURAL SITE PLAN GENERAL NOTES

1. THE ARCHITECTURAL SITE PLAN HAS BEEN PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. REFER TO CIVIL, ELECTRICAL, AND PLUMBING PLANS FOR PROJECT SPECIFIC INFORMATION WHICH INCLUDE BUT ARE LIMITED TO:
   A. PROPERTY LINE IDENTIFICATION
   B. SETBACK IDENTIFICATION
   C. BUILDING SITING (DIMENSIONED FROM PROPERTY LINE)
   D. UTILITY CONNECTIONS
   E. TRANSFORMER LOCATIONS
   F. STORM AND WASTE CONNECTIONS
   G. SITE LIGHTING
   H. SITE GRADING
   I. ADA/FHA SITE ACCESSIBILITY ROUTE REQUIREMENTS
   J. DUMPSTER ENCLOSURE LOCATION (IF APPLICABLE)
   K. GENERATOR LOCATION (IF APPLICABLE)
2. ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A REGISTERED AND LICENSED SURVEYOR. IT HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, OR OVERSIGHTS CONTAINED WITHIN SUCH SURVEY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE LOCAL UTILITY PROVIDERS.
4. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CIVIL AND MEP/FP DRAWINGS WITH THE LOCAL SERVICE PROVIDERS.
5. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND / OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTION IN UTILITY SERVICE SHALL BE OF THE SHORTEST DURATION AS POSSIBLE IN ORDER TO COMPLETE THE REQUIRED WORK. ANY INTERRUPTION SHALL BE APPROVED BY THE UTILITY PROVIDER.
6. IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT ADVANCED NOTICE AND APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY THE OWNER. THE RECONNECTION OF UTLITIES SHALL BE MADE IMMEDIATELY.
7. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CIVIL ENGINEER'S DRAWINGS AND SPECIFICATIONS, AS WELL AS THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.
8. CONSTRUCTION ACCESS PARKING, OFFICES, EXTENT/SIZE OF STAGING AREA SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
9. NEW SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS
10. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%)
11. SIDEWALKS AND CROSSWALKS MAXIMUM CROSS SLOPE SHALL BE 2.0%
12. WHERE SIDEWALKS INTERSECT CURBS, CONTRACTOR SHALL INSTALL AN ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP.
13. SITE GRADING AND SIDEWALK CONSTRUCTION SHALL BE COMPLETED IN SUCH A MANNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SPECIAL CONSIDERATION SHALL BE MADE AT DOOR LOCATIONS.
14. THE CONTRACTOR SHALL REVIEW AND COORDINATE UNDERGROUND PIPING AND UTILITIES WITH THE STRUCTURAL ENGINEER'S FOUNDATION DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE DRAWINGS.



LEGEND- SITE PLANS

BUILDING ELEMENTS

- EXISTING PARTITION TO REMAIN
- TEMPORARY PARTITION
- PARTITION
- -70.000 — ELEVATION (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES
- N 322.485, E 141.501 — COORDINATES AT POINT (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES)
- 31.00, @ 96° 00' 00", 16.00, 32.00 — PROPERTY LINE LENGTH (IF TAGGED); PROPERTY LINE BEARING (IF TAGGED); PROPERTY LINES (TAGS MAY BE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SURVEY FOR PROPERTY INFORMATION); PROPERTY LINE LENGTH (IF TAGGED)
- 4 — PARKING SPACES (ONE PER DIAGONAL LINE); PARKING ROW COUNT

TRUE NORTH

A1 ARCHITECTURAL SITE PLAN- OVERALL

1/16" = 1'-0"

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

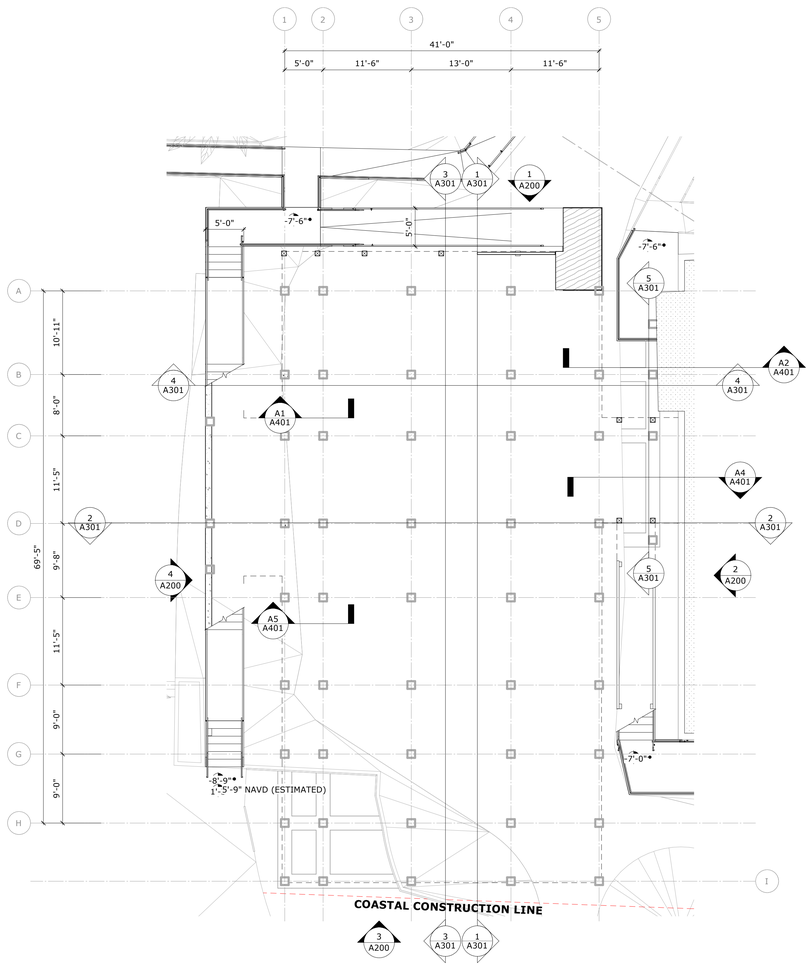
PROJECT NO:
250320.00

ARCHITECTURAL SITE PLAN

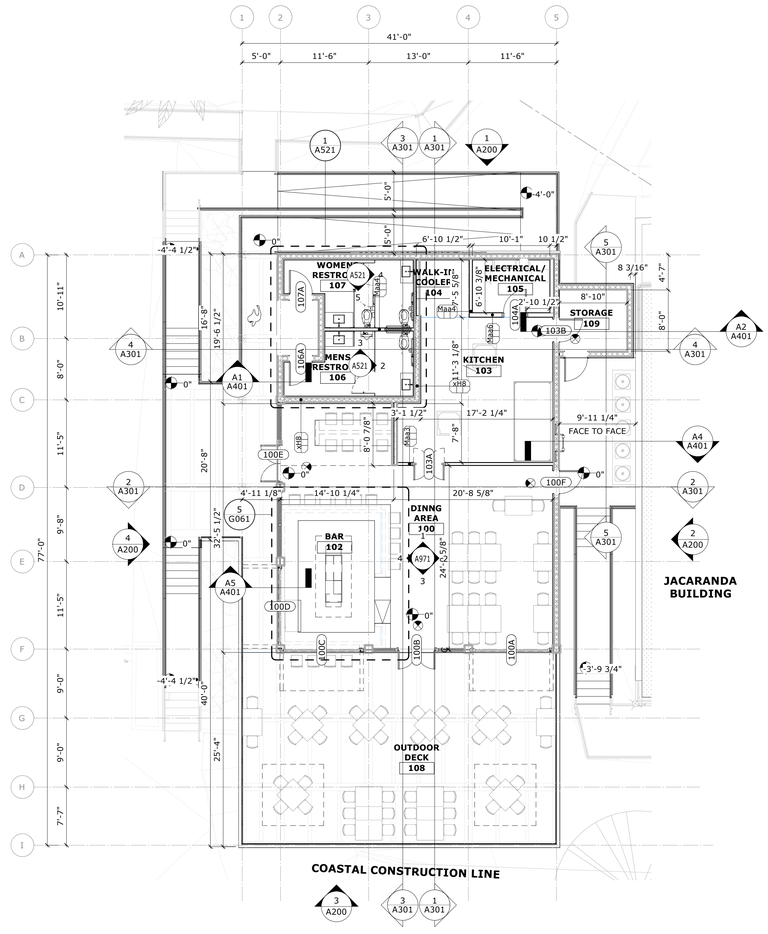
SHEET NUMBER:
A091

THE LINE SHOWN ABOVE IS 1/2" LONG ON ANSI D SHEETS ORIGINAL PAGE SIZE

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE



A2 **FLOOR PLAN- LEVEL GROUND**
1/8" = 1'-0"



A5 **FLOOR PLAN- LEVEL 1**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
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AA0002981 | LC26000427

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HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

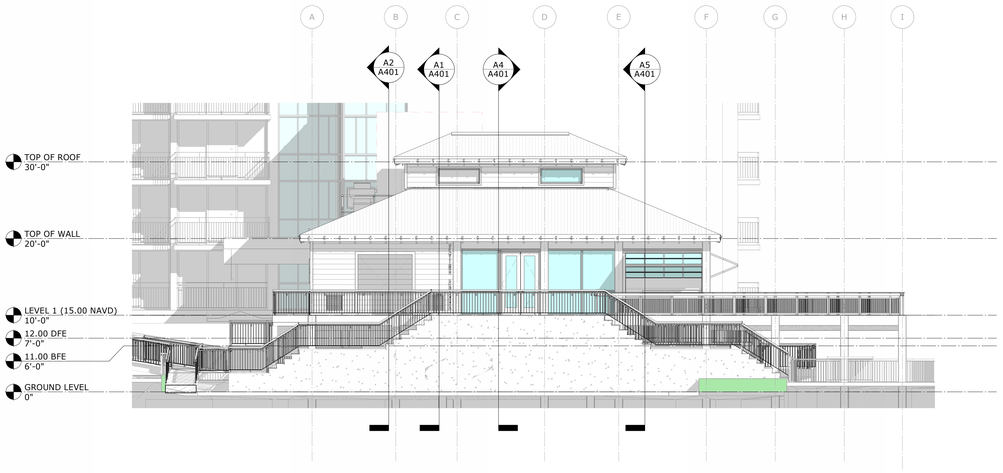
5500 GULF BLVD
ST PETE BEACH, FL 33706

PROJECT NO:
250320.00

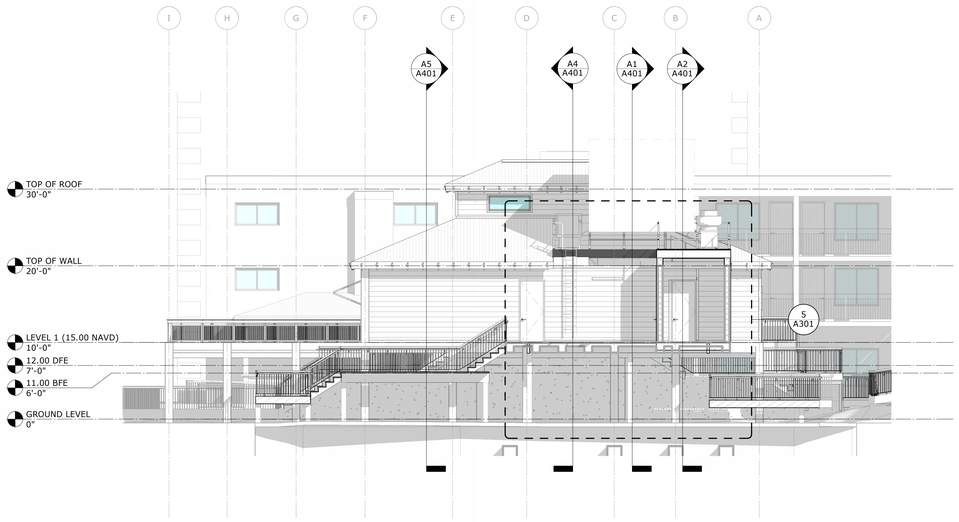
FLOOR PLAN- GROUND, LEVEL 1

SHEET NUMBER:
A101

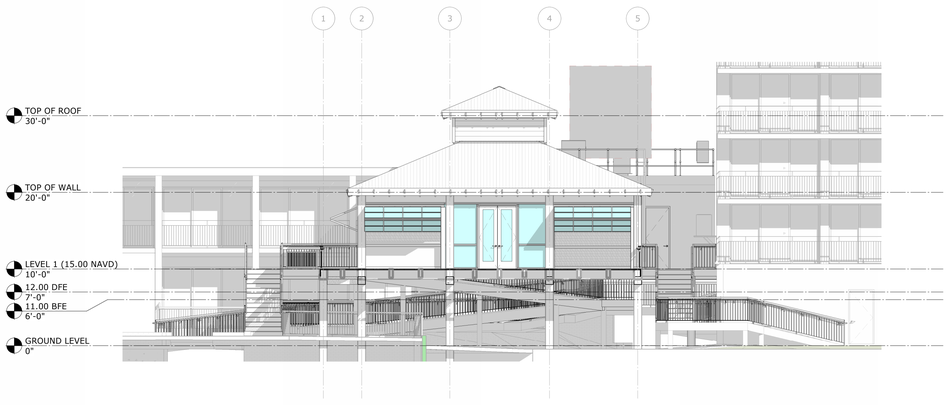
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE



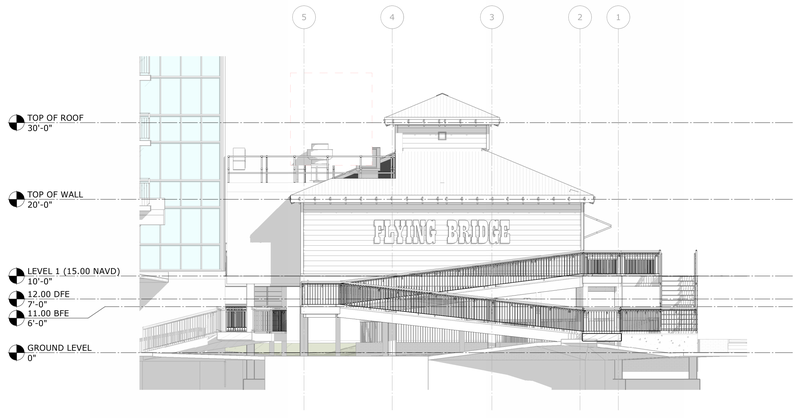
4 ELEVATION- EXTERIOR- WEST
1/8" = 1'-0"



2 ELEVATION- EXTERIOR- EAST
1/8" = 1'-0"



3 ELEVATION- EXTERIOR- SOUTH
1/8" = 1'-0"



1 ELEVATION- EXTERIOR- NORTH
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

GENERAL COORDINATION

1. THE TERM "CONTRACT DOCUMENTS" DESCRIBED HEREIN IS NOT LIMITED SOLELY TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS BUT ENCOMPASSES THE DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS AND APPLICABLE DIVISIONS.
2. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION, METHODS, MATERIALS, OR EXACT LOCATIONS. THEY INDICATE THE RESULT TO BE ACHIEVED BY THE ASSEMBLAGE OF SEVERAL BUILDING SYSTEMS FOR A COMPLETE AND OPERATIONAL BUILDING.
3. THIS PROJECT REQUIRES COORDINATION DRAWINGS BY THE CONTRACTOR IN THE FORM OF SHOP DRAWING SUBMITTALS. THE CONTRACTOR SHALL PARTICIPATE IN THE COORDINATION DRAWING PREPARATION PROCESS IN ORDER TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COORDINATE AND SCHEDULE ALL TRADE INFORMATION.
4. THE CONTRACT DOCUMENTS ARE CONSIDERED COMPLEMENTARY TO ONE ANOTHER. THE SCOPE, WORKMANSHIP, METHODS, AND/OR MATERIALS DESCRIBED OR IMPLIED BY ONE BUT NOT DESCRIBED OR IMPLIED BY THE OTHER SHALL BE PROVIDED, FURNISHED, AND PERFORMED AS IF THEY HAD APPEARED ON ALL DRAWINGS.
5. THE SPECIFICATIONS AND CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE CONSULTANT-PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE START OF WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
6. THE CONTRACTOR SHALL RELY ON THE WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OR RESUMPTION OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND SEQUENCING ALL SUBCONTRACTOR WORK IN ORDER TO ENSURE THE DESIRED RESULT FOR THE WORK DESCRIBED OR IMPLIED WITHIN THE CONTRACT DOCUMENTS IS ACHIEVED. WORK PERFORMED OUT OF SEQUENCE THAT RESULTS IN A CONDITION NOT CONSISTENT WITH THE CONTRACT DOCUMENTS WILL BE DEEMED NON-CONFORMING. NON-CONFORMING WORK WILL BE REQUIRED TO BE REPLACED OR RELOCATED IN ORDER TO ACHIEVE THE DESIRED RESULT AT NO ADDITIONAL COST TO THE OWNER OR MODIFICATION TO THE CONSTRUCTION SCHEDULE.

EXTERIOR ELEVATION REQUIREMENTS

1. AT LOCATIONS WHERE ON THE FRONT ELEVATIONS EXTERIOR MATERIALS, FINISHES, AND COLORS ARE SHOWN OR IMPLIED AND WHERE ADJACENT SIDE ELEVATIONS, COLUMNS, AND SOFFIT CONDITIONS ARE NOT SHOWN, THE FINISHES, MATERIALS, AND COLORS ARE TO TURN THE CORNER OR EDGE AND CONTINUE DOWN THE SIDE ELEVATION, COLUMN AND SOFFIT AND TERMINATE AT AN INSIDE BUILDING CORNER OR WALL EDGE (UNLESS NOTED OTHERWISE)
2. HATCHING OR SHADING PROVIDED ON ELEVATIONS IS FOR THE PURPOSE OF DESCRIBING MATERIAL OR PAINT COLOR CHANGES. UNLESS OTHERWISE NOTED OR DETAILED ON AN ENLARGED ELEVATION CALL-OUT, THE FINAL AESTHETIC LAYOUT SHALL BE REVIEWED AND COORDINATED THROUGH THE SHOP DRAWING PROCESS.
   A. CONTRACTOR TO COORDINATE ALIGNMENT OF FINISHES BASED ON THE INTENT DESCRIBED IN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS.

1. WHERE RAIN GUTTERS AND DOWNSPOUTS ARE EXTERNAL (EXPOSED TO VIEW), THE FOLLOWING IS REQUIRED:
   A. PAINT TO MATCH ADJACENT FASCIA, TRIM, OR WALL COLOR
   B. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.N.A RECOMMENDATIONS
   C. WHERE DOWNSPOUTS ARE NOT CONNECTED TO THE UNDERGROUND STORM SYSTEM, PROVIDE MAXIMUM 90-DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIVERT WATER AWAY FROM THE STRUCTURE
   D. PROVIDE A CONCRETE SPLASH BLOCK, OR APPROVED EQUAL, WITH FLOW BARRIERS
   E. DO NOT LOCATE DOWNSPOUTS AT ENTRY OR ACCESS DOORS

1. REFER TO WALL SECTIONS AND ENLARGED ENVELOPE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. ATTACHMENTS FOR EXTERIOR MATERIALS AND MATERIAL ASSEMBLIES SHALL BE MADE WITH STAINLESS STEEL FASTENERS AND SHALL BE APPROPRIATELY SIZED AND DESIGNED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE WIND ZONES IDENTIFIED BY THE STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE FASTENING METHODS WITH THE MANUFACTURER AND THE STATE PRODUCT APPROVAL WHERE APPLICABLE.
3. WHERE EXHAUST AND INTAKE GRILLS, PIPING, VENT CAPS, AND OTHER NECESSARY PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL:
   A. ALIGN PENETRATIONS VERTICALLY WHERE POSSIBLE
   B. PAINT PENETRATIONS TO MATCH ADJACENT SURFACES
   C. COMPLETELY SEAL ALL PENETRATIONS
   D. COORDINATE WITH MEP/FP DRAWINGS. VERIFY LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION

1. LOCATE ALL WEATHERPROOF GFCI RECEPTACLES AND HOSE BIBBS AT 24" TO THE TOP OF THE UNIT MEASURED FROM THE TOP OF THE SIDEWALK.
2. CONTRACTOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS FOR CURRENT OR FUTURE EXTERIOR SIGNAGE SHOWN IN THESE ELEVATIONS WITH THE ELECTRICAL CONTRACTOR REGARDLESS OF INCLUSION IN THE ELECTRICAL DRAWINGS PRIOR TO SUBMITTING BIDS.

LIVING AND SLEEPING UNITS

1. AT STACKED UNITS OF THE SAME OR SIMILAR TYPE, ALIGN DRYER VENTS, EXHAUST VENTS / GRILLS, INTAKE GRILLS, PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. PAINT TO MATCH ADJACENT SURFACE.
2. UNLESS NOTED OTHERWISE, THE OPERABLE SIDE OF WINDOWS, PATIO DOORS, OR SLIDING GLASS DOORS SHALL STACK AT ALL LEVELS.

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

ARCH NAME
ARCH ##

NOT FOR CONSTRUCTION

Δ	DATE	SUBMISSION
1	04-09-2026	DESIGN DEVELOPMENT

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

HEIDI WIGAND

TRADEWINDS - FLYING BRIDGE BAR

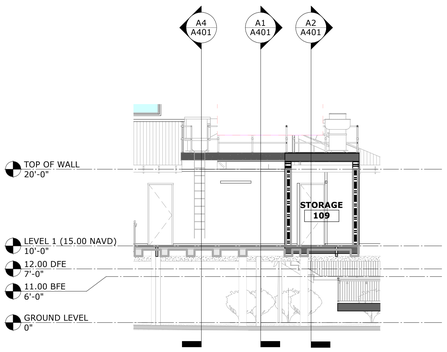
5500 GULF BLVD
ST PETE BEACH, FL 33706

PROJECT NO:
250320.00

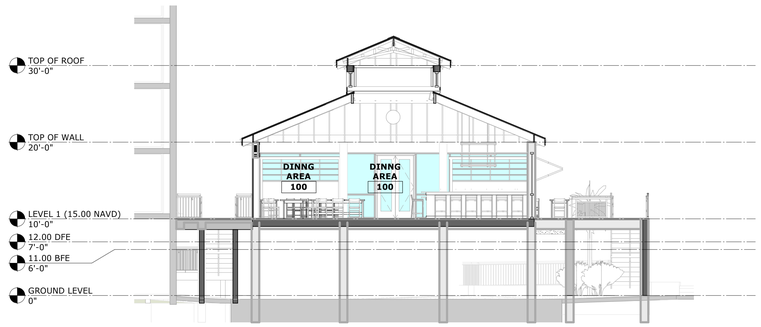
EXTERIOR ELEVATIONS & GENERAL NOTES

SHEET NUMBER:
A200

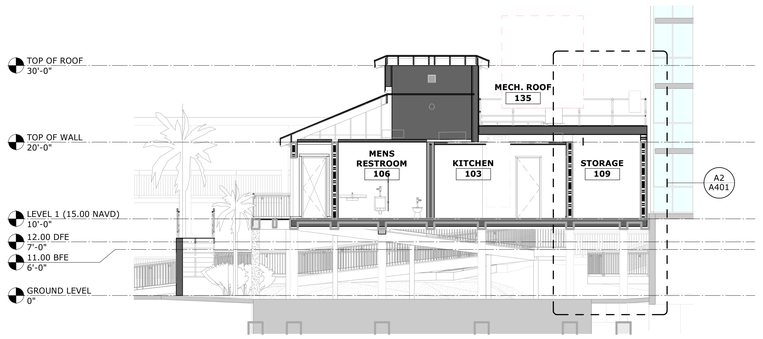
THE LINE SHOWN ABOVE IS
1" LONG ON ORIGINAL PLANS
SHEETS ORIGINAL PAGE SIZE



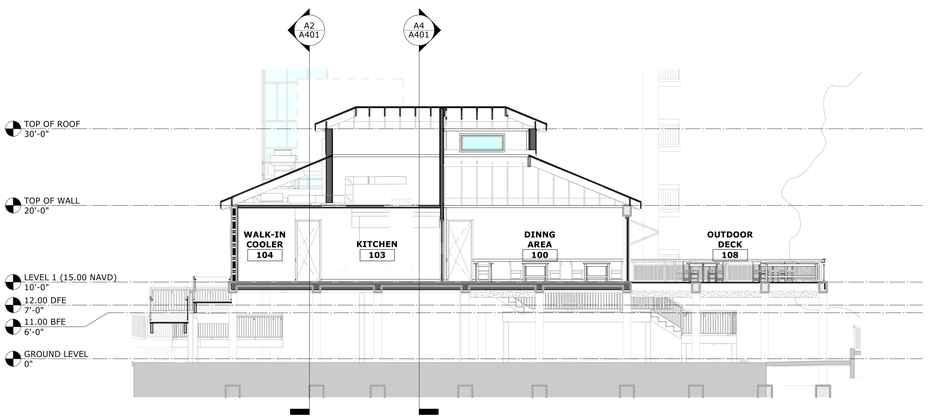
5 SECTION 05
1/8" = 1'-0"



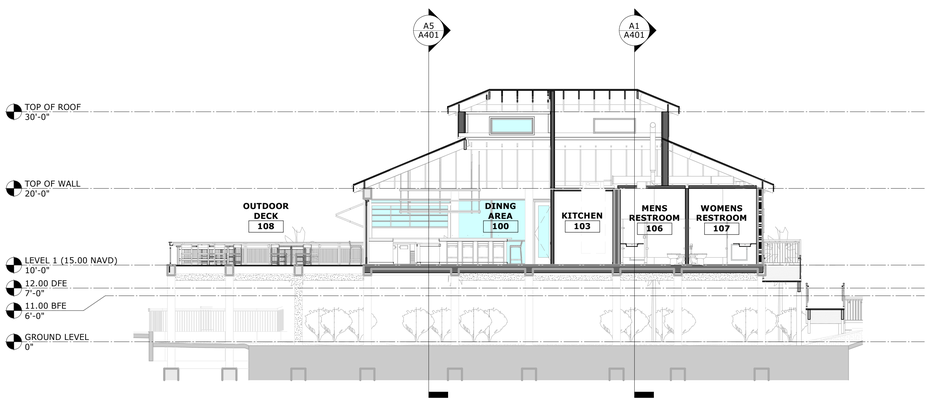
2 SECTION 02
1/8" = 1'-0"



4 SECTION 04
1/8" = 1'-0"



1 SECTION 01
1/8" = 1'-0"



3 SECTION 03
1/8" = 1'-0"

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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HEIDI
WIGAND

TRADEWINDS - FLYING BRIDGE BAR

5500 GULF BLVD
ST PETE BEACH, FL 33706

PROJECT NO:
250320.00

BUILDING SECTIONS

SHEET NUMBER:
A301

06 April 2026

City of St. Pete Beach
Community Development Department
155 Corey Avenue,
St. Pete Beach, Florida 33706

Re: Site Plan Submittal
Tradewinds Flying Bridge Restaurant Rebuild
St. Pete Beach, Florida
Langan Project No.: 350101602

Dear Reviewer:

On behalf of 5500-5600 Gulf Blvd IG LLC, Langan Engineering & Environmental Services, LLC (Langan) offers the following responses to the site plan application checklist requirements for your review and approval. Requirements are identified in italics and Langan's responses are in bold.

ENCLOSURES

- Site Plan Application
- Site plan dated 6 April 2026 prepared by Langan
- Preliminary Architect Plans prepared by Baker Barrios
- Topographic Boundary and Tidal Water Survey

(1) The name, address, and telephone number of the owner of record of the land proposed for development.

Response: Please see the civil site plans. This information is on both sheets.

(2) The name, address, and telephone number of the developer and/or agent, if different from the owner.

Response: Please see the civil site plans. This information is on both sheets.

(3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.

Response: Please see the civil site plans. This information is on both sheets.

(4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.

Response: Please see the civil site plans. This information is on both sheets.

(5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.

Response: Please see the site data table on the site plan sheets.

(6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.

Response: Please see sheet C-100 of the civil plans.

(7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.

Response: Please see sheet C-101 of the civil site plans.

(8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).

Response: This is a site plan application, and the civil plans are designated as such.

(9) A location map of the land with reference to surrounding lands, subdivisions, streets, and municipal boundaries.

Response: Please see the civil site plans. This information is on both sheets.

(10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.

Response: A boundary survey has been included in the submittal package.

(11) A site plan, with north arrow and scale, identifying:

a. The proposed land uses, densities, and intensities of use;

b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;

c. Common areas;

d. Recreational facilities;

e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;

f. Utility location;

g. Easements;

h. Off-street parking and loading facilities;

i. Landscaping and buffering; and

j. Signage.

Response: Please see the civil site plan sheets.

(12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.

Response: This is not applicable for this project.

(13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.

Response: This is not applicable for this project.

(14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.

Response: This is not applicable for this project.

(15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.

Response: This is not applicable for this project.

(16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.

Response: Please see sheet C-101 of the civil site plans.

(17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.

Response: Please see sheet C-101 of the civil site plans.

(18) Site utility and construction details, including a cross-connection control plan.

Response: This is not applicable for this project.

(19) Roadway and paving cross-sections and profiles if modifying the roadway.

Response: This is not applicable for this project.

(20) Lighting plan and details if located in the Community Redevelopment District, including photometrics and examples of the proposed fixtures.

Response: Lighting will be provided with light packs on the new building.

(21) Provisions for solid waste management.

Response: Please see note 1 on sheet C-101.

(22) Locations and preliminary plans for signs.

Response: This is not applicable for this project.

(23) Sight triangles at the intersections of roadways and curb cuts with roadways.

Response: This is not applicable for this project.

(24) Vehicular and pedestrian circulation patterns.

Response: This is not applicable for this project.

(25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.

Response: This is not applicable for this project.

(26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.

Response: Please see the architect's plans included with the submittal package.

(27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.

Response: Please see the architect's plans included with the submittal package.

(28) The height and number of floors/stories of all structures and number of units per floor/story.

Response: Please see the architect's plans included with the submittal package.

(29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.

Response: Please see the civil site plan sheets.

(30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.

Response: This is not applicable for this project.

(31) Landscape plan and details.

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

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

a. The preparer's name, address, and telephone number, signature and seal.

b. A schedule including:

1. *Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.*
2. *Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.*
3. *Width and square footage of all required landscape buffers.*

c. Plant legend showing botanical and common name, size and quantity of all proposed plantings

d. Elevation and section drawings of any solid screen proposed.

e. All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.

f. All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.

g. Scale and north arrow.

Response: Please see note 2 on sheet C-101.

(32) Fire Department:

a. The Florida Fire Prevention Code (currently adopted edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.

b. Underground Utilities:

1. *Fire Mains Locations*
2. *Backflow Prevention Devices Locations*
3. *Hydrant Locations*
4. *Fire Department Connections Locations*
5. *Proposed Boat Docks and Associated Underground Piping*
6. *Gas Main Location and Associated Valves*
7. *Power Services for Gate Operations at Gated Communities*
8. *Telephone Services*
9. *Electrical Services*
10. *Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.*

Response: This is not applicable for this project.

Sincerely,
Langan Engineering and Environmental Services, LLC.

Andrew Eiland Jr, P.E.
Associate

JAM:jm

cc:

FBPE Registry No. 6601

\\langan.com\data\TAM\data6\350101602\Project Data\Correspondence\Comment Response Letters\2026.04.06-City of St. Pete Response.docx