Board of Commissioners

Memorandum

Date: September 3, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: **Ordinance 2024-06**: Future Land Use Map Amendment for property located at 42501 U.S. Highway 19 North (Application 22-02); Legislative **(1st Reading)**

Recommendation

Staff recommends approval of Ordinance 2024-06 amending the Future Land Use Map (FLUM) for 36.64 acres from Commercial General (CG), Residential/Office General (R/OG), and Preservation (P) to Recreation/Open Space (R/OS) and Preservation (P) comprised of:

- Recreation/Open Space (R/OS) FLUM category designation covering 14.559 acres of longleaf pine/xeric oak habitat, and,
- Preservation (P) category designation covering 22.078 acres of wetland habitat.

Planning and Zoning Board Recommendation

The Planning and Zoning Board reviewed this item at their regular meeting of August 19, 2024 with six members present. The Board voted to recommend approval of the application with two members dissenting.

~~The Board recommended that a provision be made to the conservation easement approved under Resolution 2021-60 to require a super-majority vote of the Board of Commissioners to revise or revoke the agreement.~~ During discussion, one board member wanted to recommend that a super-majority vote of the Board of Commissioners be required to revise or revoke the associated conservation easement approved as part of Resolution 2021-60. It was explained by the City Attorney and Staff that the conservation easement was not part of the application or under consideration. (updated by staff on Aug 29, 2024 at 2:45 p.m.)

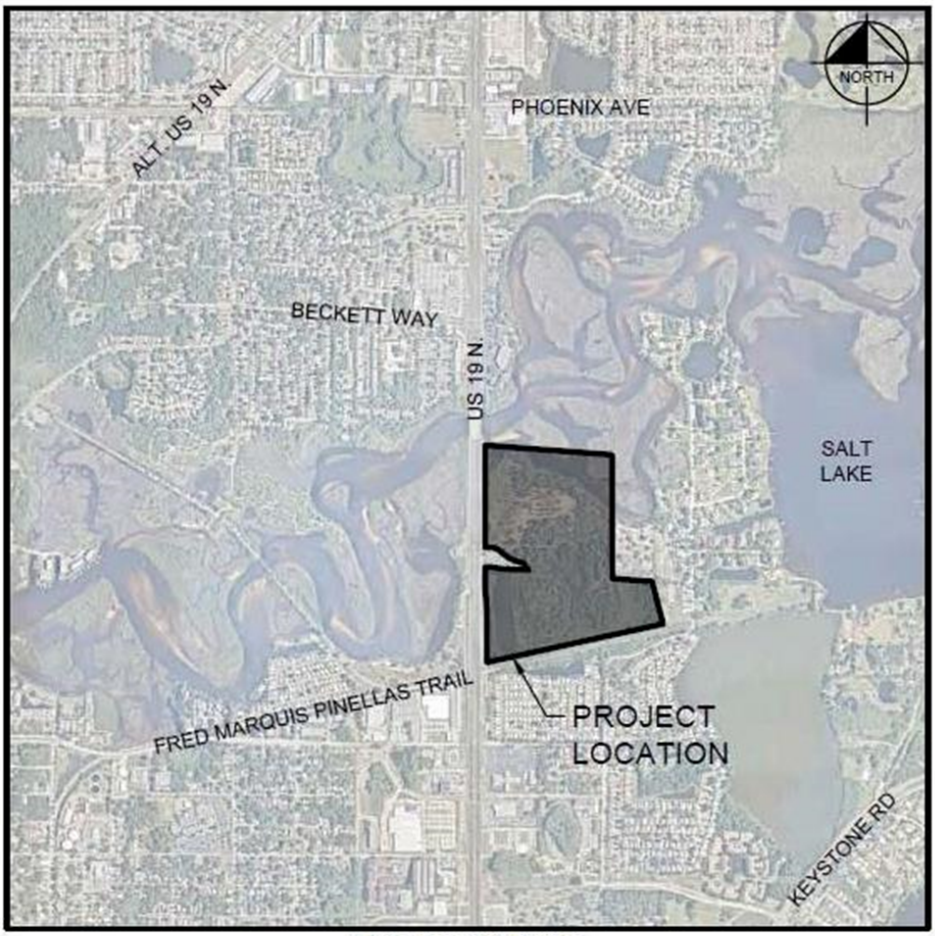
Background

The Anclote Harbor project is a multi-family apartment development with an approved Final Planned Development (Resolution 2021-60 adopted by the Board of Commissioners on November 9, 2022). A building permit for site work (permit number 21-3073) has been issued. As a condition of Final Planned Development approval, the applicant is required to request amendment to the City's Future Land Use Map for the upland habitat to be preserved on site and to adjust the existing Preservation category so that it accurately reflects the extent of wetlands on site. Condition #7 of Resolution 2021-60 states:

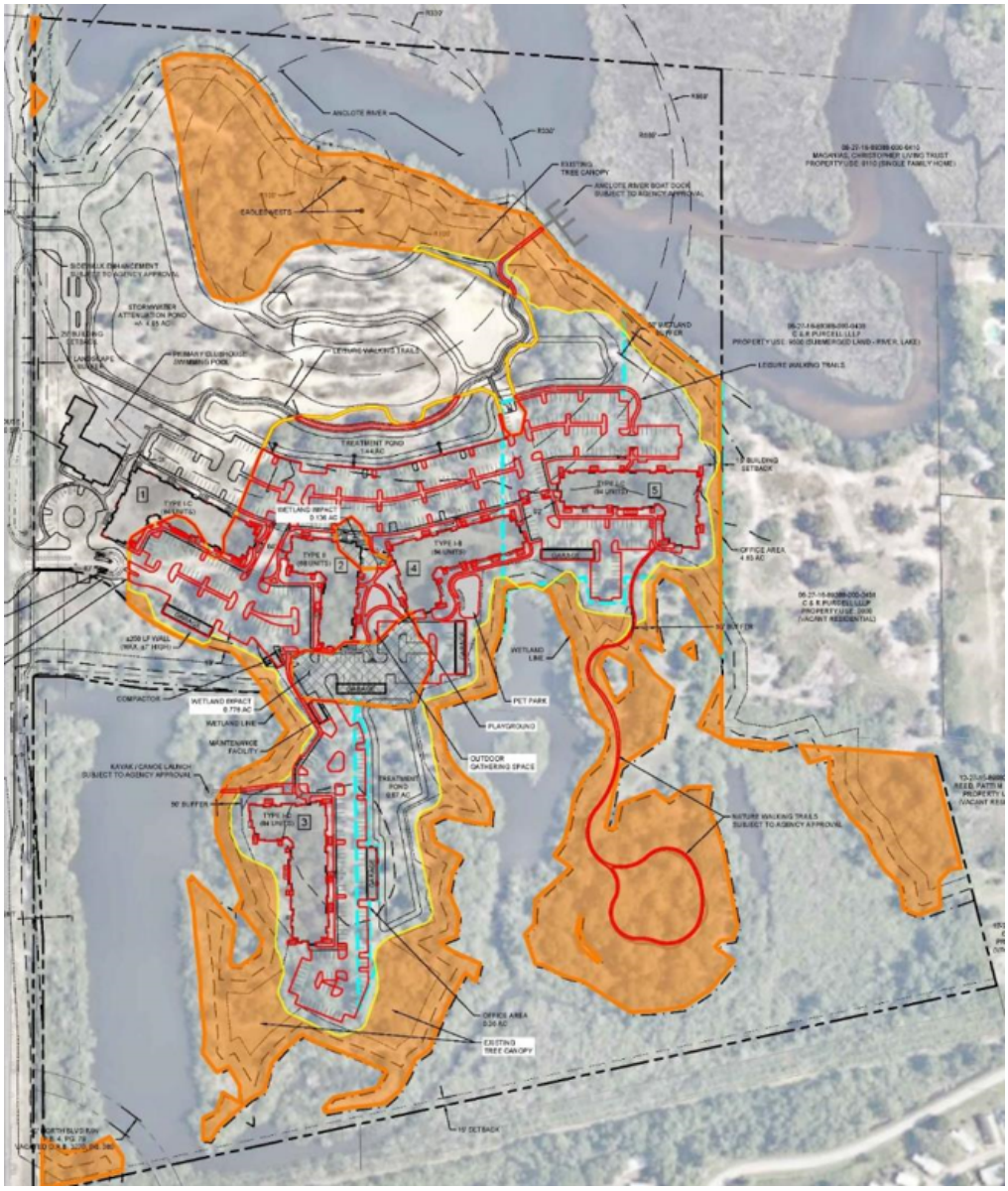
"An application for Future Land Use Map (FLUM) amendment and adjustment shall be provided prior to, or at the time of submittal of the site work/building permits along with digital map coverage of all final Recreation/Open Space (R/OS) and Preservation (P) coverage in a format acceptable to the City. The proposed Recreation/Open Space (R/OS) FLUM category designation shall cover the entire acreage of longleaf pine/xeric oak habitat proposed for preservation (currently estimated at 13.89 acres). The Preservation (P) FLUM designation shall be adjusted to cover the entire acreage of wetlands proposed for preservation (currently estimated at 21.17 acres)."

The applicant is requesting a FLUM amendment for 14.559 acres of longleaf pine/xeric oak habitat to the Recreation/Open Space category, and a FLUM amendment for 22.078 acres of wetlands to the Preservation category.

Project Location and Previously approved Development Plan



LOCATION MAP



Funding

Not applicable

Strategic Plan Objective

Not applicable

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[AUGUST 19, 2024 / SEPTEMBER 3, 2024, SECOND HEARING DATE To Be Determined]

STAFF REPORT – FUTURE LAND USE MAP AMENDMENT
August 12, 2024

Application No.:	#22-02 – Future Land Use Map Amendment (**Ordinance 2024-06**)
Project Title:	Anclote Harbor Apartments
Applicant / Owner:	Richard Buck, Morgan Group Development, LLC /
	Wal-Mart East Stores LP
Property Size:	64.17 acres
Current Land Use:	Commercial General, Residential/Office General, Preservation
Proposed Land Use:	36.64 acres to Recreation/Open Space, Preservation
Current Zoning:	Residential Planned Development (RPD)
Location / Parcel ID:	42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

SUMMARY OF REQUEST:
The Anclote Harbor project is a multi-family apartment development with an approved Final Planned Development (Resolution 2021-60 adopted by the Board of Commissioners on November 9, 2022). A building permit for site work (permit number 21-3073) has been issued. As a condition of Final Planned Development approval, the applicant is required to request amendment to the City's Future Land Use Map for the upland habitat to be preserved on site and to adjust the existing Preservation category so that it accurately reflects the extent of wetlands on site. Condition #7 of Resolution 2021-60 states:

"An application for Future Land Use Map (FLUM) amendment and adjustment shall be provided prior to, or at the time of submittal of the site work/building permits along with digital map coverage of all final Recreation/Open Space (R/OS) and Preservation (P) coverage in a format acceptable to the City. The proposed Recreation/Open Space (R/OS) FLUM category designation shall cover the entire acreage of longleaf pine/xeric oak habitat proposed for preservation (currently estimated at 13.89 acres). The Preservation (P) FLUM designation shall be adjusted to cover the entire acreage of wetlands proposed for preservation (currently estimated at 21.17 acres)."

The applicant is requesting a FLUM amendment for 14.559 acres of longleaf pine/xeric oak habitat to the Recreation/Open Space category, and a FLUM amendment for 22.078 acres of wetlands to the Preservation category.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval of Ordinance 2024-06** amending the Future Land Use Map (FLUM) for 36.64 acres **from** Commercial General (CG), Residential/Office General (R/OG), and Preservation (P) **to** Recreation/Open Space (R/OS) and Preservation (P) comprised of:

- Recreation/Open Space (R/OS) FLUM category designation covering 14.559 acres of longleaf pine/xeric oak habitat, and,
- Preservation (P) category designation covering 22.078 acres of wetland habitat.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant; Building permit #21-3073 issued for site work
Site Features:	Upland disturbed and longleaf pine/xeric oak habitat; wetlands
Vehicle Access:	The property is accessed from U.S. Highway 19 North

SURROUNDING PROPERTY:

	Zoning:	**Land Use:**
North:	Residential Office (City)	Residential Office General (City)
South:	Residential Mobile/Manufactured Home (Pinellas County)	Residential Urban (Pinellas County)
East:	R-2 (Single Family Residential – Pinellas County)	Residential Suburban (Pinellas County)
West:	Waterfront Development District (City) R-60 (One and Two Family Residential - City) C-2 (General Commercial and Services – Pinellas County) C-2 (General Commercial and Services – Pinellas County) CP (Commercial Parkway – Pinellas County) RMH (Residential Mobile/Manufactured Home – Pinellas County)	Commercial General (City) Residential Office Retail (City) Commercial General (Pinellas County) Preservation (Pinellas County) Residential Office Retail (Pinellas County) Residential Office Retail (Pinellas County)

PLANNING CONSIDERATIONS:

When considering this application, the following general site planning concepts are noted:

1. The applicant is requesting a FLUM designation to Recreation/Open Space (R/OS) for 14.559 acres of uplands for the purpose of preserving the existing longleaf pine/xeric oak habitat on site while allowing passive recreation and open space for the residents of the Anclote Harbor Apartments community. The allowable recreation activities for the Anclote Harbor project are set forth in the approved Final Planned Development and in the approved conservation easement document.

2. Condition #18 of Resolution 2021-60 (attached), approving the Anclote Harbor Final Planned Development, states: "The Conservation Easement (Exhibit F) approved as part of the Preliminary & Final Planned Development shall be recorded in the records of the Pinellas County Clerk prior to issuance of the Final Certificate of Occupancy for the project." The conservation easement restricts allowable recreation facilities to the following, subject to City approval of construction design:
   - One water access facility on the Anclote River and one water access facility on the dredged lake,
   - A looped nature trail/walkway of pervious surface material,
   - Eradication of noxious, nuisance and exotic invasive plant and animal species, and,
   - Activities authorized as part of the approved wetland enhancement plan.
3. It is noted that the preservation of upland and wetland habitat are required components of the approved planned development and of the current Residential Planned Development (RPD) zoning (see Ordinance 2021-15 (attached) and Resolution 2021-60 (attached)). The habitat preservation requirement is enforced independent of the final status of the current FLUM amendment request. By submitting applications for the FLUM amendment, the applicant is deemed to be in compliance with Condition #7 of Resolution 2021-60.
4. It is noted that apart from the eventual realization of this development an adopted change on the Future Land Use Map to the R/OS category for the uplands and to the P category for the wetlands would create a permanent change to the FLUM that would remove residential density, remove a wide range of currently allowable uses, and, significantly reduce allowable building floor area and impervious surface area. This is the case under the current adopted Comprehensive Plan and under the updated 2040 Comprehensive Plan that is pending adoption. Tables comparing both plans are provided below.
5. Note that the Preservation category shown on the current FLUM does not accurately reflect the true wetland coverage. The Preservation FLUM coverage proposed in the amendment accurately reflects the wetland area delineated on site and approved by the applicable jurisdictional agencies.

REVIEW STANDARDS / STAFF ANALYSIS – FUTURE LAND USE MAP AMENDMENT

The Future Land Use Map (FLUM) amendment is a legislative decision of the Board of Commissioners. Pursuant to Section 207.03(C)(1) of the Land Development Code (LDC), amendments to the Comprehensive Plan must meet the standards of Florida Statutes. The standards for the current and proposed FLUM categories contained in the current Comprehensive Plan, and, in the 2040 Comprehensive Plan pending adoption, are summarized in the tables below.

***Staff Analysis**:* The entire 64.17-acre property contains 30.34 acres of significant upland habitat area as described in Policy 1.1.12 of the Comprehensive Plan. The Comprehensive Plan requires 30% of that area to be set aside as open space (9.102 acres). The Anclote Harbor project was approved with 48% of the significant upland habitat (14.559 acres) set aside as open space. The FLUM amendment to Recreation/Open Space (R/OS) for this area (14.559 acres) is appropriate to preserve the remaining integrity of the upland habitat, remove residential density, reduce the number and types of allowable uses, and significantly reduce allowable intensity. These features also promote compatibility with the surrounding primarily residential land uses and low-level office/commercial uses. The 22.08 acres of wetlands proposed for a Preservation (P) designation are likewise protected and compatible with the area as described in the intent statement (see FLUM category comparison table below).

City Future Land Use Map (FLUM) Categories Compared

	CURRENT FLUM DESIGNATIONS: Residential/Office General (R/OG) and Commercial General (CG)	PROPOSED FLUM DESIGNATIONS: Recreation/Open Space (R/OS) and Preservation (P)
Intent:	**Policy 2.3.1 R/OG -** This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low-density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to freestanding office, medium density residential or a combination thereof.	**Policy 2.6.2 R/OS** – This category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.
	Policy 2.4.3 CG – The primary use shall be to designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity.	**Policy 2.6.1 P** – This category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.
Uses:	**R/OG Primary Uses**: Residential, Business/Professional Office	**R/OS Primary Uses**: Public/Private Open Space, Public/Private Park, Public Recreation Facility, Public Beach/Water Access, Golf Course/Clubhouse
	CG Permitted Uses: Office, Personal Service/Office Support, Retail Commercial, Commercial/Business Service, Transient Accommodation, Wholesale/Distribution, Storage/Warehouse Commercial, Commercial Recreation, Research/Development, Light Manufacturing/Assembly, Recreation/Open Space	**P Primary Uses**: Open and undeveloped consistent with the following natural resource features and considerations: tidal wetlands, non-tidal wetlands, undeveloped barrier islands and spoil islands, 25-year floodplain, natural drainageways, land seaward of the coastal construction control line, dune systems, habitat for endangered or threatened species as designated, and, such additional areas as determined by the City.
Uses:	**R/OG Secondary Uses**: Public Educational Facilities, Institutional, Transportation Utility, Recreation Open Space, Ancillary Non-Residential, Residential Equivalent, Community Gardens	**R/OS Secondary Uses**: None
	CG Permitted Uses Subject to Acreage Thresholds: Residential, Residential Equivalent, Institutional, Transportation/Utility	**P Secondary Uses**: Use characteristics provided for and located in adjoining categories which are accessory to or are the incidental extension of the permitted adjoining use.

	CURRENT FLUM DESIGNATIONS: Residential/Office General (R/OG) and Commercial General (CG)	PROPOSED FLUM DESIGNATIONS: Recreation/Open Space (R/OS) and Preservation (P)
Max. Density:	15 dwelling units/acre (both categories)	**R/OS**: 0 dwelling units per acre **P**: 0 dwelling units per acre
Max. Floor Area Ratio (FAR):	**R/OG**: 0.40 **CG**: 0.45	**R/OG**: 0.25 **P**: 0.10
Max. Impervious Surface Ratio (ISR):	**R/OG**: 0.75 **CG**: 0.85	**R/OS**: 0.45 **P**: 0.20

2040 Comprehensive Plan Categories per Future Land Use Categories and Rules Table

	Recreation/Open Space (R/OS) and Preservation (P)
Intent:	**R/OS** – This category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.
	P – This category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.
Permitted Uses:	**R/OS**: Public/Private Open Space, Public/Private Park, Public Recreation Facility, Public Beach/Water Access, Golf Course/Clubhouse, Community Gardens
	P: Undeveloped barrier islands and spoil islands, floodplain, natural drainageways, wildlife habitat, sea level rise adaptation areas.

continued

	Recreation/Open Space (R/OS) and Preservation (P)
Permitted Uses Subject to Acreage Thresholds:	**R/OS**: None
	P: None
Max. Density:	**R/OS**: 0 dwelling units per acre **P**: 0 dwelling units per acre
Max. Floor Area Ratio (FAR):	**R/OG**: 0.25 **P**: 0.10
Max. Impervious Surface Ratio (ISR):	**R/OS**: 0.45 **P**: 0.20

With respect to the Anclote Harbor project, the upland area proposed for amendment to Recreation/Open Space (R/OS) is to be utilized for passive recreation and open space for the residents of the apartment community. The allowable uses within the proposed R/OS area have been restricted to those required by the approved planned development (Resolution 2021-60) and the required conservation easement. Any deviation from the approved development would require an amendment to the Residential Planned Development zoning.

There are a total of 22.988 acres of wetlands on the property. Impacts to 0.91 acres of isolated non-tidal wetlands have been approved as part of the planned development and building permit for site work. The remaining 22.078 acres of tidal wetlands proposed for amendment to the Preservation (P) category is to be utilized as natural restored and enhanced wetlands. The enhancement activities are required part of the planned development.

When the Anclote Harbor Planned Development was proposed, the 64.17-acre property had an allocated density of 485 dwelling units. The approved Anclote Harbor development is restricted to a maximum of 404 dwelling units under Ordinance 2021-15.

~~If the Anclote Harbor project~~ If a multi-family project consistent with the City approval is not built, the FLUM amendment would have the following effect on the 64.17-acre property:

- Removal 75 allocated dwelling units from the uplands. Seventy-five (75) units is the maximum allowable under the current Comprehensive Plan and Countywide Rules (based on a five acre threshold for residential development and a current allocated density of 15 dwelling units per acre),
- Remove 23 dwelling units from the wetland area. Under the current Comprehensive Plan, these could be proposed for transfer to the remaining CG and R/OG upland area of the site.
- Significant reduction in the scope of allowable uses, in the allowable floor area, and, in the allowable impervious surface area (see tables above).

Countywide Plan Map Amendment

The property is designated as Retail & Services (R&S), Office (O) and Preservation (P) on the Forward Pinellas Countywide Plan Map. A Countywide Plan amendment to Recreation/Open Space (R/OS) and Preservation (P) will be required. Adjustment of the Preservation (P) category to reflect the true extent of preserved wetlands will also be required. The Countywide Rules for these categories are summarized in the table below.

It should be noted that most of the amendment request area is located in the Coastal High Hazard Area (CHHA). If the current amendment request is approved it would be extremely difficult under both the Countywide Rules (Policy 4.2.7.1) and the City's current Comprehensive Plan (Future Land Use Element Policy 3.3.1) for any future applicant to amend this area to restore any residential density. Under the City's updated 2040 Comprehensive Plan (pending adoption) residential density increases would be prohibited altogether (Future Land Use Element Policy 3.2.1).

Countywide Map Categories Compared

	CURRENT CATEGORY: Retail & Services (R&S) and Office (O)	**PROPOSED CATEGORY:** Recreation/Open Space (R/OS) and Preservation (P)
Purpose:	**Policy 2.3.3.6 (O)** – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scaled residential/office mixed-use development. **Policy 2.3.3.8 (R&S)** – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of business that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	**Policy 2.3.3.12 (R/OS)** – This plan category is intended to recognize recreation/open space uses that serve the community or region. **Policy 2.3.3.13 (P)** – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.
Max. Density:	**O**: 15 dwelling units/acre **R&S**: 24 dwelling units/acre	**R/OS and P**: 0 dwelling units/acre
Max. Floor Area Ratio (FAR):	**O**: 0.50 **R&S**: 0.55	**R/OS**: 0.25 **P**: 0.10
Max. Impervious Surface Ratio (ISR):	**O**: 0.75 **R&S**: 0.90	**R/OS**: 0.60 **P**: 0.20

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed Application #22-02 four times, with their last review occurring on July 11, 2024. The TRC deemed the application complete and ready for further processing. The Planning and Zoning Board held a public hearing on September 20, 2021 for amendment of a portion of the upland area (5.91 acres) to the Recreation/Open Space FLUM category (Ordinance 2021-16) and voted to recommend denial of the amendment. The Board of Commissioners approved Ordinance 2021-16 on first reading on October 26, 2021. A second reading for adoption was never held. Per state law, the amendment is considered to be withdrawn (Section 163.3184(3)(c)1). Ordinance 2021-16 has therefore been deactivated and is now replaced with the current proposed Ordinance 2024-06 that includes the entire Recreation/Open Space area.

PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification with mailed notice to 75 addresses. Notice was advertised in the *Tampa Bay Times* and the property was posted. No responses to the notices were received.

ATTACHMENTS:

1. Slide Presentation
2. Draft Ordinance 2024-06
3. Applicant's Cover Letter
4. Applicant's Amendment Map Exhibit
5. Applicant's Narrative
6. Legal Descriptions of Amendment Areas
7. Application
8. Property Deed
9. Ordinance 2021-15 (without attachments)
10. Resolution 2021-60 (without attachments)
11. TRC Comments
12. Legal Public Notice

ANCLOTE HARBOR
#22-02

Planning and Zoning Board – August 19, 2024

Board of Commissioners – September 3, 2024

SUMMARY OF REQUEST

42501 U.S. Highway 19 North

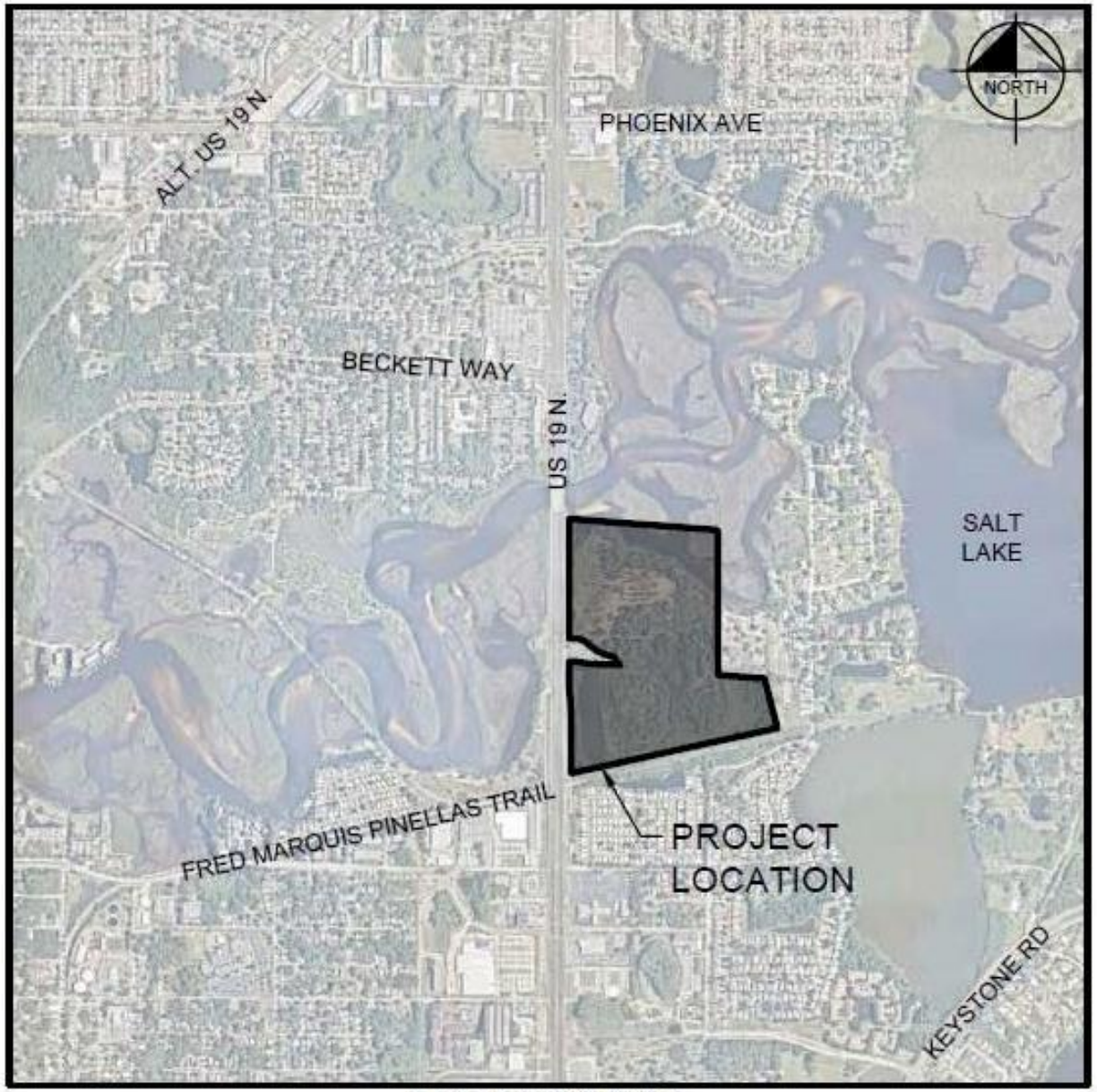
- Residential Planned Development on 64.17 acres approved under Resolution 2021-60.

Ordinance 2024-06: **Future Land Use Map Amendment** for 36.64 acres:

- from Commercial General, Residential/Office General and Preservation
- to Recreation / Open Space and Preservation

Applicant: Richard Buck, Morgan Group Development LLC

Owner: Wal-Mart Stores



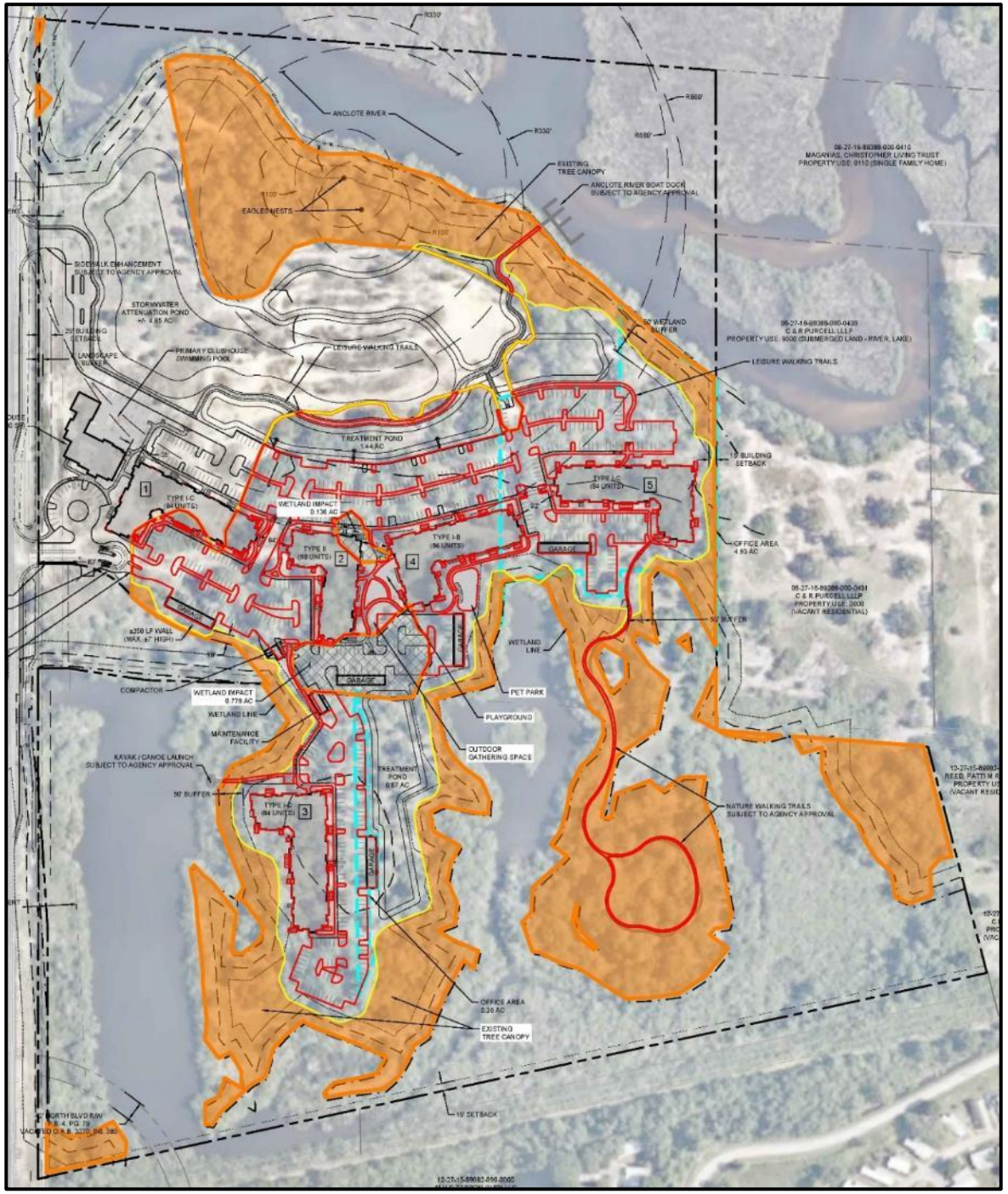
LOCATION MAP

ANCLOTE HARBOR PLANNED DEVELOPMENT

Condition #7 of Resolution 2021-60 approving the Final Planned Development requires the applicant to :

- ***request amendment*** of the preserved upland habitat to the Recreation/Open Space (R/OS) category on the Future Land Use Map,

Areas of longleaf pine/xeric oak habitat (upland) to be preserved shown in orange.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

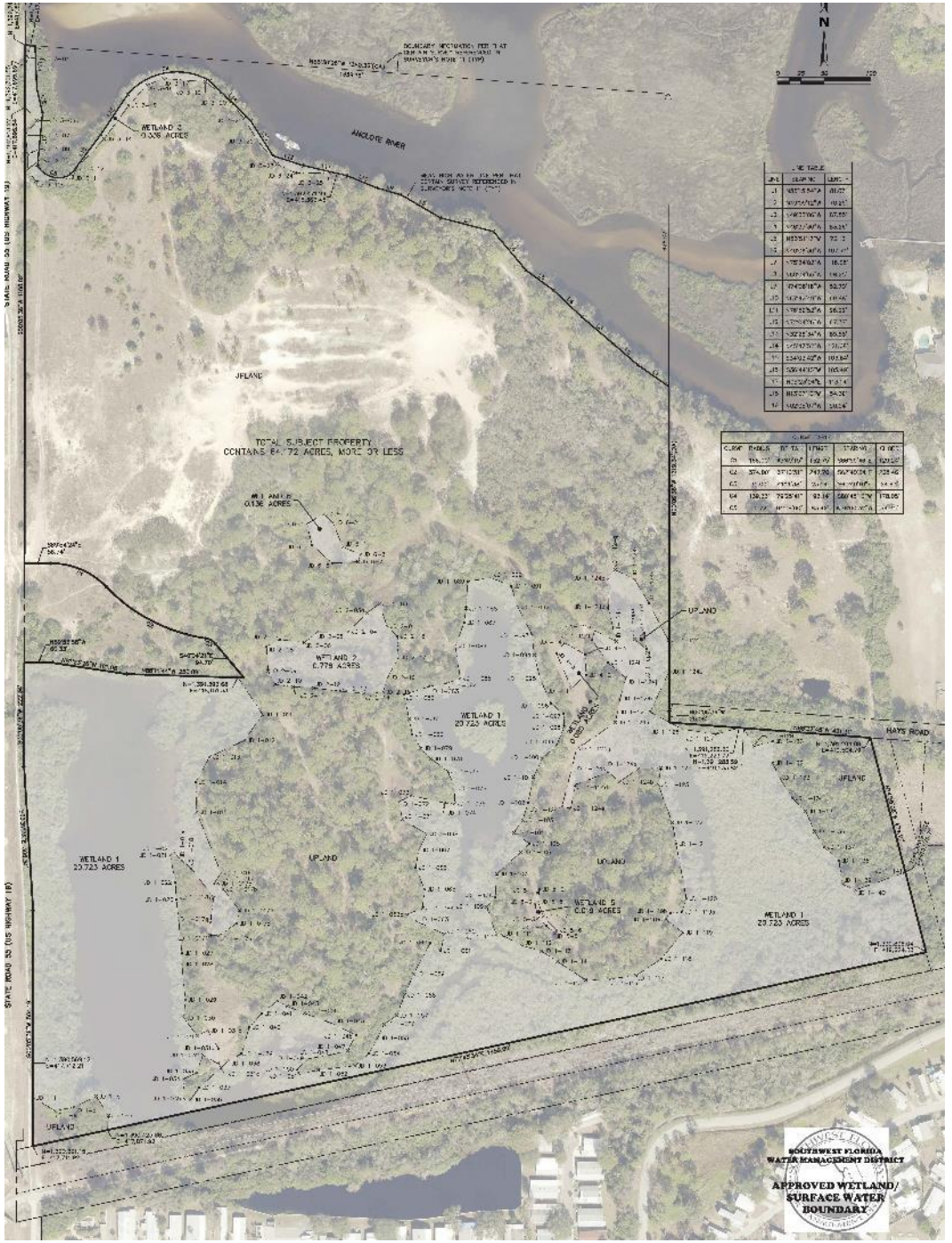
ANCLOTE HARBOR PLANNED DEVELOPMENT

Condition #7 of Resolution 2021-60 approving the Final Planned Development requires the applicant to:

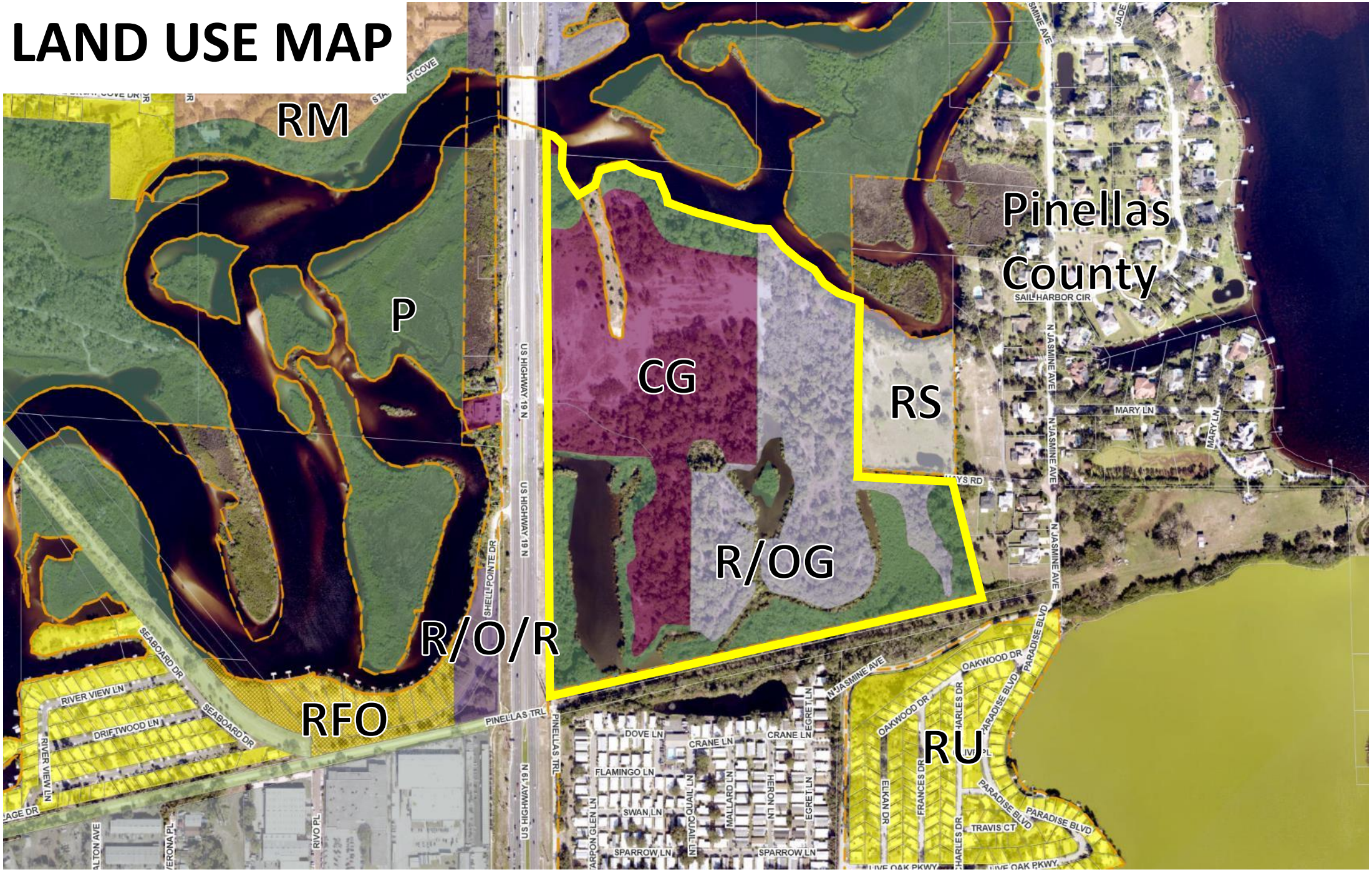
- ***request amendment*** to adjust the existing Preservation (P) category on the Future Land Use Map to accurately reflect the extent of wetlands to remain on site.

The applicant has met Condition #7 of Resolution 2021-60.

Shaded area shows jurisdictional wetlands on the property.



FUTURE LAND USE MAP

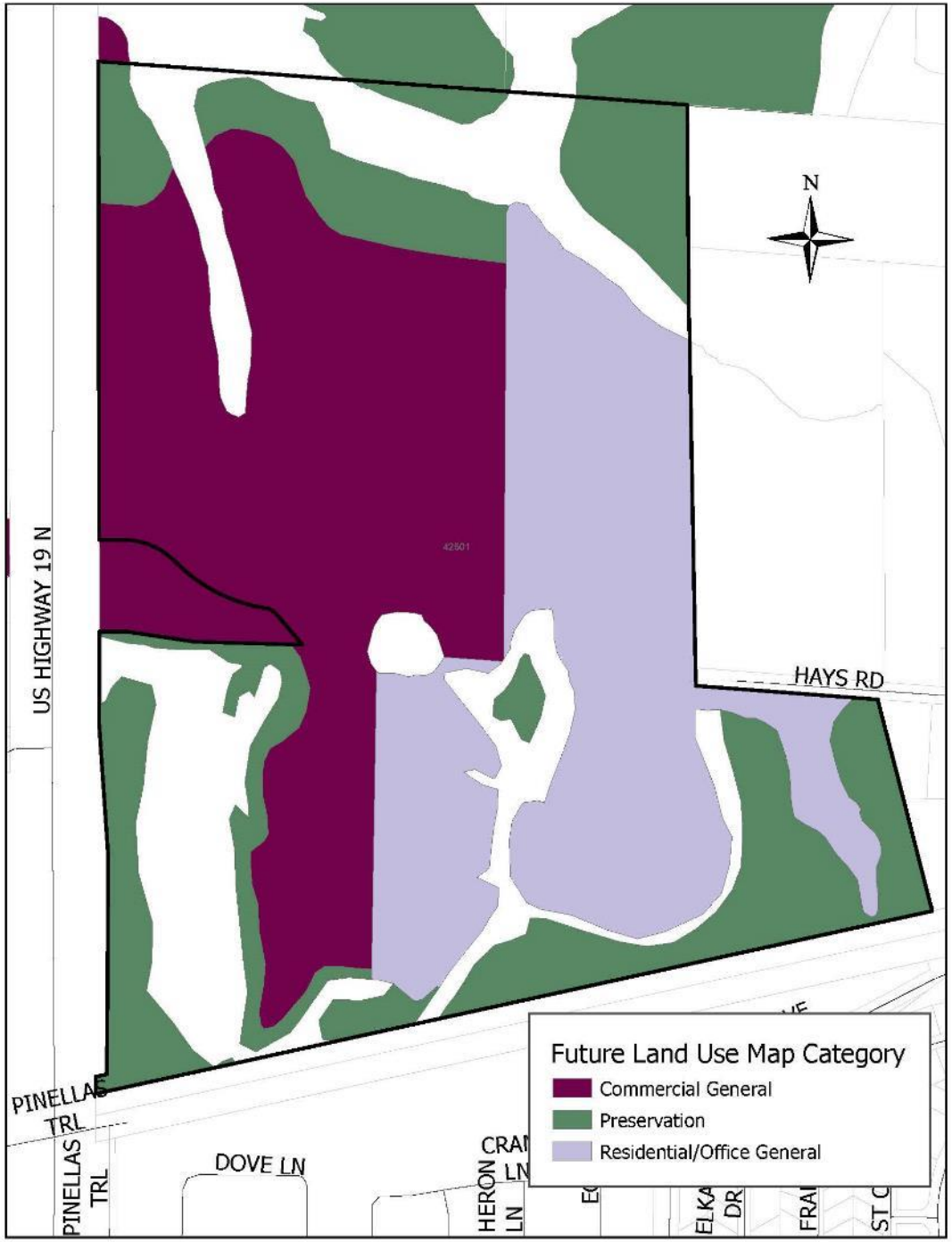


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

CURRENT FUTURE LAND USE MAP

Future Land Use Map categories following natural habitat lines are initially drawn based on interpretation of aerial photography. The current map shows:

- approximately 42 acres in Commercial General and Residential/Office General categories
- approximately 14 acres in Preservation
- approximately 8 acres as undesignated

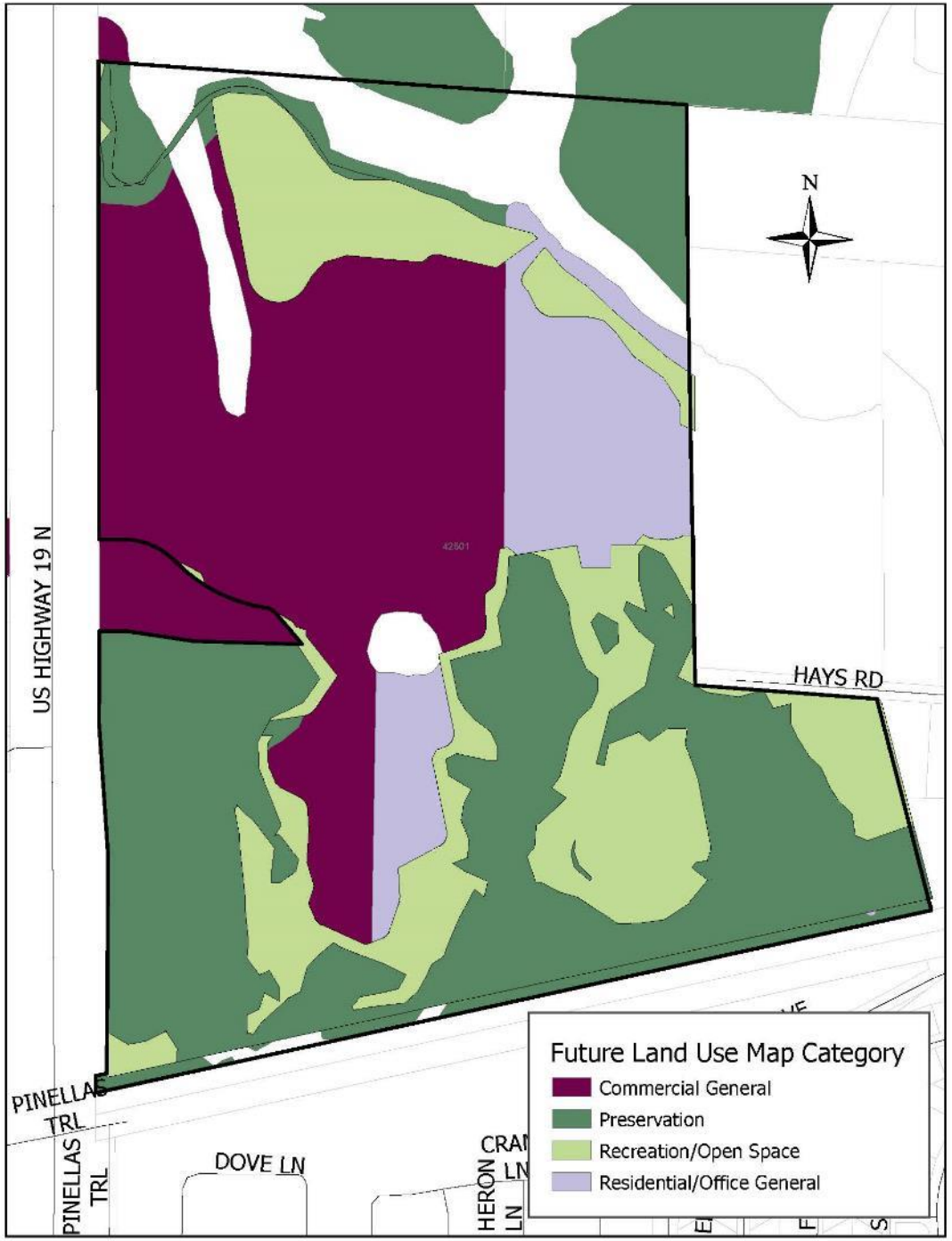


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PROPOSED FUTURE LAND USE MAP

The proposed Future Land Use Map categories are drawn based on field surveyed habitat lines and will show:

- 27.53 acres remaining in Commercial General and Residential/Office General categories
- 14.56 acres amended to Recreation/Open Space category
- 22.08 acres of expanded/adjusted Preservation category



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – FLUM AMENDMENT

1) Consistent with the applicable Comprehensive Plan policies –
    - The requested Recreation/Open Space and Preservation FLUM categories are consistent with the intent of those categories and are compatible with the surrounding area as described in the following Comprehensive Plan policies:
        - Policy 2.6.2 Recreational/Open Space category
        - Policy 2.6.1 Preservation category
- The current development must preserve the 14.559 acres of upland habitat and the 22.08 acres of wetland habitat and place it all in a conservation easement. This must be done regardless of the outcome of the FLUM amendment request.
- The adopted FLUM amendment would be a permanent change to the map.
- Denial of the FLUM amendment would not affect the current development but would affect a future development if the current one is not realized.

PRELIMINARY STAFF RECOMMENDATION

#22-02 - ***Approval*** of the following:

- **Ordinance 2024-06** amending 36.64 acres (MOL) from Commercial General (CG), Residential/Office General (R/OG) and Preservation (P) to Recreation/Open Space (R/OS) and Preservation (P).

Public Notice Provided – No responses were received

PLANNING AND ZONING BOARD RECOMMENDATION

Ordinance 2024-06, Application 22-02. - The Planning and Zoning Board reviewed this item at their regular meeting of August 19, 2024 with six members present. The Board voted to recommend approval of the application with two members dissenting.

Two members of the public commented on the item. An exhibit was provided to the Board and is included in the agenda packet. Four additional members of the public submitted written comments. These are also included with the agenda packet.

ORDINANCE 2024-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A PORTION OF THE 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 36.64 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATIONS R/OG (RESIDENTIAL/OFFICE GENERAL), CG (COMMERCIAL GENERAL) AND (P) PRESERVATION, TO, FUTURE LAND USE MAP DESIGNATIONS R/OS (RECREATION/OPEN SPACE) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Future Land Use Map designation of a 36.64-acre portion, more or less, of said parcel from Commercial General (CG), Residential/Office General (R/OG), and Preservation (P) designations to, Recreation/Open Space (R/OS) and Preservation (P) designations (Application 22-02); and,

WHEREAS, the permitted uses within the R/OS, Recreation/Open Space, land use designation, and the Preservation land use designation, are compatible with the surrounding and existing land uses; and,

WHEREAS, the Board of Commissioners has determined that an amendment of the Future Land Use Map designations of the property from CG (Commercial General), R/OG (Residential/Office General), and P (Preservation) to R/OS (Recreation/Open Space) and P (Preservation) designations is appropriate; and,

WHEREAS, the Board of Commissioners adopted Ordinance 2021-15 approving a rezoning of the property to RPD (Residential Planned Development) district on October 26, 2022; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on August 19, 2024; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 166.041, F.S. and Section 206.00 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

DRAFT

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to R/OS (Recreation/Open Space) land use designation, and P (Preservation) land use designation, is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Element of the Tarpon Springs Comprehensive Plan is hereby amended for 14.559 acres, more or less, to Recreation/Open Space (R/OS) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit A attached hereto.

The Future Land Use Map of the Future Land Use element of the Tarpon Springs Comprehensive Plan is hereby amended for 22.078 acres, more or less, to Preservation (P) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit B attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

DRAFT

Ordinance 2024-06, Exhibit A, 36 pages

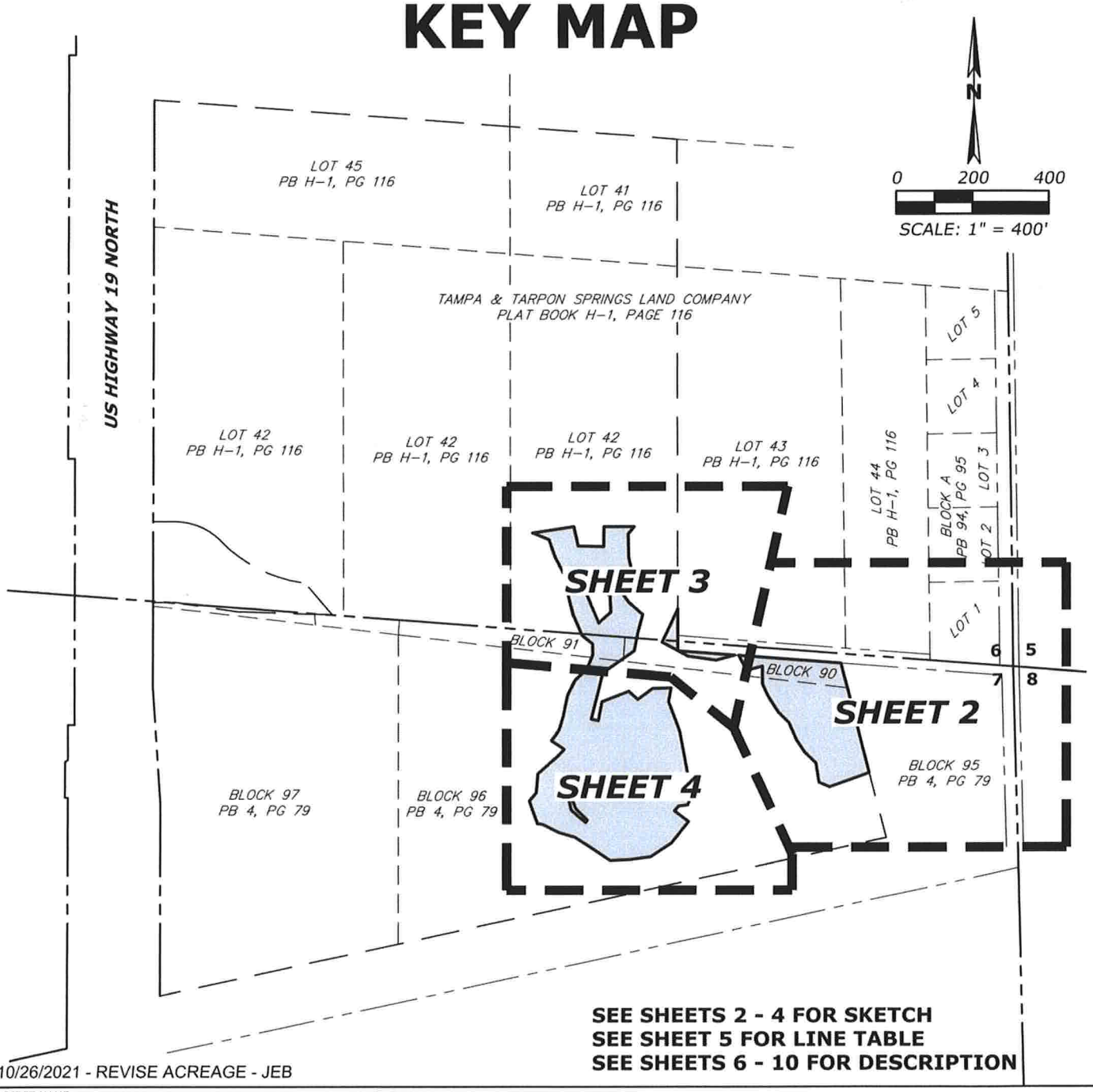
ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 1- 5.991 ACRES

FROM RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY

THIS IS NOT A SURVEY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



SEE SHEETS 2 - 4 FOR SKETCH
SEE SHEET 5 FOR LINE TABLE
SEE SHEETS 6 - 10 FOR DESCRIPTION

10/26/2021 - REVISE ACREAGE - JEB

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
7/16/2021	2020-1046	JEB	JEB	AS NOTED

Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

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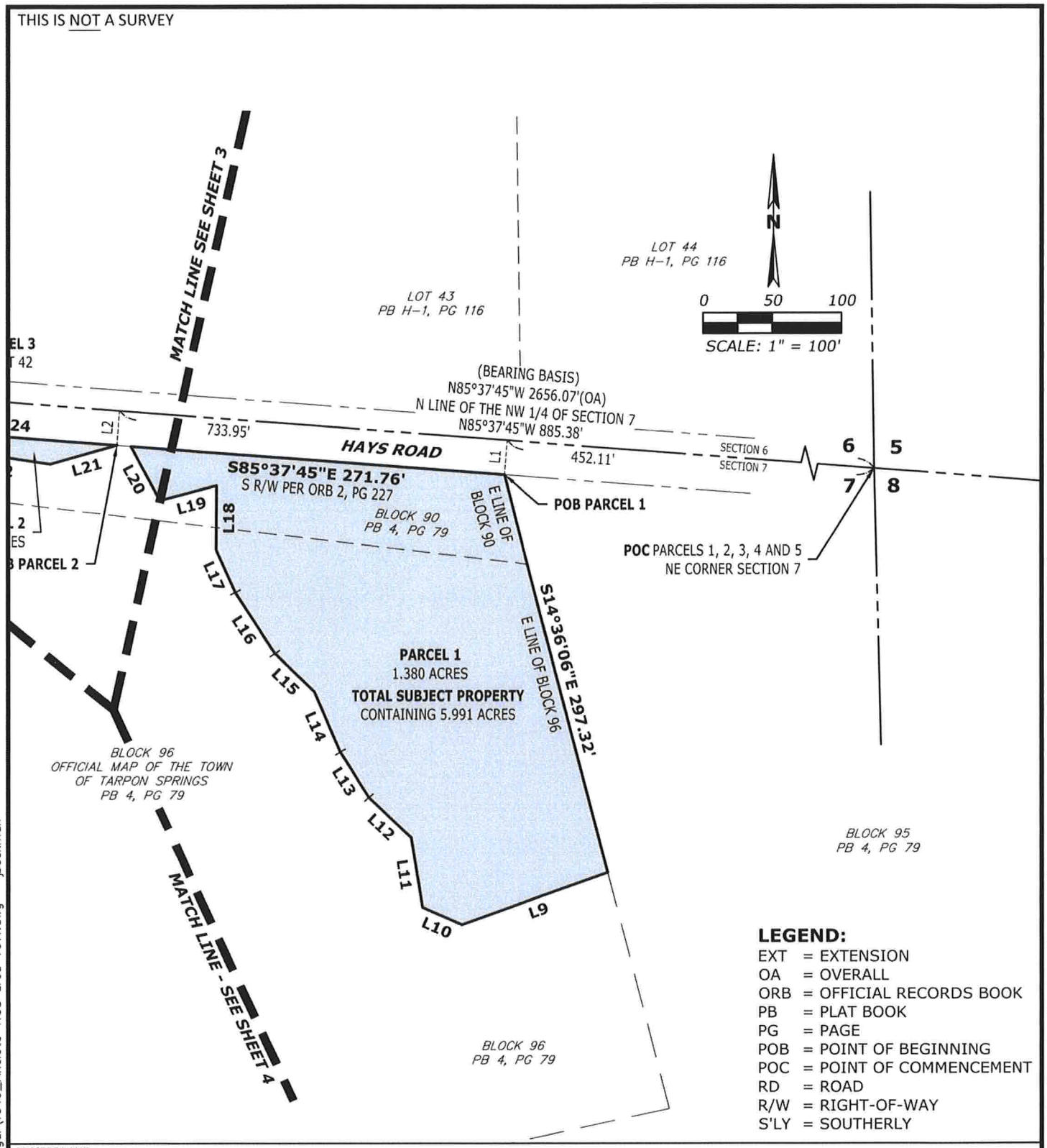

LEGEND:

EXT	= EXTENSION
OA	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
RD	= ROAD
R/W	= RIGHT-OF-WAY
S'LY	= SOUTHERLY

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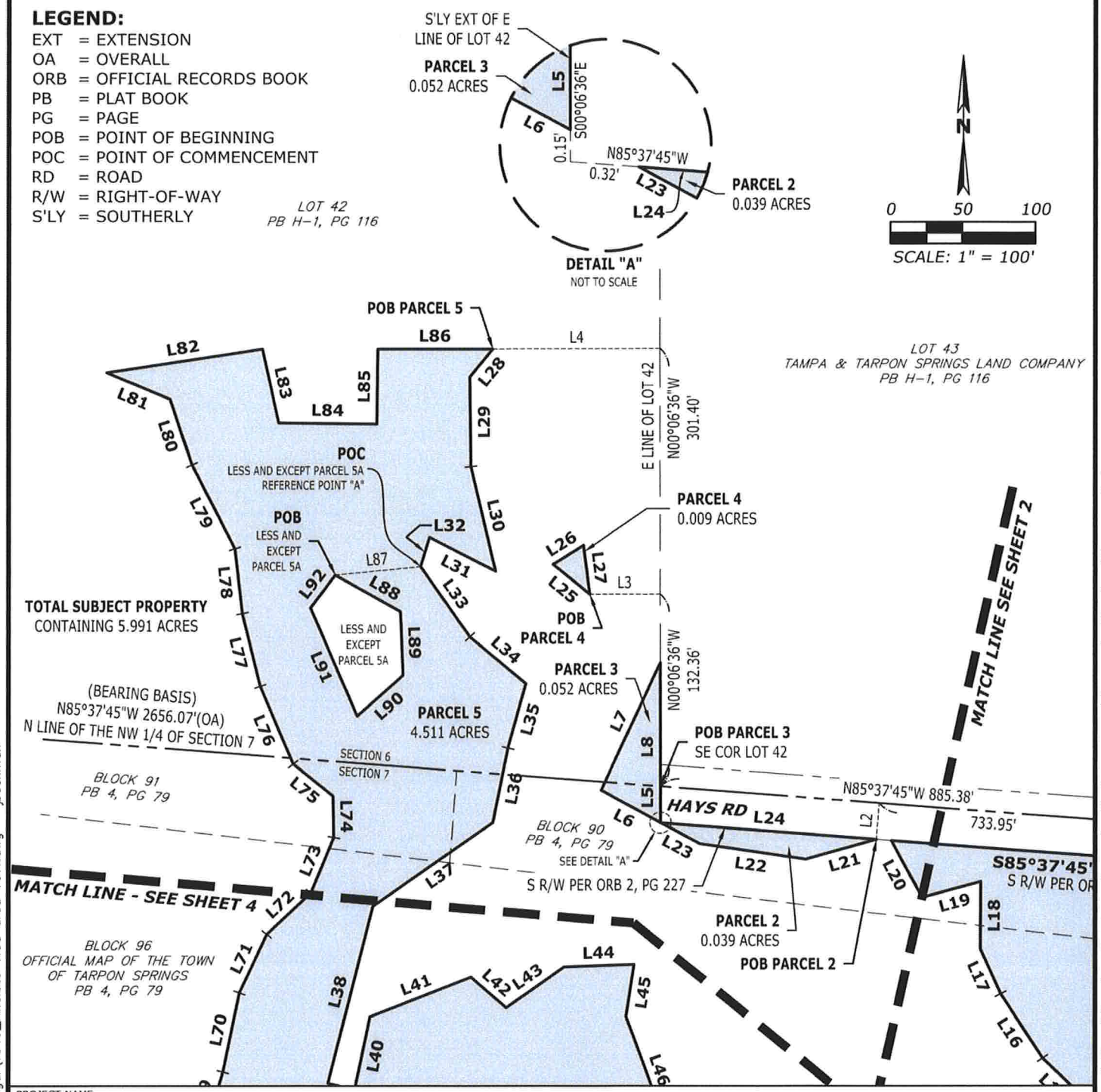

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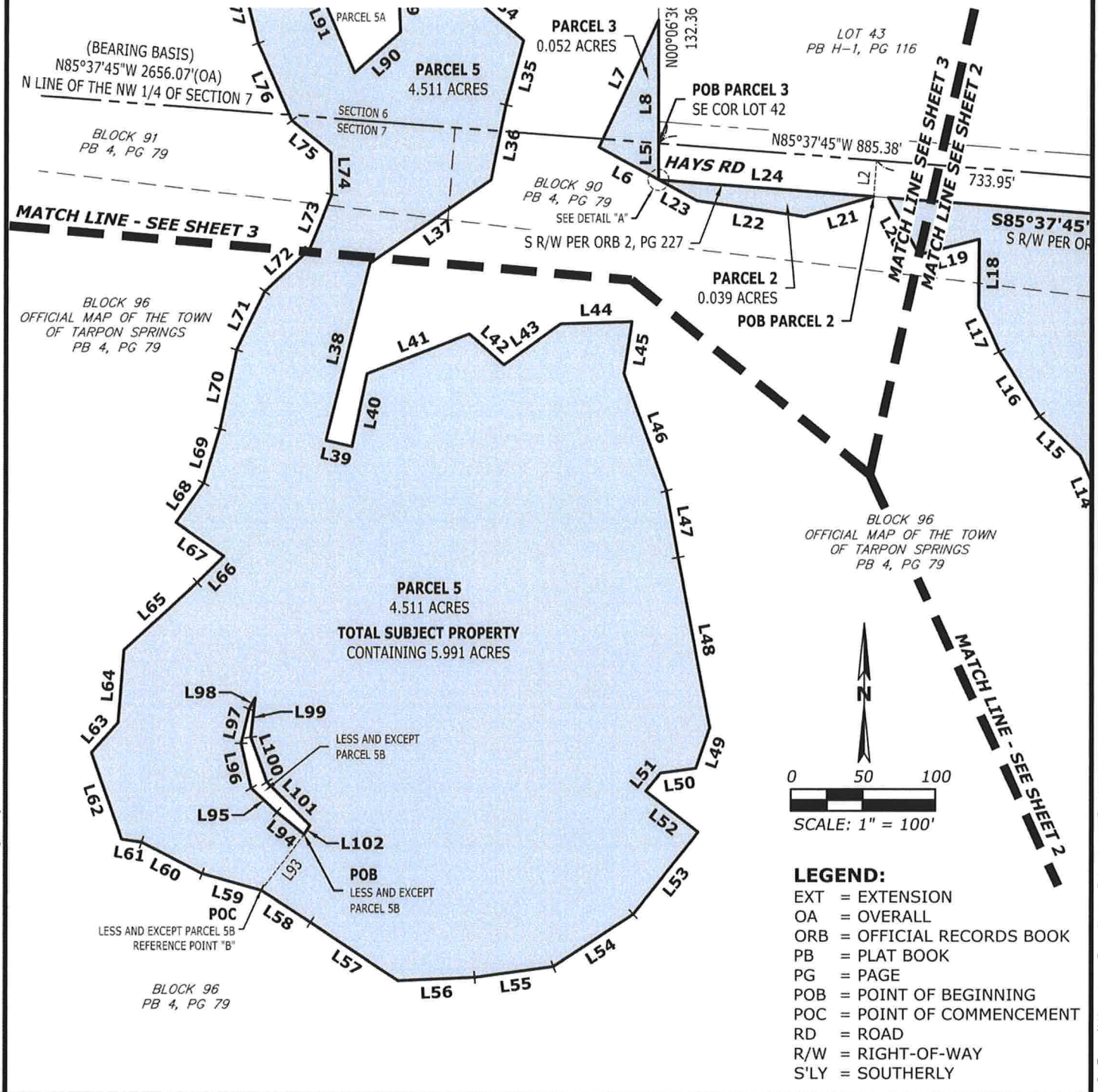

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°22'15"E	25.00'
L2	N04°22'15"E	25.00'
L3	S89°53'24"W	49.09'
L4	S89°53'24"W	115.41'
L5	S00°06'36"E	24.93'
L6	N61°43'31"W	46.95'
L7	N25°06'22"E	96.95'
L8	S00°06'36"E	85.10'
L9	S70°20'01"W	112.53'
L10	N66°10'27"W	30.99'
L11	N09°10'00"W	51.06'
L12	N46°41'37"W	42.44'
L13	N32°32'36"W	39.13'
L14	N23°40'02"W	47.58'
L15	N45°32'27"W	39.41'
L16	N32°34'48"W	52.58'
L17	N24°23'38"W	34.03'
L18	N00°27'35"E	46.35'
L19	S75°16'06"W	42.52'
L20	N28°21'18"W	44.60'
L21	S74°12'35"W	50.42'
L22	N81°40'29"W	74.37'
L23	N61°43'31"W	30.23'
L24	S85°37'45"E	149.15'
L25	N50°46'26"W	32.60'
L26	N57°59'34"E	24.67'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S07°20'03"E	33.97'
L28	S38°58'20"W	24.98'
L29	S00°40'43"E	61.55'
L30	S13°19'15"E	74.02'
L31	N63°10'42"W	51.45'
L32	S17°01'02"W	21.06'
L33	S35°28'18"E	59.22'
L34	S49°59'12"E	49.96'
L35	S15°08'31"W	46.09'
L36	S11°25'46"W	52.51'
L37	S55°20'44"W	101.07'
L38	S14°07'56"W	125.80'
L39	S77°11'58"E	18.80'
L40	N11°39'30"E	51.11'
L41	N68°42'23"E	75.40'
L42	S48°38'50"E	32.15'
L43	N54°34'44"E	48.69'
L44	N88°08'07"E	48.71'
L45	S08°47'04"W	36.33'
L46	S20°20'48"E	85.92'
L47	S10°14'29"E	46.59'
L48	S10°42'32"E	119.25'
L49	S18°58'41"W	29.66'
L50	S82°31'29"W	25.14'
L51	S39°51'39"W	16.05'
L52	S52°25'10"E	46.60'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S38°57'33"W	72.49'
L54	S56°27'26"W	65.29'
L55	S82°15'04"W	55.68'
L56	S87°33'05"W	52.57'
L57	N56°41'29"W	72.99'
L58	N57°06'24"W	40.67'
L59	N74°15'21"W	41.97'
L60	N62°44'29"W	47.26'
L61	N80°44'26"W	14.12'
L62	N19°06'21"W	62.81'
L63	N40°52'16"E	27.66'
L64	N04°31'21"E	49.92'
L65	N47°37'02"E	68.95'
L66	N45°07'48"E	25.87'
L67	N55°08'22"W	40.54'
L68	N35°11'54"E	33.20'
L69	N16°51'01"E	38.80'
L70	N11°41'19"E	55.77'
L71	N25°28'51"E	44.57'
L72	N47°15'11"E	42.05'
L73	N22°14'40"E	41.30'
L74	N01°09'28"W	28.51'
L75	N51°08'52"W	35.26'
L76	N23°25'50"W	58.22'
L77	N13°57'25"W	51.64'
L78	N06°36'53"W	44.94'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N27°12'42"W	64.84'
L80	N18°08'02"W	47.62'
L81	N67°30'04"W	47.35'
L82	N81°18'26"E	108.60'
L83	S12°50'18"E	52.06'
L84	S89°15'07"E	67.49'
L85	N00°44'23"E	51.67'
L86	N89°58'54"E	79.71'
L87	S84°27'03"W	58.97'
L88	S60°24'12"E	51.19'
L89	S02°34'02"E	43.80'
L90	S48°23'27"W	42.12'
L91	N23°19'23"W	81.12'
L92	N37°16'22"E	28.30'
L93	N37°36'35"E	48.47'
L94	N50°52'35"W	24.26'
L95	N46°33'50"W	24.33'
L96	N12°28'42"W	31.59'
L97	N13°14'58"E	24.13'
L98	N28°07'06"E	8.70'
L99	S06°25'32"W	27.25'
L100	S19°44'33"E	32.68'
L101	S44°40'06"E	42.28'
L102	S33°17'45"W	7.34'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 452.11 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 297.32 FEET; THENCE SOUTH 70°20'01" WEST, FOR 112.53 FEET; THENCE NORTH 66°10'27" WEST, FOR 30.99 FEET; THENCE NORTH 09°10'00" WEST, FOR 51.06 FEET; THENCE NORTH 46°41'37" WEST, FOR 42.44 FEET; THENCE NORTH 32°32'36" WEST, FOR 39.13 FEET; THENCE NORTH 23°40'02" WEST, FOR 47.58 FEET; THENCE NORTH 45°32'27" WEST, FOR 39.41 FEET; THENCE NORTH 32°34'48" WEST, FOR 52.58 FEET; THENCE NORTH 24°23'38" WEST, FOR 34.03 FEET; THENCE NORTH 00°27'35" EAST, FOR 46.35 FEET; THENCE SOUTH 75°16'06" WEST, FOR 42.52 FEET; THENCE NORTH 28°21'18" WEST, FOR 44.60 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 271.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.380 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 7, NORTH 85°37'45" WEST, FOR 733.95 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 74°12'35" WEST, FOR 50.42 FEET; THENCE NORTH 81°40'29" WEST, FOR 74.37 FEET; THENCE NORTH 61°43'31" WEST, FOR 30.23 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 149.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.039 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 24.93 FEET; THENCE NORTH 61°43'31" WEST, FOR 46.95 FEET; THENCE NORTH 25°06'22" EAST, FOR 96.95 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 85.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.052 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

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LEGAL DESCRIPTION: (CONTINUED)

RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 132.36 FEET; THENCE SOUTH 89°53'24" WEST, FOR 49.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°46'26" WEST, FOR 32.60 FEET; THENCE NORTH 57°59'34" EAST, FOR 24.67 FEET; THENCE SOUTH 07°20'03" EAST, FOR 33.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 301.40 FEET; THENCE SOUTH 89°53'24" WEST, FOR 115.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°58'20" WEST, FOR 24.98 FEET; THENCE SOUTH 00°40'43" EAST, FOR 61.55 FEET; THENCE SOUTH 13°19'15" EAST, FOR 74.02 FEET; THENCE NORTH 63°10'42" WEST, FOR 51.45 FEET; THENCE SOUTH 17°01'02" WEST, FOR 21.06 FEET TO REFERENCE POINT "A"; THENCE SOUTH 35°28'18" EAST, FOR 59.22 FEET; THENCE SOUTH 49°59'12" EAST, FOR 49.96 FEET; THENCE SOUTH 15°08'31" WEST, FOR

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LEGAL DESCRIPTION: (CONTINUED

46.09 FEET; THENCE SOUTH 11°25'46" WEST, FOR 52.51 FEET; THENCE SOUTH 55°20'44" WEST, FOR 101.07 FEET; THENCE SOUTH 14°07'56" WEST, FOR 125.80 FEET; THENCE SOUTH 77°11'58" EAST, FOR 18.80 FEET; THENCE NORTH 11°39'30" EAST, FOR 51.11 FEET; THENCE NORTH 68°42'23" EAST, FOR 75.40 FEET; THENCE SOUTH 48°38'50" EAST, FOR 32.15 FEET; THENCE NORTH 54°34'44" EAST, FOR 48.69 FEET; THENCE NORTH 88°08'07" EAST, FOR 48.71 FEET; THENCE SOUTH 08°47'04" WEST, FOR 36.33 FEET; THENCE SOUTH 20°20'48" EAST, FOR 85.92 FEET; THENCE SOUTH 10°14'29" EAST, FOR 46.59 FEET; THENCE SOUTH 10°42'32" EAST, FOR 119.25 FEET; THENCE SOUTH 18°58'41" WEST, FOR 29.66 FEET; THENCE SOUTH 82°31'29" WEST, FOR 25.14 FEET; THENCE SOUTH 39°51'39" WEST, FOR 16.05 FEET; THENCE SOUTH 52°25'10" EAST, FOR 46.60 FEET; THENCE SOUTH 38°57'33" WEST, FOR 72.49 FEET; THENCE SOUTH 56°27'26" WEST, FOR 65.29 FEET; THENCE SOUTH 82°15'04" WEST, FOR 55.68 FEET; THENCE SOUTH 87°33'05" WEST, FOR 52.57 FEET; THENCE NORTH 56°41'29" WEST, FOR 72.99 FEET; THENCE NORTH 57°06'24" WEST, FOR 40.67 FEET TO REFERENCE POINT "B"; THENCE NORTH 74°15'21" WEST, FOR 41.97 FEET; THENCE NORTH 62°44'29" WEST, FOR 47.26 FEET; THENCE NORTH 80°44'26" WEST, FOR 14.12 FEET; THENCE NORTH 19°06'21" WEST, FOR 62.81 FEET; THENCE NORTH 40°52'16" EAST, FOR 27.66 FEET; THENCE NORTH 04°31'21" EAST, FOR 49.92 FEET; THENCE NORTH 47°37'02" EAST, FOR 68.95 FEET; THENCE NORTH 45°07'48" EAST, FOR 25.87 FEET; THENCE NORTH 55°08'22" WEST, FOR 40.54 FEET; THENCE NORTH 35°11'54" EAST, FOR 33.20 FEET; THENCE NORTH 16°51'01" EAST, FOR 38.80 FEET; THENCE NORTH 11°41'19" EAST, FOR 55.77 FEET; THENCE NORTH 25°28'51" EAST, FOR 44.57 FEET; THENCE NORTH 47°15'11" EAST, FOR 42.05 FEET; THENCE NORTH 22°14'40" EAST, FOR 41.30 FEET; THENCE NORTH 01°09'28" WEST, FOR 28.51 FEET; THENCE NORTH 51°08'52" WEST, FOR 35.26 FEET; THENCE NORTH 23°25'50" WEST, FOR 58.22 FEET; THENCE NORTH 13°57'25" WEST, FOR 51.64 FEET; THENCE NORTH 06°36'53" WEST, FOR 44.94 FEET; THENCE NORTH 27°12'42" WEST, FOR 64.84 FEET; THENCE NORTH 18°08'02" WEST, FOR 47.62 FEET; THENCE NORTH 67°30'04" WEST, FOR 47.35 FEET; THENCE NORTH 81°18'26" EAST, FOR 108.60 FEET; THENCE SOUTH 12°50'18" EAST, FOR 52.06 FEET; THENCE SOUTH 89°15'07" EAST, FOR 67.49 FEET; THENCE NORTH 00°44'23" EAST, FOR 51.67 FEET; THENCE NORTH 89°58'54" EAST, FOR 79.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5A:

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A"; THENCE SOUTH 84°27'03" WEST, FOR 58.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°24'12" EAST, FOR 51.19 FEET; THENCE

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

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Engineer # - CA No. 33088
Survey # - LB8342

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LEGAL DESCRIPTION: (CONTINUED)

SOUTH 02°34'02" EAST, FOR 43.80 FEET; THENCE SOUTH 48°23'27" WEST, FOR 42.12 FEET; THENCE NORTH 23°19'23" WEST, FOR 81.12 FEET; THENCE NORTH 37°16'22" EAST, FOR 28.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5B:

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "B"; THENCE NORTH 37°36'35" EAST, FOR 48.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°52'35" WEST, FOR 24.26 FEET; THENCE NORTH 46°33'50" WEST, FOR 24.33 FEET; THENCE NORTH 12°28'42" WEST, FOR 31.59 FEET; THENCE NORTH 13°14'58" EAST, FOR 24.13 FEET; THENCE NORTH 28°07'06" EAST, FOR 8.70 FEET; THENCE SOUTH 06°25'32" WEST, FOR 27.25 FEET; THENCE SOUTH 19°44'33" EAST, FOR 32.68 FEET; THENCE SOUTH 44°40'06" EAST, FOR 42.28 FEET; THENCE SOUTH 33°17'45" WEST, FOR 7.34 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL 5 CONTAINING 4.511 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 5.991 ACRES

SURVEYOR'S NOTES:

1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020.
4) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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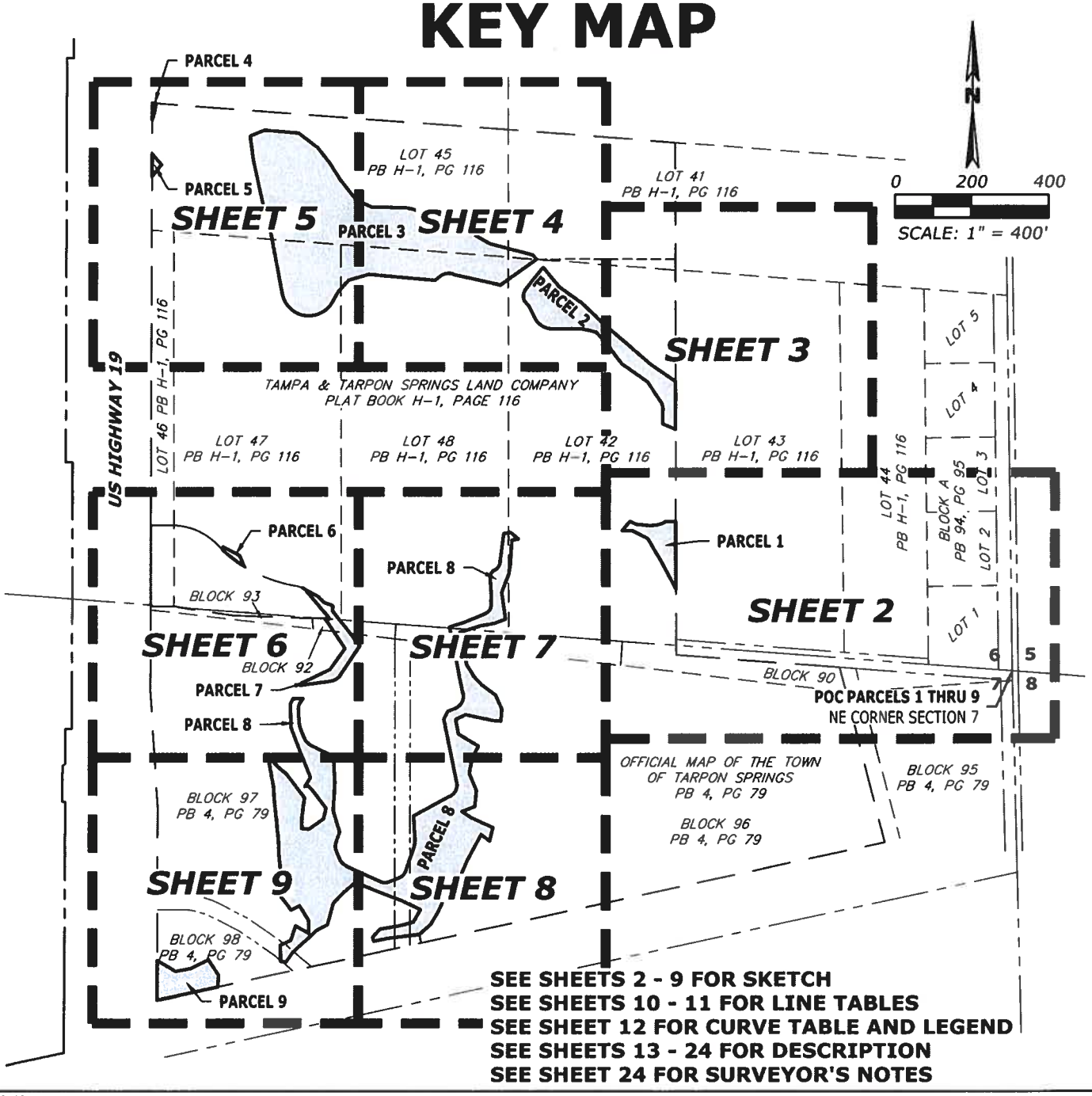
ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 2- 8.568 ACRES

FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY

THIS IS NOT A SURVEY

SECTIONS 6 AND 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



SEE SHEETS 2 - 9 FOR SKETCH
SEE SHEETS 10 - 11 FOR LINE TABLES
SEE SHEET 12 FOR CURVE TABLE AND LEGEND
SEE SHEETS 13 - 24 FOR DESCRIPTION
SEE SHEET 24 FOR SURVEYOR'S NOTES

PROJECT NAME
ANCLOTE HARBOR

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EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
12/8/2021	2020-1046	JEB	JEB	AS NOTED

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LS7204

STATE OF FLORIDA

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

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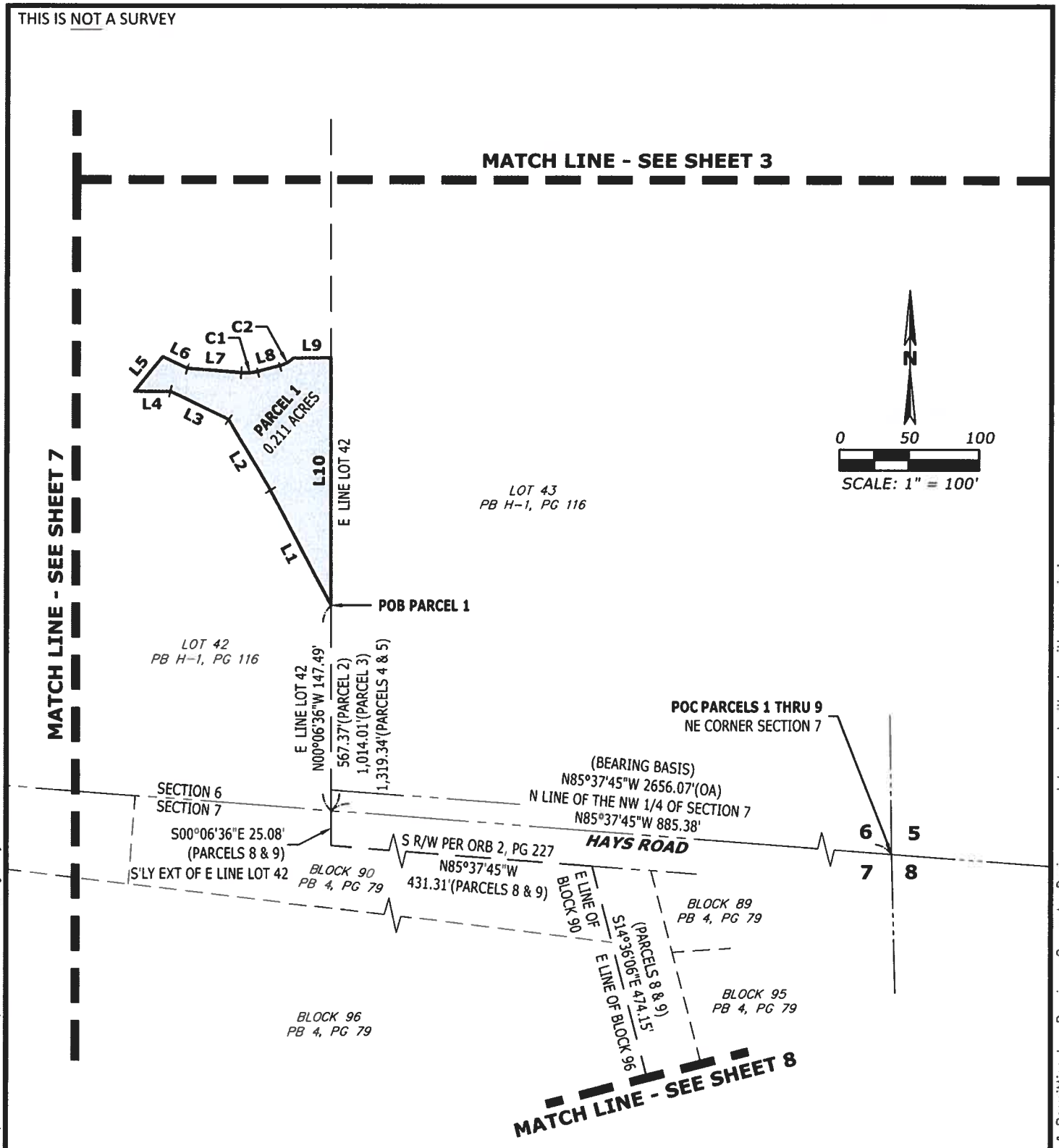

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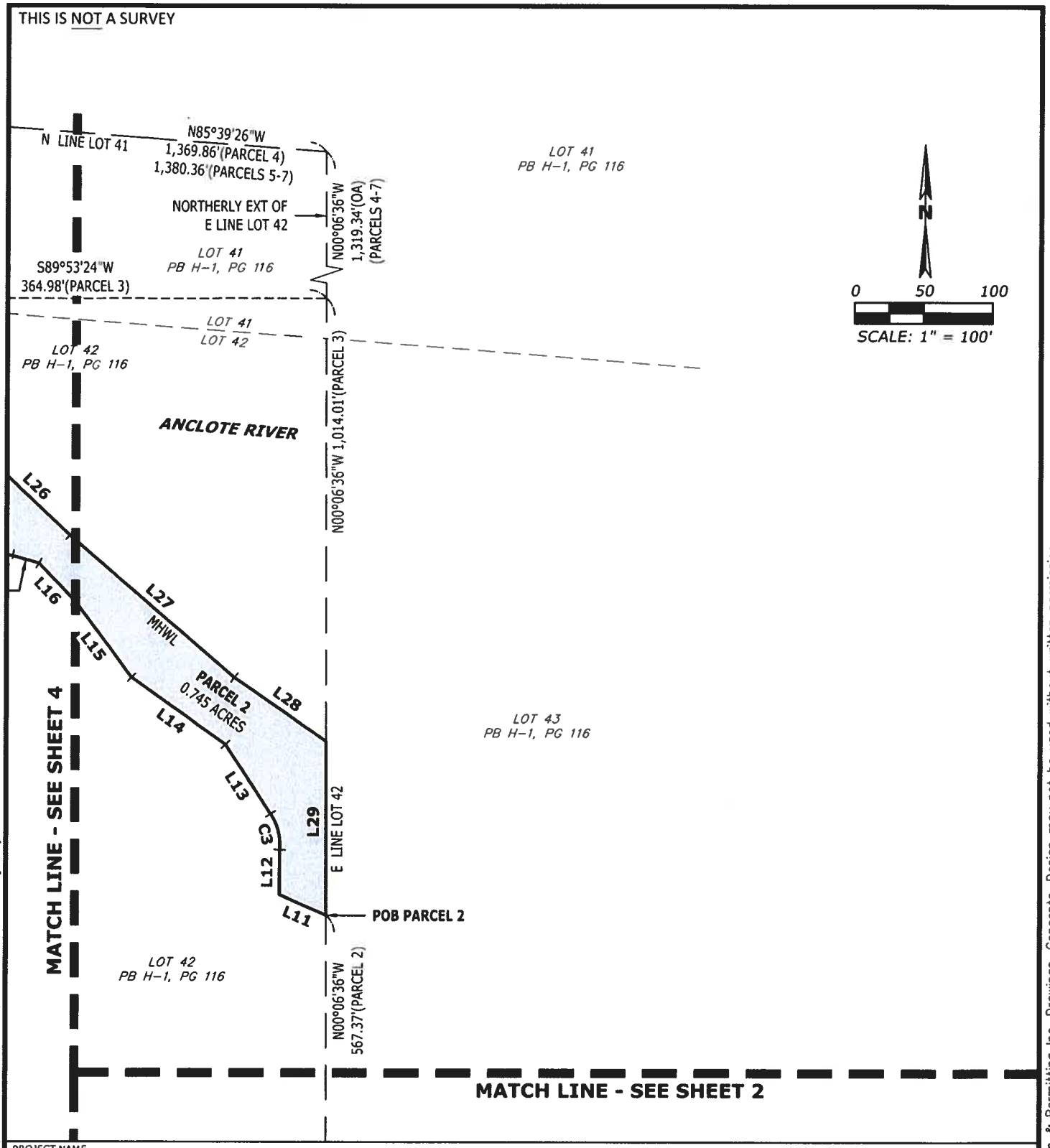

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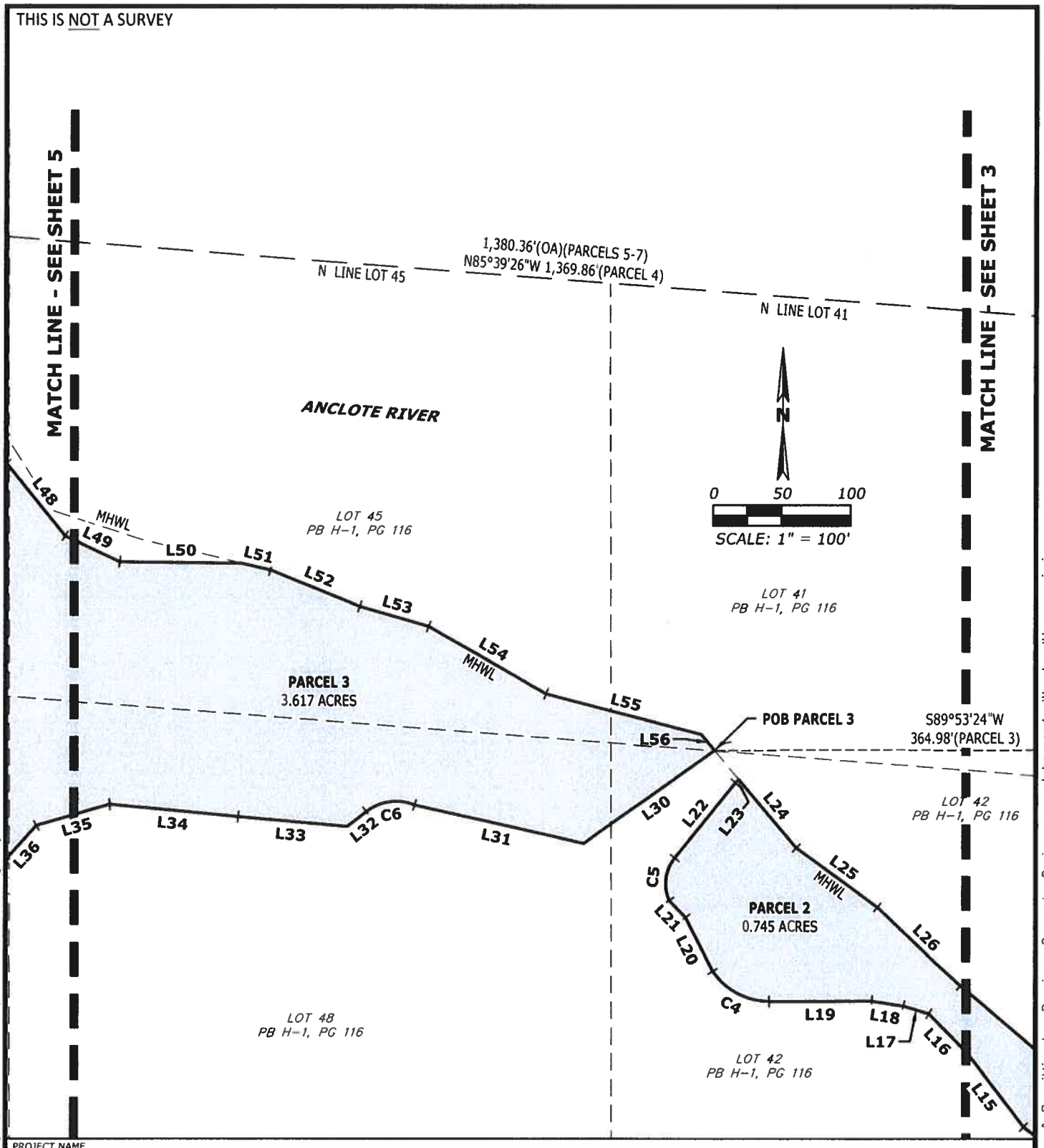

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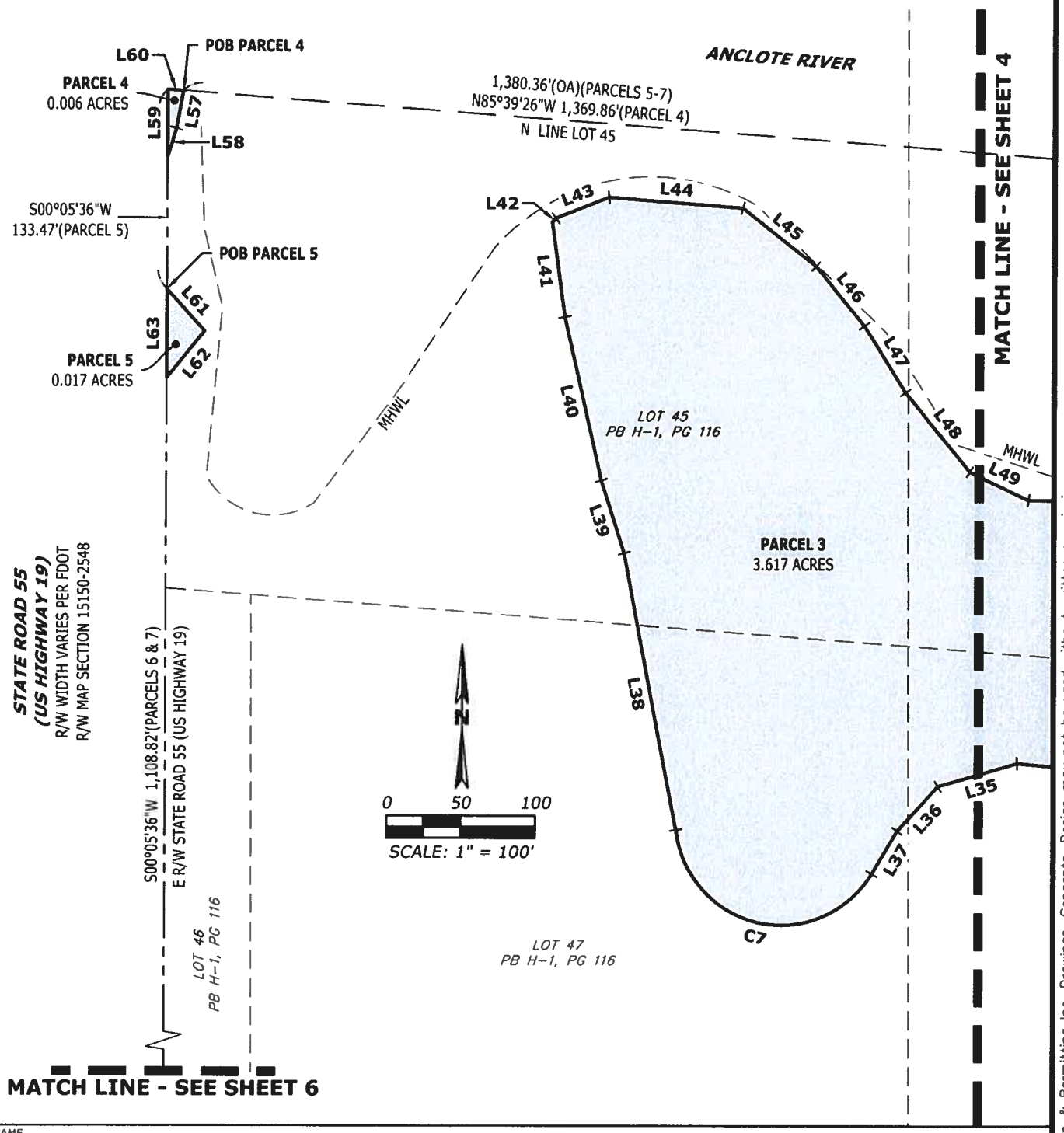

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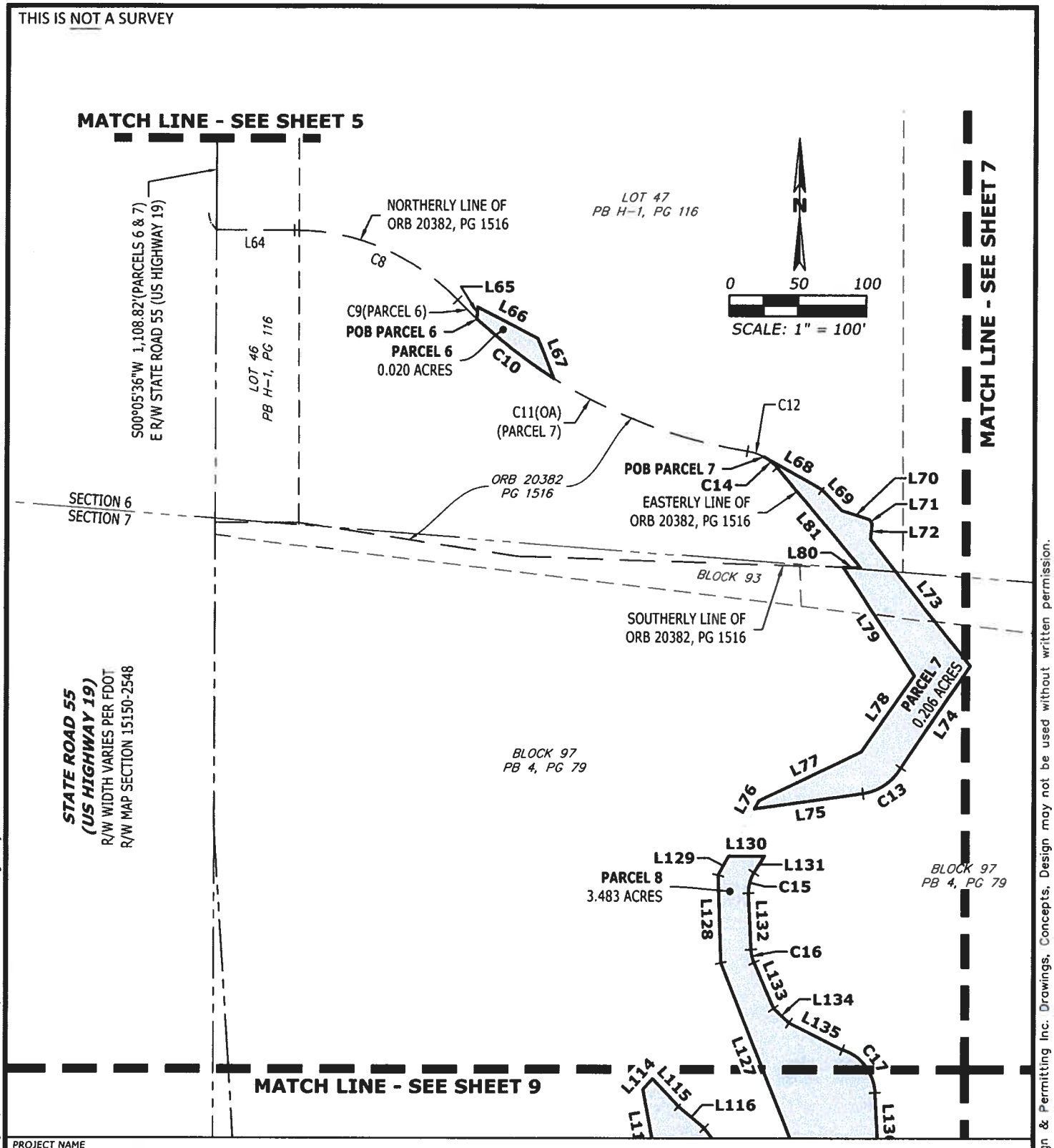

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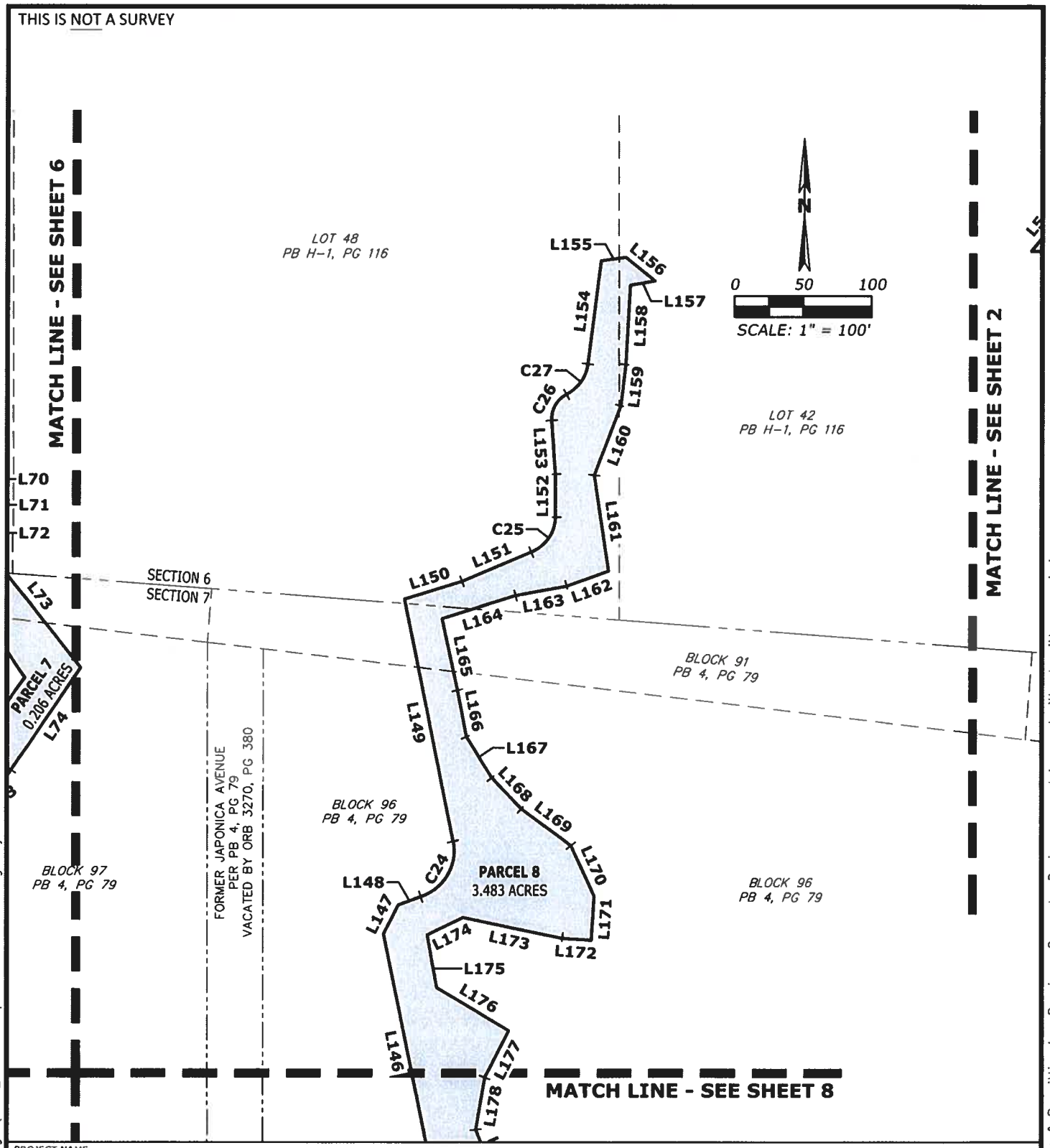

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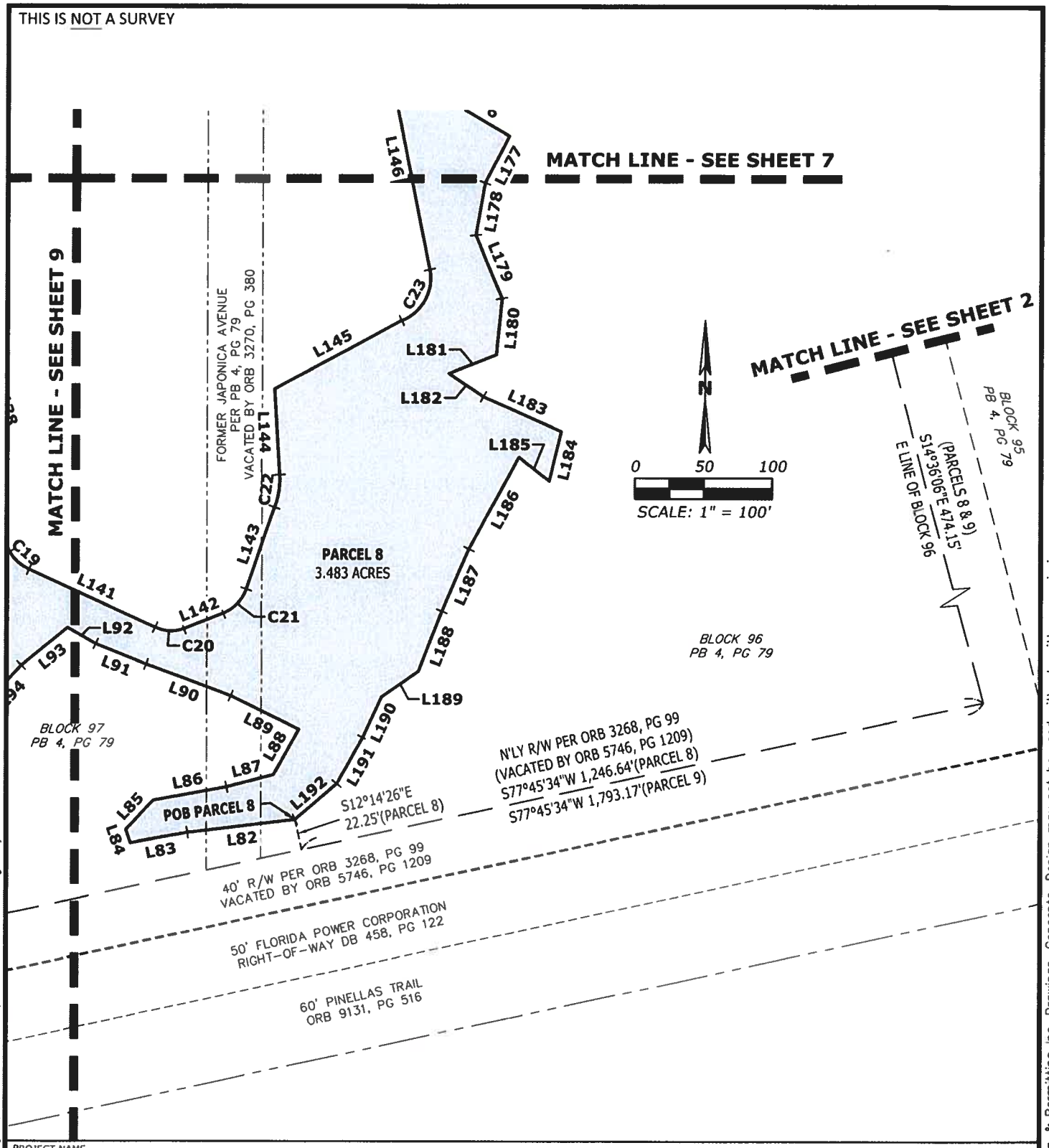

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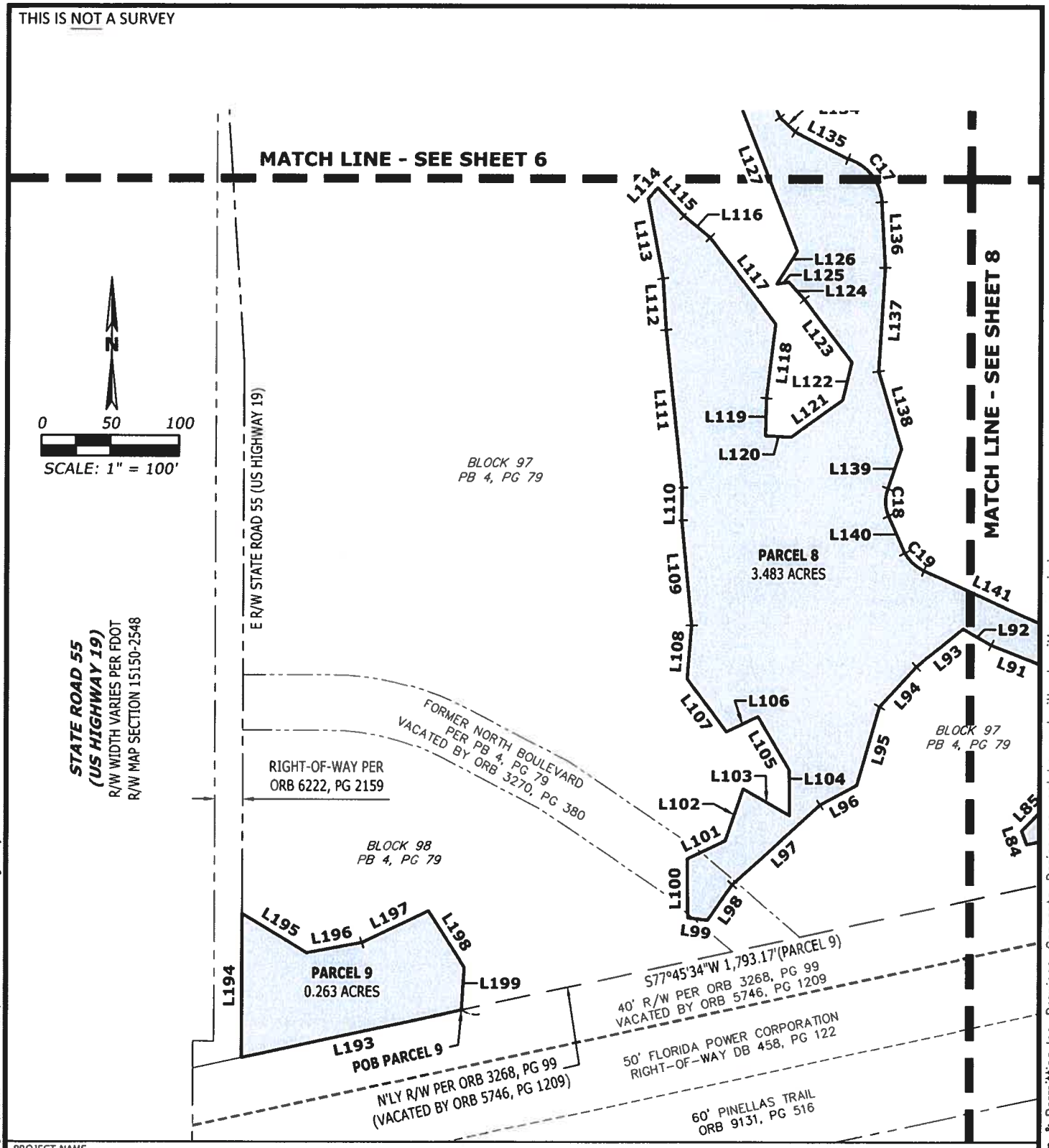

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°53'29"W	93.45'
L2	N30°55'14"W	59.03'
L3	N63°50'53"W	46.40'
L4	S89°58'54"W	25.73'
L5	N38°58'18"E	32.15'
L6	S63°50'52"E	19.43'
L7	S85°39'09"E	39.09'
L8	N75°42'28"E	16.49'
L9	N89°39'45"E	26.97'
L10	S00°06'36"E	177.73'
L11	N66°32'13"W	37.18'
L12	N00°20'47"E	32.67'
L13	N33°09'40"W	60.05'
L14	N54°34'03"W	83.66'
L15	N36°53'49"W	68.48'
L16	N43°42'51"W	38.31'
L17	N73°59'56"W	19.66'
L18	N80°49'49"W	23.58'
L19	S89°43'41"W	74.48'
L20	N26°50'07"W	43.92'
L21	N44°16'23"W	17.17'
L22	N39°02'09"E	70.42'
L23	N49°33'26"E	3.35'
L24	S40°06'30"E	64.77'
L25	S53°51'17"E	73.13'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S46°37'30"E	83.26'
L27	S49°22'27"E	157.84'
L28	S55°15'54"E	81.07'
L29	S00°06'36"E	125.90'
L30	S54°31'23"W	116.61'
L31	N77°18'30"W	126.47'
L32	S52°17'56"W	17.88'
L33	N84°51'49"W	79.54'
L34	N84°26'50"W	94.19'
L35	S73°41'10"W	55.63'
L36	S42°23'51"W	40.55'
L37	S30°34'46"W	33.27'
L38	N10°43'38"W	188.57'
L39	N17°50'15"W	51.00'
L40	N12°44'43"W	112.14'
L41	N07°39'37"W	63.98'
L42	N41°40'47"E	3.51'
L43	N68°41'17"E	38.48'
L44	S85°28'02"E	89.80'
L45	S51°59'53"E	63.11'
L46	S39°19'56"E	51.48'
L47	S31°38'10"E	52.31'
L48	S39°09'56"E	68.34'
L49	S64°46'55"E	44.06'
L50	S89°21'56"E	89.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S76°59'52"E	21.64'
L52	S67°42'49"E	69.88'
L53	S74°06'18"E	52.70'
L54	S60°04'55"E	98.25'
L55	S75°24'02"E	116.68'
L56	S40°06'30"E	15.22'
L57	S10°19'55"W	25.52'
L58	S17°12'40"W	20.15'
L59	N00°05'36"E	45.15'
L60	S85°39'26"E	10.50'
L61	S41°51'26"E	37.82'
L62	S39°07'29"W	40.15'
L63	N00°05'36"E	59.32'
L64	S89°54'24"E	56.74'
L65	N03°00'47"E	8.73'
L66	S62°51'49"E	49.85'
L67	S21°43'38"E	31.46'
L68	S60°43'16"E	48.61'
L69	S43°28'16"E	20.94'
L70	S72°30'38"E	21.71'
L71	S30°00'00"E	3.43'
L72	S05°18'47"W	11.18'
L73	S38°20'09"E	117.42'
L74	S34°00'08"W	89.62'
L75	S81°55'58"W	79.91'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N28°45'30"E	6.83'
L77	N64°28'34"E	82.52'
L78	N35°10'39"E	67.67'
L79	N33°40'33"W	94.86'
L80	S88°11'44"E	12.62'
L81	N40°04'21"W	94.70'
L82	S83°06'27"W	79.09'
L83	S79°38'52"W	41.73'
L84	N19°21'59"W	10.25'
L85	N43°19'27"E	29.38'
L86	N79°34'27"E	53.82'
L87	N75°43'04"E	35.25'
L88	N28°58'55"E	37.68'
L89	N63°54'43"W	55.12'
L90	N69°36'40"W	65.43'
L91	N68°11'34"W	39.64'
L92	N60°08'41"W	23.71'
L93	S50°54'07"W	43.46'
L94	S42°34'28"W	39.50'
L95	S15°51'40"W	59.10'
L96	S61°58'58"W	30.35'
L97	S47°55'50"W	86.37'
L98	S34°37'47"W	31.44'
L99	N82°29'18"W	14.44'
L100	N00°38'51"W	42.65'

PROJECT NAME

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LINE TABLE		
LINE	BEARING	LENGTH
L101	N64°24'52"E	30.53'
L102	N18°55'47"E	39.77'
L103	S60°11'47"E	39.08'
L104	N00°38'19"W	33.02'
L105	N30°43'06"W	44.91'
L106	S64°35'49"W	25.25'
L107	N36°49'40"W	47.53'
L108	N04°35'58"E	38.99'
L109	N05°27'16"W	76.40'
L110	N00°20'49"E	23.62'
L111	N05°56'55"W	114.94'
L112	N03°37'24"W	37.17'
L113	N10°46'58"W	58.87'
L114	N42°24'27"E	10.60'
L115	S43°18'22"E	27.60'
L116	S50°13'45"E	24.76'
L117	S37°24'15"E	78.72'
L118	S07°08'37"W	54.01'
L119	S01°18'53"W	27.20'
L120	S86°42'57"E	18.82'
L121	N54°36'14"E	46.12'
L122	N13°40'44"E	28.34'
L123	N37°22'17"W	57.11'
L124	N42°37'54"W	17.16'
L125	S80°42'57"W	8.93'

LINE TABLE		
LINE	BEARING	LENGTH
L126	N31°55'17"E	28.22'
L127	N21°39'34"W	139.83'
L128	N01°54'36"W	63.75'
L129	N28°45'30"E	15.80'
L130	N90°00'00"E	26.32'
L131	S32°12'05"W	14.31'
L132	S02°40'41"E	41.15'
L133	S22°55'56"E	36.30'
L134	S47°27'22"E	15.38'
L135	S63°20'26"E	43.42'
L136	S03°03'31"E	47.55'
L137	S03°23'37"W	75.28'
L138	S16°32'26"E	58.53'
L139	S18°41'26"W	30.42'
L140	S23°56'07"E	29.38'
L141	S65°34'49"E	101.13'
L142	N68°31'13"E	30.90'
L143	N19°01'38"E	62.80'
L144	N03°16'53"W	62.62'
L145	N61°41'45"E	104.44'
L146	N11°28'57"W	170.18'
L147	N26°10'54"E	23.56'
L148	N69°50'23"E	17.38'
L149	N11°22'54"W	178.95'
L150	N72°51'19"E	43.73'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N67°07'50"E	54.84'
L152	N00°00'00"E	31.12'
L153	N03°45'54"W	39.01'
L154	N07°21'49"E	75.39'
L155	N82°05'49"E	18.16'
L156	S51°24'26"E	27.46'
L157	S80°07'58"W	18.39'
L158	S03°11'23"W	57.62'
L159	S07°00'44"W	30.04'
L160	S21°01'22"W	53.86'
L161	S08°36'59"E	70.20'
L162	S70°13'39"W	32.19'
L163	S79°19'48"W	37.12'
L164	S72°41'25"W	56.23'
L165	S12°12'36"E	53.06'
L166	S11°08'14"E	34.26'
L167	S31°48'18"E	34.92'
L168	S44°01'19"E	31.32'
L169	S53°05'45"E	44.35'
L170	S24°19'48"E	40.26'
L171	S03°36'01"W	32.04'
L172	N86°14'31"W	20.78'
L173	N78°01'07"W	73.53'
L174	S64°01'43"W	28.92'
L175	S10°13'45"E	38.86'

LINE TABLE		
LINE	BEARING	LENGTH
L176	S59°26'30"E	61.25'
L177	S27°09'45"W	38.21'
L178	S09°54'46"W	38.44'
L179	S22°24'17"E	49.66'
L180	S05°31'28"W	41.14'
L181	S68°24'07"W	36.55'
L182	S56°03'15"E	29.95'
L183	S65°59'09"E	61.94'
L184	S13°45'32"W	37.09'
L185	N51°56'52"W	28.05'
L186	S28°17'23"W	75.44'
L187	S23°18'33"W	49.15'
L188	S21°02'11"W	46.65'
L189	S55°42'00"W	32.94'
L190	S24°59'14"W	32.53'
L191	S29°22'00"W	38.38'
L192	S48°48'30"W	39.66'
L193	S77°45'34"W	163.72'
L194	N00°05'36"E	104.56'
L195	S58°55'20"E	55.18'
L196	N79°35'48"E	40.82'
L197	N64°05'51"E	53.33'
L198	S32°49'12"E	48.85'
L199	S03°44'30"W	31.04'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	33.85'	20°00'18"	11.82'	N85°42'37"E	11.76'
C2	23.77'	27°16'23"	11.31'	N60°45'11"E	11.21'
C3	40.99'	37°56'39"	27.14'	N14°11'20"W	26.65'
C4	50.11'	55°48'17"	48.80'	N62°04'01"W	46.90'
C5	29.93'	63°02'44"	32.93'	N07°30'47"E	31.29'
C6	35.43'	60°15'04"	37.26'	S82°25'28"W	35.57'
C7	70.96'	143°28'24"	177.69'	N77°29'23"W	134.77'
C8	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C9	374.00'	3°00'56"	19.68'	S45°35'37"E	19.68'
C10	374.00'	10°54'46"	71.23'	N52°33'27"W	71.13'
C11	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C12	35.00'	20°35'49"	12.58'	S70°58'05"E	12.51'
C13	38.79'	51°18'42"	34.74'	S56°16'37"W	33.59'
C14	35.00'	20°35'49"	12.58'	N50°22'16"W	12.51'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C15	25.44'	35°12'25"	15.63'	S14°55'31"W	15.39'
C16	30.52'	18°07'25"	9.65'	S13°52'13"E	9.61'
C17	34.61'	69°42'31"	42.11'	S37°54'47"E	39.56'
C18	25.50'	45°26'01"	20.22'	S01°13'07"E	19.69'
C19	30.63'	36°09'55"	19.33'	S47°29'52"E	19.01'
C20	25.10'	48°30'20"	21.25'	S87°13'37"E	20.62'
C21	28.86'	49°28'22"	24.92'	N43°45'50"E	24.15'
C22	57.90'	23°34'22"	23.82'	N08°30'18"E	23.65'
C23	32.53'	80°54'25"	45.93'	N28°58'15"E	42.21'
C24	34.84'	83°21'23"	50.69'	N30°17'47"E	46.34'
C25	27.08'	68°04'02"	32.17'	N34°02'01"E	30.31'
C26	20.00'	65°44'29"	22.95'	S29°06'21"W	21.71'
C27	29.16'	54°36'47"	27.79'	N34°40'12"E	26.75'

LEGEND

EXT	= EXTENSION	PB	= PLAT BOOK
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PG	= PAGE
		POB	= POINT OF BEGINNING
MHWL	= MEAN HIGH WATER LINE	POC	= POINT OF COMMENCEMENT
N'LY	= NORTHERLY	RD	= ROAD
OA	= OVERALL	R/W	= RIGHT-OF-WAY
ORB	= OFFICIAL RECORDS BOOK	S'LY	= SOUTHERLY

PROJECT NAME

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LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 147.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°53'29" WEST, FOR 93.45 FEET; THENCE NORTH 30°55'14" WEST, FOR 59.03 FEET; THENCE NORTH 63°50'53" WEST, FOR 46.40 FEET; THENCE SOUTH 89°58'54" WEST, FOR 25.73 FEET; THENCE NORTH 38°58'18" EAST, FOR 32.15 FEET; THENCE SOUTH 63°50'52" EAST, FOR 19.43 FEET; THENCE SOUTH 85°39'09" EAST, FOR 39.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 11.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.85 FEET, A CENTRAL ANGLE OF 20°00'18", AND A CHORD BEARING AND DISTANCE OF NORTH 85°42'37" EAST, FOR 11.76 FEET; THENCE NORTH 75°42'28" EAST, FOR 16.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 11.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.77 FEET, A CENTRAL ANGLE OF 27°16'23", AND A CHORD BEARING AND DISTANCE OF NORTH 60°45'11" EAST, FOR 11.21 FEET; THENCE NORTH 89°39'45" EAST, FOR 26.97 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 177.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.211 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 567.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°32'13" WEST, FOR 37.18 FEET; THENCE NORTH 00°20'47" EAST, FOR 32.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 27.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.99 FEET, A CENTRAL ANGLE OF 37°56'39", AND A CHORD BEARING AND DISTANCE OF NORTH 14°11'20" WEST, FOR 26.65 FEET; THENCE NORTH 33°09'40" WEST, FOR 60.05 FEET; THENCE NORTH 54°34'03" WEST, FOR 83.66 FEET; THENCE NORTH 36°53'49" WEST, FOR 68.48 FEET; THENCE NORTH 43°42'51" WEST, FOR 38.31 FEET; THENCE NORTH 73°59'56" WEST, FOR 19.66 FEET; THENCE NORTH 80°49'49" WEST, FOR 23.58 FEET; THENCE SOUTH 89°43'41" WEST, FOR 74.48 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 48.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.11 FEET, A CENTRAL ANGLE OF 55°48'17", AND A CHORD BEARING AND DISTANCE OF NORTH 62°04'01" WEST, FOR 46.90 FEET; THENCE NORTH 26°50'07" WEST, FOR 43.92 FEET; THENCE NORTH 44°16'23" WEST, FOR 17.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 32.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.93 FEET, A CENTRAL ANGLE OF 63°02'44", AND A CHORD BEARING AND DISTANCE OF NORTH 07°30'47" EAST, FOR 31.29 FEET; THENCE NORTH 39°02'09" EAST, FOR 70.42 FEET; THENCE NORTH 49°33'26" EAST, FOR 3.35 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 40°06'30" EAST, FOR 64.77 FEET; (2) SOUTH 53°51'17" EAST, FOR 73.13 FEET; (3) SOUTH 46°37'30" EAST, FOR 83.26 FEET; (4) SOUTH 49°22'27" EAST, FOR 157.84 FEET; (5) SOUTH 55°15'54" EAST, FOR 81.07 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 125.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.745 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 1,014.01 FEET; THENCE SOUTH 89°53'24" WEST, FOR 364.98 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 54°31'23" WEST, FOR 116.61 FEET; THENCE NORTH 77°18'30" WEST, FOR 126.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 37.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.43 FEET, A CENTRAL ANGLE OF 60°15'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'28" WEST, FOR 35.57 FEET; THENCE SOUTH 52°17'56" WEST, FOR 17.88 FEET; THENCE NORTH 84°51'49" WEST, FOR 79.54 FEET; THENCE NORTH 84°26'50" WEST, FOR 94.19 FEET; THENCE SOUTH 73°41'10" WEST, FOR 55.63 FEET; THENCE SOUTH 42°23'51" WEST, FOR 40.55 FEET; THENCE SOUTH 30°34'46" WEST, FOR 33.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 177.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.96 FEET, A CENTRAL ANGLE OF 143°28'24", AND A CHORD BEARING AND DISTANCE OF NORTH 77°29'23" WEST, FOR 134.77 FEET; THENCE NORTH 10°43'38" WEST, FOR 188.57 FEET; THENCE NORTH 17°50'15" WEST, FOR 51.00 FEET; THENCE NORTH 12°44'43" WEST, FOR 112.14 FEET; THENCE NORTH 07°39'37" WEST, FOR 63.98 FEET; THENCE NORTH 41°40'47" EAST, FOR 3.51 FEET; THENCE NORTH 68°41'17" EAST, FOR 38.48 FEET; THENCE SOUTH 85°28'02" EAST, FOR 89.80 FEET; THENCE SOUTH 51°59'53" EAST, FOR 63.11 FEET; THENCE SOUTH 39°19'56" EAST, FOR 51.48 FEET; THENCE SOUTH 31°38'10" EAST, FOR 52.31 FEET; THENCE SOUTH 39°09'56" EAST, FOR 68.34 FEET; THENCE SOUTH 64°46'55" EAST, FOR 44.06 FEET; THENCE SOUTH 89°21'56" EAST, FOR 89.11 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 76°59'52" EAST, FOR 21.64 FEET; (2) SOUTH 67°42'49" EAST, FOR 69.88 FEET; (3) SOUTH 74°06'18" EAST, FOR 52.70 FEET; (4) SOUTH 60°04'55" EAST, FOR 98.25 FEET; (5) SOUTH 75°24'02" EAST, FOR 116.68 FEET; (6) SOUTH 40°06'30" EAST, FOR 15.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.617 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,369.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°19'55" WEST, FOR 25.52 FEET; THENCE SOUTH 17°12'40" WEST, FOR 20.15 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 45.15 FEET TO AFORESAID NORTH LINE OF LOT 45; THENCE ALONG SAID NORTH LINE, SOUTH 85°39'26" EAST, FOR 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND

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LEGAL DESCRIPTION: (CONTINUED)

TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 133.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°51'26" EAST, FOR 37.82 FEET; THENCE SOUTH 39°07'29" WEST, FOR 40.15 FEET TO AFORESAID EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19); THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 59.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.017 ACRES.

TOGETHER WITH:

PARCEL 6

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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Florida Land Design & Permitting

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LEGAL DESCRIPTION: (CONTINUED)

LEFT; (3) SOUTHEASTERLY 19.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 03°00'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°35'37" EAST, FOR 19.68 FEET TO A POINT ON A CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE NORTH 03°00'47" EAST, FOR 8.73 FEET; THENCE SOUTH 62°51'49" EAST, FOR 49.85 FEET; THENCE SOUTH 21°43'38" EAST, FOR 31.46 FEET TO AFORESAID NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTHERLY LINE, NORTHWESTERLY 71.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 10°54'46", AND A CHORD BEARING AND DISTANCE OF NORTH 52°33'27" WEST, FOR 71.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.020 ACRES.

TOGETHER WITH:

PARCEL 7

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE

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LEGAL DESCRIPTION: (CONTINUED)

OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) SOUTHEASTERLY 242.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 37°10'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°40'34" EAST, FOR 238.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (4) EASTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°58'05" EAST, FOR 12.51 FEET TO A POINT ON A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING; THENCE SOUTH 60°43'16" EAST, FOR 48.61 FEET; THENCE SOUTH 43°28'16" EAST, FOR 20.94 FEET; THENCE SOUTH 72°30'38" EAST, FOR 21.71 FEET; THENCE SOUTH 30°00'00" EAST, FOR 3.43 FEET; THENCE SOUTH 05°18'47" WEST, FOR 11.18 FEET; THENCE SOUTH 38°20'09" EAST, FOR 117.42 FEET; THENCE SOUTH 34°00'08" WEST, FOR 89.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 34.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.79 FEET, A CENTRAL ANGLE OF 51°18'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 56°16'37" WEST, FOR 33.59 FEET; THENCE SOUTH 81°55'58" WEST, FOR 79.91 FEET; THENCE NORTH 28°45'30" EAST, FOR 6.83 FEET; THENCE NORTH 64°28'34" EAST, FOR 82.52 FEET; THENCE NORTH 35°10'39" EAST, FOR 67.67 FEET; THENCE NORTH 33°40'33" WEST, FOR 94.86 FEET TO A SOUTHERLY LINE OF AFORESAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°11'44" EAST, FOR 12.62 FEET; (2) NORTH 40°04'21" WEST, FOR 94.70 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHWESTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF NORTH 50°22'16" WEST, FOR 12.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.206 ACRES.

TOGETHER WITH:

PARCEL 8

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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LEGAL DESCRIPTION: (CONTINUED)

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,246.64 FEET; THENCE NORTH 12°14'26" WEST, FOR 22.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°06'27" WEST, FOR 79.09 FEET; THENCE SOUTH 79°38'52" WEST, FOR 41.73 FEET; THENCE NORTH 19°21'59" WEST, FOR 10.25 FEET; THENCE NORTH 43°19'27" EAST, FOR 29.38 FEET; THENCE NORTH 79°34'27" EAST, FOR 53.82 FEET; THENCE NORTH 75°43'04" EAST, FOR 35.25 FEET; THENCE NORTH 28°58'55" EAST, FOR 37.68 FEET; THENCE NORTH 63°54'43" WEST, FOR 55.12 FEET; THENCE NORTH 69°36'40" WEST, FOR 65.43 FEET; THENCE NORTH 68°11'34" WEST, FOR 39.64 FEET; THENCE NORTH 60°08'41" WEST, FOR 23.71 FEET; THENCE SOUTH 50°54'07" WEST, FOR 43.46 FEET; THENCE SOUTH 42°34'28" WEST, FOR 39.50 FEET; THENCE SOUTH 15°51'40" WEST, FOR 59.10 FEET; THENCE SOUTH 61°58'58" WEST, FOR 30.35 FEET; THENCE SOUTH 47°55'50" WEST, FOR 86.37 FEET; THENCE SOUTH 34°37'47" WEST, FOR 31.44 FEET; THENCE NORTH 82°29'18" WEST, FOR 14.44 FEET; THENCE NORTH 00°38'51" WEST, FOR 42.65 FEET; THENCE NORTH 64°24'52" EAST, FOR 30.53 FEET; THENCE NORTH 18°55'47" EAST, FOR 39.77 FEET; THENCE SOUTH 60°11'47" EAST, FOR 39.08 FEET;

PROJECT NAME

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SHEET NAME

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THENCE NORTH 00°38'19" WEST, FOR 33.02 FEET; THENCE NORTH 30°43'06" WEST, FOR 44.91 FEET; THENCE SOUTH 64°35'49" WEST, FOR 25.25 FEET; THENCE NORTH 36°49'40" WEST, FOR 47.53 FEET; THENCE NORTH 04°35'58" EAST, FOR 38.99 FEET; THENCE NORTH 05°27'16" WEST, FOR 76.40 FEET; THENCE NORTH 00°20'49" EAST, FOR 23.62 FEET; THENCE NORTH 05°56'55" WEST, FOR 114.94 FEET; THENCE NORTH 03°37'24" WEST, FOR 37.17 FEET; THENCE NORTH 10°46'58" WEST, FOR 58.87 FEET; THENCE NORTH 42°24'27" EAST, FOR 10.60 FEET; THENCE SOUTH 43°18'22" EAST, FOR 27.60 FEET; THENCE SOUTH 50°13'45" EAST, FOR 24.76 FEET; THENCE SOUTH 37°24'15" EAST, FOR 78.72 FEET; THENCE SOUTH 07°08'37" WEST, FOR 54.01 FEET; THENCE SOUTH 01°18'53" WEST, FOR 27.20 FEET; THENCE SOUTH 86°42'57" EAST, FOR 18.82 FEET; THENCE NORTH 54°36'14" EAST, FOR 46.12 FEET; THENCE NORTH 13°40'44" EAST, FOR 28.34 FEET; THENCE NORTH 37°22'17" WEST, FOR 57.11 FEET; THENCE NORTH 42°37'54" WEST, FOR 17.16 FEET; THENCE SOUTH 80°42'57" WEST, FOR 8.93 FEET; THENCE NORTH 31°55'17" EAST, FOR 28.22 FEET; THENCE NORTH 21°39'34" WEST, FOR 139.83 FEET; THENCE NORTH 01°54'36" WEST, FOR 63.75 FEET; THENCE NORTH 28°45'30" EAST, FOR 15.80 FEET; THENCE NORTH 90°00'00" EAST, FOR 26.32 FEET; THENCE SOUTH 32°12'05" WEST, FOR 14.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 15.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.44 FEET, A CENTRAL ANGLE OF 35°12'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'31" WEST, FOR 15.39 FEET; THENCE SOUTH 02°40'41" EAST, FOR 41.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 9.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.52 FEET, A CENTRAL ANGLE OF 18°07'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°52'13" EAST, FOR 9.61 FEET; THENCE SOUTH 22°55'56" EAST, FOR 36.30 FEET; THENCE SOUTH 47°27'22" EAST, FOR 15.38 FEET; THENCE SOUTH 63°20'26" EAST, FOR 43.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.61 FEET, A CENTRAL ANGLE OF 69°42'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°54'47" EAST, FOR 39.56 FEET; THENCE SOUTH 03°03'31" EAST, FOR 47.55 FEET; THENCE SOUTH 03°23'37" WEST, FOR 75.28 FEET; THENCE SOUTH 16°32'26" EAST, FOR 58.53 FEET; THENCE SOUTH 18°41'26" WEST, FOR 30.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 20.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 45°26'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'07" EAST, FOR 19.69 FEET; THENCE SOUTH 23°56'07" EAST, FOR 29.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 19.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.63 FEET, A CENTRAL ANGLE OF 36°09'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°29'52" EAST, FOR 19.01 FEET; THENCE SOUTH 65°34'49" EAST, FOR 101.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 21.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.10 FEET, A CENTRAL ANGLE OF 48°30'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°13'37" EAST, FOR 20.62 FEET; THENCE NORTH 68°31'13" EAST, FOR 30.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE

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NORTHEASTERLY 24.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.86 FEET, A CENTRAL ANGLE OF 49°28'22", AND A CHORD BEARING AND DISTANCE OF NORTH 43°45'50" EAST, FOR 24.15 FEET; THENCE NORTH 19°01'38" EAST, FOR 62.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 23.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 23°34'22", AND A CHORD BEARING AND DISTANCE OF NORTH 08°30'18" EAST, FOR 23.65 FEET; THENCE NORTH 03°16'53" WEST, FOR 62.62 FEET; THENCE NORTH 61°41'45" EAST, FOR 104.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 45.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.53 FEET, A CENTRAL ANGLE OF 80°54'25", AND A CHORD BEARING AND DISTANCE OF NORTH 28°58'15" EAST, FOR 42.21 FEET; THENCE NORTH 11°28'57" WEST, FOR 170.18 FEET; THENCE NORTH 26°10'54" EAST, FOR 23.56 FEET; THENCE NORTH 69°50'23" EAST, FOR 17.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 50.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.84 FEET, A CENTRAL ANGLE OF 83°21'23", AND A CHORD BEARING AND DISTANCE OF NORTH 30°17'47" EAST, FOR 46.34 FEET; THENCE NORTH 11°22'54" WEST, FOR 178.95 FEET; THENCE NORTH 72°51'19" EAST, FOR 43.73 FEET; THENCE NORTH 67°07'50" EAST, FOR 54.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.08 FEET, A CENTRAL ANGLE OF 68°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 34°02'01" EAST, FOR 30.31 FEET; THENCE NORTH 00°00'00" EAST, FOR 31.12 FEET; THENCE NORTH 03°45'54" WEST, FOR 39.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 22.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°44'29", AND A CHORD BEARING AND DISTANCE OF NORTH 29°06'21" EAST, FOR 21.71 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 27.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.16 FEET, A CENTRAL ANGLE OF 54°36'47", AND A CHORD BEARING AND DISTANCE OF NORTH 34°40'12" EAST, FOR 26.75 FEET; THENCE NORTH 07°21'49" EAST, FOR 75.39 FEET; THENCE NORTH 82°05'49" EAST, FOR 18.16 FEET; THENCE SOUTH 51°24'26" EAST, FOR 27.46 FEET; THENCE SOUTH 80°07'58" WEST, FOR 18.39 FEET; THENCE SOUTH 03°11'23" WEST, FOR 57.62 FEET; THENCE SOUTH 07°00'44" WEST, FOR 30.04 FEET; THENCE SOUTH 21°01'22" WEST, FOR 53.86 FEET; THENCE SOUTH 08°36'59" EAST, FOR 70.20 FEET; THENCE SOUTH 70°13'39" WEST, FOR 32.19 FEET; THENCE SOUTH 79°19'48" WEST, FOR 37.12 FEET; THENCE SOUTH 72°41'25" WEST, FOR 56.23 FEET; THENCE SOUTH 12°12'36" EAST, FOR 53.06 FEET; THENCE SOUTH 11°08'14" EAST, FOR 34.26 FEET; THENCE SOUTH 31°48'18" EAST, FOR 34.92 FEET; THENCE SOUTH 44°01'19" EAST, FOR 31.32 FEET; THENCE SOUTH 53°05'45" EAST, FOR 44.35 FEET; THENCE SOUTH 24°19'48" EAST, FOR 40.26 FEET; THENCE SOUTH 03°36'01" WEST, FOR 32.04 FEET; THENCE NORTH 86°14'31" WEST, FOR 20.78 FEET; THENCE NORTH 78°01'07" WEST, FOR 73.53 FEET; THENCE SOUTH 64°01'43" WEST, FOR 28.92 FEET; THENCE SOUTH 10°13'45" EAST, FOR 38.86 FEET; THENCE SOUTH 59°26'30" EAST, FOR 61.25 FEET; THENCE SOUTH 27°09'45" WEST, FOR 38.21 FEET; THENCE SOUTH 09°54'46" WEST, FOR 38.44

PROJECT NAME

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Florida Land Design & Permitting

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TRINITY, FLORIDA 34655

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Engineer # - CA No. 33088
Survey # - LB8342

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Oct 8, 2020 @ 8:25AM X:\1046\Legal\1046_Anclote-Expanded ROS area.dwg - jbeckman

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (CONTINUED)

FEET; THENCE SOUTH 22°24'17" EAST, FOR 49.66 FEET; THENCE SOUTH 05°31'28" WEST, FOR 41.14 FEET; THENCE SOUTH 68°24'07" WEST, FOR 36.55 FEET; THENCE SOUTH 56°03'15" EAST, FOR 29.95 FEET; THENCE SOUTH 65°59'09" EAST, FOR 61.94 FEET; THENCE SOUTH 13°45'32" WEST, FOR 37.09 FEET; THENCE NORTH 51°56'52" WEST, FOR 28.05 FEET; THENCE SOUTH 28°17'23" WEST, FOR 75.44 FEET; THENCE SOUTH 23°18'33" WEST, FOR 49.15 FEET; THENCE SOUTH 21°02'11" WEST, FOR 46.65 FEET; THENCE SOUTH 55°42'00" WEST, FOR 32.94 FEET; THENCE SOUTH 24°59'14" WEST, FOR 32.53 FEET; THENCE SOUTH 29°22'00" WEST, FOR 38.38 FEET; THENCE SOUTH 48°48'30" WEST, FOR 39.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.483 ACRES.

TOGETHER WITH:

PARCEL 9

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,793.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

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LEGAL DESCRIPTION: (CONTINUED)

VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST FOR 163.72 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19 NORTH) ACCORDING TO OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 104.56 FEET; THENCE SOUTH 58°55'20" EAST, FOR 55.18 FEET; THENCE NORTH 79°35'48" EAST, FOR 40.82 FEET; THENCE NORTH 64°05'51" EAST, FOR 53.33 FEET; THENCE SOUTH 32°49'12" EAST, FOR 48.85 FEET; THENCE SOUTH 03°44'30" WEST, FOR 31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.263 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 8.568 ACRES.

SURVEYOR'S NOTES:

1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4) THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020 AND AN ELECTRONIC DRAWING FILE OF THE EXPANDED RECREATION OPEN SPACE AREA AS PROVIDED BY KIMLEY HORN ON 11/17/2021.
5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
6) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

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Ordinance 2024-06, Exhibit B, 3 pages

ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 3- 22.078 ACRES

FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO PRESERVATION CATEGORY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

APPROVED WETLAND/ SURFACE WATER BOUNDARY

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-011	1,391,314.75'	418,203.93'
JD 1-012	1,391,259.44'	418,164.94'
JD 1-013	1,391,223.88'	418,090.47'
JD 1-014	1,391,169.62'	418,060.70'
JD 1-015	1,391,105.90'	418,062.82'
JD 1-016	1,390,975.95'	418,114.43'
JD 1-017	1,390,952.00'	418,099.51'
JD 1-017A	1,390,953.44'	418,108.33'
JD 1-017B	1,390,940.81'	418,119.95'
JD 1-017C	1,390,895.43'	418,154.61'
JD 1-017D	1,390,867.89'	418,147.91'
JD 1-017E	1,390,841.18'	418,110.32'
JD 1-017F	1,390,842.26'	418,091.53'
JD 1-017G	1,390,869.45'	418,092.15'
JD 1-017H	1,390,923.04'	418,098.87'
JD 1-018	1,390,985.58'	418,051.05'
JD 1-019	1,391,001.42'	418,032.02'
JD 1-020	1,391,021.50'	418,013.09'
JD 1-021	1,391,013.68'	418,005.94'
JD 1-022	1,390,955.85'	418,016.95'
JD 1-023	1,390,918.76'	418,019.30'
JD 1-027	1,390,804.44'	418,031.21'
JD 1-028	1,390,780.82'	418,031.07'
JD 1-029	1,390,704.77'	418,038.33'
JD 1-030	1,390,665.90'	418,035.20'
JD 1-031	1,390,627.86'	418,063.70'
JD 1-031A	1,390,638.69'	418,086.51'
JD 1-031B	1,390,600.08'	418,109.45'
JD 1-031C	1,390,567.07'	418,109.82'
JD 1-032	1,390,586.49'	418,075.90'
JD 1-033	1,390,548.87'	418,063.00'
JD 1-034	1,390,535.68'	418,035.46'
JD 1-035	1,390,493.04'	418,035.95'
JD 1-036	1,390,491.15'	418,050.26'
JD 1-037	1,390,517.02'	418,068.13'
JD 1-038	1,390,574.89'	418,132.24'
JD 1-039	1,390,589.15'	418,159.04'
JD 1-040	1,390,646.00'	418,175.19'
JD 1-041	1,390,675.08'	418,201.92'
JD 1-042	1,390,702.49'	418,235.64'
JD 1-043	1,390,690.69'	418,256.21'
JD 1-044	1,390,675.96'	418,293.01'
JD 1-045	1,390,653.17'	418,354.34'
JD 1-046	1,390,628.93'	418,403.85'
JD 1-047	1,390,595.97'	418,385.59'
JD 1-048	1,390,587.27'	418,351.43'
JD 1-049	1,390,577.53'	418,298.50'
JD 1-050	1,390,556.16'	418,278.34'
JD 1-051	1,390,546.49'	418,281.74'
JD 1-052	1,390,553.99'	418,322.79'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-053	1,390,563.48'	418,401.31'
JD 1-054	1,390,589.60'	418,431.15'
JD 1-055	1,390,623.04'	418,449.97'
JD 1-056	1,390,652.53'	418,463.71'
JD 1-057	1,390,671.09'	418,490.92'
JD 1-058	1,390,714.64'	418,507.67'
JD 1-059	1,390,759.78'	418,527.12'
JD 1-060	1,390,826.20'	418,562.87'
JD 1-061	1,390,808.92'	418,584.95'
JD 1-062	1,390,844.94'	418,593.78'
JD 1-063	1,390,870.15'	418,537.19'
JD 1-063A	1,390,886.88'	418,512.34'
JD 1-064	1,390,900.33'	418,546.33'
JD 1-065	1,390,941.27'	418,550.29'
JD 1-066	1,390,987.18'	418,531.36'
JD 1-067	1,391,025.05'	418,537.98'
JD 1-068	1,391,059.04'	418,555.42'
JD 1-071	1,391,090.18'	418,502.69'
JD 1-072	1,391,128.42'	418,495.78'
JD 1-073	1,391,141.09'	418,521.78'
JD 1-074	1,391,125.82'	418,593.71'
JD 1-075	1,391,124.46'	418,614.45'
JD 1-076	1,391,156.44'	418,616.46'
JD 1-077	1,391,193.12'	418,599.88'
JD 1-078	1,391,219.76'	418,564.41'
JD 1-079	1,391,242.28'	418,542.65'
JD 1-080	1,391,271.96'	418,524.24'
JD 1-081	1,391,305.57'	418,517.62'
JD 1-082	1,391,357.43'	418,506.40'
JD 1-083	1,391,374.16'	418,560.08'
JD 1-084	1,391,381.03'	418,596.55'
JD 1-085	1,391,391.92'	418,626.84'
JD 1-086	1,391,461.33'	418,616.33'
JD 1-087	1,391,511.60'	418,635.65'
JD 1-088	1,391,541.42'	418,639.32'
JD 1-089	1,391,598.94'	418,642.52'
JD 1-090	1,391,607.53'	418,691.92'
JD 1-091	1,391,589.41'	418,735.67'
JD 1-092	1,391,544.16'	418,750.49'
JD 1-093	1,391,486.50'	418,780.14'
JD 1-094	1,391,441.86'	418,785.31'
JD 1-095	1,391,391.74'	418,797.77'
JD 1-096	1,391,338.31'	418,820.92'
JD 1-097	1,391,316.19'	418,848.38'
JD 1-098	1,391,287.69'	418,848.96'
JD 1-099	1,391,249.46'	418,833.33'
JD 1-100	1,391,220.92'	418,802.44'
JD 1-101	1,391,180.68'	418,783.27'
JD 1-102	1,391,126.07'	418,771.97'
JD 1-103	1,391,088.94'	418,760.72'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-104	1,391,061.81'	418,741.59'
JD 1-105	1,391,038.64'	418,774.86'
JD 1-106	1,391,020.38'	418,756.52'
JD 1-107	1,390,973.90'	418,705.59'
JD 1-108	1,390,924.14'	418,701.65'
JD 1-109	1,390,903.23'	418,683.55'
JD 1-110	1,390,843.88'	418,704.11'
JD 1-111	1,390,841.61'	418,718.05'
JD 1-112	1,390,819.96'	418,760.06'
JD 1-113	1,390,808.58'	418,800.45'
JD 1-114	1,390,786.49'	418,834.60'
JD 1-115	1,390,746.41'	418,895.60'
JD 1-116	1,390,748.65'	418,948.12'
JD 1-117	1,390,756.16'	419,003.29'
JD 1-118	1,390,792.24'	419,057.70'
JD 1-119	1,390,848.61'	419,103.28'
JD 1-119A	1,390,892.62'	419,101.56'
JD 1-119B	1,390,889.35'	419,076.64'
JD 1-119C	1,390,877.03'	419,066.35'
JD 1-120	1,390,920.66'	419,111.21'
JD 1-121	1,391,037.84'	419,089.05'
JD 1-122	1,391,083.69'	419,080.77'
JD 1-123	1,391,164.25'	419,050.89'
JD 1-124	1,391,200.15'	419,056.44'
JD 1-124A	1,391,198.56'	419,007.76'
JD 1-124B	1,391,170.34'	418,968.08'
JD 1-124C	1,391,191.58'	418,943.95'
JD 1-124D	1,391,164.20'	418,873.70'
JD 1-124E	1,391,114.15'	418,863.37'
JD 1-124F	1,391,118.31'	418,845.03'
JD 1-124G	1,391,240.31'	418,875.75'
JD 1-124H	1,391,297.78'	418,958.89'
JD 1-124I	1,391,349.24'	418,969.29'
JD 1-124J	1,391,393.73'	418,981.33'
JD 1-124K	1,391,425.86'	418,943.06'
JD 1-124L	1,391,474.08'	418,908.70'
JD 1-124M	1,391,494.22'	418,914.86'
JD 1-124N	1,391,471.01'	418,960.78'
JD 1-124O	1,391,543.04'	418,943.72'
JD 1-124P	1,391,604.58'	418,943.00'
JD 1-124Q	1,391,624.00'	418,958.70'
JD 1-124R	1,391,603.55'	419,000.36'
JD 1-124S	1,391,552.91'	419,030.69'
JD 1-124T	1,391,473.42'	419,072.76'
JD 1-124U	1,391,406.74'	419,073.97'
JD 1-125	1,391,320.14'	419,033.39'
JD 1-126	1,391,283.40'	419,101.67'
JD 1-127	1,391,272.64'	419,175.26'
JD 1-129	1,391,246.34'	419,255.01'
JD 1-130	1,391,257.15'	419,296.13'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-132	1,391,210.80'	419,295.76'
JD 1-133	1,391,179.80'	419,309.81'
JD 1-134	1,391,135.50'	419,338.12'
JD 1-135	1,391,107.89'	419,366.25'
JD 1-136	1,391,064.32'	419,385.35'
JD 1-137	1,391,031.32'	419,406.41'
JD 1-138	1,391,002.21'	419,437.29'
JD 1-139	1,390,951.81'	419,445.42'
JD 1-140	1,390,939.29'	419,473.78'
JD 1-141	1,390,976.72'	419,578.50'
JD 1-B	1,390,456.84'	417,873.95'
JD 1-C	1,390,497.89'	417,847.47'
JD 1-D	1,390,474.60'	417,799.49'
JD 1-E	1,390,467.22'	417,759.35'
JD 1-F	1,390,494.87'	417,713.48'
JD 1-UP1	1,391,488.78'	419,021.00'
JD 1-UP2	1,391,455.09'	419,025.34'
JD 1-UP3	1,391,475.70'	419,000.08'
JD 2-01	1,391,503.42'	418,470.56'
JD 2-03	1,391,551.21'	418,453.54'
JD 2-03A	1,391,532.64'	418,427.32'
JD 2-04	1,391,492.04'	418,387.90'
JD 2-05	1,391,491.11'	418,320.87'
JD 2-06	1,391,468.80'	418,293.29'
JD 2-07	1,391,475.04'	418,240.78'
JD 2-08	1,391,460.65'	418,212.20'
JD 2-09	1,391,408.07'	418,215.53'
JD 2-10	1,391,379.02'	418,230.54'
JD 2-11	1,391,373.89'	418,268.98'
JD 2-12	1,391,371.43'	418,312.58'
JD 2-13	1,391,364.73'	418,370.59'
JD 2-14	1,391,359.64'	418,420.61'
JD 2-15	1,391,362.77'	418,461.74'
JD 2-16	1,391,393.89'	418,471.40'
JD 2-17	1,391,436.69'	418,494.37'
JD 2-18	1,391,482.24'	418,492.39'
JD 3-04	1,392,720.79'	417,701.65'
JD 3-06A	1,392,585.06'	417,720.78'
JD 3-07	1,392,553.94'	417,695.47'
JD 3-08	1,392,513.55'	417,701.65'
JD 3-10	1,392,480.82'	417,701.45'
JD 3-10A	1,392,455.64'	417,717.42'
JD 3-11	1,392,461.61'	417,796.61'
JD 3-12	1,392,482.37'	417,805.20'
JD 3-14	1,392,545.63'	417,864.58'
JD 3-15	1,392,617.32'	417,917.22'
JD 3-16	1,392,661.06'	417,956.17'
JD 3-17	1,392,675.04'	417,992.01'
JD 3-19	1,392,667.95'	418,081.53'
JD 3-20	1,392,629.09'	418,131.26'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 3-21	1,392,589.27'	418,163.89'
JD 3-22	1,392,544.73'	418,191.33'
JD 3-23	1,392,491.75'	418,234.49'
JD 3-24	1,392,472.98'	418,274.35'
JD 3-25	1,392,472.16'	418,347.49'
JD 4-1	1,391,371.37'	418,864.99'
JD 4-2	1,391,399.34'	418,896.48'
JD 4-3	1,391,443.10'	418,894.52'
JD 4-4	1,391,468.38'	418,850.01'
JD 4-5	1,391,445.86'	418,832.87'
JD 5-1	1,390,933.34'	418,792.26'
JD 5-2	1,390,909.85'	418,786.73'
JD 5-3	1,390,879.01'	418,793.55'
JD 5-4	1,390,862.28'	418,811.22'
JD 5-5	1,390,846.98'	418,830.04'
JD 5-6	1,390,853.11'	418,834.06'
JD 5-7	1,390,883.18'	418,804.34'
JD 5-8	1,390,913.93'	418,793.30'
JD 5-9	1,390,941.00'	418,796.35'
JD 6-1	1,391,672.91'	418,375.35'
JD 6-2	1,391,725.26'	418,354.16'
JD 6-3	1,391,743.72'	418,333.79'
JD 6-4	1,391,722.26'	418,299.07'
JD 6-5	1,391,676.57'	418,309.52'
JD 6-6	1,391,638.51'	418,353.16'
JD 6-7	1,391,641.40'	418,408.02'
JD 6-8	1,391,657.00'	418,413.26'

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY, THE PURPOSE OF WHICH IS TO SHOW THE RELATIONSHIP OF THE FLAGGED WETLAND JURISDICTIONAL LINE TO THE SUBJECT PROPERTY. ANY 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.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. THIS IS NOT A BOUNDARY SURVEY. EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN HEREON MAY EXIST.

4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

5. WETLAND JURISDICTIONAL POINTS AND LINES SHOWN HEREON ARE BASED ON COORDINATE DATA PROVIDED BY KIMLEY HORN & ASSOCIATES, INC. ON 5/29/2020. SAID POINTS WERE PROVIDED IN LATITUDE / LONGITUDE FORMAT AND WERE CONVERTED TO STATE PLANE COORDINATES, FLORIDA WEST ZONE (US SURVEY FEET) FOR USE IN THIS DRAWING. ALL POINT DATUM CONVERSIONS WERE COMPLETED USING CORPSCON 6.0.1 AS PROVIDED BY THE US ARMY CORPS OF ENGINEERS.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

8. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "PCDSM GPS 53" (PID = DF5829), NAD 83(2011) AND "PCDSM GPS 54" (PID = DF5830), NAD 83(2011).

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. AS A MEANS OF REFERENCE THE EAST RIGHT-OF-WAY OF US HIGHWAY 19, BEING SOUTH 00°05'36" WEST, AS SHOWN HEREON.

10. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA/NSPS LAND TITLE, BOUNDARY AND TIDAL WATER SURVEY PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020. ALL BOUNDARY INFORMATION SHOWN HEREON IS ACCORDING TO SAID SURVEY.

13. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE 2018 AERIAL IMAGE, IF SHOWN HEROEN, IS USED AS A BACKGROUND FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY.

14. LAST DATE OF FIELD SURVEY: 8/11/2020

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LB8342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

ABBREVIATION LEGEND:

(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CPB = CONDO PLAT BOOK
DB = DEED BOOK
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MHWL = MEAN HIGH WATER LINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
SND = SET NAIL AND DISK LB 8342
TBM = TEMPORARY BENCHMARK

Florida Land Design & Permitting
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TRINITY, FLORIDA 34655
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E-mail: info@fldandp.com
Engineer # EB-33088
Survey # LB8342

NO	DATE	REVISIONS

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PREPARED FOR: **MORGAN GROUP DEVELOPMENT, LLC**
3060 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME: **ANCLOTE HARBOR**

SHEET NAME: **SPECIFIC PURPOSE SURVEY**

PROJECT ID	1046
PROJECT NO	2020-1046
FIELD BOOK(S)	0008/0009
SCALE	1" = 100'
DRAWN	JEB
QC	JEB
DATE	8/12/2020
SHEET	1 OF 2

Aug 14, 2020 @ 10:32am C:\Users\jbeckman\appdata\local\temp\AcPublish_13012\1046_Anclote-JD.dwg - jbeckman

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°15'54"W	81.07'
L2	N49°09'12"W	70.29'
L3	N49°33'06"W	87.55'
L4	N46°37'30"W	83.26'
L5	N53°51'17"W	73.13'
L6	N40°06'30"W	107.74'
L7	N75°24'02"W	116.68'
L8	N60°04'55"W	98.25'
L9	N74°06'18"W	52.70'
L10	N67°42'49"W	69.88'
L11	N76°59'52"W	96.99'
L12	N72°04'26"W	67.37'
L13	N32°28'34"W	89.58'
L14	N45°47'52"W	121.08'
L15	S34°03'42"W	103.64'
L16	S36°44'10"W	105.49'
L17	N05°23'04"E	113.14'
L18	N13°07'10"W	54.36'
L19	N02°08'07"W	90.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C2	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C3	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'
C4	139.33'	79°25'41"	193.14'	S80°45'10"W	178.05'
C5	50.77'	94°08'00"	83.42'	N76°00'32"W	74.35'

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

APPROVED WETLAND/ SURFACE WATER BOUNDARY

SHEET 2 OF 2

DATE 8/12/2020

DRAWN JEB

QC JEB

FIELD BOOK(S) 0008/0009

SCALE 1" = 100'

PROJECT NO 2020-1046

PROJECT ID 1046

PREPARED FOR
MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
SPECIFIC PURPOSE SURVEY

Florida Land Design & Permitting
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Engineer # - CA No. 33088
Survey # - LB8342

NO	DATE	REVISIONS

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TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

Via Electronic Mail

May 15, 2024

Ms. Patricia McNeese, Planning Supervisor
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689

Re: Anclote Harbor Plan Amendment
Consolidated Application

Dear Ms. McNeese:

On behalf of my client, Morgan Group Development, LLC, I am submitting revised documents for the pending Anclote Harbor Plan Amendment. At the City staff's request, we have consolidated the three previous applications into one application under Case No. 22-02. The following revised documents are submitted today for your review:

1. Revised Application,
2. Revised Narrative and Land Use Planning Report, and
3. Legal Descriptions- No revisions have been made to the Legal Descriptions but the Descriptions for the three parcels have been combined into one document.

The following documents were previously submitted and we ask that these documents be considered part of this revised application to form a complete package:

A. Deed indicating ownership, and
B. Map of Plan Amendment Parcels 1 and 2.

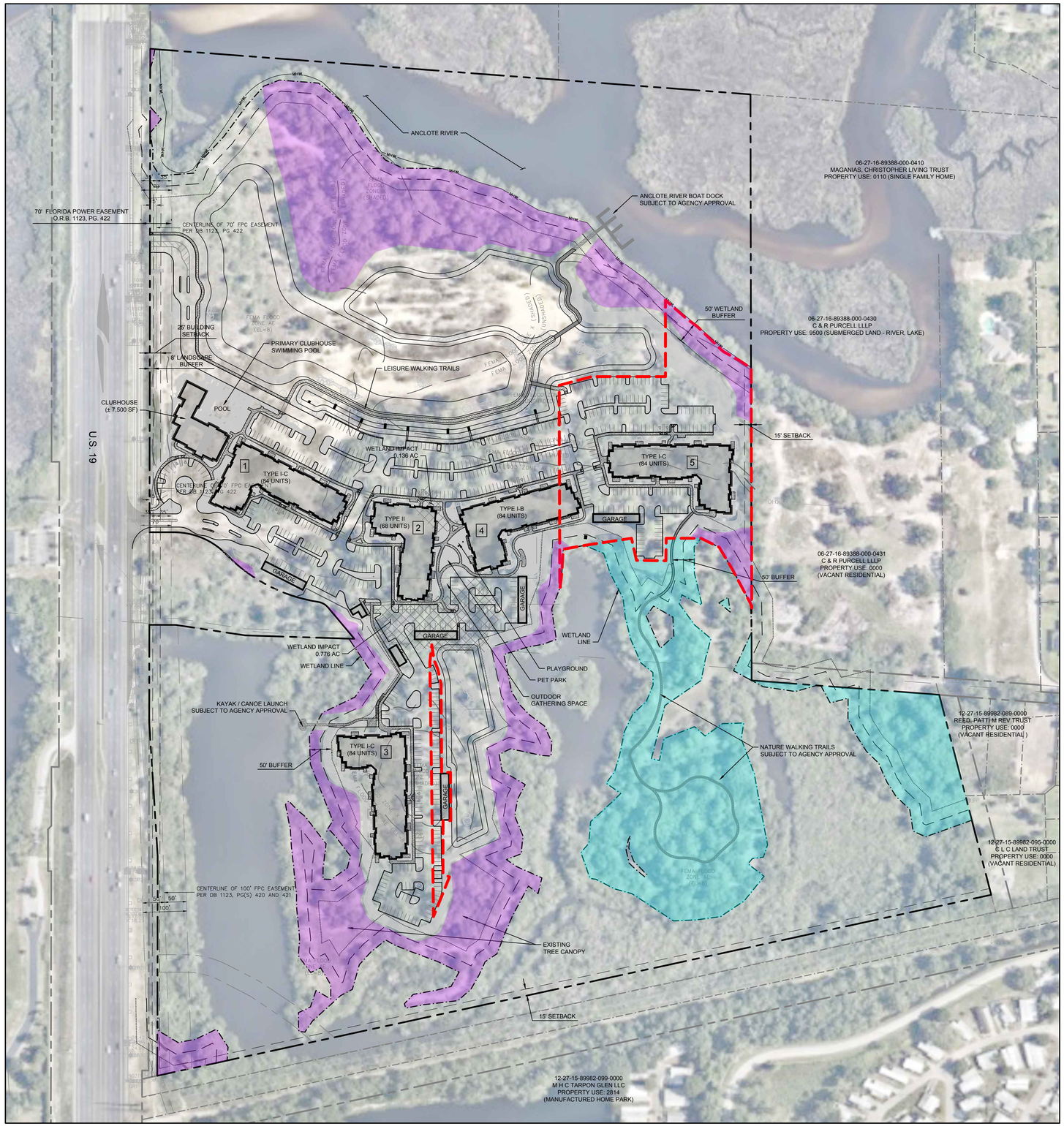
I understand that the revised Plan Amendment Application will be reviewed by the Technical Review Committee on June 6, 2024 and tentative public hearings on July 15, 2024 for the Planning and Zoning Board and on August 6, 2024 for the Board of Commissioners. After your review of this resubmittal, please let me know if you need additional information or have any questions.

Thank you.

Sincerely,

Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

c: Richard Buck, Morgan Group Development, LLC
E.D. Armstrong, Hill Ward Henderson



NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MEAN HIGH WATER LINE

- PROPOSED BUILDING
- PROVIDED RESIDENTIAL ON OFFICE LAND AREA

CONSERVATION LEGEND

- PLAN AMENDMENT #1 (5.991 AC)
- PLAN AMENDMENT #2 (8.568 AC)

FOR EXHIBIT PURPOSES ONLY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 696

FOR EXHIBIT PURPOSES ONLY

SCALE	
DESIGNED BY	RPC
DRAWN BY	BFN
CHECKED BY	ACC

ANCLOTE HARBOR
UPLAND PRESERVE PLAN
AMENDMENT SITE

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
1/24/2022

PROJECT NO.
145062001

SHEET NUMBER
EXHIBIT

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Exhibit\2022.01.18 - Revised Significant Upland Habitat Exhibit\Upland Preserve Plan Amendment Site Exhibit.dwg Exhibit Jan 24, 2022 10:25am by: Brandon.Masiello

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.

ANCLOTE HARBOR
LAND USE PLAN AMENDMENT
LAND USE PLANNING EXPERT REPORT

Presented to:

City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689

Prepared for:

Morgan Group Development LLC
3000 Richmond Avenue
Houston, Texas 77098

Prepared by:

Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC
Land Use Planning Expert
128 East Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030

Revised May 16, 2024

ANCLOTE HARBOR
LAND USE PLAN AMENDMENT
LAND USE PLANNING EXPERT REPORT

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I. INTRODUCTION

Morgan Group Development, LLC, the Applicant, is the contract purchaser of a 64.17 acre site located on the east side of U.S. Highway 19 approximately one mile north of Tarpon Avenue and on the south side of the Anclote River. The site is vacant and is composed of 42.09 acres of uplands and 22.08 acres of wetlands. The site is designated with three City *Comprehensive Plan* Categories: CG, Commercial General on the western portion, R/OG, Residential Office General on the eastern portion, and Preservation on the site's wetlands.

The RPD Final Development Plan was approved for Anclote Harbor (the "Project") by the City on November 10, 2021. The Final Development Plan approved for Anclote Harbor is composed of a 404 unit multifamily residential development clustered in five residential buildings and a clubhouse, at-grade and garage parking, recreational amenities, and the appropriate site improvements.

The Applicant is committed to protecting and preserving the recreation and open space areas on Anclote Harbor by requesting the Recreation/ Open Space Plan Category on the *Future Land Use Map* for these areas. Additionally, this Plan Amendment fulfills Condition 7 of the Final Development Plan Conditions of Approval which requires the Applicant to submit a Plan Amendment for the recreation and open spaces areas within the project. Finally, the Applicant wishes to confirm the boundaries of the wetlands as approved by SWFWMD by designating them as Preservation on the City's *Future Land Use Map,* which also fulfills Condition 7 of the Final Development Plan. This Plan Amendment requests the following changes to the Plan Categories for the three parcels as described below.

1. **Plan Amendment Parcel #1, Southeast Peninsula:**

   Request: Amend the Future Land Use Map for 5.991 acres from the Residential/ Office General and Preservation Categories to the Recreation/ Open Space Category.

   Location: The area identified as the "Upland Preserve" on the RPD Final Development Plan located in the southeast section of the Anclote Harbor site.

2. **Plan Amendment Parcel #2, Significant Upland Habitat:**

   Request: Amend the Future Land Use Map for 8.568 acres from the Commercial General, Residential/ Office General and Preservation Categories to the Recreation/ Open Space Category.

   Location: The areas identified as "Significant Upland Habitat" located In the southwest peninsula of the Anclote Harbor site and along the Anclote River.

3. **Plan Amendment Parcel #3, Wetlands:**

   Request: Amend the Future Land Use Map for 22.078 acres of Wetlands from the Commercial General and Residential/ Office General Categories to Preservation to align the Wetlands designated by SWFWMD with the Preservation Plan Category.

   Location: There a total of six individual wetlands located throughout the Anclote Harbor site.

Plan Amendment Parcel #1: This 5.991 acre upland parcel is located on the southeast peninsula of the Anclote Harbor site and was designated on the Final Development Plan to be used for recreation and open space for the residents of the Anclote Harbor community. There are no buildings proposed to be located on this Plan Amendment area/ upland preserve, which is consistent with the proposed Recreation/ Open Space Category. The improvements proposed for the Upland Preserve will be limited to walking trails, benches, exercise equipment and emergency call boxes.

Plan Amendment Parcel #2: This 8.568 acre parcel is located in two general areas of the Anclote Harbor site: the uplands bordering the Anclote River and the uplands along the edges of the southwest peninsula. There are no buildings located in these areas and the uses will be limited to recreation, open space and stormwater management.

The purpose of the Plan Amendment for Parcels 1 and 2 is to confirm that these upland preserve areas with a total size of 14.559 acres will be maintained as a recreation area and open space for the Project's residents and be memorialized on the City's *Future Land Use Map.*

Plan Amendment Parcel #3: This Plan Amendment proposes to change the site's 22.078 acres of wetlands from Commercial General, Residential/ Office General and Preservation Categories to the Preservation Category. The location and size of the site's wetlands have been approved by SWFWMD on September 24, 2020 through Petition for Formal Determination of Wetlands and Other Surface Waters (Petition Number 809321/42044868.000). The survey of the Wetlands as approved by SWFWMD is the basis for the size and location of the Wetlands proposed for the Preservation Plan Category and this survey has been included in this Plan Amendment Application.

This Application for a Plan Amendment includes all of the documents required by the City to comprise a complete application. Since there are no improvements proposed for the Plan Amendment site, the requirement for a Hurricane Shelter Study and Traffic Impact Study are not applicable, and, therefore, have not been submitted as part of this Application. The specific documents that have been submitted as part of the Plan Amendment are shown at the end of this Report. This Land Use Planning Report has reviewed and relied on the submittal documents as prepared by the Applicant's consulting experts in their respective fields of civil engineering, traffic engineering, architecture, landscape architecture, environmental sciences, and surveying.

II. PLAN AMENDMENT STANDARDS FOR REVIEW

The City of Tarpon Springs' *Land Development Code* Section 207.03 establishes the standards for review of a Plan Amendment (Section 207.03 (C)) as stated below:

(C) Comprehensive Plan Amendments.

(1) The amendment meets the standards of F.S. Ch. 163, Part II, and Florida Administrative Code Rule 9J-5.

Each of the Standards of Review for a Future Land Use Map Amendment are shown in **bold** below followed by an analysis of how this Plan Amendment application complies with each Standard.

Standard 1a: The amendment meets the standards of F.S. Ch. 163, Part II.
Florida Statutes Chapter 163.3177 (6)- (a)- 8 establishes three criteria for the review of amendments to the Future Land Use Map as stated below:

8. Future Land Use Map amendments shall be based on the following analyses:
- **a. An analysis of the availability of facilities and services.**
- **b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.**
- **c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.**

Opinion as to 8a*: The requested Plan Categories of Recreation/ Open Space and Preservation do not allow development that creates a need for facilities and services, such as water, sewer, transportation, stormwater management, and solid waste. Therefore, in my expert opinion, the requested Plan Amendment will not have an impact on these facilities and services, and is consistent with Criterion 8a.*

If approved, the proposed Plan Amendment for Parcels 1 and 2 will confirm the upland preserve for use as recreation and open space for the residents of Anclote Harbor and be memorialized on the City's Future Land Use Map. The availability of this upland preserve as recreation and open space creates an on-site amenity for these residents, serving the same purpose as neighborhood parks. The Plan Amendment for Parcel 3 recognizes the on-site Wetlands with the Preservation Category.

Opinion as to 8b*: Plan Amendment Parcels 1 and 2 are eminently suitable for use as recreation and open space uses based on their size, location, configuration and natural resources characteristics. Parcel 1 is 5.991 acres in size which is more than adequate size for the intended nature trail and preserve, as shown on the approved Final Development Plan. The nature trail proposed on Parcel 1 connects to the pedestrian pathway that runs throughout the Project and connects all of the residential buildings and*

amenities as shown on the Final Development Plan. Parcel 2 is located along the boundaries of the southwest peninsula and it will also include a pedestrian walkway that connects the residential building on the peninsula with the canoe/ kayak launch area and with the balance of the development.

There are no documented historic resources located within the Plan Amendment area.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with Criterion 8b.

Opinion as to 8c: *The third criterion relates to the amount of land needed to achieve the goals of the Local Planning Act. Since this upland preserve is contained within a private development, this Plan Amendment will not affect the amount of publicly available recreation lands in the City overall. Therefore, this criterion is not directly applicable to this Plan Amendment.*

However, Parcels 1 and 2 will function as a mini-park and neighborhood park for the residents of the Anclote Harbor community as will the pedestrian walkway that runs throughout the entire development. The City is currently deficient in the Level of Service Standard regarding the total acreage of public Mini-Parks. Although the Plan Amendment Parcels will serve only the Anclote Harbor residents and guests, the availability of this mini-park within the community is expected to reduce the impacts on other City-owned Mini-Parks in the vicinity. It will also avoid placing a burden on the City to provide a mini-park for the Anclote Harbor residents. Therefore, in my expert opinion, the approval of this Plan Amendment is consistent with Criterion 8c.

Standard 1b: The amendment meets Florida Administrative Code Rule 9J-5.

Opinion as to 1b: *Florida Administrative Code Rule 9J-5 was repealed by the Florida Legislature in 2011; and, therefore, is no longer applicable to the Plan Amendment review process.*

In summary, in my expert opinion, the Applicant's requested Plan Amendment for Parcels 1 and 2 to the Recreation/ Open Space Plan Category and for Parcel 3 to the Preservation Category meet all of the criteria established in Florida Statutes 163.3177 and the Standards listed in the City's *Land Development Code* Section 207.03 (C)).

III. CONSISTENCY WITH THE CITY'S *COMPREHENSIVE PLAN*

This Plan Amendment is also consistent with the following applicable Goals, Objectives and Policies of the City's *Comprehensive Plan* as described below.

A. Future Land Use Element

GOAL 2 LAND USE DESIGNATIONS ARE INTENDED TO PROTECT COMMUNITY CHARACTER, DISCOURAGE URBAN SPRAWL, PROMOTE ECONOMIC GROWTH AND PROMOTE COMPATIBILITY BETWEEN USES. THE FUTURE LAND USE MAP SHALL BE THE GUIDING MECHANISM THAT DIRECTS DEVELOPMENT THROUGH GENERAL CATEGORY LOCATIONS, DESCRIPTIONS, DENSITIES AND INTENSITIES OF FUTURE LAND USE.

Objective 2.6 Public/ Semi-Public Land Use Categories

Policy 2.6.2 Recreation/ Open Space (R/OS). The Recreation/ Open Space Land Use Category is intended for areas appropriate to be used for open space and/ or recreational purposes. These uses can be public or private, natural or man-made, active or passive. The maximum Floor Area Ratio shall be .25. The maximum impervious surface ratio shall be .45.

Primary Uses- Public/ Private Open Space; Public/ Private Park; Public Recreation Facility; Public Beach/ Water Access; Golf Course/ Clubhouse.

…

Opinion As to Recreation/ open Space Category: *Plan Amendment Parcels 1 and 2 are intended for use as a private natural open space, which is consistent with the definition of the Recreation/ Open Space Plan Category. Additionally, Parcels 1 and 2 are proposed for use as a Private Open Space and Private Park which are Primary Uses allowed in the Recreation/ Open Space Category. The anticipated structures in the Plan Amendment Parcels 1 and 2 will be limited to a nature trail, benches, trash cans, recreational equipment, and other similar structures. None of these structures will be habitable and therefore, they will not contribute to the Floor Area Ratio; nor will these structures contribute to the Impervious Surface Ratio. Therefore, the requested Plan Amendment is consistent with the dimensional standards of the Recreation/ Open Space Plan Category.*

Policy 2.6.1 Preservation (P): The Preservation Land Use Category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.

Primary Uses- Open and undeveloped consistent with the following natural resource features and considerations; Tidal Wetlands, Non-Tidal Wetlands; Undeveloped Barrier islands and Spoil Islands; 25 Year Floodplain; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; habitat for endangered or threatened species as designated; and such additional areas as determined by the City.

…

Opinion as to Preservation Category: *Plan Amendment Parcel 3 is composed of the six individual Wetland areas on the Project site as shown on the Wetland Survey enclosed with this Application. The Plan Amendment proposes to designate the site's 22.078 acres of Wetlands with the Preservation Category. Since the area proposed for designation is Wetlands and since Wetlands are a Primary Use in the Preservation Category, therefore, the proposed Plan Amendment for Parcel 3 is consistent with the Preservation Category.*

B. Transportation Element

The requested Plan Amendment is to allow a recreational area and open space (Parcels 1 and 2) and Wetlands (Parcel 3) within the Anclote Harbor development whose use is reserved for the residents of the Anclote Harbor development. Due to the characteristics of the recreational use and Wetlands, the Plan Amendment site will not generate any new or independent traffic, and, therefore, is consistent with the *Transportation Element*.

C. Coastal Management Element

GOAL 1 THE CITY SHALL PRESERVE, PROTECT AND ENHANCE THE NATURAL AND FUNCTIONAL CHARACTERISTICS OF THE COASTAL PLANNING AREA.

Objective 1.1 Protect and improve the natural resources of the Coastal Planning Area as identified by Figure 19 of this Element.

Policy 1.1.4 Require all development or redevelopment adjacent to wetlands or upland natural areas identified in Figure 19 to assess the impact upon wildlife in order to evaluate and eliminate or minimize adverse impacts.

Opinion: *The Plan Amendment site and the overall Anclote Harbor development are included on Figure 19 of the City's Coastal Management Element. The Plan Amendment is consistent with the protection and enhancement of natural resources stated in Goal 1 and Objective 1.1 above by preserving a total of 14.559 acres of uplands surrounded by*

protected wetlands. If the Plan Amendment is approved, the vegetative resources of the Upland Preserve and the adjacent wetlands will continue to be maintained in their natural state. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Goal, Objective and Policy.

D. <u>Conservation Element</u>

GOAL 1 IT IS THE GOAL OF THE CITY OF TARPON SPRINGS TO PRESERVE, CONSERVE, PROTECT, AND MANAGE THE CITY'S WILDLIFE, INCLUDING ENDANGERED AND THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN, MARINE RESOURCES, NATURAL RESOURCES, AND ENERGY RESOURCES.

<u>Objective 1.5</u> Require the preservation of native vegetation during site development by implementing standards of the Land Development Code adopted by May, 1990.

<u>Opinion:</u> *As stated above in the discussion of the Coastal Planning Element, the Plan Amendment site will enable the preservation of native vegetation since the Plan Amendment Parcels will not be developed and where native vegetation currently exists, it will be maintained.*

It should also be noted that Bio-Tech Consulting, Inc. prepared an Environmental Assessment Report, dated July 19, 2021, that was submitted as part of the Final Development Plan Application. The Bio-Tech Report notes that there are two species on the site that are considered threatened or protected: the Gopher Tortoise and the Bald Eagle. With regard to the Gopher Tortoise, the Applicant has received an approved relocation permit that allows the relocation of the Gopher Tortoises to an approved recipient site, consistent with the FFWWCC requirements.

With regard to the Bald Eagle, the Bio-Tech Report surveyed the Anclote Harbor site in January, 2021 and May, 2021 and noted that one Bald Eagle nest has been abandoned and the second nest does not appear to be in use by Eagles. Bio-Tech also reports that during the last year, there have not been any observations of the bald eagles either in the nests or on the site

The Bio-Tech Report also states that the Department of the Interior, U.S. Fish and Wildlife Service approved a "Short-Term Eagle Incidental Take Permit" on April 2, 2021 (Permit Number MB81938D). The Permit approves the limited construction activities shown on the Final Development Plan but does not allow removal of the Eagle Nests. The approved Final Development Plan indicates the area in proximity to the eagle nest that will be preserved and not developed, consistent with the approved Short-Term Eagle Incidental Take Permit.

Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Goal and Objective.

Objective 1.6 **Conserve and preserve the vegetative, wildlife and marine communities identified in Figure 19 through the use of transfer of density rights in accordance with the Future Land Use Designation, flexible zoning techniques, tree protection, wetlands protection and other regulations as established in the Land Development Code adopted in May, 1990.**

Policy 1.6.1 **Require use of the Planned Development performance zoning techniques to implement the clustering of uses as a mechanism to reserve open space and natural habitat areas identified in Figure 19.**

Policy 1.6.3 **Require the conservation and preservation of endangered and threatened species habitats as may be identified during environmental analysis of lands identified in Figure 19.**

Policy 1.6.6 **Preserve/ conserve those areas identified by Figure 19 in accordance with specific regulations related to wetlands, protection, preservation of open space, planned development performance zoning, transfer of density/intensity rights, buffers and setbacks, tree protection, clustering of units and other techniques adopted in the Land Development Code in May, 1990. All lands proposed for development identified by Figure 19 shall be evaluated in accordance with Section VII, Paragraph H (Environmental Protection and Urban Infill Designations).**

Opinion: *The Plan Amendment request for the Upland Preserve implements the Objectives and Policies cited above in the following manner. The Anclote Harbor Project has been approved by the City as a Residential Planned Development District which requires that development be clustered toward the center of the site on a limited portion of the total upland site. The approved Final Development Plan requires that Plan Amendment Parcels 1 and 2 be preserved as recreation areas and open space/ natural habitat. The approved Final Development Plan also delineates the Wetlands (Plan Amendment Parcel 3) and notes that they will be preserved and not impacted by development. The approved Final Development Plan and its Conditions for the Project are the regulatory document that ensures that the clustering of development and preservation of the Upland Preserve remain in effect over time. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this Objective and Policies.*

E. Recreation and Open Space Element

GOAL 1 THE CITY SHALL ENSURE THE PROVISION, PROTECTION, AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC AND PRIVATE RECREATIONAL PARKS AND FACILITIES WHICH MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS, VISITORS AND TOURISTS.

CREATE NEW RECREATIONAL OPPORTUNITIES

Objective 1.2 Provide a coordinated system of recreational opportunities that keeps pace with future population and economic growth.

Policy 1.2.3 Locate future facilities to provide service to all geographic portions of the City, taking into consideration private recreation facilities.

Policy 1.2.6 Encourage provisions for private facilities to be built within planned communities, subdivisions, condominiums and apartment complexes.

Opinion: *The Plan Amendment Parcels will serve as a Mini-Park and Neighborhood Park for the Anclote Harbor Project and, therefore, will provide this recreational facility to serve the anticipated future population within the multifamily development. The Anclote Harbor Project proposes other recreational facilities in addition to the Upland Preserve and Nature Trails, that include a clubhouse with swimming pool, a canoe/ kayak launch, a boat dock on the Anclote River, two outdoor gathering areas, a playground and pet park. In addition, the Project proposes a pedestrian path that circulates throughout the entire development connecting all of the residential buildings with the recreational facilities and the Upland Preserve trail.*

It should be noted that the City has had a deficiency in its Mini-Parks Level of Service acreage for many years. While this Upland Preserve will not affect the publicly available Mini-Parks, the availability of the Upland Preserve within the development is expected to reduce the impact on City-owned Mini-Parks in the vicinity of the site and avoid a burden on the City to provide a Mini-Park for the Anclote Residents since the Project is providing this recreational amenity within the boundaries of the site.

IV. SUMMARY

As demonstrated in this Analysis, in my expert opinion, Plan Amendment Parcels 1, 2 and 3 are in compliance with the City's Plan Amendment Standards of Review and are consistent with the Goals, Objectives and Policies of the applicable Elements of the City's *Comprehensive Plan*.

ANCLOTE HARBOR
PLAN AMENDMENT APPLICATION
LIST OF SUBMITTAL DOCUMENTS
May 16, 2024

Document	**Prepared by/ Source**	**Submittal Date**
Application	**Tarapani Planning Strategies**	**Revised May 16, 2024**
Deed	Pinellas County Property Appraiser	Previously Submitted July 22, 2021
Legal Descriptions of Parcels 1 & 2	Florida Land Design & Permitting	Submitted May 16, 2024*
Survey and Legal Description of Parcel 3, Wetlands as approved by SWFWMD	Florida Land Design & Permitting	Submitted May 16, 2024*
Narrative & Land Use Planning Report	**Tarapani Planning Strategies**	**Revised May 16, 2024**
Map of Plan Amendment Parcels 1 & 2	Kimley Horn	Previously Submitted August 20, 2021

Revised Documents are shown in **Bold** in the Table above.

*Note that the Legal Descriptions of Parcels 1, 2 and 3 have been combined into one document for this Submittal but the Descriptions have not been revised from the earlier submittals.

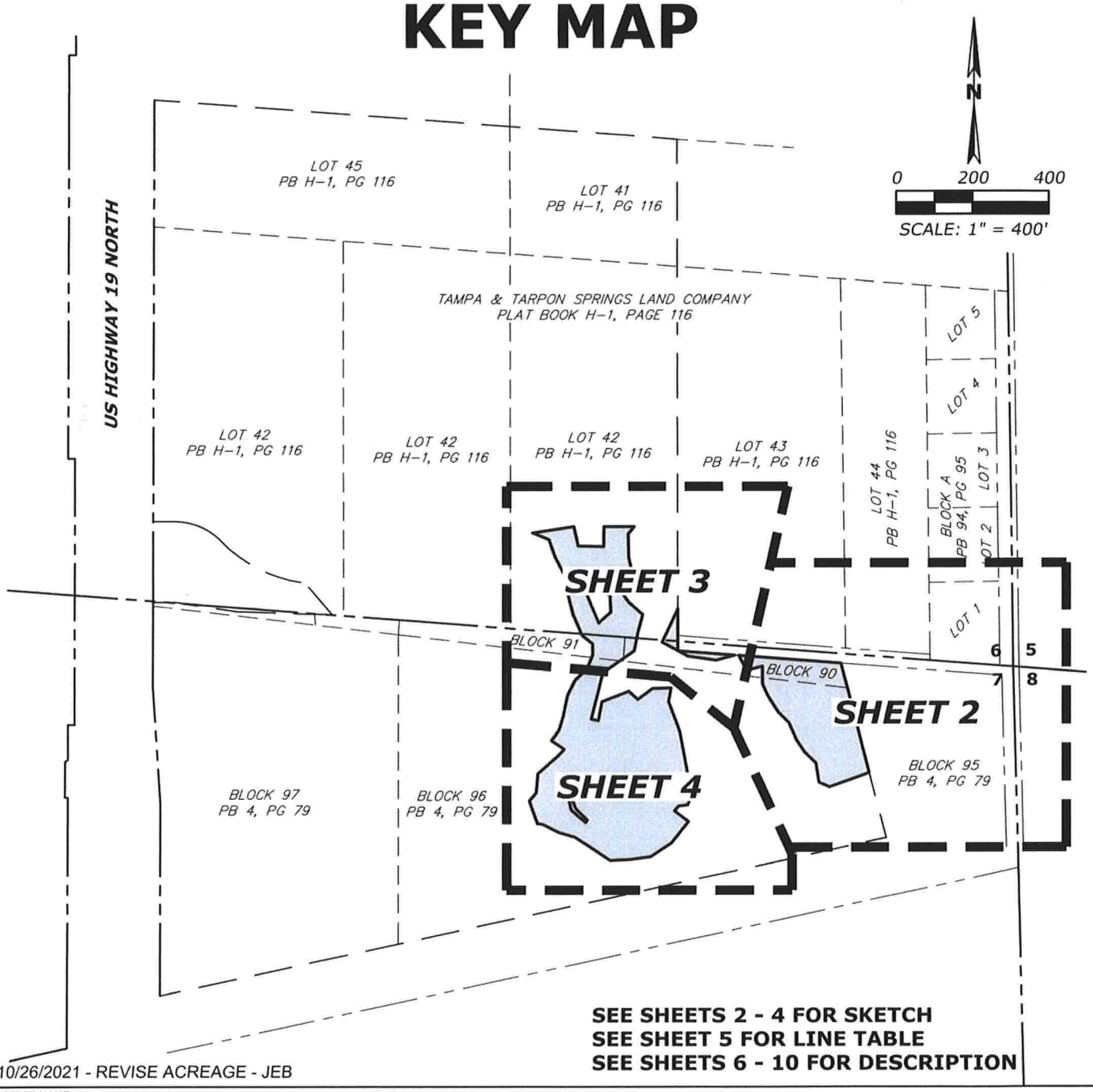
ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 1- 5.991 ACRES

FROM RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY

THIS IS NOT A SURVEY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



SEE SHEETS 2 - 4 FOR SKETCH
SEE SHEET 5 FOR LINE TABLE
SEE SHEETS 6 - 10 FOR DESCRIPTION

10/26/2021 - REVISE ACREAGE - JEB

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
7/16/2021	2020-1046	JEB	JEB	AS NOTED

Florida Land Design & Permitting

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Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

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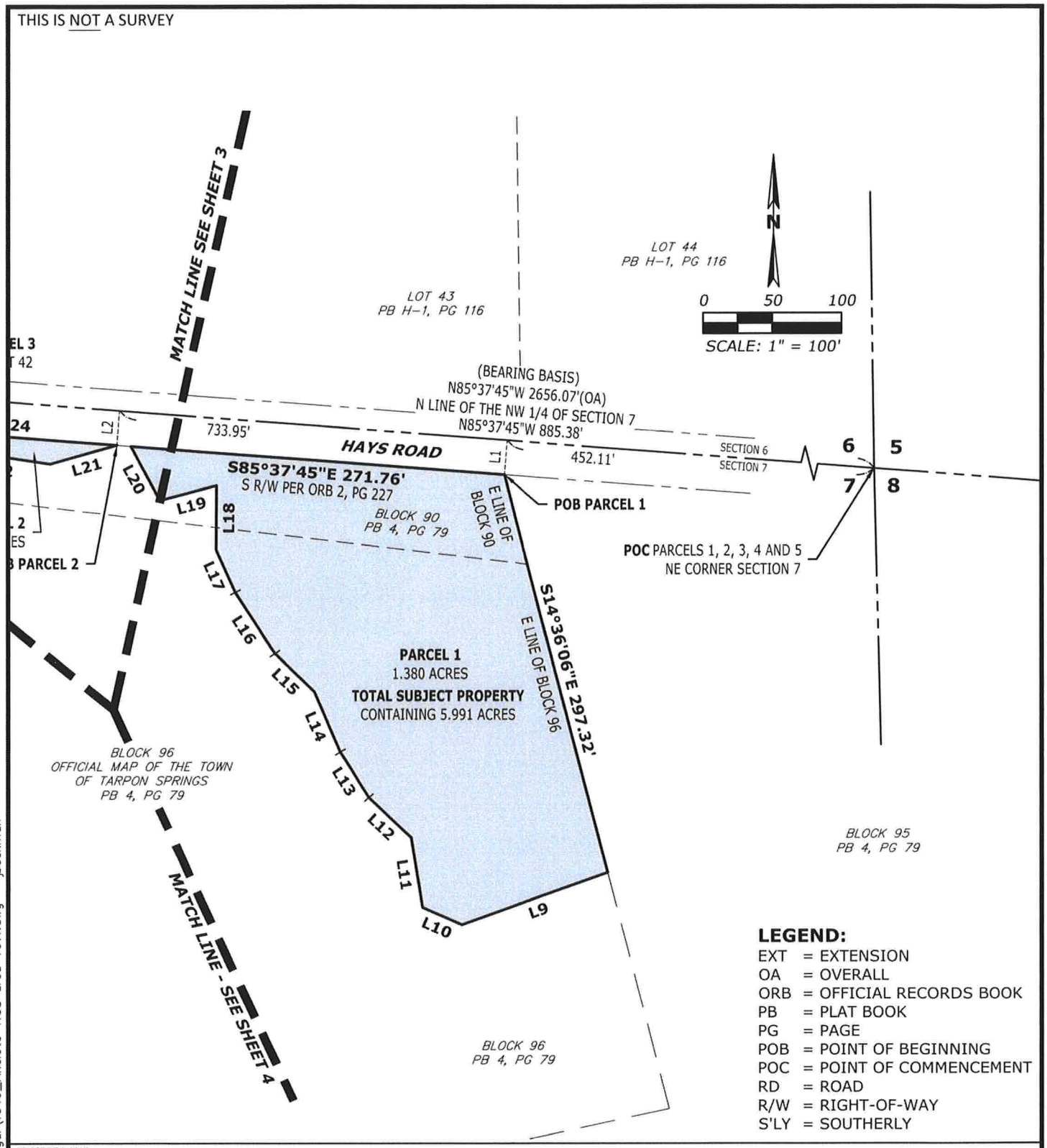

LEGEND:

EXT	= EXTENSION
OA	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
RD	= ROAD
R/W	= RIGHT-OF-WAY
S'LY	= SOUTHERLY

PROJECT NAME

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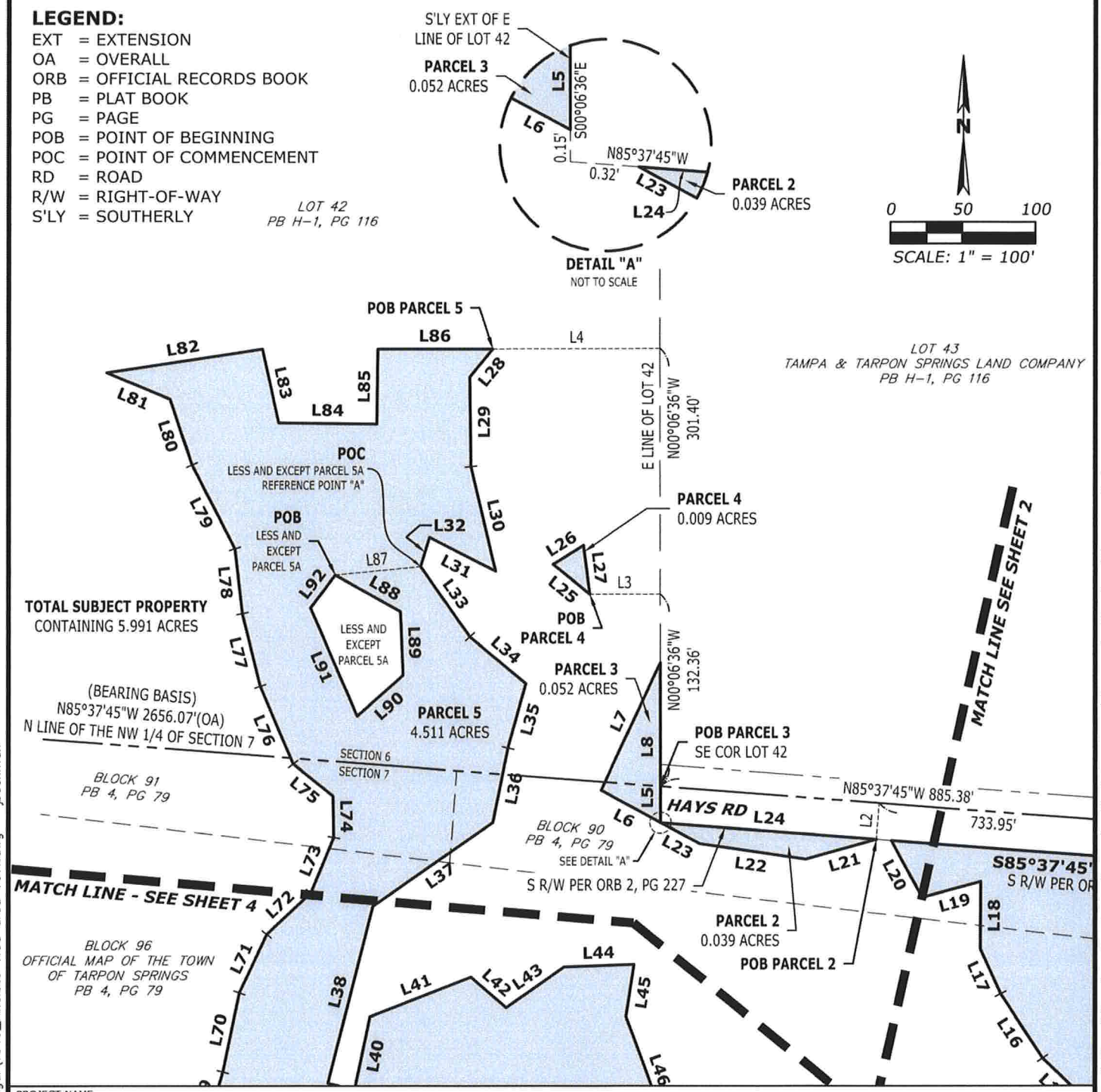

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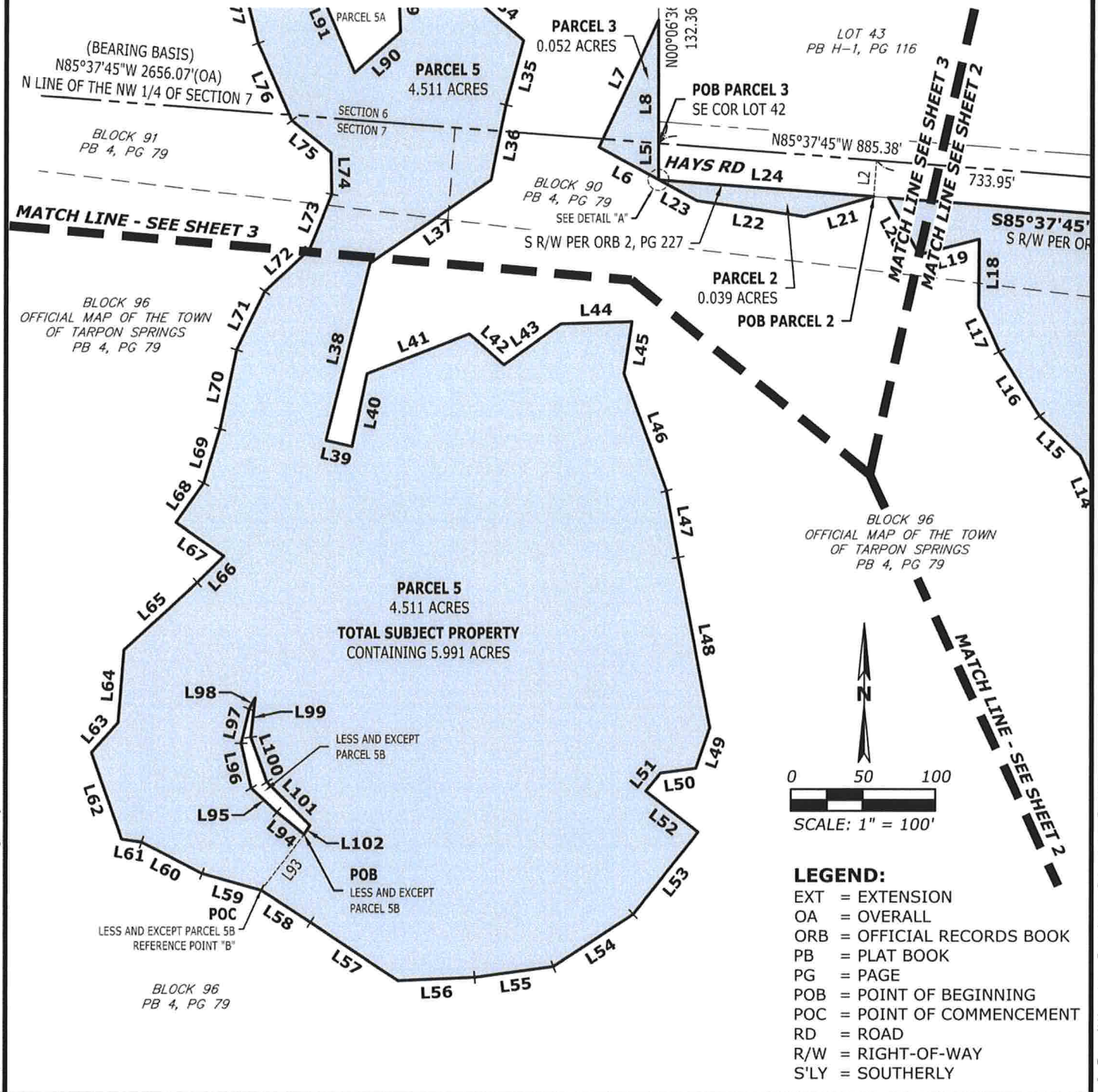

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°22'15"E	25.00'
L2	N04°22'15"E	25.00'
L3	S89°53'24"W	49.09'
L4	S89°53'24"W	115.41'
L5	S00°06'36"E	24.93'
L6	N61°43'31"W	46.95'
L7	N25°06'22"E	96.95'
L8	S00°06'36"E	85.10'
L9	S70°20'01"W	112.53'
L10	N66°10'27"W	30.99'
L11	N09°10'00"W	51.06'
L12	N46°41'37"W	42.44'
L13	N32°32'36"W	39.13'
L14	N23°40'02"W	47.58'
L15	N45°32'27"W	39.41'
L16	N32°34'48"W	52.58'
L17	N24°23'38"W	34.03'
L18	N00°27'35"E	46.35'
L19	S75°16'06"W	42.52'
L20	N28°21'18"W	44.60'
L21	S74°12'35"W	50.42'
L22	N81°40'29"W	74.37'
L23	N61°43'31"W	30.23'
L24	S85°37'45"E	149.15'
L25	N50°46'26"W	32.60'
L26	N57°59'34"E	24.67'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S07°20'03"E	33.97'
L28	S38°58'20"W	24.98'
L29	S00°40'43"E	61.55'
L30	S13°19'15"E	74.02'
L31	N63°10'42"W	51.45'
L32	S17°01'02"W	21.06'
L33	S35°28'18"E	59.22'
L34	S49°59'12"E	49.96'
L35	S15°08'31"W	46.09'
L36	S11°25'46"W	52.51'
L37	S55°20'44"W	101.07'
L38	S14°07'56"W	125.80'
L39	S77°11'58"E	18.80'
L40	N11°39'30"E	51.11'
L41	N68°42'23"E	75.40'
L42	S48°38'50"E	32.15'
L43	N54°34'44"E	48.69'
L44	N88°08'07"E	48.71'
L45	S08°47'04"W	36.33'
L46	S20°20'48"E	85.92'
L47	S10°14'29"E	46.59'
L48	S10°42'32"E	119.25'
L49	S18°58'41"W	29.66'
L50	S82°31'29"W	25.14'
L51	S39°51'39"W	16.05'
L52	S52°25'10"E	46.60'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S38°57'33"W	72.49'
L54	S56°27'26"W	65.29'
L55	S82°15'04"W	55.68'
L56	S87°33'05"W	52.57'
L57	N56°41'29"W	72.99'
L58	N57°06'24"W	40.67'
L59	N74°15'21"W	41.97'
L60	N62°44'29"W	47.26'
L61	N80°44'26"W	14.12'
L62	N19°06'21"W	62.81'
L63	N40°52'16"E	27.66'
L64	N04°31'21"E	49.92'
L65	N47°37'02"E	68.95'
L66	N45°07'48"E	25.87'
L67	N55°08'22"W	40.54'
L68	N35°11'54"E	33.20'
L69	N16°51'01"E	38.80'
L70	N11°41'19"E	55.77'
L71	N25°28'51"E	44.57'
L72	N47°15'11"E	42.05'
L73	N22°14'40"E	41.30'
L74	N01°09'28"W	28.51'
L75	N51°08'52"W	35.26'
L76	N23°25'50"W	58.22'
L77	N13°57'25"W	51.64'
L78	N06°36'53"W	44.94'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N27°12'42"W	64.84'
L80	N18°08'02"W	47.62'
L81	N67°30'04"W	47.35'
L82	N81°18'26"E	108.60'
L83	S12°50'18"E	52.06'
L84	S89°15'07"E	67.49'
L85	N00°44'23"E	51.67'
L86	N89°58'54"E	79.71'
L87	S84°27'03"W	58.97'
L88	S60°24'12"E	51.19'
L89	S02°34'02"E	43.80'
L90	S48°23'27"W	42.12'
L91	N23°19'23"W	81.12'
L92	N37°16'22"E	28.30'
L93	N37°36'35"E	48.47'
L94	N50°52'35"W	24.26'
L95	N46°33'50"W	24.33'
L96	N12°28'42"W	31.59'
L97	N13°14'58"E	24.13'
L98	N28°07'06"E	8.70'
L99	S06°25'32"W	27.25'
L100	S19°44'33"E	32.68'
L101	S44°40'06"E	42.28'
L102	S33°17'45"W	7.34'

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LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 452.11 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 297.32 FEET; THENCE SOUTH 70°20'01" WEST, FOR 112.53 FEET; THENCE NORTH 66°10'27" WEST, FOR 30.99 FEET; THENCE NORTH 09°10'00" WEST, FOR 51.06 FEET; THENCE NORTH 46°41'37" WEST, FOR 42.44 FEET; THENCE NORTH 32°32'36" WEST, FOR 39.13 FEET; THENCE NORTH 23°40'02" WEST, FOR 47.58 FEET; THENCE NORTH 45°32'27" WEST, FOR 39.41 FEET; THENCE NORTH 32°34'48" WEST, FOR 52.58 FEET; THENCE NORTH 24°23'38" WEST, FOR 34.03 FEET; THENCE NORTH 00°27'35" EAST, FOR 46.35 FEET; THENCE SOUTH 75°16'06" WEST, FOR 42.52 FEET; THENCE NORTH 28°21'18" WEST, FOR 44.60 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 271.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.380 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 7, NORTH 85°37'45" WEST, FOR 733.95 FEET; THENCE SOUTH 04°22'15" WEST, FOR 25.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 74°12'35" WEST, FOR 50.42 FEET; THENCE NORTH 81°40'29" WEST, FOR 74.37 FEET; THENCE NORTH 61°43'31" WEST, FOR 30.23 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF HAYS ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 149.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.039 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 24.93 FEET; THENCE NORTH 61°43'31" WEST, FOR 46.95 FEET; THENCE NORTH 25°06'22" EAST, FOR 96.95 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE OF LOT 42, SOUTH 00°06'36" EAST, FOR 85.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.052 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

RECREATIONAL OPEN SPACE SKETCH & DESCRIPTION

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LEGAL DESCRIPTION: (CONTINUED)

RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 132.36 FEET; THENCE SOUTH 89°53'24" WEST, FOR 49.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°46'26" WEST, FOR 32.60 FEET; THENCE NORTH 57°59'34" EAST, FOR 24.67 FEET; THENCE SOUTH 07°20'03" EAST, FOR 33.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF LOT 42, NORTH 00°06'36" WEST, FOR 301.40 FEET; THENCE SOUTH 89°53'24" WEST, FOR 115.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°58'20" WEST, FOR 24.98 FEET; THENCE SOUTH 00°40'43" EAST, FOR 61.55 FEET; THENCE SOUTH 13°19'15" EAST, FOR 74.02 FEET; THENCE NORTH 63°10'42" WEST, FOR 51.45 FEET; THENCE SOUTH 17°01'02" WEST, FOR 21.06 FEET TO REFERENCE POINT "A"; THENCE SOUTH 35°28'18" EAST, FOR 59.22 FEET; THENCE SOUTH 49°59'12" EAST, FOR 49.96 FEET; THENCE SOUTH 15°08'31" WEST, FOR

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LEGAL DESCRIPTION: (CONTINUED

46.09 FEET; THENCE SOUTH 11°25'46" WEST, FOR 52.51 FEET; THENCE SOUTH 55°20'44" WEST, FOR 101.07 FEET; THENCE SOUTH 14°07'56" WEST, FOR 125.80 FEET; THENCE SOUTH 77°11'58" EAST, FOR 18.80 FEET; THENCE NORTH 11°39'30" EAST, FOR 51.11 FEET; THENCE NORTH 68°42'23" EAST, FOR 75.40 FEET; THENCE SOUTH 48°38'50" EAST, FOR 32.15 FEET; THENCE NORTH 54°34'44" EAST, FOR 48.69 FEET; THENCE NORTH 88°08'07" EAST, FOR 48.71 FEET; THENCE SOUTH 08°47'04" WEST, FOR 36.33 FEET; THENCE SOUTH 20°20'48" EAST, FOR 85.92 FEET; THENCE SOUTH 10°14'29" EAST, FOR 46.59 FEET; THENCE SOUTH 10°42'32" EAST, FOR 119.25 FEET; THENCE SOUTH 18°58'41" WEST, FOR 29.66 FEET; THENCE SOUTH 82°31'29" WEST, FOR 25.14 FEET; THENCE SOUTH 39°51'39" WEST, FOR 16.05 FEET; THENCE SOUTH 52°25'10" EAST, FOR 46.60 FEET; THENCE SOUTH 38°57'33" WEST, FOR 72.49 FEET; THENCE SOUTH 56°27'26" WEST, FOR 65.29 FEET; THENCE SOUTH 82°15'04" WEST, FOR 55.68 FEET; THENCE SOUTH 87°33'05" WEST, FOR 52.57 FEET; THENCE NORTH 56°41'29" WEST, FOR 72.99 FEET; THENCE NORTH 57°06'24" WEST, FOR 40.67 FEET TO REFERENCE POINT "B"; THENCE NORTH 74°15'21" WEST, FOR 41.97 FEET; THENCE NORTH 62°44'29" WEST, FOR 47.26 FEET; THENCE NORTH 80°44'26" WEST, FOR 14.12 FEET; THENCE NORTH 19°06'21" WEST, FOR 62.81 FEET; THENCE NORTH 40°52'16" EAST, FOR 27.66 FEET; THENCE NORTH 04°31'21" EAST, FOR 49.92 FEET; THENCE NORTH 47°37'02" EAST, FOR 68.95 FEET; THENCE NORTH 45°07'48" EAST, FOR 25.87 FEET; THENCE NORTH 55°08'22" WEST, FOR 40.54 FEET; THENCE NORTH 35°11'54" EAST, FOR 33.20 FEET; THENCE NORTH 16°51'01" EAST, FOR 38.80 FEET; THENCE NORTH 11°41'19" EAST, FOR 55.77 FEET; THENCE NORTH 25°28'51" EAST, FOR 44.57 FEET; THENCE NORTH 47°15'11" EAST, FOR 42.05 FEET; THENCE NORTH 22°14'40" EAST, FOR 41.30 FEET; THENCE NORTH 01°09'28" WEST, FOR 28.51 FEET; THENCE NORTH 51°08'52" WEST, FOR 35.26 FEET; THENCE NORTH 23°25'50" WEST, FOR 58.22 FEET; THENCE NORTH 13°57'25" WEST, FOR 51.64 FEET; THENCE NORTH 06°36'53" WEST, FOR 44.94 FEET; THENCE NORTH 27°12'42" WEST, FOR 64.84 FEET; THENCE NORTH 18°08'02" WEST, FOR 47.62 FEET; THENCE NORTH 67°30'04" WEST, FOR 47.35 FEET; THENCE NORTH 81°18'26" EAST, FOR 108.60 FEET; THENCE SOUTH 12°50'18" EAST, FOR 52.06 FEET; THENCE SOUTH 89°15'07" EAST, FOR 67.49 FEET; THENCE NORTH 00°44'23" EAST, FOR 51.67 FEET; THENCE NORTH 89°58'54" EAST, FOR 79.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5A:

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A"; THENCE SOUTH 84°27'03" WEST, FOR 58.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°24'12" EAST, FOR 51.19 FEET; THENCE

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LEGAL DESCRIPTION: (CONTINUED)

SOUTH 02°34'02" EAST, FOR 43.80 FEET; THENCE SOUTH 48°23'27" WEST, FOR 42.12 FEET; THENCE NORTH 23°19'23" WEST, FOR 81.12 FEET; THENCE NORTH 37°16'22" EAST, FOR 28.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 5B:

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "B"; THENCE NORTH 37°36'35" EAST, FOR 48.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°52'35" WEST, FOR 24.26 FEET; THENCE NORTH 46°33'50" WEST, FOR 24.33 FEET; THENCE NORTH 12°28'42" WEST, FOR 31.59 FEET; THENCE NORTH 13°14'58" EAST, FOR 24.13 FEET; THENCE NORTH 28°07'06" EAST, FOR 8.70 FEET; THENCE SOUTH 06°25'32" WEST, FOR 27.25 FEET; THENCE SOUTH 19°44'33" EAST, FOR 32.68 FEET; THENCE SOUTH 44°40'06" EAST, FOR 42.28 FEET; THENCE SOUTH 33°17'45" WEST, FOR 7.34 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL 5 CONTAINING 4.511 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 5.991 ACRES

SURVEYOR'S NOTES:

1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020.
4) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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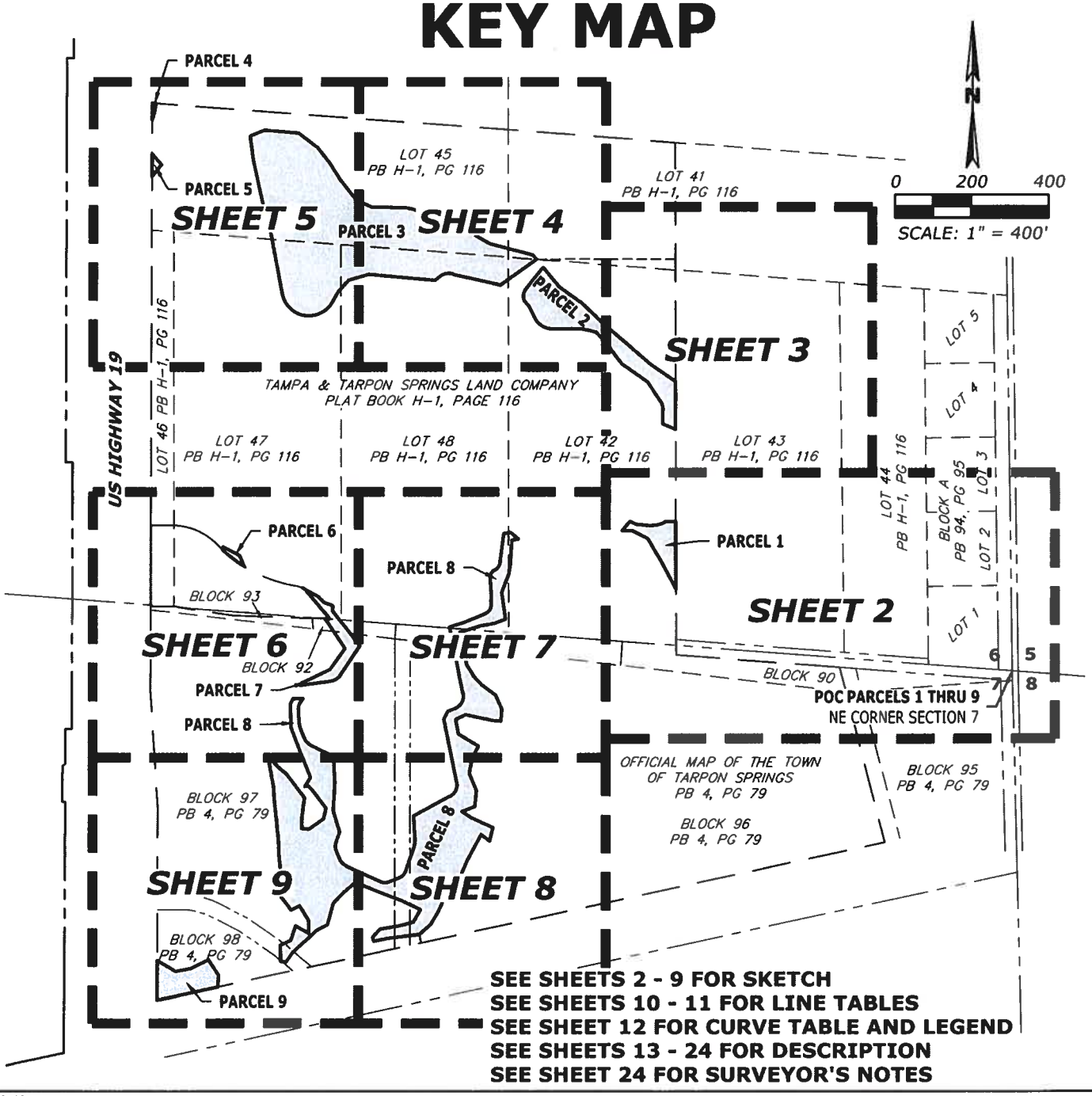
ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 2- 8.568 ACRES

FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO RECREATION/ OPEN SPACE CATEGORY

THIS IS NOT A SURVEY

SECTIONS 6 AND 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

KEY MAP



SEE SHEETS 2 - 9 FOR SKETCH
SEE SHEETS 10 - 11 FOR LINE TABLES
SEE SHEET 12 FOR CURVE TABLE AND LEGEND
SEE SHEETS 13 - 24 FOR DESCRIPTION
SEE SHEET 24 FOR SURVEYOR'S NOTES

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
12/8/2021	2020-1046	JEB	JEB	AS NOTED

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LS7204

STATE OF FLORIDA

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

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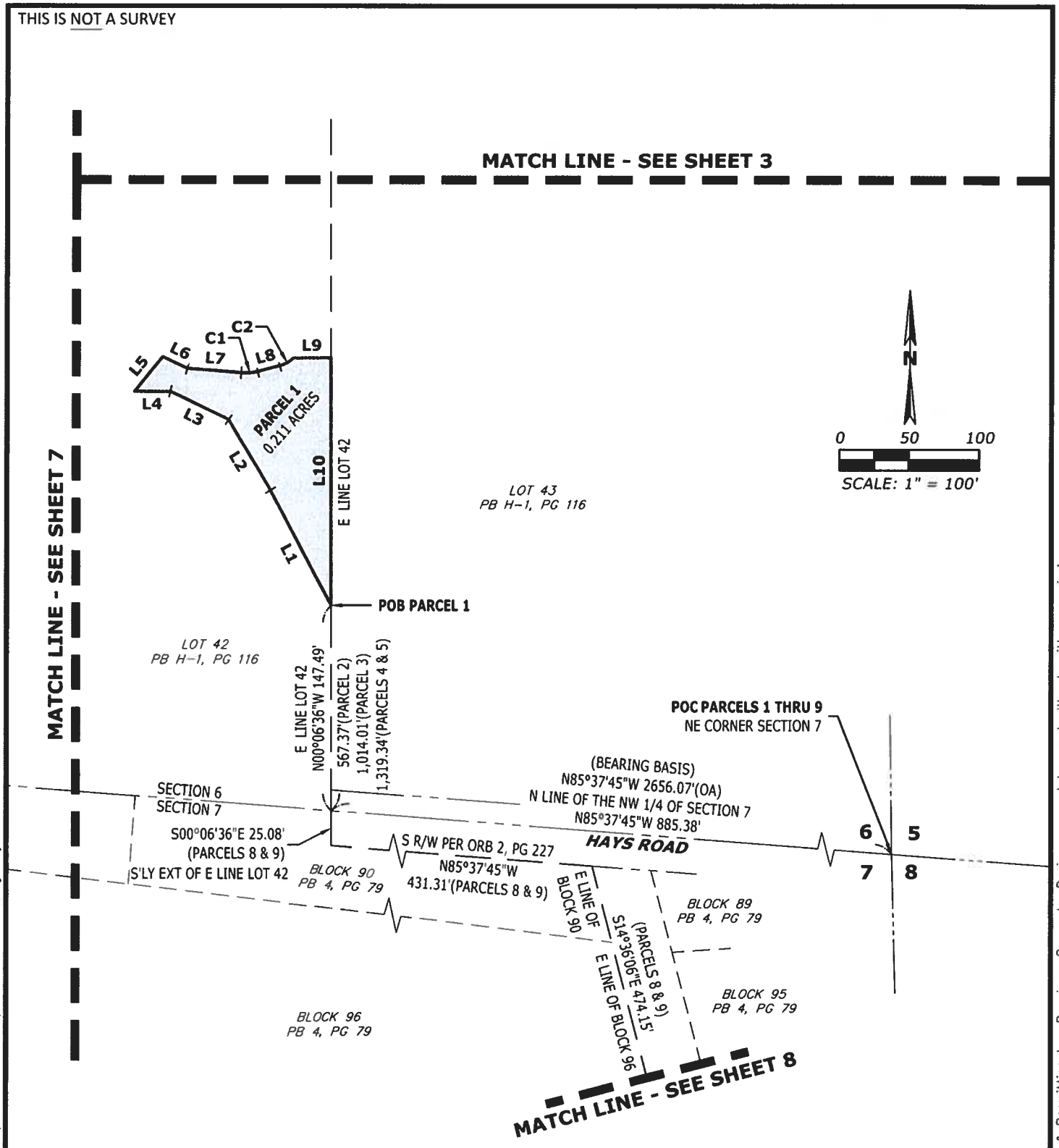

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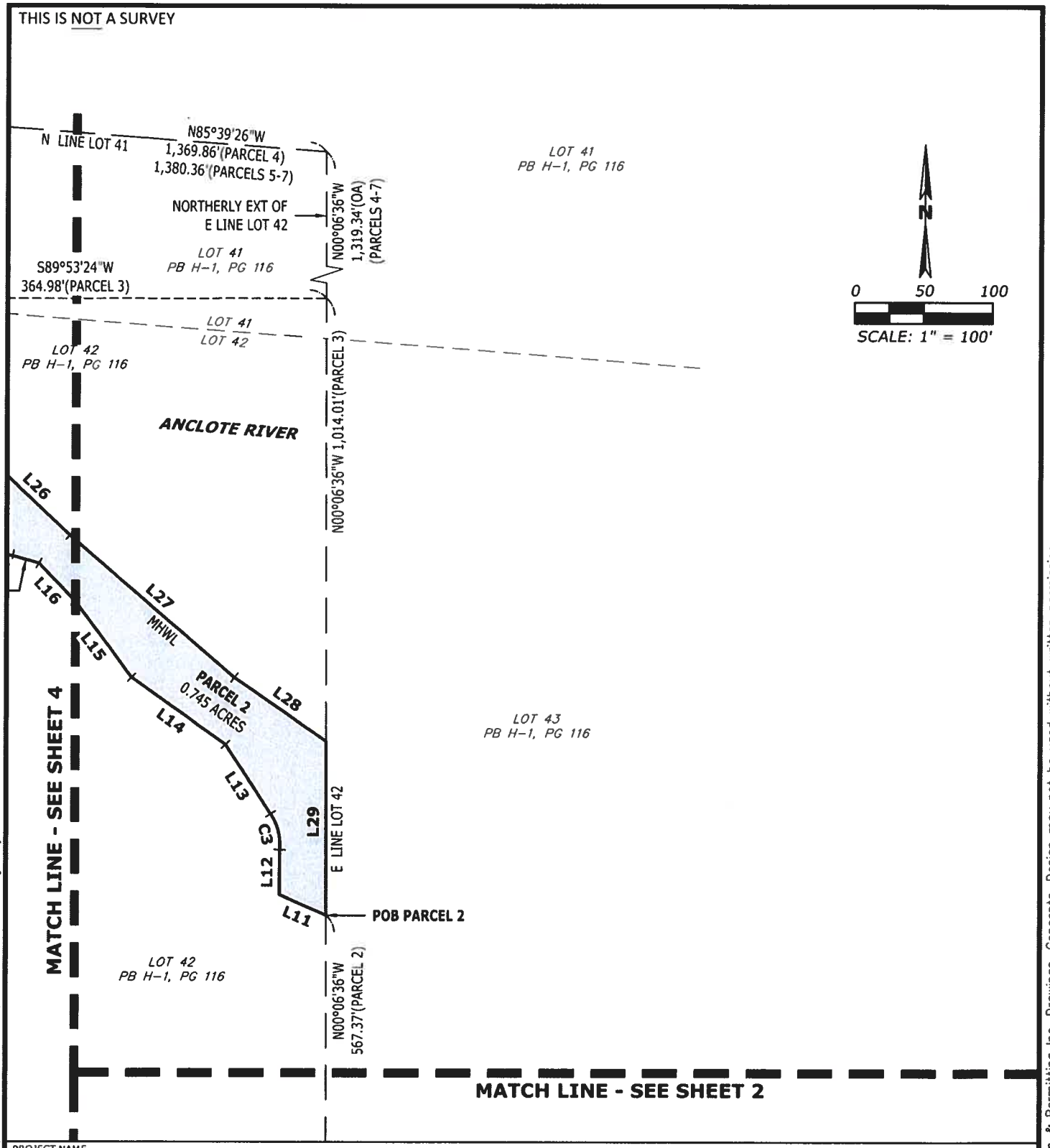

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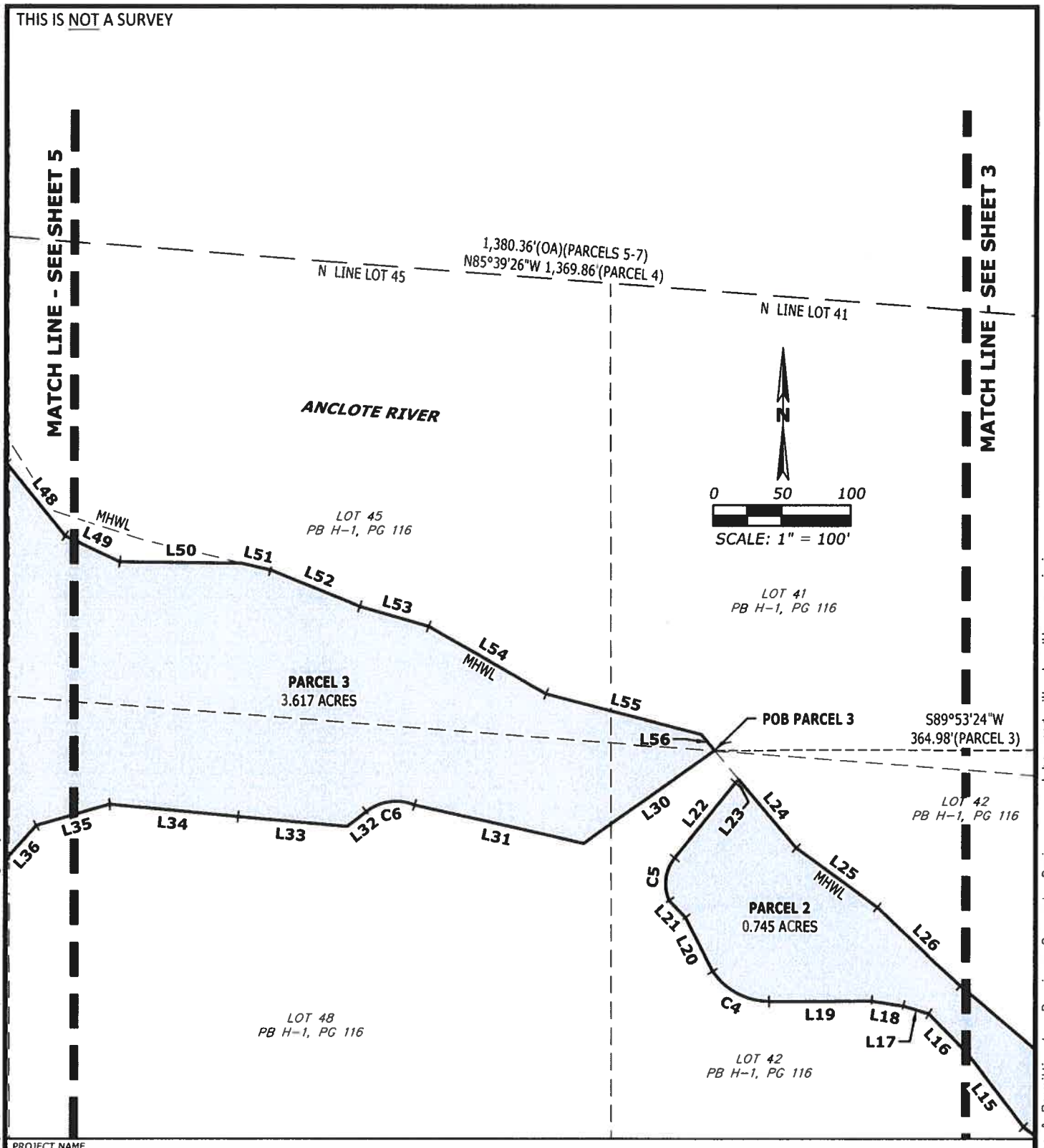

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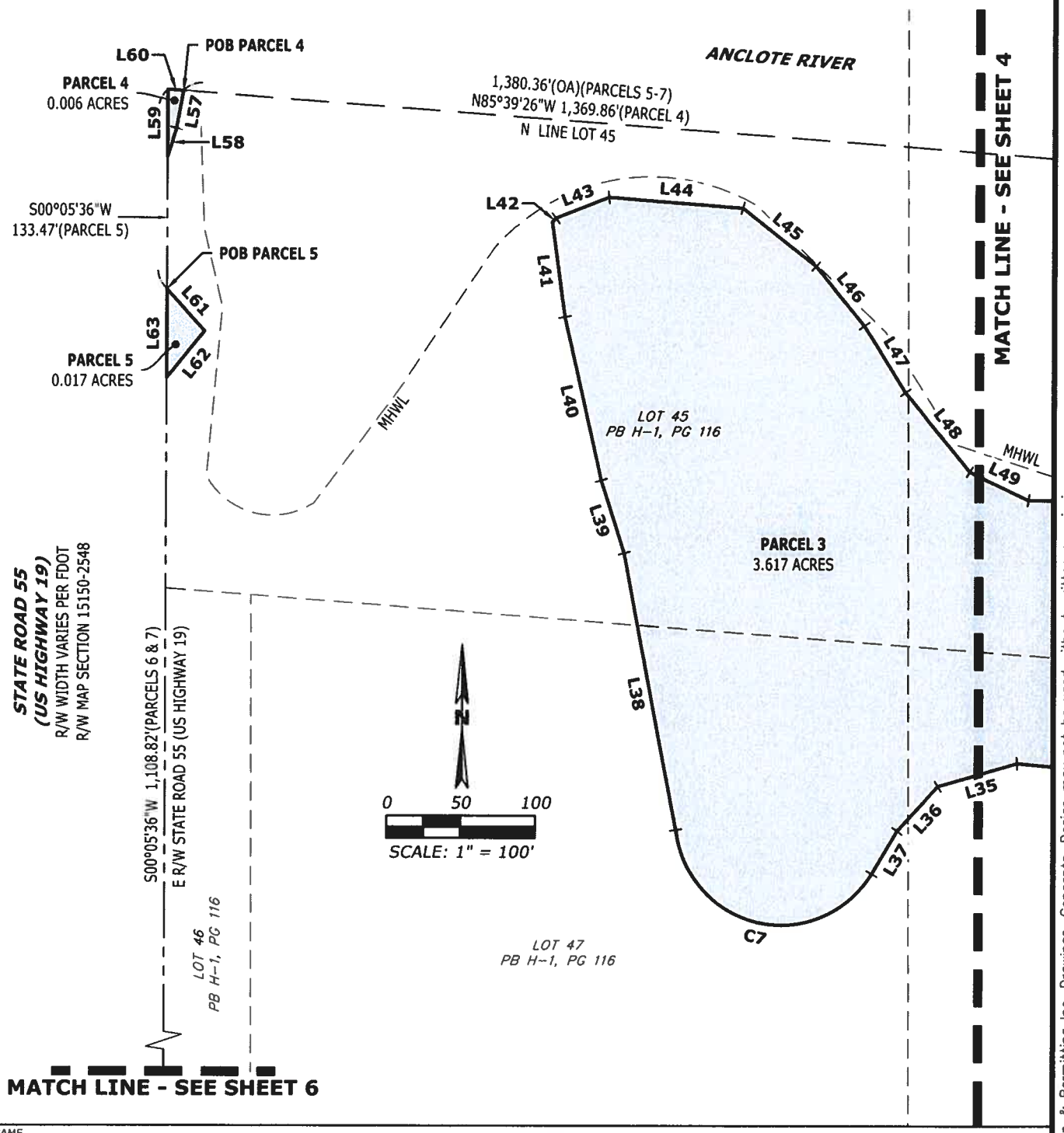

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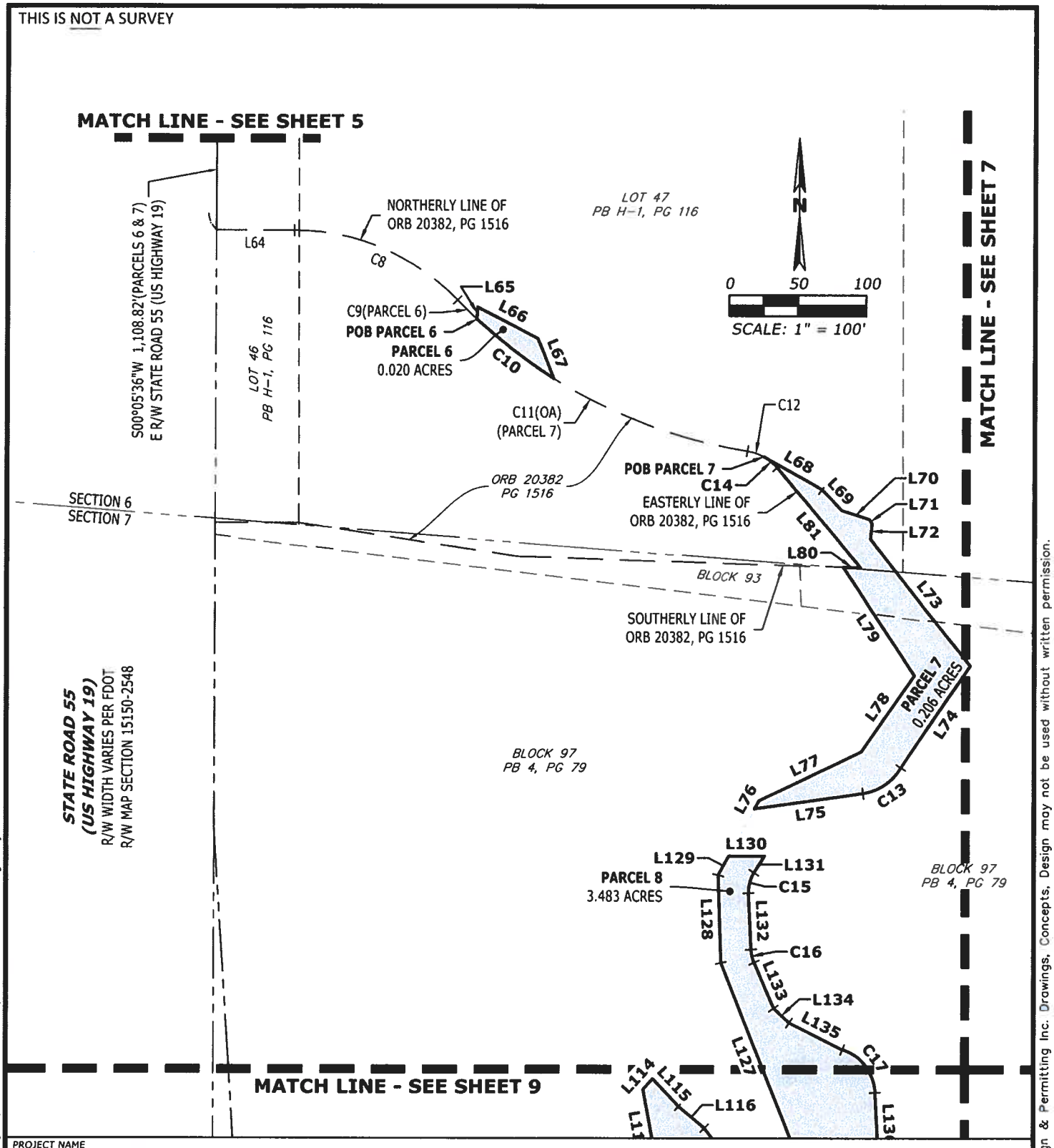

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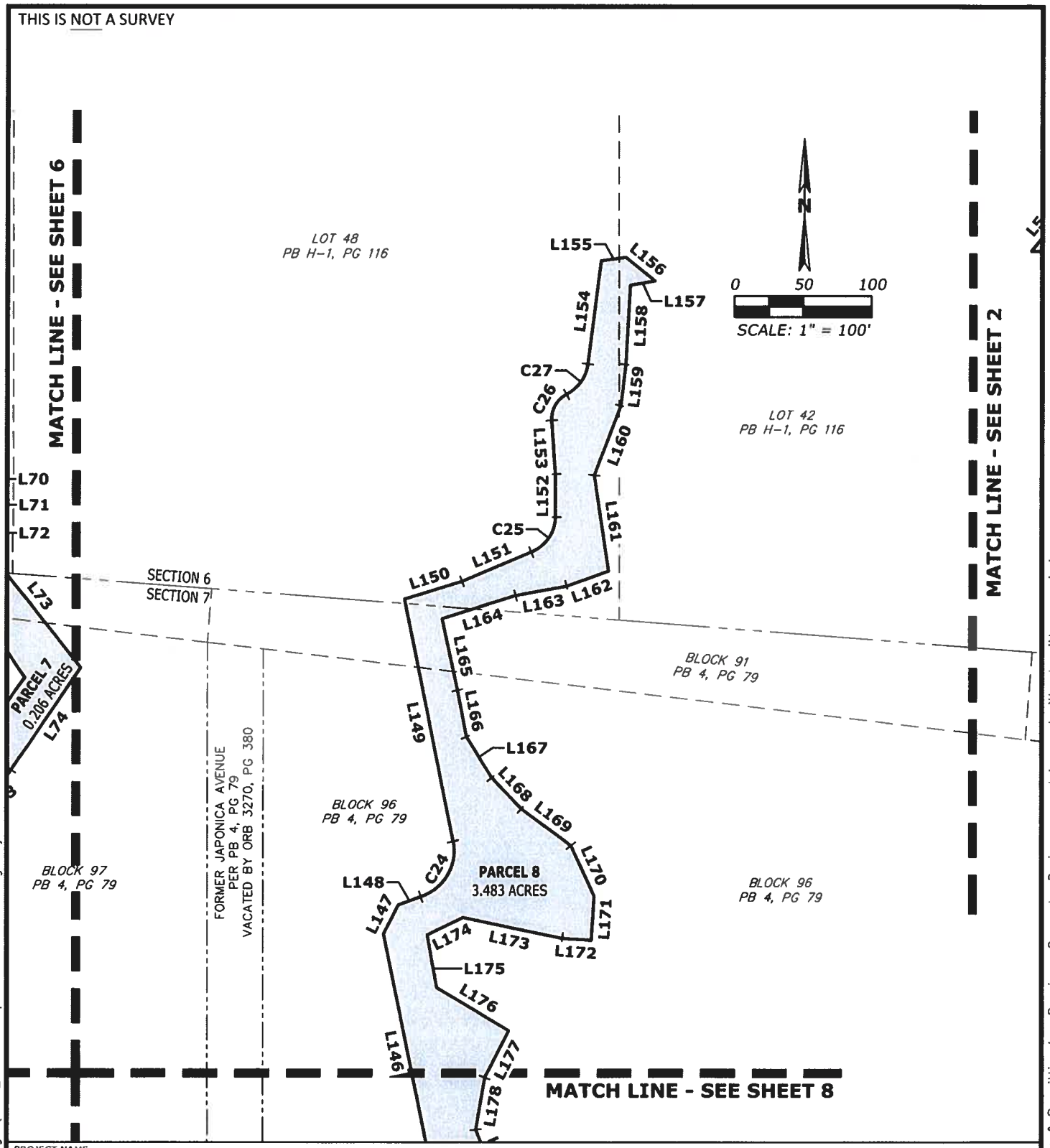

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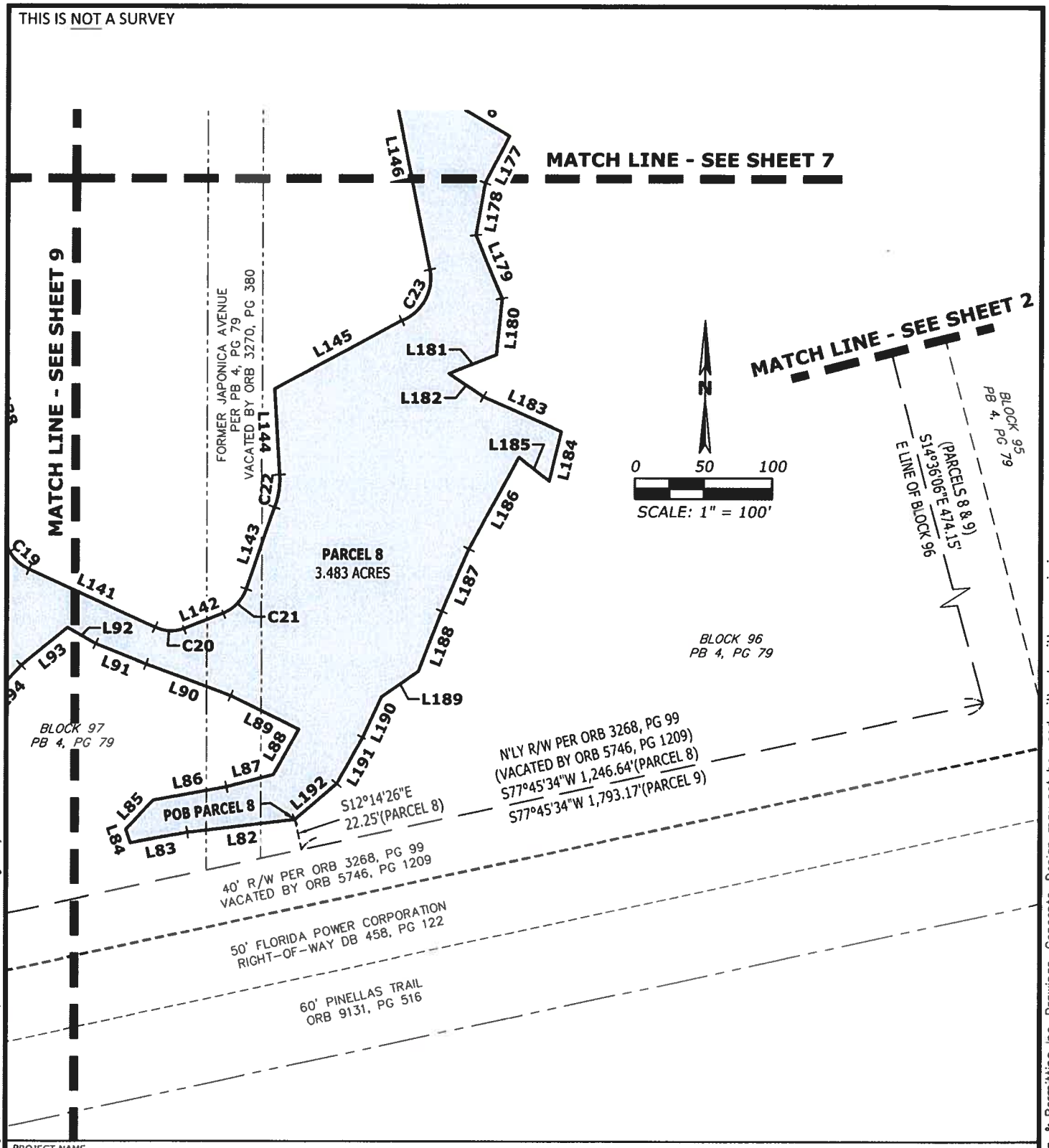

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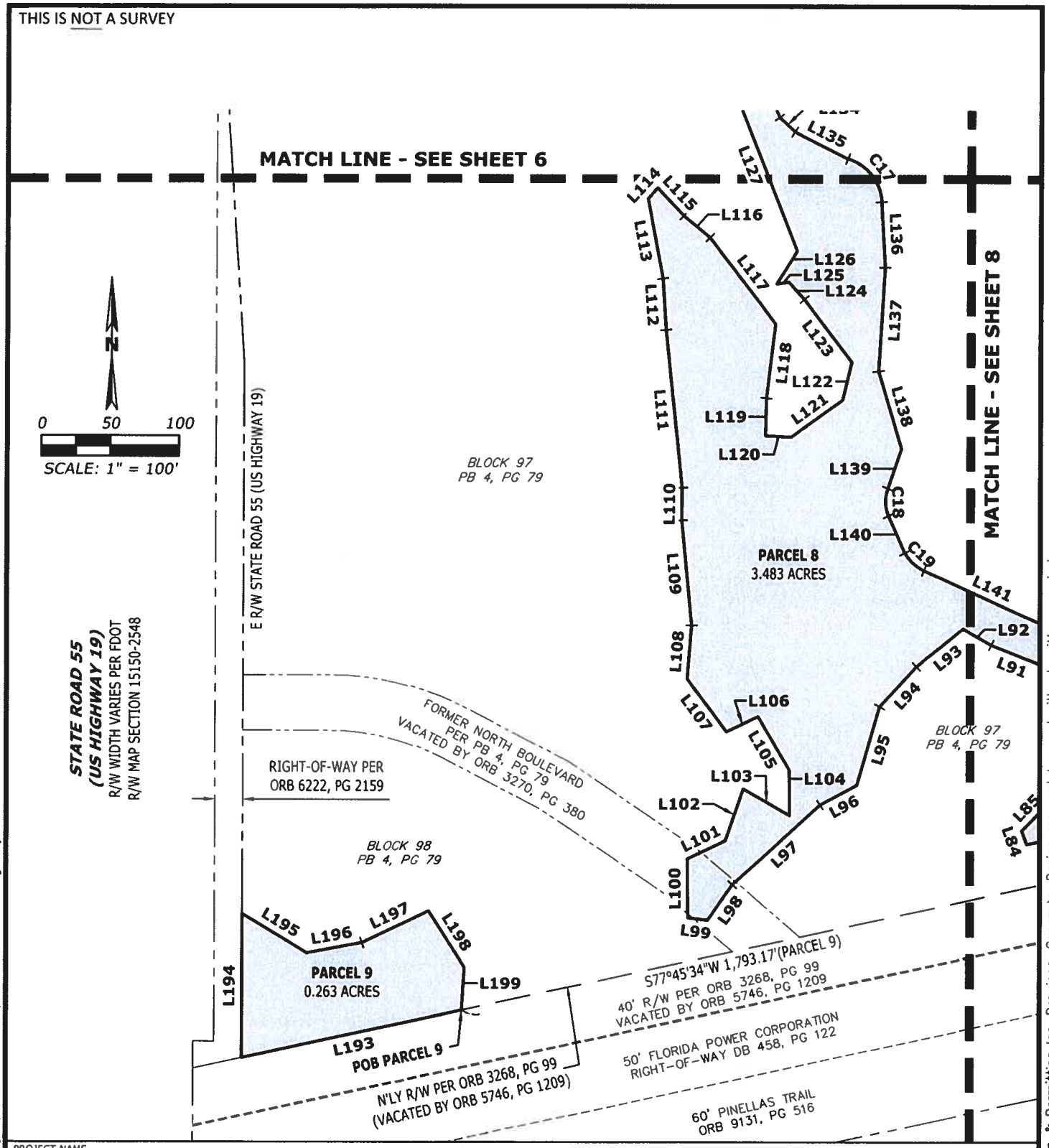

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°53'29"W	93.45'
L2	N30°55'14"W	59.03'
L3	N63°50'53"W	46.40'
L4	S89°58'54"W	25.73'
L5	N38°58'18"E	32.15'
L6	S63°50'52"E	19.43'
L7	S85°39'09"E	39.09'
L8	N75°42'28"E	16.49'
L9	N89°39'45"E	26.97'
L10	S00°06'36"E	177.73'
L11	N66°32'13"W	37.18'
L12	N00°20'47"E	32.67'
L13	N33°09'40"W	60.05'
L14	N54°34'03"W	83.66'
L15	N36°53'49"W	68.48'
L16	N43°42'51"W	38.31'
L17	N73°59'56"W	19.66'
L18	N80°49'49"W	23.58'
L19	S89°43'41"W	74.48'
L20	N26°50'07"W	43.92'
L21	N44°16'23"W	17.17'
L22	N39°02'09"E	70.42'
L23	N49°33'26"E	3.35'
L24	S40°06'30"E	64.77'
L25	S53°51'17"E	73.13'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S46°37'30"E	83.26'
L27	S49°22'27"E	157.84'
L28	S55°15'54"E	81.07'
L29	S00°06'36"E	125.90'
L30	S54°31'23"W	116.61'
L31	N77°18'30"W	126.47'
L32	S52°17'56"W	17.88'
L33	N84°51'49"W	79.54'
L34	N84°26'50"W	94.19'
L35	S73°41'10"W	55.63'
L36	S42°23'51"W	40.55'
L37	S30°34'46"W	33.27'
L38	N10°43'38"W	188.57'
L39	N17°50'15"W	51.00'
L40	N12°44'43"W	112.14'
L41	N07°39'37"W	63.98'
L42	N41°40'47"E	3.51'
L43	N68°41'17"E	38.48'
L44	S85°28'02"E	89.80'
L45	S51°59'53"E	63.11'
L46	S39°19'56"E	51.48'
L47	S31°38'10"E	52.31'
L48	S39°09'56"E	68.34'
L49	S64°46'55"E	44.06'
L50	S89°21'56"E	89.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S76°59'52"E	21.64'
L52	S67°42'49"E	69.88'
L53	S74°06'18"E	52.70'
L54	S60°04'55"E	98.25'
L55	S75°24'02"E	116.68'
L56	S40°06'30"E	15.22'
L57	S10°19'55"W	25.52'
L58	S17°12'40"W	20.15'
L59	N00°05'36"E	45.15'
L60	S85°39'26"E	10.50'
L61	S41°51'26"E	37.82'
L62	S39°07'29"W	40.15'
L63	N00°05'36"E	59.32'
L64	S89°54'24"E	56.74'
L65	N03°00'47"E	8.73'
L66	S62°51'49"E	49.85'
L67	S21°43'38"E	31.46'
L68	S60°43'16"E	48.61'
L69	S43°28'16"E	20.94'
L70	S72°30'38"E	21.71'
L71	S30°00'00"E	3.43'
L72	S05°18'47"W	11.18'
L73	S38°20'09"E	117.42'
L74	S34°00'08"W	89.62'
L75	S81°55'58"W	79.91'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N28°45'30"E	6.83'
L77	N64°28'34"E	82.52'
L78	N35°10'39"E	67.67'
L79	N33°40'33"W	94.86'
L80	S88°11'44"E	12.62'
L81	N40°04'21"W	94.70'
L82	S83°06'27"W	79.09'
L83	S79°38'52"W	41.73'
L84	N19°21'59"W	10.25'
L85	N43°19'27"E	29.38'
L86	N79°34'27"E	53.82'
L87	N75°43'04"E	35.25'
L88	N28°58'55"E	37.68'
L89	N63°54'43"W	55.12'
L90	N69°36'40"W	65.43'
L91	N68°11'34"W	39.64'
L92	N60°08'41"W	23.71'
L93	S50°54'07"W	43.46'
L94	S42°34'28"W	39.50'
L95	S15°51'40"W	59.10'
L96	S61°58'58"W	30.35'
L97	S47°55'50"W	86.37'
L98	S34°37'47"W	31.44'
L99	N82°29'18"W	14.44'
L100	N00°38'51"W	42.65'

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

Florida Land Design & Permitting

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LINE TABLE		
LINE	BEARING	LENGTH
L101	N64°24'52"E	30.53'
L102	N18°55'47"E	39.77'
L103	S60°11'47"E	39.08'
L104	N00°38'19"W	33.02'
L105	N30°43'06"W	44.91'
L106	S64°35'49"W	25.25'
L107	N36°49'40"W	47.53'
L108	N04°35'58"E	38.99'
L109	N05°27'16"W	76.40'
L110	N00°20'49"E	23.62'
L111	N05°56'55"W	114.94'
L112	N03°37'24"W	37.17'
L113	N10°46'58"W	58.87'
L114	N42°24'27"E	10.60'
L115	S43°18'22"E	27.60'
L116	S50°13'45"E	24.76'
L117	S37°24'15"E	78.72'
L118	S07°08'37"W	54.01'
L119	S01°18'53"W	27.20'
L120	S86°42'57"E	18.82'
L121	N54°36'14"E	46.12'
L122	N13°40'44"E	28.34'
L123	N37°22'17"W	57.11'
L124	N42°37'54"W	17.16'
L125	S80°42'57"W	8.93'

LINE TABLE		
LINE	BEARING	LENGTH
L126	N31°55'17"E	28.22'
L127	N21°39'34"W	139.83'
L128	N01°54'36"W	63.75'
L129	N28°45'30"E	15.80'
L130	N90°00'00"E	26.32'
L131	S32°12'05"W	14.31'
L132	S02°40'41"E	41.15'
L133	S22°55'56"E	36.30'
L134	S47°27'22"E	15.38'
L135	S63°20'26"E	43.42'
L136	S03°03'31"E	47.55'
L137	S03°23'37"W	75.28'
L138	S16°32'26"E	58.53'
L139	S18°41'26"W	30.42'
L140	S23°56'07"E	29.38'
L141	S65°34'49"E	101.13'
L142	N68°31'13"E	30.90'
L143	N19°01'38"E	62.80'
L144	N03°16'53"W	62.62'
L145	N61°41'45"E	104.44'
L146	N11°28'57"W	170.18'
L147	N26°10'54"E	23.56'
L148	N69°50'23"E	17.38'
L149	N11°22'54"W	178.95'
L150	N72°51'19"E	43.73'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N67°07'50"E	54.84'
L152	N00°00'00"E	31.12'
L153	N03°45'54"W	39.01'
L154	N07°21'49"E	75.39'
L155	N82°05'49"E	18.16'
L156	S51°24'26"E	27.46'
L157	S80°07'58"W	18.39'
L158	S03°11'23"W	57.62'
L159	S07°00'44"W	30.04'
L160	S21°01'22"W	53.86'
L161	S08°36'59"E	70.20'
L162	S70°13'39"W	32.19'
L163	S79°19'48"W	37.12'
L164	S72°41'25"W	56.23'
L165	S12°12'36"E	53.06'
L166	S11°08'14"E	34.26'
L167	S31°48'18"E	34.92'
L168	S44°01'19"E	31.32'
L169	S53°05'45"E	44.35'
L170	S24°19'48"E	40.26'
L171	S03°36'01"W	32.04'
L172	N86°14'31"W	20.78'
L173	N78°01'07"W	73.53'
L174	S64°01'43"W	28.92'
L175	S10°13'45"E	38.86'

LINE TABLE		
LINE	BEARING	LENGTH
L176	S59°26'30"E	61.25'
L177	S27°09'45"W	38.21'
L178	S09°54'46"W	38.44'
L179	S22°24'17"E	49.66'
L180	S05°31'28"W	41.14'
L181	S68°24'07"W	36.55'
L182	S56°03'15"E	29.95'
L183	S65°59'09"E	61.94'
L184	S13°45'32"W	37.09'
L185	N51°56'52"W	28.05'
L186	S28°17'23"W	75.44'
L187	S23°18'33"W	49.15'
L188	S21°02'11"W	46.65'
L189	S55°42'00"W	32.94'
L190	S24°59'14"W	32.53'
L191	S29°22'00"W	38.38'
L192	S48°48'30"W	39.66'
L193	S77°45'34"W	163.72'
L194	N00°05'36"E	104.56'
L195	S58°55'20"E	55.18'
L196	N79°35'48"E	40.82'
L197	N64°05'51"E	53.33'
L198	S32°49'12"E	48.85'
L199	S03°44'30"W	31.04'

PROJECT NAME

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	33.85'	20°00'18"	11.82'	N85°42'37"E	11.76'
C2	23.77'	27°16'23"	11.31'	N60°45'11"E	11.21'
C3	40.99'	37°56'39"	27.14'	N14°11'20"W	26.65'
C4	50.11'	55°48'17"	48.80'	N62°04'01"W	46.90'
C5	29.93'	63°02'44"	32.93'	N07°30'47"E	31.29'
C6	35.43'	60°15'04"	37.26'	S82°25'28"W	35.57'
C7	70.96'	143°28'24"	177.69'	N77°29'23"W	134.77'
C8	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C9	374.00'	3°00'56"	19.68'	S45°35'37"E	19.68'
C10	374.00'	10°54'46"	71.23'	N52°33'27"W	71.13'
C11	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C12	35.00'	20°35'49"	12.58'	S70°58'05"E	12.51'
C13	38.79'	51°18'42"	34.74'	S56°16'37"W	33.59'
C14	35.00'	20°35'49"	12.58'	N50°22'16"W	12.51'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C15	25.44'	35°12'25"	15.63'	S14°55'31"W	15.39'
C16	30.52'	18°07'25"	9.65'	S13°52'13"E	9.61'
C17	34.61'	69°42'31"	42.11'	S37°54'47"E	39.56'
C18	25.50'	45°26'01"	20.22'	S01°13'07"E	19.69'
C19	30.63'	36°09'55"	19.33'	S47°29'52"E	19.01'
C20	25.10'	48°30'20"	21.25'	S87°13'37"E	20.62'
C21	28.86'	49°28'22"	24.92'	N43°45'50"E	24.15'
C22	57.90'	23°34'22"	23.82'	N08°30'18"E	23.65'
C23	32.53'	80°54'25"	45.93'	N28°58'15"E	42.21'
C24	34.84'	83°21'23"	50.69'	N30°17'47"E	46.34'
C25	27.08'	68°04'02"	32.17'	N34°02'01"E	30.31'
C26	20.00'	65°44'29"	22.95'	S29°06'21"W	21.71'
C27	29.16'	54°36'47"	27.79'	N34°40'12"E	26.75'

LEGEND

EXT	= EXTENSION	PB	= PLAT BOOK
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PG	= PAGE
		POB	= POINT OF BEGINNING
MHWL	= MEAN HIGH WATER LINE	POC	= POINT OF COMMENCEMENT
N'LY	= NORTHERLY	RD	= ROAD
OA	= OVERALL	R/W	= RIGHT-OF-WAY
ORB	= OFFICIAL RECORDS BOOK	S'LY	= SOUTHERLY

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LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 147.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°53'29" WEST, FOR 93.45 FEET; THENCE NORTH 30°55'14" WEST, FOR 59.03 FEET; THENCE NORTH 63°50'53" WEST, FOR 46.40 FEET; THENCE SOUTH 89°58'54" WEST, FOR 25.73 FEET; THENCE NORTH 38°58'18" EAST, FOR 32.15 FEET; THENCE SOUTH 63°50'52" EAST, FOR 19.43 FEET; THENCE SOUTH 85°39'09" EAST, FOR 39.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 11.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.85 FEET, A CENTRAL ANGLE OF 20°00'18", AND A CHORD BEARING AND DISTANCE OF NORTH 85°42'37" EAST, FOR 11.76 FEET; THENCE NORTH 75°42'28" EAST, FOR 16.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 11.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.77 FEET, A CENTRAL ANGLE OF 27°16'23", AND A CHORD BEARING AND DISTANCE OF NORTH 60°45'11" EAST, FOR 11.21 FEET; THENCE NORTH 89°39'45" EAST, FOR 26.97 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 177.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.211 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 567.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°32'13" WEST, FOR 37.18 FEET; THENCE NORTH 00°20'47" EAST, FOR 32.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 27.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.99 FEET, A CENTRAL ANGLE OF 37°56'39", AND A CHORD BEARING AND DISTANCE OF NORTH 14°11'20" WEST, FOR 26.65 FEET; THENCE NORTH 33°09'40" WEST, FOR 60.05 FEET; THENCE NORTH 54°34'03" WEST, FOR 83.66 FEET; THENCE NORTH 36°53'49" WEST, FOR 68.48 FEET; THENCE NORTH 43°42'51" WEST, FOR 38.31 FEET; THENCE NORTH 73°59'56" WEST, FOR 19.66 FEET; THENCE NORTH 80°49'49" WEST, FOR 23.58 FEET; THENCE SOUTH 89°43'41" WEST, FOR 74.48 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 48.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.11 FEET, A CENTRAL ANGLE OF 55°48'17", AND A CHORD BEARING AND DISTANCE OF NORTH 62°04'01" WEST, FOR 46.90 FEET; THENCE NORTH 26°50'07" WEST, FOR 43.92 FEET; THENCE NORTH 44°16'23" WEST, FOR 17.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 32.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.93 FEET, A CENTRAL ANGLE OF 63°02'44", AND A CHORD BEARING AND DISTANCE OF NORTH 07°30'47" EAST, FOR 31.29 FEET; THENCE NORTH 39°02'09" EAST, FOR 70.42 FEET; THENCE NORTH 49°33'26" EAST, FOR 3.35 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 40°06'30" EAST, FOR 64.77 FEET; (2) SOUTH 53°51'17" EAST, FOR 73.13 FEET; (3) SOUTH 46°37'30" EAST, FOR 83.26 FEET; (4) SOUTH 49°22'27" EAST, FOR 157.84 FEET; (5) SOUTH 55°15'54" EAST, FOR 81.07 FEET TO AFORESAID EAST LINE OF LOT 42; THENCE ALONG SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 125.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.745 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION: (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 00°06'36" WEST, FOR 1,014.01 FEET; THENCE SOUTH 89°53'24" WEST, FOR 364.98 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 54°31'23" WEST, FOR 116.61 FEET; THENCE NORTH 77°18'30" WEST, FOR 126.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 37.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.43 FEET, A CENTRAL ANGLE OF 60°15'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'28" WEST, FOR 35.57 FEET; THENCE SOUTH 52°17'56" WEST, FOR 17.88 FEET; THENCE NORTH 84°51'49" WEST, FOR 79.54 FEET; THENCE NORTH 84°26'50" WEST, FOR 94.19 FEET; THENCE SOUTH 73°41'10" WEST, FOR 55.63 FEET; THENCE SOUTH 42°23'51" WEST, FOR 40.55 FEET; THENCE SOUTH 30°34'46" WEST, FOR 33.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 177.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.96 FEET, A CENTRAL ANGLE OF 143°28'24", AND A CHORD BEARING AND DISTANCE OF NORTH 77°29'23" WEST, FOR 134.77 FEET; THENCE NORTH 10°43'38" WEST, FOR 188.57 FEET; THENCE NORTH 17°50'15" WEST, FOR 51.00 FEET; THENCE NORTH 12°44'43" WEST, FOR 112.14 FEET; THENCE NORTH 07°39'37" WEST, FOR 63.98 FEET; THENCE NORTH 41°40'47" EAST, FOR 3.51 FEET; THENCE NORTH 68°41'17" EAST, FOR 38.48 FEET; THENCE SOUTH 85°28'02" EAST, FOR 89.80 FEET; THENCE SOUTH 51°59'53" EAST, FOR 63.11 FEET; THENCE SOUTH 39°19'56" EAST, FOR 51.48 FEET; THENCE SOUTH 31°38'10" EAST, FOR 52.31 FEET; THENCE SOUTH 39°09'56" EAST, FOR 68.34 FEET; THENCE SOUTH 64°46'55" EAST, FOR 44.06 FEET; THENCE SOUTH 89°21'56" EAST, FOR 89.11 FEET TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 76°59'52" EAST, FOR 21.64 FEET; (2) SOUTH 67°42'49" EAST, FOR 69.88 FEET; (3) SOUTH 74°06'18" EAST, FOR 52.70 FEET; (4) SOUTH 60°04'55" EAST, FOR 98.25 FEET; (5) SOUTH 75°24'02" EAST, FOR 116.68 FEET; (6) SOUTH 40°06'30" EAST, FOR 15.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.617 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

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LEGAL DESCRIPTION: (CONTINUED)

SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,369.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°19'55" WEST, FOR 25.52 FEET; THENCE SOUTH 17°12'40" WEST, FOR 20.15 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 45.15 FEET TO AFORESAID NORTH LINE OF LOT 45; THENCE ALONG SAID NORTH LINE, SOUTH 85°39'26" EAST, FOR 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

TOGETHER WITH:

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND

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LEGAL DESCRIPTION: (CONTINUED)

TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 133.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°51'26" EAST, FOR 37.82 FEET; THENCE SOUTH 39°07'29" WEST, FOR 40.15 FEET TO AFORESAID EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19); THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 59.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.017 ACRES.

TOGETHER WITH:

PARCEL 6

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE

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LEFT; (3) SOUTHEASTERLY 19.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 03°00'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°35'37" EAST, FOR 19.68 FEET TO A POINT ON A CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE NORTH 03°00'47" EAST, FOR 8.73 FEET; THENCE SOUTH 62°51'49" EAST, FOR 49.85 FEET; THENCE SOUTH 21°43'38" EAST, FOR 31.46 FEET TO AFORESAID NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTHERLY LINE, NORTHWESTERLY 71.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 10°54'46", AND A CHORD BEARING AND DISTANCE OF NORTH 52°33'27" WEST, FOR 71.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.020 ACRES.

TOGETHER WITH:

PARCEL 7

A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, NORTH 00°06'36" WEST, FOR 1,319.34 FEET TO THE NORTH LINE OF LOT 41, SAID TAMPA AND TARPON SPRINGS LAND COMPANY; THENCE ALONG SAID NORTH LINE, AND THE NORTH LINE OF LOT 45, SAID TAMPA AND TARPON SPRINGS LAND COMPANY, RESPECTIVELY, NORTH 85°39'26" WEST, FOR 1,380.36 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 15150-2548; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°05'36" WEST, FOR 1,108.82 FEET TO THE NORTHERLY LINE

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OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°54'24" EAST, FOR 56.74 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHEASTERLY 132.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 45°49'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°59'46" EAST, FOR 129.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) SOUTHEASTERLY 242.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 374.00 FEET, A CENTRAL ANGLE OF 37°10'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°40'34" EAST, FOR 238.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (4) EASTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°58'05" EAST, FOR 12.51 FEET TO A POINT ON A CURVE TO THE RIGHT, AND THE POINT OF BEGINNING; THENCE SOUTH 60°43'16" EAST, FOR 48.61 FEET; THENCE SOUTH 43°28'16" EAST, FOR 20.94 FEET; THENCE SOUTH 72°30'38" EAST, FOR 21.71 FEET; THENCE SOUTH 30°00'00" EAST, FOR 3.43 FEET; THENCE SOUTH 05°18'47" WEST, FOR 11.18 FEET; THENCE SOUTH 38°20'09" EAST, FOR 117.42 FEET; THENCE SOUTH 34°00'08" WEST, FOR 89.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 34.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.79 FEET, A CENTRAL ANGLE OF 51°18'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 56°16'37" WEST, FOR 33.59 FEET; THENCE SOUTH 81°55'58" WEST, FOR 79.91 FEET; THENCE NORTH 28°45'30" EAST, FOR 6.83 FEET; THENCE NORTH 64°28'34" EAST, FOR 82.52 FEET; THENCE NORTH 35°10'39" EAST, FOR 67.67 FEET; THENCE NORTH 33°40'33" WEST, FOR 94.86 FEET TO A SOUTHERLY LINE OF AFORESAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE, AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 20382, PAGE 1516, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°11'44" EAST, FOR 12.62 FEET; (2) NORTH 40°04'21" WEST, FOR 94.70 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHWESTERLY 12.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 20°35'49", AND A CHORD BEARING AND DISTANCE OF NORTH 50°22'16" WEST, FOR 12.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.206 ACRES.

TOGETHER WITH:

PARCEL 8

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A PARCEL OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA , AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,246.64 FEET; THENCE NORTH 12°14'26" WEST, FOR 22.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°06'27" WEST, FOR 79.09 FEET; THENCE SOUTH 79°38'52" WEST, FOR 41.73 FEET; THENCE NORTH 19°21'59" WEST, FOR 10.25 FEET; THENCE NORTH 43°19'27" EAST, FOR 29.38 FEET; THENCE NORTH 79°34'27" EAST, FOR 53.82 FEET; THENCE NORTH 75°43'04" EAST, FOR 35.25 FEET; THENCE NORTH 28°58'55" EAST, FOR 37.68 FEET; THENCE NORTH 63°54'43" WEST, FOR 55.12 FEET; THENCE NORTH 69°36'40" WEST, FOR 65.43 FEET; THENCE NORTH 68°11'34" WEST, FOR 39.64 FEET; THENCE NORTH 60°08'41" WEST, FOR 23.71 FEET; THENCE SOUTH 50°54'07" WEST, FOR 43.46 FEET; THENCE SOUTH 42°34'28" WEST, FOR 39.50 FEET; THENCE SOUTH 15°51'40" WEST, FOR 59.10 FEET; THENCE SOUTH 61°58'58" WEST, FOR 30.35 FEET; THENCE SOUTH 47°55'50" WEST, FOR 86.37 FEET; THENCE SOUTH 34°37'47" WEST, FOR 31.44 FEET; THENCE NORTH 82°29'18" WEST, FOR 14.44 FEET; THENCE NORTH 00°38'51" WEST, FOR 42.65 FEET; THENCE NORTH 64°24'52" EAST, FOR 30.53 FEET; THENCE NORTH 18°55'47" EAST, FOR 39.77 FEET; THENCE SOUTH 60°11'47" EAST, FOR 39.08 FEET;

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LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 00°38'19" WEST, FOR 33.02 FEET; THENCE NORTH 30°43'06" WEST, FOR 44.91 FEET; THENCE SOUTH 64°35'49" WEST, FOR 25.25 FEET; THENCE NORTH 36°49'40" WEST, FOR 47.53 FEET; THENCE NORTH 04°35'58" EAST, FOR 38.99 FEET; THENCE NORTH 05°27'16" WEST, FOR 76.40 FEET; THENCE NORTH 00°20'49" EAST, FOR 23.62 FEET; THENCE NORTH 05°56'55" WEST, FOR 114.94 FEET; THENCE NORTH 03°37'24" WEST, FOR 37.17 FEET; THENCE NORTH 10°46'58" WEST, FOR 58.87 FEET; THENCE NORTH 42°24'27" EAST, FOR 10.60 FEET; THENCE SOUTH 43°18'22" EAST, FOR 27.60 FEET; THENCE SOUTH 50°13'45" EAST, FOR 24.76 FEET; THENCE SOUTH 37°24'15" EAST, FOR 78.72 FEET; THENCE SOUTH 07°08'37" WEST, FOR 54.01 FEET; THENCE SOUTH 01°18'53" WEST, FOR 27.20 FEET; THENCE SOUTH 86°42'57" EAST, FOR 18.82 FEET; THENCE NORTH 54°36'14" EAST, FOR 46.12 FEET; THENCE NORTH 13°40'44" EAST, FOR 28.34 FEET; THENCE NORTH 37°22'17" WEST, FOR 57.11 FEET; THENCE NORTH 42°37'54" WEST, FOR 17.16 FEET; THENCE SOUTH 80°42'57" WEST, FOR 8.93 FEET; THENCE NORTH 31°55'17" EAST, FOR 28.22 FEET; THENCE NORTH 21°39'34" WEST, FOR 139.83 FEET; THENCE NORTH 01°54'36" WEST, FOR 63.75 FEET; THENCE NORTH 28°45'30" EAST, FOR 15.80 FEET; THENCE NORTH 90°00'00" EAST, FOR 26.32 FEET; THENCE SOUTH 32°12'05" WEST, FOR 14.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 15.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.44 FEET, A CENTRAL ANGLE OF 35°12'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'31" WEST, FOR 15.39 FEET; THENCE SOUTH 02°40'41" EAST, FOR 41.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 9.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.52 FEET, A CENTRAL ANGLE OF 18°07'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°52'13" EAST, FOR 9.61 FEET; THENCE SOUTH 22°55'56" EAST, FOR 36.30 FEET; THENCE SOUTH 47°27'22" EAST, FOR 15.38 FEET; THENCE SOUTH 63°20'26" EAST, FOR 43.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.61 FEET, A CENTRAL ANGLE OF 69°42'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°54'47" EAST, FOR 39.56 FEET; THENCE SOUTH 03°03'31" EAST, FOR 47.55 FEET; THENCE SOUTH 03°23'37" WEST, FOR 75.28 FEET; THENCE SOUTH 16°32'26" EAST, FOR 58.53 FEET; THENCE SOUTH 18°41'26" WEST, FOR 30.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 20.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 45°26'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'07" EAST, FOR 19.69 FEET; THENCE SOUTH 23°56'07" EAST, FOR 29.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 19.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.63 FEET, A CENTRAL ANGLE OF 36°09'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°29'52" EAST, FOR 19.01 FEET; THENCE SOUTH 65°34'49" EAST, FOR 101.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 21.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.10 FEET, A CENTRAL ANGLE OF 48°30'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°13'37" EAST, FOR 20.62 FEET; THENCE NORTH 68°31'13" EAST, FOR 30.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE

PROJECT NAME

ANCLOTE HARBOR

SHEET NAME

EXPANDED RECREATION OPEN SPACE AREA SKETCH & DESCRIPTION

Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

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LEGAL DESCRIPTION: (CONTINUED)

NORTHEASTERLY 24.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.86 FEET, A CENTRAL ANGLE OF 49°28'22", AND A CHORD BEARING AND DISTANCE OF NORTH 43°45'50" EAST, FOR 24.15 FEET; THENCE NORTH 19°01'38" EAST, FOR 62.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 23.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 23°34'22", AND A CHORD BEARING AND DISTANCE OF NORTH 08°30'18" EAST, FOR 23.65 FEET; THENCE NORTH 03°16'53" WEST, FOR 62.62 FEET; THENCE NORTH 61°41'45" EAST, FOR 104.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 45.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.53 FEET, A CENTRAL ANGLE OF 80°54'25", AND A CHORD BEARING AND DISTANCE OF NORTH 28°58'15" EAST, FOR 42.21 FEET; THENCE NORTH 11°28'57" WEST, FOR 170.18 FEET; THENCE NORTH 26°10'54" EAST, FOR 23.56 FEET; THENCE NORTH 69°50'23" EAST, FOR 17.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 50.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 34.84 FEET, A CENTRAL ANGLE OF 83°21'23", AND A CHORD BEARING AND DISTANCE OF NORTH 30°17'47" EAST, FOR 46.34 FEET; THENCE NORTH 11°22'54" WEST, FOR 178.95 FEET; THENCE NORTH 72°51'19" EAST, FOR 43.73 FEET; THENCE NORTH 67°07'50" EAST, FOR 54.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.08 FEET, A CENTRAL ANGLE OF 68°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 34°02'01" EAST, FOR 30.31 FEET; THENCE NORTH 00°00'00" EAST, FOR 31.12 FEET; THENCE NORTH 03°45'54" WEST, FOR 39.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 22.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°44'29", AND A CHORD BEARING AND DISTANCE OF NORTH 29°06'21" EAST, FOR 21.71 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 27.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.16 FEET, A CENTRAL ANGLE OF 54°36'47", AND A CHORD BEARING AND DISTANCE OF NORTH 34°40'12" EAST, FOR 26.75 FEET; THENCE NORTH 07°21'49" EAST, FOR 75.39 FEET; THENCE NORTH 82°05'49" EAST, FOR 18.16 FEET; THENCE SOUTH 51°24'26" EAST, FOR 27.46 FEET; THENCE SOUTH 80°07'58" WEST, FOR 18.39 FEET; THENCE SOUTH 03°11'23" WEST, FOR 57.62 FEET; THENCE SOUTH 07°00'44" WEST, FOR 30.04 FEET; THENCE SOUTH 21°01'22" WEST, FOR 53.86 FEET; THENCE SOUTH 08°36'59" EAST, FOR 70.20 FEET; THENCE SOUTH 70°13'39" WEST, FOR 32.19 FEET; THENCE SOUTH 79°19'48" WEST, FOR 37.12 FEET; THENCE SOUTH 72°41'25" WEST, FOR 56.23 FEET; THENCE SOUTH 12°12'36" EAST, FOR 53.06 FEET; THENCE SOUTH 11°08'14" EAST, FOR 34.26 FEET; THENCE SOUTH 31°48'18" EAST, FOR 34.92 FEET; THENCE SOUTH 44°01'19" EAST, FOR 31.32 FEET; THENCE SOUTH 53°05'45" EAST, FOR 44.35 FEET; THENCE SOUTH 24°19'48" EAST, FOR 40.26 FEET; THENCE SOUTH 03°36'01" WEST, FOR 32.04 FEET; THENCE NORTH 86°14'31" WEST, FOR 20.78 FEET; THENCE NORTH 78°01'07" WEST, FOR 73.53 FEET; THENCE SOUTH 64°01'43" WEST, FOR 28.92 FEET; THENCE SOUTH 10°13'45" EAST, FOR 38.86 FEET; THENCE SOUTH 59°26'30" EAST, FOR 61.25 FEET; THENCE SOUTH 27°09'45" WEST, FOR 38.21 FEET; THENCE SOUTH 09°54'46" WEST, FOR 38.44

PROJECT NAME

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SHEET NAME

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LEGAL DESCRIPTION: (CONTINUED)

FEET; THENCE SOUTH 22°24'17" EAST, FOR 49.66 FEET; THENCE SOUTH 05°31'28" WEST, FOR 41.14 FEET; THENCE SOUTH 68°24'07" WEST, FOR 36.55 FEET; THENCE SOUTH 56°03'15" EAST, FOR 29.95 FEET; THENCE SOUTH 65°59'09" EAST, FOR 61.94 FEET; THENCE SOUTH 13°45'32" WEST, FOR 37.09 FEET; THENCE NORTH 51°56'52" WEST, FOR 28.05 FEET; THENCE SOUTH 28°17'23" WEST, FOR 75.44 FEET; THENCE SOUTH 23°18'33" WEST, FOR 49.15 FEET; THENCE SOUTH 21°02'11" WEST, FOR 46.65 FEET; THENCE SOUTH 55°42'00" WEST, FOR 32.94 FEET; THENCE SOUTH 24°59'14" WEST, FOR 32.53 FEET; THENCE SOUTH 29°22'00" WEST, FOR 38.38 FEET; THENCE SOUTH 48°48'30" WEST, FOR 39.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.483 ACRES.

TOGETHER WITH:

PARCEL 9

A PARCEL OF LAND BEING A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 85°37'45" WEST, FOR 885.38 FEET TO THE EAST LINE OF LOT 42, TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 00°06'36" EAST, FOR 25.08 FEET TO THE SOUTH RIGHT-OF-WAY OF HAYS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85°37'45" EAST, FOR 431.31 FEET TO THE EAST LINE OF BLOCK 90 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID BLOCK 90, AND THE EAST LINE OF BLOCK 96 SAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, RESPECTIVELY, SOUTH 14°36'06" EAST, FOR 474.15 FEET TO THE NORTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3268, PAGE 99 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST, FOR 1,793.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY

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LEGAL DESCRIPTION: (CONTINUED)

VACATED RIGHT-OF-WAY, SOUTH 77°45'34" WEST FOR 163.72 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 55 (US HIGHWAY 19 NORTH) ACCORDING TO OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°05'36" EAST, FOR 104.56 FEET; THENCE SOUTH 58°55'20" EAST, FOR 55.18 FEET; THENCE NORTH 79°35'48" EAST, FOR 40.82 FEET; THENCE NORTH 64°05'51" EAST, FOR 53.33 FEET; THENCE SOUTH 32°49'12" EAST, FOR 48.85 FEET; THENCE SOUTH 03°44'30" WEST, FOR 31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.263 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 8.568 ACRES.

SURVEYOR'S NOTES:

1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4) THE GEOMETRY FOR THIS SKETCH IS BASED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY TITLED "ANCLOTE HARBOR", PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., DATED 9/14/2020 AND LAST REVISED 11/3/2020 AND AN ELECTRONIC DRAWING FILE OF THE EXPANDED RECREATION OPEN SPACE AREA AS PROVIDED BY KIMLEY HORN ON 11/17/2021.
5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.
6) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

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ANCLOTE HARBOR PLAN AMENDMENT
LEGAL DESCRIPTION OF PARCEL 3- 22.078 ACRES

FROM COMMERCIAL GENERAL, RESIDENTIAL/ OFFICE GENERAL & PRESERVATION CATEGORIES
TO PRESERVATION CATEGORY

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

APPROVED WETLAND/ SURFACE WATER BOUNDARY

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-011	1,391,314.75'	418,203.93'
JD 1-012	1,391,259.44'	418,164.94'
JD 1-013	1,391,223.88'	418,090.47'
JD 1-014	1,391,169.62'	418,060.70'
JD 1-015	1,391,105.90'	418,062.82'
JD 1-016	1,390,975.95'	418,114.43'
JD 1-017	1,390,952.00'	418,099.51'
JD 1-017A	1,390,953.44'	418,108.33'
JD 1-017B	1,390,940.81'	418,119.95'
JD 1-017C	1,390,895.43'	418,154.61'
JD 1-017D	1,390,867.89'	418,147.91'
JD 1-017E	1,390,841.18'	418,110.32'
JD 1-017F	1,390,842.26'	418,091.53'
JD 1-017G	1,390,869.45'	418,092.15'
JD 1-017H	1,390,923.04'	418,098.87'
JD 1-018	1,390,985.58'	418,051.05'
JD 1-019	1,391,001.42'	418,032.02'
JD 1-020	1,391,021.50'	418,013.09'
JD 1-021	1,391,013.68'	418,005.94'
JD 1-022	1,390,955.85'	418,016.95'
JD 1-023	1,390,918.76'	418,019.30'
JD 1-027	1,390,804.44'	418,031.21'
JD 1-028	1,390,780.82'	418,031.07'
JD 1-029	1,390,704.77'	418,038.33'
JD 1-030	1,390,665.90'	418,035.20'
JD 1-031	1,390,627.86'	418,063.70'
JD 1-031A	1,390,638.69'	418,086.51'
JD 1-031B	1,390,600.08'	418,109.45'
JD 1-031C	1,390,567.07'	418,109.82'
JD 1-032	1,390,586.49'	418,075.90'
JD 1-033	1,390,548.87'	418,063.00'
JD 1-034	1,390,535.68'	418,035.46'
JD 1-035	1,390,493.04'	418,035.95'
JD 1-036	1,390,491.15'	418,050.26'
JD 1-037	1,390,517.02'	418,068.13'
JD 1-038	1,390,574.89'	418,132.24'
JD 1-039	1,390,589.15'	418,159.04'
JD 1-040	1,390,646.00'	418,175.19'
JD 1-041	1,390,675.08'	418,201.92'
JD 1-042	1,390,702.49'	418,235.64'
JD 1-043	1,390,690.69'	418,256.21'
JD 1-044	1,390,675.96'	418,293.01'
JD 1-045	1,390,653.17'	418,354.34'
JD 1-046	1,390,628.93'	418,403.85'
JD 1-047	1,390,595.97'	418,385.59'
JD 1-048	1,390,587.27'	418,351.43'
JD 1-049	1,390,577.53'	418,298.50'
JD 1-050	1,390,556.16'	418,278.34'
JD 1-051	1,390,546.49'	418,281.74'
JD 1-052	1,390,553.99'	418,322.79'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-053	1,390,563.48'	418,401.31'
JD 1-054	1,390,589.60'	418,431.15'
JD 1-055	1,390,623.04'	418,449.97'
JD 1-056	1,390,652.53'	418,463.71'
JD 1-057	1,390,671.09'	418,490.92'
JD 1-058	1,390,714.64'	418,507.67'
JD 1-059	1,390,759.78'	418,527.12'
JD 1-060	1,390,826.20'	418,562.87'
JD 1-061	1,390,808.92'	418,584.95'
JD 1-062	1,390,844.94'	418,593.78'
JD 1-063	1,390,870.15'	418,537.19'
JD 1-063A	1,390,886.88'	418,512.34'
JD 1-064	1,390,900.33'	418,546.33'
JD 1-065	1,390,941.27'	418,550.29'
JD 1-066	1,390,987.18'	418,531.36'
JD 1-067	1,391,025.05'	418,537.98'
JD 1-068	1,391,059.04'	418,555.42'
JD 1-071	1,391,090.18'	418,502.69'
JD 1-072	1,391,128.42'	418,495.78'
JD 1-073	1,391,141.09'	418,521.78'
JD 1-074	1,391,125.82'	418,593.71'
JD 1-075	1,391,124.46'	418,614.45'
JD 1-076	1,391,156.44'	418,616.46'
JD 1-077	1,391,193.12'	418,599.88'
JD 1-078	1,391,219.76'	418,564.41'
JD 1-079	1,391,242.28'	418,542.65'
JD 1-080	1,391,271.96'	418,524.24'
JD 1-081	1,391,305.57'	418,517.62'
JD 1-082	1,391,357.43'	418,506.40'
JD 1-083	1,391,374.16'	418,560.08'
JD 1-084	1,391,381.03'	418,596.55'
JD 1-085	1,391,391.92'	418,626.84'
JD 1-086	1,391,461.33'	418,616.33'
JD 1-087	1,391,511.60'	418,635.65'
JD 1-088	1,391,541.42'	418,639.32'
JD 1-089	1,391,598.94'	418,642.52'
JD 1-090	1,391,607.53'	418,691.92'
JD 1-091	1,391,589.41'	418,735.67'
JD 1-092	1,391,544.16'	418,750.49'
JD 1-093	1,391,486.50'	418,780.14'
JD 1-094	1,391,441.86'	418,785.31'
JD 1-095	1,391,391.74'	418,797.77'
JD 1-096	1,391,338.31'	418,820.92'
JD 1-097	1,391,316.19'	418,848.38'
JD 1-098	1,391,287.69'	418,848.96'
JD 1-099	1,391,249.46'	418,833.33'
JD 1-100	1,391,220.92'	418,802.44'
JD 1-101	1,391,180.68'	418,783.27'
JD 1-102	1,391,126.07'	418,771.97'
JD 1-103	1,391,088.94'	418,760.72'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-104	1,391,061.81'	418,741.59'
JD 1-105	1,391,038.64'	418,774.86'
JD 1-106	1,391,020.38'	418,756.52'
JD 1-107	1,390,973.90'	418,705.59'
JD 1-108	1,390,924.14'	418,701.65'
JD 1-109	1,390,903.23'	418,683.55'
JD 1-110	1,390,843.88'	418,704.11'
JD 1-111	1,390,841.61'	418,718.05'
JD 1-112	1,390,819.96'	418,760.06'
JD 1-113	1,390,808.58'	418,800.45'
JD 1-114	1,390,786.49'	418,834.60'
JD 1-115	1,390,746.41'	418,895.60'
JD 1-116	1,390,748.65'	418,948.12'
JD 1-117	1,390,756.16'	419,003.29'
JD 1-118	1,390,792.24'	419,057.70'
JD 1-119	1,390,848.61'	419,103.28'
JD 1-119A	1,390,892.62'	419,101.56'
JD 1-119B	1,390,889.35'	419,076.64'
JD 1-119C	1,390,877.03'	419,066.35'
JD 1-120	1,390,920.66'	419,111.21'
JD 1-121	1,391,037.84'	419,089.05'
JD 1-122	1,391,083.69'	419,080.77'
JD 1-123	1,391,164.25'	419,050.89'
JD 1-124	1,391,200.15'	419,056.44'
JD 1-124A	1,391,198.56'	419,007.76'
JD 1-124B	1,391,170.34'	418,968.08'
JD 1-124C	1,391,191.58'	418,943.95'
JD 1-124D	1,391,164.20'	418,873.70'
JD 1-124E	1,391,114.15'	418,863.37'
JD 1-124F	1,391,118.31'	418,845.03'
JD 1-124G	1,391,240.31'	418,875.75'
JD 1-124H	1,391,297.78'	418,958.89'
JD 1-124I	1,391,349.24'	418,969.29'
JD 1-124J	1,391,393.73'	418,981.33'
JD 1-124K	1,391,425.86'	418,943.06'
JD 1-124L	1,391,474.08'	418,908.70'
JD 1-124M	1,391,494.22'	418,914.86'
JD 1-124N	1,391,471.01'	418,960.78'
JD 1-124O	1,391,543.04'	418,943.72'
JD 1-124P	1,391,604.58'	418,943.00'
JD 1-124Q	1,391,624.00'	418,958.70'
JD 1-124R	1,391,603.55'	419,000.36'
JD 1-124S	1,391,552.91'	419,030.69'
JD 1-124T	1,391,473.42'	419,072.76'
JD 1-124U	1,391,406.74'	419,073.97'
JD 1-125	1,391,320.14'	419,033.39'
JD 1-126	1,391,283.40'	419,101.67'
JD 1-127	1,391,272.64'	419,175.26'
JD 1-129	1,391,246.34'	419,255.01'
JD 1-130	1,391,257.15'	419,296.13'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-132	1,391,210.80'	419,295.76'
JD 1-133	1,391,179.80'	419,309.81'
JD 1-134	1,391,135.50'	419,338.12'
JD 1-135	1,391,107.89'	419,366.25'
JD 1-136	1,391,064.32'	419,385.35'
JD 1-137	1,391,031.32'	419,406.41'
JD 1-138	1,391,002.21'	419,437.29'
JD 1-139	1,390,951.81'	419,445.42'
JD 1-140	1,390,939.29'	419,473.78'
JD 1-141	1,390,976.72'	419,578.50'
JD 1-B	1,390,456.84'	417,873.95'
JD 1-C	1,390,497.89'	417,847.47'
JD 1-D	1,390,474.60'	417,799.49'
JD 1-E	1,390,467.22'	417,759.35'
JD 1-F	1,390,494.87'	417,713.48'
JD 1-UP1	1,391,488.78'	419,021.00'
JD 1-UP2	1,391,455.09'	419,025.34'
JD 1-UP3	1,391,475.70'	419,000.08'
JD 2-01	1,391,503.42'	418,470.56'
JD 2-03	1,391,551.21'	418,453.54'
JD 2-03A	1,391,532.64'	418,427.32'
JD 2-04	1,391,492.04'	418,387.90'
JD 2-05	1,391,491.11'	418,320.87'
JD 2-06	1,391,468.80'	418,293.29'
JD 2-07	1,391,475.04'	418,240.78'
JD 2-08	1,391,460.65'	418,212.20'
JD 2-09	1,391,408.07'	418,215.53'
JD 2-10	1,391,379.02'	418,230.54'
JD 2-11	1,391,373.89'	418,268.98'
JD 2-12	1,391,371.43'	418,312.58'
JD 2-13	1,391,364.73'	418,370.59'
JD 2-14	1,391,359.64'	418,420.61'
JD 2-15	1,391,362.77'	418,461.74'
JD 2-16	1,391,393.89'	418,471.40'
JD 2-17	1,391,436.69'	418,494.37'
JD 2-18	1,391,482.24'	418,492.39'
JD 3-04	1,392,720.79'	417,701.65'
JD 3-06A	1,392,585.06'	417,720.78'
JD 3-07	1,392,553.94'	417,695.47'
JD 3-08	1,392,513.55'	417,701.65'
JD 3-10	1,392,480.82'	417,701.45'
JD 3-10A	1,392,455.64'	417,717.42'
JD 3-11	1,392,461.61'	417,796.61'
JD 3-12	1,392,482.37'	417,805.20'
JD 3-14	1,392,545.63'	417,864.58'
JD 3-15	1,392,617.32'	417,917.22'
JD 3-16	1,392,661.06'	417,956.17'
JD 3-17	1,392,675.04'	417,992.01'
JD 3-19	1,392,667.95'	418,081.53'
JD 3-20	1,392,629.09'	418,131.26'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 3-21	1,392,589.27'	418,163.89'
JD 3-22	1,392,544.73'	418,191.33'
JD 3-23	1,392,491.75'	418,234.49'
JD 3-24	1,392,472.98'	418,274.35'
JD 3-25	1,392,472.16'	418,347.49'
JD 4-1	1,391,371.37'	418,864.99'
JD 4-2	1,391,399.34'	418,896.48'
JD 4-3	1,391,443.10'	418,894.52'
JD 4-4	1,391,468.38'	418,850.01'
JD 4-5	1,391,445.86'	418,832.87'
JD 5-1	1,390,933.34'	418,792.26'
JD 5-2	1,390,909.85'	418,786.73'
JD 5-3	1,390,879.01'	418,793.55'
JD 5-4	1,390,862.28'	418,811.22'
JD 5-5	1,390,846.98'	418,830.04'
JD 5-6	1,390,853.11'	418,834.06'
JD 5-7	1,390,883.18'	418,804.34'
JD 5-8	1,390,913.93'	418,793.30'
JD 5-9	1,390,941.00'	418,796.35'
JD 6-1	1,391,672.91'	418,375.35'
JD 6-2	1,391,725.26'	418,354.16'
JD 6-3	1,391,743.72'	418,333.79'
JD 6-4	1,391,722.26'	418,299.07'
JD 6-5	1,391,676.57'	418,309.52'
JD 6-6	1,391,638.51'	418,353.16'
JD 6-7	1,391,641.40'	418,408.02'
JD 6-8	1,391,657.00'	418,413.26'

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY, THE PURPOSE OF WHICH IS TO SHOW THE RELATIONSHIP OF THE FLAGGED WETLAND JURISDICTIONAL LINE TO THE SUBJECT PROPERTY. ANY 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.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. THIS IS NOT A BOUNDARY SURVEY. EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN HEREON MAY EXIST.

4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

5. WETLAND JURISDICTIONAL POINTS AND LINES SHOWN HEREON ARE BASED ON COORDINATE DATA PROVIDED BY KIMLEY HORN & ASSOCIATES, INC. ON 5/29/2020. SAID POINTS WERE PROVIDED IN LATITUDE / LONGITUDE FORMAT AND WERE CONVERTED TO STATE PLANE COORDINATES, FLORIDA WEST ZONE (US SURVEY FEET) FOR USE IN THIS DRAWING. ALL POINT DATUM CONVERSIONS WERE COMPLETED USING CORPSCON 6.0.1 AS PROVIDED BY THE US ARMY CORPS OF ENGINEERS.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

8. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "PCDSM GPS 53" (PID = DF5829), NAD 83(2011) AND "PCDSM GPS 54" (PID = DF5830), NAD 83(2011).

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. AS A MEANS OF REFERENCE THE EAST RIGHT-OF-WAY OF US HIGHWAY 19, BEING SOUTH 00°05'36" WEST, AS SHOWN HEREON.

10. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA/NSPS LAND TITLE, BOUNDARY AND TIDAL WATER SURVEY PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020. ALL BOUNDARY INFORMATION SHOWN HEREON IS ACCORDING TO SAID SURVEY.

13. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE 2018 AERIAL IMAGE, IF SHOWN HEROEN, IS USED AS A BACKGROUND FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY.

14. LAST DATE OF FIELD SURVEY: 8/11/2020

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LB8342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

ABBREVIATION LEGEND:

(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CPB = CONDO PLAT BOOK
DB = DEED BOOK
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MHWL = MEAN HIGH WATER LINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
SND = SET NAIL AND DISK LB 8342
TBM = TEMPORARY BENCHMARK

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NO	DATE	REVISIONS

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # E-15-33088
Survey # LB8342

PREPARED FOR: **MORGAN GROUP DEVELOPMENT, LLC**
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME: **ANCLOTE HARBOR**

SHEET NAME: **SPECIFIC PURPOSE SURVEY**

PROJECT ID	1046
PROJECT NO	2020-1046
FIELD BOOK(S)	0008/0009
SCALE	1" = 100'
DRAWN	JEB
QC	JEB
DATE	8/12/2020
SHEET	1 OF 2

Aug 14, 2020 @ 10:32am C:\Users\jbeckman\appdata\local\temp\AcPublish_13012\1046_Anclote-JD.dwg - jbeckman

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°15'54"W	81.07'
L2	N49°09'12"W	70.29'
L3	N49°33'06"W	87.55'
L4	N46°37'30"W	83.26'
L5	N53°51'17"W	73.13'
L6	N40°06'30"W	107.74'
L7	N75°24'02"W	116.68'
L8	N60°04'55"W	98.25'
L9	N74°06'18"W	52.70'
L10	N67°42'49"W	69.88'
L11	N76°59'52"W	96.99'
L12	N72°04'26"W	67.37'
L13	N32°28'34"W	89.58'
L14	N45°47'52"W	121.08'
L15	S34°03'42"W	103.64'
L16	S36°44'10"W	105.49'
L17	N05°23'04"E	113.14'
L18	N13°07'10"W	54.36'
L19	N02°08'07"W	90.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C2	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C3	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'
C4	139.33'	79°25'41"	193.14'	S80°45'10"W	178.05'
C5	50.77'	94°08'00"	83.42'	N76°00'32"W	74.35'

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

APPROVED WETLAND/ SURFACE WATER BOUNDARY

SHEET 2 OF 2

DATE 8/12/2020

DRAWN JEB

QC JEB

FIELD BOOK(S) 0008/0009

SCALE 1" = 100'

PROJECT NO 2020-1046

PROJECT ID 1046

PREPARED FOR
MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
SPECIFIC PURPOSE SURVEY

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
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www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

NO	DATE	REVISIONS

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CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan Amendment Application

Return to:
Planning & Zoning Division
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Wal-Mart East Stores LP		Email
Address P.O. Box 8050, MS 0555		
City Bentonville	State Arkansas	Zip 72712
Phone	Fax	Cellular

Applicant

Name Richard Buck, Morgan Group Development, LLC		Email richardb@morgangroup.com
Address 3000 Richmond Avenue		
City Houston	State Texas	Zip 77098
Phone (772) 260-2815	Fax	Cellular

Agent (if applicable)

Name E.D. Armstrong & Cynthia Tarapani		Email ed.armstrong@hwhlaw.com
Address 600 Cleveland Street, Suite 800 (c.tarapani@tarapaniplanning.com)		
City Clearwater	State Florida	Zip 33755
Phone (727) 259-6789	Fax	Cellular (727) 642-2030

General Information

Project Name Anclote Harbor
Property Location or Address 42501 U.S. Highway 19 North, Tarpon Springs
Legal Description (attach additional sheets as necessary) See Attached Legal Descriptions
Tax Parcel Number(s) Portion of 06-27-16-89388-000-0420

Existing Land Use & Zoning Information

Present Designations of Property		**Proposed Designations for Property**	
Land Use Category CG ,R/OG & P	Zoning District RPD	Land Use Category R/OS & P	Zoning District RPD
Land Use Plan Amendment Required? ☐YES ☐NO Yes		If yes, Countywide Plan Amendment Required? ☐YES ☐NO	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] ☐ YES ☐ NO No			

Site Acreage:

Upland 14.559 ac Wetland 22.078 ac Submerged 0 **Total** _____

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan Amendment Application

Flood Information: [please check all that apply]

☐ Zone X ☐ Zone X Shaded ☑ Zone AE ☐ Zone VE

Base Flood Elevation (BFE): [please list all elevations] _____

Proposed Land Use Information

Residential Development:

Total No. of Units 0

Single Family:

_____ Detached _____ Zero Lot Line _____ Attached

_____ Cluster _____ Semi-Detached

Multi-Family:

_____ Triplex _____ Townhome _____ Other

_____ Apartment _____ Condominium

Non-Residential Development:

Total Non-Residential Floor Area 0

_____ Commercial _____ Industrial _____ Office

_____ Institutional _____ Mixed Use _____ Other

The following MUST be furnished with this application: [incomplete applications will not be accepted]

☐ Completed application form

☐ Property survey, signed and sealed by a professional land surveyor

☐ Appropriate fees: [check only one]

- ☐ $750.00 for Rezoning only
- ☐ $750.00 for Land Use Change only plus TBRPC fee, if applicable
- ☐ $1,250.00 for both a Rezoning and Land Use Change together plus TBRPC fee, if applicable

☐ $500.00 advertising cost for each required ad

☐ Proof of ownership (warranty deed, title certification, etc.)

☐ Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC

☐ Traffic Impact Study, if required by Section 112.12, LDC

☐ Mailing labels for public notices and applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan Amendment Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that E.D. Armstrong & Cynthia Tarapani is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: July 15th 2021 Title Holder: [signature]

Date: _____ Title Holder: Cody Johnson on behalf of Wal-Mart Stores East LP

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~PINELLAS~~ Benton

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 20 21 by Cody Johnson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Linda Stelljes
Signature: Linda Stelljes
Stamp:

LINDA STELLJES
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/01/2027
COMMISSION NO. 12703323

I#: 2005134994 BK: 14238 PG: 1040, 04/12/2005 at 10:55 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $58450.00 KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU15

UNOFFICIAL COPY

Prepared by and return to:
Marilyn Mullen Healy, Esq.
Ruden, McClosky, Smith, Schuster
& Russell, P.A.
401 East Jackson St., Suite 2700
Tampa, Florida 33602

[Space Above this Line For Recording Data]

Parcel I.D. No. 06-27-16-89388-000-0420

WARRANTY DEED

This Warranty Deed made this 11 day of April, 2005, by and between **ABR PROPERTIES, INC.,** a Florida corporation, whose mailing address is c/o John Popson, Esquire, Senior Attorney, Ceridian/ABR Properties, Inc., 3201 34th Street South, St Petersburg, FL 33711 ("Grantor"), and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, whose mailing address is Property Tax Department 8013, 1301 S.E. 10th Street, Store #3415, Bentonville, Arkansas 72716-8013 ("Grantee"), whose Federal Tax I.D. # is 71-0862119.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida and as more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor does hereby covenant that, except for the title exceptions set forth on **Exhibit "B"**, attached hereto and made a part hereof, Grantor does fully warrant the title to the above described real estate so hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES BEING ON NEXT PAGE)

In Witness Whereof, the Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed and delivered
in the presence of:

David B Kuhnau
(Witness Signature)
Print Name: David B Kuhnau

R. E. Olson
(Witness Signature)
Print Name: Raymond E. Olson

GRANTOR:

ABR PROPERTIES, INC., a Florida corporation

By: Jurgen K. Adam
Its: Vice President, Corporate Tax
Print Name: Jurgen K. Adam

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 31st day of March, 2005, by Jurgen K. Adam as Vice President, Corporate Tax, of ABR PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He is personally known to.

Stacy L Lachowitzer
NOTARY PUBLIC (Signature)
My Commission Expires:

STACY L. LACHOWITZER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2010

UNOFFICIAL COPY

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4 PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85°40'26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00°09'16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85°42'06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (U.S. HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2545; THENCE RUN S 00°02'56" W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN S 03°40'12" E FOR A DISTANCE OF 308.34 FEET; THENCE RUN S 00°02'56" W FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN N 77°42'54" E ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209 ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4 PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N 14°38'46" W ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N 85°40'26" W ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN N 00°09'16" W ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "B"

Permitted Exceptions

Pinellas County, Florida

The lien of the taxes for the year 2005 and all subsequent years, which are not yet due and payable.

Reservations in favor of the State of Florida, as set forth in Deed from the Trustees of the Internal Improvement Fund recorded August 23, 1944 in Deed Book 982, Page 121, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Reservations in favor of the State of Florida, as set forth in Deed from the Trustees of the Internal Improvement Fund recorded June 14, 1945 in Deed Book 1016, Page 79, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 420.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 421.

Easement and rights granted to Florida Power Corporation as set forth in Instrument recorded March 28, 1947 in Deed Book 1123, Page 422.

Reservations in favor of the State of Florida as set forth in Deed from Trustees of the Internal Improvement Fund recorded March 10, 1949 in Deed Book 1213, Page 114, as affected by: Release of Right of Entry recorded in O.R. Book 14121, Page 2480.

Utility Easement granted to Pinellas County, Florida, according to instrument recorded in Book 4534 page 902.

Utility Easement granted to Pinellas County, Florida, according to instrument recorded in Book 4910 page 502.

Notice of Adoption of a Development Order recorded December 7, 1998 in O.R. Book 10329, Page 964, as modified by Modification recorded July 8, 1999 in O.R. Book 10581, Page 1794.

Royalty interests of Coastal Petroleum Company, its successors and assigns, pursuant to agreements with the Trustees of the Internal Improvement Fund of the State of Florida as to that portion of the land lying beneath the waters of the Anclote River or other adjacent waters, which interests do not include right of surface or subsurface entry or rights to mine, drill or otherwise obtain access to minerals beneath the surface of the land.

Renee V. - P+Z

ORDINANCE 2021-15

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, FROM ZONING DESIGNATION GB (GENERAL BUSINESS) OR RPD (RESIDENTIAL PLANNED DEVELOPMENT) TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); APPROVING PRELIMINARY PLANNED DEVELOPMENT FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR DIMENSIONAL STANDARDS; PROVIDING FOR WAIVERS OF DESIGN REQUIREMENTS OF THE RPD DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel previously requested to amend to the zoning district designation of said parcel from General Business (GB) district to Residential Planned Development (RPD) district; and,

WHEREAS, the property was rezoned to Residential Planned Development (RPD) district pursuant to Ordinance 2020-34 and a Conditional Use to allow residential use in the Commercial General Future Land Use Map Category was authorized pursuant to Resolution 2020-72; and

WHEREAS, Concerned Citizens of Tarpon Springs, Inc., filed a Petition for Writ of Certiorari challenging the adoption of Ordinance 2020-34; and

WHEREAS, the property owner has filed an application to amend the zoning district designation of said parcel (Application 21-100), whether it be from General Business (GB) should Concerned Citizens of Tarpon Springs, Inc. be successful in its Petition or from Residential Planned Development (RPD) as approved by Ordinance 2020-34 ; and

WHEREAS, the applicant is also requesting approval of a Preliminary Planned Development (Application 21-101) under the RPD (Residential Planned Development) zoning district; and,

WHEREAS, the applicant is also requesting approval of a conditional use to allow for establishment of a residential use on the property in the Commercial General (CG) Future Land Use Map (FLUM) category; and,

WHEREAS, the proposed RPD, Residential Planned Development, zoning district is consistent with the Commercial General (CG) and Residential/Office General (R/OG) Future Land Use Map category designations of the subject property; and,

WHEREAS, the planned uses within the RPD District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning ordinance (Applications 21-100 & 21-101) on September 20, 2021 and recommended denial by a vote of 6-1 on Application 21-100 and a vote of 7-0 on Application 21-101; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.

2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section2. MAP AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for property legally described in Exhibit A, attached hereto.

Section3. PRELIMINARY PLANNED DEVELOPMENT APPROVAL

The Preliminary Planned Development for Anclote Harbor multifamily residential development is hereby approved for 404 residential dwelling units with the following waiver of design requirements:

1. Allowance of a maximum building height of 53 feet,

and, with the following conditions:

1. The donation to the City in the amount of $444,000, voluntarily offered by the applicant, shall provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
2. The proposed Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category designation shall be expanded from 6.48 acres to cover the entire 13.89 acres of longleaf pine/xeric oak habitat proposed for preservation. An amended FLUM application will be required to be processed simultaneously with adjustment of the existing Preservation (P) designation. The Preservation (P) FLUM designation shall be adjusted to cover the entire 21.17 acres of wetlands proposed for preservation. Digital coverage for mapping of all final R/OS and P coverage shall be provided in a format specified by the City at the time of site construction permit application submittal.
3. A conservation easement in favor of the City shall be established over the entire acreage required by the conditions herein, of Recreation/Open Space and Preservation Future Land Use Map (FLUM) categories . The easement shall prohibit the use or transfer of any remaining density/intensity, restrict the site to certain recreational amenities, provide for certain water access facilities, prohibit vessel launching or landing except at designated water access facilities, and provide for maintenance free of species listed as invasive in the City's Land Development Code in perpetuity. The draft conservation easement shall be provided with the Final Development Plan.
4. A post-development eagle management plan shall be submitted with the Final Development Plan. The plan should provide for controlled/restricted access to an appropriate buffer area around the nesting site during the establishment phase of the nesting season, and extended through the entire season should nesting occur. The program should be implemented for at least five years from the completion of the development and may be terminated at that point if no nesting occurs. Once nesting occurs, the five-year timeframe restarts in that year.
5. The wetland enhancement plan submitted with the Final Development Plan shall include:
    a. Details of plan implementation including methods of invasive exotic eradication, methods of existing native tree retention and protection, method of tree installation, and, a layout plan specifying areas to be planted. The plan should include increased tree species diversity beyond the three species listed in the current proposal;
    b. An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to original wetland elevations with the goal of achieving long-term functional conditions that discourage or prevent invasive exotic plant recruitment;

c. Eradication of all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the entire property with maintenance free of these two species in perpetuity;
d. The applicant shall consider and include applicable best management practices and recommendations of the Anclote River Watershed Management Plan for implementation on the project site.

6. At least two (2) feet of additional elevation (freeboard) above the current NFIP flood zone (AE 8) shall be supplied for all occupied buildings to be shown on the Final Development Plan.
7. A detailed Transportation Management Plan shall be provided with the Final Planned Development that includes:
   a. Details that more fully describe the currently proposed methods of transportation demand management,
   b. Analysis and consideration of additional vehicle use reduction mechanisms such as, but not limited to, bicycle sharing, van circulator for local trips to goods and services, crosswalks/signals for bicycle access to local goods and services, and similar mechanisms.
   c. Direct coordination with Pasco County Public Transportation (PCPT) and Pinellas County Transportation Authority (PSTA) regarding the need and/or advisability of providing a bus stop or shelter at the project site.
   d. Analysis of the potential for participation in identified Bus Rapid Transit prioritized for the U.S. 19 corridor in the Advantage Pinellas Long Range Transportation Plan.
8. An analysis of the future operation and potential adaptation needs for the onsite stormwater management system and wastewater infrastructure to be constructed by the developer shall be performed based on the 2017 National Oceanic and Atmospheric Administration intermediate-high sea level rise projections to the year 2050 and submitted with the Final Planned Development submittal.
9. For purposes of calculating density for the Anclote Harbor Residential Planned Development, ("Anclote Harbor RPD"), the Applicant and the City agree that the uplands acreage and related residential density ascribed to the portion of the site that is proposed to be designated as R/OS, Recreation/Open Space on the City's Future Land Use Map ("Plan Amendment Area") shall be considered a part of developable uplands of the overall site and has been used to calculate the allowable density for the Anclote Harbor RPD. Therefore, the Anclote Harbor RPD is consistent with the City's Comprehensive Plan and Land Development Code as legally conforming residential development as to density, and the RPD has the right to develop and maintain 404 multifamily residential units on the site in reliance of the density from the Plan Amendment Area.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval, and, in conjunction with approval of Resolution 2021-52.

PASSED and ADOPTED this 9th day of November, 2021.**

CHRIS ALAHOUZOS, MAYOR

JACOB KARR, VICE MAYOR

TOWNSEND TARAPANI, COMMISSIONER

CONNOR DONOVAN, COMMISSIONER

COSTA S. VATIKIOTIS, COMMISSIONER

MOTION BY: COMMISSIONER DONOVAN
SECOND BY: VICE MAYOR KARR

VOTE ON MOTION

COMMISSIONER VATIKIOTIS	No
COMMISSIONER DONOVAN	Yes
COMMISSIONER TARAPANI	Abstained
VICE-MAYOR KARR	Yes
MAYOR ALAHOUZOS	Yes

ATTEST:

CITY OF TARPON SPRINGS, FLORIDA SEAL PINELLAS COUNTY

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

THOMAS J. TRASK, B.C.S.
CITY ATTORNEY

FIRST READING: October 26, 2021*
*(This meeting continued on October 27th & 28th)

SECOND READING: November 9, 2021**
**(Meeting continued to November 10, 2021. Ordinance was voted on and signed on November 10, 2021)

Ordinance 2021-15. Exhibit A

ANCLOTE HARBOR
LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE

RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Exhibit V. - P+Z

RESOLUTION NO. 2021-60

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION 21-102 REQUESTING FINAL DEVELOPMENT PLAN APPROVAL FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH; PROVIDING FOR A CERTIFICATE OF CONCURRENCY; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kamil Salame, Morgan Group Development, LLC (Applicant) has filed an application for Final Development Plan approval for the development of 404 residential apartment units on 64.17 acres M.O.L., of land located at 42501 U.S. Highway 19 North in the Residential Planned Development zoning district; and,

WHEREAS, a Preliminary Planned Development including Rezoning Amendment for the subject property was approved by the Board of Commissioners on November 9, 2021 with the adoption of Ordinance 2021-15, and,

WHEREAS, the City's Technical Review Committee has reviewed the following Final Planned Development documents and found the plans to be consistent with the Preliminary Planned Development and in compliance with the City's Land Development Code:

1. Final Development Plans (includes lift station design, tree mitigation plan, landscaping plan, and photometric lighting plan)
2. U.S. 19 Roadway Improvements Plan
3. Offsite Utility Plans (proposed sewer force main, reclaimed water)
4. Transportation Management Plan
5. Wetland and Upland Buffer Enhancement Plan
6. Architectural Renderings
7. Conservation Easement
8. Lift Station Design Memorandum
9. Analysis of Stormwater Operations
10. Hurricane Response Plan
11. Environmental Assessment Report
12. Geotechnical Exploration
13. Geotechnical Addendum Letter (specific to sink hole activity)
14. Groundwater Monitoring
15. Drainage Report

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

A. That the final plan, as conditioned, meets the requirements of applicable sections of the Land Development Code.

B. That the final plan, as conditioned, is consistent with the Tarpon Springs Comprehensive Plan.

C. That the final plan, as conditioned is consistent with the Preliminary Development Plan approved under Ordinance 2021-15.

D. That the final plan, as conditioned, has demonstrated that required facilities and services will be available at the prescribed level of service standards concurrent with the impact of the development and may during the term of this site plan approval receive a Certificate of Concurrency pursuant to Section 122.00, et. seq.

Section 2. FINAL DEVELOPMENT PLAN APPROVAL

The final plan for Anclote Harbor on property described in **Exhibit A** and prepared by Nathan Q. Lee, P.E., sealed on November 1, 2021 (**Exhibit B**) is hereby approved subject to the dimensional standards, waivers and conditions of Sections 3 and 4 of this Resolution.

Section 3. WAIVERS

1. Building height 53 feet

Section 4. CONDITIONS

The following conditions of approval, and associated timelines (where required) are as follows:

General and Advisory Items

1. For purposes of calculating density for the Anclote Harbor Residential Planned Development, ("Anclote Harbor RPD"), the Applicant and the City agree that the uplands acreage and related residential density ascribed to the portion of the site that is proposed to be designated as R/OS, Recreation/Open Space on the City's Future Land Use Map ("Plan Amendment Area") shall be considered a part of developable uplands of the overall site and has been used to calculate the allowable density for the Anclote Harbor RPD. Therefore, the Anclote Harbor RPD is consistent with the City's Comprehensive Plan and Land Development Code as legally conforming residential development as to density, and the RPD has the right to develop and

maintain 404 multifamily residential units on the site in reliance of the density from the Plan Amendment Area.

2. The "US 19 Roadway Improvements Plan" (**Exhibit C**) submitted by the applicant is predicated upon approval by the Florida Department of Transportation. Since these items are proposed to be finalized after approval of the Final Development Plan, the applicant is advised that any change in the configuration may trigger a required amendment to the Preliminary and Final Planned Development plans.
3. Upon separate application for construction of any docking facility on the Anclote River the applicant shall also include educational signage related to the natural resources of the Anclote River Watershed, with the approval of the applicable permitting agencies.
4. The applicant shall demonstrate compliance with the wetland mitigation protocol outlined in the City's Comprehensive Plan Coastal Management Element Policy 1.1.1, Item 2 in the event that the option of mitigating wetland impacts on the project site is rejected by the applicable permitting agencies.
5. The developer is responsible for obtaining applicable permits from all other agencies and meeting the minimum requirements of the Comprehensive Zoning and Land Development Code and for paying all applicable fees.
6. A site work and building permit application with construction plans that are in full compliance with the approved Final Planned Development shall be submitted within one year of the date of Final Planned Development approval.

Items Required to be Verified Prior to Issuance of Any Site Work or Building Permits for the Project:

7. An application for Future Land Use Map (FLUM) amendment and adjustment shall be provided prior to, or at the time of submittal of the site work/building permits along with digital map coverage of all final Recreation/Open Space (R/OS) and Preservation (P) coverage in a format acceptable to the City. The proposed Recreation/Open Space (R/OS) FLUM) category designation shall cover the entire acreage of longleaf pine/xeric oak habitat proposed for preservation (currently estimated at 13.89 acres). The Preservation (P) FLUM designation shall be adjusted to cover the entire acreage of wetlands proposed for preservation (currently estimated at 21.17 acres).
8. National Green Building Standard Bronze-level building features and materials, solar panels and electric vehicle charging network layout.
9. The Wetland Enhancement Plan (**Exhibit D**) details including a tree and vegetation survey, and a planting layout plan.
10. A first finished floor elevation of a minimum of three (3) feet above the required base flood elevation for all occupied buildings.
11. Acceptable flood proofing/mitigation for the sewer lift station and electrical components.
12. Completion of, and State verification of, a Level 1 Cultural Resource Assessment Survey of the entire project site.
13. Other required agency permits:
    a. Southwest Florida Water Management District and any other applicable agency for wetland impacts and mitigation and stormwater management system;

b. Permits for the installation of the sewer infrastructure from all applicable agencies including, but not limited to, City of Tarpon Springs right-of-way utilization permits;
c. Florida Department of Transportation for roadway improvements;
d. Florida Department of State for archaeological resources impacts.

14. Construction management and notice to contractor shall be included directly on the plan set addressing:
    a. Bald eagle impacts avoidance and permit provisions;
    b. Impacts avoidance and management for other listed species including indigo snake, gopher tortoises and other species as required by applicable jurisdictional agencies;
    c. Protocol to be followed in the event of disturbance of previously unidentified archaeological resources (including human remains);
    d. Protocol and code requirements for compliance with the City's noise ordinance.
15. Preliminary discussion of the proposed Public Art project with the City's Public Art Committee to determine feasibility of a project that meets the intent of the Public Art Ordinance in conjunction with a private/gated development. The applicant/developer may elect to pay into the City's public art fund if an acceptable onsite project cannot be provided.
16. Building architecture shall be substantially compliant with the provided Architectural Elevations (**Exhibit E**).

Items Required to be Verified Prior to Issuance of Any Certificate of Occupancy for the Project:

17. The donation to the City in the amount of $444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
18. The Conservation Easement (**Exhibit F**) approved as part of the Preliminary & Final Planned Development shall be recorded in the records of the Pinellas County Clerk prior to issuance of the Final Certificate of Occupancy for the project.
19. The post-development eagle management plan contained in the "Environmental Assessment Report" (**Exhibit G**) shall be implemented, including signage locations on the plan set and copies of the educational board and the informational inserts.
20. The Transportation Management Plan (**Exhibit H**) strategies shall be implemented / documented, including location of bike storage configuration, documentation of specific methods to be used for demand management / commuter assistance, documentation of wireless network and other features that will support the business center, and the location details and operating documents for the bike share program.
21. The Hurricane Response Plan (**Exhibit I**) shall be implemented, including documentation of written materials to be provided to residents, documentation of a central electronic web site, web application or email listserv for property staff to communicate information to residents, and verification of clubhouse emergency back-up power system.
22. The baseline monitoring report for the completed wetland enhancement plan.

23. Documentation of National Green Building Standard Certification at a minimum Bronze level shall be required prior to the issuance of the Final Certificate of Occupancy for the project.
24. Completion of the Public Art project on site that meets the standards of Section 296.00(B)(1) of the Land Development Code (LDC) shall be required prior to the issuance of the Final Certificate of Occupancy for the project. Alternatively, the Applicant may elect to pay into the City's public art fund.
25. A copy of the leasing provisions prohibiting the parking or storage of recreational vehicles within the project site shall be provided prior to the issuance of a Certificate of Occupancy.
26. Verification of all required tree plantings and exotics eradication associated with the Final Planned Development shall be required prior to the issuance of the Final Certificate of Occupancy for the project.
27. All trash and debris shall be removed from the entire property prior to the issuance of a Certificate of Occupancy.
28. All tree plantings on the site will be guaranteed for 100% survival over a one year period from the date of issuance of a Final Certificate of Occupancy.

Section 5. EFFECTIVE DATE

This Resolution shall become effective upon adoption.

PASSED and ADOPTED this 9th * day of November, 2021.

CHRIS ALAHOUZOS, MAYOR

JACOB KARR, VICE MAYOR

TOWNSEND TARAPANI, COMMISSIONER

CONNOR DONOVAN, COMMISSIONER

COSTA S. VATIKIOTIS, COMMISSIONER

MOTION BY: VICE MAYOR KARR
SECOND BY: COMMISSIONER DONOVAN

VOTE ON MOTION

COMMISSIONER VATIKIOTIS	No
COMMISSIONER DONOVAN	Yes
COMMISSIONER TARAPANI	Abstained
VICE MAYOR KARR	Yes
MAYOR ALAHOUZOS	Yes

*Meeting was continued to November 10th. This Resolution was voted on and signed on November 10, 2021.

ATTEST:

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

SEAL

APPROVED AS TO FORM:

THOMAS J. TRASK, B.C.S
CITY ATTORNEY

RESOLUTION 2021-60

EXHIBITS

A. **Legal Description**
B. **Final Development Plans Sealed on Nov 1, 2021**
C. **U.S. 19 Roadway Improvement Plans dated July 2021**
D. **Wetland Enhancement Plan dated Oct. 13, 2021**
E. **Architectural Elevations**
F. **Conservation Easement**
G. **Environmental Assessment Report dated Oct. 13, 2021**
H. **Transportation Management Plan dated Oct. 12, 2021**
I. **Hurricane Response Plan dated Oct. 28, 2021**

Resolution 2021-60. Exhibit A.

ANCLOTE HARBOR
LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF

THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

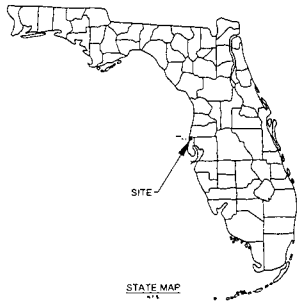
LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

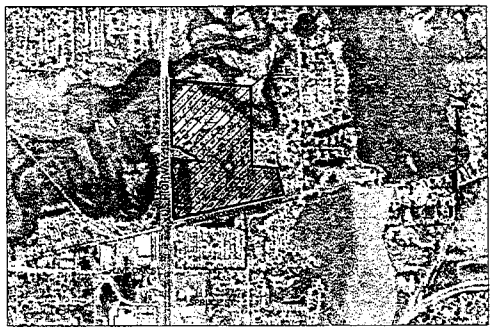
RESOLUTION 2021-60 EXHIBIT B

MORGAN ANCLOTE HARBOR

42501 US HIGHWAY 19 N

TARPON SPRINGS, FLORIDA





SECTION 6, TOWNSHIP 27, RANGE 16E
SECTION 7, TOWNSHIP 27, RANGE 16E

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CODE SUMMARY

BUILDING CODES IN EFFECT

Florida Building Code, Building - 7th Edition, 2020
Florida Building Code, Existing Building - 7th Edition, 2020
Florida Building Code, Mechanical - 7th Edition, 2020
Florida Building Code, Fuel Gas - 7th Edition, 2020
Florida Building Code, Plumbing - 7th Edition, 2020
Florida Building Code, Accessibility - 7th Edition, 2020
Florida Building Code, Test Protocols - 7th Edition, 2020
Florida Building Code, Energy Conservation - 7th Edition, 2020
Florida Fire Prevention Code, Energy Conservation - 7th Edition, 2020
NFPA 70 National Electric Code - 2020 Edition
NFPA 1 Uniform Fire Code - 7th Edition, 2021
NFPA 101 Life Safety Code - 2021 Edition
NFPA 241 Standard for Safeguarding Construction, Alteration, and Demolition Operations
City Of Clearwater Municipal Code, Current Edition
ADA Standards For Accessible Design, 2010 Edition

UTILITY CONTACTS

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WATER / WASTEWATER
PINELLAS COUNTY UTILITIES
JAY PERKINS
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ENGINEER:

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DEVELOPER:

MORGAN GROUP DEVELOPMENT, LLC
5606 S. RICE AVENUE
HOUSTON, TEXAS 77081

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

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No.	REVISIONS	DATE	BY
1	FDP REQUSMITTAL	09/13/2021	BDW
2	SWFWD COMMENTS	10/15/2021	BDW

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DIGITALLY SIGNED BY NATHANIEL J. LEE
STATE OF FLORIDA
PE 88843
REGISTERED ENGINEER
DATE: 11/2/2021

SCALE
DESIGNED BY RPC
DRAWN BY BPH
CHECKED BY ADC

MORGAN ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

COVER SHEET

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C000

The electronic copies of these plans are for the specific project and client for which they were prepared. These plans and data shall not be used for any other purpose without written authorization and adaptation by Kimley-Horn and Associates, Inc. and shall be returned upon request.

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C000 - COVER SHEET.dwg C000 - COVER SHEET Nov 02, 2021 3:37pm by haley.skinner

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND FDOT STANDARD PLANS (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE FDOT STANDARD SPECS AND FDOT STANDARD PLANS (LATEST EDITIONS) PRIOR TO COMMENCING WORK. THE STANDARD SPECS CAN BE FOUND AT HTTPS://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS/DEFAULT.SHTM AND THE FDOT STANDARD PLANS CAN BE FOUND AT HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS/SPREC.SHTM
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING 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. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY 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. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE 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 BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. 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 NEED TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER 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.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. 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.
14. EXISTING SIDEWALK AND LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE RECONSTRUCTED WITH THE APPROVAL OF FDOT, PINELLAS COUNTY AND/OR THE CITY. RECONSTRUCTION SHALL FOLLOW THE GENERAL STANDARDS FOR SIDEWALKS AND LANDSCAPING PROVIDED IN TABLE 5 OF THE US 19 ZONING DISTRICT & DEVELOPMENT STANDARD.
15. WATER SUPPLY SHALL BE ESTABLISHED BEFORE ANY VERTICAL CONSTRUCTION BEGINS. SHALL MEET THE REQUIREMENTS OF NFPA 1 (LATEST EDITION), CHAPTER 18.
16. CONTRACTOR TO COMPLY WITH ALL CITY NOISE ORDINANCES THAT MAY RESTRICT ACTIVITIES CONDUCTED PRIOR TO 7:00AM, PARTICULARLY ALONG THE EASTERN PROPERTY LINE AND WHEREVER HOUSES ARE WITHIN 1,000 FEET FROM THE CONSTRUCTION SITE.
17. ANY DISRUPTION TO EXISTING ROADWAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER PER THE INSTRUCTION OF THE ENVIRONMENTAL CONSULTANT.
2. "INTENTIONALLY DELETED"
3. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL NOT OPERATE OR PRESSURE TEST AGAINST ANY CITY INSTALLED VALVES OR FITTINGS.
11. RECENT FIRE FLOW TEST DATA SHALL BE UTILIZED FOR DESIGN OF ANY REQUIRED FIRE PROTECTION SYSTEM(S) FOR THIS DEVELOPMENT. ANY NECESSARY PUBLIC SYSTEM UPGRADES OR EXTENSIONS SHALL BE PERFORMED BY THE CITY AT THE EXPENSE OF THE DEVELOPER.
12. CONTRACTOR SHALL SCHEDULE AND MAKE PAYMENT FOR NECESSARY CITY WORK THROUGH THE CITY'S WATER RESOURCES DEPARTMENT. CITY FORCES SHALL PERFORM ALL TAPS AND INSTALL BOTH WATER AND FIRE SERVICE UP TO AND INCLUDING THE BACK FLOW PREVENTION DEVICES.
13. ALL AT GRADE UTILITY APPURTENANCE SHALL BE ADJUSTED TO MEET FINAL PROPOSED GRADES BY OR AT THE DIRECTION OF THE UTILITY OWNER.
14. CONTRACTOR MUST NOTIFY THE CITY 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK INVOLVING EXISTING UTILITIES.

MAINTENANCE OF TRAFFIC NOTES

1. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX SERIES 102 DEPENDING ON THE OPERATION BEING PERFORMED. THE CONTRACTOR MAY SUBSTITUTE ANOTHER INDEX WITH APPROVAL BY THE ADMINISTRATOR. SEE M.O.T. DETAILS SHEETS.
2. 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.
3. 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 1:1, OR SHALL BE PROTECTED IN ACCORDANCE WITH STANDARD PLANS INDEX SERIES 102.
4. PEDESTRIAN AND WHEELCHAIR TRAFFIC SHALL BE ACCOMMODATED UTILIZING STANDARD PLANS INDEX 102-660.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC CONTROL IN A MANNER APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN BY A CERTIFIED MOT CONTRACTOR AND SUBMIT FOR APPROVAL TO THE FDOT.

SWFWMD STORMWATER MANAGEMENT FACILITY SUBMITTALS AND CERTIFICATION

1. WHEN A STORMWATER MANAGEMENT SYSTEM PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT IS ALTERED DURING CONSTRUCTION, A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR PERSON UNDER THEIR RESPONSIBLE SUPERVISION, DIRECTION, OR CONTROL MUST BE ON THE CONSTRUCTION SITE AS NEEDED TO CERTIFY THAT THE SYSTEM WAS CONSTRUCTED AS PERMITTED. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THE ENGINEER IS ON-SITE TO INSPECT THE ALTERATION OF THE STORMWATER MANAGEMENT FACILITY. THE ENGINEER MUST ALSO NOTIFY THE SWFWMD SURFACE WATER REGULATION MANAGER OF THE TAMPA REGULATION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE NOTICE TO THE ENGINEER.
2. WITHIN 30 DAYS AFTER COMPLETION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, THE ENGINEER, ON BEHALF OF THE PERMITTEE, SHALL SUBMIT TO THE SWFWMD TAMPA SERVICE OFFICE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER UTILIZING THE REQUIRED STATEMENT OF COMPLETION AND REQUEST FOR TRANSFER TO OPERATION ENTITY FORM IDENTIFIED IN CHAPTER 40D-1.659 OF THE FLORIDA ADMINISTRATIVE CODE. THIS PACKAGE MUST ALSO INCLUDE SIGNED, DATED, AND SEALED RECORD DRAWINGS. THE GENERAL CONTRACTOR MUST PROVIDE AS-BUILT SURVEYS TO THE ENGINEER WITHIN 10 DAYS OF COMPLETION OF THE STORMWATER MANAGEMENT FACILITY AND NO LATER THAN 30 DAYS PRIOR TO THE CONTRACTED COMPLETION DATE. THE AS-BUILT SURVEYS MUST MEET THE FOLLOWING REQUIREMENTS:
   - PREPARED AND SIGNED BY A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA
   - PRESENTED ON A PLAN INDICATING (AT A MINIMUM) THE HORIZONTAL LOCATION OF ALL STORMWATER FACILITY COMPONENTS INCLUDING BUT NOT LIMITED TO THE STORMWATER POND, RETAINING WALLS, STORMWATER STRUCTURES, PIPES, AND FILTRATION SYSTEM
   - INCLUDE VERTICAL LOCATIONS (AT A MINIMUM) FOR ALL STORMWATER PIPE AND STRUCTURE INVERT ELEVATIONS, STORMWATER PONDS, RETAINING WALLS, TOP/GRATE ELEVATIONS, PIPE SIZES, AND PIPE TYPES
   - MEETING THE AS-BUILT SURVEY REQUIREMENTS OF THE SWFWMD, FDOT, AND CITY OF TARPON SPRINGS

HISTORIC RESOURCES STATEMENT

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

A. IF EVIDENCE OF 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.
B. 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.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED/SEEDED.
2. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
4. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED/SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF OFFSITE DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. "INTENTIONALLY DELETED"
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED/SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED/SEEDED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD/SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 7 DAYS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER PER THE INSTRUCTION OF THE ENVIRONMENTAL CONSULTANT.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
21. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
22. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
23. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
24. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
25. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
26. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

FDOT NOTES

SEE FDOT ROADWAY DRAWINGS UNDER SEPARATE COVER

DEWATERING NOTES

1. IF GROUNDWATER WILL BE DISCHARGED TO SURFACE WATERS FROM A NON-CONTAMINATED SITE, CONTRACTOR SHALL OBTAIN FDEP, FAC 62-621.300(2), GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. EFFECTIVE DATE FEBRUARY 14, 2000.

ASBUILT AND TESTING NOTES

1. REFER TO STATE AND MUNICIPAL STANDARDS FOR TESTING AND ASBUILT REQUIREMENTS. THESE NOTES ARE PROVIDED ONLY IN CASE OF ABSENCE OF AGENCY OR OWNER REQUIREMENTS.
2. SIGNED AND SEALED AS-BUILTS SHALL BE PREPARED BY THE CONTRACTOR ACCORDING TO AGENCY CLEARANCE AND OWNER REQUIREMENTS.
3. TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE REGULATIONS.
4. IN ADDITION TO THE REQUIREMENTS ABOVE, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO OWNER AND ENGINEER.
   - 4.1 FOR GRAVITY SANITARY SEWER: AIR TESTED BETWEEN MANHOLES AT 3.5 PSI FOR 5 MINUTES PER ASTM F1417 FOR PLASTIC PIPES.
   - 4.2 FOR SANITARY FORCEMAINS: HYDROSTATIC PRESSURE TEST OF 150 PSI FOR 2 HOURS.
   - 4.3 FOR WATERMAINS AND SERVICE LATERALS: HYDROSTATIC PRESSURE TEST OF 150 PSI FOR 2 HOURS.
   - 4.4 FOR FIRE MAINS: PER FFPC AND NFPA.
   - 4.5 FOR LIFT STATIONS: START-UP OBSERVATION REPORT BY PUMP MANUFACTURER.
   - 4.6 FOR CONCRETE PAVEMENT: TEST CYLINDERS (7 DAY AND 28 DAY BREAKS) AT RATE OF 1 PER 100 CY.
   - 4.7 FOR ASPHALT PAVEMENT: CORES TAKEN 3 HEAVY DUTY AND 3 LIGHT DUTY PER DAY OF ASPHALT WORK. LOCATIONS AS SPECIFIED BY OWNER. THE CORES SHALL BE TESTED FOR DENSITY AND CONFORMANCE TO THICKNESS REQUIREMENTS. CORES SHALL BE HOT-PATCHED BY CONTRACTOR.
   - 4.8 FOR SUBGRADE: DENSITY SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938. ONE TEST IN EACH LIFT FOR EACH 10,000 SQ. FT.
   - 4.9 FOR BASE: DENSITY SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938. ONE TEST IN EACH LIFT FOR EACH 10,000 SQ. FT. OF IN-PLACE BASE MATERIAL AREA. THICKNESS SHALL BE TESTED ONCE FOR EACH 20,000 SQ. FT. OF IN-PLACE BASE MATERIAL AREA.
   - 4.10 FOR UTILITY TRENCHES: DENSITY TESTS EVERY 300', MINIMUM OF ONE TEST BETWEEN EACH STRUCTURE.
5. IN CASE OF CONFLICT OR DUPLICATION, CONTRACTOR SHALL ISSUE BID QUESTION ACCORDING TO BID REQUIREMENTS. IF NO QUESTION IS ASKED, BASE BID SHALL INCLUDE THE CONFLICTING OR DUPLICATE TESTING.
6. OTHER DOCUMENTS TO BE PROVIDED BY CONTRACTOR:

   CONSTRUCTION COST AS MAY BE REQUIRED BY JURISDICTION

   TABULATED CAMS DATA AS MAY BE REQUIRED BY JURISDICTION

   TABULATED NORTHING/EASTING AND GPS DATA AS MAY BE REQUIRED BY JURISDICTION
7. FDEP SANITARY SEWER TESTING REQUIREMENTS

   LEAKAGE TESTS
   1) 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. 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET, AND 3) 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]

   DEFLECTION TESTS FOR ALL FLEXIBLE PIPE
   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, AND 3) PERFORM THE TEST WITHOUT MECHANICAL PULLING DEVICES. [RSWF 33.85]

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.

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG.

NO.	REVISIONS	DATE	BY
1	FDP RESUBMITTAL	09/13/2021	BDU
2	SWFWMD COMMENTS	10/14/2021	BDU

SCALE	
DESIGNED BY	RPC
DRAWN BY	BFN
CHECKED BY	ACC

Kimley»Horn

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NATHAN O. LEE, P.E. — FLORIDA REGISTRATION NUMBER 69843

GENERAL NOTES

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C001

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STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:

PROJECT NAME AND LOCATION

MORGAN ANCLOTE HARBOR
42501 US HIGHWAY 19 N
TARPON SPRINGS, FLORIDA 34689
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

MORGAN GROUP DEVELOPMENT, LLC
5606 S. RICE AVENUE
HOUSTON, TEXAS 77081

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF SITE CONSTRUCTION AND ASSOCIATED PAVING, GRADING, STRIPING, AND UTILITIES

TOTAL PROJECT AREA 64 17 ACRES

ULTIMATE RECEIVING WATERS ANCLOTE RIVER

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING, PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS, SITE GRADING, INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER INFRASTRUCTURE; CURB AND GUTTER, ROADWAYS, AND SIDEWALKS, LANDSCAPING

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS

1. CONTRACTOR SHALL PREPARE AND FILE SWPPP AND NPDES NOI
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
3. INSTALL SILT FENCES AND OTHER PERIMETER CONTROLS
4. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
5. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
6. FINISH CLEARING AND GRUBBING
7. REMOVE AND STORE TOPSOIL
8. PROVIDE INITIAL GRADING AS REQUIRED
9. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND ALWAYS WITHIN 7 DAYS OF INACTIVITY
10. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. PROVIDE REQUIRED LANDSCAPING
14. CONSTRUCT FINAL PAVING
15. REMOVE ACCUMULATED SEDIMENT
16. REMOVE ANY ITEMS THAT ARE NOT REQUIRED
17. COMPLETE FINAL STABILIZATION AND FILE NOT

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS THE SUB-CONTRACTOR(S) IS/ARE RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW OFFSITE SHALL BE COVERED WITH A TARPAULIN

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY DRAINAGE INLETS FOR THE DEVELOPED AREAS THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING THE ENTIRE SITE SHALL DRAIN TO A SWMF THE SWMF SHALL BE IN THE AREA OF THE TEMPORARY SEDIMENT BASINS WHEN SLOPES HAVE BEEN STABILIZED, THE SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED FROM THE BASIN AND THE APPROPRIATE VEGETATION SHALL BE PLANTED

STABILIZATION PRACTICES

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1 65 A OF THE FLORIDA DEVELOPMENT MANUAL PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1 66A, 1 66B AND 1 66C OF THE FLORIDA DEVELOPMENT MANUAL PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY

STRUCTURAL PRACTICES

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE THIS STORAGE POND SHALL HAVE A VOLUME OF 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE

OFFSITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE ASPHALT, CONCRETE, CLEANING SUPPLIES, DETERGENTS, FERTILIZERS, MASONARY BLOCKS/BRICKS, METAL PIECES, PAINT, PETROLEUM BASED PRODUCTS, ROOFING SUPPLIES, TAR, WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.
-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS
-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION
-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER
-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER
-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER
-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED
-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE
-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS
-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER
-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP
-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES
-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS
-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY
-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL
-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED
-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION
-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT
-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE
-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE
-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE
-THE DIVERSION DIKE SHALL BE INSPECTED MONTHLY ANY BREACHES SHALL BE PROMPTLY REPAIRED
-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY UNSTABALIZED AREAS SHALL BE RE-SODDED
-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL
-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked

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CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

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

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NATHAN Q. LEE, P.E. FLORIDA REGISTRATION NUMBER 69843 STATE OF FLORIDA

SCALE
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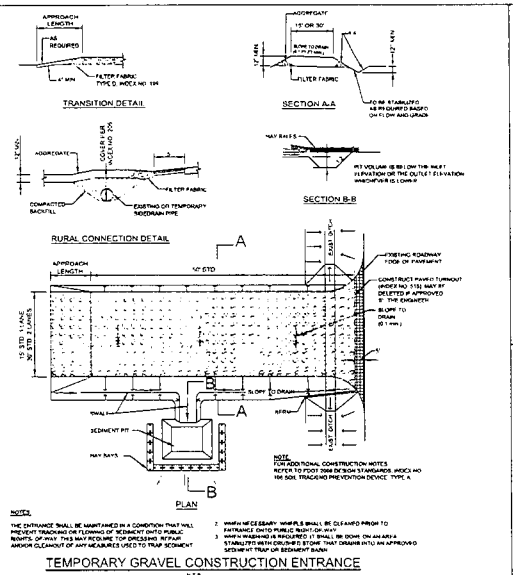
DRAWN BY BFN
CHECKED BY ACC

SWPPP NOTES

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

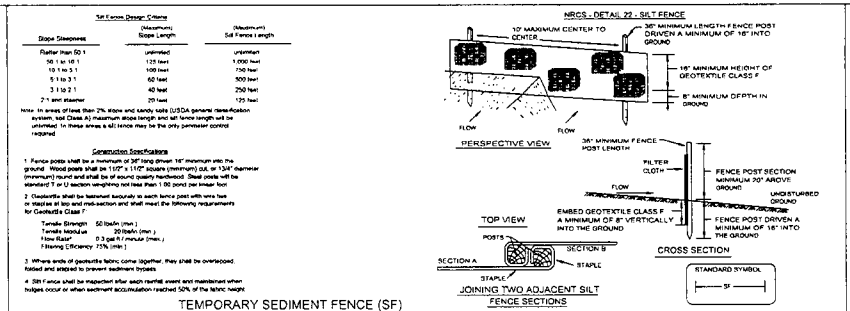
DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C002

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C002 - SWPPP NOTES.dwg C002 - SWPPP NOTES Nov 02, 2021 3:38pm by haley.skinner



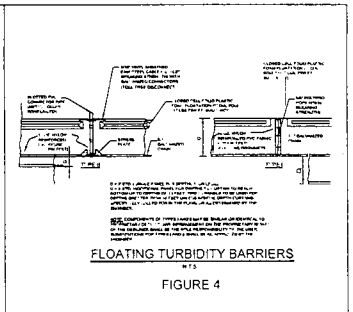
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS

FIGURE 1



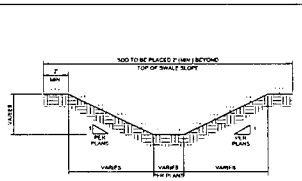
TEMPORARY SEDIMENT FENCE (SF)
NTS

FIGURE 2



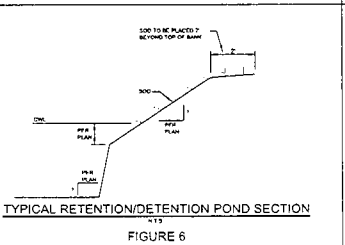
FLOATING TURBIDITY BARRIERS
NTS

FIGURE 4



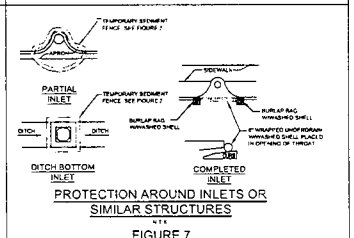
TYPICAL SWALE SECTION
NTS

FIGURE 5



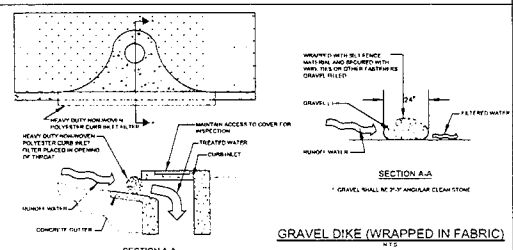
TYPICAL RETENTION/DETENTION POND SECTION
NTS

FIGURE 6



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NTS

FIGURE 7



SOCK DRAIN INLET PROTECTION
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GRAVEL DIKE (WRAPPED IN FABRIC)
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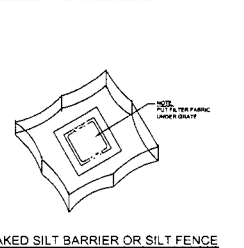

STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
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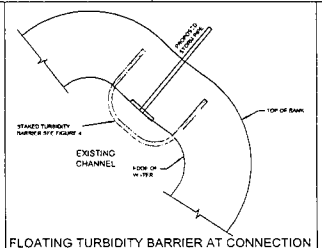
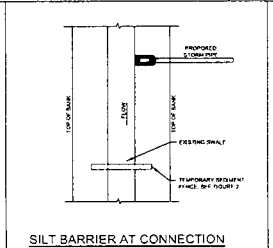
FIGURE 8



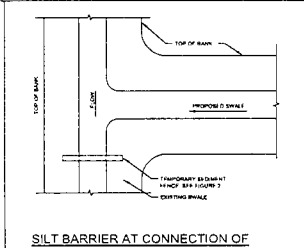
FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
NTS

FIGURE 9



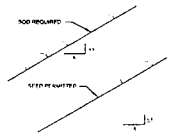
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE
NTS

FIGURE 10



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
NTS

FIGURE 11



GRASS SLOPES
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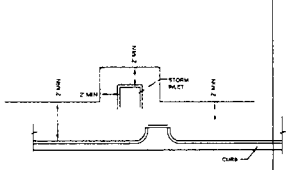
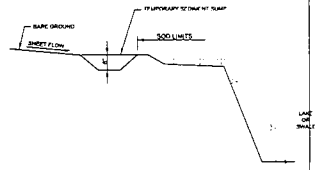
FIGURE 14



SOD ALONG CURB AND AROUND INLET
NTS

FIGURE 15



TEMPORARY SEDIMENT SUMP
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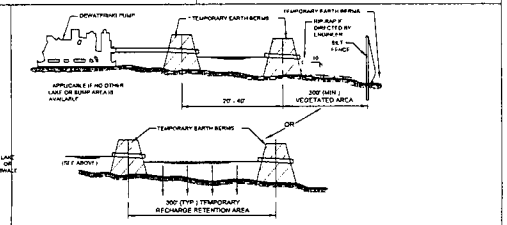
FIGURE 16



TYPICAL DEWATERING DISCHARGE PLAN
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FIGURE 17

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

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DRAWN BY BDM

CHECKED BY ACC

SWPPP DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021

PROJECT NO.
145062001

SHEET NUMBER
C003

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C003 - SWPPP DETAILS.dwg C003 - SWPPP DETAILS Nov 02, 2021 3:38pm by haleyskinner

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SWPPP LEGEND

LEGEND

LEGEND

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

C100	SHEET NUMBER		
11/2/2021	DATE	MORGAN ANCLOTE HARBOR TARPON SPRINGS FLORIDA	SWPPP PLAN
145062001	PROJECT NO.		

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DRAWN BY BFM
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DATE

DESIGN ENGINEER
NATHAN Q. LEE, P.E.
FLORIDA REGISTRATION NUMBER
STATE OF FLORIDA
69843
PROFESSIONAL ENGINEER

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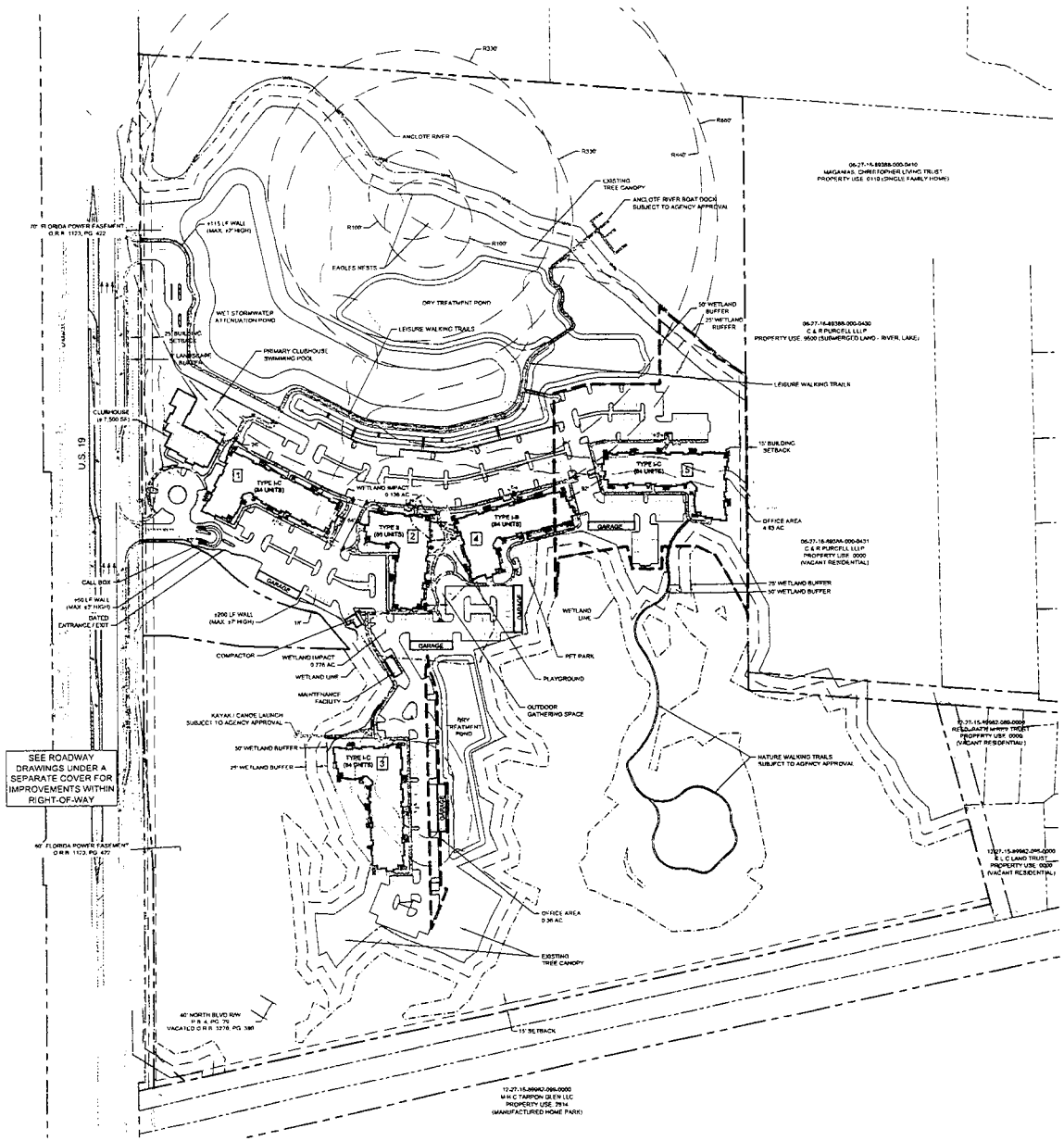


SIGNAGE NOTE

ALL ON-SITE SIGNAGE SHALL COMPLY WITH THE MUTCD AND CITY OF TARPON SPRINGS COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE SECTION 127.06. REFERENCE SHEET C503 FOR DETAIL.

LIGHTING NOTE

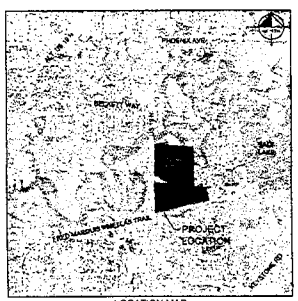
ON-SITE LIGHTING FIXTURE SELECTIONS SHALL AVOID GLARE AND LIGHT TRESPASS ON ADJACENT PROPERTIES BY SHIELDING THE LIGHT SOURCE THROUGH THE USE OF EXTERNAL GLARE SHIELDS WHERE APPLICABLE. FINAL LIGHTING FIXTURE SELECTION AND PLACEMENT TO DIRECTIONALLY DISPERSE LIGHT DOWNWARD TO MINIMIZE NIGHTTIME LIGHT POLLUTION. ANTICIPATED MOUNTING HEIGHT OF LIGHTING FIXTURES TO BE A MAXIMUM 30' ON DECORATIVE POWDER COATED MOUNTING POLES

WAIVERS

APPLIED FOR	
WAIVER	DESCRIPTION
LDC SECTION 76.01(F)(7)(II) MAXIMUM ALLOWABLE HEIGHT	TO INCREASE THE ALLOWABLE MAXIMUM BUILDING HEIGHT FROM 45 FT TO 53 FT

SITE DATA TABLE

SITE SIZE	EXISTING	PROPOSED
TOTAL SITE	64.17 AC	64.17 AC
UPLANDS	42.98 AC (26.85 CO / 15.24 ROG)	43.00 AC (27.53 CO / 15.47 ROG)
WETLANDS	22.06 AC (10.72 CO / 11.46 ROG)	21.17 AC (9.34 CO / 11.83 ROG)
WETLAND IMPACTS	N/A	0.91 AC
PROPERTY APPRAISER PARCEL NUMBER	06-27-15-89388-000-0430	
ADDRESS	±2501 U.S. HIGHWAY 19 NORTH	
PLAN CATEGORY	EAST SIDE: ROG WEST SIDE: CO	
EXISTING ZONING DISTRICT	GB, GENERAL BUSINESS	
PROPOSED ZONING DISTRICT	RPD, RESIDENTIAL PLANNED DEVELOPMENT	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	404 MULTI-FAMILY RESIDENTIAL DWELLINGS CLUBHOUSE, ACCESSORY GARAGES AND MAINTENANCE BUILDINGS	
FLOOD ZONE	ZONE AE, 8.00 FLOOD PANEL: 12103C0061H; 08/03/2021	
	EXISTING	PROPOSED
DENSITY	15 DU / AC MAXIMUM ALLOWED	DENSITY ENTIRE SITE 404 UNITS / 64.17 AC 6.3 DU / AC DENSITY UPLANDS ONLY 404 UNITS / 42.98 AC 9.4 DU / AC
FAR	0.10 IN ROG 0.14 IN CO	MAXIMUM ALLOWED 0.75 IN ROG 0.85 IN CO PROPOSED 0.10 IN ROG 0.24 IN CO
MINIMUM LOT SIZE	10,000 SF	79.42 AC
MINIMUM LOT WIDTH	100'	±2,000'
	SETBACKS	
	REQUIRED	PROVIDED
FRONT / WLST	25' MIN	25' MIN
SIDE / NORTH & SOUTH	15' MIN	15' MIN
REAR / EAST	15' MIN	15' MIN
BUILDING SEPARATIONS	15' SIDE FACING SIDE 20' FRONT / REAR FACING SIDE 30' FRONT / REAR FACING FRONT / REAR +5' FOR EACH STORY ABOVE 2 STORIES FOR ALL SEPARATIONS	25' SIDE FACING SIDE 30' FRONT / REAR FACING SIDE 40' FRONT / REAR FACING FRONT / REAR
WETLAND BUFFER	50'	50'
MAXIMUM HEIGHT	45'	53' (WAIVER REQUESTED)
OPEN SPACE PER § 78.01 (D7) (TOTAL SITE)	16.04 AC (25% OF TOTAL SITE)	27.28 AC UPLAND OPEN SPACE 8.02 AC WETLANDS / STORM (50% MAX) TOTAL 31.30 AC (49 % OF TOTAL SITE)
OPEN SPACE AND IMPERVIOUS PER ORD 2019-27	OPEN SPACE 9.10 AC (40% OF SIGNIFICANT UPLAND HABITAT) MAX. IMPERVIOUS 15.17 AC (50% OF SIGNIFICANT UPLAND HABITAT)	OPEN SPACE 13.99 AC (61% OF SIGNIFICANT UPLAND HABITAT) PROP. IMPERVIOUS 8.52 AC (38% OF SIGNIFICANT UPLAND HABITAT)
PARKING	707 SPACES FOR RESIDENCES (1.75 SPACES / DU) +48 SPACES (1 SPACE / 250 SF OF 11,970 SF CLUBHOUSE BUILDING) +37 SPACES (1 SPACE / 50 SF OF COMMUNITY POOL) LESS 19 SPACES (10% REDUCTION FOR PROXIMITY TO PINELLAS TRAIL) = 711 TOTAL SPACES	710 AT GRADE SPACES +44 GARAGE SPACES = 754 TOTAL SPACES



LOCATION MAP
SCALE: 1" = 2,000'

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2	SWFWMD COMMENTS	10/14/2021	BDW

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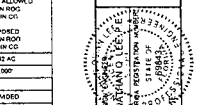

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OVERALL SITE PLAN

MORGAN ANCLOTE HARBOR

TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C200

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SITE PLAN - 01
MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA
DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C201
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TRP RESUBMITTAL
SW MMD COMMENTS
10/14/2021 BDW
09/13/2021 BDW
SITE LEGEND
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED CONCRETE SIDEWALK
PROPOSED A/C CONDITIONER PAD
PROPOSED RIP RAP
PROPERTY BOUNDARY
EASEMENT LINE
LEGEND
GRAPHIC SCALE IN FEET
0 15 30 60
NORTH
KEY SHEET
SCALE 1" = 750'
SIGNAGE NOTE
BUILDING 1 (TYPE I, 84 UNITS) FFE 11.00
BUILDING 2 (TYPE III, 68 UNITS) FFE 11.00
CLUBHOUSE FFE 11.00
POOL
GARAGE 1
GARAGE 2
WET STORMWATER ATTENUATION POND
DRY STORMWATER TREATMENT POND
MAINTENANCE BUILDING
MATCHLINE - SHEET C200
MATCHLINE - SHEET C201
SEE ROADWAY DRAWINGS UNDER A SEPARATE COVER FOR IMPROVEMENTS WITHIN RIGHT-OF-WAY

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA
SITE PLAN - 02
Kimley»Horn
SITE LEGEND
LEGEND
GRAPHIC SCALE IN FEET
NORTH
KEY SHEET
SCALE 1" = 750'
SIGNAGE NOTE:
BUILDING 5
(TYPE I, 84 UNITS)
FFE 11.00
BUILDING 4
(TYPE II, 84 UNITS)
FFE 11.00
GARAGE 5
GARAGE 4
WET STORMWATER ATTENUATION POND
MATCHLINE - SHEET C201
MATCHLINE - SHEET C201
75' WETLAND BUFFER
50' WETLAND BUFFER

NO	REVISIONS	DATE	BY
1	SWFWMD COMMENTS	10/14/2021	BDW
2	FDR RESUBMITTAL	09/13/2021	BDW

Kimley»Horn
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555 NORTH FRANKLIN STREET, SUITE 560, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DESIGNED BY: RRC
DRAWN BY: BRN
CHECKED BY: ACC
SCALE:

SITE PLAN - 03

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE: 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER: C203

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND

PROPERTY BOUNDARY
EASEMENT LINE

PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED CONCRETE SIDEWALK
PROPOSED AIR CONDITIONER PAD
PROPOSED RIP RAP

SITE LEGEND

1. ADA CURB RAMP PER FDOT STANDARD PLANS FOR ROADWAY
2. PROPOSED ADA PARKING SPACE AND SIGN PER FDOT STANDARD INDEX
3. PROPOSED ADA PARKING SPACE AND SIGN PER FDOT STANDARD INDEX
4. ALUMINUM POSTS WITH CAPS AND SIGNS WITH EMBEDDED PLATE
5. FRAME
6. PROPOSED 4" THICK CONCRETE SIDEWALK, SEE DETAIL SHEET C600
7. SIDEWALK TO BE CONSTRUCTED LESS THAN 5% RUNNING SLOPE AND LESS THAN 2% CROSS SLOPE
8. TYPE 'D' CONCRETE CURB TYPICAL PER FDOT STANDARDS PLANS FOR ROADWAY CONSTRUCTION
9. TYPE 'F' CONCRETE CURB AND GUTTER PER FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION 520-001
10. SIGN POSTS SHALL BE DECORATIVE, 3x3 POWDER COATED ALUMINUM POSTS WITH CAPS AND SIGNS WITH EMBEDDED PLATE AND FRAMES
11. 4" PAVE WHITE SOLID LANE LINE PAINTING, STALL PAINTING
12. PROPOSED RETAINING WALL WITH FENCE - SEE LANDSCAPE DETAIL
13. APPROXIMATE LOCATION OF PROPOSED MONUMENT SIGN
14. GATE ACCESS FOR ENTRANCE TO PRIVATE DOCKS - SEE PARKING PLAN
15. GATE ACCESS FOR ENTRANCE TO PARKING LOTS - SEE WAYFINDING PLAN
16. APPROXIMATE LOCATION OF FLECTRIC VEHICLE CHARGING STATION - SEE MEP PLANS
17. CONCRETE PLUME - SEE DETAIL SHEET C600
18. PROPOSED PEDESTRIAN PROOF - RESIGNED BY OTHERS
19. PROPOSED RETAINING WALL WITH HANDRAIL PER FDOT STANDARD INDICES 400001 AND 515-070 RESPECTIVELY

SIGNAGE NOTE

ALL ONSITE SIGNAGE SHALL COMPLY WITH THE HISTORIC AND CITY OF TARPON SPRINGS SIGN CODE. ALL SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE PRIOR TO PERMITTING. SEE SHEET C600 FOR SIGN DETAILS AND CODE SECTION 17.06 APPENDIX C SHEET C600 FOR SIGN DETAILS

KEY SHEET

SCALE: 1" = 750'

MATCHLINE - SHEET C201

MATCHLINE - SHEET C201

EAGLES NESTS

DRY STORMWATER TREATMENT POND

WET STORMWATER ATTENUATION POND

50.0' WETLAND BUFFER

25.0' WETLAND BUFFER

SEE ROADWAY DRAINAGE FOR A SEPARATE COVER FOR IMPROVEMENTS WITHIN RIGHT-OF-WAY

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Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlotSheets\C201 - SITE PLAN.dwg C203 - SITE PLAN - 03 Nov 02, 2021 3:49pm by haley.skinner

No.	REVISIONS	DATE	BY
2	PDP RESUBMITTAL	09/13/2021	BDW
1	SWFWMD COMMENTS	10/14/2021	BDW

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SCALE	
DESIGNED BY	RRC
DRAWN BY	BRN
CHECKED BY	ACC
DATE	

PRELIMINARY NOT FOR CONSTRUCTION OR PERMITTING
JULIANA C. LEE
STATE OF FLORIDA
68843
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN - 04

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C204

SITE LEGEND

A. ADA CURB RAMP PER FDOT STANDARD PLANS FOR ROADWAY
B. CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300
C. PROPOSED ADA PARKING SPACE AND SIGN PER FDOT STANDARD INDEX 17346, ALL ADA SIGNS SHALL BE DECORATIVE POWDER COATED ALUMINUM POSTS WITH CAPS AND SIGNS WITH ONE INCH BORDER WITH DIE INCISED TRAFFIC FRAMES
D. PROPOSED 6" THICK CONCRETE SIDEWALK, SEE DETAIL SHEET C600
E. SIDEWALK TO BE CONSTRUCTED LESS THAN 5% RUNNING SLOPE AND LESS THAN 2% CROSS SLOPE
F. TYPE 'D' CONCRETE CURB TYPICAL PER FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION 300 (SEE DETAIL SHEET C600)
G. ASPHALT PAVEMENT PER GEOTECH REPORT AND FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION 300 (SEE DETAIL SHEET C600)
H. SIGN POSTS SHALL BE DECORATIVE POWDER COATED ALUMINUM POSTS WITH CAPS AND SIGNS WITH ONE INCH BORDER WITH DIE INCISED TRAFFIC FRAMES
I. 4" WIDE WHITE SOLID LINE FOR PARKING STALL STRIPING
J. PROPOSED RETAINING WALL, WITH FENCE. SEE LANDSCAPE DETAIL
K. APPROXIMATE LOCATION OF PROPOSED MONUMENT SIGN
L. GATE ACCESS FOR ENTRANCE TO HARDING LOTS. SEE LANDING PLAN
M. CONCRETE PLUME. SEE DETAIL SHEET C600
N. PROPOSED PEDESTRIAN BRIDGE DESIGNED BY OTHERS
O. GATE ACCESS FOR ENTRANCE TO PRIVATE DOCKS. SEE PENCHOS PLAN
P. APPROXIMATE LOCATION OF ELECTRIC VEHICLE CHARGING STATION. SEE MEP PLANS
Q. PROPOSED RETAINING WALL WITH HANDRAIL PER FDOT STANDARD INDICES 400 AND 515 RESPECTIVELY

PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED CONCRETE SIDEWALK
PROPOSED AIR CONDITIONER PAD
PROPOSED RIP RAP

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND
PROPERTY BOUNDARY
EASEMENT LINE

SIGNAGE NOTE

ALL ON-SITE SIGNAGE SHALL COMPLY WITH THE MUTCD AND CITY OF TARPON SPRINGS CODE OF ORDINANCES. SEE ARCHITECTURAL DRAWINGS FOR CODE SECTION 17.04. REFERENCE SHEET C600 FOR DETAIL

KEY SHEET

SCALE: 1" = 750'

PRIVATE DOCK PERMITTED SEPARATELY

50 FT WETLAND BUFFER

75 FT WETLAND BUFFER

DRY STORMWATER TREATMENT POND

WET STORMWATER ATTENUATION POND

MATCHLINE - SHEET C200

MATCHLINE - SHEET C200

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Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CAD\Mark\Plansheets\C201 - SITE PLAN.dwg C204 - SITE PLAN - 04 Nov 02, 2021 3:40pm by haley.hunter

NO	REVISIONS	DATE	BY
1	FOR RESUBMITTAL	09/13/2021	BDW
2	SWFWMD COMMENTS	10/14/2021	BDW

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DATE: ACC

SCALE:
DESIGNED BY: RJC
DRAWN BY: BZN
CHECKED BY: ACC

SITE PLAN - 05

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE: 11/2/2021
PROJECT NO: 145062001
SHEET NUMBER: C205

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND

PROPERTY ROUNDARY
EASEMENT LINE

PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED CONCRETE SIDEWALK
PROPOSED AIR CONDITIONER PAD
PROPOSED RIP RAP

SITE LEGEND

1. ASPHALT PAVEMENT PER FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION. SEE DETAIL SHEET C600
2. PROPOSED ADA PARKING SPACE AND SIGN PER FDOT STANDARD PLANS INDEX NO. 17346 AND 17356. SEE DETAIL SHEET C600
3. PROPOSED 6" THICK CONCRETE SIDEWALK. SEE DETAIL SHEET C600
4. SIDEWALK TO BE CONSTRUCTED LESS THAN 5% RUNNING SLOPE AND 2% CROSS SLOPE. SEE DETAIL SHEET C600
5. PROPOSED 6" THICK CONCRETE SLAB TYPICAL PER FDOT STANDARD PLANS FOR TYPE "D" CONCRETE CURB AND GUTTER PER FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION INDEX 520
6. PROPOSED SIGN (SEE SIGNAGE NOTE) (TYPICAL) 36" STOP SIGN (R1-1). ALL SIGN POSTS SHALL BE DECORATIVE 3Ø STONE FILLED COATED ALUMINUM POSTS WITH CAPS AND SIGNS WITH OVERSIZED PLATE
7. 4" WIDE WHITE, SOLID LINE FOR PARKING STALL STRIPING
8. PROPOSED RETAINING WALL WITH FENCE. SEE LANDSCAPE DETAIL
9. APPROXIMATE LOCATION OF PROPOSED MONUMENT SIGN
10. GATE ACCESS FOR ENTRANCE TO PARKING LOTS. SEE ETCHING PLAN
11. CONCRETE FLUME. SEE DETAIL SHEET C600
12. PROPOSED PEDESTRIAN BRIDGE. DESIGNED BY OTHERS
13. GATE ACCESS FOR ENTRANCE TO PRIVATE DOCKS. SEE STAGING PLAN
14. APPROXIMATE LOCATION OF ELECTRIC VEHICLE CHARGING STATION. SEE MEP PLANS
15. PROPOSED RETAINING WALL WITH HANDRAIL PER FDOT STANDARD INDEXES 400307 AND 515070 RESPECTIVELY

SIGNAGE NOTE

ALL ON-SITE SIGNAGE SHALL COMPLY WITH THE LATEST AND CITY OF TARPON SPRINGS LAND DEVELOPMENT CODE AND THE LATEST FLORIDA BUILDING CODE SECTION 107.08 REFERENCE SHEET C007 FOR DETAIL

KEY SHEET

SCALE 1" = 750'

MATCHLINE - SHEET C202

MATCHLINE - SHEET C201

25.0' WETLAND BUFFER
50.0' WETLAND BUFFER

DRY STORMWATER TREATMENT POND

MAINTENANCE BUILDING

KAYAK LAUNCH PERMITTED SEPARATELY

GARAGE 3

BUILDING 3
(TYPE E, 84 UNITS)
FFE = 11.00

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Drawing Name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Mark\PlanSheets\C201 - SITE PLAN.dwg C205 - SITE PLAN - 05 NOV 02, 2021 3:40pm By: Haley.Sumner

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C210 - WETLAND AND OTHER SURFACE WATER IMPACT PLAN.dwg C210 - WETLAND IMPACT PLAN Nov 02, 2021 3:41pm by Ripley.skinner

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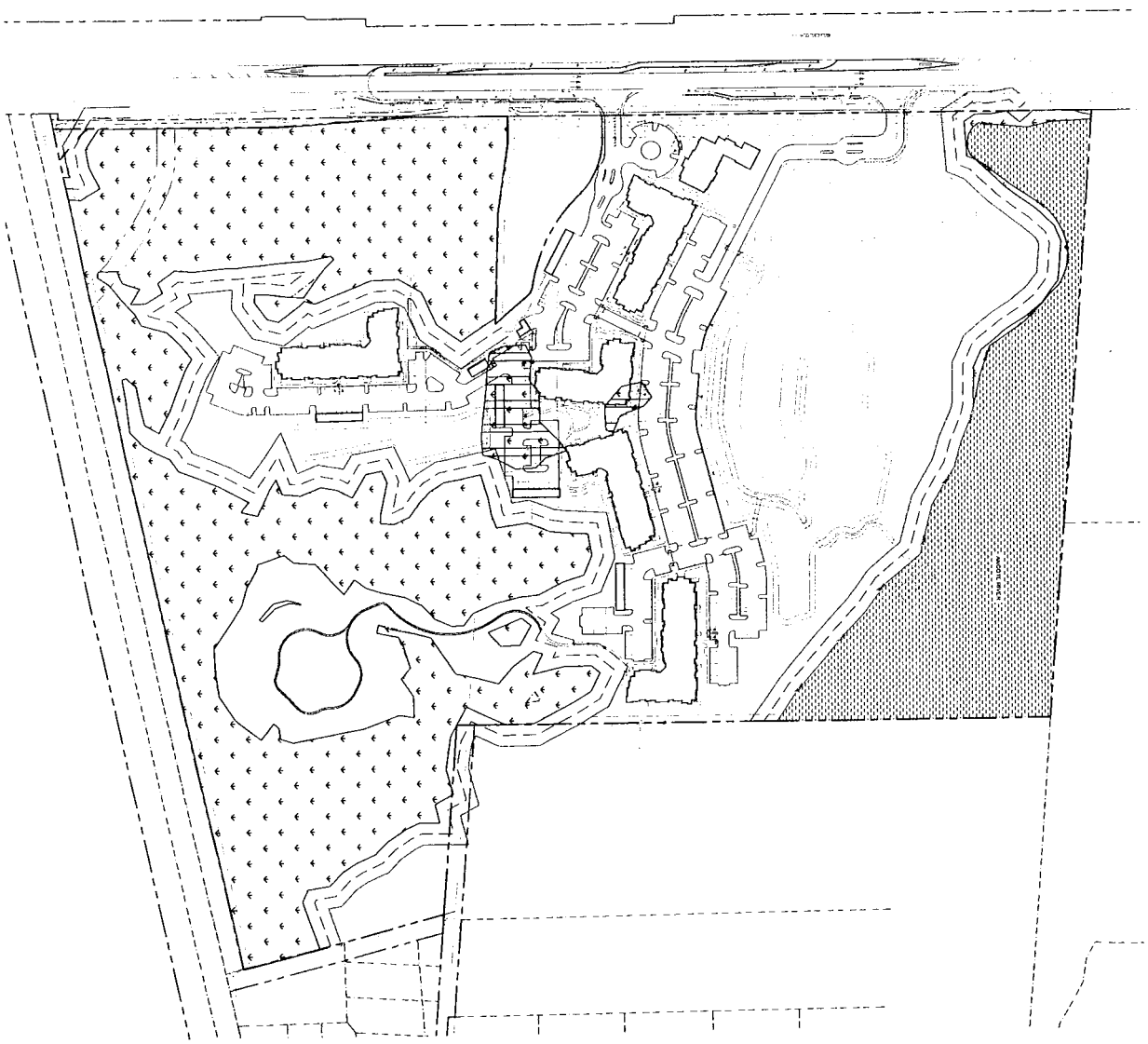

LEGEND

EXISTING ANCLOTE RIVER AREA

PROPOSED WETLAND IMPACTS

EXISTING WETLANDS

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

C210

SHEET NUMBER

DATE 11/2/2021

PROJECT NO 145062001

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

WETLAND IMPACT PLAN

SCALE

DESIGNED BY RPC

DRAWN BY BEN

CHECKED BY ACC

DESIGN ENGINEER
NATHAN O. LEE, P.E.
FLORIDA REGISTRATION NUMBER
STATE OF
89843
FLORIDA
DATE

Kimley»Horn

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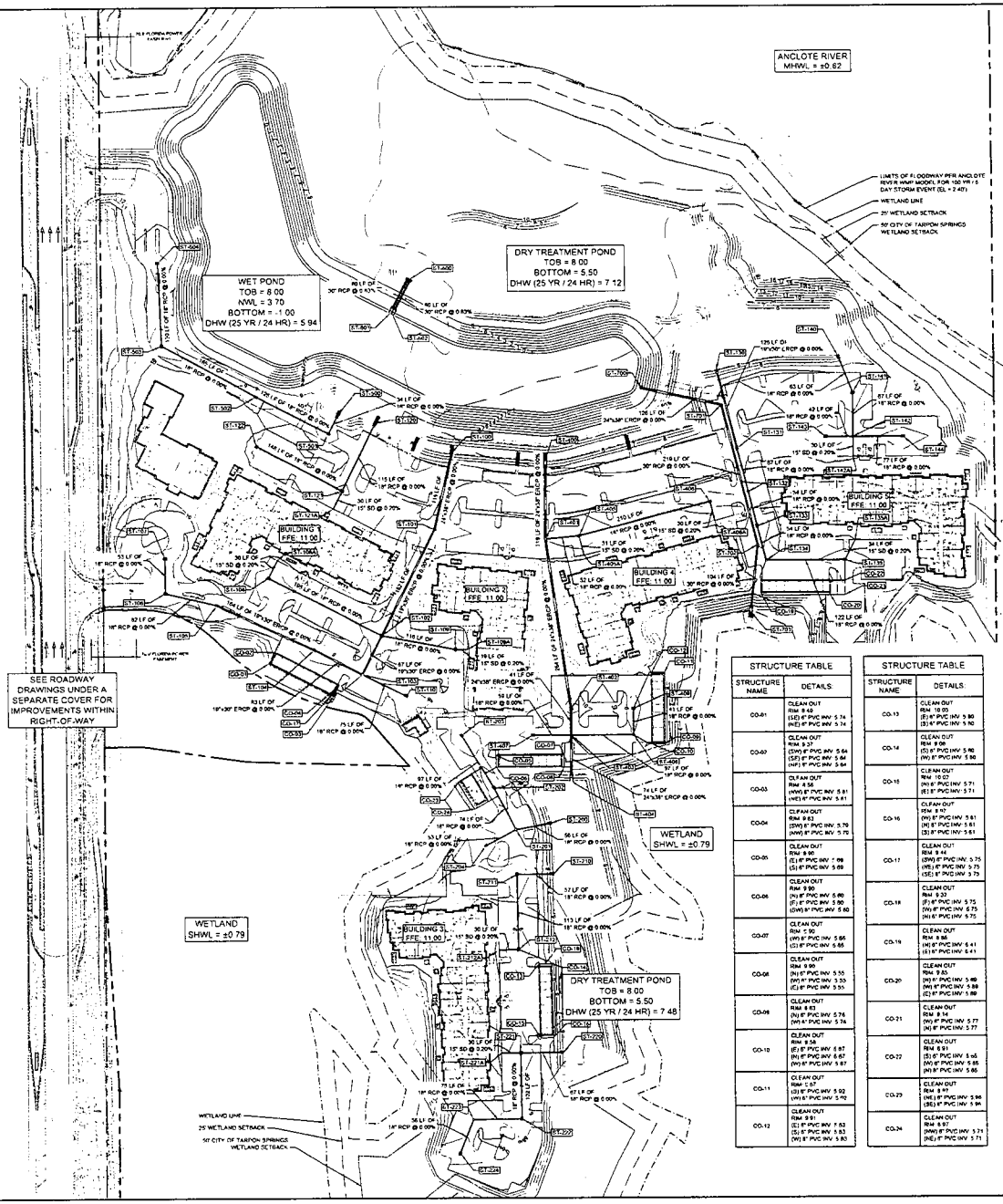
No	REVISIONS	DATE	BY
1	PDP RESUBMITTAL	09/13/2021	BDM
2	SWFWMD COMMENTS	10/14/2021	BDM



STRUCTURE TABLE	
STRUCTURE NAME	DETAILS:
ST-100	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (S) 24"x38" ERCP INV. 5.15
ST-101	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (SW) 19"x30" ERCP INV. 5.50 (N) 24"x38" ERCP INV. 5.15
ST-102	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (SW) 18"x30" ERCP INV. 5.50 (NW) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50 (NE) 19"x30" ERCP INV. 5.50
ST-103	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.27 (WW) 19"x30" ERCP INV. 5.50 (SE) 18" RCP INV. 5.50 (SW) 6" PVC INV. 5.50 (NE) 19"x30" ERCP INV. 5.50
ST-104	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (NW) 19"x30" ERCP INV. 5.50 (SE) 19"x30" ERCP INV. 5.50
ST-105	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (W) 18" RCP INV. 5.50 (SE) 18"x30" ERCP INV. 5.50
ST-106	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (N) 18" RCP INV. 5.50 (W) 18" RCP INV. 5.50
ST-107	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 18" RCP INV. 5.50
ST-108	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (NE) 15" SD INV. 5.50 (SE) 18" RCP INV. 5.50
ST-109	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (E) 15" SD INV. 5.50 (W) 18" RCP INV. 5.50
ST-110	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (NW) 18" RCP INV. 5.50
ST-120	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (SW) 18" RCP INV. 5.50
ST-121	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.87 (NW) 18" RCP INV. 5.50 (SW) 15" SD INV. 5.50 (NE) 18" RCP INV. 5.50
ST-122	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.79 (SE) 18" RCP INV. 5.50
ST-130	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (S) 19"x30" ERCP INV. 5.50
ST-131	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 18" RCP INV. 5.50 (W) 19"x30" ERCP INV. 6.50
ST-132	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.21 (S) 18" RCP INV. 5.50 (N) 18" RCP INV. 5.50
ST-133	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50
ST-134	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.15 (S) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50 (W) 18" RCP INV. 5.50
ST-135	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 6" PVC INV. 5.55 (NE) 15" SD INV. 5.50 (W) 18" RCP INV. 5.50

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS:
CO-01	CLEAN OUT RIM: 8.49 (SE) 6" PVC INV. 5.74 (NE) 6" PVC INV. 5.74
CO-02	CLEAN OUT RIM: 9.37 (SW) 6" PVC INV. 5.64 (SE) 6" PVC INV. 5.64 (NE) 6" PVC INV. 5.64
CO-03	CLEAN OUT RIM: 8.56 (WW) 6" PVC INV. 5.61 (NE) 6" PVC INV. 5.61
CO-04	CLEAN OUT RIM: 9.63 (SW) 6" PVC INV. 5.70 (NW) 6" PVC INV. 5.70
CO-05	CLEAN OUT RIM: 8.90 (E) 6" PVC INV. 7.68 (S) 6" PVC INV. 5.69
CO-06	CLEAN OUT RIM: 9.90 (N) 6" PVC INV. 5.80 (E) 6" PVC INV. 5.80 (SW) 6" PVC INV. 5.80
CO-07	CLEAN OUT RIM: 9.90 (W) 6" PVC INV. 5.86 (S) 6" PVC INV. 5.86
CO-08	CLEAN OUT RIM: 9.90 (N) 6" PVC INV. 5.55 (W) 6" PVC INV. 5.55 (E) 6" PVC INV. 5.55
CO-09	CLEAN OUT RIM: 9.58 (E) 6" PVC INV. 5.87 (N) 6" PVC INV. 5.87 (W) 6" PVC INV. 5.87
CO-10	CLEAN OUT RIM: 8.63 (N) 6" PVC INV. 5.76 (W) 6" PVC INV. 5.74
CO-11	CLEAN OUT RIM: 9.67 (S) 6" PVC INV. 5.92 (W) 6" PVC INV. 5.92
CO-12	CLEAN OUT RIM: 9.91 (E) 6" PVC INV. 7.83 (S) 6" PVC INV. 5.83 (W) 6" PVC INV. 5.83

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS:
CO-13	CLEAN OUT RIM: 10.03 (E) 6" PVC INV. 5.90 (S) 6" PVC INV. 5.90
CO-14	CLEAN OUT RIM: 9.06 (S) 6" PVC INV. 5.90 (W) 6" PVC INV. 5.90
CO-15	CLEAN OUT RIM: 10.07 (N) 6" PVC INV. 5.71 (E) 6" PVC INV. 5.71
CO-16	CLEAN OUT RIM: 8.91 (W) 6" PVC INV. 5.61 (N) 6" PVC INV. 5.61 (S) 6" PVC INV. 5.61
CO-17	CLEAN OUT RIM: 9.44 (SW) 6" PVC INV. 5.75 (NE) 6" PVC INV. 5.75 (SE) 6" PVC INV. 5.75
CO-18	CLEAN OUT RIM: 9.32 (E) 6" PVC INV. 5.75 (N) 6" PVC INV. 5.75 (W) 6" PVC INV. 5.75
CO-19	CLEAN OUT RIM: 9.56 (N) 6" PVC INV. 5.41 (S) 6" PVC INV. 5.41
CO-20	CLEAN OUT RIM: 9.65 (W) 6" PVC INV. 5.89 (W) 6" PVC INV. 5.89 (E) 6" PVC INV. 5.89
CO-21	CLEAN OUT RIM: 9.54 (W) 6" PVC INV. 5.77 (N) 8" PVC INV. 5.77
CO-22	CLEAN OUT RIM: 9.65 (S) 6" PVC INV. 5.65 (W) 6" PVC INV. 5.65 (N) 8" PVC INV. 5.66
CO-23	CLEAN OUT RIM: 9.91 (NE) 8" PVC INV. 5.96 (SE) 8" PVC INV. 5.96
CO-24	CLEAN OUT RIM: 9.87 (NW) 8" PVC INV. 5.71 (NE) 8" PVC INV. 5.71

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-106A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (SW) 18" SD INV. 5.54
ST-108A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (W) 15" SD INV. 5.54
ST-121A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (NE) 15" SD INV. 5.54
ST-126A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (SW) 15" SD INV. 5.57
ST-142A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (N) 15" SD INV. 5.54
ST-217A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (E) 15" SD INV. 5.56
ST-221A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (E) 15" SD INV. 5.56
ST-405A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (N) 15" SD INV. 5.56
ST-406A	CONNECT TO ROOF DRAIN SYSTEM (REF. ARCHITECT PLANS) (N) 15" SD INV. 5.56

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-140	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (S) 18" RCP INV. 5.50
ST-141	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (N) 18" RCP INV. 5.50 (S) 18" RCP INV. 5.50
ST-142	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.04 (E) 18" RCP INV. 5.50 (N) 18" RCP INV. 5.50 (S) 15" SD INV. 5.50 (W) 18" RCP INV. 5.50
ST-143	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (E) 18" RCP INV. 5.50
ST-144	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (W) 18" RCP INV. 5.50

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-200	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (W) 18" RCP INV. 5.50
ST-201	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.27 (SW) 18" RCP INV. 5.50 (NW) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50
ST-202	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (NW) 18" RCP INV. 5.50 (SE) 18" RCP INV. 5.50
ST-203	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (SE) 18" RCP INV. 5.50
ST-204	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (NE) 18" RCP INV. 5.50
ST-210	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (W) 18" RCP INV. 5.50
ST-211	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50
ST-212	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (NW) 6" PVC INV. 5.50 (W) 15" SD INV. 5.50 (N) 18" RCP INV. 5.50
ST-220	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (W) 18" RCP INV. 5.50
DT-221	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (W) 15" SD INV. 5.50 (S) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50
ST-222	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (W) 18" RCP INV. 5.50 (S) 18" RCP INV. 5.50
ST-223	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.20 (E) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50
ST-224	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (N) 18" RCP INV. 5.50

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-600	FDOT TYPE "MA" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-052 RIM: 6.24 (SW) 30" RCP INV. -0.50 (SW) 30" RCP INV. -0.50
ST-601	MITERED END SECTION STANDARD PLANS 430-021 RIM: 1.88 (NE) 30" RCP INV. -1.00
ST-602	MITERED END SECTION STANDARD PLANS 430-021 RIM: 1.88 (NE) 30" RCP INV. -1.00

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-700	CONTROL STRUCTURE SEE DETAIL SHEET C310 RIM: 4.50 (E) 24"x38" ERCP INV. 2.50
ST-701	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.70 (W) 24"x38" ERCP INV. 2.50 (S) 30" RCP INV. 2.50
ST-702	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 8.96 (N) 30" RCP INV. 2.50 (S) 30" RCP INV. 2.50
ST-703	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (N) 30" RCP INV. 2.50

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-400	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (S) 24"x38" ERCP INV. 5.15
ST-401	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.99 (S) 24"x38" ERCP INV. 5.15 (E) 18" SD INV. 5.50 (N) 24"x38" ERCP INV. 5.15
ST-402	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.75 (S) 24"x36" ERCP INV. 5.15 (W) 24"x36" ERCP INV. 5.15
ST-403	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.68 (S) 24"x36" ERCP INV. 5.15 (W) 18" RCP INV. 5.50 (E) 18" RCP INV. 5.50 (N) 24"x36" ERCP INV. 5.15
ST-404	MITERED END SECTION PER FDOT STANDARD PLANS 430-021 (N) 24"x36" ERCP INV. 5.15
ST-405	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 15" SD INV. 5.50 (E) 18" RCP INV. 5.50 (W) 18" RCP INV. 5.50
ST-406	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (W) 18" RCP INV. 5.50 (S) 18" RCP INV. 5.50
ST-407	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 9.50 (E) 18" RCP INV. 5.56
ST-408	FDOT STORM MANHOLE PER FDOT STANDARD PLANS 425-001 RIM: 9.01 (N) 18" RCP INV. 5.50 (SE) 6" PVC INV. 5.50 (W) 18" RCP INV. 5.50
ST-409	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (W) 18" RCP INV. 5.50 (S) 18" RCP INV. 5.50

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
ST-500	MITERED END SECTION STANDARD PLANS 430-021 RIM: 7.29 (SW) 18" RCP INV. 5.50
ST-501	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.80 (NW) 18" RCP INV. 5.50 (NE) 18" RCP INV. 5.50
ST-502	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (W) 18" RCP INV. 5.50 (SE) 18" RCP INV. 5.50
ST-503	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (N) 18" RCP INV. 5.50 (SE) 18" RCP INV. 5.50
ST-504	FDOT TYPE "P" DITCH BOTTOM INLET PER FDOT STANDARD PLANS 425-053 RIM: 8.90 (S) 18" RCP INV. 5.50

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- 10 PROPOSED CONTOUR
- EXISTING CONTOUR

NO	REVISIONS	DATE	BY
1	TBP RESUBMITTAL	05/13/2021	BDU
2	SWFWMD COMMENTS	10/04/2021	BDU

Kimley»Horn
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655 NORTH FRANKLIN STREET, SUITE 100, TAMPA, FL 33602
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WWW.KIMLEY-HORN.COM REGISTRY No. 696

SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY ACC

FLORIDA REGISTERED ARCHITECT
ANTHONY C. LEE
No. 0086454
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANTHONY C. LEE
No. 69864
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

OVERALL DRAINAGE PLAN

DATE
11/3/2021
PROJECT NO.
145052001
SHEET NUMBER
C300

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Drawing name: K:\TAM_Civil\145052 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C200 - OVERALL DRAINAGE PLAN.dwg C300 - OVERALL DRAINAGE PLAN Nov 02, 2021 3:41pm by Molly.skinner

GRADING PLAN - 01
MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA
DATE 11.17.2021
PROJECT NO 145061001
SHEET NUMBER C301
Kimley»Horn
655 NORTH FRANKLIN STREET, SUITE 700, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 696
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DESIGNED BY RPC
DRAWN BY BRN
CHECKED BY ACC
SCALE
NO REVISIONS DATE BY
1 PDP RESUBMITTAL 09/13/2021 BDW
2 SWFWMD COMMENTS 10/14/2021 BDW
LEGEND
PROPERTY BOUNDARY
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SILT FENCE
PROPOSED STORM MH
PROPOSED STORM STRUCTURES
PROPOSED SPOT GRADE
BOTTOM OF WALL
TOP OF WALL
MATCH EXISTING
TOP OF CURB
TOP OF WALL
TOW
TW
GRADING NOTES
1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THAT SUCH UTILITIES ARE SHOWN IN THE EXACT LOCATION OR THAT THEY ARE THE ONLY UTILITIES IN THE AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ACCURATE FIELD LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES IN THE RIGHT-OF-WAY OR ON PROPERTY ADJACENT TO THE CONSTRUCTION AREA, AND NOTIFY THEM OF THE NATURE AND LOCATION OF THE WORK AND THE DATES AND HOURS WHEN THE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. 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 CONDITIONS OR BETTER.
4. ALL ON-SITE CONCRETE STRUCTURES SHALL BE CLASS V (3000 PSI) UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 2' ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.
7. ALL STORM SEWER MANHOLES, INLETS & CONCRETE AS-BUILT'S SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED SURVEYOR AND MAPPER PRIOR TO THE FINAL INSPECTION.
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST ALL GRADES TO MEET PAVEMENT AS NECESSARY TO ASSURE POSITIVE DRAINAGE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PERVIOUS AND IMPERVIOUS AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT SURVEYING, INC. DATED 10/29/2021. ELEVATIONS SHOWN ARE AS SHOWN ON THE PLANS, WITHOUT EXCEPTION. THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A SURVEYING SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR GREATER. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. DEVELOPMENT SHALL COMPLY WITH CITY OF TARPON SPRINGS STORMWATER TECHNICAL STANDARDS.
14. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL WAS ESTABLISHED USING THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED VALUE FOR BENCHMARK "AA1377" AS A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK FOR ON-SITE TEMPORARY BENCHMARKS AS SHOWN.
15. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL WAS ESTABLISHED USING THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED VALUE FOR BENCHMARK "AA1377" AS A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK FOR ON-SITE TEMPORARY BENCHMARKS AS SHOWN.
16. CONTRACTOR TO COORDINATE ON-SITE GRADING ACTIVITIES WITH PROPERTY OWNER FOR GRADING EASEMENT AGREEMENT.
17. EARTHEN FILL USED TO RAISE THE GROUND ABOVE THE FLOOD ELEVATION MUST BE PROTECTED FROM EROSION BY RIPRAP, SEAWALL OR SLOPE PAVING WHERE NEEDED FOR SAFETY AND TO MEET REQUIREMENTS. FILL SHOULD:
- NOT BE PLACED IN AREAS WITH POOR DRAINAGE OR WHERE THE FILL MAY DIVERT WATER ONTO ADJACENT PROPERTIES UNLESS PROTECTED, (SEE PERIMETER WALLS, PIPES OR SWALES ON THE GRADING PLAN).
- BE GOOD CLEAN SOIL, FREE OF LARGE ROCKS, CONSTRUCTION DEBRIS, AND WOODY MATERIAL (STUMPS, ROOTS)
- BE MACHINE-COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY (DETERMINED BY A DESIGN PROFESSIONAL)
- NOT BE PLACED ON SLOPES STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL (33% SLOPE), EXCEPT SLOPES 1:1 OR FLATTER (50%) ARE RECOMMENDED
- HAVE SLOPES PROTECTED AGAINST EROSION (VEGETATION FOR "LOW" VELOCITIES OR ERODIBLE MATERIALS FOR "HIGH" VELOCITIES, DETERMINED BY A DESIGN PROFESSIONAL)
KEY SHEET
SHEET 01
SCALE 1" = 750'
GRAPHIC SCALE IN FEET
0 30 60
NORTH
WET STORMWATER MITIGATION POND
DRY STORMWATER MITIGATION POND
BUILDING 1 (TYPE III, 64 UNITS) FFE 11.00
BUILDING 2 (TYPE III, 68 UNITS) FFE 11.00
CLUBHOUSE FFE 11.00
POOL
GARAGE
GARAGE 2
SEE ROADWAY DRAINAGE AREA SEPARATED OVER FOR IMPROVEMENTS WITHIN RIGHT-OF-WAY
TO FLORIDA POWER EASEMENT
MATCHLINE SHEET C302
MATCHLINE SHEET C303
WETLAND LINE
25' WETLAND SETBACK
30' CITY OF TARPON SETBACK
DOWNSPOUT CONNECTION
Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\Plotsheets\C301 - GRADING PLAN.dwg C301 - GRADING PLAN - 01 Nov 02, 2021 - 5:43pm bf_notify_signer
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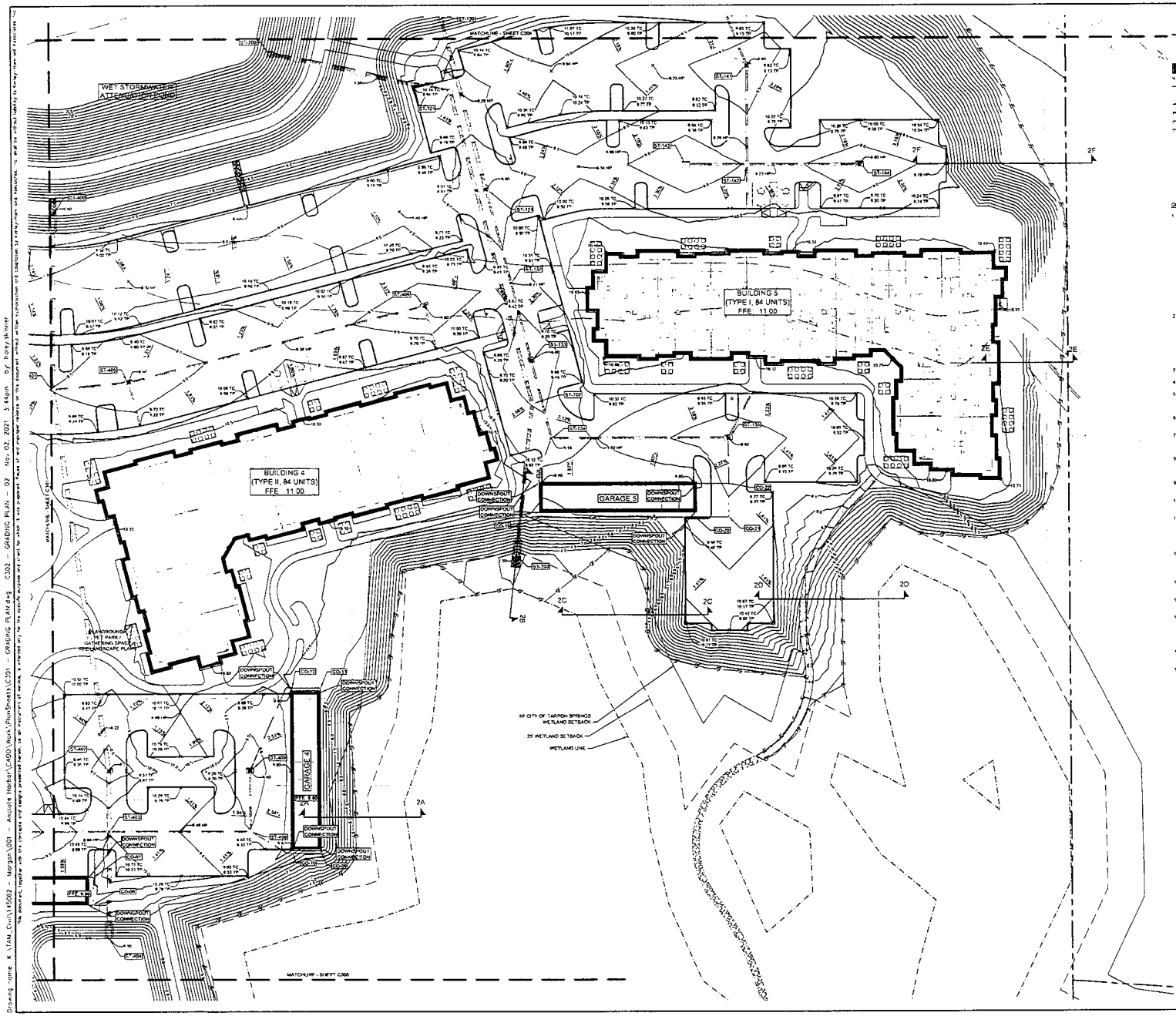


LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED SPOT GRADE
- BOW BOTTOM OF WALL
- HP HIGH POINT
- MC MATCH EXISTING
- TC TOP OF CURB
- TOW TOP OF WALL
- TP TOP OF PAVEMENT

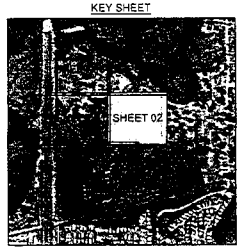
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

GRADING NOTES

1. 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 HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO HIS 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. NON-FOR-TEMPORARY BRACING AND SHORING OF SAME IF IT IS NECESSARY TO SHORE, BRACE, SWING OR REGRADE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. IT IS THE CONTRACTORS 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 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.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
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 CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE GROUTED IN PLACE TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. 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 3" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM".
8. 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.
9. 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 PERVIOUS AND IMPERVIOUS 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 FLORIDA REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GRID SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. DEVELOPMENT SHALL COMPLY WITH CITY OF TARPON SPRINGS STORMWATER TECHNICAL STANDARDS.
14. IF DEWATERING PLAN IS REQUIRED DURING CONSTRUCTION, AS DETERMINED BY THE GENERAL CONTRACTOR, A DEWATERING PLAN WILL BE PROVIDED TO THE DISTRICT.
15. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILITY 3 IS DESIGNATED AS "A 7/8" DIA. (PK NAIL & DISK)", HAVING A PUBLISHED ELEVATION OF 7.76 FEET, AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. SEE DRAWING FOR ON-SITE TEMPORARY BENCHMARKS (TBM'S).
16. CONTRACTOR TO COORDINATE OFF-SITE GRADING ACTIVITIES WITH PROPERTY OWNER PER GRADING EASEMENT AGREEMENT.
17. EARTHEN FILL USED TO RAISE THE GROUND ABOVE THE FLOOD ELEVATION MUST BE PLACED PROPERLY SO THAT IT DOES NOT ERODE OR SLUMP WHEN WATER RISES. FOR SAFETY AND TO MEET REQUIREMENTS, FILL SHOULD:
   - NOT BE PLACED IN AREAS WITH POOR DRAINAGE OR WHERE THE FILL MAY DIVERT WATER ONTO ADJACENT PROPERTIES. INSTEAD, USE PERIMETER WALLS, PIERS OR PILINGS TO MINIMIZE DRAINAGE PROBLEMS.
   - BE GOOD CLEAN SOIL, FREE OF LARGE ROCKS, CONSTRUCTION DEBRIS AND WOODY MATERIAL (STUMPS, ROOTS).
   - BE MACHINE-COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY (DETERMINED BY A DESIGN PROFESSIONAL).
   - HAVE GRADED SIDE SLOPES THAT ARE NOT STEEPER THAN 4:1 (ONE FOOT VERTICAL RISE FOR EVERY 4 FEET HORIZONTAL EXTENT). FLATTER SLOPES ARE RECOMMENDED.
   - HAVE SLOPES PROTECTED AGAINST EROSION (VEGETATION FOR LOW VELOCITIES, DURABLE MATERIALS FOR HIGH VELOCITIES - DETERMINED BY A DESIGN PROFESSIONAL).

KEY SHEET



SCALE: 1" = 750'

No	REVISIONS	DATE	BY
1	TBP RESUBMITTAL	09/13/2021	BDV
2	SWFWMD COMMENTS	10/15/2021	BDV

Kimley»Horn

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

NATHAN O. LEE, P.E. — STATE OF FLORIDA — 69843 — REGISTERED PROFESSIONAL ENGINEER — 11/2/2021

SCALE	
DESIGNED BY	RPC
DRAWN BY	BTN
CHECKED BY	ACC

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

GRADING PLAN - 02

DATE	11/2/2021
PROJECT NO.	145062001
SHEET NUMBER	C302

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C301 - GRADING PLAN.dwg C302 - GRADING PLAN - 02 Nov 02, 2021 3:14pm by holly.skinner
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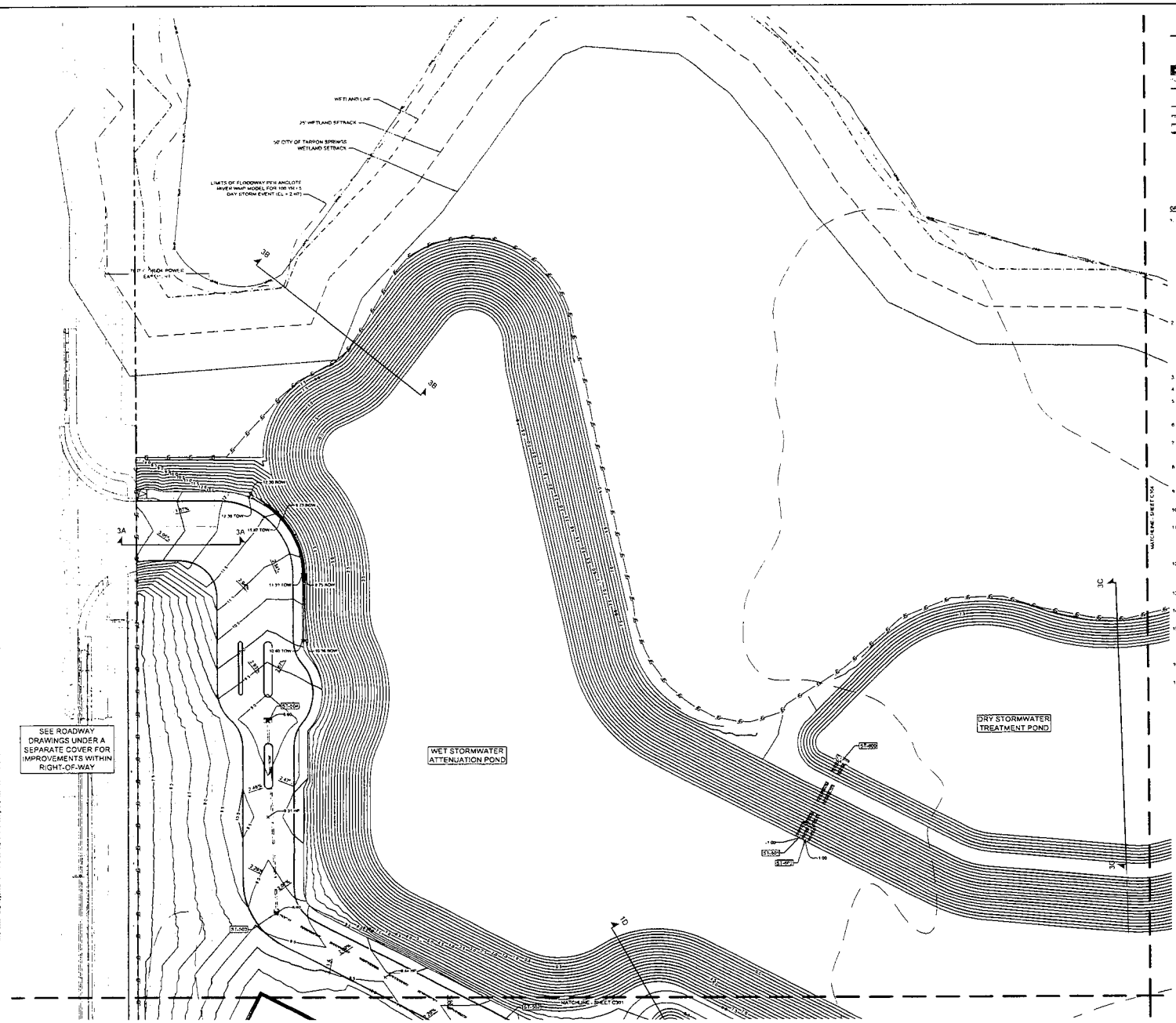


LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED SPOT GRADE
- BOW BOTTOM OF WALL
- HP HIGH POINT
- ML MATCH EXISTING
- TC TOP OF CURB
- TOW TOP OF WALL
- TP TOP OF PAVEMENT

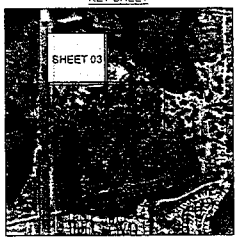
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

GRADING NOTES

1. 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 CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE 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. WORK 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 THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. 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.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
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 CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE GROUTED IN PLACE TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. 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 3" ABOVE FINISH GRADE. LIDS SHALL BE LABELLED "STORM".
8. 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.
9. 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 PERVIOUS AND IMPERVIOUS 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 FLORIDA REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
13. DEVELOPMENT SHALL COMPLY WITH CITY OF TARPON SPRINGS STORMWATER TECHNICAL STANDARDS.
14. IF DEWATERING PLAN IS REQUIRED DURING CONSTRUCTION, AS DETERMINED BY THE GENERAL CONTRACTOR, A DEWATERING PLAN WILL BE PROVIDED TO THE DISTRICT.
15. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILIZED IS DESIGNATED AS "A 756" (PID = DG0376), HAVING A PUBLISHED ELEVATION OF 7.76 FEET AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. SEE DRAWING FOR ON-SITE TEMPORARY BENCHMARKS (TBM'S).
16. CONTRACTOR TO COORDINATE OFF-SITE GRADING ACTIVITIES WITH PROPERTY OWNER PER GRADING EASEMENT AGREEMENT.
17. EARTHEN FILL USED TO RAISE THE GROUND ABOVE THE FLOOD ELEVATION MUST BE PLACED PROPERLY SO THAT IT DOES NOT ERODE OR SLUMP WHEN WATER RISES. FOR SAFETY AND TO MEET REQUIREMENTS, FILL SHOULD:
    - NOT BE PLACED IN AREAS WITH POOR DRAINAGE OR WHERE THE FILL MAY DIVERT WATER ONTO ADJACENT PROPERTIES. INSTEAD, USE PERIMETER WALLS, PIERS OR PILINGS TO MINIMIZE DRAINAGE PROBLEMS.
    - BE GOOD CLEAN SOIL, FREE OF LARGE ROCKS, CONSTRUCTION DEBRIS, AND WOODY MATERIAL (STUMPS, ROOTS).
    - BE MACHINE-COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY (DETERMINED BY A DESIGN PROFESSIONAL).
    - HAVE GRADED SIDE SLOPES THAT ARE NOT STEEPER THAN 4:1 (ONE FOOT VERTICAL RISE FOR EVERY 4 FEET HORIZONTAL EXTENT). FLATTER SLOPES ARE RECOMMENDED.
    - HAVE SLOPES PROTECTED AGAINST EROSION (VEGETATION) OR "LOW" VELOCITIES. DURABLE MATERIALS FOR "HIGH" VELOCITIES - DETERMINED BY A DESIGN PROFESSIONAL).

KEY SHEET



SCALE 1" = 750'

No.	REVISIONS	DATE	BY
1	TBP RESUBMITTAL	09/13/2021	BDW
2	SWFWMD COMMENTS	10/14/2021	BDW

Kimley»Horn

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101 NORTH FRANKLIN STREET, SUITE 205, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DESIGNED BY: ACC
DRAWN BY: BFN
CHECKED BY: RFC
SCALE: AS SHOWN

PROFESSIONAL ENGINEER — STATE OF FLORIDA — 68843 — REGISTERED — 11/2/2021

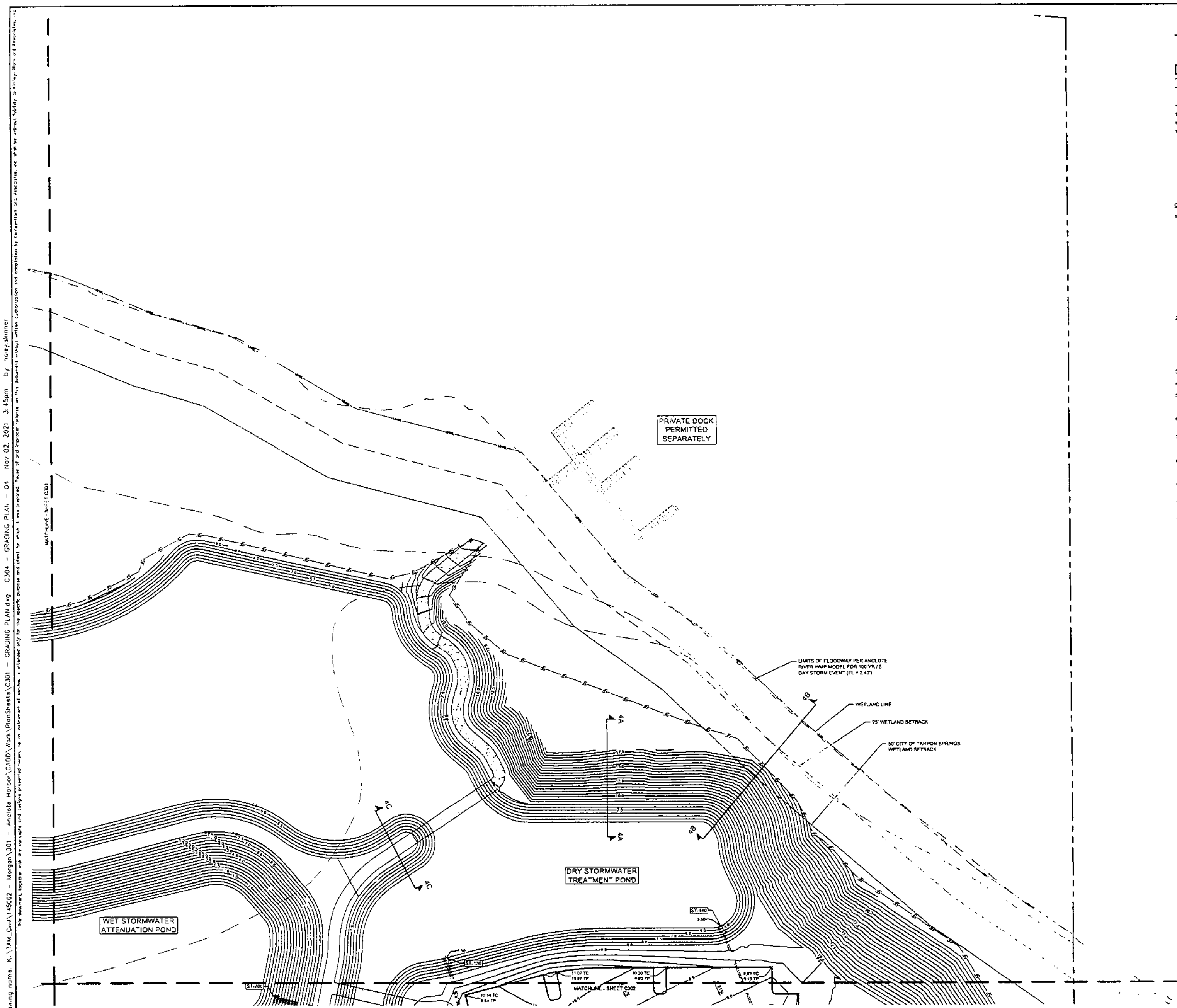
MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

GRADING PLAN - 03

DATE 11/2/2021
PROJECT NO. 145052001
SHEET NUMBER C303

The electronic signature on this drawing is a graphic representation only. It is the user's responsibility to verify the authenticity of the signature and the integrity of the data contained in the electronic file.

Drawing name: K:\TAM_Civil\145052001 - Morgan\C03 - Anclote Harbor\CADD\Work\PlanSheets\C303 - GRADING PLAN.dwg C303 - GRADING PLAN - 03 Nov 02, 2021 3:14pm by: haley.shrider



LEGEND

	PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
10	PROPOSED CONTOUR
	EXISTING CONTOUR
SF	PROPOSED SILT FENCE
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURES
5.00	PROPOSED SPOT GRADE
BOW	BOTTOM OF WALL
HP	HIGH POINT
ME	MATCH EXISTING
TC	TOP OF CURB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

GRADING NOTES

1. 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 HE 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 THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. 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.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
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 CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING OR EXITING THE STRUCTURE SHALL BE GROUTED IN PLACE TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. 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 3" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM".
8. 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.
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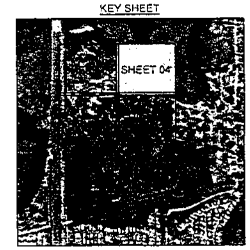
13. DEVELOPMENT SHALL COMPLY WITH CITY OF TARPON SPRINGS STORMWATER TECHNICAL STANDARDS.
14. IF DEWATERING PLAN IS REQUIRED DURING CONSTRUCTION, AS DETERMINED BY THE GENERAL CONTRACTOR, A DEWATERING PLAN WILL BE PROVIDED TO THE DISTRICT.
15. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILIZED IS DESIGNATED AS "A 759" (PID = D05318), HAVING A PUBLISHED ELEVATION OF 7.78 FEET, AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. SEE DRAWING FOR ON-SITE TEMPORARY BENCHMARKS (TBM'S).
16. CONTRACTOR TO COORDINATE OFFSITE GRADING ACTIVITIES WITH PROPERTY OWNER PER GRADING EASEMENT AGREEMENT.
17. EARTHEN FILL USED TO RAISE THE GROUND ABOVE THE FLOOD ELEVATION MUST BE PLACED PROPERLY SO THAT IT DOES NOT ERODE OR SLUMP WHEN WATER RISES. FOR SAFETY AND TO MEET REQUIREMENTS, FILL SHOULD:
    - NOT BE PLACED IN AREAS WITH POOR DRAINAGE OR WHERE THE FILL MAY DIVERT WATER ONTO ADJACENT PROPERTIES. INSTEAD, USE PERIMETER WALLS, PIERS OR PILINGS TO MINIMIZE DRAINAGE PROBLEMS.
    - BE GOOD CLEAN SOIL, FREE OF LARGE ROCKS, CONSTRUCTION DEBRIS, AND WOODY MATERIAL (STUMPS, ROOTS).
    - BE MACHINE-COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY (DETERMINED BY A DESIGN PROFESSIONAL).
    - HAVE GRADED SIDE SLOPES THAT ARE NOT STEEPER THAN 4:1 (ONE FOOT VERTICAL RISE FOR EVERY 4 FEET HORIZONTAL EXTENT). FLATTER SLOPES ARE RECOMMENDED.
    - HAVE SLOPES PROTECTED AGAINST EROSION (VEGETATION FOR "LOW" VELOCITIES, DURABLE MATERIALS FOR "HIGH" VELOCITIES - DETERMINED BY A DESIGN PROFESSIONAL).

KEY SHEET



SCALE: 1" = 750'

No.	REVISIONS	DATE	BY
1	TDP RESUBMITTAL	09/13/2021	BDM
2	SWFWMD COMMENTS	10/14/2021	BDM

Kimley»Horn

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY No. 696

NATHAN O. LEE, P.E.
FLORIDA REGISTRATION NUMBER 69843
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE	
DESIGNED BY	RPC
DRAWN BY	BFN
CHECKED BY	ACC

GRADING PLAN - 04

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER
C304

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C301 - GRADING PLAN.dwg C304 - GRADING PLAN - 04 Nov 02, 2021 3:45pm by: hcley.skinner
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MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA
GRADING PLAN - 05
Kimley»Horn
DATE 11/2/2021
PROJECT NO 145062001
SHEET NUMBER C305
LEGEND
GRAPHIC SCALE IN FEET
NORTH
KEY SHEET
SCALE 1" = 750'
SHEET 05
KAYAK LAUNCH PERMITTED SEPARATELY
DRY STORMWATER TREATMENT POND
BUILDING 3 (TYPE V/I) FFE 11.00
GARAGE 3
KAYAK LAUNCH RAMP DETAIL
SCALE: 1"=10'
GRADING NOTES
REVISIONS
NO DATE BY

Drawing name: K:\TAM_Civil\145562 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C310 - GRADING DETAILS.dwg C310 - GRADING DETAILS Nov 02, 2021 3:47pm by: haley.skinner

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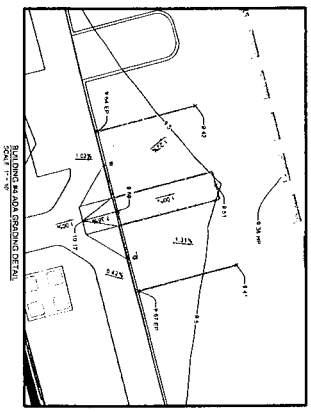
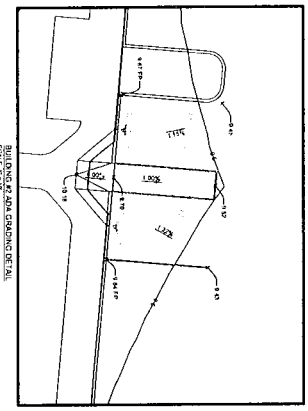
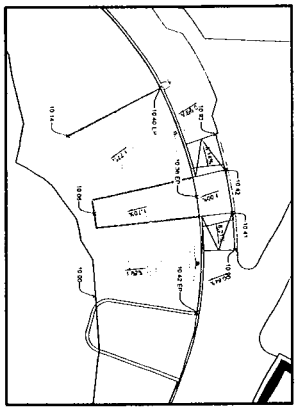
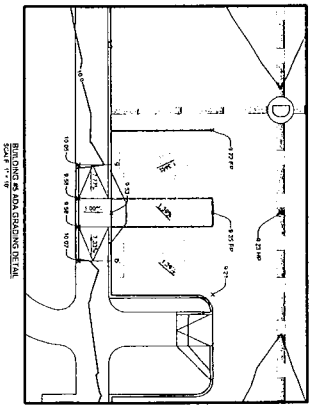
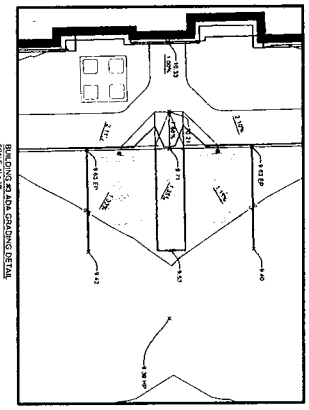
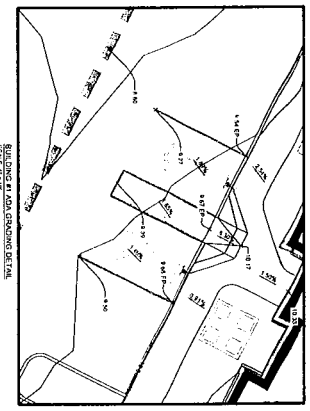


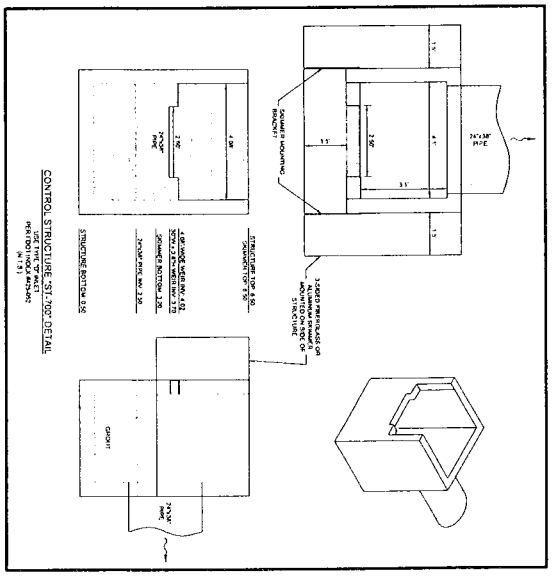




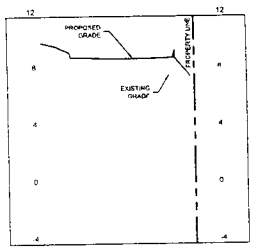








C310	SHEET NUMBER	DATE: 11/2/2021 PROJECT NO: 145562001	MORGAN ANCLOTE HARBOR TARPON SPRINGS FLORIDA	GRADING AND DRAINAGE DETAILS	SCALE DESIGNED BY RPC DRAWN BY BFN CHECKED BY ACC	DESIGN ENGINEER JONATHAN O. LEE, P.E. FLORIDA REGISTRATION NUMBER STATE OF FLORIDA 69843 DATE: 11/2/2021	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM REGISTRY No. 538	1 FOR RESUBMITTAL 09/13/2021 BDM 2 SWFWMD COMMENTS 10/14/2021 BDM No REVISIONS DATE BY



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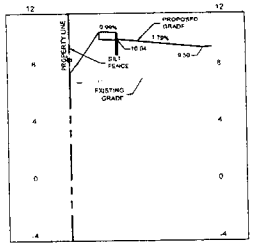

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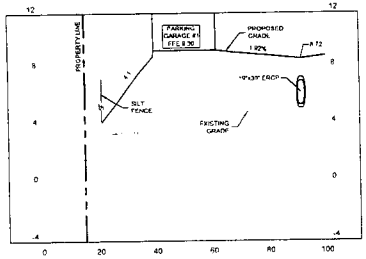

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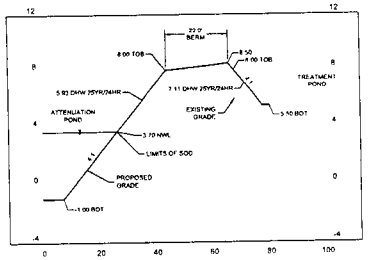

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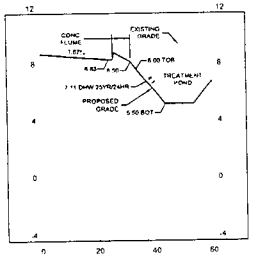

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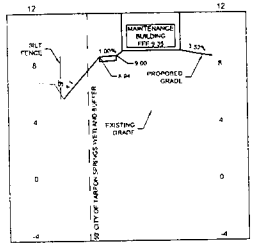

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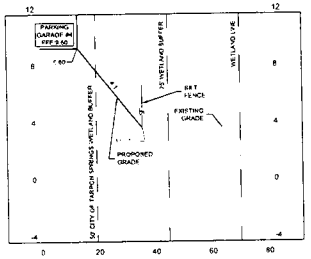

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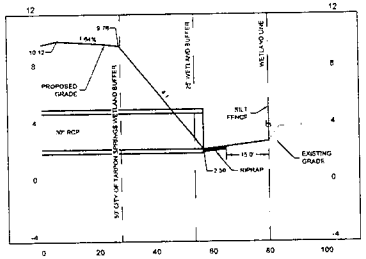

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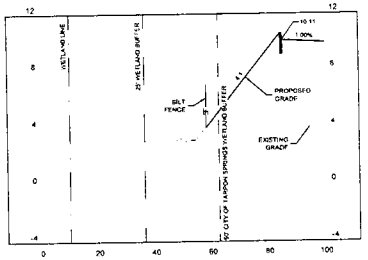

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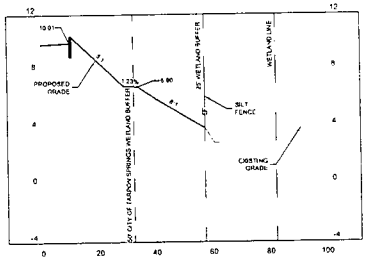

SECTION 2-D
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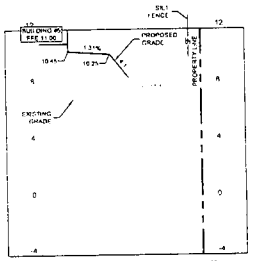
1" = 4' V



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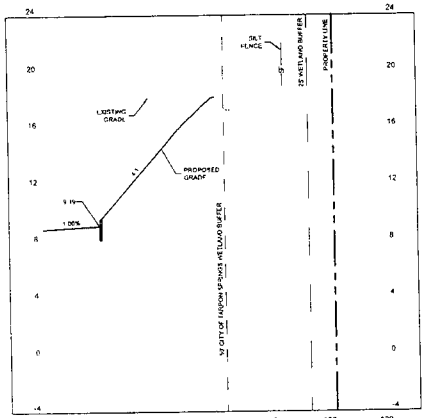

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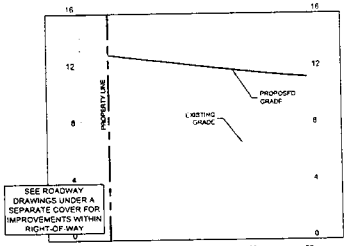

SECTION 3-A
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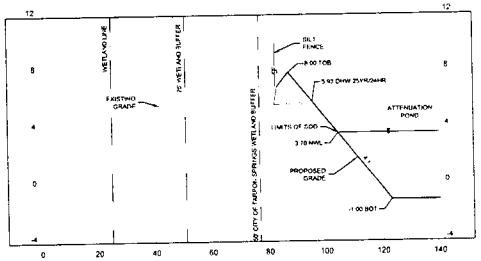

SECTION 3-B
SCALE 1" = 20' H
1" = 4' V

NO	BY	DATE	REVISIONS
1	BSW	09/13/2021	PER RESUBMITTAL
2	BSW	10/14/2021	SWFWMD COMMENTS

Kimley»Horn

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

NATHAN G. LEE, P.E.
FLORIDA REGISTRATION NUMBER 73913
STATE OF FLORIDA
NATHAN G. LEE
73913
PROFESSIONAL ENGINEER
DATE: 11/2/2021

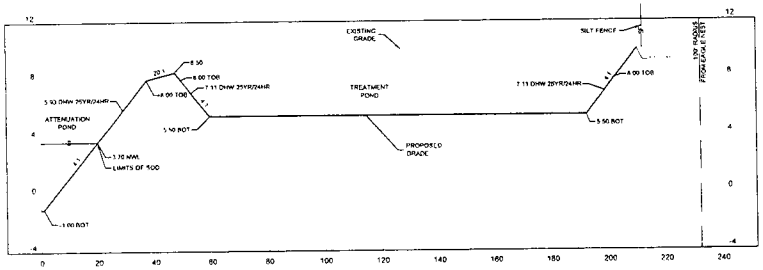
SCALE	
DESIGNED BY	RPC
DRAWN BY	BFN
CHECKED BY	ACC

GRADING SECTIONS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE	11/2/2021
PROJECT NO	145062001
SHEET NUMBER	C320

Drawing name: K:\TAM_Civil\145062 - Morgan\000 - Anclote Harbor\CADD\civil\PlanSheets\C320 - GRADING SECTIONS.dwg C320 - GRADING SECTIONS Nov 02, 2021 3:48pm by haleyskinner



SECTION 3-C
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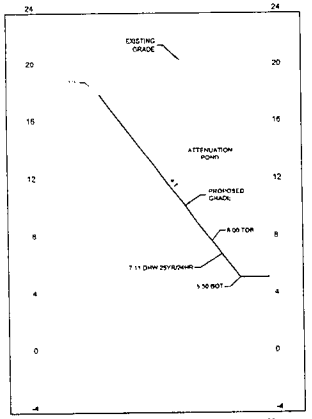
1" = 4' V



SECTION 4-A
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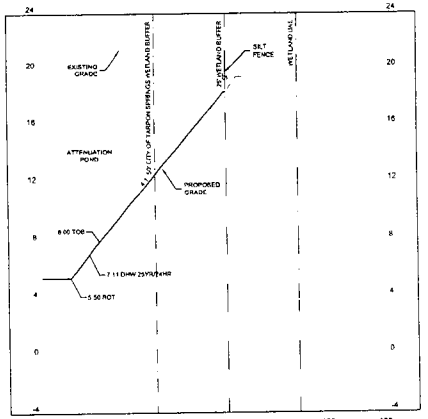
1" = 4' V



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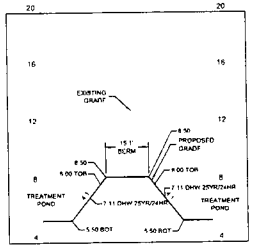
1" = 4' V



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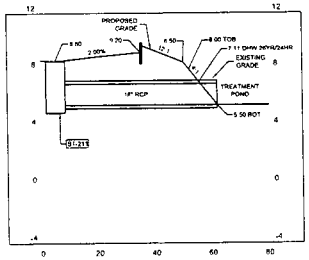

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SCALE: 1" = 20' H
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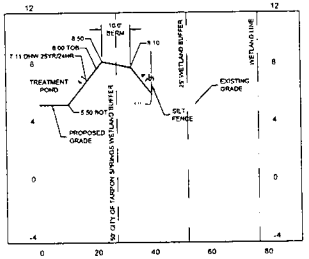

SECTION 5-B
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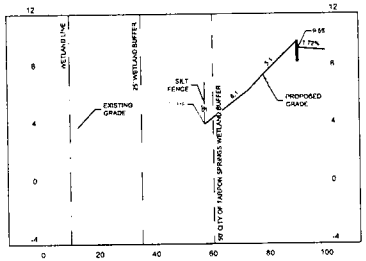
1" = 4' V



SECTION 5-C
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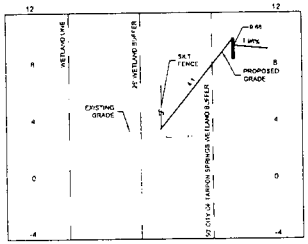
1" = 4' V



SECTION 5-D
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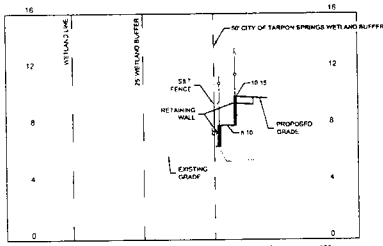
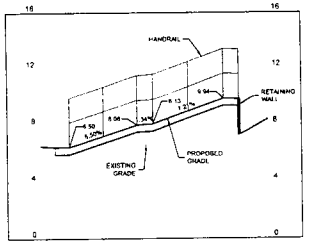
1" = 4' V



SECTION 5-E
SCALE: 1" = 20' H
1" = 4' V



SECTION 5-F
SCALE: 1" = 20' H
1" = 4' V

NO	REVISIONS	DATE	BY
1	PDP RESUBMITTAL	09/13/2021	BDM
2	SWFWMD COMMENTS	10/21/2021	BDM

Kimley»Horn

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SCALE

DESIGNED BY RDC
DRAWN BY BFN
CHECKED BY ACC

STATE OF FLORIDA
NATHAN Q. LEE
No. 82818
PROFESSIONAL ENGINEER

GRADING SECTIONS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145062001
SHEET NUMBER
C321

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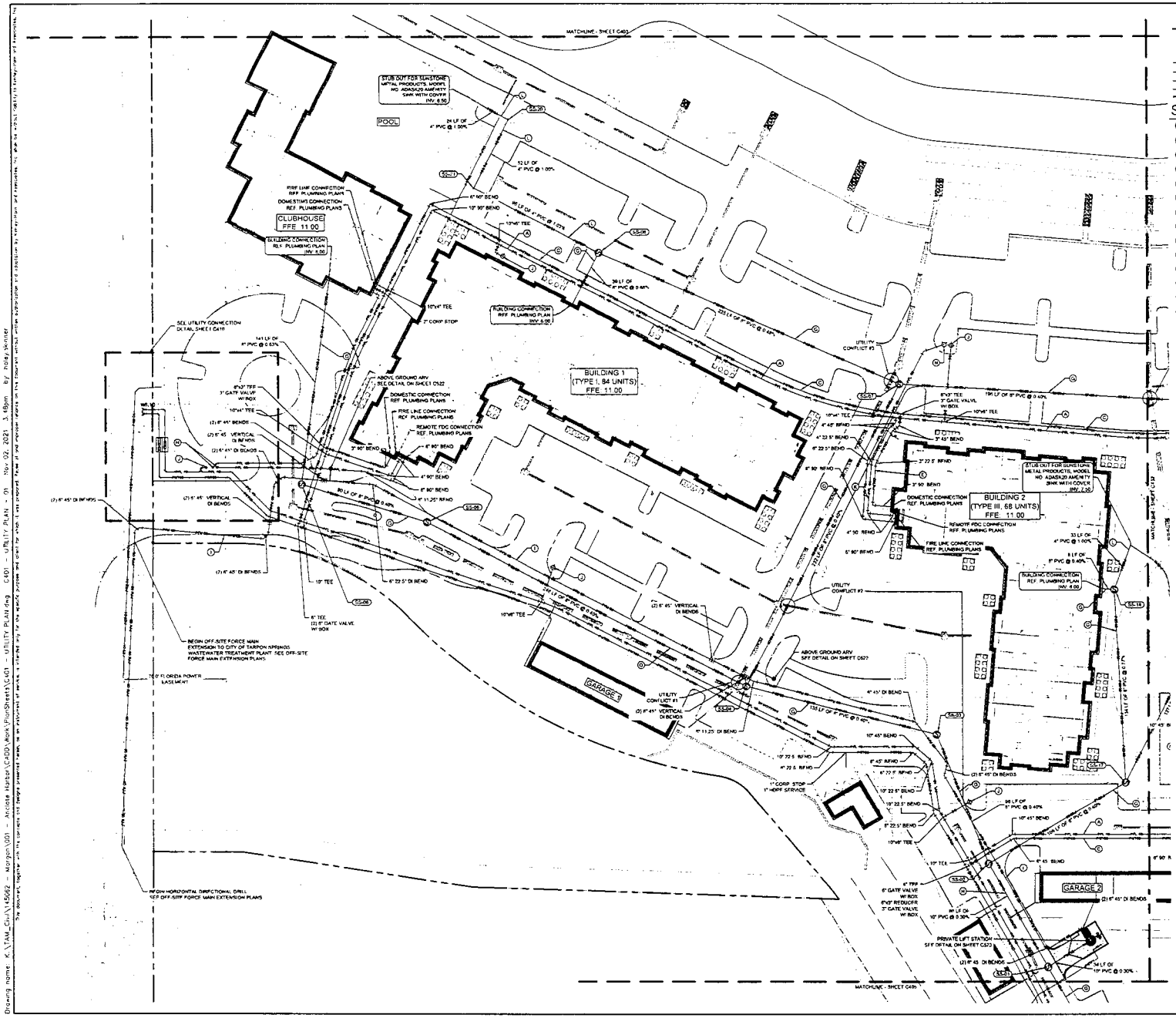
Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C320 - GRADING SECTIONS.dwg C321 - GRADING SECTIONS Nov 02, 2021 3:48pm by Bailey Skinner



LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED STORM SEWER

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE LEGEND

- (A) PROPOSED 10" PVC FIRE LINE
- (B) PROPOSED 6" PVC FIRE LINE
- (C) PROPOSED 6" PVC WATER LINE
- (D) PROPOSED 4" PVC WATER LINE
- (E) PROPOSED 3" PVC WATER LINE
- (F) PROPOSED 2" POLYETHYLENE PIPE
- (G) PROPOSED 8" PVC SEWER LINE
- (H) PROPOSED 10" PVC SEWER LINE
- (I) PROPOSED PRIVATE 6" C900 PVC FORCE MAIN
- (J) PROPOSED FIRE HYDRANT ASSEMBLY
- (K) PROPOSED 4" PVC FIRE LINE
- (L) PROPOSED 4" PVC SEWER LINE
- (M) PROPOSED 1" POLYETHYLENE PIPE
- (N) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION

STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-01	DROP MANHOLE RIM = 11.00 (WNO) 10" PVC INV. = 4.10 (SE) 8" PVC INV. = 4.20 (NE) 8" PVC INV. = 3.90
SS-02	DROP MANHOLE RIM = 9.81 (W) 8" PVC INV. = 2.76 (SE) 10" PVC INV. = 2.66 (NE) 8" PVC INV. = 2.76
SS-03	SANITARY MANHOLE RIM = 9.42 (W) 8" PVC INV. = 2.29 (SE) 8" PVC INV. = 2.39
SS-04	DROP MANHOLE RIM = 9.30 (WNO) 8" PVC INV. = 3.76 (E) 8" PVC INV. = 2.71 (NE) 8" PVC INV. = 2.66
SS-05	SANITARY MANHOLE RIM = 8.66 (W) 8" PVC INV. = 1.44 (SE) 8" PVC INV. = 1.54
SS-06	SANITARY MANHOLE RIM = 8.87 (W) 8" PVC INV. = 3.10 (E) 8" PVC INV. = 3.00
SS-07	DROP MANHOLE RIM = 9.74 (E) 8" PVC INV. = 1.61 (SW) 8" PVC INV. = 1.71 (WNO) 8" PVC INV. = 2.56
SS-08	SANITARY MANHOLE RIM = 8.74 (SW) 8" PVC INV. = 3.66 (E) 8" PVC INV. = 3.46 (WNO) 8" PVC INV. = 4.76
SS-09	SANITARY MANHOLE RIM = 9.46 (E) 8" PVC INV. = 2.73 (W) 8" PVC INV. = 2.63
SS-10	DROP MANHOLE RIM = 11.11 (E) 8" PVC INV. = 0.27 (W) 8" PVC INV. = 0.37 (S) 8" PVC INV. = 3.90
SS-11	DROP MANHOLE RIM = 11.27 (N) 8" PVC INV. = 3.90 (W) 8" PVC INV. = 3.80

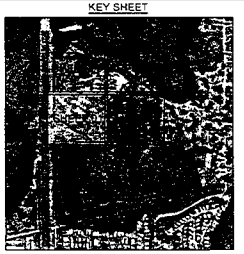
STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-12	SANITARY MANHOLE RIM = 11.27 (E) 8" PVC INV. = 3.15 (S) 8" PVC INV. = 3.05
SS-13	SANITARY MANHOLE RIM = 9.42 (E) 8" PVC INV. = 4.76 (W) 8" PVC INV. = 3.66
SS-14	SANITARY MANHOLE RIM = 9.73 (E) 8" PVC INV. = 4.66 (W) 8" PVC INV. = 4.56
SS-15	SANITARY MANHOLE RIM = 9.93 (E) 8" PVC INV. = 3.31 (W) 8" PVC INV. = 3.21
SS-16	SANITARY MANHOLE RIM = 9.57 (W) 8" PVC INV. = 4.38 (N) 8" PVC INV. = 4.31
SS-17	DROP MANHOLE RIM = 9.46 (N) 8" PVC INV. = 4.43 (WNO) 8" PVC INV. = 2.63 (WE) 8" PVC INV. = 2.53
SS-18	SANITARY MANHOLE RIM = 10.14 (W) 8" PVC INV. = 3.97 (E) 8" PVC INV. = 3.47 (N) 6" PVC INV. = 7.41
SS-19	CLEAN OUT RIM = 10.60 (WNO) 6" PVC INV. = 6.26 (ENO) 6" PVC INV. = 6.26
SS-21	CLEAN OUT RIM = 10.63 (NE) 6" PVC INV. = 7.74 (SE) 6" PVC INV. = 7.74

UTILITY CONFLICTS			UTILITY CONFLICTS		
CONFLICT #1			CONFLICT #5		
18"x30" ERCP STORM	3.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.25	TOP	8" SANITARY	5.25	TOP
CONFLICT #2			CONFLICT #6		
18" STORM	5.30	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.72	TOP	8" SANITARY	4.80	TOP
CONFLICT #3			CONFLICT #7		
18"x30" ERCP STORM	5.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.27	TOP	8" SANITARY	4.30	TOP
CONFLICT #4			CONFLICT #8		
24"x38" ERCP STORM	4.66	BOTTOM	10" STORM	2.71	BOTTOM
8" SANITARY	4.26	TOP	8" SANITARY	1.32	TOP

FIRE DEPARTMENT NOTES

1. ALL FIRE MAINS SHALL BE RESTRAINED AT ALL JOINTS INCLUDING THE SLIPBELL COUPLINGS
2. FIRE HYDRANTS SHALL BE MARKED WITH BLUE DELINEATORS LOCATED IN THE CENTER OF THE DRIVING LANE OF THE SIDE THAT THE HYDRANT IS LOCATED ON

KEY SHEET



SCALE 1" = 750'

REVISIONS		
NO	DATE	BY
1	09/13/2021	BDM
2	10/14/2021	BDM

TDP REGIONAL
SWFWMD COMMENTS

Kimley»Horn

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PROFESSIONAL ENGINEER
NATHAN C. LYLE
STATE OF FLORIDA
68884
REGISTERED
11/2/2021

SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY ACC
DATE 11/2/2021

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

UTILITY PLAN - 01

PROJECT NO. 145062001

SHEET NUMBER C401

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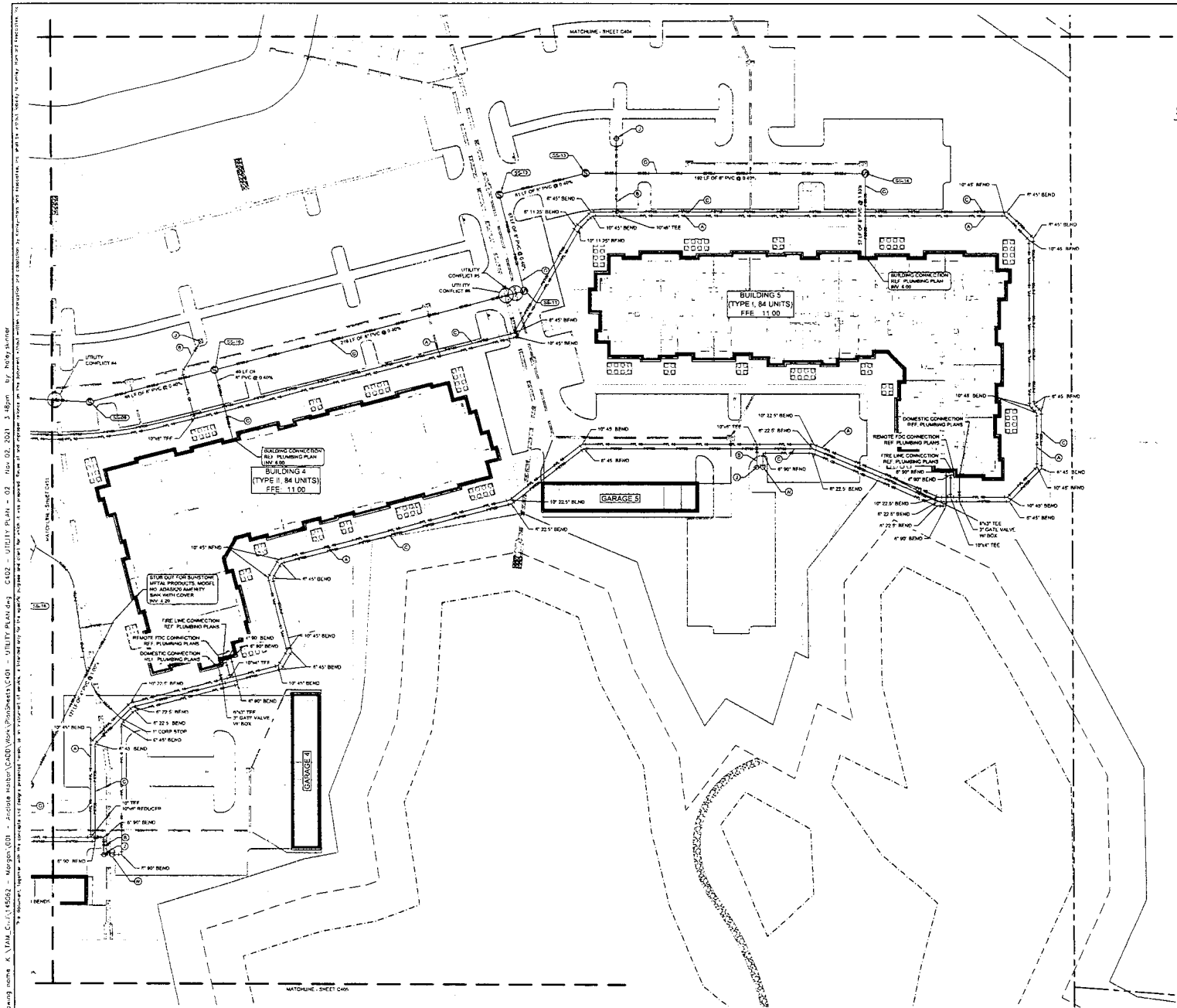
Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD Work\PlanSheets\C401 - UTILITY PLAN.dwg C401 - UTILITY PLAN - 01 Nov 02, 2021 3:49pm by nolan.lyle



LEGEND

PROPERTY BOUNDARY

PROPOSED FIRE LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED FORCEMAIN
PROPOSED STORM SEWER

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE LEGEND

- (A) PROPOSED 10" PVC FIRE LINE
- (B) PROPOSED 6" PVC FIRE LINE
- (C) PROPOSED 6" PVC WATER LINE
- (D) PROPOSED 4" PVC WATER LINE
- (E) PROPOSED 3" PVC WATER LINE
- (F) PROPOSED 2" POLYETHYLENE PIPE
- (G) PROPOSED 8" PVC SEWER LINE
- (H) PROPOSED 10" PVC SEWER LINE
- (J) PROPOSED PRIVATE 6" C900 PVC FORCE MAIN
- (J) PROPOSED FIRE HYDRANT ASSEMBLY
- (K) PROPOSED 4" PVC FIRE LINE
- (L) PROPOSED 4" PVC SEWER LINE
- (M) PROPOSED 1" POLYETHYLENE PIPE
- (N) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION

STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-01	DROP MANHOLE RIM = 11.47 (NW) 10" PVC INV. 4.10 (NE) 10" PVC INV. 4.20 (SE) 8" PVC INV. 2.00
SS-02	DROP MANHOLE RIM = 9.97 (E) 8" PVC INV. -0.78 (SE) 10" PVC INV. -3.84 (W) 8" PVC INV. -2.76
SS-03	SANITARY MANHOLE RIM = 9.40 (W) 8" PVC INV. -0.29 (E) 8" PVC INV. -0.34
SS-04	DROP MANHOLE RIM = 9.26 (NW) 8" PVC INV. 3.74 (E) 8" PVC INV. -2.74 (W) 8" PVC INV. -2.64
SS-05	SANITARY MANHOLE RIM = 8.96 (W) 8" PVC INV. 1.44 (SE) 8" PVC INV. 1.34
SS-06	SANITARY MANHOLE RIM = 8.61 (N) 8" PVC INV. 5.10 (E) 8" PVC INV. 5.00
SS-07	DROP MANHOLE RIM = 9.74 (E) 8" PVC INV. -1.61 (SW) 8" PVC INV. -1.71 (W) 8" PVC INV. 3.39
SS-08	SANITARY MANHOLE RIM = 9.79 (SW) 8" PVC INV. 1.85 (SE) 8" PVC INV. 1.46 (NW) 8" PVC INV. 4.74
SS-09	SANITARY MANHOLE RIM = 8.98 (E) 8" PVC INV. -0.72 (W) 8" PVC INV. -0.83
SS-10	DROP MANHOLE RIM = 9.11 (E) 8" PVC INV. -0.91 (W) 8" PVC INV. -0.37 (S) 8" PVC INV. 5.90
SS-11	DROP MANHOLE RIM = 9.31 (NW) 8" PVC INV. 2.80 (W) 8" PVC INV. 0.80

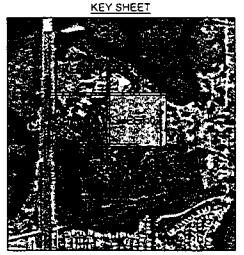
STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-12	SANITARY MANHOLE RIM = 9.44 (E) 8" PVC INV. 3.75 (S) 8" PVC INV. 3.67
SS-13	SANITARY MANHOLE RIM = 9.42 (S) 8" PVC INV. 4.96 (W) 8" PVC INV. 4.86
SS-14	SANITARY MANHOLE RIM = 9.73 (E) 8" PVC INV. 4.96 (W) 8" PVC INV. 4.86
SS-15	SANITARY MANHOLE RIM = 9.97 (S) 8" PVC INV. 7.31 (NW) 8" PVC INV. 7.21
SS-16	SANITARY MANHOLE RIM = 9.97 (W) 8" PVC INV. 4.30 (N) 8" PVC INV. 4.21
SS-17	DROP MANHOLE RIM = 9.44 (W) 8" PVC INV. 4.83 (SW) 8" PVC INV. 2.83 (NE) 6" PVC INV. 2.93
SS-18	SANITARY MANHOLE RIM 10.34 (W) 8" PVC INV. 5.87 (S) 8" PVC INV. 5.47 (N) 8" PVC INV. 7.17
SS-20	CLEAN OUT RIM 10.00 (NW) 6" PVC INV. 8.26 (SW) 6" PVC INV. 8.26
SS-21	CLEAN OUT RIM 10.02 (N) 6" PVC INV. 8.74 (S) 6" PVC INV. 8.74

UTILITY CONFLICTS			UTILITY CONFLICTS		
CONFLICT #1			CONFLICT #5		
19"x30" ERCP STORM	5.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.25	TOP	8" SANITARY	1.25	TOP
CONFLICT #2			CONFLICT #6		
18" STORM	5.30	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	-1.12	TOP	8" SANITARY	4.02	TOP
CONFLICT #3			CONFLICT #7		
19"x30" ERCP STORM	5.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.27	TOP	8" SANITARY	4.30	TOP
CONFLICT #4			CONFLICT #8		
24"x38" ERCP STORM	4.66	BOTTOM	30" STORM	2.21	BOTTOM
8" SANITARY	-0.26	TOP	8" SANITARY	1.22	TOP

FIRE DEPARTMENT NOTES

1. ALL FIRE MAINS SHALL BE RESTRAINED AT ALL JOINTS INCLUDING THE SLIPBELL COUPLINGS
2. FIRE HYDRANTS SHALL BE MARKED WITH BLUE DEFLECTORS LOCATED IN THE CENTER OF THE DRIVING LANE OF THE ROD THAT THE HYDRANT IS LOCATED ON

KEY SHEET



SCALE: 1" = 750'

No.	REVISIONS	DATE	BY
1	CDP RESUBMITTAL	09/13/2021	BDM
2	STAFF AND COMMENTS	10/14/2021	BDM

Kimley»Horn

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

SCALE

DESIGNED BY RPC
DRAWN BY BFH
CHECKED BY ACC

UTILITY PLAN - 02

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145062001
SHEET NUMBER
C402

Drawing name: K:\TAM_Civil\145062 - Morgan\401 - Anclote Harbor\CADD\Work\Plots\Sheets\C401 - UTILITY PLAN.dwg C402 - UTILITY PLAN - 02 Nov 02, 2021 3:48pm by bdyalumer

NO.	REVISIONS	DATE	BY
2	PDP RESUBMITTAL	09/13/2021	BDW
1	SWFWMD COMMENTS	10/14/2021	BDW

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SCALE	
DESIGNED BY	PPC
DRAWN BY	BRN
CHECKED BY	ACG
DATE	

UTILITY PLAN - 03

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO 145062001
SHEET NUMBER C403

LEGEND

PROPERTY BOUNDARY

SITE LEGEND

- (A) PROPOSED 10" PVC FIRE LINE
- (B) PROPOSED 8" PVC FIRE LINE
- (C) PROPOSED 6" PVC WATER LINE
- (D) PROPOSED 4" PVC WATER LINE
- (E) PROPOSED 3" PVC WATER LINE
- (F) PROPOSED 2" POLYETHYLENE PIPE
- (G) PROPOSED 8" PVC SEWER LINE
- (H) PROPOSED 10" PVC SEWER LINE
- (I) PROPOSED PRIVATE 8" C900 PVC/FORCE MAIN
- (J) PROPOSED FIRE HYDRANT ASSEMBLY
- (K) PROPOSED 4" PVC FIRE LINE
- (L) PROPOSED 4" PVC SEWER LINE
- (M) PROPOSED 1" POLYETHYLENE PIPE
- (N) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE IN FEET
0 15 30 60

STRUCTURE TABLE

STRUCTURE	DETAILS
S5-01	Rim = 7.47 (MANHOLE) 18" PVC INV = 2.72 (S) 18" PVC INV = 2.72 (E) 18" PVC INV = 2.80
S5-02	24"X36" GRATE INLET Rim = 6.91 18" PVC INV = 2.78 (N) 18" PVC INV = 2.78
S5-03	SANITARY MANHOLE Rim = 7.42 8" PVC INV = 2.39 (W) 8" PVC INV = 2.39
S5-04	SANITARY MANHOLE Rim = 7.36 8" PVC INV = 2.73 (E) 8" PVC INV = 2.73 (W) 8" PVC INV = 2.66
S5-05	SANITARY MANHOLE Rim = 7.34 8" PVC INV = 1.64 (SW) 8" PVC INV = 1.64
S5-06	SANITARY MANHOLE Rim = 7.16 (TO BE RAISED) 8" PVC INV = 2.16 (NW) 8" PVC INV = 2.06
S5-07	24"X36" GRATE INLET Rim = 7.45 (TO BE RAISED) 18" PVC INV = 2.70 (S) 18" PVC INV = 2.70
S5-08	SANITARY MANHOLE Rim = 7.17 (TO BE RAISED) 8" PVC INV = 2.11 (NW) 8" PVC INV = 2.01
S5-09	SANITARY MANHOLE Rim = 7.32 8" PVC INV = 2.37 (E) 8" PVC INV = 2.27 (W) 8" PVC INV = 2.27
S5-10	24"X36" GRATE INLET Rim = 7.32 18" PVC INV = 2.75 (N) 18" PVC INV = 2.75 (S) 18" PVC INV = 2.65
S5-11	SANITARY MANHOLE Rim = 7.21 8" PVC INV = 2.80 (W) 8" PVC INV = 2.80

STRUCTURE TABLE

STRUCTURE	DETAILS
S5-01	Rim = 7.47 (MANHOLE) 18" PVC INV = 2.72 (S) 18" PVC INV = 2.72 (E) 18" PVC INV = 2.80
S5-11	SANITARY MANHOLE Rim = 7.21 8" PVC INV = 2.80 (W) 8" PVC INV = 2.80
S5-12	SANITARY MANHOLE Rim = 7.24 8" PVC INV = 2.74 (E) 8" PVC INV = 2.64
S5-13	SANITARY MANHOLE Rim = 7.26 8" PVC INV = 2.66 (W) 8" PVC INV = 2.56
S5-14	SANITARY MANHOLE Rim = 7.31 8" PVC INV = 2.61 (E) 8" PVC INV = 2.51
S5-15	24"X36" GRATE INLET Rim = 7.51 18" PVC INV = 2.80 (NW) 18" PVC INV = 2.70
S5-16	SANITARY MANHOLE Rim = 7.41 8" PVC INV = 2.91 (E) 8" PVC INV = 2.81
S5-17	CLEANOUT Rim = 9.10 (NW) 4" PVC INV = 4.76
S5-18	CLEANOUT Rim = 9.07 (NE) 4" PVC INV = 7.12

FIRE DEPARTMENT NOTES

1. FIRE HYDRANTS SHALL BE PAINTED WITH RUSTOLEUM SAFETY YELLOW #7402 OR EQUIVALENT.
2. FIRE HYDRANTS SHALL BE MARKED WITH BLUE REFLECTORS LOCATED IN THE CENTER OF THE ROADWAY IN FRONT OF THE FIRE HYDRANT IS LOCATED ON.

UTILITY CONFLICTS

CONFLICT #1			
10"W PROP STORM	3.33	BOTTOM	5.30
8" SANITARY	4.73	TOP	7.73
CONFLICT #2			
18" STORM	3.29	BOTTOM	5.30
8" SANITARY	3.72	TOP	7.72
CONFLICT #3			
10"W PROP STORM	3.73	BOTTOM	5.30
8" SANITARY	4.27	TOP	7.73
CONFLICT #4			
10"W PROP STORM	3.68	BOTTOM	5.30
8" SANITARY	4.26	TOP	7.73

UTILITY CONFLICTS

CONFLICT #5			
10"W PROP STORM	3.30	BOTTOM	5.30
8" SANITARY	4.73	TOP	7.73
CONFLICT #6			
18" STORM	3.30	BOTTOM	5.30
8" SANITARY	3.72	TOP	7.72
CONFLICT #7			
10"W PROP STORM	3.30	BOTTOM	5.30
8" SANITARY	4.27	TOP	7.73
CONFLICT #8			
18" STORM	3.73	BOTTOM	5.30
8" SANITARY	4.26	TOP	7.73

KEY SHEET

SCALE 1" = 750'

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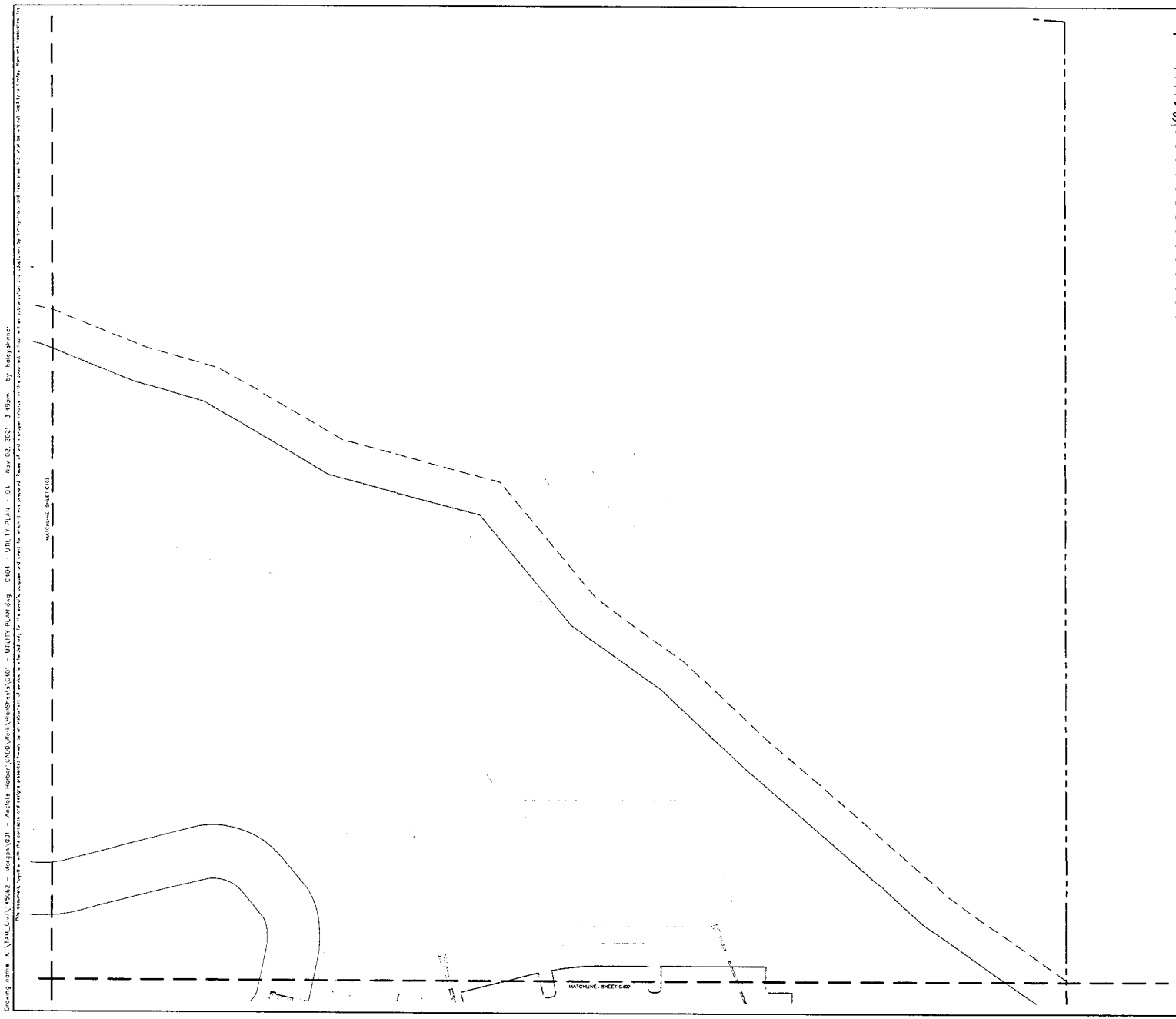
Drawing name: c:\1am_civil\145062 - Morgan\001 - Anclote Harbor\CADD\Morr\plotsheets\C401 - UTILITY PLAN.dwg C403 - UTILITY PLAN - 03 Nov 02, 2021 3:59pm by: nolo/skinner



LEGEND

PROPERTY BOUNDARY

PROPOSED FIRE LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED FORCEMAIN
PROPOSED STORM SEWER

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE LEGEND

(A) PROPOSED 10" PVC FIRE LINE
(B) PROPOSED 6" PVC FIRE LINE
(C) PROPOSED 8" PVC WATER LINE
(D) PROPOSED 4" PVC WATER LINE
(E) PROPOSED 3" PVC WATER LINE
(F) PROPOSED 2" POLYETHYLENE PIPE
(G) PROPOSED 8" PVC SEWER LINE
(H) PROPOSED 10" PVC SEWER LINE
(I) PROPOSED PRIVATE 6" C900 PVC FORCE MAIN
(J) PROPOSED FIRE HYDRANT ASSEMBLY
(K) PROPOSED 4" PVC FIRE LINE
(L) PROPOSED 4" PVC SEWER LINE
(M) PROPOSED 1" POLYETHYLENE PIPE
(N) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION

STRUCTURE TABLE	
STRUCTURE	DETAILS
S3-01	DROP MANHOLE RIM= ' ' (NW) 10" PVC INV= 4.10 (NE) 10" PVC INV= 4.25 (SE) 8" PVC INV= 3.00
S3-02	DROP MANHOLE RIM= 9.51 (W) 8" PVC INV= 3.78 (SE) 10" PVC INV= 3.98 (NE) 8" PVC INV= 2.38
S3-03	SANITARY MANHOLE RIM= 9.47 (W) 8" PVC INV= 3.29 (E) 8" PVC INV= 3.38
S3-04	DROP MANHOLE RIM= 9.26 (NW) 8" PVC INV= 3.46 (E) 8" PVC INV= 2.76 (NE) 8" PVC INV= 2.94
S3-05	SANITARY MANHOLE RIM= 8.89 (W) 8" PVC INV= 1.94 (SE) 8" PVC INV= 4.84
S3-06	SANITARY MANHOLE RIM= 9.87 (W) 8" PVC INV= 3.10 (E) 8" PVC INV= 3.00
S3-07	DROP MANHOLE RIM= 9.74 (E) 8" PVC INV= 1.61 (SW) 8" PVC INV= 2.11 (NW) 8" PVC INV= 2.56
S3-08	SANITARY MANHOLE RIM= 9.70 (SW) 8" PVC INV= 3.65 (SE) 8" PVC INV= 4.45 (NW) 8" PVC INV= 4.75
S3-09	SANITARY MANHOLE RIM= 7.86 (E) 8" PVC INV= -0.73 (W) 8" PVC INV= -0.63
S3-10	DROP MANHOLE RIM= 9.11 (E) 8" PVC INV= 0.27 (W) 8" PVC INV= 0.37 (SE) 8" PVC INV= 5.60
S3-11	DROP MANHOLE RIM= 7.77 (W) 8" PVC INV= 2.66 (NE) 8" PVC INV= 2.86

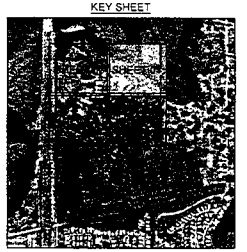
STRUCTURE TABLE	
STRUCTURE	DETAILS
S3-12	SANITARY MANHOLE RIM= 7.46 (E) 8" PVC INV= 3.73 (S) 8" PVC INV= 2.63
S3-13	SANITARY MANHOLE RIM= 8.62 (E) 8" PVC INV= 4.78 (W) 8" PVC INV= 3.98
S3-14	SANITARY MANHOLE RIM= 9.70 (S) 8" PVC INV= 4.98 (W) 8" PVC INV= 5.10
S3-15	SANITARY MANHOLE RIM= 9.58 (S) 8" PVC INV= 5.31 (WW) 8" PVC INV= 5.21
S3-16	SANITARY MANHOLE RIM= 9.97 (W) 8" PVC INV= 5.30 (N) 8" PVC INV= 4.21
S3-17	DROP MANHOLE RIM= 9.64 (N) 8" PVC INV= 4.83 (SW) 8" PVC INV= 2.93 (NE) 8" PVC INV= 2.93
S3-18	SANITARY MANHOLE RIM= 10.34 (W) 8" PVC INV= 5.97 (S) 8" PVC INV= 5.47 (E) 8" PVC INV= 5.57
S3-20	CLEAN OUT RIM= 10.00 (W) 6" PVC INV= 8.26 (SW) 6" PVC INV= 8.26
S3-21	CLEAN OUT RIM= 10.03 (W) 6" PVC INV= 5.23 (SE) 6" PVC INV= 5.23

FIRE DEPARTMENT NOTES

1. ALL FIRE MAINS SHALL BE RESTRAINED AT ALL JOINTS INCLUDING THE SLIPBELL COUPLINGS
2. FIRE HYDRANTS SHALL BE MARKED WITH BLUE DELINEATORS LOCATED IN THE CENTER OF THE DRIVELANE OF THE SIDE THAT THE HYDRANT IS LOCATED ON

UTILITY CONFLICTS			UTILITY CONFLICTS		
CONFLICT #1			CONFLICT #5		
19"x30" ERCP STORM	5.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.25	TOP	8" SANITARY	1.25	TOP
CONFLICT #2			CONFLICT #6		
18" STORM	5.30	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	1.72	TOP	8" SANITARY	4.02	TOP
CONFLICT #3			CONFLICT #7		
19"x30" ERCP STORM	5.23	BOTTOM	18" STORM	5.30	BOTTOM
8" SANITARY	4.27	TOP	8" SANITARY	4.50	TOP
CONFLICT #4			CONFLICT #8		
24"x38" ERCP STORM	4.45	BOTTOM	30" STORM	2.21	BOTTOM
8" SANITARY	0.26	TOP	8" SANITARY	1.22	TOP

KEY SHEET



SCALE: 1" = 750'

REVISIONS		
NO.	DATE	BY
1	09/13/2021	BDM
2	10/14/2021	BDM

Kimley»Horn

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NATHAN O. LEVEE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 11/2/2021

DESIGNED BY RDC
DRAWN BY BPM
CHECKED BY ACC

SCALE

UTILITY PLAN - 04

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145062001
SHEET NUMBER
C404

Drawing name: K:\TAM_Civil\145062 - Morgan\301 - Anclote Harbor\CADD\Work\PlanSheets\C401 - UTILITY PLAN.dwg C104 - UTILITY PLAN - 04 Nov 02, 2021 3:49pm by haleyskinner
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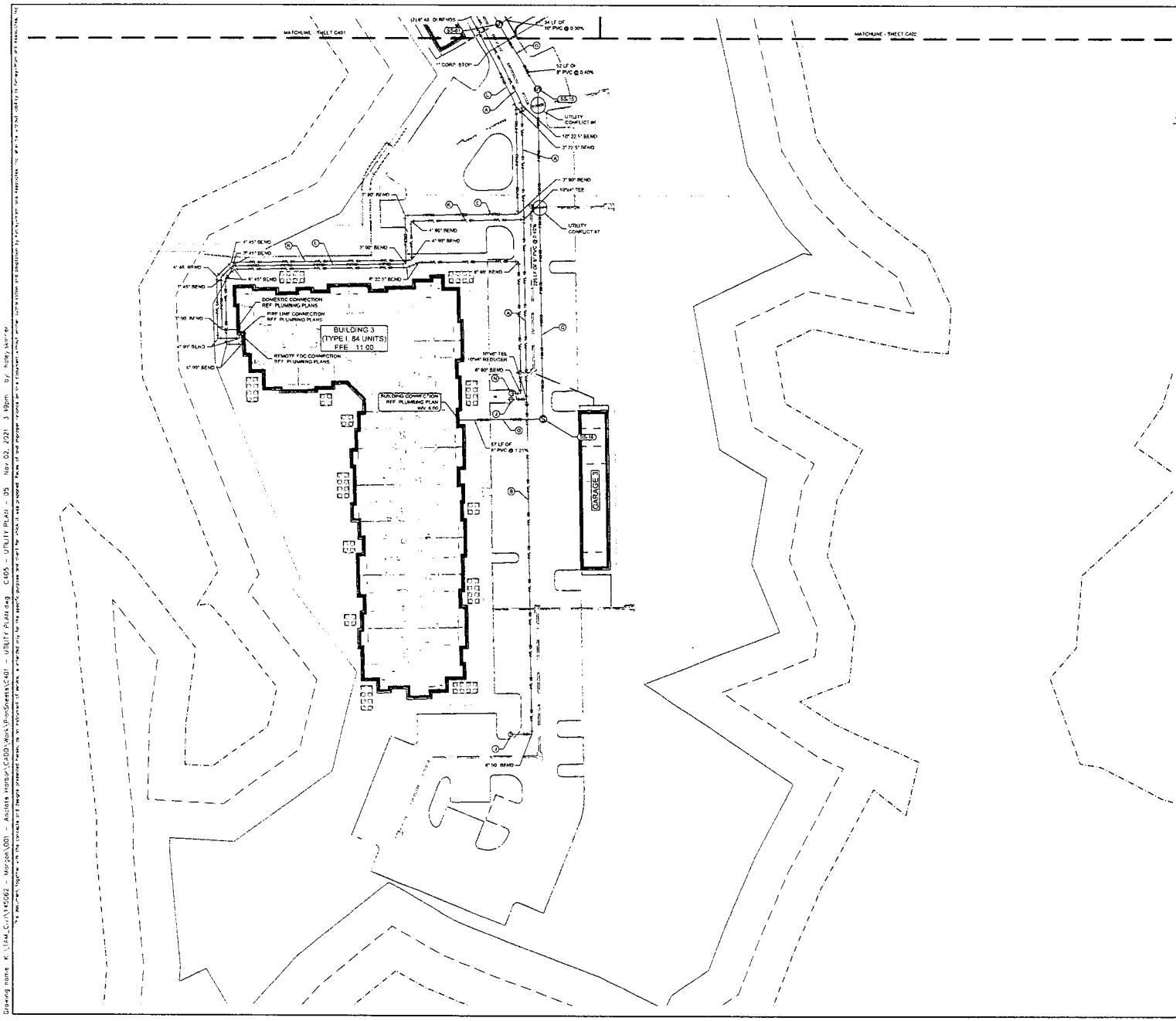


LEGEND

PROPERTY BOUNDARY

PROPOSED FIRE LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED FORCEMAIN
PROPOSED STORM SEWER

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE LEGEND

- (A) PROPOSED 10" PVC FIRE LINE
- (B) PROPOSED 6" PVC FIRE LINE
- (C) PROPOSED 6" PVC WATER LINE
- (D) PROPOSED 4" PVC WATER LINE
- (E) PROPOSED 3" PVC WATER LINE
- (F) PROPOSED 2" POLYETHYLENE PIPE
- (G) PROPOSED 8" PVC SEWER LINE
- (H) PROPOSED 10" PVC SEWER LINE
- (I) PROPOSED PRIVATE 6" C900 PVC FORCE MAIN
- (J) PROPOSED FIRE HYDRANT ASSEMBLY
- (K) PROPOSED 4" PVC FIRE LINE
- (L) PROPOSED 4" PVC SEWER LINE
- (M) PROPOSED 1" POLYETHYLENE PIPE
- (N) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION

STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-01	DROP MANHOLE RIM = 14' (8") 10" PVC INV. =8.10 (NE) 10" PVC INV. =4.70 (SE) 8" PVC INV. =3.90
SS-02	DROP MANHOLE RIM 9.90 (SE) 10" PVC INV. -3.78 (SE) 10" PVC INV. -3.96 (NE) 8" PVC INV. 3.56
SS-03	SANITARY MANHOLE RIM 9.62 (W) 8" PVC INV. -3.28 (N) 6" PVC INV. -3.38
SS-04	DROP MANHOLE RIM 9.74 (W/E) 8" PVC INV. 3.74 (E) 8" PVC INV. -3.24 (NW) 8" PVC INV. -2.64
SS-05	SANITARY MANHOLE RIM 9.80 (W) 8" PVC INV. 1.64 (SE) 8" PVC INV. 4.64
SS-06	SANITARY MANHOLE RIM 9.87 (W) 8" PVC INV. 5.10 (E) 8" PVC INV. 5.00
SS-07	DROP MANHOLE RIM 9.70 (S) 4" PVC INV. -1.61 (W/E) 8" PVC INV. -1.71 (NW) 8" PVC INV. 2.34
SS-08	SANITARY MANHOLE RIM 9.79 (W) 8" PVC INV. 3.60 (SE) 8" PVC INV. 4.44 (NW) 8" PVC INV. 4.14
SS-09	SANITARY MANHOLE RIM 7.80 (E) 8" PVC INV. -0.73 (W) 8" PVC INV. -0.43
SS-10	DROP MANHOLE RIM 9.51 (S) 8" PVC INV. -0.71 (W) 8" PVC INV. -0.31 (E) 6" PVC INV. 1.80
SS-11	DROP MANHOLE RIM 4.27 (NE) 8" PVC INV. 2.80 (W) 8" PVC INV. 0.80

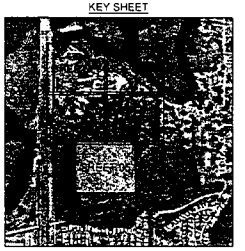
STRUCTURE TABLE	
STRUCTURE	DETAILS
SS-12	SANITARY MANHOLE RIM 7.48 (E) 8" PVC INV. 1.75 (S) 8" PVC INV. 2.67
SS-13	SANITARY MANHOLE RIM 8.42 (E) 8" PVC INV. 4.76 (W) 8" PVC INV. 3.86
SS-14	SANITARY MANHOLE RIM 9.72 (S) 8" PVC INV. 4.96 (W) 8" PVC INV. 1.86
SS-15	SANITARY MANHOLE RIM 9.14 (S) 8" PVC INV. 3.31 (W) 8" PVC INV. 3.21
SS-16	SANITARY MANHOLE RIM 9.61 (W) 8" PVC INV. 5.30 (E) 8" PVC INV. 4.21
SS-17	DROP MANHOLE RIM 9.46 (W) 8" PVC INV. 4.81 (SW) 8" PVC INV. 2.83 (NE) 8" PVC INV. 2.93
SS-18	SANITARY MANHOLE RIM 10.30 (W) 8" PVC INV. 6.97 (S) 8" PVC INV. 5.47 (N) 8" PVC INV. 5.17
SS-20	CLEAN OUT RIM 10.00 (W) 6" PVC INV. 8.28 (SW) 6" PVC INV. 8.28
SS-21	CLEAN OUT RIM 10.00 (NE) 6" PVC INV. 5.74 (W) 6" PVC INV. 5.64

FIRE DEPARTMENT NOTES

1. ALL FIRE MAINS SHALL BE RESTRAINED AT ALL JOINTS INCLUDING THE SLIPBELL COUPLINGS
2. FIRE HYDRANTS SHALL BE MARKED WITH BLUE REFLECTORS LOCATED IN THE CENTER OF THE DRIVING LANE OF THE SIDE THAT THE HYDRANT IS LOCATED ON

UTILITY CONFLICTS			UTILITY CONFLICTS		
CONFLICT #1			CONFLICT #5		
19"x30" ERCP STORM	5.23	BOTTOM	14" STORM	5.30	BOTTOM
8" SANITARY	4.25	TOP	8" SANITARY	1.25	TOP
CONFLICT #2			CONFLICT #6		
14" STORM	5.30	BOTTOM	14" STORM	5.30	BOTTOM
8" SANITARY	1.73	TOP	8" SANITARY	4.02	TOP
CONFLICT #3			CONFLICT #7		
19"x30" ERCP STORM	5.73	BOTTOM	14" STORM	5.30	BOTTOM
8" SANITARY	4.27	TOP	8" SANITARY	4.30	TOP
CONFLICT #4			CONFLICT #8		
24"x38" ERCP STORM	4.66	BOTTOM	30" STORM	7.21	BOTTOM
8" SANITARY	4.26	TOP	8" SANITARY	1.22	TOP

KEY SHEET



SCALE 1" = 750'

NO	REVISIONS	DATE	BY
1	FOR RESUBMITTAL	09/13/2021	BDM
2	1st PRO COMMENTS	10/14/2021	BDM

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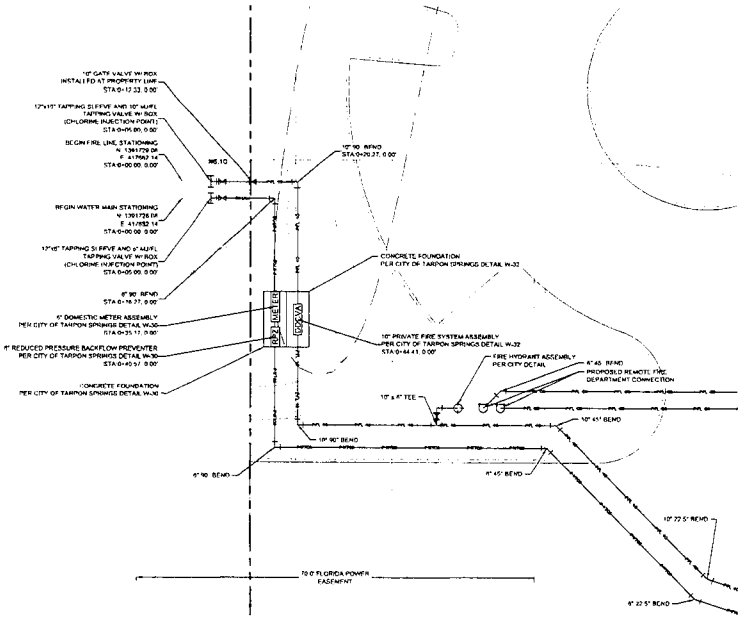
DESIGNED BY: RPC
DRAWN BY: BEH
CHECKED BY: ALC
SCALE:

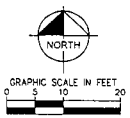
UTILITY PLAN - 05

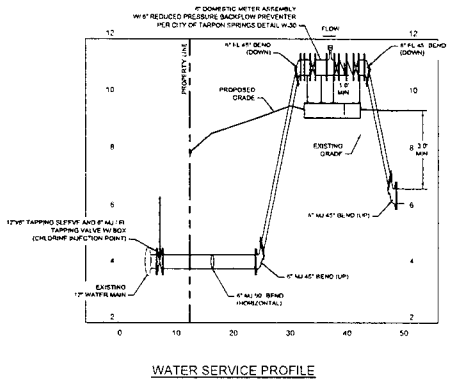
MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145062001
SHEET NUMBER
C405

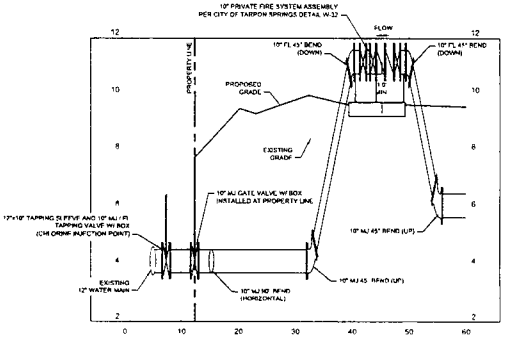
Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C401 - UTILITY PLAN.dwg C405 - UTILITY PLAN - 05 Nov 02, 2021 3:19pm by: haley.skinner







WATER SERVICE PROFILE



FIRE SERVICE PROFILE

REVISIONS		
NO	DATE	BY
1	09/13/2021	BDM
2	10/14/2021	BDM

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DESIGNED BY RPC
DRAWN BY BTK
CHECKED BY JMC

SCALE

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C410

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

UTILITY CONNECTION DETAIL

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Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C420 - LIFT STATION SITE PLAN.dwg C420 - LIFT STATION SITE PLAN Nov 02, 2021 3:50pm by haley.skinner

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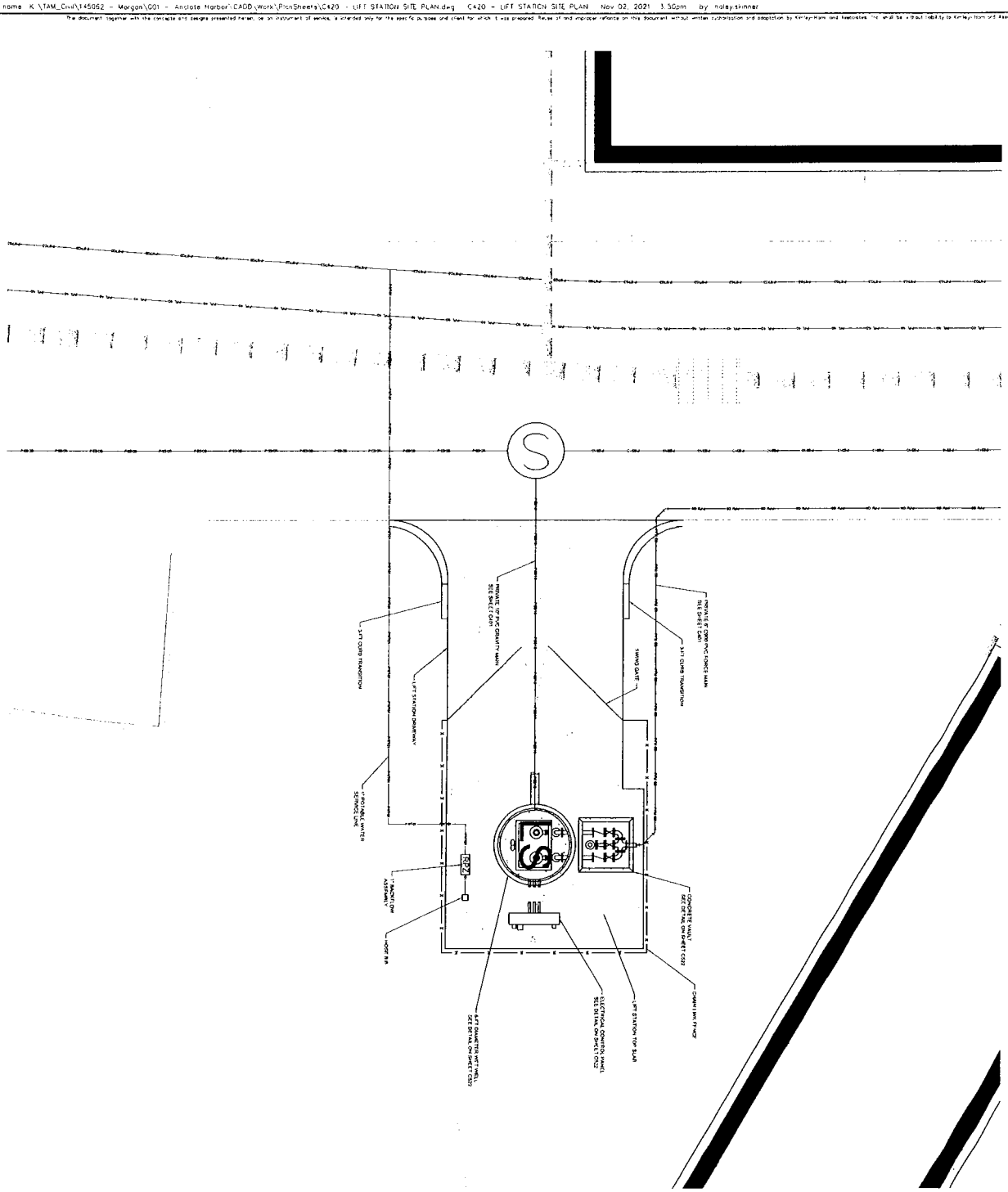

LEGEND

PROPERTY BOUNDARY
PROPOSED FORCE MAIN
PROPOSED WATER LINE
PROPOSED GRAVITY SEWER
PROPOSED UTILITY BOXES

GRAPHIC SCALE IN FEET
0 2 4 8

NORTH

C420	SHEET NUMBER	145062001	PROJECT NUMBER
11/2/2021	DATE		

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

LIFT STATION SITE PLAN

SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY ACC

DESIGN ENGINEER
NATHAN Q LEE, P.E.
FLORIDA REGISTRATION NUMBER
STATE OF FLORIDA
69843
DATE

Kimley»Horn

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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
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No	REVISIONS	DATE	BY
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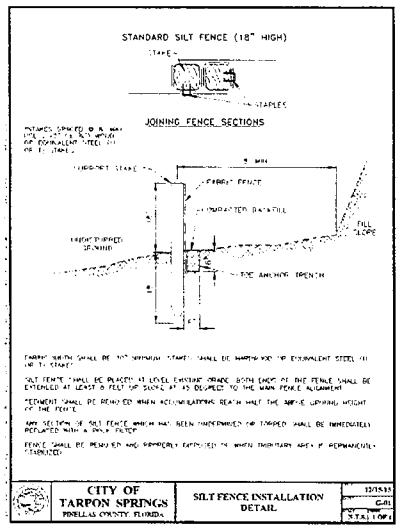
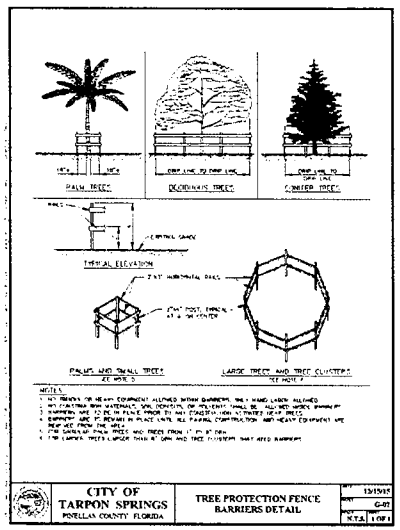
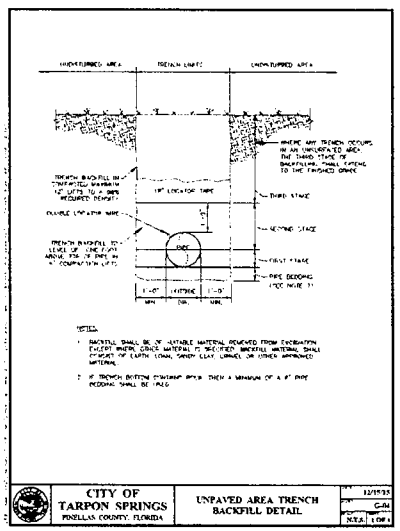
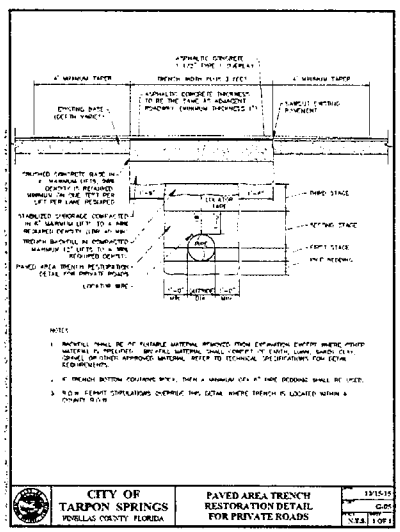
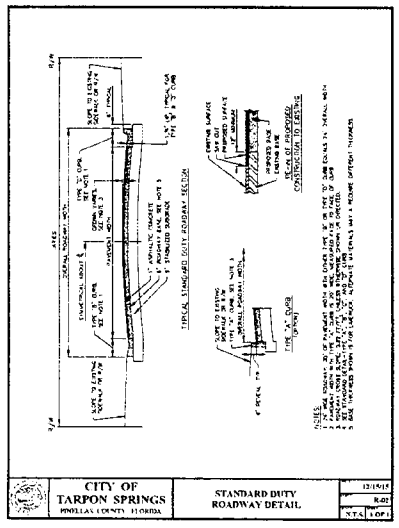
2	SWFWMD COMMENTS	10/14/2021	BDM

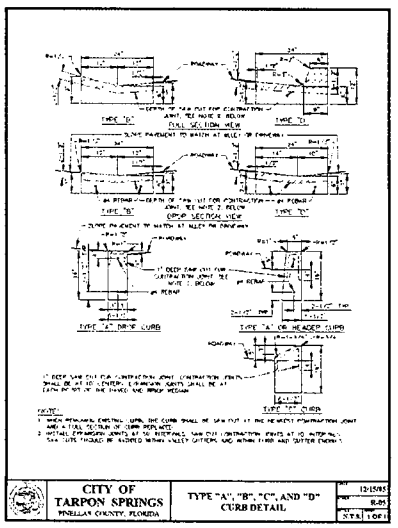


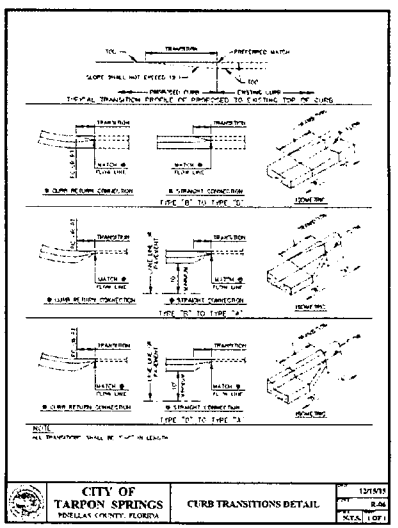


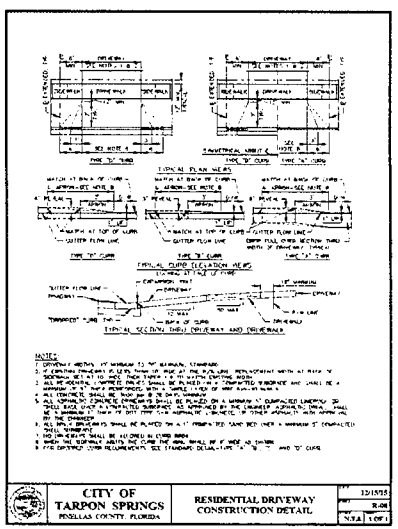












GROUNDWATER / DEWATERING NOTE:
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NO	REVISIONS	DATE	BY
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2	SWFWMD COMMENTS	10/14/2021	BDM

SCALE
DESIGNED BY RPC
DRAWN BY BTN
CHECKED BY AGC

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

CITY OF TARPON SPRINGS
CONSTRUCTION DETAILS

DATE
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PROJECT NO.
145062001
SHEET NUMBER
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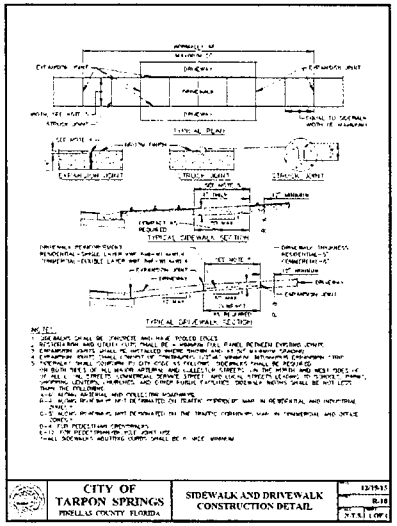
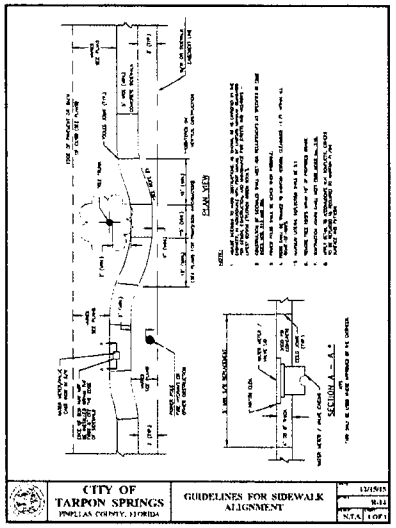


CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL

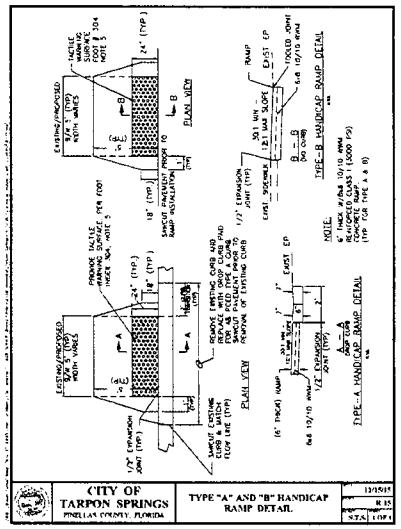
12/15/15 | R-10 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

GUIDELINES FOR SIDEWALK ALIGNMENT

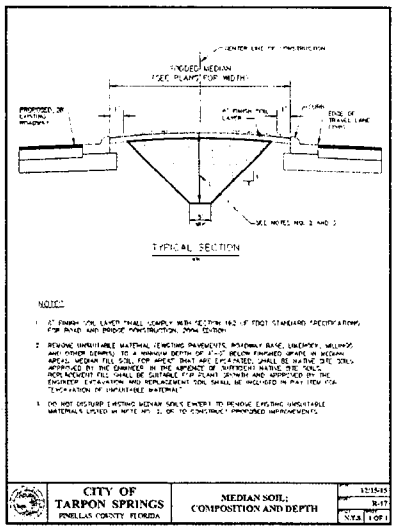
12/15/15 | R-11 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPE "A" AND "B" HANDICAP RAMP DETAIL

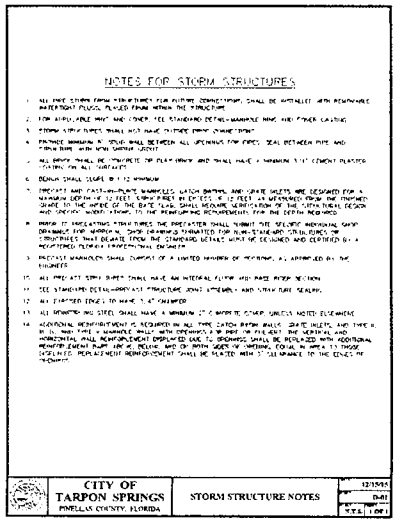
12/15/15 | R-15 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

MEDIAN SOIL; COMPOSITION AND DEPTH

12/15/15 | R-17 | N.T.S. | 1 OF 1



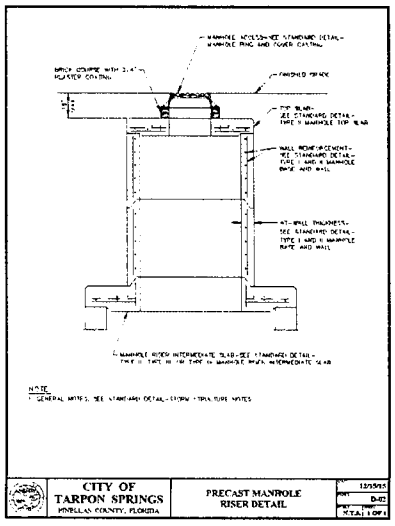
NOTES FOR STORM STRUCTURES

1. ALL PIPE STUBS FROM STRUCTURES FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE STRUCTURE.
2. FOR APPLICABLE MANHOLE AND COVER, SEE STANDARD DETAIL-MANHOLE RING AND COVER CASTING.
3. STORM STRUCTURES SHALL NOT HAVE OUTSIDE DROP CONNECTIONS.
4. WATERTIGHT SEALING A TYPE SHALL BE USED BETWEEN ALL OPENINGS FOR PIPES, SEAL BETWEEN PIPE AND STRUCTURE WITH NON-SHRINK GROUT.
5. ALL GROUT SHALL BE CONCRETE OR PLAIN GROUT AND SHALL HAVE A MINIMUM 3:1/1 CEMENT PLASTER COATING ON ALL SURFACES.
6. BENCH SHALL SLOPE @ 1:12 MINIMUM.
7. PRECAST AND CAST-IN-PLACE MANHOLES, CATCH BASINS, AND GRATE INLETS ARE DESIGNED FOR A MAXIMUM DEPTH OF 12.5 FEET. WHERE PIPES IN EXCESS OF 12.5 FEET ARE ENCOUNTERED FROM THE FINISHED GRADE TO THE INVERT OF THE PIPE, SHALL REQUIRE VERIFICATION OF THE STRUCTURAL DESIGN AND SPECIFIC WORKING DRAWINGS FOR THE DEEPER REQUIRED.
8. PRIOR TO FABRICATING STRUCTURES, THE PRECASTER SHALL SUBMIT THE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NON-STANDARD CATCH BASINS OR STRUCTURES THAT DEVIATE FROM THE STANDARDS DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA ENGINEERING ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A LIMITED NUMBER OF HEIGHTS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STORM SEWER SHALL HAVE AN INTERNAL FLOW AND RATE ROUGH SECTION.
11. SEE STANDARD DETAIL-PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING.
12. ALL CHAMFERED EDGES TO HAVE 1" X 1" CHAMFER.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM OF 2" BARRIER TO OTHER SURFACES NOTED ELSEWHERE.
14. ADDITIONAL REINFORCEMENT IS REQUIRED IN ALL TYPE CATCH BASIN WALLS, GRATE INLETS, AND TYPE P, R, S, AND TYPE V MANHOLE WALLS WITH OPENINGS 6" OR MORE FROM THE PLACEMENT OF VERTICAL AND HORIZONTAL WALL REINFORCEMENT DISPLACED SIDE TO OPENINGS SHALL BE REPLACED WITH ADDITIONAL REINFORCEMENT EQUAL TO THAT LOST OR DEFICIENT. SPACING OF MATERIAL TO BE IN ANY 6 1/2 INCHES DISPLACED REPLACEMENT REINFORCEMENT SHALL BE PLACED WITH 3" CLEARANCE TO THE EDGE(S) OF OPENING.

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

STORM STRUCTURE NOTES

12/15/15 | D-01 | N.T.S. | 1 OF 1

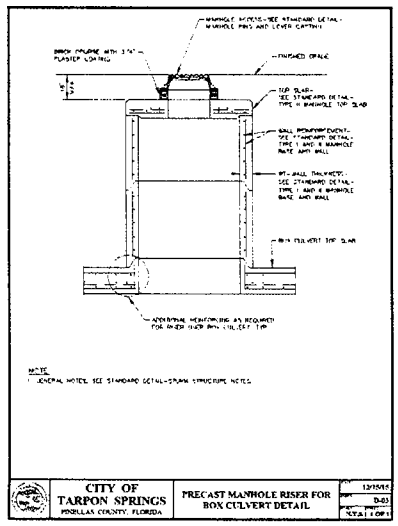


NOTE
1. GENERAL NOTES: SEE STANDARD DETAIL-STORM STRUCTURE NOTES

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

PRECAST MANHOLE RISER DETAIL

12/15/15 | D-02 | N.T.S. | 1 OF 1

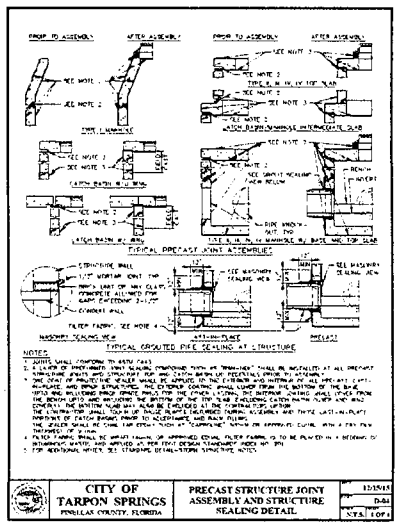


NOTE
1. GENERAL NOTES: SEE STANDARD DETAIL-STORM STRUCTURE NOTES

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

PRECAST MANHOLE RISER FOR BOX CULVERT DETAIL

12/15/15 | D-03 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING DETAIL

12/15/15 | D-04 | N.T.S. | 1 OF 1

GROUNDWATER / DEWATERING NOTE:
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2	SWFWMD COMMENTS	10/14/2021	BSM

SCALE
DESIGNED BY RPC
DRAWN BY BPH
CHECKED BY ASC

CITY OF TARPON SPRINGS
CONSTRUCTION DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C501

Drawing Name: X:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C500 - CITY OF TARPON SPRINGS CONSTRUCTION DETAILS.dwg C501 Nov 02, 2021 3:56pm bjf haley.skinner

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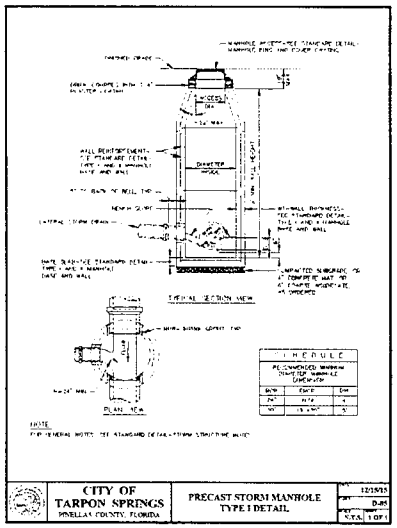

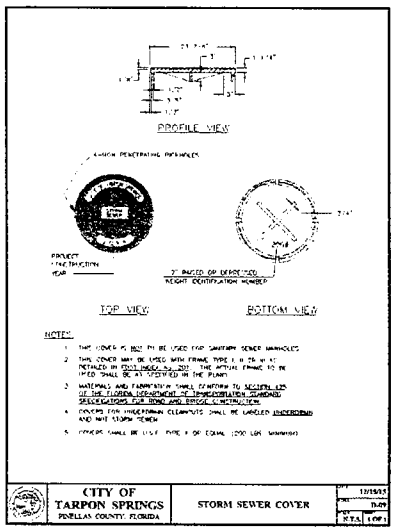

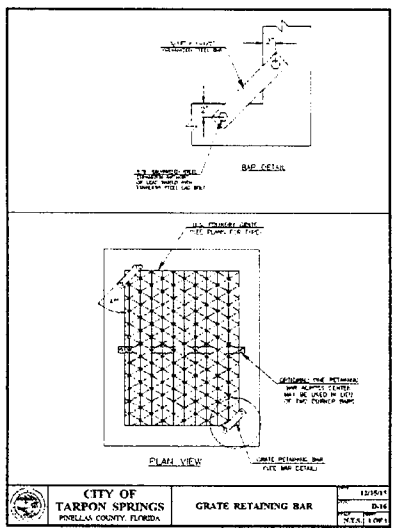

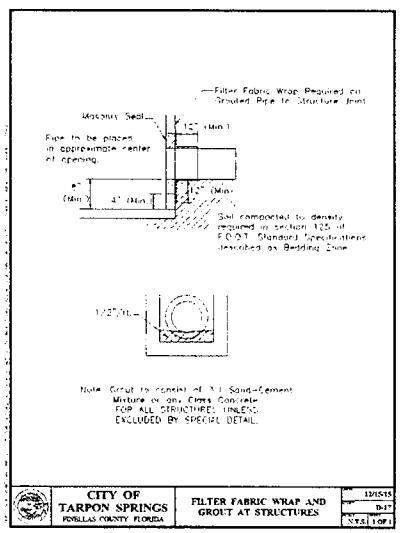

§ 127.06 - Parking lot traffic control signage and lighting design standards.

(A) The design for parking lot traffic control signage shall be as shown in Figure 1 below and shall meet the following standards:

(1) Sign posts shall be black or dark green in color.
(2) Sign posts shall be round or fluted in shape.
(3) Sign posts shall be at least three inches in diameter.
(4) Sign posts shall have a round or fluted decorative base.
(5) Signs shall have a black or dark green boarder of at least one inch in width. Signs identifying individual parking spaces are exempt from this requirement.

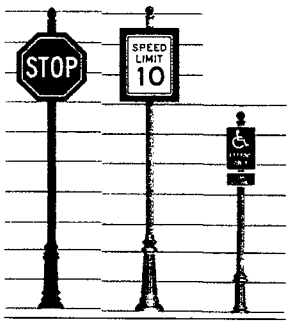

Figure 1

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SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY ACC

CITY OF TARPON SPRINGS
CONSTRUCTION DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145062001
SHEET NUMBER
C502

Drawing Name: K:\TAM_Civil\145062 - Morgan\20A - Anclote Harbor\CADD\Work\PlanSheets\C500 - CITY OF TARPON SPRINGS CONSTRUCTION DETAILS.dwg C502 Nov 02, 2021 3:50pm by Ryley.skinner
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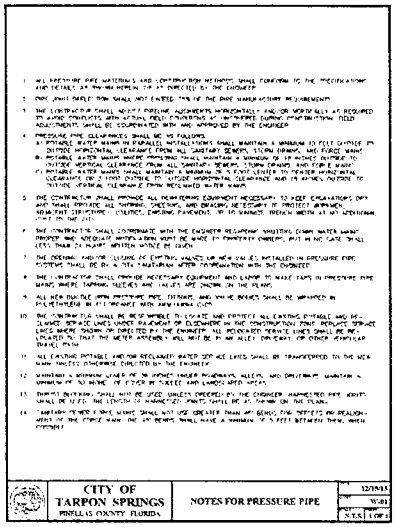
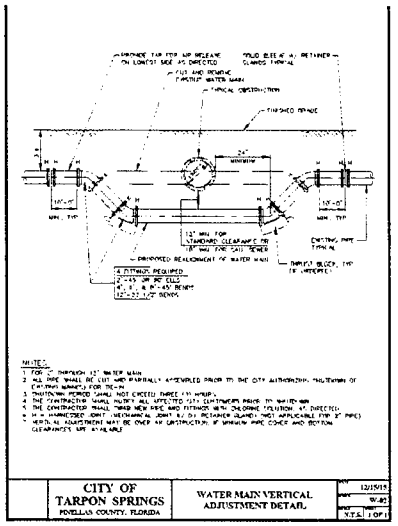
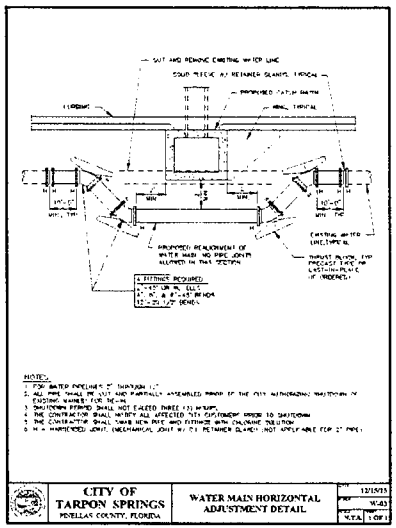


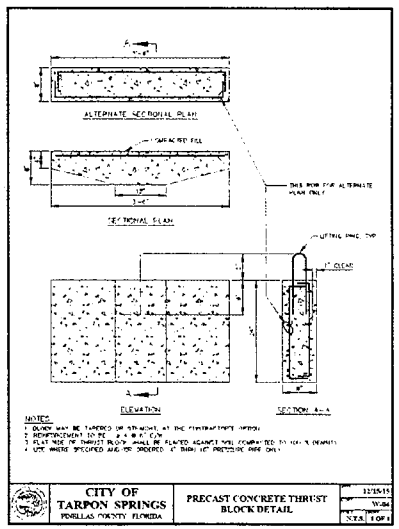
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | NOTES FOR PRESSURE PIPE | 12/15/15 | W-01 | N.T.S. | 1 OF 1



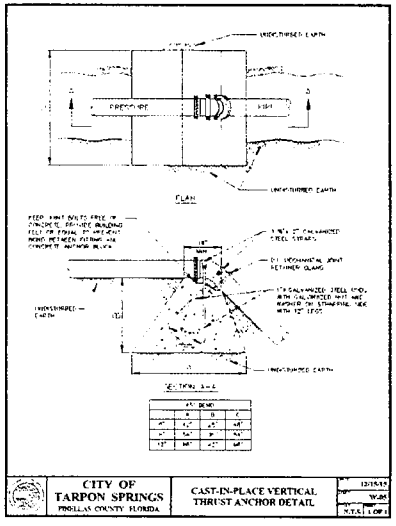
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | WATER MAIN VERTICAL ADJUSTMENT DETAIL | 12/15/15 | W-02 | N.T.S. | 1 OF 1



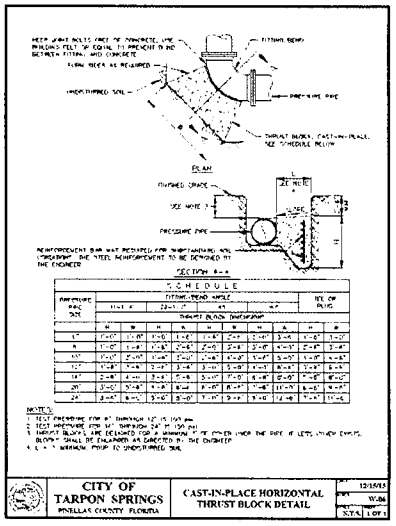
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | WATER MAIN HORIZONTAL ADJUSTMENT DETAIL | 12/15/15 | W-03 | N.T.S. | 1 OF 1



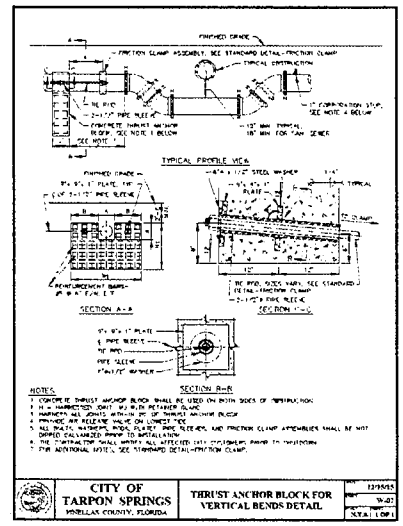
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | PRECAST CONCRETE THRUST BLOCK DETAIL | 12/15/15 | W-04 | N.T.S. | 1 OF 1



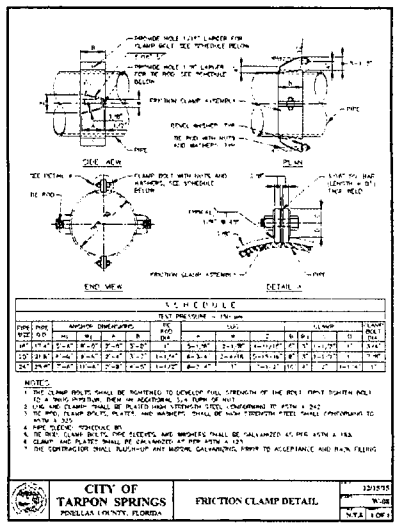
CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | CAST-IN-PLACE VERTICAL THRUST ANCHOR DETAIL | 12/15/15 | W-05 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | CAST-IN-PLACE HORIZONTAL THRUST BLOCK DETAIL | 12/15/15 | W-06 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | THRUST ANCHOR BLOCK FOR VERTICAL BENDS DETAIL | 12/15/15 | W-07 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | FRICTION CLAMP DETAIL | 12/15/15 | W-08 | N.T.S. | 1 OF 1

GROUNDWATER / DEWATERING NOTE

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2	SWFWMD COMMENTS	10/14/2021	EDW

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CHECKED BY ACC

CITY OF TARPON SPRINGS
WATER DETAILS

MORGAN
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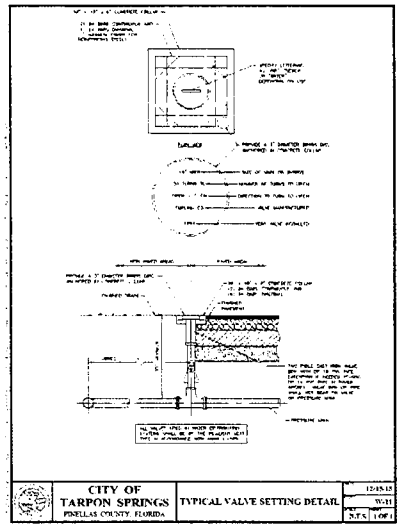
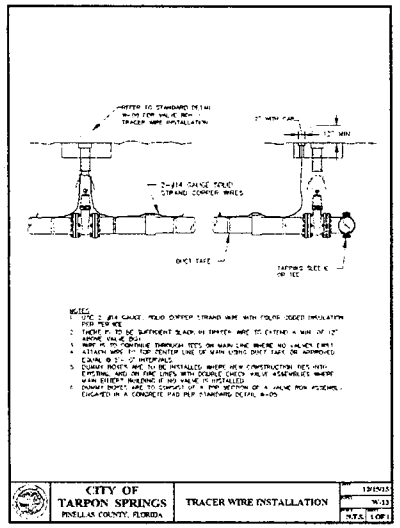


CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPICAL VALVE SETTING DETAIL

12/15/15 | W-11 | N.T.S. | 1 OF 1



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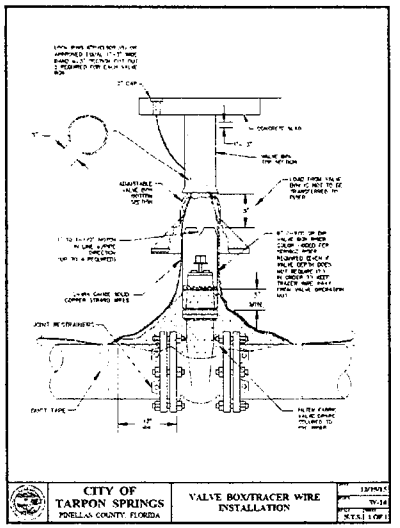
PINELLAS COUNTY, FLORIDA

TRACER WIRE INSTALLATION

12/15/15 | W-13 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
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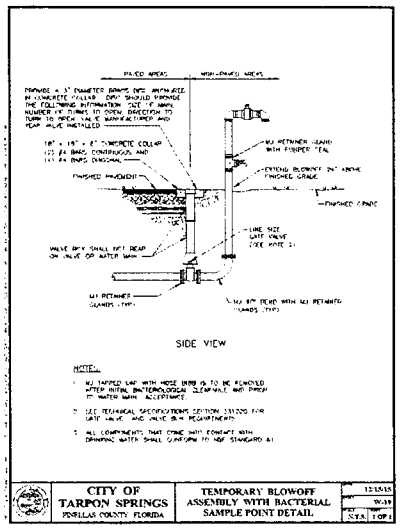
VALVE BOX/TRACER WIRE INSTALLATION

12/15/15 | W-14 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
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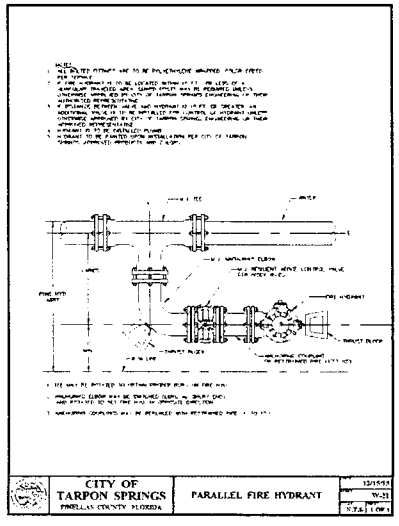
TEMPORARY BLOW-OFF ASSEMBLY WITH BACTERIAL SAMPLE POINT DETAIL

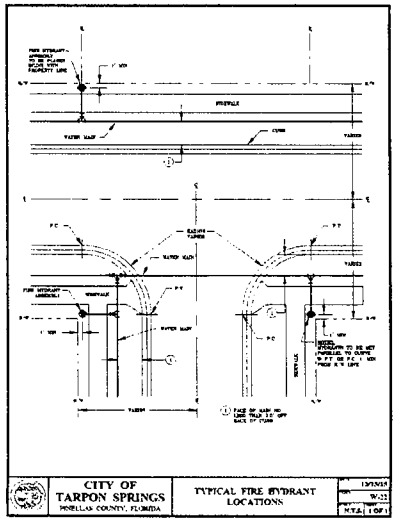
12/15/15 | W-19 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

PARALLEL FIRE HYDRANT

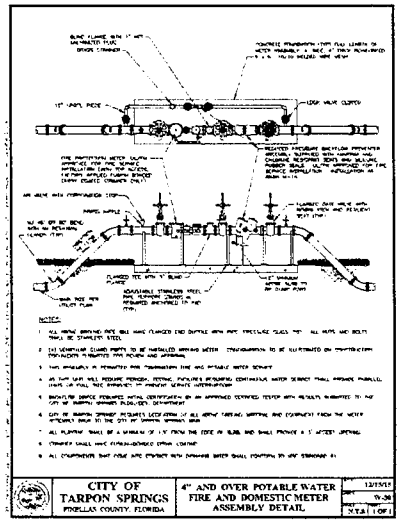
12/15/15 | W-21 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPICAL FIRE HYDRANT LOCATIONS

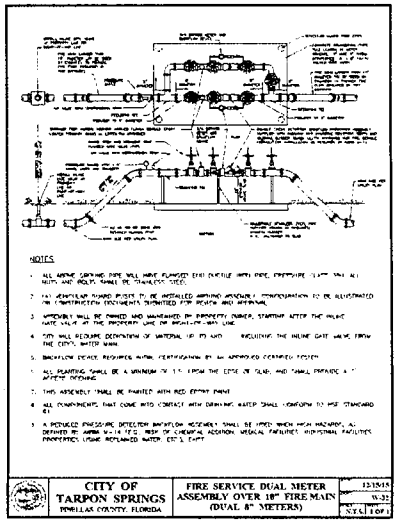
12/15/15 | W-22 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

4" AND OVER POTABLE WATER FIRE AND DOMESTIC METER ASSEMBLY DETAIL

12/15/15 | W-36 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

FIRE SERVICE DUAL METER ASSEMBLY OVER 10" FIRE MAIN (DUAL 8" METERS)

12/15/15 | W-32 | N.T.S. | 1 OF 1

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

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1615 NORTH FRANKLIN STREET, TAMPA, FL 33602
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WWW.KIMLEY-HORN.COM REGISTRY No. 696

NO.	REVISIONS	DATE	BY
1	TDP RESUBMITTAL	09/13/2021	BDM
2	SWFWMD COMMENTS	10/14/2021	BDM

SCALE

DESIGNED BY RPC
DRAWN BY BEN
CHECKED BY ACC

CITY OF TARPON SPRINGS
WATER DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
11/2/2021
PROJECT NO.
145052001
SHEET NUMBER
C511

Drawing name: K:\TAM_Civil\145052 - Morgan\Civil\CAD\Work\PlanSheets\C510 - CITY OF TARPON SPRINGS WATER DETAILS.dwg C511 Nov 02, 2021 3:51pm by hailey.skinner

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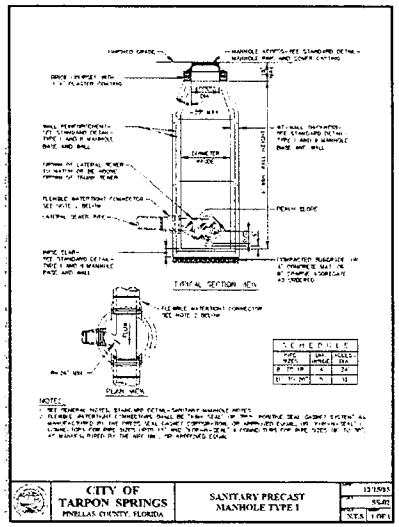
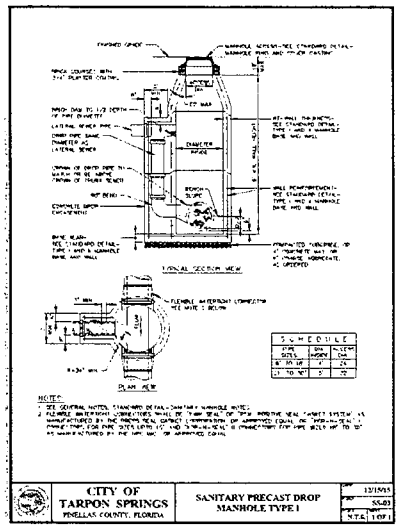
NOTES FOR SANITARY STRUCTURES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE OR FIBERGLASS REINFORCED POLYESTER (FRP), UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FOR PRECAST MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FLUSH WITHIN THE MANHOLE.
3. ALL TYPE 'J' TYPE 'P' RISERS SHALL BE LABORATORY WITH REAL FACING CERTIFIED BY STRUCTURE ENGR., OTHERWISE LENGTH AS DIRECTED BY THE ENGINEER.
4. THE PIPING SECTION IS TYPE II PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE PIPE SECTION.
6. ALL MANHOLES WITH FLAT TOP SHALL BE TYPE II, SEE STANDARD DETAIL - TYPE II MANHOLE TOP SLAB.
   - ORDER SHIPMENT SHALL BE REQUIRED WHEN THE DEPTH OF MH EXCEEDS FIVE (5) FT OR MORE, OR IS THE DEPTH OF THE MANHOLE ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
7. PRIOR TO PREFABRICATING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR MANHOLES AND STRUCTURES THAT EXCEED THOSE THE STANDARD DETAILS MUST BE DEVELOPED AND STAMPED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
8. PRECAST MANHOLES SHALL CONFORM FOR A MINIMUM NUMBER OF TESTINGS, AS APPROVED BY THE ENGINEER.
9. ALL PRECAST STRUCTURES SHALL HAVE A MONOLITHIC FLOOR AND BASE WALK (BELOW SEE STANDARD DETAIL - TYPE I AND II MANHOLE BASE AND WALL.
10. ALL PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL-PRECAST STRUCTURE JOINT ASSEMBLY.
11. ALL CHANNELS SHALL BE MADE A FULL DIAMETER.
12. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL-MANHOLE RING AND COVER DETAIL.
13. PRECAST BASE SECTION SHALL BE INSTALLED ON A COMPETENT SUBSTRATE WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
14. ALL RISERS SHALL BE FLAT TOPS AND SHALL HAVE A MINIMUM FLAT TRAFFIC BEARING SURFACE.
15. RISER SHALL TAPER IN 1:12 MINIMUM.
16. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF CONCRETE EXPOSED AFTER THE INFILTRATION / VISUAL SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE (INCLUDING THE TOP SURFACE, RISERS, AND SHEETS) FROM THE BOTTOM SLAB TO THE GROUND SURFACE, EXCLUDING THE FLOWER (EXISTING LID) AND THE HORIZONTAL PLANE OF THE MH CENTERLINE OF LIVE DIFFERENCE WILL UNDERWATER IF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE MANUFACTURER. DETAIL 1 PLAN OF THE PROTECTIVE COATING SHALL BE APPLIED TO THE INTERIOR AND SHALL BE APPLIED TO THE SURFACE OF THE "MATING" SHALL BE OF THE EXTERIOR. NON-COAT BITUMINOUS SHALL BE APPROVED EQUAL. EACH COATING SHALL YIELD A FINAL DRY FILM THICKNESS OF 8 MILS.
17. PRIOR TO MANUFACTURING OF ANY MANHOLE, MANHOLE COVERS, SHALL SUBMIT SHOP AND SEALED SHOP DRAWINGS FOR THE DESIGN OF RISERS AND BENCH AREA, PIPE CONNECTIONS, FABRICATION DETAILS, AND INSTALLATION DETAILS FOR APPROVAL.
18. FOR ERP MANHOLES + PREFABRICATE ENCLOSED INVERT AND BENCH MAY BE INSTALLED BY THE MANUFACTURER OR CONCRETE MAY BE USED FOR THE BENCH AREA AND INVERT, AS DIRECTED BY THE ENGINEER.
19. FOR STREAMLINE BASE, BE REFERENCED AT 1/2" DEPTH TO WIRE.

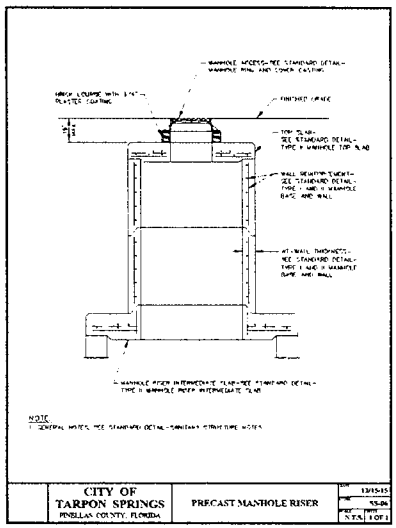
CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | SANITARY STRUCTURE NOTES | 12/15/15 | SS-01 | N.T.S. | 1 OF 1



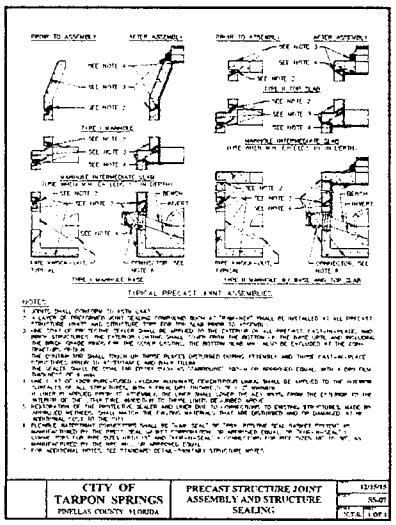
CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | SANITARY PRECAST MANHOLE TYPE I | 12/15/15 | SS-02 | N.T.S. | 1 OF 1



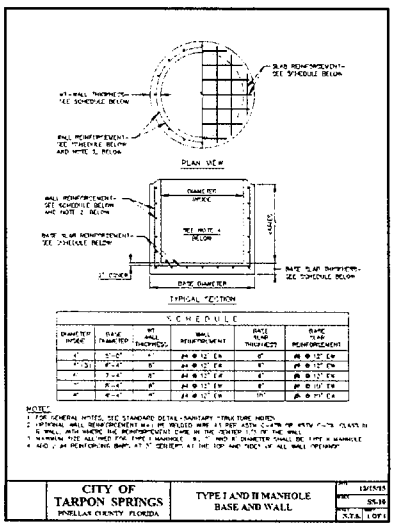
CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | SANITARY PRECAST DROP MANHOLE TYPE I | 12/15/15 | SS-03 | N.T.S. | 1 OF 1



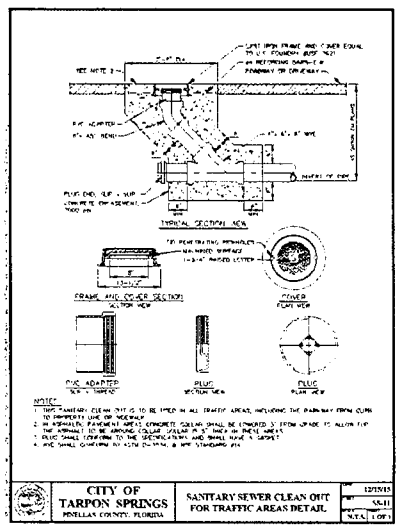
CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | PRECAST MANHOLE RISER | 12/15/15 | SS-04 | N.T.S. | 1 OF 1



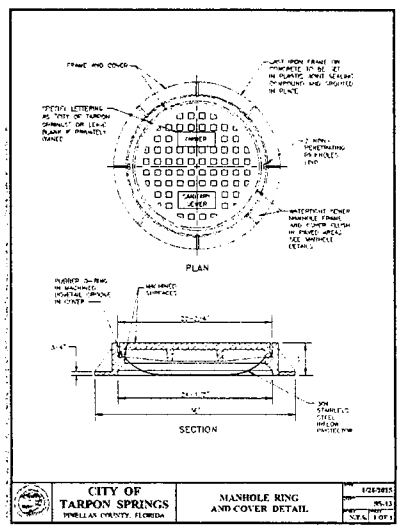
CITY OF TARPON SPRINGS | PINELLAS COUNTY FLORIDA | PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING | 12/15/15 | SS-07 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | TYPE I AND II MANHOLE BASE AND WALL | 12/15/15 | SS-10 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL | 12/15/15 | SS-11 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS | PINELLAS COUNTY, FLORIDA | MANHOLE RING AND COVER DETAIL | 12/15/15 | SS-13 | N.T.S. | 1 OF 1

GROUNDWATER / DEWATERING NOTE

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NO	REVISIONS	DATE	BY
1	TIP RESUBMITTAL	09/13/2021	BDW
2	SWFWMD COMMENTS	10/14/2021	BDW

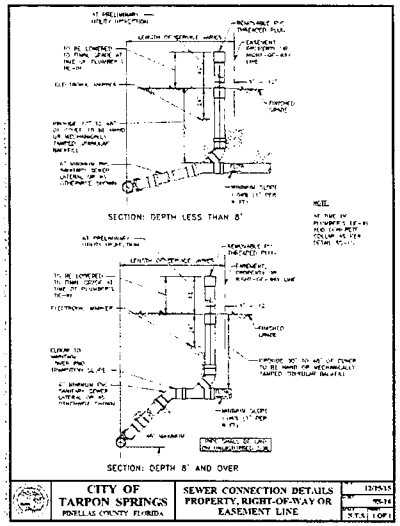
SCALE
DESIGNED BY RPS
DRAWN BY BDW
CHECKED BY RPS

CITY OF TARPON SPRINGS
SANITARY SEWER DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C520

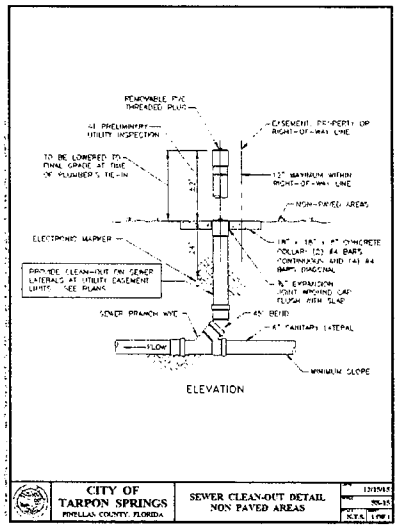
Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\Plan Sheets\C522 STANDARD PRIVATE LIFT STATION DETAILS.dwg C520 Nov 02, 2021 3:31pm by: haley.skinner



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CONNECTION DETAILS PROPERTY, RIGHT-OF-WAY OR EASEMENT LINE

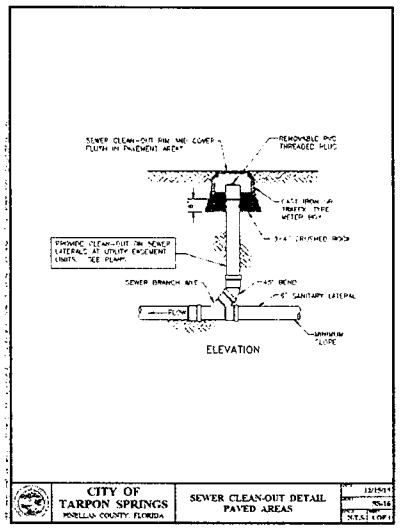
12/15/15 | 95-16 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CLEAN-OUT DETAIL NON PAVED AREAS

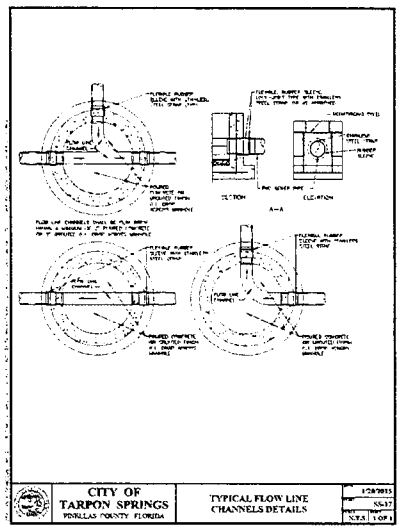
12/15/15 | 95-15 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

SEWER CLEAN-OUT DETAIL PAVED AREAS

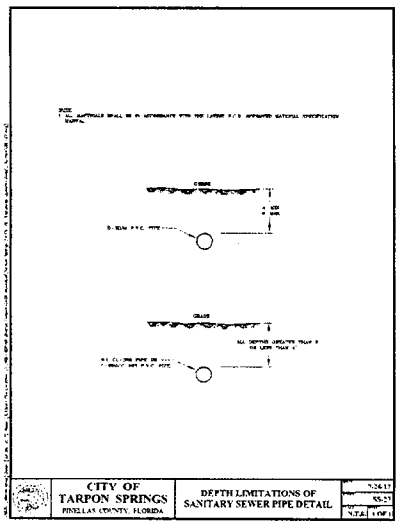
12/15/15 | 95-16 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPICAL FLOW LINE CHANNELS DETAILS

1/28/2015 | 95-17 | N.T.S. | 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL

9.26.17 | 95-27 | N.T.S. | 1 OF 1

GROUNDWATER / DEWATERING NOTE:
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1101 HAMPTON PARK BLVD., SUITE 150, CAPE CORAL, FL 33909
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NO.	REVISIONS	DATE	BY
1	TOP RESUBMITTAL	09/13/2021	BDM
2	SWFWMD COMMENTS	10/14/2021	BDM

SCALE
DESIGNED BY RPC
DRAWN BY BTN
CHECKED BY ACC

CITY OF TARPON SPRINGS
SANITARY SEWER DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C521

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CAD\civils\PlanSheets\C522 STANDARD PRIVATE LIFT STATION DETAILS.dwg C521 Nov 02, 2021 3:51pm by rodney.skinner
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BARNEY'S PUMPS, INC.

PO BOX 3529, LAKELAND, FL 33802

PHONE: (863) 665-8500 FAX: (863) 666-3858

DUPLEX CONCRETE NON-CLOG LIFT STATION

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDROMATIC OR HOMA). EACH PUMP SHALL BE MOUNTED ON A 84" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 316SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF NON-CLOG CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS: ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
WET WELL SHALL BE PRE-CAST CONCRETE AND SECTIONS SHALL BE REINFORCED IN CONFORMING WITH ASTM C478 AND C913 (LATEST REVISIONS). CONTRACTOR SHALL SUPPLY WET WELL AND SHALL CONFIRM UNITS ARE STRUCTURALLY SOUND FOR DEPTH REQUIRED.

VALVE BOX
THE VALVE BOX SHALL BE CONCRETE WITH AN ALUMINUM LOCKABLE COVER

VALVES
VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES

HATCH COVER
THE HATCH COVERS SHALL ALLOW FOR MAXIMUM ACCESS TO THE WET WELL AND VALVE BOX. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE, RATED FOR 300 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATION, OR EQUAL

FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL

CONTROLS
THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY BARNEY'S PUMPS AND INSTALLED BY CONTRACTOR.

ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0660), FL

EMERGENCY NOTICE SIGN
CONTRACTOR IS TO PROVIDE AND POST AN UNOBSTRUCTED SIGN (12"X12" WITH 2" LETTERING) MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE

PUMP DATA TABLE

PUMP MODEL	HYDROMATIC S4K	
IMPELLER DIAMETER	10	"
PUMP DESIGN CAPACITY	280	GPM
PUMP DESIGN TDH	105	FT
SECONDARY CAPACITY	-	GPM
SECONDARY TDH	-	FT
HORSEPOWER	15	HP
VOLTAGE	-	V
PHASE	3	PH
DISCHARGE SIZE	4	"

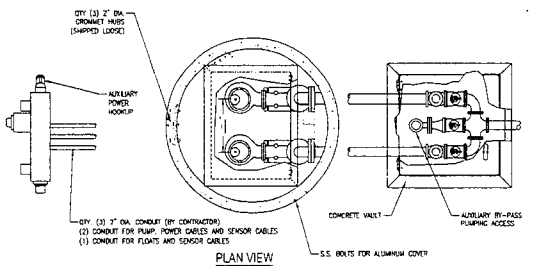
NOTES: CONTRACTOR TO VERIFY VOLTAGE AND PHASE

ELEVATIONS

(A)	TOP OF WET WELL	10.00'
(B)	INLET INVERT	-4.30'
(C)	HIGH WATER ALARM	-4.80'
(D)	LAG PUMP ON	-5.30'
(E)	LEAD PUMP ON	-5.80'
(F)	PUMP OFF	-7.80'
(G)	BOTTOM OF WET WELL	-10.80'

FDEP REQUIRMENTS
PROVIDE 3/4" WATER LINE WITH A 3/4" BPZ
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION

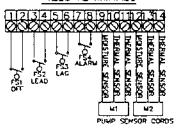
WET WELL/VALVE BOX LAYOUT



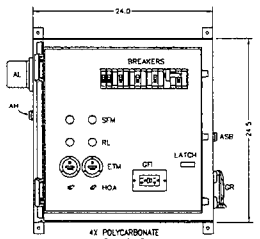
PLAN VIEW

ELECTRICAL

FIELD TERMINALS



ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)
(OUTER DOOR REMOVED)



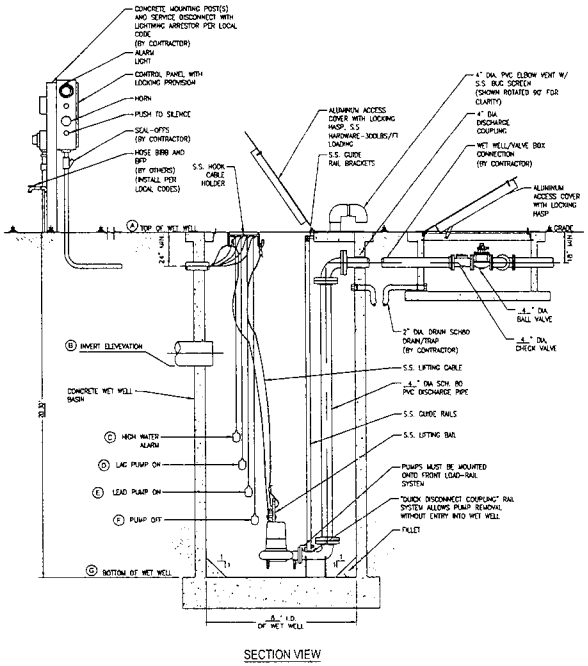
LEGEND

ABBR	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICB	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

PANEL NOTES

ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DEP 62-604
1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION
2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
3) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL
4) ALL PANELS, WET WELL VALVE BOX AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS CONTRACTOR TO PROVIDE KEYED LOCKS.
5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING PUBLIC NOTICE:
IN CASE OF EMERGENCY CONTACT:
6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING
7) FLOAT SWITCHES SHALL BE UL LISTED
8) SHAFT SEAL FAIL DETECTION

SECTION VIEW



GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS 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.

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WWW.KIMLEY-HORN.COM REGISTRY No. 696

No.	REVISIONS	DATE	BY
1	FDEP RESUBMITTAL	09/13/2021	BEM
2	SWFWMD COMMENTS	10/14/2021	BEM

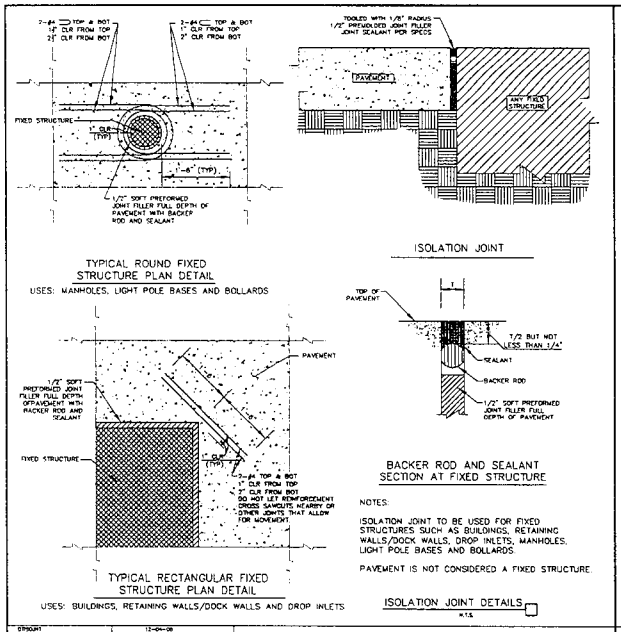
DESIGNED BY RPC
DRAWN BY BEM
CHECKED BY ASC
SCALE

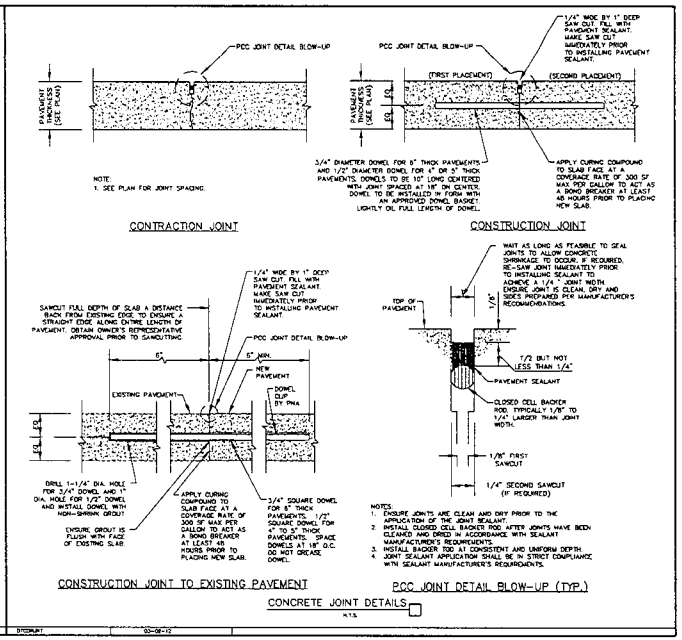
STANDARD PRIVATE LIFT STATION DETAILS

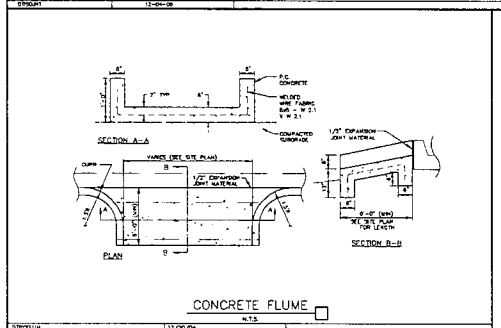
MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

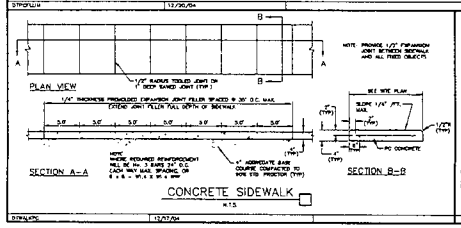
DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C522

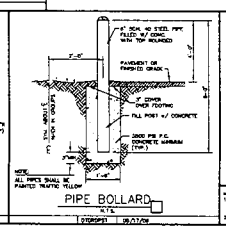
Drawing name: K:\TAM_Civil\145062 - Morgan\CDT - Anclote Harbor\CADD\Work\PlanSheets\C522 STANDARD PRIVATE LIFT STATION DETAILS.dwg C522 STANDARD PRIVATE LIFT STATION DETAILS Nov 02, 2021 3:31pm by: haleyjenner

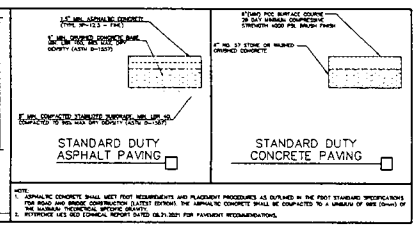












GROUNDWATER / DEWATERING NOTE

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

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NO	REVISIONS	DATE	BY
1	TOP RESUBMITTAL	09/17/2021	BDM
2	2nd MAD COMMENTS	09/24/2021	BDM

NATHAN Q. LEE, JR. — STATE OF FLORIDA — 81816 — PROFESSIONAL ENGINEER — 11/2/2021

SCALE:
DESIGNED BY RPC
DRAWN BY BFH
CHECKED BY ACC

PAVEMENT DETAILS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 11/2/2021
PROJECT NO. 145062001
SHEET NUMBER C600

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Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Work\PlanSheets\C600 - PAVEMENT DETAILS.dwg C600 - PAVEMENT DETAILS Nov 02, 2021 3:51pm by: Tobey.Skinner

Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MITIGATION PLAN.dwg L 50 Oct 05, 2021 3:31pm by Wes Rogers

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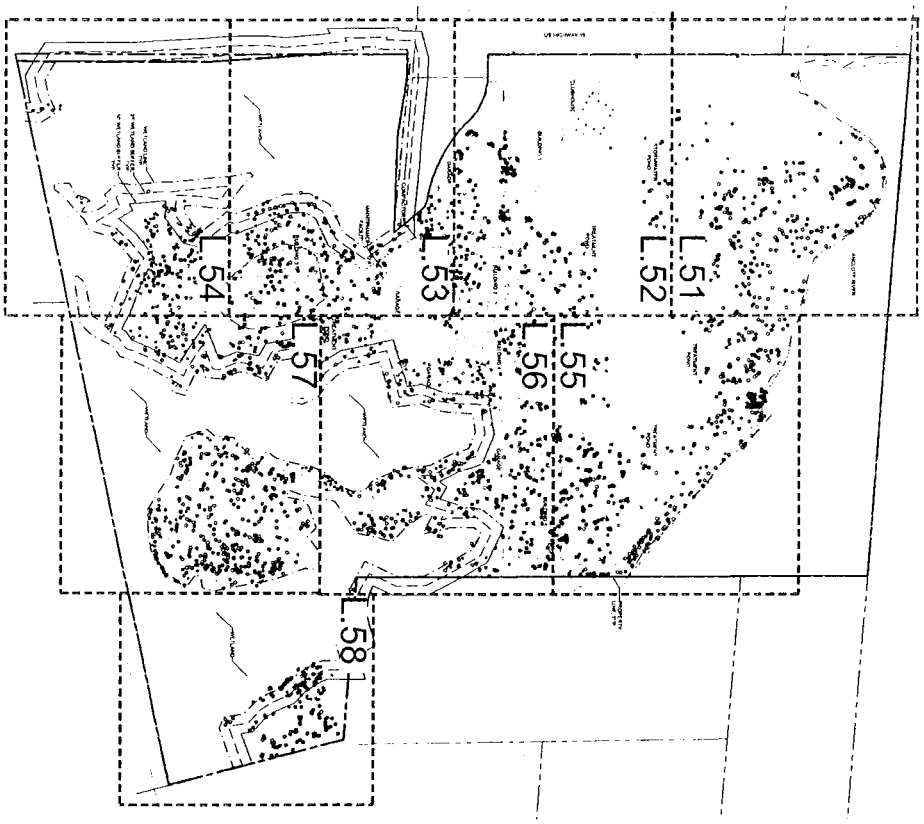

GROUNDWATER / DEWATERING NOTE

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED FOR THE PURPOSE OF CONSTRUCTION DEWATERING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS FOR DEWATERING DISCHARGE AND ASSOCIATED WATER TREATMENT AS REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC. IT'S THE LAW! FLORIDA STATUTE 556 CALL 811 OR 1-800-432-4770 SUNSHINE811.COM

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

LEGEND

TREE TO REMAIN
TREE TO BE REMOVED
PALM TO REMAIN
PALM TO BE REMOVED
TREE PROTECTION FENCE

TRC SUBMITTAL 10/13/2021

SHEET NUMBER L.50	DATE 10/13/2021 PROJECT NO 145062001	MORGAN ANCLOTE HARBOR TARPON SPRINGS FLORIDA	TREE MITIGATION PLAN	SCALE	DESIGNED BY SKP	DRAWN BY SKP	CHECKED BY WMR

PROFESSIONAL ENGINEER WILLIAM M. RICHARDS JR. 66667643 STATE OF FLORIDA
DATE: 10/5/2021

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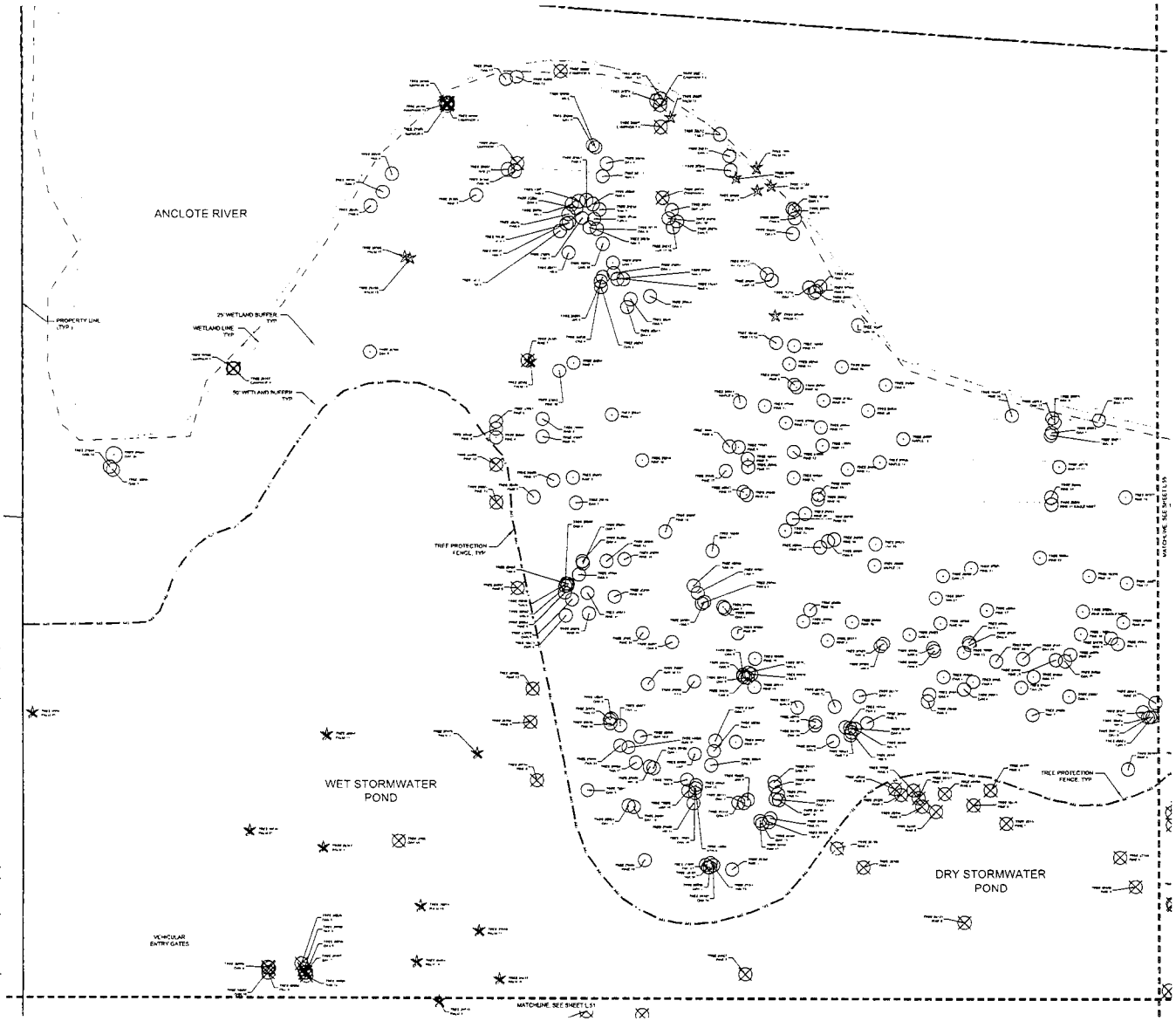
NO.	REVISIONS	DATE	BY



LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- PALM TO REMAIN
- PALM TO BE REMOVED
- TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL 10/13/2021

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

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WWW.KIMLEY-HORN.COM CA 00000696

NO.	REVISIONS	DATE	BY

PROFESSIONAL ENGINEER — STATE OF FLORIDA — 82140 — DATE: 10/13/2021

SCALE	
DESIGNED BY	SKP
DRAWN BY	SKP
CHECKED BY	KMR

DATE: 10/13/2021

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/13/2021
PROJECT NO
145082001
SHEET NUMBER
L.51

Drawing name: C:\Users\wes.rogers\appdata\local\temp\vtcfpubish_309\L50 - TREE MITIGATION PLAN.dwg L51 Oct 05, 2021 3:31pm by Wes.Rogers

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TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/13/2021
PROJECT NO 143621000
SHEET NUMBER L.52

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY
MJR

DATE 10/5/2021

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NO	REVISIONS	DATE	BY

TRC SUBMITTAL 10/13/2021

GRAPHIC SCALE IN FEET
0 30 60

NORTH

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(FLORIDA STATUTE 556)
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GROUNDWATER / DEWATERING NOTE:
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEWATERING ACTIVITIES ASSOCIATED WITH THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS HEAVY WATER TABLE AREA. CONTRACTOR SHALL PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS

LEGEND
- TREE TO REMAIN
- TREE TO BE REMOVED
- PALM TO REMAIN
- PALM TO BE REMOVED
- TREE PROTECTION FENCE

WET STORMWATER POND
DRY STORMWATER POND
POOL
CLUBHOUSE
BUILDING 1
BUILDING 2
PROPERTY LINE (TYP.)
MATCHLINE SEE SHEET L.51
MATCHLINE SEE SHEET L.53

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Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_308\L.52 - TREE MITIGATION PLAN.dwg L.52 Oct 05, 2021 3:22pm By: Wes Rogers

Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 – TREE MITIGATION PLAN.dwg L.53 Oct 05, 2021 3:32pm by: Wes.Rogers

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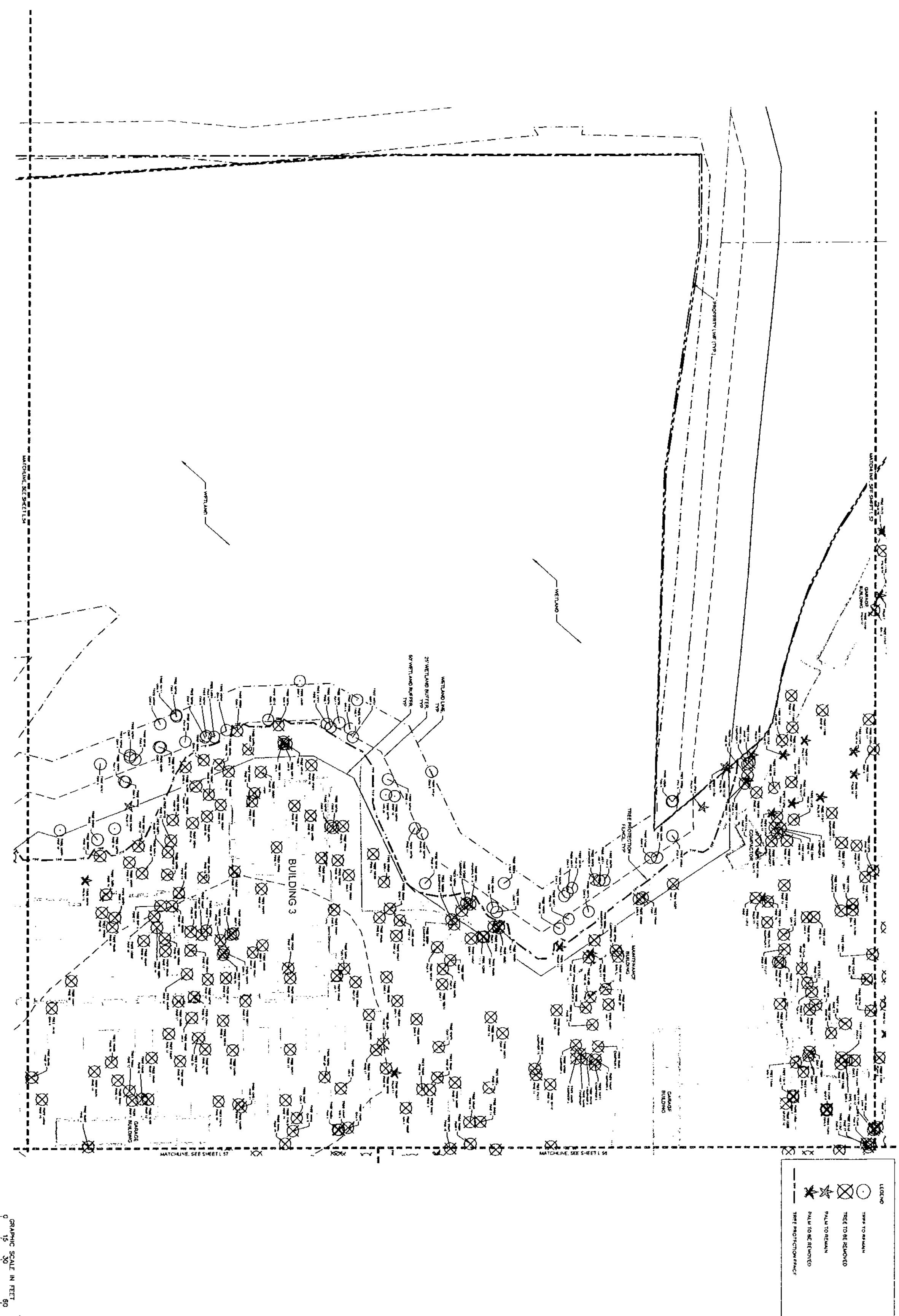

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE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

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TRC SUBMITTAL 10/13/2021

SHEET NUMBER L.53 PROJECT NO. 145052001 DATE 10/13/2021	MORGAN ANCLOTE HARBOR TARPON SPRINGS FLORIDA	TREE MITIGATION PLAN	SCALE DESIGNED BY SKP DRAWN BY SKP CHECKED BY WMR	Wes Anchak, Registered Landscape Architect, Professional LA6667442, State of Florida DATE: 10/5/2021

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No.	REVISIONS	DATE	BY

Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MIRGATION PLAN.dwg L 54 Oct 05, 2021 3:32pm by Wes.Rogers

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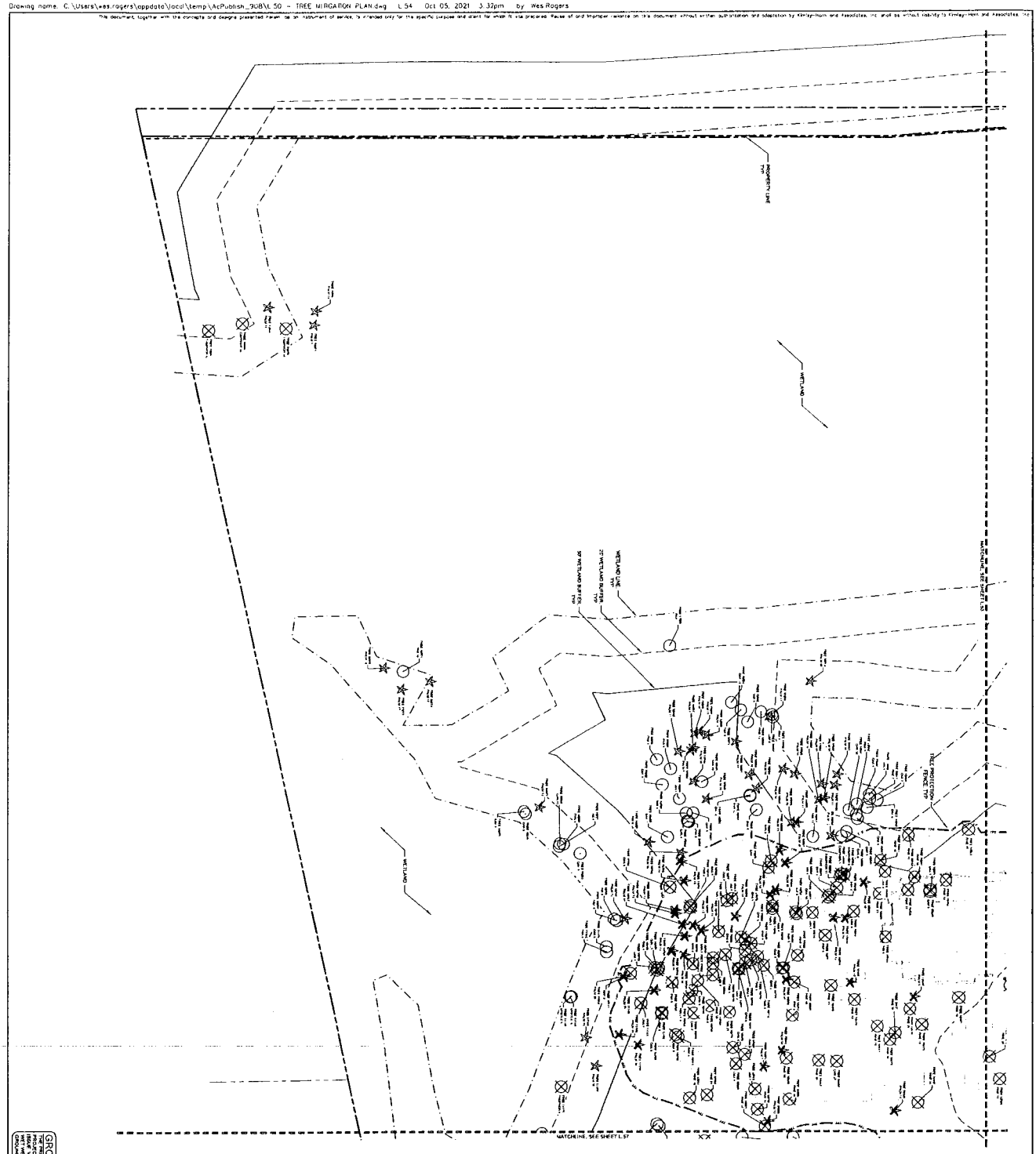

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GROUNDWATER / DEWATERING NOTE:
THE PURPOSE OF GROUNDWATER DISCHARGE IS TO PREVENT ANTICIPATED IMPACTS TO THE SURFACE WATER SYSTEM AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES DURING DEWATERING OPERATIONS TO ENSURE THAT THE DISCHARGE WATER MEETS THE REQUIREMENTS OF THE PERMIT. THE CONTRACTOR SHALL PROVIDE ADEQUATE MANAGEMENT TO CONTROL EROSION OF SOILS DURING DEWATERING OPERATIONS AND MAINTAIN EROSION CONTROL DEVICES AS NECESSARY TO PREVENT TURBIDITY IN EXCESS OF STATE WATER QUALITY STANDARDS.

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TRC SUBMITTAL 10/13/2021

SHEET NUMBER L.54	DATE 10/13/2021 PROJECT NO 145052001	MORGAN ANCLOTE HARBOR TARPON SPRINGS FLORIDA	TREE MITIGATION PLAN	SCALE	DESIGNED BY SKP	DRAWN BY SKP	CHECKED BY WWR

PROFESSIONAL ENGINEER LAS667443 STATE OF FLORIDA
DATE: 10/5/2021

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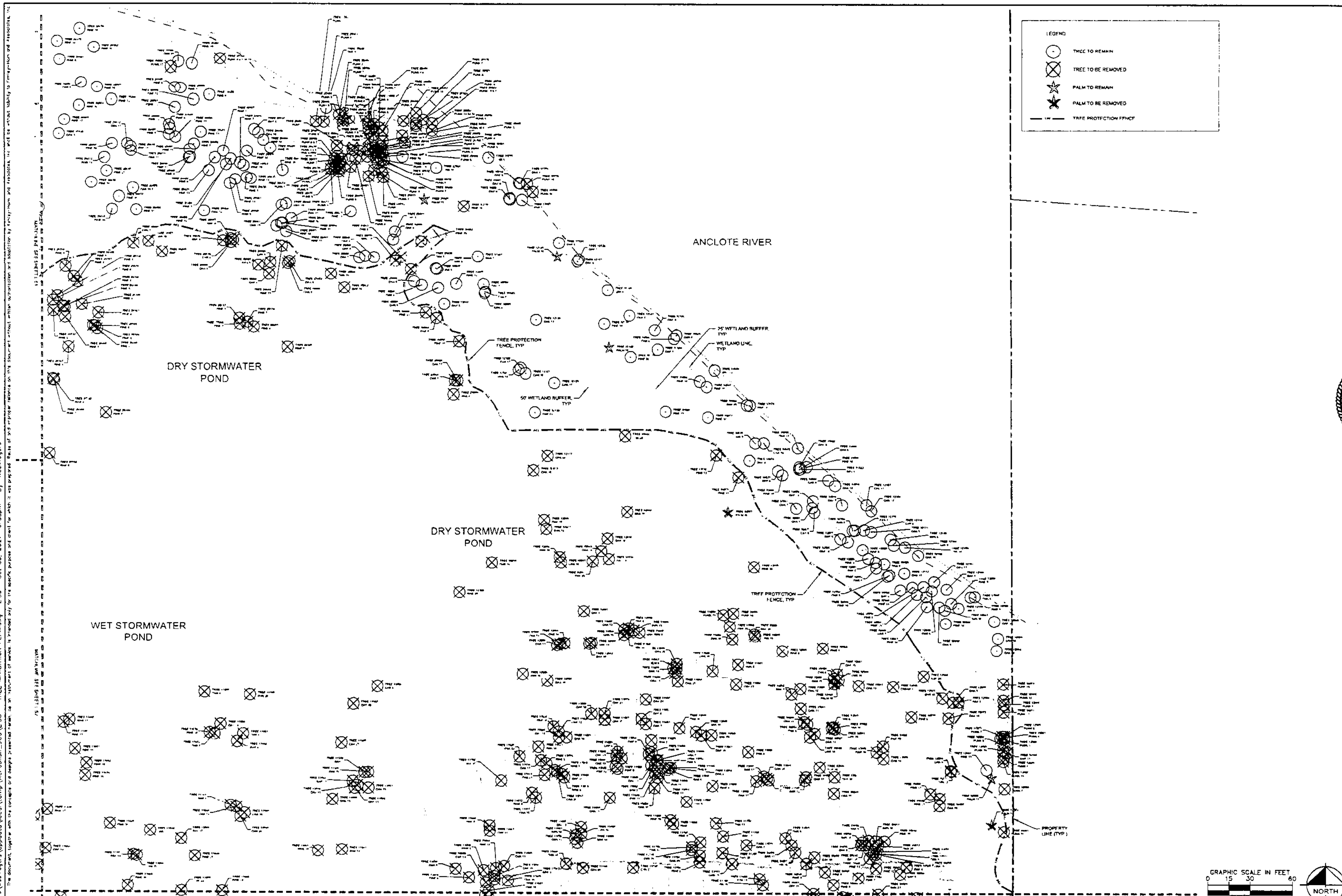
No	REVISIONS	DATE	BY



TRC SUBMITTAL 10/13/2021

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.

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PHONE: 813-620-1460
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SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DATE 10/5/2021

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/13/2021
PROJECT NO. 145062001
SHEET NUMBER
L.55

Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L.50 - TREE MITIGATION PLAN.dwg L.55 Oct 05, 2021 3:33pm by: Wes.Rogers

The Contractor, together with the persons performing work on or maintenance of areas, is bonded and shall be responsible for any damage to the work caused by or during the work. The Contractor shall notify the Owner's Representative of any damage to the work caused by or during the work. The Contractor shall notify the Owner's Representative of any damage to the work caused by or during the work.

Drawing name: C:\Users\wes.rogers\Oppidoto\Local\Temp\AcPublish_908\L.50 - TREE MITIGATION PLAN.dwg L.58 Oct 05, 2021 3:33pm D/ wes.rogers

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/13/2021
PROJECT NO 145062001
SHEET NUMBER L.57

TRC SUBMITTAL 10/13/2021

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND
- TREE TO REMAIN
- TREE TO BE REMOVED
- PALM TO REMAIN
- PALM TO BE REMOVED
- TREE PROTECTION FENCE

GROUNDWATER / DEWATERING NOTE:
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEWATERING ACTIVITIES PRIOR TO INITIATION OF ANY DEWATERING ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS PROJECT. CONTRACTORS NO WAIL INCLUDE CONSIDERATION FOR THIS REQUIREMENT IN THEIR BID PROPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY IMPROPER DEWATERING. IF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND EROSION WATER MANAGEMENT TO CONTROL WATER OF SOILS.

MATCHLINE SEE SHEET L.56

MATCHLINE SEE SHEET L.58

MATCHLINE SEE SHEET L.54

WETLAND

WETLAND

DRY STORMWATER POND

TREE PROTECTION FENCE TYP

TREE PROTECTION FENCE TYP

TREE PROTECTION FENCE TYP

WETLAND BUFFER

WETLAND BUFFER

PROPERTY LINE

NO	REVISIONS	DATE	BY

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PHONE: 813-620-1460
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DATE 10/13/2021

SCALE
DESIGNED BY
DRAWN BY
CHECKED BY
MMS

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Drawing name: C:\Users\wes.rogers\Desktop\Tree\temp\145062001_L57 - TREE MITIGATION PLAN.dwg L.57 Oct 05, 2021 3:34pm by: Wes Rogers

NO.	REVISIONS	DATE	BY

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DATE: 10/5/2021

SCALE	
DESIGNED BY	SKP
DRAWN BY	SKP
CHECKED BY	MMR

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE	10/13/2021
PROJECT NO.	145082001
SHEET NUMBER	L.58

TRC SUBMITTAL 10/13/2021

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GROUNDWATER / DEWATERING NOTE:
THE PREVENCE OF GROUNDWATER SHOULD BE ANTICIPATED FOR THIS PROJECT. DEWATERING MAY BE REQUIRED FOR CONSTRUCTION OF THIS PROJECT. IF DEWATERING IS REQUIRED, IT SHALL BE CONDUCTED SO THAT IT DOES NOT CAUSE A PERFORMANCE FAILURE DURING OPERATIONS. DURING PERIODS OF DEWATERING, THE CONTRACTOR SHALL MONITOR THE GROUNDWATER LEVELS AND IMPLEMENT GROUNDWATER MANAGEMENT PLANS AS NECESSARY TO CONTROL MOVEMENT OF SOILS.

LEGEND	
	TREE TO REMAIN
	TREE TO BE REMOVED
	PALM TO REMAIN
	PALM TO BE REMOVED
	TREE PROTECTION FENCE

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Drawing name: C:\Users\wes.rogers\updated\dgn\temp\MorganHarbor_2021\L.50 - TREE MITIGATION PLAN.dwg L.58 Oct 05, 2021 3:34pm by: Wes.Rogers

TREE NO.	SPECIES	DBH	ACTION
7	OAK	4	REMOVE
8	OAK	7	REMAIN
9997	PINE	19	REMAIN
9998	PUNK	7	REMOVE
10361	PALM	16	REMAIN
10362	OAK	5	REMAIN
10363	OAK	8	REMAIN
10364	OAK	5	REMAIN
10365	OAK	6	REMAIN
10366	OAK	4	REMAIN
10367	OAK	9	REMOVE
10368	OAK	8	REMOVE
10369	OAK	6	REMOVE
10370	OAK	3	REMAIN
10371	OAK	6	REMAIN
10372	CAMPHOR	4	REMOVE
10373	OAK	8	REMAIN
10375	PINE	15	REMAIN
10376	OAK	14	REMAIN
10377	OAK	5	REMAIN
10378	OAK	6	REMAIN
10379	OAK	6	REMAIN
10380	OAK	6	REMAIN
10381	OAK	15	REMAIN
10382	OAK	5	REMOVE
10383	OAK	9	REMOVE
10384	OAK	5	REMOVE
10385	OAK	7	REMOVE
10386	OAK	5	REMOVE
10387	OAK	6	REMOVE
10388	PINE	18	REMOVE
10389	CAMPHOR	4	REMOVE
10390	CAMPHOR	10	REMOVE
10391	CAMPHOR	16	REMOVE
10392	CAMPHOR	8	REMOVE
10393	PALM	12	REMOVE
10394	CAMPHOR	6	REMOVE
10395	CAMPHOR	10	REMOVE
10396	OAK	12	REMOVE
10397	PALM	12	REMOVE
10398	PINE	18	REMOVE
10399	PINE	20	REMOVE
10400	PINE	16	REMOVE
10401	OAK	8	REMOVE
10402	CAMPHOR	4	REMOVE
10403	PINE	15	REMOVE
10404	PINE	15	REMOVE
10405	CAMPHOR	4	REMOVE
10406	CAMPHOR	4	REMOVE
10407	CAMPHOR	6	REMOVE
10408	CAMPHOR	5	REMOVE
10409	CAMPHOR	4	REMOVE
10410	CAMPHOR	4	REMOVE
10411	CAMPHOR	5	REMOVE
10412	PINE	14	REMOVE
10413	PINE	14	REMOVE
10414	CAMPHOR	15	REMOVE
10415	OAK	29	REMOVE
10416	PINE	15	REMOVE
10419	PINE	18	REMOVE
10420	PINE	14	REMOVE
10421	PINE	11	REMOVE
10422	PINE	15	REMOVE
10423	OAK	7	REMOVE
10424	OAK	22	REMOVE
10425	OAK	5	REMOVE
10426	OAK	4	REMOVE
10427	OAK	5	REMOVE
10428	PINE	17	REMOVE
10429	PINE	15	REMOVE
10430	PINE	15	REMOVE
10431	OAK	6	REMOVE
10432	OAK	8	REMOVE
10433	OAK	10	REMOVE
10434	OAK	12	REMOVE
10435	OAK	13	REMOVE
10436	OAK	13	REMOVE
10437	PINE	15	REMOVE
10438	OAK	4	REMOVE
10439	OAK	5	REMOVE
10440	OAK	5	REMOVE
10441	OAK	8	REMOVE
10442	PINE	20	REMOVE
10443	OAK	5	REMOVE
10444	OAK	8	REMOVE
10445	PINE	19	REMOVE
10446	OAK	5	REMOVE
10447	PINE	15	REMOVE
10448	PINE	13	REMOVE
10449	OAK	5	REMOVE
10450	PINE	17	REMOVE
10451	OAK	4	REMOVE
10452	PINE	14	REMOVE
10453	PINE	13	REMOVE
10454	PINE	24	REMOVE
10455	OAK	4	REMOVE
10456	OAK	4	REMOVE
10457	PINE	12	REMOVE
10458	PINE	15	REMOVE
10459	PINE	20	REMOVE
10460	PINE	15	REMOVE
10461	PINE	21	REMOVE
10462	PALM	16	REMAIN
10463	PALM	12	REMAIN
10464	PINE	15	REMAIN
10465	PALM	14	REMAIN
10466	OAK	27	REMOVE
10467	PINE	19	REMOVE
10468	PINE	13	REMOVE
10469	PALM	12	REMOVE
10470	PINE	18	REMOVE
10471	PINE	15	REMOVE
10472	PINE	16	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10473	PINE	19	REMOVE
10474	PINE	20	REMOVE
10475	PINE	10	REMOVE
10476	PALM	9	REMOVE
10477	PINE	18	REMOVE
10478	OAK	6	REMOVE
10479	PINE	18	REMOVE
10480	PINE	18	REMOVE
10481	PINE	14	REMOVE
10482	PINE	12	REMOVE
10483	PINE	15	REMOVE
10484	PINE	16	REMOVE
10485	PINE	12	REMOVE
10486	PINE	11	REMOVE
10487	PINE	18	REMOVE
10488	PINE	12	REMOVE
10489	PINE	15	REMOVE
10490	PINE	13	REMOVE
10491	PINE	14	REMOVE
10492	OAK	4	REMOVE
10493	PINE	17	REMOVE
10494	PINE	19	REMOVE
10495	PINE	24	REMOVE
10496	PINE	17	REMOVE
10497	PINE	18	REMOVE
10498	PINE	18	REMOVE
10499	PINE	15	REMOVE
10500	PINE	13	REMOVE
10501	PINE	13	REMOVE
10502	PINE	15	REMOVE
10503	PINE	13	REMOVE
10504	PINE	15	REMOVE
10505	PINE	18	REMOVE
10506	PALM	10	REMOVE
10507	PINE	12	REMOVE
10508	PINE	17	REMAIN
10509	PINE	18	REMAIN
10510	PINE	16	REMAIN
10511	PINE	15	REMOVE
10512	PINE	12	REMOVE
10513	PINE	15	REMOVE
10514	PINE	13	REMOVE
10515	OAK	12	REMOVE
10516	PINE	9	REMOVE
10517	PINE	17	REMOVE
10518	PINE	13	REMOVE
10519	PINE	13	REMOVE
10520	OAK	5	REMOVE
10521	PINE	14	REMOVE
10522	OAK	5	REMOVE
10523	OAK	5	REMOVE
10524	PINE	9	REMOVE
10525	PINE	12	REMOVE
10526	PINE	15	REMOVE
10527	PINE	12	REMOVE
10528	PINE	10	REMOVE
10529	PINE	14	REMOVE
10530	PINE	17	REMOVE
10531	PINE	18	REMOVE
10532	PINE	13	REMOVE
10533	PINE	18	REMOVE
10534	PINE	13	REMOVE
10535	PINE	15	REMOVE
10536	OAK	12	REMOVE
10537	PINE	15	REMOVE
10538	PINE	15	REMOVE
10539	PINE	17	REMOVE
10540	OAK	5	REMOVE
10541	OAK	4	REMOVE
10542	OAK	7	REMOVE
10543	OAK	11	REMOVE
10544	OAK	21	REMOVE
10545	OAK	5	REMOVE
10546	OAK	5	REMOVE
10547	OAK	12	REMOVE
10548	PINE	22	REMOVE
10549	PINE	12	REMOVE
10550	OAK	5	REMOVE
10551	OAK	5	REMOVE
10553	PINE	18	REMOVE
10554	PINE	21	REMOVE
10555	OAK	4	REMOVE
10556	PINE	15	REMOVE
10557	PINE	14	REMOVE
10558	PINE	13	REMOVE
10559	PINE	18	REMOVE
10560	PINE	18	REMOVE
10561	PINE	18	REMOVE
10562	PINE	15	REMOVE
10563	PINE	14	REMOVE
10564	PINE	21	REMOVE
10565	PINE	15	REMOVE
10566	PINE	18	REMOVE
10567	PINE	16	REMOVE
10568	PINE	17	REMOVE
10569	PINE	18	REMOVE
10570	PINE	19	REMOVE
10571	OAK	5	REMOVE
10572	OAK	4	REMOVE
10573	OAK	6	REMOVE
10574	OAK	4	REMOVE
10575	OAK	5	REMOVE
10576	OAK	5	REMOVE
10577	OAK	4	REMOVE
10578	OAK	11	REMOVE
10579	OAK	4	REMOVE
10580	OAK	4	REMOVE
10581	OAK	5	REMOVE
10582	OAK	5	REMOVE
10583	OAK	5	REMOVE
10584	OAK	5	REMOVE
10585	OAK	5	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10586	OAK	6	REMOVE
10587	OAK	9	REMOVE
10588	OAK	5	REMOVE
10589	PINE	5	REMOVE
10590	PINE	5	REMOVE
10591	OAK	5	REMOVE
10592	OAK	6	REMOVE
10593	OAK	9	REMOVE
10594	OAK	9	REMOVE
10595	OAK	4	REMOVE
10596	OAK	10	REMOVE
10597	OAK	6	REMOVE
10598	OAK	5	REMOVE
10599	OAK	5	REMOVE
10600	OAK	5	REMOVE
10601	OAK	12	REMOVE
10602	OAK	11	REMOVE
10603	OAK	11	REMOVE
10604	OAK	14	REMOVE
10605	OAK	6	REMOVE
10606	OAK	11	REMOVE
10607	OAK	12	REMOVE
10608	OAK	13	REMOVE
10609	OAK	12	REMOVE
10610	PINE	6	REMOVE
10611	PINE	5	REMOVE
10612	OAK	5	REMOVE
10613	OAK	5	REMOVE
10614	PINE	10	REMOVE
10615	PINE	13	REMOVE
10616	PINE	11	REMOVE
10617	OAK	13	REMOVE
10618	OAK	4	REMOVE
10619	OAK	5	REMOVE
10620	PALM	13	REMOVE
10621	PINE	15	REMOVE
10622	PINE	9	REMOVE
10623	PINE	14	REMOVE
10624	PINE	11	REMOVE
10625	OAK	4	REMOVE
10626	PINE	13	REMOVE
10627	PINE	13	REMOVE
10628	PALM	11	REMOVE
10633	PINE	15	REMOVE
10634	PINE	14	REMOVE
10635	OAK	5	REMOVE
10636	OAK	4	REMOVE
10637	PINE	13	REMOVE
10638	PINE	17	REMOVE
10639	PINE	13	REMOVE
10640	OAK	4	REMOVE
10641	PINE	18	REMOVE
10642	PINE	16	REMOVE
10644	OAK	4	REMOVE
10645	PINE	15	REMOVE
10646	PALM	14	REMOVE
10647	PINE	21	REMAIN
10698	PINE	11	REMOVE
10699	OAK	4	REMOVE
10700	OAK	5	REMAIN
10701	OAK	5	REMAIN
10702	OAK	6	REMAIN
10703	OAK	5	REMAIN
10704	OAK	6	REMOVE
10705	OAK	6	REMOVE
10706	OAK	10	REMAIN
10707	OAK	5	REMAIN
10708	OAK	7	REMAIN
10709	OAK	6	REMAIN
10710	OAK	5	REMAIN
10711	OAK	5	REMAIN
10712	OAK	6	REMAIN
10713	OAK	5	REMAIN
10714	OAK	9	REMOVE
10715	OAK	6	REMOVE
10716	OAK	7	REMOVE
10717	PINE	14	REMAIN
10718	PINE	7	REMAIN
10719	OAK	7	REMAIN
10720	OAK	6	REMAIN
10721	OAK	4	REMAIN
10729	OAK	6	REMAIN
10730	OAK	6	REMAIN
10731	OAK	8	REMAIN
10732	PINE	14	REMAIN
10733	OAK	20	REMAIN
10734	PINE	18	REMAIN
10735	OAK	5	REMOVE
10736	OAK	5	REMOVE
10737	OAK	5	REMOVE
10738	PINE	11	REMAIN
10739	PINE	15	REMAIN
10740	PINE	14	REMAIN
10741	OAK	6	REMOVE
10747	OAK	6	REMAIN
10748	OAK	4	REMAIN
10749	OAK	5	REMAIN
10750	OAK	5	REMAIN
10751	OAK	4	REMAIN
10752	OAK	5	REMAIN
10753	PALM	12	REMAIN
10758	OAK	6	REMOVE
10759	OAK	7	REMOVE
10760	OAK	8	REMOVE
10761	OAK	4	REMOVE
10762	OAK	6	REMOVE
10763	OAK	8	REMOVE
10764	HOLLY	4	REMOVE
10765	OAK	6	REMOVE
10766	PINE	20	REMOVE
10767	OAK	6	REMOVE
10768	OAK	10	REMOVE
10769	OAK	6	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10770	OAK	5	REMOVE
10771	OAK	8	REMOVE
10772	OAK	25	REMOVE
10773	OAK	9	REMOVE
10774	OAK	8	REMOVE
10775	OAK	5	REMOVE
10776	OAK	8	REMOVE
10777	OAK	4	REMOVE
10778	OAK	6	REMOVE
10779	OAK	4	REMOVE
10780	OAK	7	REMOVE
10781	OAK	7	REMOVE
10782	OAK	7	REMOVE
10783	OAK	4	REMOVE
10784	PALM	14	REMOVE
10785	PALM	11	REMOVE
10786	PALM	13	REMOVE
10787	PALM	13	REMOVE
10788	PALM	13	REMOVE
10789	PALM	14	REMOVE
10790	OAK	5	REMOVE
10791	OAK	4	REMOVE
10792	OAK	6	REMOVE
10793	PALM	16	REMOVE
10794	PALM	15	REMOVE
10795	PALM	16	REMAIN
10796	PALM	13	REMAIN
10797	OAK	8	REMAIN
10798	OAK	5	REMAIN
10799	PALM	13	REMOVE
10800	PALM	13	REMOVE
10801	PINE	20	REMOVE
10802	PALM	16	REMOVE
10803	OAK	6	REMOVE
10804	OAK	5	REMOVE
10805	PINE	16	REMOVE
10806	OAK	6	REMOVE
10807	OAK	6	REMOVE
10808	OAK	6	REMOVE
10809	OAK	4	REMOVE
10810	OAK	4	REMOVE
10811	OAK	4	REMOVE
10812	OAK	6	REMOVE
10813	PALM	13	REMOVE
10814	PALM	13	REMOVE
10815	OAK	7	REMOVE
10816	OAK	8	REMOVE
10817	OAK	10	REMOVE
10818	OAK	5	REMOVE
10819	OAK	6	REMOVE
10820	PALM	14	REMOVE
10821	OAK	6	REMOVE
10822	OAK	6	REMOVE
10823	PALM	15	REMOVE
10824	PALM	15	REMOVE
10825	OAK	7	REMOVE
10826	OAK	8	REMOVE
10827	PALM	15	REMOVE
10828	PALM	15	REMOVE
10830	OAK	4	REMOVE
10831	OAK	6	REMOVE
10832	CAMPHOR	11	REMOVE
10833	CAMPHOR	6	REMOVE
10834	CAMPHOR	9	REMOVE
10835	PALM	10	REMOVE
10836	OAK	4	REMOVE
10837	OAK	5	REMOVE
10839	OAK	8	REMAIN
10840	OAK	6	REMAIN
10841	OAK	5	REMAIN
10842	OAK	6	REMAIN
10843	OAK	14	REMAIN
10845	PALM	20	REMOVE
10846	OAK	6	REMAIN
10847	PINE	7	REMAIN
10848	OAK	6	REMAIN
10849	OAK	7	REMAIN
10854	PALM	13	REMAIN
10855	PALM	13	REMAIN
10856	PALM	13	REMAIN
10857	OAK	11	REMAIN
10858	PALM	11	REMAIN
10859	PALM	13	REMAIN
10860	OAK	5	REMAIN
10861	OAK	12	REMAIN
10862	OAK	6	REMAIN
10863	PALM	16	REMAIN
10864	PALM	14	REMAIN
10865	PALM	14	REMAIN
10866	PALM	14	REMAIN
10871	OAK	14	REMAIN
10872	PALM	18	REMAIN
10873	PALM	17	REMAIN
10874	PALM	17	REMAIN
10875	OAK	8	REMAIN
10876	OAK	6	REMAIN
10877	PALM	12	REMAIN
10878	OAK	6	REMAIN
10879	OAK	11	REMAIN
10880	OAK	6	REMAIN
10881	OAK	5	REMAIN
10882	OAK	8	REMAIN
10883	OAK	4	REMAIN
10884	OAK	6	REMAIN
10885	OAK	8	REMAIN
10886	OAK	9	REMAIN
10887	OAK	5	REMAIN
10888	OAK	7	REMAIN
10889	PALM	15	REMAIN
10890	PALM	15	REMAIN
10891	OAK	10	REMAIN
10892	PALM	15	REMAIN
10893	OAK	6	REMAIN

TREE NO.	SPECIES	DBH	ACTION
10894	OAK	8	REMAIN
10895	PALM	17	REMAIN
10896	PALM	9	REMAIN
10897	PALM	7	REMAIN
10898	PALM	15	REMAIN
10899	PALM	13	REMAIN
10900	PALM	15	REMAIN
10901	PALM	17	REMAIN
10902	OAK	5	REMAIN
10903	OAK	5	REMAIN
10904	OAK	12	REMAIN
10905	PINE	13	REMAIN
10906	PALM	11	REMAIN
10907	OAK	8	REMAIN
10908	OAK	8	REMAIN
10909	OAK	13	REMAIN
10914	PALM	18	REMAIN
10918	OAK	7	REMOVE
10919	PINE	19	REMOVE
10920	PALM	12	REMOVE
10921	PINE	15	REMOVE
10922	PALM	9	REMAIN
10923	OAK	6	REMAIN
10924	OAK	7	REMAIN
10925	PINE	20	REMAIN
10926	PINE	17	REMAIN
10927	OAK	5	REMAIN
10928	PALM	14	REMAIN
10929	OAK	4	REMAIN
10930	PINE	19	REMOVE
10931	OAK	6	REMAIN
10932	OAK	7	REMAIN
10933	OAK	7	REMAIN
10935	OAK	11	REMAIN
10936	CAMPHOR	8	REMOVE
10937	OAK	6	REMAIN
10938	PALM	14	REMAIN
10939	PALM	15	REMAIN
10940	PALM	10	REMAIN
10941	PALM	14	REMAIN
10942	OAK	10	REMAIN
10943	OAK	5	REMAIN
10944	CAMPHOR	33	REMOVE
10945	OAK	4	REMAIN
10946	BAY	13	REMAIN
10947	BAY	10	REMAIN
10948	PALM	13	REMAIN
10949	PALM	18	REMAIN
10950	OAK	8	REMAIN
10951	PALM	13	REMAIN
10952	PALM	13	REMAIN
10956	PINE	24	REMOVE
10957	PINE	18	REMOVE
10958	CAMPHOR	29	REMOVE
10959	OAK	8	REMAIN
10960	MAPLE	7	REMAIN
10961	MAPLE	8	REMAIN
10962	OAK	22	REMAIN
10963	PALM	18	REMAIN
10964	PALM	15	REMAIN
10965	OAK	6	REMAIN
10966	PALM	12	REMAIN
10968	OAK	6	REMOVE
10969	OAK	9	REMOVE
10970	OAK	4	REMOVE
10971	PALM	7	REMOVE
10974	OAK	7	REMOVE
10975	OAK	4	REMOVE
10976	OAK	5	REMOVE
10977	OAK	6	REMOVE
10978	OAK	6	REMOVE
10979	OAK	15	REMOVE
10980	PINE	17	REMOVE
10981	PINE	20	REMOVE
10982	PINE	4	REMOVE
10983	PINE	21	REMOVE
10984	PINE	15	REMOVE
10985	PINE	13	REMOVE
10986	PINE	11	REMOVE
10987	OAK	9	REMOVE
10988	PINE	13	REMOVE
10989	PINE	20	REMOVE
10990	PINE	12	REMOVE
11002	CAMPHOR	12	REMOVE
11005	PALM	13	REMOVE
11006	OAK	5	REMOVE
11008	PALM	15	REMOVE
11009	OAK	8	REMOVE
11010	PALM	14	REMOVE
11011	OAK	7	REMOVE
11012	PALM	15	REMOVE
11018	PALM	10	REMAIN
11019	OAK	6	REMOVE
11020	OAK	6	REMAIN
11021	OAK	6	REMOVE
11022	OAK	6	REMOVE
11023	OAK	5	REMOVE
11024	OAK	5	REMOVE
11025	OAK	6	REMOVE
11026	OAK	10	REMAIN
11027	OAK	6	REMAIN
11028	OAK	7	REMAIN
11029	OAK	4	REMAIN
11030	OAK	6	REMAIN
11031	PALM	17	REMAIN
11032	PALM	16	REMAIN
11033	PALM	15	REMAIN
11034	PALM	16	REMAIN
11035	PALM	18	REMAIN
11036	OAK	15	REMAIN
11037	OAK	12	REMAIN
11038	OAK	13	REMAIN
11039	PALM	18	REMAIN

TREE NO.	SPECIES	DBH	ACTION
11040	CHERRY LAURAL	7	REMAIN
11041	OAK	8	REMAIN
11042	MAPLE	7	REMAIN
11043	OAK	13	REMAIN
11044	PALM	15	REMAIN
11045	OAK	4	REMAIN
11046	CAMPHOR	4	REMOVE
11047	OAK	5	REMAIN
11048	OAK	8	REMAIN
11049	OAK	7	REMAIN
11050	CAMPHOR	8	REMOVE
11051	OAK	7	REMOVE
11052	CAMPHOR	7	REMOVE
11053	OAK	4	REMAIN
11054	OAK	4	REMAIN
11055	OAK	9	REMAIN
11056	OAK	6	REMAIN
11057	PALM	16	REMAIN
11058	OAK	7	REMAIN
11059	PALM	18	REMAIN
11060	OAK	7	REMAIN
11061	PALM	14	REMAIN
11062	OAK	4	REMAIN
11063	MYRTLE	8	REMAIN
11064	OAK	4	REMAIN
11065	OAK	6	REMAIN
11066	PALM	17	REMAIN
11067	OAK	5	REMAIN
11068	OAK	4	REMAIN
11069	OAK	6	REMAIN
11070	OAK	10	REMAIN
11071	OAK	4	REMAIN
11072	OAK	5	REMOVE
11073	OAK	4	REMOVE
11074	OAK	5	REMOVE
11075	OAK	4	REMOVE
11076	OAK	5	REMOVE
11077	OAK	4	REMAIN
11078	OAK	4	REMAIN
11079	OAK	4	REMAIN
11080	OAK	5	REMAIN
11081	OAK	10	REMAIN
11082	OAK	8	REMAIN
11083	OAK	6	REMAIN
11084	OAK	8	REMAIN
11085	OAK	5	REMAIN
11086	OAK	6	REMAIN
11087	PALM	15	REMOVE
11088	OAK	8	REMOVE
11089	OAK	5	REMOVE
11090	PINE	12	REMOVE
11091	PINE	17	REMOVE
11092	PINE	16	REMOVE
11093	PALM	15	REMOVE
11094	PALM	13	REMOVE
11095	PINE	13	REMOVE
11096	OAK	5	REMAIN
11097	OAK	4	REMAIN
11098	OAK	5	REMAIN
11099	OAK	6	REMAIN
11100	PALM	14	REMAIN
11101	PALM	15	REMAIN
11102	OAK	22	REMAIN
11103	OAK	6	REMAIN
11104	PALM	16	REMAIN
11105	PALM	14	REMAIN
11106	OAK	16	REMAIN
11107	OAK	11	REMAIN
11108	OAK	6	REMAIN
11109	OAK	7	REMAIN
11110	PALM	16	REMAIN
11111	PALM	15	REMAIN
11112	PALM	17	REMAIN
11113	MAPLE	5	REMAIN
11114	MAPLE	4	REMAIN
11117	MAPLE	5	REMAIN
11118	MAPLE	6	REMAIN
11119	OAK	4	REMAIN
11120	PALM	15	REMAIN
11121	PALM	17	REMAIN
11122	PALM	15	REMAIN
11123	PALM	15	REMAIN
11124	PALM	16	REMAIN
11125	OAK	8	REMAIN
11126	OAK	5	REMAIN
11127	OAK	6	REMAIN
11128	OAK	7	REMAIN
11129	OAK	14	REMAIN
11130	OAK	4	REMAIN
11131	CAMPHOR	4	REMOVE
11136	PALM	15	REMAIN
11137	PALM	16	REMAIN
11138	PALM	19	REMOVE
11139	PALM	19	REMOVE
11140	PALM	13	REMOVE
11141	OAK	6	REMOVE
11142	OAK	4	REMAIN
11143	OAK	5	REMAIN
11144	MYRTLE	6	REMAIN
11145	MYRTLE	5	REMAIN
11149	OAK	6	REMOVE
11150	PALM	14	REMOVE
11151	PINE	17	REMOVE
11152	PINE	15	REMOVE
11153	PINE	15	REMOVE
11154	PINE	20	REMOVE
11155	PINE	21	REMOVE
11156	PINE	15	REMOVE
11157	OAK	6	REMOVE
11158	OAK	6	REMOVE
11159	OAK	6	REMOVE
11160	OAK	5	REMOVE
11161	OAK	7	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11162	PALM	7	REMOVE
11163	PALM	11	REMOVE
11164	PALM	16	REMOVE
11165	PALM	13	REMOVE
11166	PALM	14	REMOVE
11167	OAK	4	REMOVE
11168	PALM	17	REMOVE
11169	PALM	7	REMOVE
11170	OAK	6	REMOVE
11171	PALM	16	REMOVE
11172	OAK	6	REMOVE
11173	OAK	5	REMOVE
11174	PINE	7	REMOVE
11175	PINE	7	REMOVE
11176	PINE	11	REMOVE
11177	PALM	16	REMOVE
11178	OAK	6	REMOVE
11179	OAK	6	REMOVE
11180	PINE	16	REMOVE
11181	PALM	7	REMOVE
11182	PINE	14	REMOVE
11183	CAMPHOR	6	REMOVE
11184	PINE	18	REMOVE
11185	PALM	14	REMOVE
11186	PINE	11	REMOVE
11187	PALM	13	REMAIN
11188	PALM	9	REMAIN
11189	PINE	15	REMOVE
11190	PINE	13	REMOVE
11191	PALM	11	REMOVE
11192	PINE	35	REMOVE
11193	PALM	12	REMOVE
11194	PINE	14	REMOVE
11195	PINE	13	REMOVE
11196	OAK	10	REMOVE
11197	PALM	15	REMOVE
11198	PALM	17	REMOVE
11199	PALM	17	REMOVE
11200	PALM	15	REMOVE
11201	CAMPHOR	13	REMOVE
11202	PINE	13	REMOVE
11203	PINE	14	REMOVE
11204	PINE	14	REMOVE
11205	CAMPHOR	4	REMOVE
11206	PINE	18	REMOVE
11207	PINE	15	REMOVE
11208	CAMPHOR	7	REMOVE
11209	PALM	15	REMOVE
11210	PINE	13	REMOVE
11211	PINE	12	REMOVE
11212	PINE	23	REMOVE
11213	PALM	13	REMOVE
11214	PINE	18	REMOVE
11215	CAMPHOR	9	REMOVE
11216	OAK	5	REMOVE
11217	PINE	17	REMOVE
11218	PINE	10	REMOVE
11219	OAK	4	REMOVE
11220	PINE	14	REMOVE
11221	PINE	16	REMOVE
11222	OAK	6	REMOVE
11223	PINE	18	REMOVE
11224	PINE	11	REMOVE
11225	PINE	21	REMOVE
11226	OAK	7	REMOVE
11227	OAK	4	REMOVE
11228	OAK	5	REMOVE
11229	OAK	6	REMOVE
11230	OAK	7	REMOVE
11231	OAK	7	REMOVE
11232	MAPLE	12	REMOVE
11233	OAK	4	REMOVE
11234	OAK	5	REMOVE
11235	OAK	5	REMOVE
11236	OAK	10	REMOVE
11237	MAPLE	6	REMOVE
11238	PUNK	13	REMOVE
11239	PINE	5	REMOVE
11240	PALM	7	REMOVE
11241	OAK	6	REMOVE
11242	OAK	6	REMOVE
11243	PALM	15	REMOVE
11244	PINE	7	REMOVE
11245	PINE	17	REMOVE
11246	OAK	4	REMOVE
11247	OAK	6	REMOVE
11248	PINE	15	REMOVE
11249	EAR	15	REMOVE
11250	EAR	12	REMOVE
11251	PINE	15	REMOVE
11252	PINE	17	REMOVE
11253	OAK	6	REMOVE
11254	OAK	4	REMOVE
11255	OAK	5	REMOVE
11256	PUNK	5	REMOVE
11257	PALM	12	REMOVE
11258	PINE	10	REMOVE
11259	PINE	13	REMOVE
11260	PINE	13	REMOVE
11261	PINE	14	REMOVE
11262	PINE	11	REMOVE
11263	PINE	4	REMOVE
11264	OAK	4	REMOVE
11265	OAK	4	REMOVE
11266	OAK	4	REMOVE
11267	PINE	13	REMOVE
11268	CAMPHOR	6	REMOVE
11269	OAK	9	REMOVE
11270	OAK	7	REMOVE
11271	PINE	20	REMOVE
11272	PINE	19	REMOVE
11273	PINE	19	REMOVE
11274	OAK	4	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11275	PINE	17	REMOVE
11276	OAK	5	REMOVE
11277	OAK	19	REMOVE
11278	OAK	4	REMOVE
11279	OAK	5	REMOVE
11280	OAK	8	REMOVE
11281	PINE	17	REMOVE
11282	OAK	5	REMOVE
11283	OAK	4	REMOVE
11284	OAK	5	REMOVE
11285	OAK	5	REMOVE
11286	OAK	4	REMOVE
11287	OAK	6	REMOVE
11288	PALM	12	REMOVE
11289	PALM	13	REMOVE
11290	OAK	9	REMOVE
11291	PINE	18	REMOVE
11292	OAK	5	REMOVE
11293	PINE	22	REMOVE
11294	PINE	17	REMOVE
11295	OAK	4	REMOVE
11296	OAK	4	REMOVE
11297	OAK	7	REMOVE
11298	OAK	5	REMOVE
11299	PINE	19	REMOVE
11300	OAK	9	REMOVE
11301	OAK	8	REMOVE
11302	PINE	19	REMOVE
11303	PALM	14	REMOVE
11304	PINE	18	REMOVE
11305	OAK	6	REMOVE
11306	OAK	5	REMOVE
11307	OAK	5	REMOVE
11308	OAK	9	REMOVE
11309	OAK	9	REMOVE
11310	PALM	13	REMOVE
11311	PINE	17	REMOVE
11312	PINE	14	REMOVE
11313	PINE	21	REMOVE
11314	OAK	18	REMOVE
11315	PINE	19	REMOVE
11316	OAK	5	REMOVE
11317	PALM	11	REMOVE
11318	OAK	4	REMOVE
11320	OAK	5	REMOVE
11321	PALM	15	REMOVE
11322	PALM	14	REMOVE
11323	OAK	6	REMOVE
11324	OAK	5	REMOVE
11325	OAK	4	REMOVE
11326	OAK	4	REMOVE
11327	OAK	5	REMOVE
11328	OAK	6	REMOVE
11329	OAK	4	REMOVE
11330	OAK	5	REMOVE
11331	OAK	5	REMOVE
11332	OAK	4	REMOVE
11333	OAK	4	REMOVE
11334	OAK	5	REMOVE
11335	OAK	5	REMOVE
11336	OAK	5	REMOVE
11337	OAK	5	REMOVE
11338	PINE	14	REMOVE
11342	OAK	7	REMOVE
11343	OAK	4	REMOVE
11344	OAK	4	REMOVE
11345	OAK	5	REMOVE
11346	OAK	4	REMOVE
11347	OAK	4	REMOVE
11348	OAK	4	REMOVE
11349	OAK	5	REMOVE
11350	OAK	5	REMOVE
11351	OAK	4	REMOVE
11352	OAK	4	REMOVE
11353	OAK	6	REMOVE
11354	OAK	5	REMOVE
11355	OAK	5	REMOVE
11356	OAK	4	REMOVE
11357	OAK	5	REMOVE
11358	OAK	4	REMOVE
11359	OAK	5	REMOVE
11360	OAK	4	REMOVE
11361	OAK	5	REMOVE
11362	OAK	4	REMOVE
11363	OAK	4	REMOVE
11364	OAK	5	REMOVE
11365	OAK	4	REMOVE
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11384	OAK	5	REMOVE
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11390	OAK	4	REMOVE
11391	OAK	4	REMOVE
11392	OAK	5	REMOVE
11393	OAK	6	REMOVE
11394	OAK	4	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11395	OAK	5	REMOVE
11396	OAK	4	REMOVE
11397	OAK	6	REMOVE
11398	OAK	7	REMOVE
11399	OAK	9	REMOVE
11400	OAK	8	REMAIN
11401	OAK	7	REMAIN
11402	OAK	6	REMAIN
11403	OAK	5	REMAIN
11404	OAK	5	REMOVE
11405	PINE	6	REMOVE
11406	OAK	6	REMOVE
11407	OAK	14	REMOVE
11408	OAK	10	REMOVE
11409	PINE	8	REMOVE
11410	OAK	13	REMOVE
11411	OAK	10	REMOVE
11412	OAK	8	REMOVE
11413	OAK	7	REMOVE
11414	OAK	7	REMOVE
11415	OAK	19	REMOVE
11416	OAK	11	REMOVE
11417	OAK	11	REMOVE
11418	OAK	13	REMOVE
11419	OAK	10	REMOVE
11420	OAK	8	REMOVE
11421	OAK	15	REMOVE
11422	OAK	13	REMOVE
11423	OAK	6	REMOVE
11424	OAK	17	REMOVE
11425	OAK	9	REMOVE
11426	OAK	9	REMOVE
11427	OAK	32	REMOVE
11428	OAK	10	REMOVE
11429	OAK	13	REMOVE
11430	OAK	14	REMOVE
11431	OAK	14	REMOVE
11432	OAK	12	REMOVE
11433	PINE	6	REMOVE
11434	OAK	10	REMOVE
11435	OAK	15	REMOVE
11436	OAK	17	REMOVE
11437	PINE	18	REMOVE
11438	OAK	15	REMOVE
11439	OAK	25	REMOVE
11440	OAK	15	REMOVE
11441	OAK	11	REMOVE
11442	PINE	16	REMOVE
11443	OAK	17	REMOVE
11444	PINE	17	REMOVE
11445	PINE	17	REMOVE
11446	OAK	5	REMOVE
11447	OAK	17	REMOVE
11448	OAK	13	REMOVE
11449	PINE	15	REMOVE
11450	PINE	17	REMOVE
11451	PINE	17	REMOVE
11452	PINE	10	REMOVE
11453	PINE	16	REMOVE
11454	PINE	19	REMOVE
11455	PINE	17	REMOVE
11456	OAK	21	REMOVE
11457	PINE	25	REMOVE
11458	PINE	14	REMOVE
11459	OAK	14	REMOVE
11460	OAK	18	REMOVE
11461	PINE	11	REMOVE
11462	PINE	19	REMOVE
11463	PINE	25	REMOVE
11464	PINE	16	REMOVE
11465	PINE	15	REMOVE
11466	OAK	21	REMOVE
11467	OAK	16	REMOVE
11468	OAK	18	REMOVE
11469	PINE	21	REMOVE
11470	PALM	11	REMOVE
11471	PINE	13	REMOVE
11472	PALM	11	REMOVE
11473	PINE	13	REMOVE
11474	PINE	12	REMOVE
11475	PINE	11	REMOVE
11476	OAK	6	REMOVE
11477	OAK	4	REMOVE
11478	PINE	17	REMOVE
11479	OAK	19	REMOVE
11480	PINE	17	REMOVE
11481	OAK	22	REMOVE
11482	PINE	18	REMOVE
11483	OAK	5	REMOVE
11484	OAK	21	REMOVE
11485	OAK	17	REMOVE
11486	OAK	10	REMOVE
11487	OAK	5	REMOVE
11488	PALM	18	REMOVE
11489	PINE	4	REMOVE
11494	PINE	23	REMOVE
11495	PALM	16	REMOVE
11496	PINE	16	REMOVE
11497	PINE	19	REMOVE
11498	PINE	10	REMOVE
11499	PINE	19	REMOVE
11500	OAK	9	REMOVE
11501	PINE	21	REMOVE
11502	OAK	5	REMOVE
11503	MAPLE	27	REMOVE
11504	PINE	18	REMOVE
11505	PINE	12	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11506	PINE	21	REMOVE
11507	PINE	19	REMOVE
11508	PALM	14	REMOVE
11509	PALM	16	REMOVE
11510	PINE	15	REMOVE
11511	OAK	18	REMOVE
11512	OAK	16	REMOVE
11513	OAK	13	REMOVE
11514	PINE	9	REMOVE
11515	PINE	16	REMOVE
11516	PINE	14	REMOVE
11517	OAK	13	REMOVE
11520	PALM	12	REMOVE
11521	PINE	11	REMOVE
11522	PINE	7	REMOVE
11523	PALM	13	REMOVE
11524	PINE	14	REMOVE
11525	PINE	15	REMOVE
11526	PINE	15	REMOVE
11527	PINE	10	REMOVE
11528	OAK	23	REMOVE
11529	PINE	19	REMOVE
11530	OAK	20	REMOVE
11531	OAK	14	REMOVE
11532	OAK	16	REMOVE
11533	OAK	19	REMOVE
11534	PINE	21	REMOVE
11535	PINE	18	REMOVE
11536	PINE	18	REMOVE
11537	OAK	6	REMOVE
11538	PINE	24	REMOVE
11539	OAK	6	REMOVE
11540	PINE	18	REMOVE
11541	OAK	14	REMOVE
11542	OAK	24	REMOVE
11543	OAK	15	REMOVE
11544	OAK	14	REMOVE
11545	OAK	4	REMOVE
11550	OAK	6	REMOVE
11551	OAK	6	REMOVE
11552	OAK	7	REMOVE
11553	PINE	18	REMOVE
11554	OAK	14	REMOVE
11555	OAK	4	REMOVE
11556	OAK	20	REMOVE
11557	OAK	40	REMOVE
11558	OAK	27	REMOVE
11559	OAK	7	REMOVE
11560	OAK	15	REMOVE
11561	OAK	15	REMOVE
11562	OAK	11	REMOVE
11563	OAK	11	REMOVE
11564	OAK	13	REMOVE
11565	OAK	15	REMOVE
11566	OAK	14	REMOVE
11567	PALM	14	REMOVE
11568	PINE	12	REMOVE
11569	PINE	14	REMOVE
11570	OAK	6	REMOVE
11571	OAK	22	REMOVE
11572	PINE	15	REMOVE
11573	PINE	15	REMOVE
11574	OAK	6	REMOVE
11575	PINE	18	REMOVE
11576	PINE	12	REMOVE
11577	PINE	11	REMOVE
11578	PALM	15	REMOVE
11579	PALM	17	REMOVE
11580	PINE	13	REMOVE
11581	PINE	14	REMOVE
11582	PINE	16	REMOVE
11583	PINE	14	REMOVE
11584	PINE	14	REMOVE
11585	PINE	17	REMOVE
11586	PINE	14	REMOVE
11587	PINE	17	REMOVE
11588	PINE	14	REMOVE
11589	OAK	9	REMOVE
11590	OAK	4	REMOVE
11591	OAK	4	REMOVE
11592	OAK	7	REMOVE
11593	OAK	5	REMOVE
11594	OAK	5	REMOVE
11595	OAK	5	REMOVE
11596	OAK	5	REMOVE
11597	OAK	6	REMOVE
11598	PINE	18	REMOVE
11599	PINE	13	REMOVE
11600	PINE	17	REMOVE
11601	OAK	17	REMOVE
11602	OAK	19	REMOVE
11603	OAK	16	REMOVE
11604	OAK	5	REMOVE
11605	PINE	9	REMOVE
11606	PINE	14	REMOVE
11607	OAK	5	REMOVE
11608	OAK	6	REMOVE
11609	OAK	4	REMOVE
11610	OAK	4	REMOVE
11611	OAK	5	REMOVE
11612	PINE	19	REMOVE
11613	PINE	18	REMOVE
11614	PINE	10	REMOVE
11615	PINE	14	REMOVE
11616	OAK	5	REMOVE
11617	PINE	11	REMOVE
11618	PINE	12	REMOVE

TRC SUBMITTAL 10/13/2021

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.

811 Know what's below. Always call 811 before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

REGISTERED LANDSCAPE ARCHITECT — WESLEY MICHAEL ROGERS — LA6667442 — STATE OF FLORIDA
DATE: 10/5/2021

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

TREE MITIGATION DATA

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/13/2021
PROJECT NO. 145062001
SHEET NUMBER L.59

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Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MITIGATION PLAN.dwg L.59 Oct 05, 2021 3:34pm by: Wes.Rogers

TREE NO.	SPECIES	DBH	ACTION
11619	PINE	17	REMOVE
11620	OAK	8	REMOVE
11621	PINE	16	REMOVE
11622	OAK	4	REMOVE
11623	OAK	4	REMOVE
11624	OAK	4	REMOVE
11625	PINE	16	REMOVE
11626	PINE	10	REMOVE
11627	OAK	6	REMOVE
11628	OAK	5	REMOVE
11629	OAK	13	REMOVE
11630	OAK	5	REMOVE
11631	PINE	13	REMOVE
11632	OAK	11	REMOVE
11633	OAK	4	REMOVE
11634	OAK	15	REMOVE
11635	OAK	15	REMOVE
11636	PINE	8	REMOVE
11637	OAK	5	REMOVE
11638	PINE	5	REMOVE
11639	OAK	14	REMOVE
11640	PINE	4	REMOVE
11641	OAK	14	REMOVE
11642	OAK	13	REMOVE
11643	OAK	13	REMOVE
11644	OAK	14	REMOVE
11645	OAK	13	REMOVE
11646	OAK	13	REMOVE
11647	OAK	11	REMOVE
11648	OAK	19	REMOVE
11649	OAK	12	REMOVE
11650	OAK	13	REMOVE
11651	OAK	14	REMOVE
11652	OAK	13	REMOVE
11653	OAK	14	REMOVE
11654	OAK	14	REMOVE
11655	OAK	25	REMOVE
11656	OAK	20	REMOVE
11657	OAK	18	REMOVE
11658	OAK	21	REMOVE
11659	PINE	17	REMOVE
11660	PINE	14	REMOVE
11663	PINE	12	REMOVE
11664	PINE	13	REMOVE
11665	PINE	14	REMOVE
11666	PINE	10	REMOVE
11667	PINE	13	REMOVE
11668	PINE	13	REMOVE
11669	PINE	13	REMOVE
11670	PINE	14	REMOVE
11671	PINE	12	REMOVE
11672	PINE	10	REMOVE
11673	PINE	9	REMOVE
11674	PINE	15	REMOVE
11675	PINE	17	REMOVE
11676	OAK	5	REMOVE
11677	OAK	4	REMOVE
11678	OAK	6	REMOVE
11679	PINE	19	REMOVE
11683	PALM	14	REMOVE
11684	EAR	12	REMOVE
11685	PUNK	45	REMOVE
11686	PUNK	6	REMOVE
11687	PUNK	7	REMOVE
11688	OAK	14	REMOVE
11689	PALM	16	REMOVE
11690	PALM	18	REMOVE
11691	PALM	17	REMOVE
11692	PUNK	4	REMOVE
11693	PALM	17	REMOVE
11694	PALM	16	REMOVE
11695	PALM	17	REMOVE
11696	PALM	17	REMOVE
11697	PALM	18	REMOVE
11698	PUNK	5	REMOVE
11699	PALM	10	REMOVE
11700	OAK	24	REMOVE
11701	PALM	15	REMOVE
11702	OAK	12	REMOVE
11703	OAK	4	REMOVE
11704	OAK	4	REMOVE
11705	PINE	21	REMOVE
11706	OAK	5	REMOVE
11707	OAK	4	REMOVE
11708	OAK	7	REMOVE
11709	MAPLE	17	REMAIN
11710	PALM	14	REMAIN
11711	PALM	14	REMAIN
11712	OAK	6	REMAIN
11713	OAK	10	REMAIN
11714	OAK	11	REMAIN
11715	PALM	16	REMAIN
11716	PALM	16	REMAIN
11717	OAK	6	REMAIN
11718	PALM	11	REMAIN
11719	PALM	10	REMAIN
11720	PALM	10	REMAIN
11721	OAK	4	REMAIN
11722	OAK	8	REMAIN
11723	OAK	10	REMAIN
11724	PALM	14	REMOVE
11725	PINE	15	REMOVE
11726	PINE	13	REMOVE
11727	OAK	10	REMOVE
11728	PINE	17	REMOVE
11729	OAK	5	REMOVE
11730	OAK	4	REMOVE
11731	PINE	15	REMOVE
11732	OAK	7	REMOVE
11733	PINE	15	REMOVE
11734	OAK	6	REMOVE
11735	OAK	5	REMOVE
11736	OAK	5	REMOVE
11737	OAK	4	REMOVE
11738	HOLLY	5	REMOVE
11739	OAK	4	REMOVE
11740	PINE	13	REMOVE
11741	OAK	8	REMOVE
11742	PINE	19	REMOVE
11743	OAK	4	REMOVE
11744	OAK	5	REMOVE
11745	PUNK	7	REMOVE
11746	PUNK	5	REMOVE
11747	PINE	5	REMOVE
11748	OAK	5	REMOVE
11749	PUNK	5	REMOVE
11750	PUNK	5	REMOVE
11751	PUNK	5	REMOVE
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11753	OAK	6	REMOVE
11754	PINE	15	REMOVE
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11756	OAK	6	REMOVE
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11758	OAK	14	REMOVE
11759	OAK	7	REMOVE
11760	PUNK	8	REMOVE
11761	PALM	9	REMOVE
11762	PINE	12	REMOVE
11763	PINE	17	REMOVE
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11767	PINE	15	REMOVE
11768	PINE	15	REMOVE
11769	PINE	16	REMOVE
11770	PINE	13	REMOVE
11771	PINE	11	REMOVE
11772	OAK	14	REMOVE
11773	OAK	10	REMOVE
11774	OAK	14	REMOVE
11775	OAK	15	REMOVE
11781	PALM	16	REMAIN
11782	OAK	22	REMOVE
11783	PINE	5	REMOVE
11784	OAK	20	REMOVE
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11786	OAK	12	REMOVE
11787	PINE	6	REMOVE
11788	OAK	11	REMOVE
11789	OAK	13	REMOVE
11790	OAK	19	REMOVE
11791	OAK	29	REMOVE
11792	OAK	37	REMOVE
11793	PINE	15	REMOVE
11794	PINE	20	REMOVE
11795	PINE	6	REMOVE
11796	PINE	16	REMOVE
11797	PINE	5	REMOVE
11798	OAK	18	REMOVE
11799	OAK	18	REMOVE
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11801	OAK	7	REMOVE
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11805	OAK	17	REMOVE
11806	PINE	4	REMOVE
11807	OAK	5	REMOVE
11808	PINE	10	REMOVE
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11810	OAK	23	REMOVE
11811	OAK	18	REMOVE
11812	PINE	8	REMOVE
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11814	OAK	17	REMOVE
11815	PINE	5	REMOVE
11816	PINE	5	REMOVE
11817	OAK	23	REMOVE
11818	PINE	6	REMOVE
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11821	OAK	14	REMOVE
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11828	OAK	21	REMOVE
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11830	OAK	13	REMOVE
11831	OAK	13	REMOVE
11832	OAK	12	REMOVE
11833	PINE	6	REMOVE
11834	OAK	9	REMOVE
11835	OAK	10	REMOVE
11836	OAK	11	REMOVE
11837	OAK	5	REMOVE
11838	OAK	7	REMOVE
11839	OAK	7	REMOVE
11840	OAK	11	REMOVE
11841	PINE	11	REMOVE
11842	OAK	11	REMOVE
11843	OAK	8	REMOVE
11844	OAK	9	REMOVE
11845	OAK	9	REMOVE
11846	OAK	20	REMOVE
11847	OAK	19	REMOVE
11848	OAK	14	REMOVE
11849	OAK	19	REMOVE
11850	OAK	7	REMOVE
11851	OAK	7	REMOVE
11852	OAK	8	REMOVE
11853	OAK	24	REMOVE
11854	OAK	21	REMOVE
11856	OAK	14	REMOVE
11857	ELM	8	REMOVE
11858	OAK	14	REMOVE
11859	OAK	18	REMOVE
11860	OAK	16	REMOVE
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11862	OAK	22	REMOVE
11863	OAK	5	REMOVE
11873	PALM	5	REMOVE
11874	OAK	14	REMOVE
11875	OAK	21	REMOVE
11876	MAPLE	18	REMOVE
11877	PALM	14	REMOVE
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12432	PALM	14	REMOVE
12433	PALM	15	REMOVE
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12539	MYRTLE	4	REMAIN
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12543	OAK	9	REMAIN
12544	OAK	7	REMAIN
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12547	MYRTLE	5	REMAIN
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12549	OAK	11	REMAIN
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12557	CAMPHOR	5	REMOVE
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12568	CAMPHOR	5	REMOVE
12569	OAK	8	REMAIN
12570	CAMPHOR	4	REMOVE
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12576	PALM	15	REMAIN
12577	PALM	14	REMAIN
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12579	PALM	13	REMAIN
12580	PALM	15	REMAIN
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12582	PALM	12	REMAIN
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12608	CAMPHOR	6	REMOVE
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12617	CAMPHOR	7	REMOVE
12618	CAMPHOR	6	REMOVE
12619	CAMPHOR	6	REMOVE
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12621	CAMPHOR	15	REMOVE
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12636	CAMPHOR	6	REMOVE
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12664	PALM	13	REMAIN
12665	PALM	16	REMAIN
12666	PALM	13	REMAIN
12667	OAK	11	REMAIN
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12669	CAMPHOR	4	REMOVE
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12671	PALM	13	REMAIN
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12707	EAR	10	REMOVE
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12709	EAR	19	REMOVE
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12713	CAMPHOR	14	REMOVE
12714	OAK	14	REMAIN
12715	CAMPHOR	7	REMOVE
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12717	MAPLE	5	REMAIN
12718	CAMPHOR	4	REMOVE
12719	EAR	18	REMOVE
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12726	CAMPHOR	8	REMOVE
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13339	PINE	24	REMOVE
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13346	PINE	19	REMAIN
13347	OAK	7	REMAIN
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13566	PINE	14	REMAIN
13567	PINE	16	REMAIN
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13570	OAK	16	REMAIN
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13586	PINE	20	REMAIN
13587	PALM	16	REMOVE
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13672	OAK	8	REMAIN
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13684	PUNK	6	REMOVE
13685	PUNK	8	REMOVE
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13688	OAK	10	REMAIN
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13696	PALM	14	REMAIN
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13700	CAMPHOR	8	REMOVE
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13714	PALM	16	REMAIN
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13716	OAK	5	REMAIN
13717	OAK	17	REMAIN
13718	OAK	13	REMAIN
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13720	OAK	5	REMAIN
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13728	PALM	12	REMAIN
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13777	OAK	5	REMAIN
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13782	PINE	17	REMAIN
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13788	OAK	6	REMAIN
13789	OAK	5	REMAIN
13790	OAK	7	REMAIN
13791	OAK	5	REMAIN
13792	OAK	6	REMAIN
13793	OAK	7	REMAIN
13794	PINE	16	REMAIN
13795	OAK	7	REMAIN
13796	OAK	6	REMAIN
13797	OAK	5	REMAIN
13798	OAK	4	REMAIN
13799	OAK	4	REMAIN
13800	OAK	13	REMAIN
13801	OAK	14	REMAIN
13802	OAK	8	REMAIN
13803	OAK	9	REMAIN
13804	OAK	4	REMAIN
13805	OAK	13	REMAIN
13806	OAK	6	REMAIN
13807	OAK	9	REMAIN
13808	OAK	4	REMAIN
13809	OAK	6	REMAIN
13810	OAK	14	REMAIN
13811	OAK	9	REMAIN
13812	OAK	10	REMAIN
13813	OAK	8	REMAIN
13814	OAK	6	REMAIN
13815	OAK	19	REMAIN
13816	OAK	12	REMAIN
13817	OAK	21	REMAIN
13818	OAK	20	REMAIN
13819	PALM	16	REMAIN
13820	OAK	4	REMAIN
13821	OAK	6	REMAIN
13822	PALM	7	REMAIN
13823	OAK	12	REMAIN
13824	PINE	14	REMAIN
13825	PALM	11	REMAIN
13826	PALM	17	REMAIN
13827	OAK	5	REMAIN
13828	OAK	8	REMAIN
13829	CAMPHOR	37	REMOVE
13830	PALM	6	REMAIN
13831	OAK	5	REMAIN
13832	OAK	5	REMAIN
13833	OAK	6	REMAIN
13834	PALM	10	REMAIN
13835	OAK	8	REMAIN
13836	OAK	9	REMAIN
13837	OAK	9	REMAIN
13838	PINE	16	REMAIN
13839	PINE	10	REMAIN
13840	PINE	11	REMAIN
13841	OAK	8	REMAIN
13842	OAK	9	REMAIN
13843	PINE	14	REMAIN
13844	PINE	19	REMAIN
13845	OAK	5	REMAIN
13846	OAK	4	REMAIN
13848	PALM	16	REMAIN
13849	CAMPHOR	40	REMOVE
13850	CAMPHOR	36	REMOVE
13851	PALM	13	REMAIN
13852	PALM	13	REMAIN
13853	CAMPHOR	42	REMOVE
20002	OAK	8	REMOVE
20003	OAK	10	REMOVE
20004	OAK	9	REMOVE
20005	OAK	5	REMOVE
20006	OAK	5	REMOVE
20007	OAK	7	REMOVE
20008	OAK	5	REMOVE
20009	OAK	16	REMOVE
20010	PALM	17	REMOVE
20011	PALM	14	REMOVE
20012	PALM	15	REMOVE
20013	PALM	19	REMOVE
20014	PALM	15	REMOVE
20015	PALM	18	REMOVE
20016	PALM	11	REMOVE
20017	PALM	19	REMOVE
20018	PALM	18	REMOVE
20019	PINE	8	REMOVE
20020	PINE	6	REMOVE
20021	PINE	6	REMOVE
20022	PINE	4	REMOVE
20023	PINE	4	REMOVE
20024	PINE	26	REMOVE
20025	PINE	7	REMOVE
20026	PINE	5	REMOVE
20027	PINE	7	REMOVE
20028	PINE	5	REMOVE
20029	PINE	8	REMOVE
20030	PINE	8	REMOVE
20031	PINE	6	REMOVE
20032	PINE	5	REMOVE
20033	PINE	4	REMOVE
20034	PINE	4	REMOVE
20035	PINE	8	REMOVE
20036	PALM	23	REMOVE
20037	PALM	23	REMOVE
20038	PALM	6	REMOVE
20040	PALM	24	REMOVE
20041	PALM	20	REMOVE
20042	PALM	20	REMOVE
20043	OAK	12	REMAIN
20044	OAK	14	REMAIN
20045	OAK	10	REMAIN
20046	PALM	21	REMOVE
20047	PALM	19	REMOVE
20048	PALM	16	REMOVE
20052	OAK	10	REMOVE
20053	PALM	19	REMOVE
20054	PINE	8	REMOVE
20055	PINE	9	REMOVE
20056	PINE	12	REMOVE
20057	PINE	8	REMOVE
20058	PINE	13	REMOVE
20059	PINE	12	REMOVE
20060	PINE	4	REMAIN
20061	PINE	5	REMAIN
20062	PINE	4	REMAIN
20063	PINE	6	REMAIN
20064	PINE	5	REMAIN
20065	OAK	4	REMAIN
20066	OAK	4	REMAIN
20067	OAK	4	REMAIN
20068	OAK	4	REMAIN
20069	OAK	4	REMAIN
20070	OAK	5	REMAIN
20071	OAK	4	REMAIN
20072	PINE	20	REMAIN
20073	PINE	13	REMAIN
20074	OAK	17	REMAIN
20075	OAK	6	REMAIN
20076	OAK	10	REMAIN
20077	OAK	12	REMAIN
20078	OAK	11	REMAIN
20079	OAK	5	REMAIN
20080	OAK	18	REMAIN
20081	OAK	13	REMAIN
20082	OAK	9	REMAIN
20083	OAK	16	REMAIN
20084	OAK	10	REMAIN
20085	OAK	12	REMAIN
20086	OAK	18	REMAIN
20087	OAK	29	REMAIN
20088	OAK	6	REMAIN
20089	OAK	10	REMAIN
20090	OAK	16	REMAIN
20091	OAK	10	REMAIN
20092	OAK	6	REMAIN
20093	OAK	15	REMAIN
20094	OAK	9	REMAIN
20095	OAK	7	REMAIN
20096	OAK	6	REMAIN
20097	OAK	7	REMAIN
20098	OAK	7	REMAIN
20099	PINE	15	REMAIN
20100	OAK	17	REMAIN
20101	OAK	14	REMAIN
20102	OAK	6	REMAIN
20103	OAK	18	REMAIN
20104	OAK	15	REMAIN
20105	PINE	9	REMAIN
20106	OAK	17	REMAIN
20107	OAK	13	REMAIN
20108	OAK	15	REMAIN
20109	OAK	20	REMAIN
20111	OAK	7	REMAIN
20112	OAK	11	REMAIN
20113	OAK	8	REMAIN
20114	OAK	10	REMAIN
20115	OAK	14	REMAIN
20116	OAK	7	REMAIN
20117	OAK	10	REMAIN
20121	PINE	8	REMOVE
20122	PINE	9	REMOVE
20123	PINE	4	REMOVE
20124	PINE	6	REMOVE
20125	PINE	4	REMOVE
20126	PINE	5	REMOVE
20127	PINE	7	REMOVE
20128	PINE	8	REMOVE
20129	PINE	6	REMOVE
20130	PINE	6	REMOVE
20131	PINE	9	REMOVE
20132	PINE	6	REMOVE
20133	PINE	7	REMOVE
20134	PINE	5	REMOVE
20135	PINE	9	REMOVE
20136	PINE	4	REMAIN
20137	PINE	5	REMOVE
20138	PINE	6	REMOVE
20139	PINE	4	REMOVE
20140	PINE	5	REMOVE
20141	PINE	4	REMOVE
20142	PINE	4	REMOVE
20143	PINE	4	REMOVE
20144	PINE	5	REMOVE
20145	PINE	5	REMOVE
20146	PINE	5	REMOVE
20147	PINE	6	REMOVE
20148	PINE	6	REMOVE
20149	PINE	6	REMOVE
20150	PINE	6	REMOVE
20151	PINE	6	REMOVE
20152	PINE	6	REMOVE
20153	PINE	7	REMOVE
20154	PINE	6	REMOVE
20155	PINE	6	REMOVE
20156	PINE	7	REMOVE
20157	PINE	5	REMOVE
20158	PINE	7	REMOVE
20160	PINE	5	REMOVE
20161	OAK	13	REMAIN
20162	OAK	5	REMAIN
20163	OAK	6	REMAIN
20164	OAK	5	REMAIN
20165	OAK	4	REMAIN
20166	OAK	4	REMAIN
20167	OAK	6	REMAIN

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.

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG

TRC SUBMITTAL 10/13/2021

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

WES ROGERS REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LA6667442
DATE: 10/5/2021

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WAR

TREE MITIGATION DATA

MORGAN ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/13/2021
PROJECT NO. 145062001
SHEET NUMBER L.60

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Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MITIGATION PLAN.dwg L.60 Oct 05, 2021 3:34pm by: Wes.Rogers

TREE NO.	SPECIES	DBH	ACTION
20168	OAK	12	REMAIN
20169	OAK	18	REMAIN
20170	OAK	23	REMAIN
20171	PINE	20	REMAIN
20182	PALM	14	REMOVE
20183	PINE	7	REMOVE
20184	OAK	5	REMAIN
20185	PALM	18	REMAIN
20186	PALM	17	REMAIN
20187	CAMPHOR	6	REMOVE
20188	CAMPHOR	5	REMOVE
20189	OAK	4	REMAIN
20190	OAK	7	REMAIN
20191	OAK	4	REMAIN
20192	CAMPHOR	9	REMOVE
20193	CAMPHOR	8	REMOVE
20194	CAMPHOR	11	REMOVE
20195	CAMPHOR	10	REMOVE
20196	PINE	7	REMAIN
20197	OAK	21	REMAIN
20198	OAK	26	REMAIN
20199	OAK	17	REMAIN
20200	OAK	13	REMAIN
20201	CAMPHOR	11	REMOVE
20202	CAMPHOR	6	REMOVE
20203	CAMPHOR	11	REMOVE
20204	OAK	20	REMAIN
20205	OAK	4	REMAIN
20206	PALM	12	REMAIN
20207	CAMPHOR	11	REMOVE
20208	OAK	8	REMAIN
20209	OAK	5	REMAIN
20210	OAK	8	REMAIN
20211	OAK	4	REMAIN
20212	OAK	7	REMAIN
20213	OAK	6	REMAIN
20214	OAK	18	REMAIN
20215	CAMPHOR	6	REMOVE
20216	OAK	22	REMAIN
20217	OAK	32	REMAIN
20218	OAK	5	REMAIN
20219	OAK	10	REMAIN
20220	OAK	4	REMAIN
20221	OAK	4	REMAIN
20222	OAK	4	REMAIN
20223	OAK	4	REMAIN
20224	OAK	4	REMAIN
20225	OAK	4	REMAIN
20226	OAK	4	REMAIN
20227	OAK	6	REMAIN
20228	OAK	10	REMAIN
20229	OAK	4	REMAIN
20230	OAK	9	REMAIN
20231	OAK	8	REMAIN
20232	OAK	4	REMAIN
20233	OAK	6	REMAIN
20234	OAK	10	REMAIN
20235	OAK	7	REMAIN
20236	OAK	5	REMAIN
20237	OAK	4	REMAIN
20238	OAK	4	REMAIN
20239	OAK	7	REMAIN
20240	OAK	4	REMAIN
20241	OAK	4	REMAIN
20242	OAK	5	REMAIN
20243	OAK	4	REMAIN
20244	OAK	4	REMAIN
20245	PINE	10	REMAIN
20246	PINE	10	REMAIN
20247	PINE	4	REMAIN
20248	PINE	18	REMAIN
20293	OAK	4	REMAIN
20294	OAK	5	REMAIN
20295	PINE	14	REMAIN
20296	PINE	15	REMAIN
20297	PINE	18	REMAIN
20298	PINE	16	REMAIN
20299	OAK	13	REMAIN
20300	OAK	10	REMAIN
20301	OAK	9	REMAIN
20302	PINE	24	REMAIN
20303	OAK	9	REMAIN
20304	OAK	15	REMAIN
20305	OAK	5	REMAIN
20306	OAK	4	REMAIN
20307	OAK	5	REMAIN
20308	PINE	20	REMAIN
20309	PINE	25	REMAIN
20310	OAK	5	REMAIN
20311	OAK	5	REMAIN
20312	OAK	5	REMAIN
20313	OAK	5	REMAIN
20314	OAK	4	REMAIN
20315	OAK	5	REMAIN
20316	PINE	15	REMAIN
20317	OAK	4	REMAIN
20318	OAK	19	REMAIN
20320	OAK	4	REMAIN
20321	OAK	5	REMAIN
20322	OAK	4	REMAIN
20328	PALM	15	REMAIN
20329	OAK	5	REMAIN
20330	PALM	13	REMAIN
20331	PALM	13	REMAIN
20332	PALM	13	REMAIN
20333	OAK	5	REMAIN
20334	OAK	8	REMAIN
20335	OAK	6	REMAIN
20336	OAK	5	REMAIN
20337	OAK	36	REMAIN
20338	OAK	14	REMAIN
20339	OAK	11	REMAIN
20340	OAK	8	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20341	OAK	12	REMAIN
20342	OAK	13	REMAIN
20343	PALM	13	REMAIN
20344	PINE	11	REMAIN
20345	PINE	26	REMAIN
20346	PINE	16	REMAIN
20347	OAK	10	REMAIN
20352	PINE	21	REMAIN
20353	PINE	14	REMAIN
20354	PINE	22	REMAIN
20355	PINE	18	REMAIN
20356	PINE	18	REMAIN
20357	OAK	17	REMAIN
20358	PINE	20	REMAIN
20359	PINE	14	REMAIN
20360	PINE	23	REMAIN
20361	PINE	19	REMAIN
20362	OAK	21	REMAIN
20363	OAK	21	REMAIN
20364	PINE	17	REMAIN
20365	PINE	20	REMAIN
20366	OAK	4	REMAIN
20367	OAK	4	REMAIN
20368	OAK	13	REMAIN
20369	PINE	26	REMAIN
20370	OAK	24	REMAIN
20371	OAK	12	REMAIN
20372	OAK	9	REMAIN
20373	OAK	8	REMAIN
20374	OAK	11	REMAIN
20375	OAK	28	REMAIN
20376	OAK	19	REMAIN
20377	PINE	15	REMAIN
20378	PINE	14	REMAIN
20379	PINE	18	REMAIN
20381	PINE	6	REMAIN
20383	OAK	5	REMAIN
20384	PINE	12	REMAIN
20385	PINE	12	REMAIN
20386	OAK	5	REMAIN
20387	PINE	15	REMAIN
20388	PINE	13	REMAIN
20391	PIINE	12	REMAIN
20392	PINE	10	REMAIN
20393	OAK	26	REMAIN
20394	PINE	10	REMAIN
20395	PUNK	17	REMOVE
20396	PUNK	46	REMOVE
20397	PINE	8	REMAIN
20398	PINE	9	REMAIN
20399	PINE	12	REMAIN
20400	PINE	8	REMAIN
20401	PINE	11	REMAIN
20402	PINE	7	REMAIN
20403	PINE	11	REMAIN
20404	PINE	12	REMAIN
20405	PINE	6	REMAIN
20406	PINE	10	REMAIN
20407	PINE	9	REMAIN
20408	PINE	12	REMAIN
20409	PINE	6	REMAIN
20410	OAK	16	REMAIN
20411	OAK	11	REMAIN
20412	OAK	11	REMAIN
20413	PINE	10	REMAIN
20414	PINE	16	REMAIN
20415	PINE	21	REMAIN
20416	PINE	18	REMAIN
20417	PINE	19	REMAIN
20418	PINE	20	REMAIN
20419	PINE	17	REMAIN
20420	OAK	27	REMAIN
20421	OAK	16	REMOVE
20422	OAK	7	REMOVE
20423	OAK	7	REMOVE
20424	OAK	32	REMAIN
20425	PINE	11	REMAIN
20426	PINE	8	REMAIN
20427	PINE	7	REMAIN
20428	PINE	12	REMAIN
20429	PINE	8	REMAIN
20430	PINE	8	REMAIN
20431	PINE	13	REMAIN
20432	PINE	10	REMAIN
20433	PINE	7	REMAIN
20434	PINE	14	REMAIN
20435	PINE	9	REMAIN
20436	PINE	14	REMAIN
20437	OAK	6	REMAIN
20438	OAK	10	REMAIN
20439	PINE	10	REMAIN
20440	PINE	15	REMAIN
20441	OAK	10	REMAIN
20442	OAK	10	REMAIN
20443	PINE	18	REMAIN
20444	PINE	10	REMAIN
20445	PINE	12	REMAIN
20446	OAK	13	REMAIN
20447	PINE	11	REMAIN
20448	PINE	15	REMOVE
20449	OAK	8	REMOVE
20450	OAK	4	REMOVE
20457	PINE	14	REMAIN
20460	OAK	4	REMAIN
20461	PUNK	4	REMOVE
20462	PUNK	7	REMOVE
20463	PUNK	9	REMOVE
20464	PUNK	8	REMOVE
20465	PUNK	8	REMOVE
20466	PUNK	7	REMOVE
20467	PUNK	9	REMOVE
20468	PUNK	8	REMOVE
20469	PUNK	23	REMOVE

TREE NO.	SPECIES	DBH	ACTION
20470	PUNK	17	REMOVE
20471	PUNK	6	REMOVE
20472	PUNK	9	REMOVE
20473	PUNK	8	REMOVE
20474	PUNK	8	REMOVE
20475	PUNK	8	REMOVE
20476	PUNK	6	REMOVE
20477	PUNK	7	REMOVE
20480	PUNK	8	REMOVE
20481	PUNK	7	REMOVE
20482	PUNK	7	REMOVE
20483	PUNK	7	REMOVE
20484	PUNK	9	REMOVE
20485	PUNK	5	REMOVE
20486	PUNK	12	REMOVE
20487	PUNK	13	REMOVE
20488	PUNK	9	REMOVE
20489	PUNK	8	REMOVE
20490	PUNK	12	REMOVE
20491	PUNK	7	REMOVE
20492	PUNK	4	REMOVE
20493	PUNK	4	REMOVE
20494	PUNK	6	REMOVE
20495	PUNK	7	REMOVE
20496	PUNK	7	REMOVE
20497	PUNK	5	REMOVE
20498	PUNK	7	REMOVE
20499	PUNK	6	REMOVE
20500	PUNK	16	REMOVE
20501	PUNK	5	REMOVE
20502	PUNK	5	REMOVE
20503	PUNK	5	REMOVE
20504	PUNK	4	REMOVE
20505	PUNK	6	REMOVE
20506	PUNK	5	REMOVE
20507	PUNK	6	REMOVE
20508	PUNK	7	REMOVE
20509	PUNK	5	REMOVE
20510	PUNK	8	REMOVE
20511	PUNK	7	REMOVE
20512	PUNK	7	REMOVE
20513	PUNK	7	REMOVE
20514	PUNK	27	REMOVE
20515	PUNK	22	REMOVE
20516	PINE	18	REMAIN
20517	PUNK	14	REMOVE
20518	PUNK	7	REMOVE
20519	PUNK	9	REMOVE
20520	PUNK	8	REMOVE
20521	PUNK	6	REMOVE
20522	PUNK	25	REMOVE
20523	PUNK	42	REMOVE
20524	OAK	14	REMAIN
20525	PALM	15	REMAIN
20526	OAK	16	REMOVE
20527	PINE	23	REMAIN
20528	OAK	5	REMAIN
20529	OAK	4	REMAIN
20530	OAK	4	REMAIN
20531	OAK	5	REMAIN
20532	OAK	18	REMOVE
20533	OAK	12	REMOVE
20534	OAK	6	REMAIN
20535	OAK	8	REMOVE
20536	OAK	4	REMAIN
20537	OAK	5	REMAIN
20538	OAK	6	REMAIN
20539	OAK	5	REMAIN
20540	PINE	12	REMAIN
20541	MAPLE	4	REMAIN
20542	PINE	8	REMAIN
20543	Pine	9	REMAIN
20544	PINE	13	REMAIN
20545	PINE	11	REMAIN
20546	PINE	17	REMAIN
20547	PINE	11	REMAIN
20548	PINE	13	REMAIN
20549	PINE	13	REMAIN
20550	PINE	15	REMAIN
20551	PINE	20	REMAIN
20552	PINE	16	REMAIN
20553	PINE	10	REMAIN
20554	PINE	12	REMAIN
20555	PINE	12	REMAIN
20556	OAK	4	REMAIN
20557	OAK	6	REMAIN
20558	OAK	4	REMAIN
20559	OAK	4	REMAIN
20560	OAK	4	REMAIN
20561	OAK	4	REMAIN
20562	OAK	4	REMAIN
20563	OAK	20	REMAIN
20564	OAK	11	REMAIN
20565	OAK	7	REMAIN
20566	PINE	20	REMAIN
20567	OAK	4	REMAIN
20568	OAK	10	REMAIN
20569	OAK	5	REMAIN
20570	OAK	4	REMAIN
20571	PINE	21	REMAIN
20572	OAK	7	REMAIN
20573	OAK	8	REMAIN
20574	OAK	4	REMAIN
20575	OAK	7	REMAIN
20576	OAK	4	REMOVE
20577	OAK	4	REMOVE
20578	OAK	4	REMOVE
20579	OAK	4	REMOVE
20580	OAK	5	REMOVE
20581	OAK	5	REMOVE
20582	OAK	6	REMOVE
20583	OAK	4	REMOVE
20584	OAK	5	REMOVE

TREE NO.	SPECIES	DBH	ACTION
20585	OAK	17	REMOVE
20586	PINE	12	REMAIN
20587	PINE	5	REMAIN
20588	PINE	11	REMAIN
20589	PINE	11	REMAIN
20590	PINE	10	REMAIN
20591	PINE	11	REMAIN
20592	PINE	13	REMAIN
20593	PINE	20	REMAIN
20594	OAK	6	REMAIN
20595	PINE	13	REMAIN
20596	MAPLE	13	REMAIN
20597	MAPLE	12	REMAIN
20598	PINE	15	REMAIN
20599	OAK	5	REMAIN
20600	PINE	14	REMAIN
20601	OAK	25	REMAIN
20602	MAPLE	23	REMAIN
20603	PINE	14	REMAIN
20604	PINE	17	REMAIN
20605	PINE	18	REMAIN
20606	PINE	4	REMAIN
20607	PINE	13	REMAIN
20608	PINE	17	REMAIN
20609	PINE	19	REMAIN
20610	OAK	7	REMAIN
20611	OAK	8	REMAIN
20612	Pine	15	REMAIN
20613	PALM	17	REMAIN
20614	OAK	7	REMAIN
20615	OAK	4	REMAIN
20616	OAK	14	REMAIN
20617	OAK	4	REMAIN
20618	OAK	10	REMAIN
20619	OAK	19	REMAIN
20620	OAK	7	REMAIN
20621	OAK	7	REMAIN
20622	OAK	11	REMAIN
20623	OAK	5	REMAIN
20624	OAK	20	REMAIN
20625	CAMPHOR	21	REMOVE
20626	CAMPHOR	18	REMOVE
20627	CAMPHOR	23	REMOVE
20628	CAMPHOR	10	REMOVE
20629	CAMPHOR	19	REMOVE
20630	PALM	24	REMOVE
20631	CAMPHOR	8	REMOVE
20632	PALM	20	REMAIN
20633	OAK	6	REMAIN
20634	OAK	6	REMAIN
20635	OAK	8	REMAIN
20636	OAK	6	REMAIN
20637	OAK	9	REMAIN
20638	OAK	7	REMAIN
20639	OAK	6	REMAIN
20640	OAK	4	REMAIN
20641	OAK	11	REMAIN
20642	PALM	15	REMAIN
20643	PINE	16	REMAIN
20644	OAK	4	REMAIN
20645	OAK	4	REMAIN
20646	OAK	4	REMAIN
20647	OAK	4	REMAIN
20648	OAK	4	REMAIN
20649	OAK	5	REMAIN
20650	OAK	4	REMAIN
20651	OAK	10	REMAIN
20652	OAK	12	REMAIN
20653	OAK	5	REMAIN
20654	OAK	4	REMAIN
20655	OAK	4	REMAIN
20656	OAK	4	REMAIN
20657	OAK	5	REMAIN
20658	OAK	5	REMAIN
20659	OAK	7	REMAIN
20660	OAK	7	REMAIN
20661	OAK	18	REMAIN
20662	PALM	18	REMAIN
20663	PALM	7	REMAIN
20664	PINE	20	REMAIN
20665	OAK	5	REMAIN
20666	OAK	6	REMAIN
20667	OAK	5	REMAIN
20668	OAK	5	REMAIN
20669	OAK	4	REMAIN
20670	OAK	4	REMAIN
20671	OAK	11	REMAIN
20672	OAK	6	REMAIN
20673	OAK	4	REMAIN
20674	PINE	12	REMAIN
20675	OAK	4	REMAIN
20676	PINE	18	REMAIN
20677	OAK	4	REMAIN
20678	OAK	4	REMAIN
20679	OAK	4	REMAIN
20680	OAK	4	REMAIN
20681	PINE	4	REMOVE
20682	OAK	6	REMAIN
20683	OAK	7	REMAIN
20684	OAK	5	REMAIN
20685	OAK	5	REMAIN
20686	OAK	5	REMAIN
20687	PINE	22	REMAIN
20688	OAK	4	REMAIN
20689	OAK	8	REMAIN
20690	OAK	9	REMAIN
20691	OAK	4	REMAIN
20692	OAK	4	REMAIN
20693	OAK	4	REMAIN
20694	OAK	4	REMAIN
20695	OAK	6	REMAIN
20696	OAK	4	REMAIN
20697	OAK	4	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20698	OAK	8	REMAIN
20699	PINE	24	REMAIN
20700	OAK	4	REMAIN
20701	OAK	8	REMAIN
20702	PINE	19	REMAIN
20703	OAK	5	REMAIN
20704	PINE	18	REMAIN
20705	OAK	5	REMAIN
20706	OAK	8	REMAIN
20707	PINE	20	REMAIN
20708	CAMPHOR	12	REMOVE
20709	PINE	17	REMAIN
20710	OAK	4	REMAIN
20711	OAK	4	REMAIN
20712	OAK	5	REMAIN
20713	OAK	4	REMAIN
20714	OAK	4	REMAIN
20715	OAK	4	REMAIN
20716	OAK	4	REMAIN
20717	OAK	4	REMAIN
20718	OAK	5	REMAIN
20719	OAK	4	REMAIN
20720	OAK	5	REMAIN
20721	OAK	4	REMAIN
20722	OAK	4	REMAIN
20723	OAK	4	REMAIN
20724	OAK	4	REMAIN
20725	OAK	4	REMAIN
20726	OAK	5	REMAIN
20727	OAK	6	REMAIN
20728	PINE	16	REMAIN
20729	OAK	5	REMAIN
20730	OAK	4	REMAIN
20731	OAK	5	REMAIN
20732	OAK	5	REMAIN
20733	OAK	12	REMAIN
20734	PALM	7	REMAIN
20735	OAK	6	REMAIN
20736	PINE	15	REMAIN
20737	PINE	17	REMAIN
20738	PINE	8	REMAIN
20739	PINE	13	REMAIN
20740	PINE	13	REMAIN
20741	PINE	14	REMAIN
20742	OAK	5	REMAIN
20743	PINE	19	REMAIN
20744	PALM	18	REMAIN
20745	OAK	4	REMAIN
20746	OAK	6	REMAIN
20747	OAK	17	REMAIN
20748	PALM	18	REMAIN
20749	OAK	10	REMAIN
20750	OAK	4	REMAIN
20751	OAK	5	REMAIN
20752	OAK	6	REMAIN
20753	OAK	5	REMAIN
20754	OAK	4	REMAIN
20755	OAK	4	REMAIN
20756	OAK	8	REMAIN
20757	OAK	4	REMAIN
20758	OAK	4	REMAIN
20759	PINE	17	REMAIN
20760	OAK	5	REMAIN
20761	OAK	6	REMAIN
20762	OAK	4	REMAIN
20763	OAK	6	REMAIN
20764	OAK	4	REMAIN
20765	OAK	8	REMAIN
20766	OAK	5	REMAIN
20767	OAK	6	REMAIN
20768	OAK	8	REMAIN
20769	PINE	19	REMAIN
20770	OAK	4	REMAIN
20771	OAK	6	REMAIN
20772	PINE	17	REMAIN
20773	OAK	4	REMAIN
20774	OAK	7	REMAIN
20775	PALM	14	REMAIN
20776	PINE	20	REMAIN
20777	OAK	40	REMAIN
20778	OAK	6	REMAIN
20779	OAK	7	REMAIN
20780	OAK	5	REMAIN
20781	OAK	14	REMAIN
20782	PALM	16	REMAIN
20783	OAK	4	REMAIN
20784	OAK	12	REMAIN
20785	OAK	5	REMAIN
20786	PALM	12	REMAIN
20787	PALM	15	REMAIN
20788	OAK	6	REMAIN
20789	OAK	7	REMAIN
20790	OAK	6	REMAIN
20791	OAK	7	REMAIN
20792	PALM	16	REMAIN
20793	PALM	7	REMAIN
20794	PALM	15	REMAIN
20795	OAK	10	REMAIN
20796	OAK	7	REMAIN
20797	OAK	8	REMAIN
20798	OAK	5	REMAIN
20799	OAK	6	REMAIN
20800	OAK	6	REMAIN
20801	OAK	4	REMAIN
20802	OAK	5	REMAIN
20803	OAK	7	REMAIN
20804	OAK	4	REMAIN
20805	OAK	8	REMAIN
20806	OAK	6	REMAIN
20807	OAK	6	REMAIN
20808	OAK	4	REMAIN
20809	OAK	4	REMAIN
20810	OAK	6	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20811	OAK	7	REMAIN
20812	OAK	6	REMAIN
20813	OAK	9	REMAIN
20814	OAK	9	REMAIN
20815	CAMPHOR	9	REMOVE
20816	OAK	5	REMAIN
20817	OAK	9	REMAIN
20818	OAK	7	REMAIN
20819	OAK	11	REMAIN
20820	OAK	11	REMAIN
20821	OAK	7	REMAIN
20822	CAMPHOR	6	REMOVE
20823	PALM	12	REMAIN
20824	OAK	9	REMAIN
20825	OAK	12	REMAIN
20826	OAK	7	REMAIN
20827	OAK	5	REMAIN
20828	PALM	16	REMAIN
20829	OAK	12	REMAIN
20830	PALM	15	REMAIN
20831	OAK	12	REMAIN
20832	OAK	17	REMAIN
20833	PALM	16	REMAIN
20834	OAK	11	REMAIN
20835	OAK	4	REMAIN
20836	OAK	5	REMAIN
20837	OAK	30	REMAIN
20838	PALM	12	REMAIN
20839	PALM	17	REMAIN
20840	PALM	18	REMAIN
20841	MAPLE	4	REMAIN
20842	OAK	4	REMAIN
20843	OAK	5	REMAIN
20844	OAK	7	REMAIN
20845	PALM	7	REMAIN
20846	PALM	15	REMAIN
20847	PINE	16	REMAIN
20848	PINE	20	REMAIN
20849	PINE	18	REMAIN
20850	PINE	13	REMAIN
20851	PINE	23	REMAIN
20852	PINE	12	REMAIN
20853	PINE	17	REMAIN
20854	OAK	14	REMAIN
20855	OAK	6	REMAIN
20856	OAK	4	REMAIN
20857	OAK	6	REMAIN
20858	OAK	4	REMAIN
20859	OAK	4	REMAIN
20860	PINE	14	REMAIN
20861	PINE	20	REMAIN
20862	OAK	11	REMAIN
20863	OAK	9	REMAIN
20864	OAK	4	REMAIN
20865	OAK	4	REMAIN
20866	OAK	4	REMAIN
20867	PALM	17	REMAIN
20868	OAK	12	REMAIN
20869	OAK	14	REMAIN
20870	PALM	13	REMAIN
20871	OAK	16	REMAIN
20872	OAK	10	REMAIN
20873	OAK	9	REMAIN
20874	OAK	7	REMAIN
20875	OAK	4	REMAIN
20876	OAK	4	REMAIN
20877	OAK	5	REMAIN
20878	OAK	5	REMAIN
20879	OAK	4	REMAIN
20880	OAK	4	REMAIN
20881	OAK	4	REMAIN
20882	CAMPHOR	29	REMOVE
20883	CAMPHOR	29	REMOVE
20884	CAMPHOR	6	REMOVE
20885	OAK	4	REMAIN
20886	OAK	4	REMAIN
20887	OAK	8	REMAIN
20888	OAK	19	REMAIN
20889	PINE	15	REMAIN
20890	OAK	11	REMAIN
20891	PINE	12	REMAIN
20892	OAK	7	REMAIN
20893	OAK	28	REMAIN
20894	PINE	9	REMAIN
20895	PINE	5	REMAIN
20896	PINE	11	REMAIN
20897	OAK	6	REMAIN
20898	OAK	14	REMAIN
20899	PALM	14	REMAIN
20900	OAK	8	REMAIN
20901	OAK	4	REMAIN
20902	MAPLE	5	REMAIN
20903	MAPLE	5	REMAIN
20904	OAK	12	REMAIN
20905	OAK	10	REMAIN
20906	MAPLE	5	REMAIN
20907	OAK	7	REMAIN
20908	OAK	6	REMAIN
20909	OAK	7	REMAIN
20910	OAK	4	REMAIN
20911	MAPLE	4	REMAIN
20912	OAK	8	REMAIN
20913	OAK	6	REMAIN
20914	MAPLE	4	REMAIN
20915	OAK	4	REMAIN
20916	OAK	5	REMAIN
20917	PALM	10	REMAIN
20918	PINE	10	REMAIN
20919	OAK	11	REMAIN
20920	OAK	7	REMAIN
20921	OAK	5	REMAIN
20922	PINE	16	REMAIN
20923	OAK	11	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20924	PINE	19	REMAIN
20925	PINE	15	REMAIN
20926	PINE	14	REMAIN
20927	PINE	15	REMAIN
20928	PINE	12	REMAIN
20929	PINE	28	REMAIN
20930	PINE	8	REMAIN
20931	PINE	15	REMAIN
20932	OAK	4	REMAIN
20933	OAK	4	REMAIN
20934	OAK	4	REMAIN
20935	OAK	4	REMAIN
20936	OAK	4	REMAIN
20937	OAK	8	REMAIN
20938	OAK	5	REMAIN
20939	OAK	4	REMAIN
20940	OAK	6	REMAIN
20941	OAK	6	REMAIN
20942	OAK	11	REMAIN
20943	OAK	9	REMAIN
20944	OAK	5	REMAIN
20945	OAK	8	REMAIN
20946	OAK	14	REMAIN
20947	OAK	14	REMAIN
20948	PALM	16	REMAIN
20949	PALM	16	REMAIN
20950	PALM	15	REMAIN
20951	PALM	15	REMAIN
20952	PALM	16	REMAIN
20953	OAK	17	REMAIN
20954	PALM	16	REMAIN
20955	OAK	8	REMAIN
20956	PALM	16	REMAIN
20957	CAMPHOR	6	REMOVE
20958	PALM	17	REMAIN
20959	PALM	15	REMAIN
20960	PALM	19	REMAIN
20961	PALM	10	REMAIN
20962	OAK	6	REMAIN
20963	OAK	6	REMAIN
20964	MAPLE	5	REMAIN
20965	OAK	8	REMAIN
20966	MAPLE	4	REMAIN
20967	MAPLE	4	REMAIN
20968	MAPLE	4	REMAIN
20969	OAK	7	REMAIN
20970	OAK	6	REMAIN
20971	OAK	8	REMAIN
20972	OAK	5	REMAIN
20973	MAPLE	5	REMAIN
20974	OAK	6	REMAIN
20975	PALM	15	REMAIN
20976	OAK	5	REMAIN
20977	OAK	5	REMAIN
20978	PINE	9	REMAIN
20979	PINE	7	REMAIN
20980	PINE	9	REMAIN
20981	PINE	6	REMAIN
20982	OAK	7	REMAIN
20983	MAPLE	7	REMAIN
20984	PINE	4	REMAIN
20985	PINE	4	REMAIN
20986	PINE	7	REMAIN
20987	PINE	6	REMAIN
20988	PINE	11	REMAIN
20989	PINE	7	REMAIN
20990	PINE	8	REMAIN
20991	PINE	6	REMAIN
20992	PALM	13	REMAIN
20993	PINE	4	REMAIN
20994	PINE	8	REMAIN
20995	OAK	7	REMAIN
20996	OAK	5	REMAIN
20997	PINE	20	REMAIN
20998	OAK	7	REMAIN
20999	OAK	13	REMAIN
21000	OAK	5	REMAIN
21001	CAMPHOR	11	REMOVE
21002	PINE	14	REMAIN
21003	PINE	20	REMAIN
21004	PINE	16	REMAIN
21005	OAK	4	REMAIN
21006	OAK	4	REMAIN
21007	OAK	8	REMAIN
21008	PINE	5	REMAIN
21009	OAK	5	REMAIN
21010	PINE	6	REMAIN
21011	OAK	4	REMAIN
21012	OAK	4	REMAIN
21013	OAK	4	REMAIN
21014	PINE	4	REMAIN
21015	PINE	4	REMAIN
21016	OAK	4	REMAIN
21017	OAK	8	REMAIN
21018	OAK	12	REMAIN
21019	OAK	4	REMAIN
21020	OAK	14	REMAIN
21021	PALM	14	REMAIN
21022	PALM	14	REMAIN
21023	OAK	6	REMAIN
21024	OAK	6	REMAIN
21025	OAK	4	REMAIN
21026	MAPLE	6	REMAIN
21027	MAPLE	5	REMAIN
21028	MAPLE	6	REMAIN
21029	MAPLE	5	REMAIN
21030	CAMPHOR	5	REMOVE
21031	OAK	6	REMAIN
21032	OAK	15	REMAIN
21033	PINE	5	REMAIN
21034	PINE	12	REMAIN
21035	PALM	12	REMAIN
21036	PINE	10	REMAIN

TREE NO.	SPECIES	DBH	ACTION
21037	MAPLE	4	REMAIN
21038	PALM	18	REMAIN
21039	MAPLE	6	REMAIN
21040	MAPLE	4	REMAIN
21041	MAPLE	5	REMAIN
21042	MAPLE	5	REMAIN
21043	MAPLE	13	REMAIN
21044	MAPLE	13	REMAIN
21045	MAPLE	6	REMAIN
21046	PALM	15	REMAIN
21047	PALM	14	REMAIN
21048	PALM	16	REMAIN
21049	PALM	17	REMAIN
21050	PALM	16	REMAIN
21051	PALM	14	REMAIN
21052	PALM	14	REMAIN
21053	PALM	12	REMAIN
21054	PALM	9	REMAIN
21055	PALM	14	REMAIN
21056	PALM	10	REMAIN
21057	PALM	16	REMAIN
21058	PALM	14	REMAIN
21059	PALM	16	REMAIN
21060	PALM	12	REMAIN
21061	PALM	16	REMAIN
21062	PALM	18	REMAIN
21063	PALM	14	REMAIN
21064	PALM	14	REMAIN
21065	PALM	8	REMAIN
21066	PALM	8	REMAIN
21067	PALM	9	REMAIN
21068	PALM	15	REMAIN
21069	PALM	8	REMAIN
21070	PALM	16	REMAIN
21071	PALM	15	REMAIN
21072	PALM	15	REMAIN
21073	PALM	15	REMAIN
21074	PALM	12	REMAIN
21075	OAK	6	REMAIN
21076	OAK	31	REMAIN
21077	PALM	16	REMAIN
21078	PALM	10	REMAIN
21079	OAK	6	REMAIN
21080	CAMPHOR	26	REMOVE
21081	PALM	14	REMAIN
21082	OAK	5	REMAIN
21083	OAK	11	REMAIN
21084	OAK	5	REMAIN
21085	OAK	5	REMAIN
21086	OAK	6	REMAIN
21087	OAK	6	REMAIN
21088	OAK	5	REMAIN
21089	PALM	15	REMAIN
21090	OAK	21	REMAIN
21091	OAK	7	REMAIN
21092	OAK	20	REMAIN
21093	OAK	5	REMAIN
21094	PINE	8	REMAIN
21095	OAK	11	REMAIN
21096	PALM	18	REMAIN

Preliminary Tree Mitigation Calculations		
Total no. of native trees to remain:		1,168 Trees
Total no. of native trees removed:		1,221 Trees
Total DBH inches of native trees removed:		13,827 Inches
	Total DBH inches (18" and less) within Building Pad:	1,905 Inches
	DBH inches requiring mitigation:	11,885 Inches
Size Groups	4-7 DBH Inches	2,116 Inches
	8-14 DBH Inches	3,474 Inches
	15-24 DBH Inches	5,725 Inches
	25+ DBH Inches	570 Inches
Total DBH inches of palms removed:		2,179 Inches
Total DBH inches of palms preserved:		3,334 Inches
Total DBH inches of invasive trees removed:		2,923 Inches

PROPOSED TREE RE-PLANTING

LANDSCAPE PLAN

PALM INCHES 3,278 INCHES

TREE INCHES 1,374 INCHES

WETLAND PERIMETER ENHANCEMENTS

TREE INCHES 12,000 INCHES

TRC SUBMITTAL 10/13/2021

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.

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG

Kimley»Horn
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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, WES ROGERS LA6667442, DATE: 10/5/2021

SCALE / DESIGNED BY SKP / DRAWN BY SKP / CHECKED BY WAR

TREE MITIGATION DATA

MORGAN ANCLOTE HARBOR, TARPON SPRINGS, FLORIDA

DATE 10/13/2021 | PROJECT NO. 145062001 | SHEET NUMBER L.61

Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MITIGATION PLAN.dwg L.61 Oct 05, 2021 3:35pm by Wes.Rogers

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE. TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW
    - a. TREE PROTECTION FENCING
    - b. ROOT PRUNING AND ROOT BARRIERS
    - c. CLEARING
    - d. TREE CANOPY PRUNING
    - e. FERTILIZATION
    - f. INSECTICIDE
    - g. IRRIGATION

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS OR AS REQUESTED BY LOCAL AGENCY
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPMS IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA)
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING"
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS
    - a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT
    - b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH
    - c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST
    - d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED
    - e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE
    - f. ALL VEGETATION AND TREES WITH CROWNS THAT PROJECT INTO PARKING LOTS, IMPROVED RIGHTS-OF-WAY, AND INTERNAL DRIVES / ROADWAY AREAS SHALL BE RAISED AND MAINTAINED AT A HEIGHT OF 14 FEET VERTICAL CLEARANCE ABOVE FINISHED GRADE
    - g. ALL VEGETATION AND TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED AND MAINTAINED AT A HEIGHT OF 10 FEET VERTICAL CLEARANCE ABOVE FINISHED GRADE
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS
    - a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST
    - b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD
    - c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES
    - d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE
10. PROPOSED/REPLACEMENT TREES
    - a. PRUNING SHALL BE LIMITED TO CLEANING
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS
    - a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY
    - b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX
    - c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE
    - d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS
    - e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS
    - f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT

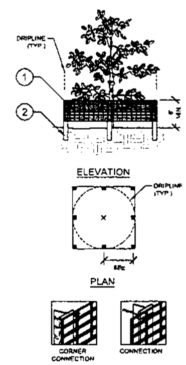
L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH
12. TOPSOIL PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY

1 / L0.62 — TYPICAL TREE MITIGATION NOTES



1. 6' H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION
2. 6' TALL METAL "T" POSTS OR 2" x 2" x 6' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE

INSTALLATION NOTES

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.)
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME

2 / L0.62 — TREE PROTECTION FENCING
ELEVATION / PLAN — NTS

TRC SUBMITTAL 10/13/2021

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

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG

NO	REVISIONS	DATE	BY

Kimley»Horn
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REGISTERED LANDSCAPE ARCHITECT — WES MICHAEL ROGERS — LA6667442 — STATE OF FLORIDA — PROFESSIONAL — DATE: 10/5/2021

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

TREE MITIGATION SPECIFICATIONS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS — FLORIDA

DATE 10/13/2021
PROJECT NO. 145062001
SHEET NUMBER L.62

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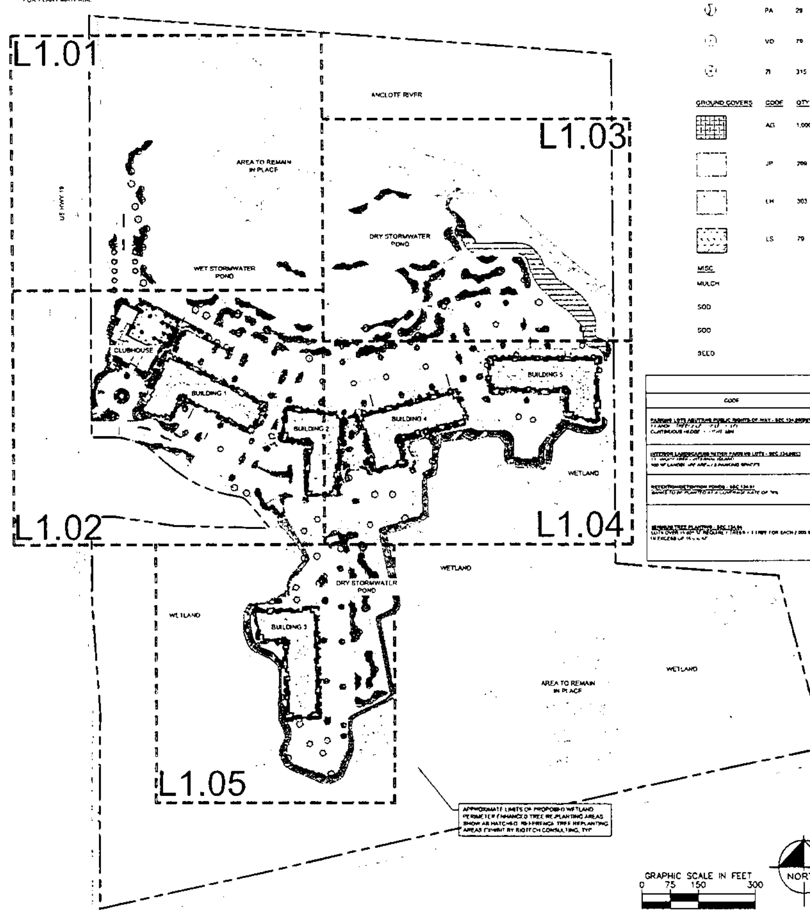
Drawing name: C:\Users\wes.rogers\appdata\local\temp\AcPublish_908\L 50 - TREE MITIGATION PLAN.dwg L.62 Oct 05, 2021 3:35pm by: Wes Rogers

LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCURS AS A RESULT OF THE CONSTRUCTION
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE 1 (ONE) YEAR WARRANTY PERIOD
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES
16. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT)
17. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM
18. LANDSCAPE FERTILIZER APPLICATION SHALL BE IN ACCORDANCE WITH THE ESTABLISHED UNIVERSITY OF FLORIDA "FLORIDA FRIENDLY LANDSCAPING PROGRAM" BEST MANAGEMENT PRACTICES FOR APPROPRIATE ON-SITE FERTILIZER USE. UNDER NO CIRCUMSTANCES SHALL FERTILIZER APPLICATION BE APPLIED WITHIN 10' OF ANY WATER BODY
19. LANDSCAPE MATERIAL LOCATED WITHIN DUKE ENERGY EASEMENT LIMITS ALONG US 19 IS SUBJECT TO PERMITTING APPROVAL THROUGH DUKE ENERGY. TREE SPECIES REACHING A MATURE HEIGHT OF MORE THAN 12' HAVE BEEN OMITTED WITHIN DUKE ENERGY EASEMENT LIMITS DUE TO TRANSMISSION LINE RIGHT-OF-WAY LANDSCAPE GUIDELINES AND RESTRICTIONS
20. MINIMUM CLEARANCES SHALL BE PROVIDED FROM PUBLICLY OWNED UTILITIES WHEN INSTALLING TREES. LARGE SPECIES 20 FEET, MEDIUM SPECIES 15 FEET AND SMALL SPECIES 10 FEET
21. AT CONCLUSION OF CONTRACTOR WARRANTY PERIOD ON PLANT MATERIAL, THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED SITE PLAN SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. AND ALL LANDSCAPED AREAS ARE TO BE KEPT FREE FROM REFUSE AND DEBRIS. FOR REQUIRED LANDSCAPE AREAS WHICH DIE FROM LACK OF MAINTENANCE, DISEASE, OR OTHER NATURAL OCCURRENCE, THE CITY STAFF SHALL REQUIRE RE-LANDSCAPING. THIS SHALL BE APPLICABLE TO ALL REQUIRED LANDSCAPING WHETHER INSTALLED UNDER THE TERMS OF THIS CODE OR A PREVIOUS ORDINANCE



CODE MINIMUM LANDSCAPE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ED	7	CLADOCARPUS DECIPIENS FULL, FL #1, SINGLE STRAIGHT LEADER, UNSHEARED NATURAL SHAPE, 5' C.T. MIN., TREE FORM HIGH DROUGHT TOLERANCE	JAPANESE BLUEBERRY TREE	FG	3" CAL MIN	10' HT., 4' SPR
	IE2	38	ILEX X ATTENUATA 'EAGLESTON' FULL, FL #1, SINGLE, STRAIGHT LEADER, 5' C.T. MIN. TREE FORM NATIVE, MODERATE DROUGHT TOLERANCE	EAGLESTON HOLLY	FG	3" CAL MIN	10' HT., 4' SPR
	QV	14	QUERCUS VIRGINIANA FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, HIGH DROUGHT TOLERANCE	SOUTHERN LIVE OAK	FG	3" CAL MIN	10' HT., 4' SPR
	TD	70	TAXODIUM DISTICHUM FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, HIGH DROUGHT TOLERANCE	BALD CYPRESS	FG	3" CAL MIN	10' HT., 4' SPR
	UE	35	ULMUS PARVIFOLIA 'EMER II' TM FULL, FL #1, SINGLE, STRAIGHT LEADER HIGH DROUGHT TOLERANCE	ALLEE LACEBARK ELM	FG	3" CAL MIN	10' HT., 4' SPR

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	IN	35	ILEX CORNUTA 'NEEDLEPOINT' FULL, FL#1, HIGH DROUGHT TOLERANCE	NEEDLEPOINT HOLLY	3 GAL	36" OC	24" HT MIN
	IS	388	ILEX VOMITORIA 'SCHILLINGS' FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	SCHILLINGS YAUPON HOLLY	3 GAL	30" OC	18" FULL
	LL2	15	LIGUSTRUM JAPONICUM FULL, FL#1, HIGH DROUGHT TOLERANCE	LIGUSTRUM SHRUB	7 GAL	SEE PLAN	36" FULL
	PA	29	PLUMBAGO AURICULATA FULL, FL#1, MODERATE DROUGHT TOLERANCE	BLUE PLUMBAGO	3 GAL	36" OC	20" FULL
	VO	79	VIBURNUM SUSPENSUM FULL, FL#1, MODERATE DROUGHT TOLERANCE	SANDANKWA VIBURNUM	7 GAL	36" OC	30" FULL
	ZI	315	ZAMIA INTEGRIFOLIA FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	COONTIE	3 GAL	30" OC	20" FULL

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AG	1,000	ARACHIS GLABRATA FULL, FL#1, HIGH DROUGHT TOLERANCE	PERENNIAL PEANUT	1 GAL	12" SPRD MIN	18" OC
	JP	799	JUNIPERUS CHINENSIS 'PARSONII' FULL, FL#1, HIGH DROUGHT TOLERANCE	PARSONI JUNIPER	1 GAL	18" SPRD	30" OC
	LH	303	LANTANA X 'NEW GOLD' FULL, FL#1, HIGH DROUGHT TOLERANCE	NEW GOLD LANTANA	1 GAL	18" SPRD	24" OC
	LS	79	LIRIOPE MUSCARI 'SUPER BLUE' FULL, FL#1, MODERATE DROUGHT TOLERANCE	SUPER BLUE LIRIOPE	1 GAL	12" FULL	18" OC

MISC	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	CYPRESS MULCH 'DESIGNER BROWN'	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIA GRASS	ROLLED TIGHT, 100%, WEED/INSECT/DISEASE FREE
SOD	TBD	STENOTAPHRUM SECUNDATUM 'FLORATAM' / FLORATAM ST. AUGUSTINE GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE
SEED	TBD	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIA GRASS	35LBS/ACRE, 100% WEED/INSECT/DISEASE FREE

TARPON SPRINGS LANDSCAPE CODE		
CODE	REQUIRED	PROPOSED
PARKING LOTS ABUTTING PUBLIC RIGHTS-OF-WAY - SEC 134.[illegible] [illegible]	BUFFER A [illegible]	BUFFER A [illegible]
INTERIOR LANDSCAPING WITHIN PARKING LOTS - SEC 134.[illegible] [illegible]	[illegible] TREES [illegible] SF LANDSCAPE AREA	[illegible] TREES [illegible] SF LANDSCAPE AREA
RETENTION/DETENTION PONDS - SEC 134.[illegible] [illegible]	[illegible] = 78 TREES	78 TREES
MINIMUM TREE PLANTING - SEC 134.[illegible] [illegible]	[illegible]	[illegible]

XERISCAPE NOTES

79% OF PROPOSED TREES AND PALMS ARE NATIVE SPECIES
- HIGH DROUGHT TOLERANT TREES / PALMS = 80% OF MATERIAL PROPOSED
- MODERATE DROUGHT TOLERANT TREES / PALMS = 20% OF MATERIAL PROPOSED
- LOW DROUGHT TOLERANT TREES / PALMS = 0

80% OF PROPOSED SHRUBS AND GROUNDCOVER ARE NATIVE SPECIES
- HIGH DROUGHT TOLERANT SHRUBS / GROUNDCOVER = 65% OF MATERIAL PROPOSED
- MODERATE DROUGHT TOLERANT SHRUBS / GROUNDCOVER = 35% OF MATERIAL PROPOSED
- LOW DROUGHT TOLERANT SHRUBS / GROUNDCOVER = 0%

A 3" DEPTH MINIMUM MULCH APPLICATION, AS OUTLINED IN THE PLANT SCHEDULE, SHALL BE PROVIDED TO ALL LANDSCAPE AREAS TO INHIBIT SOIL EVAPORATION

LANDSCAPE FERTILIZER APPLICATION SHALL BE IN ACCORDANCE WITH THE ESTABLISHED UNIVERSITY OF FLORIDA "FLORIDA FRIENDLY LANDSCAPING PROGRAM" BEST MANAGEMENT PRACTICES FOR APPROPRIATE ON-SITE FERTILIZER USE. UNDER NO CIRCUMSTANCES SHALL FERTILIZER APPLICATION BE APPLIED WITHIN 10' OF ANY WATER BODY

LANDSCAPE IRRIGATION APPLICATION SYSTEM SHALL BE MAINTAINED AND OPERATE EFFECTIVELY WITHIN THE CITY DEFINED WATER "WINDOWS" (5 AM TO 9 AM) TO MINIMIZE EVAPORATION ALONG WITH CONTINUALLY MAINTAINING ALL OVERHEAD SPRAY HEADS TO ENSURE MINIMAL OVER-SPRAY OCCURS ON ANY HARDSCAPE SURFACE

PRIMARY USE OF NATIVE / DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER MATERIALS ALONG WITH THE EXCLUSION OF LOW DROUGHT TOLERANT MATERIAL WILL ALLOW FOR THE EFFECTIVE APPLICATION OF IRRIGATION THROUGH SIMILAR WATER USAGE NEEDS WITHIN THE LANDSCAPE. SHRUB MATERIAL SHALL ALSO BE MAINTAINED AND PRUNED TO THE INTENDED HEIGHT TO ENSURE EFFECTIVE IRRIGATION SYSTEM OPERATION

PROPOSED LAWN AREAS SHALL INCLUDE THE PRIMARY USE OF DROUGHT TOLERANT BAHIA SOD AND LIMITED USE OF ST. AUGUSTINE SOD. THE CONSOLIDATED AND LIMITED USE OF ST. AUGUSTINE SOD INCLUDES ALONG BUILDING FACADES AND AMENITY AREAS AS NOTED ON THE LANDSCAPE PLAN. TREES AND SHRUB / GROUNDCOVER AREAS SHALL BE IRRIGATED SEPARATELY FROM GRASSED LAWN AREAS FOR EFFECTIVE IRRIGATION APPLICATION

ANTICIPATED ENHANCED LANDSCAPE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AA	14	ACER X FREEMANII 'JEFFERSRED' TM FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, MODERATE DROUGHT TOLERANCE	AUTUMN BLAZE FREEMAN MAPLE	FG	3" CAL MIN	10' HT., 4' SPR
	ED	72	CLADOCARPUS DECIPIENS FULL, FL #1, SINGLE STRAIGHT LEADER, UNSHEARED NATURAL SHAPE, 5' C.T. MIN., TREE FORM HIGH DROUGHT TOLERANCE	JAPANESE BLUEBERRY TREE	FG	3" CAL MIN	10' HT., 4' SPR
	MB	26	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, MODERATE DROUGHT TOLERANCE	BRACKEN'S SOUTHERN MAGNOLIA	FG	3" CAL MIN	10' HT., 4' SPR
	PO	14	PLATANUS OCCIDENTALIS FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, MODERATE DROUGHT TOLERANCE	AMERICAN SYCAMORE	FG	3" CAL MIN	10' HT., 4' SPR
	QV	14	QUERCUS VIRGINIANA FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, HIGH DROUGHT TOLERANCE	SOUTHERN LIVE OAK	FG	3" CAL MIN	10' HT., 4' SPR
	TD	87	TAXODIUM DISTICHUM FULL, FL #1, SINGLE, STRAIGHT LEADER NATIVE, HIGH DROUGHT TOLERANCE	BALD CYPRESS	FG	3" CAL MIN	10' HT., 4' SPR
	TH	10	TABEBUIA HETEROPHYLLA FULL, FL #1, SINGLE, STRAIGHT LEADER HIGH DROUGHT TOLERANCE	PINK TABEBUIA TREE	FG	3" CAL MIN	10' HT., 4' SPR
	UF	4	ULMUS PARVIFOLIA 'EMER II' TM FULL, FL #1, SINGLE, STRAIGHT LEADER HIGH DROUGHT TOLERANCE	ALLEE LACEBARK ELM	FG	3" CAL MIN	10' HT., 4' SPR

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	LD	35	LIVISTONA DECORA FL#1, CLOSELY MATCHING, SPECIMEN QUALITY, HIGH DROUGHT TOLERANCE	RIBBON PALM	FG	-	12' CT
	SS	189	SABAL PALMETTO FL #1, 14" CAL MIN., SLICK, REGENERATED, NATIVE HIGH DROUGHT TOLERANCE	SABAL PALM	FG	HEAVY	12' - 18' CT

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	IC	6	ILEX VOMITORIA 'UPRIGHT YAUPON' FULL, FL #1, MULTI-TRUNK, 3 TRUNK MIN, UNDERSTORY TREE FORM, 3' CLEAR TRUNK MIN NATIVE, HIGH DROUGHT TOLERANCE	YAUPON HOLLY UPRIGHT	FG	5" CAL TOT	8' HT., 4' SPR
	IE	18	ILEX X ATTENUATA 'EAGLESTON' FULL, FL #1, SINGLE, STRAIGHT LEADER, FULL TO BASE NATIVE, MODERATE DROUGHT TOLERANCE	EAGLESTON HOLLY	FG	2" CAL MIN	8' HT., 4' SPR
	LL	30	LIGUSTRUM JAPONICUM FULL, FL #1, MULTI-TRUNK, 3 TRUNK MIN, TREE FORM, 4' CLEAR TRUNK MIN HIGH DROUGHT TOLERANCE	TREE LIGUSTRUM	FG	5" CAL TOT	10' HT., 6' SPR
	MC2	21	MYRICA CERIFERA MULTI-TRUNK, 3-TRUNK MIN, FL#1 NATIVE, MODERATE DROUGHT TOLERANCE	WAX MYRTLE	FG	6" CAL TOT	10' HT.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	GG	243	GALPHIMIA GLAUCA FULL, FL#1, MODERATE DROUGHT TOLERANCE	THRYALLIS	3 GAL	36" OC	20" FULL
	HP	678	HAMELIA PATENS 'FIREFLY' FULL, FL#1, NATIVE, MODERATE DROUGHT TOLERANCE	FIREFLY FIREBUSH	3 GAL	36" OC	20" FULL
	IB	327	ILEX CORNUTA 'DWARF BURFORD' FULL, FL#1, HIGH DROUGHT TOLERANCE	DWARF BURFORD HOLLY	3 GAL	36" OC	20" FULL
	IN	203	ILEX CORNUTA 'NEEDLEPOINT' FULL, FL#1, HIGH DROUGHT TOLERANCE	NEEDLEPOINT HOLLY	3 GAL	36" OC	24" HT MIN
	IS	441	ILEX VOMITORIA 'SCHILLINGS' FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	SCHILLINGS YAUPON HOLLY	3 GAL	30" OC	18" FULL
	PA	142	PLUMBAGO AURICULATA FULL, FL#1, MODERATE DROUGHT TOLERANCE	BLUE PLUMBAGO	3 GAL	24" OC	20" FULL
	PM	149	PODOCARPUS MACROPHYLLUS FULL, FL#1, HIGH DROUGHT TOLERANCE	PODOCARPUS	7 GAL	36" OC	36" HT MIN
	TD2	1,334	TRIPSACUM FLORIDANUM FULL, FL#1, NATIVE, MODERATE DROUGHT TOLERANCE	DWARF FAKAHATCHEE GRASS	3 GAL	36" OC	24" FULL
	VO	12	VIBURNUM SUSPENSUM FULL, FL#1, MODERATE DROUGHT TOLERANCE	SANDANKWA VIBURNUM	7 GAL	36" OC	36" FULL
	ZI	102	ZAMIA INTEGRIFOLIA FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	COONTIE	3 GAL	30" OC	20" FULL

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	MC3	202	MUHLENBERGIA CAPILLARIS FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	PINK MUHLY GRASS	3 GAL	24" FULL	36" OC
	SB	1,067	SPARTINA BAKERI FULL, FL#1, NATIVE, HIGH DROUGHT TOLERANCE	SAND CORDGRASS	3 GAL	24" FULL	48" OC
	TD3	1,392	TRIPSACUM FLORIDANUM FULL, FL#1, NATIVE, MODERATE DROUGHT TOLERANCE	DWARF FAKAHATCHEE GRASS	3 GAL	24" FULL	48" OC

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AA2	237	AGAPANTHUS AFRICANUS FULL, FL#1, MODERATE DROUGHT TOLERANCE	LILY OF THE NILE	3 GAL	18" FULL	30" OC
	AG	399	ARACHIS GLABRATA FULL, FL#1, HIGH DROUGHT TOLERANCE	PERENNIAL PEANUT	1 GAL	12" SPRD MIN	18" OC
	EX	905	EVOLVULUS X 'BLUE MY MIND' FULL, FL#1, MODERATE DROUGHT TOLERANCE	BLUE DAZE BLUE MY MIND	1 GAL	12" SPRD MIN	18" OC
	JP	794	JUNIPERUS CHINENSIS 'PARSONII' FULL, FL#1, HIGH DROUGHT TOLERANCE	PARSONI JUNIPER	1 GAL	18" SPRD	30" OC
	LH	500	LANTANA X 'NEW GOLD' FULL, FL#1, HIGH DROUGHT TOLERANCE	NEW GOLD LANTANA	1 GAL	16" SPRD	24" OC
	LS	569	LIRIOPE MUSCARI 'SUPER BLUE' FULL, FL#1, MODERATE DROUGHT TOLERANCE	SUPER BLUE LIRIOPE	1 GAL	12" FULL	18" OC
	NG	49,837	NATIVE FLORIDA GRASS MIXTURE TRIPSACUM FLORIDANA / FLORIDA GAMA GRASS (33%) SPARTINA BAKERI / SANDCORD GRASS (33%) MUHLENBERGIA CAPILLARIS / PINK MUHLYGRASS (33%) FULL, FL#1 PLANT MATERIAL	NATIVE FL GRASS MIXTURE	2" PLUG	10" FULL	12" OC
	TM	589	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL, FL#1, MODERATE DROUGHT TOLERANCE	MINIMA JASMINE	1 GAL	12" SPRD MIN	18" OC

TRC SUBMITTAL 09/15/2021

GROUNDWATER / DEWATERING NOTE:
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REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LA6667442, WES ROGERS — DATE: 9/14/2021

No.	REVISIONS	DATE	BY

SCALE | DESIGNED BY SKP | DRAWN BY SKP | CHECKED BY WMR

OVERALL FDP LANDSCAPE PLAN

MORGAN ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 09/15/2021
PROJECT NO. 145062001
SHEET NUMBER L1.00

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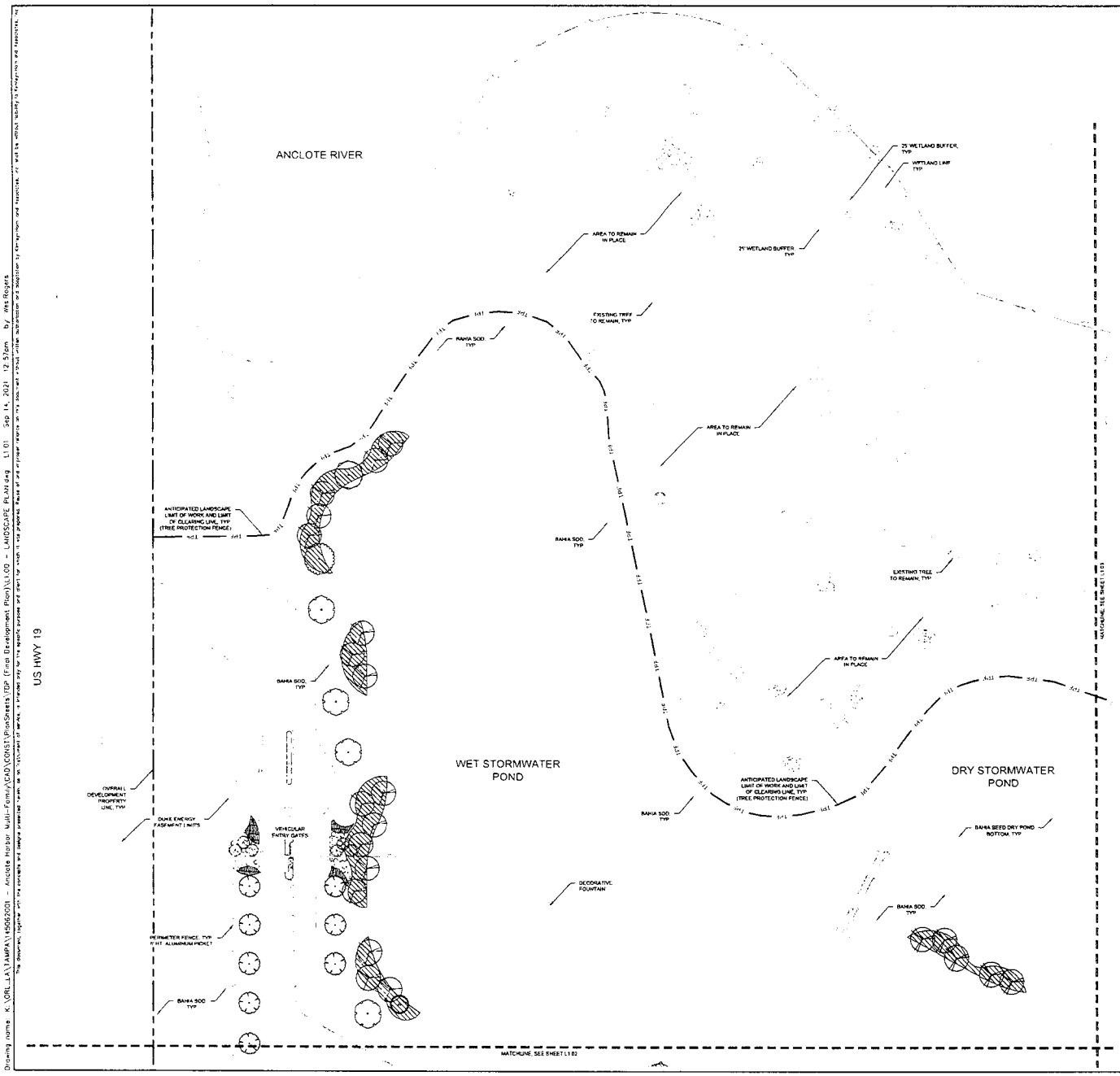
Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Fam\CAD\CONST\PlanSheets\FDP (Final Development Plan)\L1.00 - LANDSCAPE PLAN.dwg L1.00 Sep 14, 2021 12:56pm by: Wes Rogers



PLANT SCHEDULE KEY

TREES	CODE	COMMON NAME
	AA	AUTUMN BLAZE FREEMAN MAPLE
	EO	JAPANESE BLUEBERRY TREE
	IE2	EAGLESTON HOLLY
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	PO	AMERICAN SYCAMORE
	QV	SOUTHERN LIVE OAK
	TD	BALD CYPRESS
	TH	PINK TABEBUIA TREE
	UE	ALLEE LACEBARK ELM

PALM TREES	CODE	COMMON NAME
	LH	RIBBON PALM
	SS	SABAL PALM

UNDERSTORY TREES	CODE	COMMON NAME
	IC	YAUPON HOLLY UPRIGHT
	IE	EAGLESTON HOLLY
	LL	TREE LIGUSTRUM
	MC7	WAX MYRTLE

SHRUBS	CODE	COMMON NAME
	CO3	THRYALIS
	HP	FIREFLY FIREBUSH
	IR	DWARF BURFORD HOLLY
	IN	NEEDLEPOINT HOLLY
	IR	SCHILLINGS YAUPON HOLLY
	LL2	LIGUSTRUM SHRUB
	PA	BLUE PLUMBAGO
	PM	PODOCARPUS
	TD2	DWARF FAKAHATCHEE GRASS
	VO	SANDANKWA VIBURNUM
	ZI	ODONTIE

SHRUB AREAS	CODE	COMMON NAME
	MC3	PINK MUHLY GRASS
	SR	SAND CORDGRASS
	TD3	DWARF FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AA2	LILY OF THE NILE
	AG	PERENNIAL PEANUT
	EX	BLUE DAZE BLUE MY MIND
	JP	PARSONS JUNIPER
	LH	NEW GOLD LANTANA
	LS	SUMER BLUE LIRIOPE
	NG	NATIVE FL GRASS MIXTURE
	TM	MINIMA JASMINE

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NO.	REVISIONS	DATE	BY

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WJR DATE 9/14/2021

FDP LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 09/15/2021
PROJECT NO. 145062001
SHEET NUMBER L1.01

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FDP LANDSCAPE PLAN

MORGAN ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 09/15/2021
PROJECT NO. 145082001
SHEET NUMBER L1.02

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DESIGNED BY MJR
DRAWN BY SKP
CHECKED BY SKP

DATE 9/14/2021

SCALE

PLANT SCHEDULE KEY

TREES

CODE	COMMON NAME
AA	AUTUMN BLAZE FREEMAN MAPLE
EO	JAPANESE BLUECHERRY TREE
IE7	EAGLESTON HOLLY
MR	RIVERDEN'S SOUTHERN MAGNOLIA
PO	AMERICAN SYCAMORE
QV	SOUTHERN LIVE OAK
TD	BALD CYPRESS
TH	PINK TABEBUIA TREE
UC	ALLEE LACEBARK ELM

PALM TREES

CODE	COMMON NAME
LR	RIBBON PALM
SS	SABAL PALM

UNDERSTORY TREES

CODE	COMMON NAME
IC	YAUPON HOLLY UPRIGHT
IS	EAGLESTON HOLLY
LL	TREE LIGUSTRUM
MO7	WAX MYRTLE

SHRUBS

CODE	COMMON NAME
DD	TARFLOWER
HY	FIRETV PINKFINISH
IB	DWARF BURFORD HOLLY
IH	NEEDLEPOINT HOLLY
IS	SCHILLINGS YAUPON HOLLY
LI3	LIGUSTRUM SHRUB
PA	BLUE PLUMBAGO
PM	PODOCARPUS
TD7	DWARF FAKAHATCHEE GRASS
VO	SANDANKWA VIBURNUM
Z1	COONTIE

TURF AREAS

CODE	COMMON NAME
MC3	PINK MUHLY GRASS
SB	SAND CORDGRASS
TD5	DWARF FAKAHATCHEE GRASS

GROUNDCOVERS

CODE	COMMON NAME
AA2	LILY OF THE NILE
AS	PERENNIAL PEANUT
EX	BLUE DAZE BLUE MY MIND
JH	PARSON JUNIPER
LH	NEW DWARF ANTHONY
LS	SILVER BUSH LUPPOPA
MS	NATIVE FL GRASS MIXTURE
TM	MANNA JASMINE

GRAPHIC SCALE IN FEET
0 15 30 60

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TRC SUBMITTAL 09/15/2021

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC. SAVE TIME, SAVE MONEY, SAVE LIVES

GROUNDWATER / DEWATERING NOTE

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN THE DRY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ANY GROUNDWATER ISSUES WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF HIGH GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE DEWATERING MEASURES AND/OR TECHNIQUES TO CONTROL WATER LEVELS AS REQUIRED.

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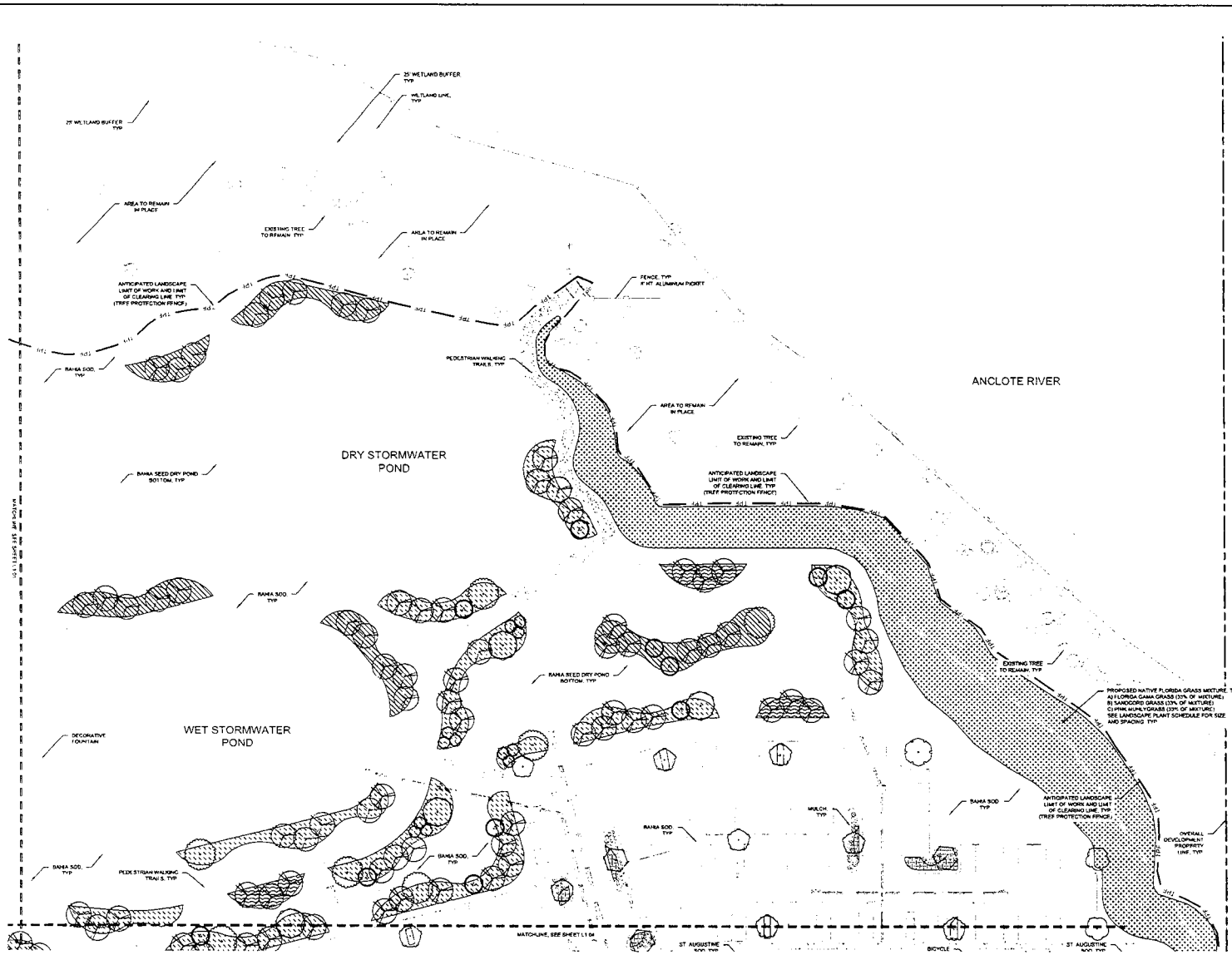

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	EO	JAPANESE BLUEBERRY TREE
	YC	EAGLESTON HOLLY
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	PO	AMERICAN SYCAMORE
	QV	SOUTHERN LIVE OAK
	TD	BALD CYPRESS
	TH	PINK TABEBUIA TREE
	UC	ALLEE LACENARK ELM

PALM TREES	CODE	COMMON NAME
	LR	RIBBON PALM
	SS	SABAL PALM

UNDERSTORY TREES	CODE	COMMON NAME
	IC	YAUPON HOLLY UPRIGHT
	IF	EAGLESTON HOLLY
	LL	TREE LIGUSTRUM
	MC2	WAX MYRTLE

SHRUBS	CODE	COMMON NAME
	CO	THRYALIS
	HP	FIREFLY FIREBUSH
	IB	DWARF BURFORD HOLLY
	IN	NEEDLEPOINT HOLLY
	IS	SCHELLINGS YAUPON HOLLY
	LL2	LIGUSTRUM SHRUB
	PA	BLUE PLUMBAGO
	PM	PODOCARPUS
	TO2	DWARF FAKAHATCHEE GRASS
	VO	SANDANKWA VIBURNUM
	ZI	COONTIE

SHRUB AREAS	CODE	COMMON NAME
	MC3	PINK MUHLY GRASS
	SR	SAND CORDGRASS
	TO3	DWARF FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AA2	LILY OF THE NILE
	AQ	PERENNIAL PEANUT
	FX	BLUE DAZE BLUE MY MIND
	JP	PARSONI JUNIPER
	LH	NEW GOLD LANTANA
	LS	SUPER BLUE LIRIOPE
	NG	NATIVE FL GRASS MIXTURE
	TM	MINIMA JASMINE

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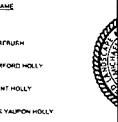

DATE: 9/15/2021

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DRAWN BY SKP
CHECKED BY HMR

MORGAN
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TARPON SPRINGS FLORIDA

FDP LANDSCAPE PLAN

DATE 09/15/2021
PROJECT NO 145062001
SHEET NUMBER L1.03

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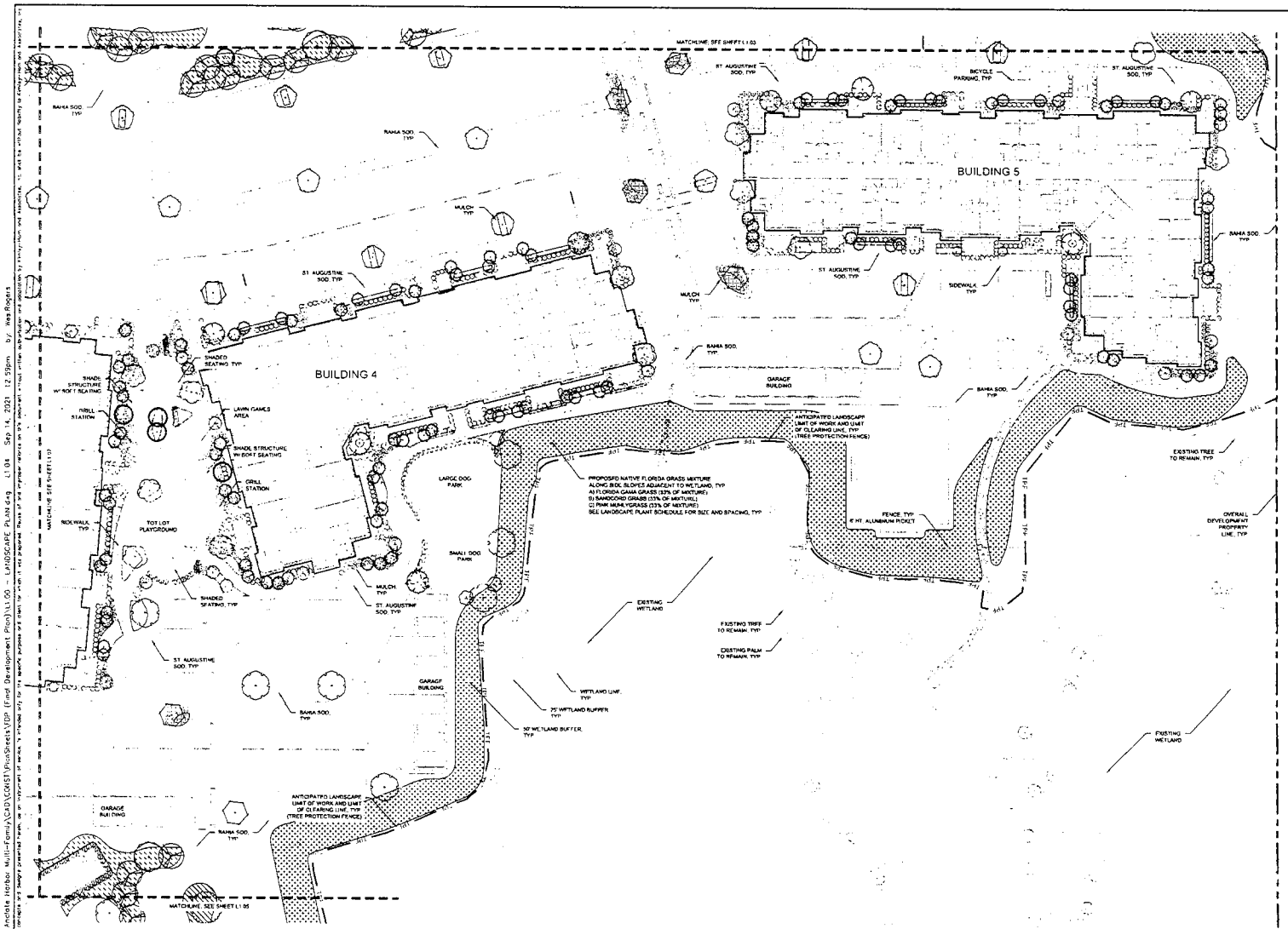

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	LO	JAPANESE BLUEBERRY TREE
	IL2	LAGLESTON HOLLY
	MB	BRACKEN S SOUTHERN MAGNOLIA
	PO	AMERICAN SYCAMORE
	QV	SOUTHERN LIVE OAK
	TD	BALD CYPRESS
	TH	PINK TABEBUIA TREE
	UE	ALLEE LACEBARK ELM

PALM TREES	CODE	COMMON NAME
	LR	RIBBON PALM
	RS	SABAL PALM

UNDERSTORY TREES	CODE	COMMON NAME
	IC	YAUPON HOLLY UPRIGHT
	IE	EAGLESTON HOLLY
	LL	TREE LIGUSTRUM
	MC2	WAX MYRTLE

SHRUBS	CODE	COMMON NAME
	GG	THRYALIS
	HP	FIREFLY FIREBUSH
	IR	DWARF BURFORD HOLLY
	IN	NELLIE POINT HOLLY
	IS	SCHILLINGS YAUPON HOLLY
	LL2	LIGUSTRUM SHRUB
	PA	BLUE PLUMBAGO
	PM	PODOCARPUS
	TD2	DWARF FAKAHATCHEE GRASS
	VO	SANDANKWA VIBURNUM
	ZI	COONTIE

SHRUB AREAS	CODE	COMMON NAME
	MC3	PINK MUHLY GRASS
	SR	SAND CORDGRASS
	TD3	DWARF FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AA2	LILY OF THE NILE
	AG	PERENNIAL PEANUT
	EX	BLUE DAZE BLUE EYED MIND
	JP	PARSONI JUNIPER
	LH	NEW GOLD LANTANA
	LS	SUPER BLUE LIRIOPE
	NG	NATIVE FL GRASS MIXTURE
	TM	MINIMA JASMINE

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SCALE
DESIGNED BY SKP
DRAWN BY SLP
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MORGAN
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TARPON SPRINGS FLORIDA

FDP LANDSCAPE PLAN

DATE 09/15/2021
PROJECT NO. 145062001
SHEET NUMBER L1.04

Drawing name: K:\ORL_LA\TAMPA\145062001 – Anclote Harbor Multi-Family\CAD\CIVIL\FDP\Plan Sheets\FDP (Final Development Plan) L1.00 – LANDSCAPE PLAN.dwg L1.04 Sep 14, 2021 12:59pm by: Wes Rogers
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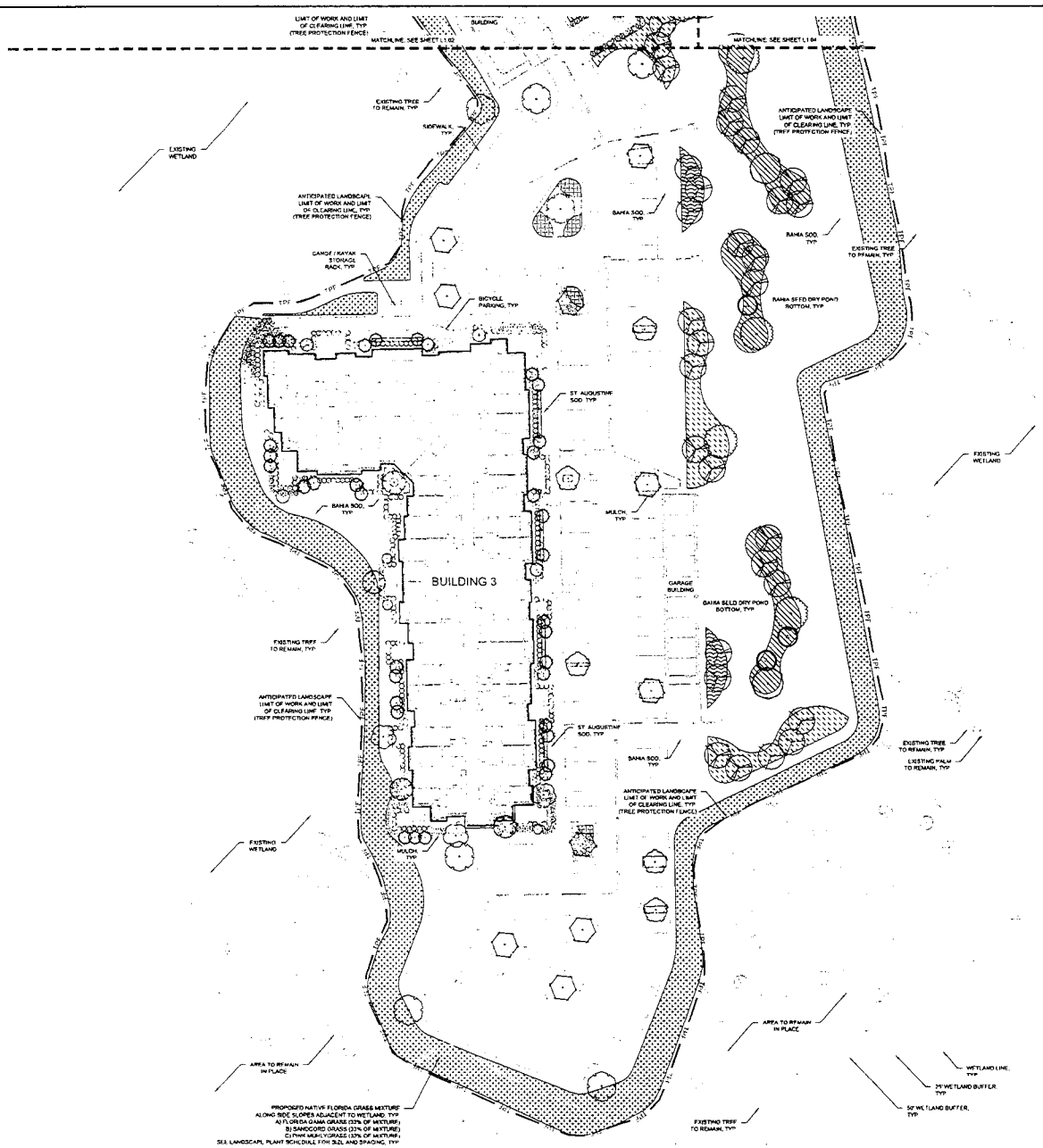

PLANT SCHEDULE KEY

TREES	CODE	COMMON NAME
	AA	AUTUMN BLAZE FREEMAN MAPLE
	ED	JAPANESE BLUEBERRY TREE
	EG2	EAGLESTON HOLLY
	MR	BRACKEN'S SOUTHERN MAGNOLIA
	PO	AMERICAN SYCAMORE
	QV	SOUTHERN LIVE OAK
	TD	BALD CYPRESS
	TH	PINK TABEBUIA TREE
	UC	ALLEE LACEBARK ELM

PALM TREES	CODE	COMMON NAME
	LR	RIBBON PALM
	RS	SABAL PALM

UNDERSTORY TREES	CODE	COMMON NAME
	IC	YAUPON HOLLY UPRIGHT
	IE	EAGLESTON HOLLY
	LI	TREE LIGUSTRUM
	MC2	WAX MYRTLE

SHRUBS	CODE	COMMON NAME
	CO	THRYALIR
	MP	FIREFLY FIRE BUSH
	IR	DWARF NURFORD HOLLY
	IN	NEEDLE POINT HOLLY
	IS	SCHILLINGS YAUPON HOLLY
	LL2	LIGUSTRUM SHRUB
	PA	BLUE PLUMBAGO
	PM	PODOCARPUS
	TDF	DWARF FAKAHATCHEE GRASS
	VD	SANDANKWA VIBURNUM
	Z	COONTIE

SHRUB AREAS	CODE	COMMON NAME
	MC3	PINK MUHLY GRASS
	SR	SAND CORDGRASS
	TDD	DWARF FAKAHATCHEE GRASS

GROUND COVERS	CODE	COMMON NAME
	AA2	LILY OF THE NILE
	AG	PERENNIAL PEANUT
	EX	BLUE DAZE BLUE MY MIND
	JP	PARSONS JUNIPER
	LH	NEW GOLD LANTANA
	LS	SUPER BLUE LIRIOPE
	NG	NATIVE FL GRASS MIXTURE
	TM	MINIMA JASMINE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL 09/15/2021

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.

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Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC
333 NORTH FRANKLIN STREET, SUITE 1300, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

NO.	REVISIONS	DATE	BY

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DATE: 9/15/2021

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

FDP LANDSCAPE PLAN

DATE
09/15/2021
PROJECT NO.
145062001
SHEET NUMBER
L1.05

Drawing Name: K:\DPL_LA\TAPA\145062001 - Anclote Harbor Multi-Family\CAD\CONSTPlotSheets\FDP (Final Development Plan)\L1.00 - LANDSCAPE PLAN.dwg L1.05 Sep 14, 2021 12:39pm by: Alex Rogers
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Drawing name: C:\users\wes.rogers\appdata\local\temp\AcPublish_14288\P1.00 - PHOTOMETRIC PLAN.dwg P1.00 Jul 19, 2021 3:13pm by Wes.Rogers

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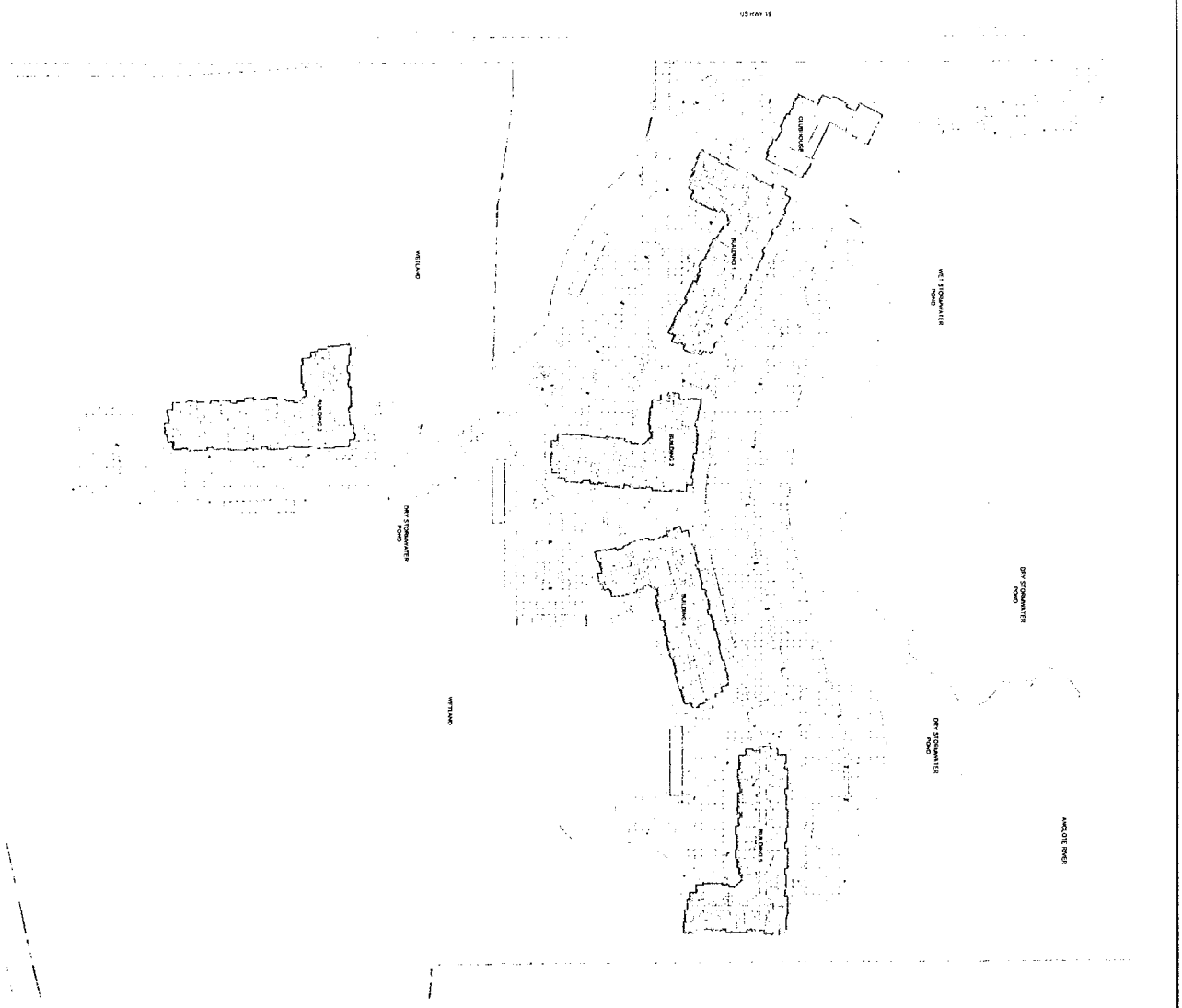

GROUNDWATER / DEWATERING NOTE

THE RESPONSIBILITY FOR GROUNDWATER AND/OR SURFACE WATER DISCHARGE PERMITTING AND MONITORING FOR THIS PROJECT CONTRACTOR'S SHALL INCLUDE CONSTRUCTION FOR THE WET WELL PUMPS. PROVIDE ADEQUATE DEWATERING DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL WATER LEVEL OF BASE

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

DATE	07/22/2021
PROJECT NO.	145062001
SHEET NUMBER	P1.00

TRC SUBMITTAL 07/22/2021

MORGAN ANCLOTE HARBOR

TARPON SPRINGS FLORIDA

PHOTOMETRIC LIGHTING PLAN

SCALE	
DESIGNED BY	SKP
DRAWN BY	SKP
CHECKED BY	WMR

DESIGN PROFESSIONAL:

DATE: 7/19/2021

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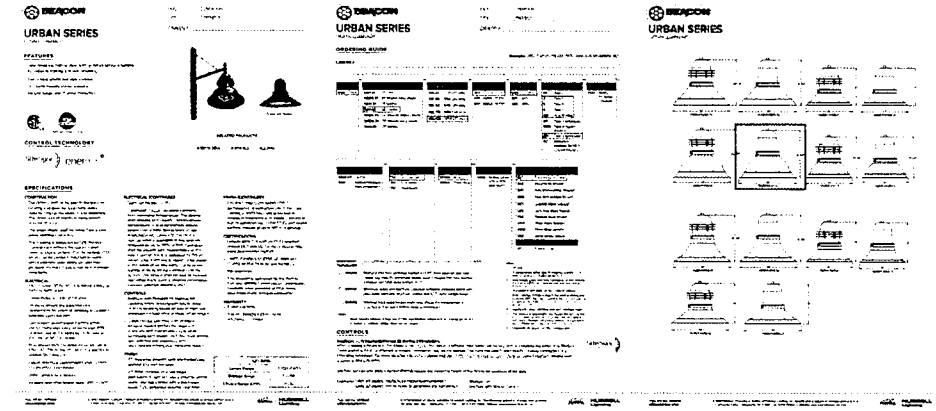
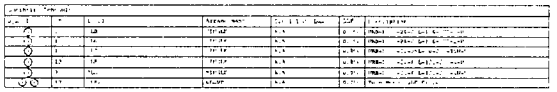
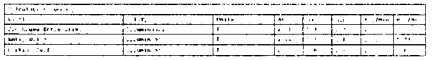
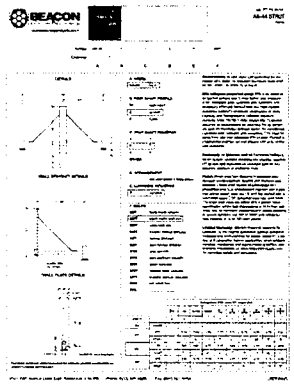
No.	REVISIONS	DATE	BY



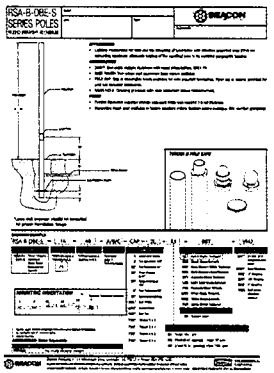
LIGHTING FIXTURE PRODUCT



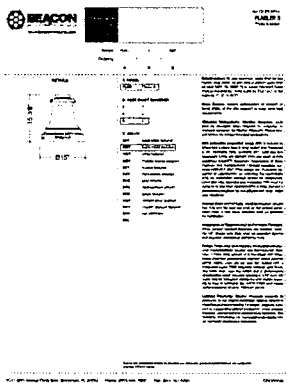




LIGHTING FIXTURE MOUNTING ARM



LIGHT POLE



LIGHT POLE DECORATIVE BASE

TRC SUBMITTAL 07/22/2021

GROUNDWATER / DEWATERING NOTE

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No.	REVISIONS	DATE	BY

SCALE

DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY KMR

SEAL
KEVIN M. RICHARDSON
PROFESSIONAL
DATE: 7/19/2021

PHOTOMETRIC LIGHTING PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
07/22/2021
PROJECT NO.
145062001
SHEET NUMBER
P1.50

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Resolution 2021-60 Exhibit C

MORGAN - ANCLOTE HARBOR

U.S. 19 ROADWAY IMPROVEMENTS

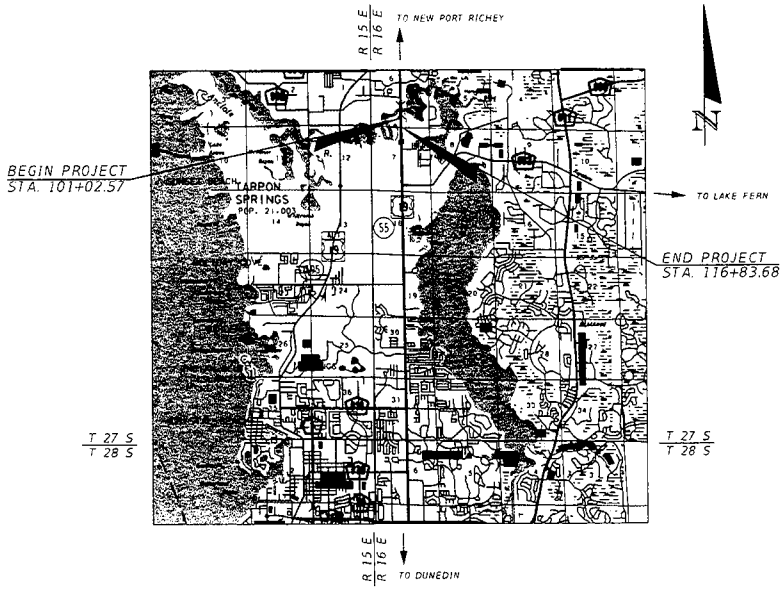
PINELLAS COUNTY (15150000)
STATE ROAD NO. 55 (U.S. 19)
MILE POST 32.191
ACCESS DRIVEWAY CONNECTION PERMIT #2021-X-XXX

CONTRACT PLANS COMPONENTS

ROADWAY PLANS

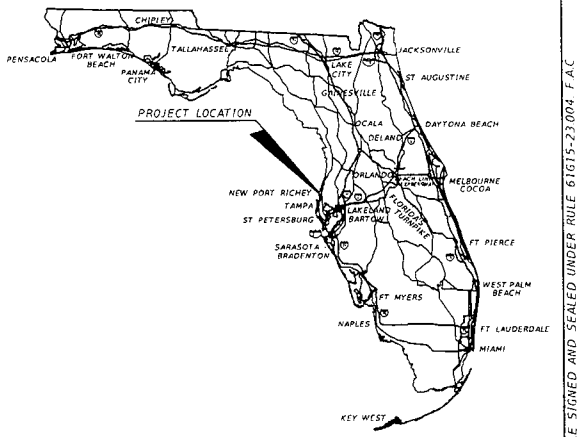
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	GENERAL NOTES
4 - 5	TYPICAL SECTIONS
6	DRAINAGE MAP
7 - 10	ROADWAY PLAN
11 - 13	BACK OF SIDEWALK PROFILES
14 - 22	CROSS SECTIONS
23	DRIVEWAY HALF SECTIONS
24	DRAINAGE DETAIL
25 - 26	STORMWATER POLLUTION PREVENTION PLAN
27 - 29	EROSION CONTROL PLAN
30 - 32	SIGNING AND PAVEMENT MARKING PLAN
33	TEMPORARY TRAFFIC CONTROL PLAN
L-1	POLE DATA, LEGEND AND GENERAL NOTES
L-2 - L-4	LIGHTING PLAN



SITE LOCATION MAP

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.



GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY2021-22 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2021 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

JULY 2021

ROADWAY PLANS ENGINEER OF RECORD:

JOHN R. SEALS, P.E. NO.: 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
(813) 620-1460

DRAINAGE PLANS ENGINEER OF RECORD:

VICTOR GALLO, P.E. NO.: 75592
KIMLEY-HORN AND ASSOCIATES
189 SOUTH ORANGE AVE, SUITE 1000
ORLANDO, FL 32801
(407) 898-1511

PLANS PREPARED BY:

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC
CONSULTING ENGINEERS AND PLANNERS
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FLORIDA 33602
PHONE (813) 620-1460

FISCAL YEAR	SHEET NO.
21	1

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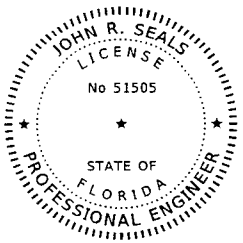

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655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
(813) 627-1460
CERTIFICATE OF AUTHORIZATION: 696
JOHN R. SEALS, P.E. NO.: 51505

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
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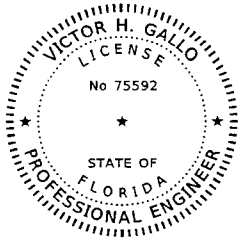

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ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
6	DRAINAGE MAP
24	DRAINAGE DETAIL
25 - 26	STORMWATER POLLUTION PREVENTION PLAN
27 - 29	EROSION CONTROL PLAN

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

SIGNATURE SHEET

SHEET NO. 2

GENERAL NOTES:

1. COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN NECESSARY WORK PERMITS THAT ARE REQUIRED PRIOR TO CONSTRUCTION.

2. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THE WORK.

3. PROVIDE TWO WORKING DAYS NOTICE TO UTILITY AGENCY/OWNER'S (UAO), AND PINELLAS COUNTY PUBLIC WORKS. IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" KNOWN UAO'S ARE

UTILITY COMPANY	CONTACT	NUMBER
CHARTER COMMUNICATIONS	OZZIE PEREZ	727-270-4602
CITY OF TARPON SPRINGS	PAUL HOPKINS	727-942-5606 X2601
CLEARWATER GAS	PATRICK ALLEN	727-562-4900 X7424
DUKE ENERGY	VIVIAN CASTRO-CINTRON	407-504-7330
FRONTIER COMMUNICATIONS	TONI CANNON	813-875-1014
MCI/VERIZON	JAMES BARRA	813-928-9881
PINELLAS COUNTY PUBLIC WORKS	JAMES JOHNSON	727-464-8981
PINELLAS COUNTY UTILITIES	JENELLE OSTROWSKI	727-464-4068
ZAYO GROUP	HENRY KLOBUCAR	406-496-6510

4. COORDINATE CONSTRUCTION SCHEDULING WITH UTILITY AGENCY/OWNER'S. MEET WITH UAO'S PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONSTRUCTION SCHEDULE.

5. UTILITY ADJUSTMENTS SHOWN IN THIS CONTRACT PLAN SET MUST BE PERFORMED BY THE UTILITY AGENCY WHEN UTILITY CONSTRUCTION PLANS ARE NOT INCLUDED IN THE CONTRACT PLAN SET

6 ERECT EROSION CONTROL DEVICES PRIOR TO LAND ALTERATIONS, MAINTAIN THEM DURING CONSTRUCTION, AND REMOVE THEM FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED BY ACTUAL SITE CONDITIONS TO REFLECT PROJECT PHASING REQUIREMENTS.

7 IF AREA OF DISTURBED SOIL IS ONE (1) ACRE OR GREATER, PREPARE AND SUBMIT A NOTICE OF INTENT FOR COVERAGE UNDER THE FDEP NPDES CONSTRUCTION GENERIC PERMIT. COMPLY WITH ALL PROVISIONS OF THAT PERMIT AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PER FDEP GUIDANCE.

8 DO NOT DISCHARGE DIRECTLY TO RECEIVING WATERS OR EXISTING CONVEYANCES THAT DISCHARGE TO RECEIVING WATERS OR WETLAND SYSTEMS DURING DEWATERING OPERATIONS. UTILIZE TEMPORARY SEDIMENT BASINS OR TRAPS TO COLLECT THE DISCHARGE FROM DEWATERING ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFFSITE SEDIMENT TRANSPORT

9. ALL EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN THE RIGHT-OF-WAY CORRIDOR ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.

10 PROPOSED PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

11 SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROAD BED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THOSE LOCATIONS

12 ALL CONCRETE COLLARS AND CONCRETE JACKETS MUST BE CURED AND INSPECTED TO BE FREE OF CRACKING PRIOR TO BACKFILLING.

13 ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY HAULING OR EXCAVATION EQUIPMENT MUST BE REPAIRED TO THE SATISFACTION OF FDOT AT THE CONTRACTOR'S EXPENSE

14 ALL DISTURBED AREAS IN THE FDOT RIGHT OF WAY WILL BE SODDED.

15 ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, PROJECT ENGINEER SHOULD NOTIFY,
DIRECTOR, NATIONAL GEODETIC SURVEY
1315 EAST-WEST HIGHWAY
SILVER SPRING, MARYLAND 20910-3282
PHONE: (301) 713-3242

16. ALL STATION AND OFFSET REFERENCES ARE TO CENTERLINE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.

17. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH WEST RIGHT-OF-WAY BOUNDARY OF HARNEY ROAD HAVING A GRID BEARING OF S27°22'44"W.

18. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND REFERENCE TO HILLSBOROUGH COUNTY BENCHMARK VA-782, PUBLISHED ELEVATION 38.99' (NAVD88).

SIGNING AND PAVEMENT MARKINGS:

1. ALL EXISTING TRAFFIC SIGNS MUST BE MAINTAINED DURING CONSTRUCTION.

2. ALL TRAFFIC SIGN POSTS MUST BE COMPATIBLE (MAKE, DESIGN) WITH POSTS NOW IN USE BY THE PINELLAS COUNTY PUBLIC WORKS TRAFFIC OPERATIONS

3. CAUTION MUST BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO THE SIGNS. DAMAGED SIGNS MUST BE REPLACED.

4. SIGN LOCATIONS SHOWN ARE APPROXIMATE. ANY FIELD ADJUSTMENT MUST BE AT THE DIRECTION OF THE CONSTRUCTION PROJECT MANAGER AND/OR THE ENGINEER OF RECORD

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

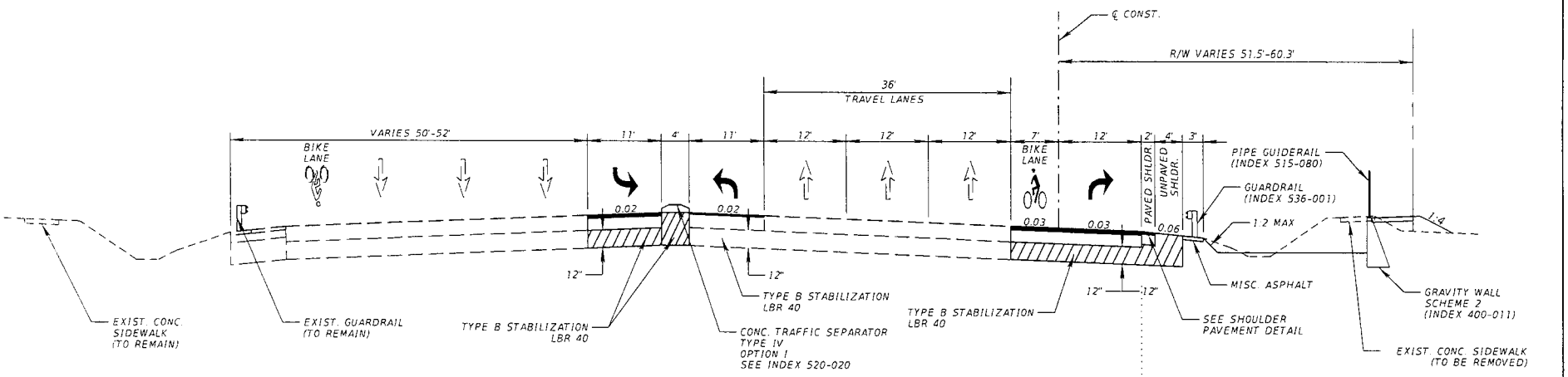
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

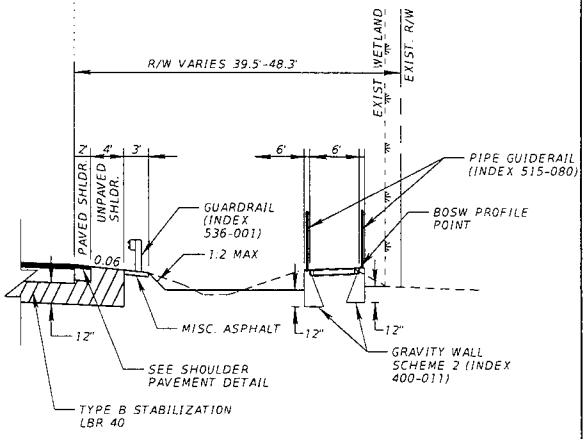
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

GENERAL NOTES

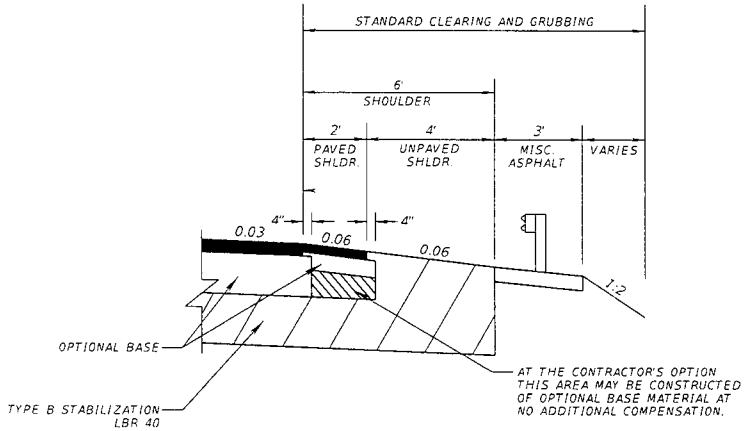
SHEET NO. 3



TYPICAL SECTION
US 19
STA. 101+02.57 TO STA. 109+67.65



STA. 102+90.00 TO STA. 105+28.01



SHOULDER PAVEMENT DETAIL

MILLING

MILL EXISTING ASPHALT
FOR DEPTH (¾")

RESURFACING

FRICTION COURSE FC-5 (¾") (PG 76-22)

WIDENING

OPTIONAL BASE GROUP 10 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (4")
AND FRICTION COURSE FC-5 (¾")

SHOULDER PAVEMENT

OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1.5")
AND FRICTION COURSE FC-5 (¾")

TRAFFIC DATA

CURRENT YEAR = 2018 AADT = 22800
ESTIMATED OPENING YEAR = 2020 AADT = 25800
ESTIMATED DESIGN YEAR = 2040 AADT = 30600
K = 6% D = 55% T = 2% (24 HOUR)
DESIGN HOUR T = 1%
DESIGN SPEED = 55 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
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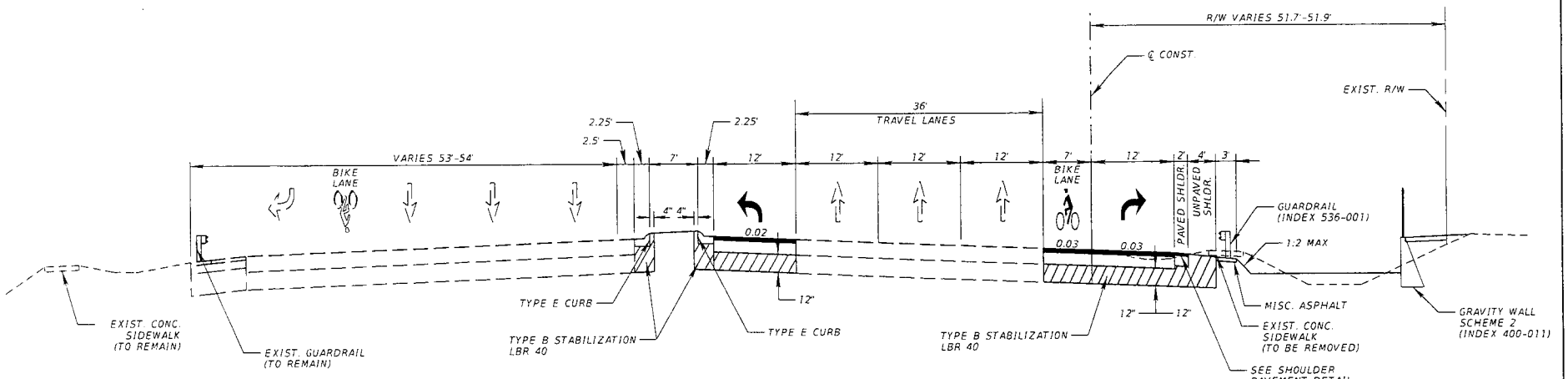
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

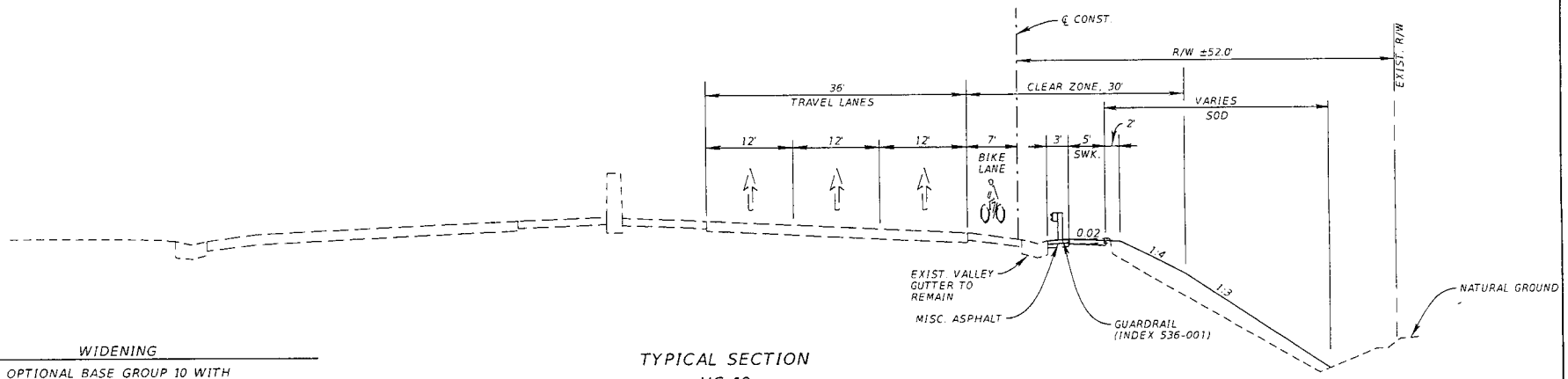
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

TYPICAL SECTIONS

SHEET NO. 4



TYPICAL SECTION
US 19
STA. 109+67.65 TO STA. 116+07.74



TYPICAL SECTION
US 19
STA. 116+07.74 TO STA. 116+83.68

WIDENING

OPTIONAL BASE GROUP 10 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (4")
AND FRICTION COURSE FC-5 (¾")

TRAFFIC DATA

CURRENT YEAR = 2018 AADT = 22800
ESTIMATED OPENING YEAR = 2020 AADT = 25800
ESTIMATED DESIGN YEAR = 2040 AADT = 30600
K = 6% D = 55% T = 2% (24 HOUR)
DESIGN HOUR T = 1%
DESIGN SPEED = 55 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

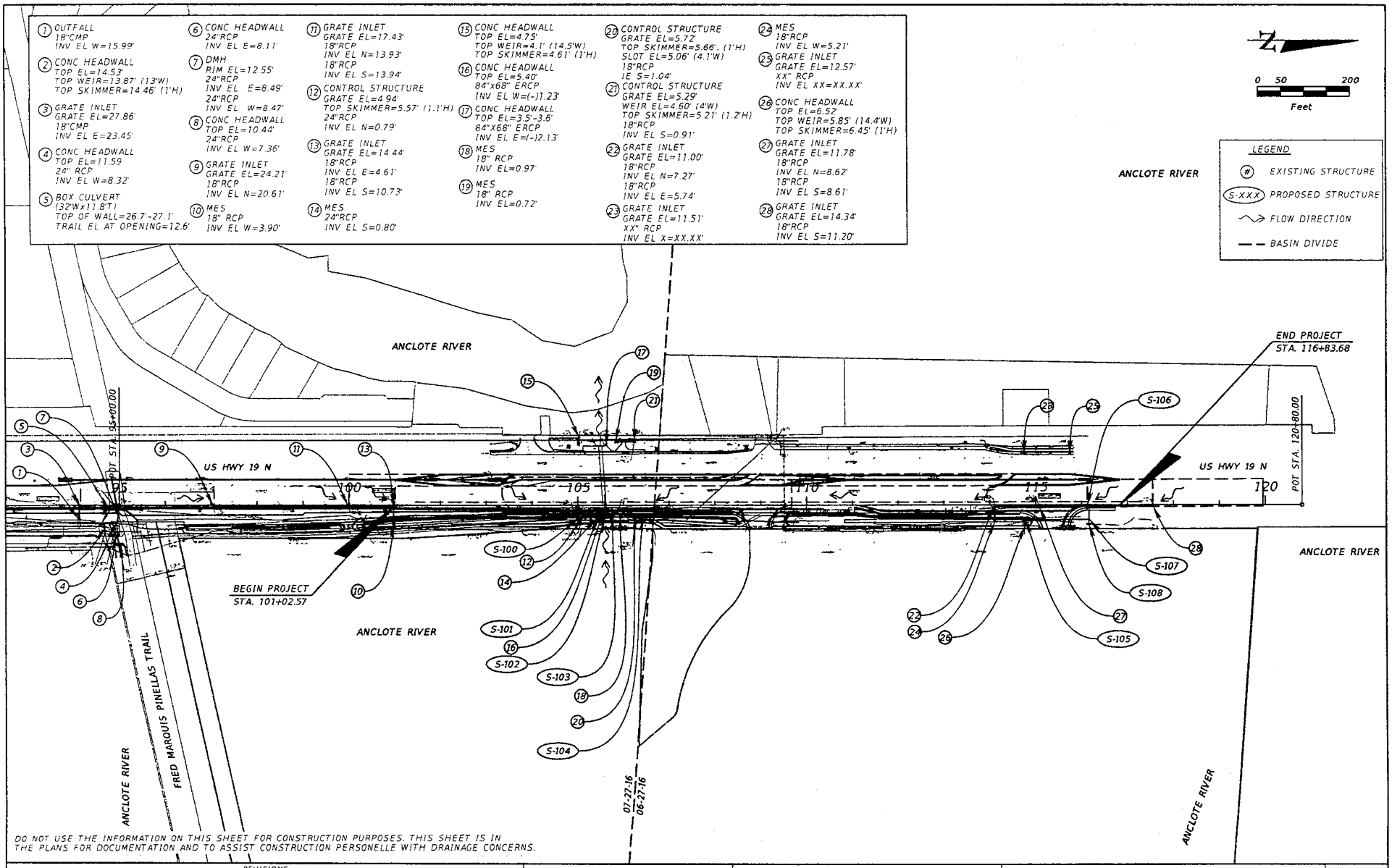
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

TYPICAL SECTIONS

SHEET NO. 5



DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONELLE WITH DRAINAGE CONCERNS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

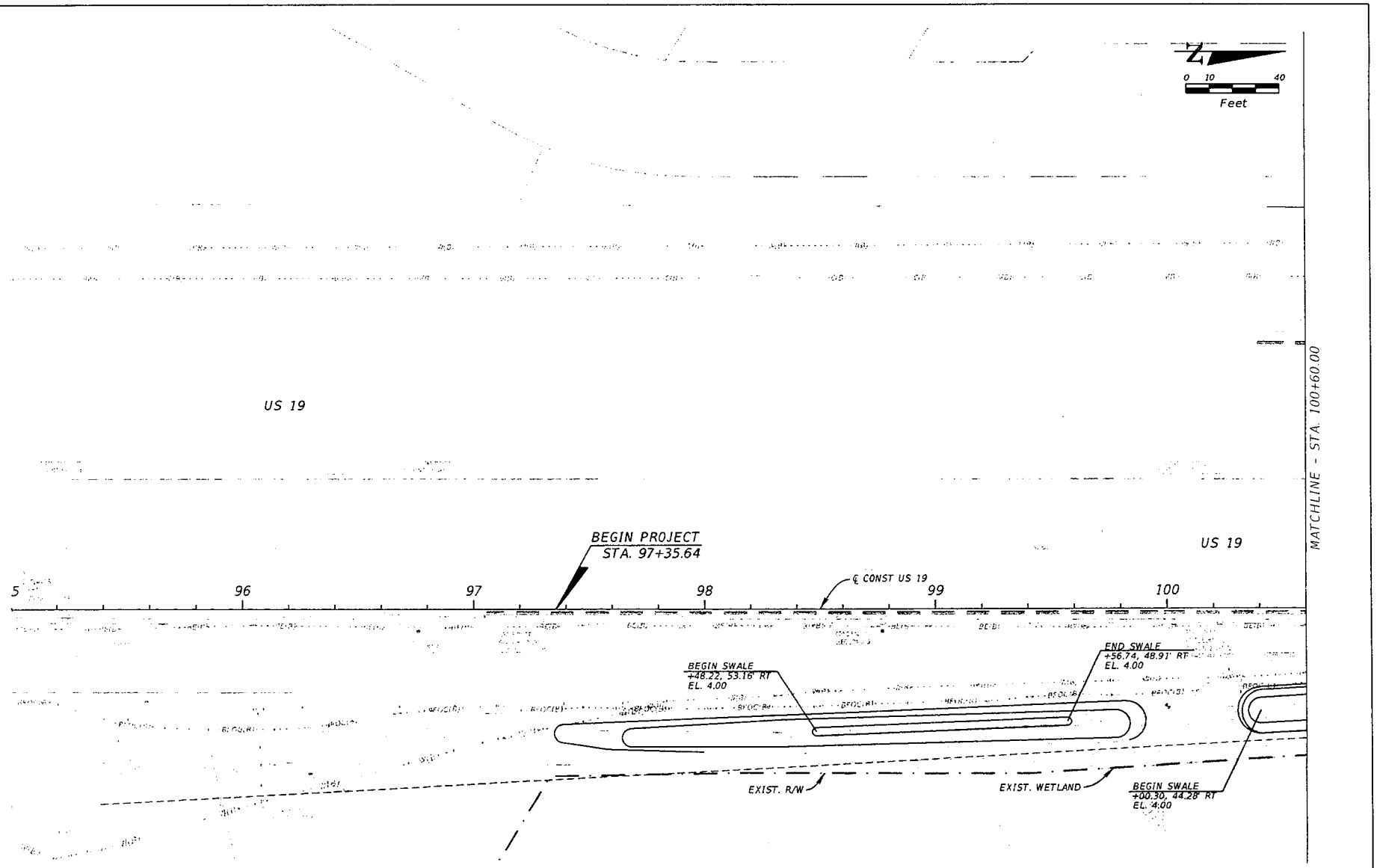
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

DRAINAGE MAP

SHEET NO. 6



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

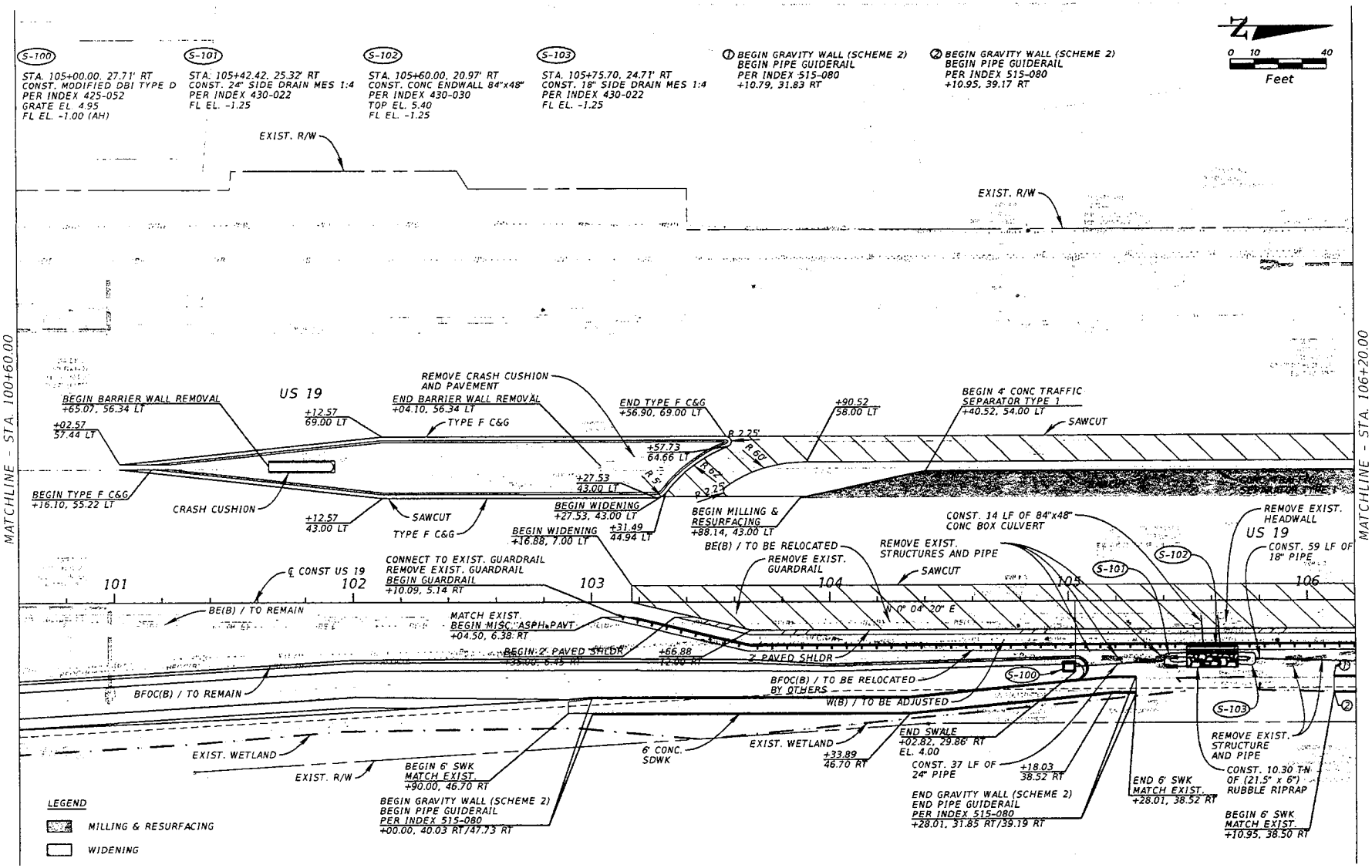
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

ROADWAY PLAN (1)

SHEET NO. 7



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

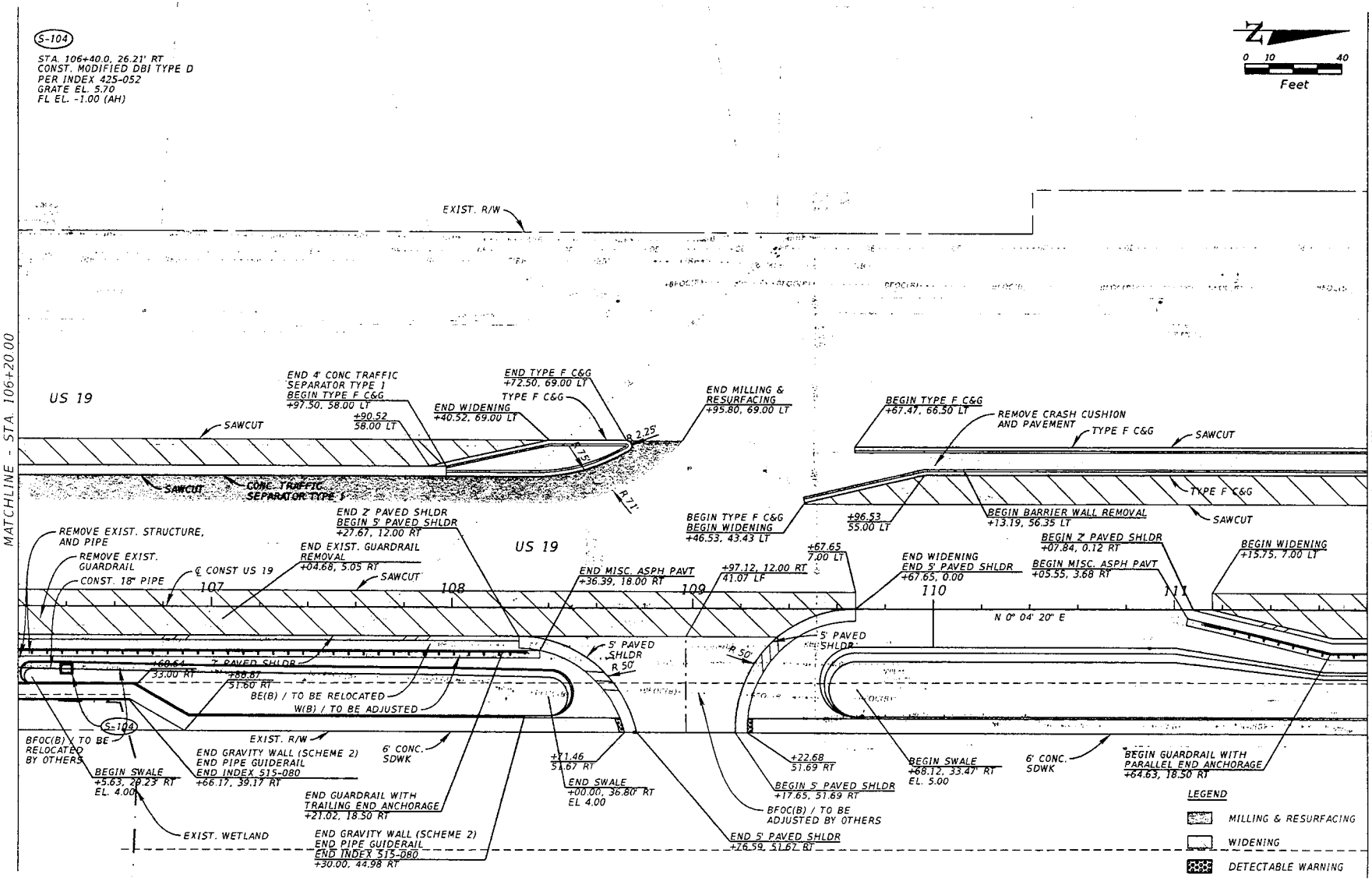
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

ROADWAY PLAN (2)

SHEET NO. 8



REVISIONS			
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JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

ROADWAY PLAN (3)

SHEET NO. 9

(S-105)
STA. 114+80.00, 31.41' RT
CONST. MODIFIED DBI TYPE D
PER INDEX 425-052
GRATE EL. 7.60
FL EL. 5.00 (AH)

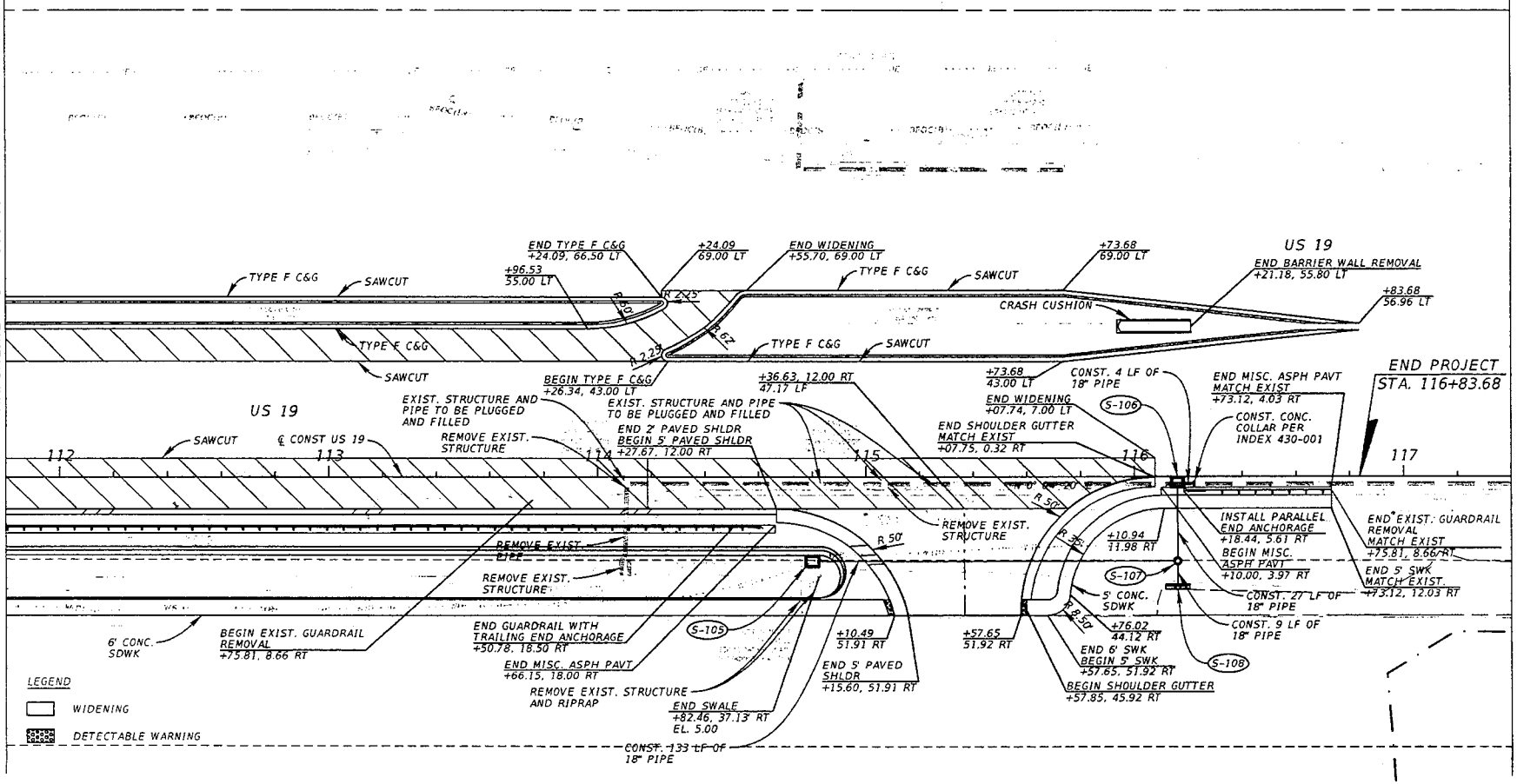
(S-106)
STA. 116+16.00, 2.12' RT
CONST. DBI TYPE D
PER INDEX 425-052
GRATE EL. 13.00
FL EL. 5.00 (RT)
FL EL. (BK) MATCH EXIST.

(S-107)
STA. 116+16.00, 31.41' RT
CONST. MANHOLE TYPE P7
PER INDEX 425-001
GRATE EL. 8.6
FL EL. 4.8 (BK)
FL EL. 4.8 (LT)
FL EL. 4.8 (RT)

(S-108)
STA. 116+16.00, 40.80' RT
CONST. CONC. ENDWALL
INDEX 430-030
FL EL. 4.7

0 10 40
Feet

MATCHLINE - STA. 111+80.00



REVISIONS			
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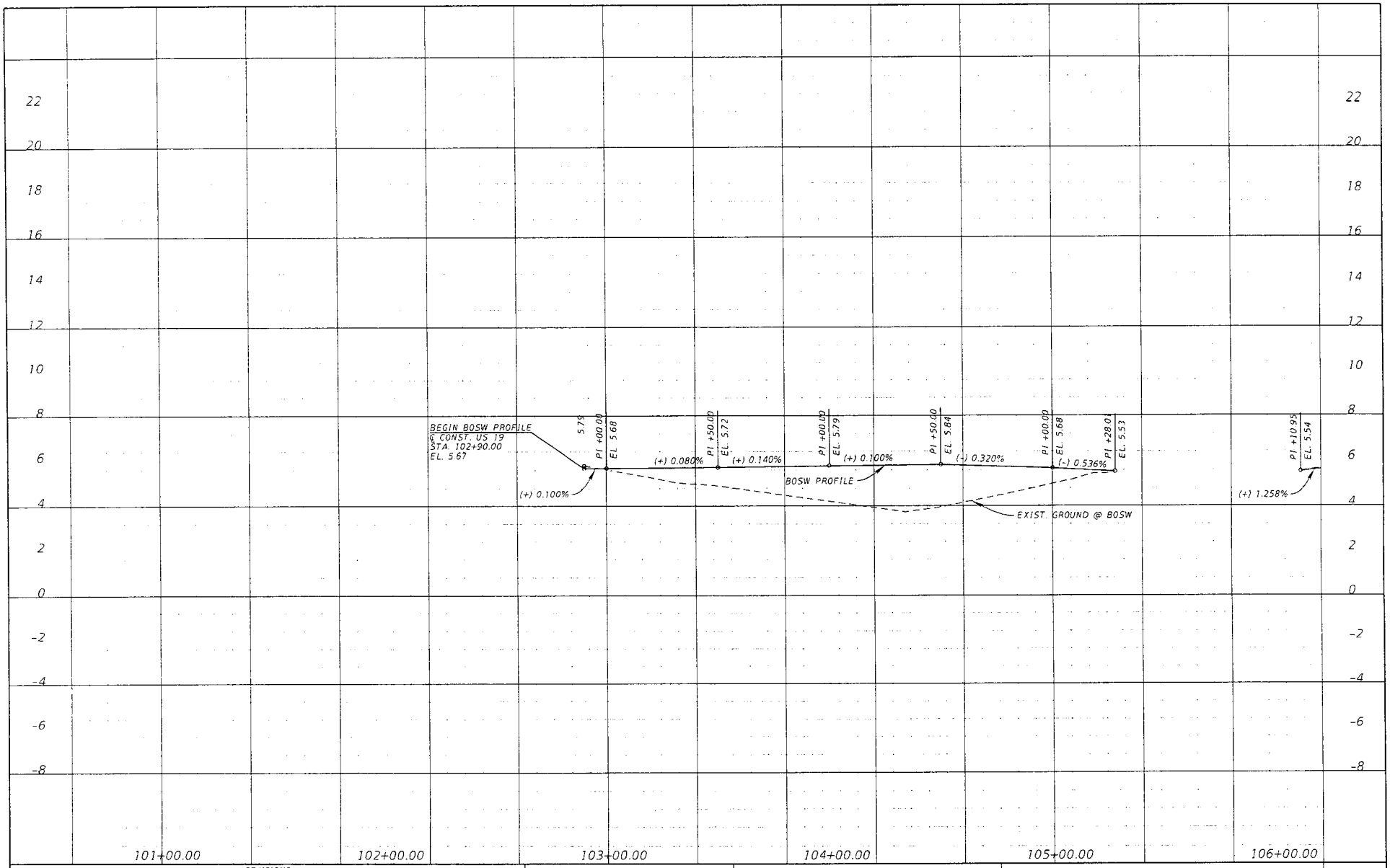
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

ROADWAY PLAN (4)

SHEET NO. 10



REVISIONS			
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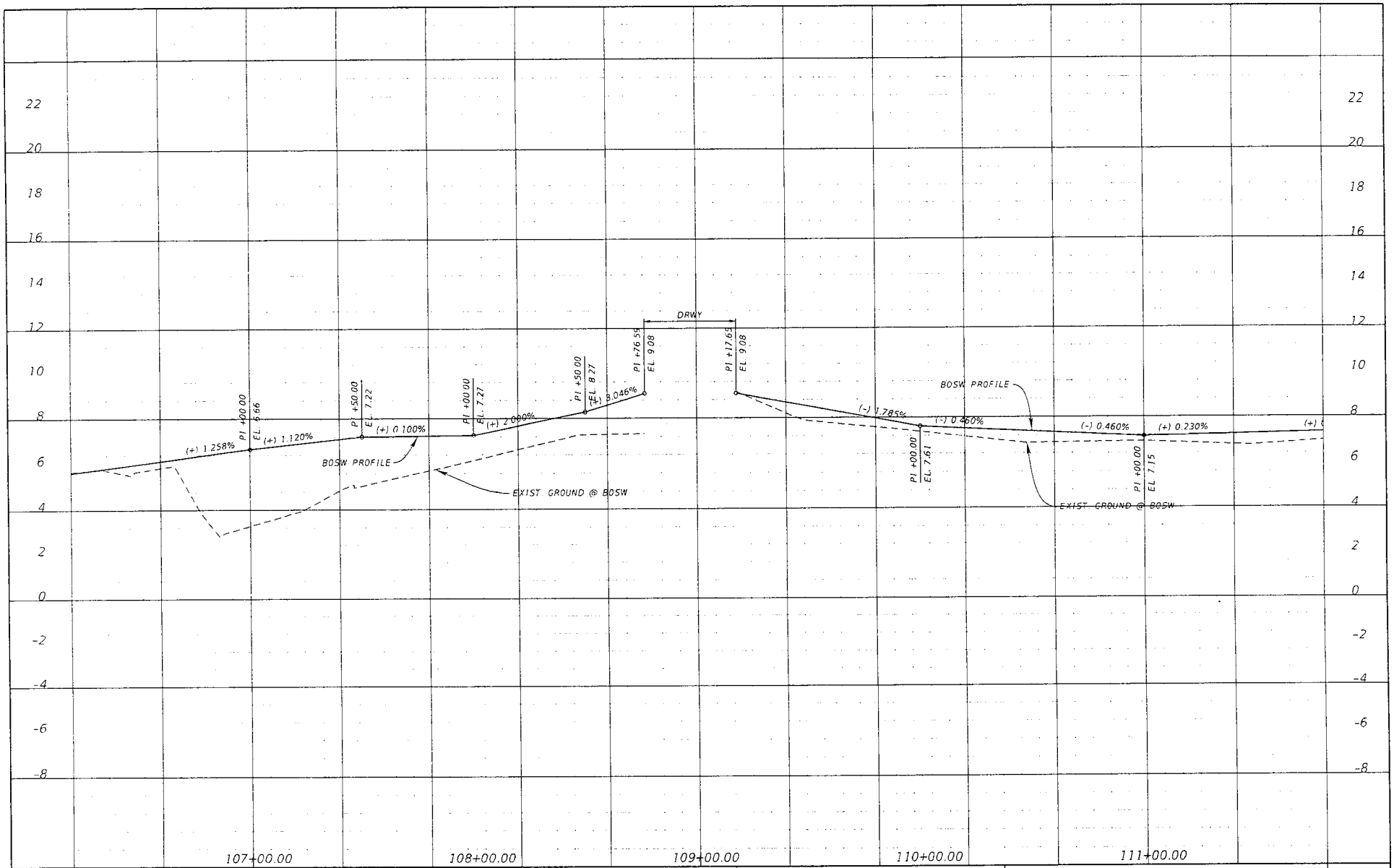
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

BOSW PROFILE (1)

SHEET NO. 11



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

BOSW PROFILE (2)

SHEET NO
12

Nick Provenzo
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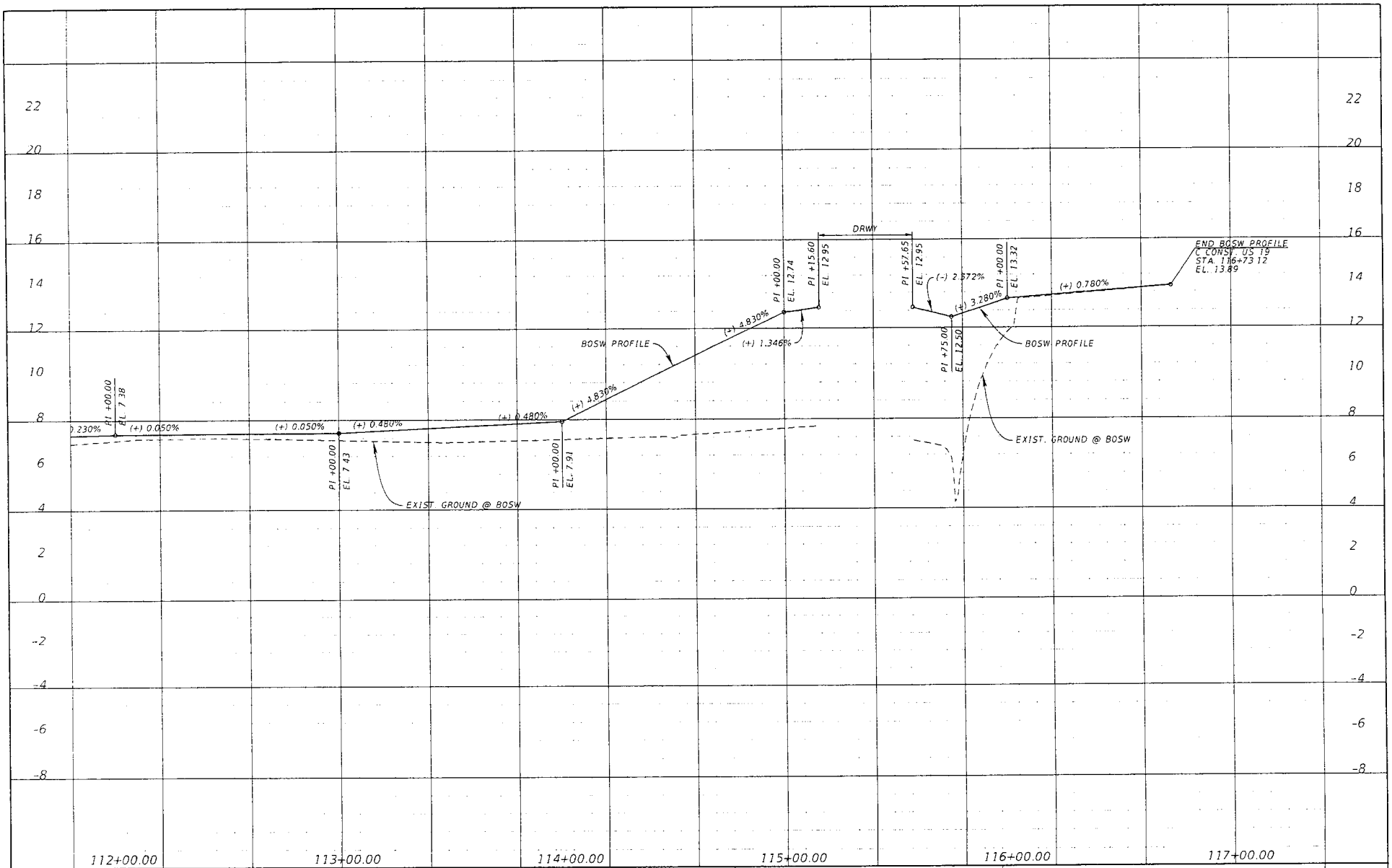

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

BOSW PROFILE (3)

SHEET NO. 13

Nick Provenze

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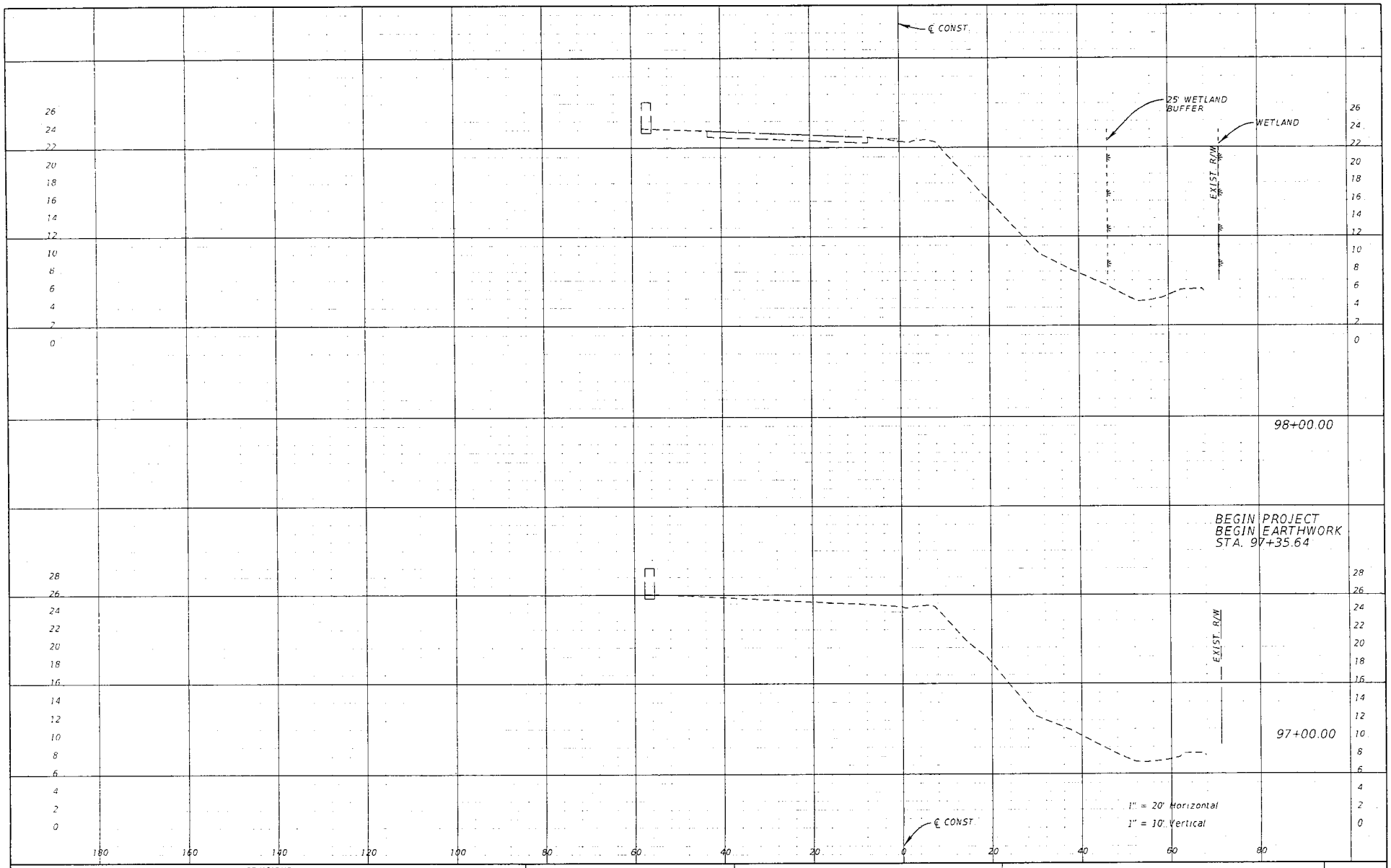

REVISIONS			
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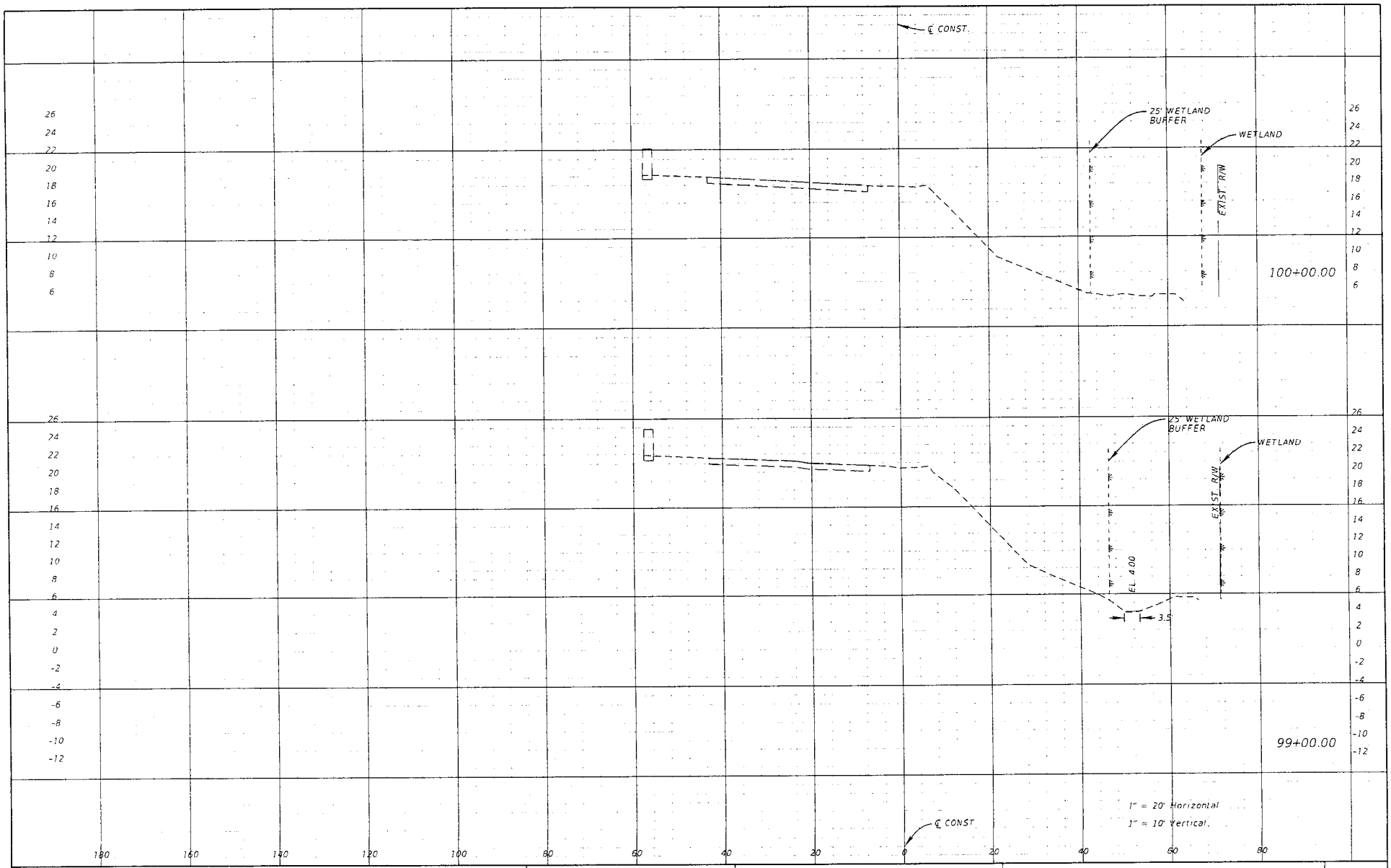
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 14



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

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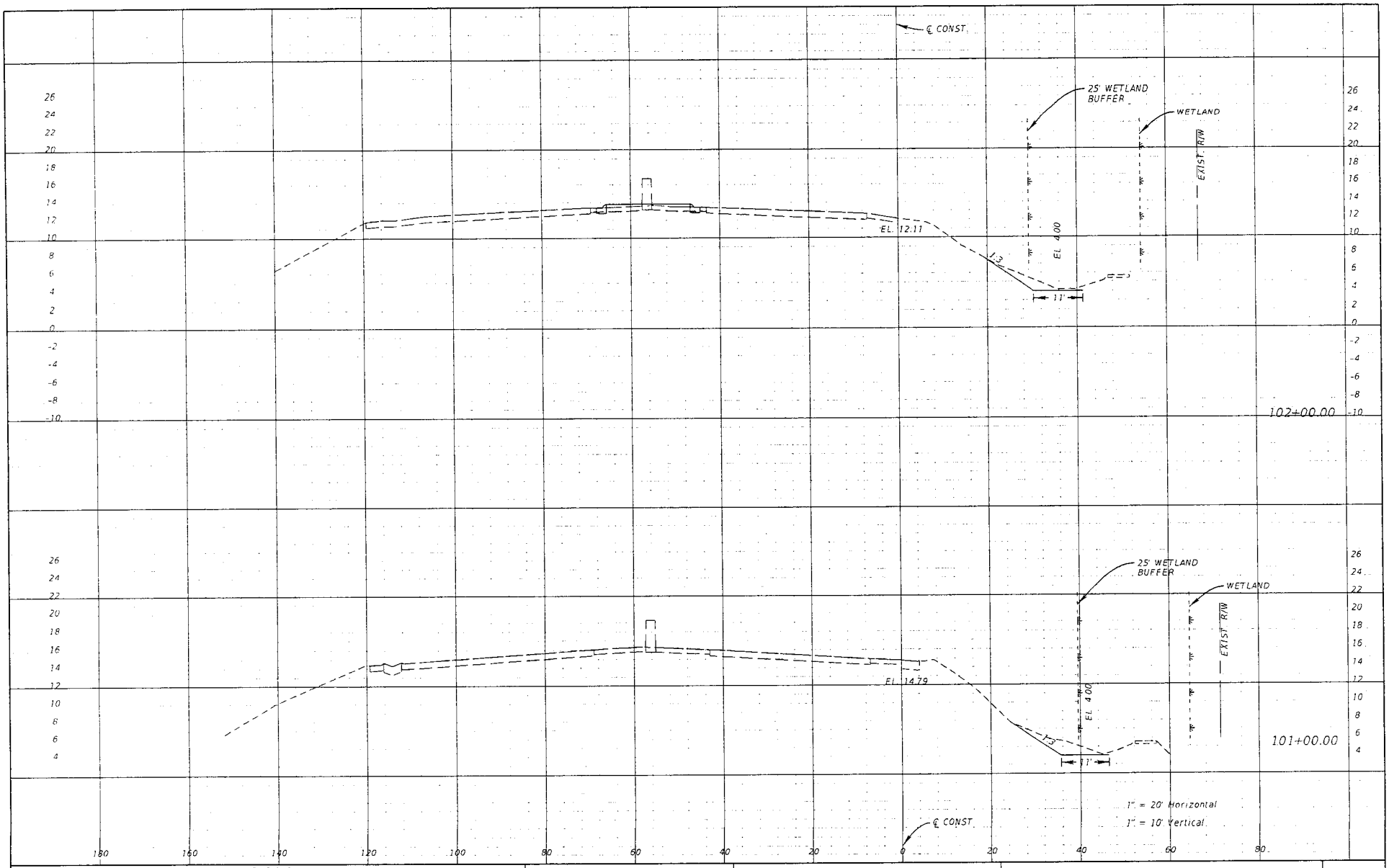


REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

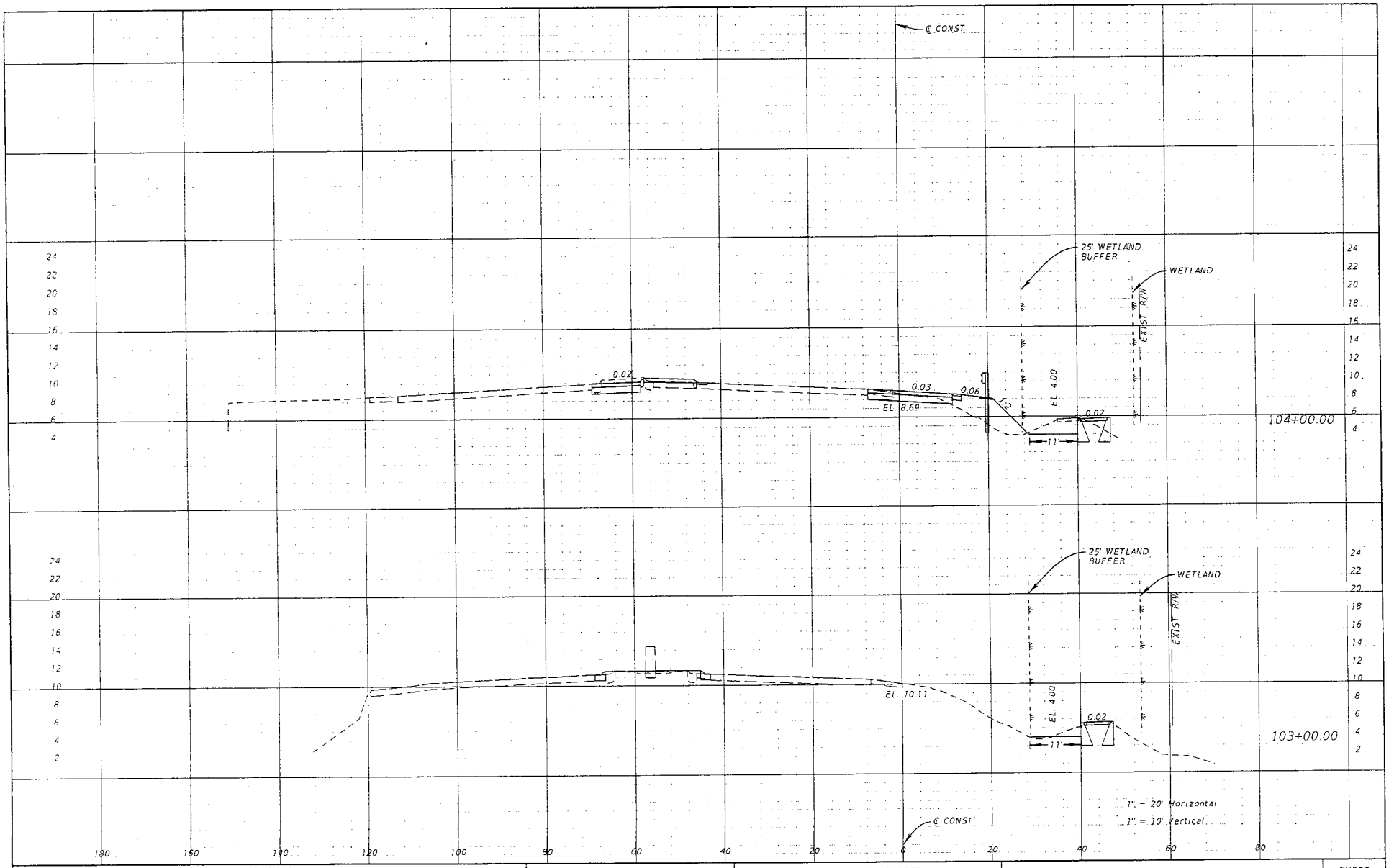
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 16



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

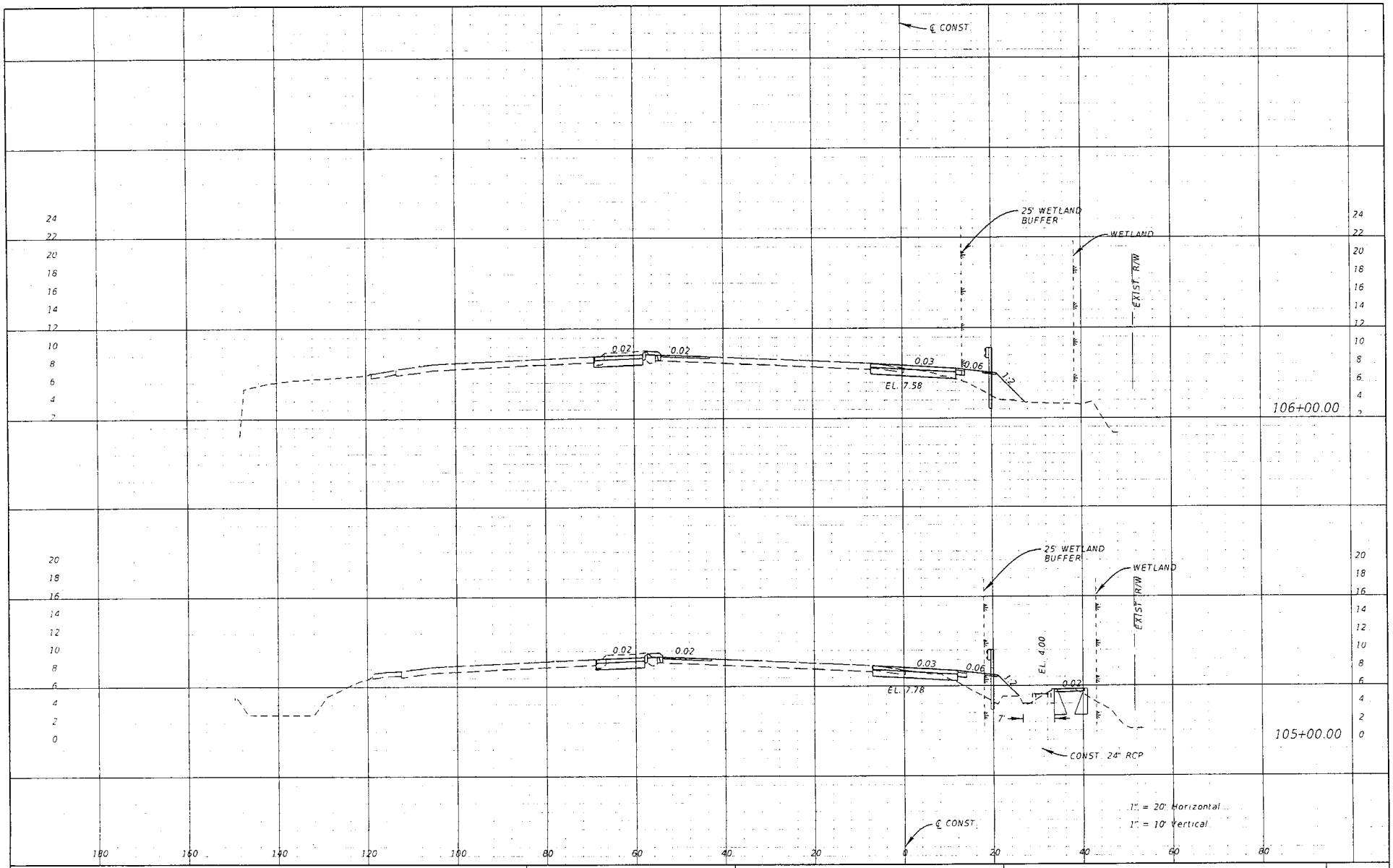
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 17



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

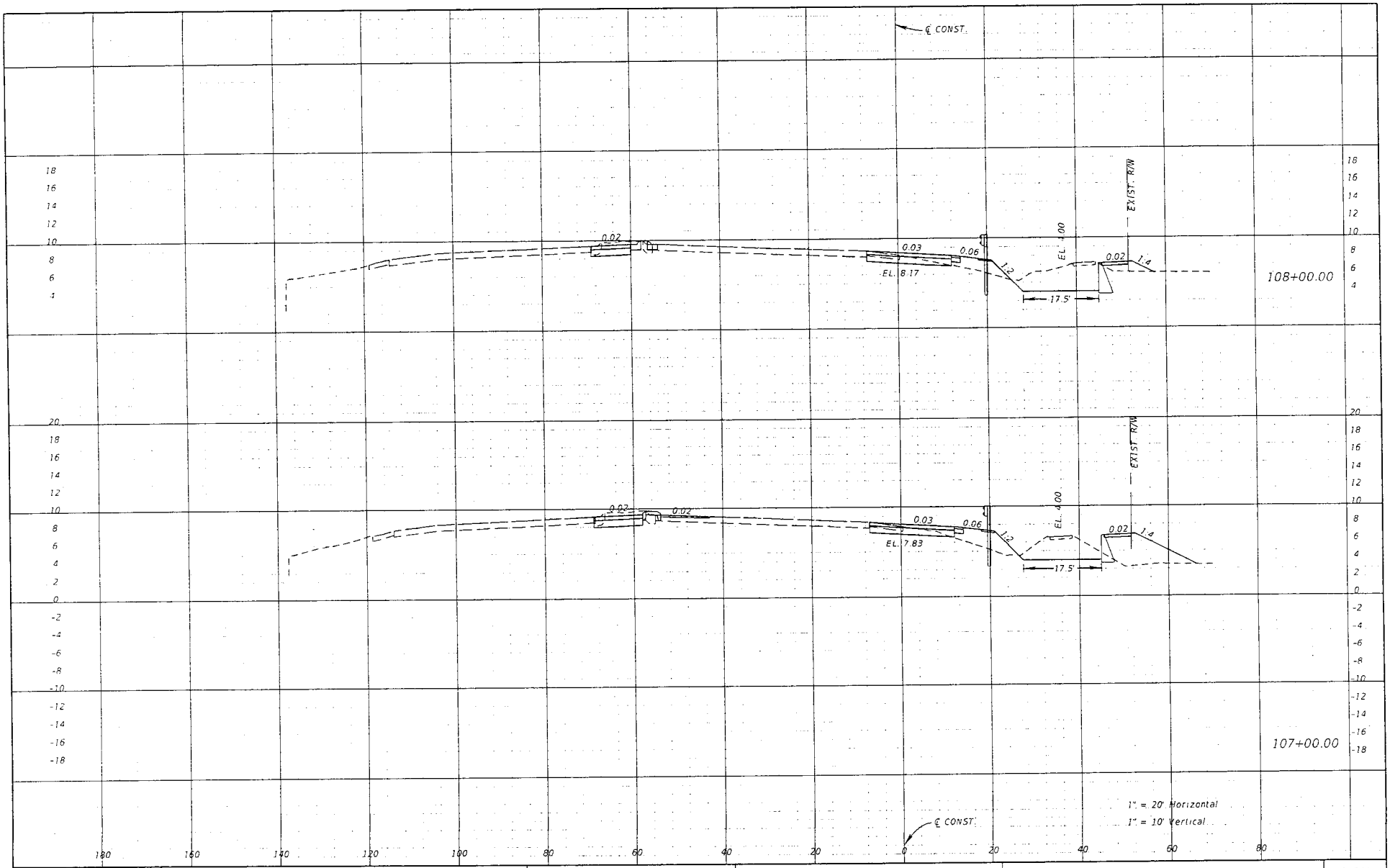
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 18



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

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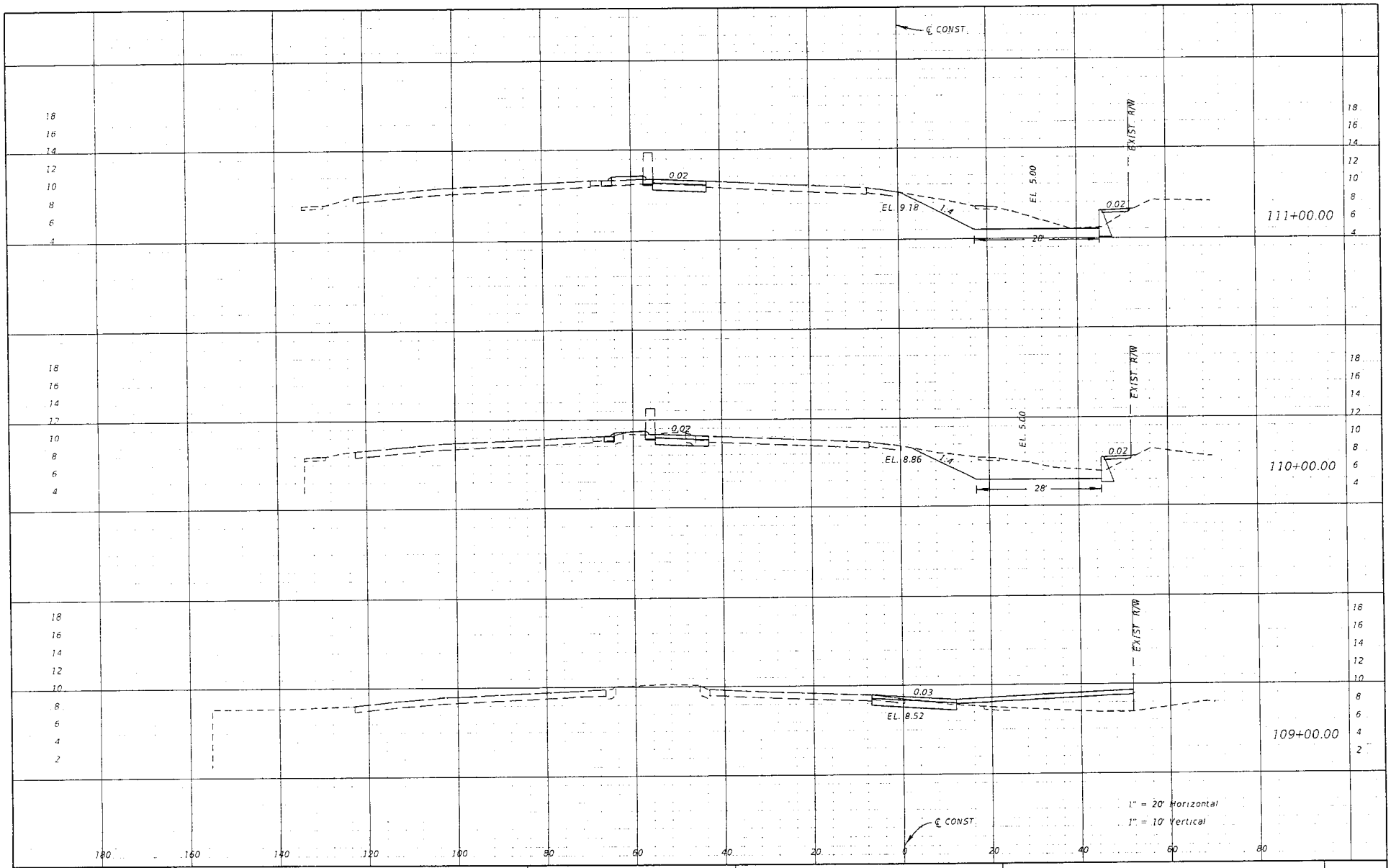

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

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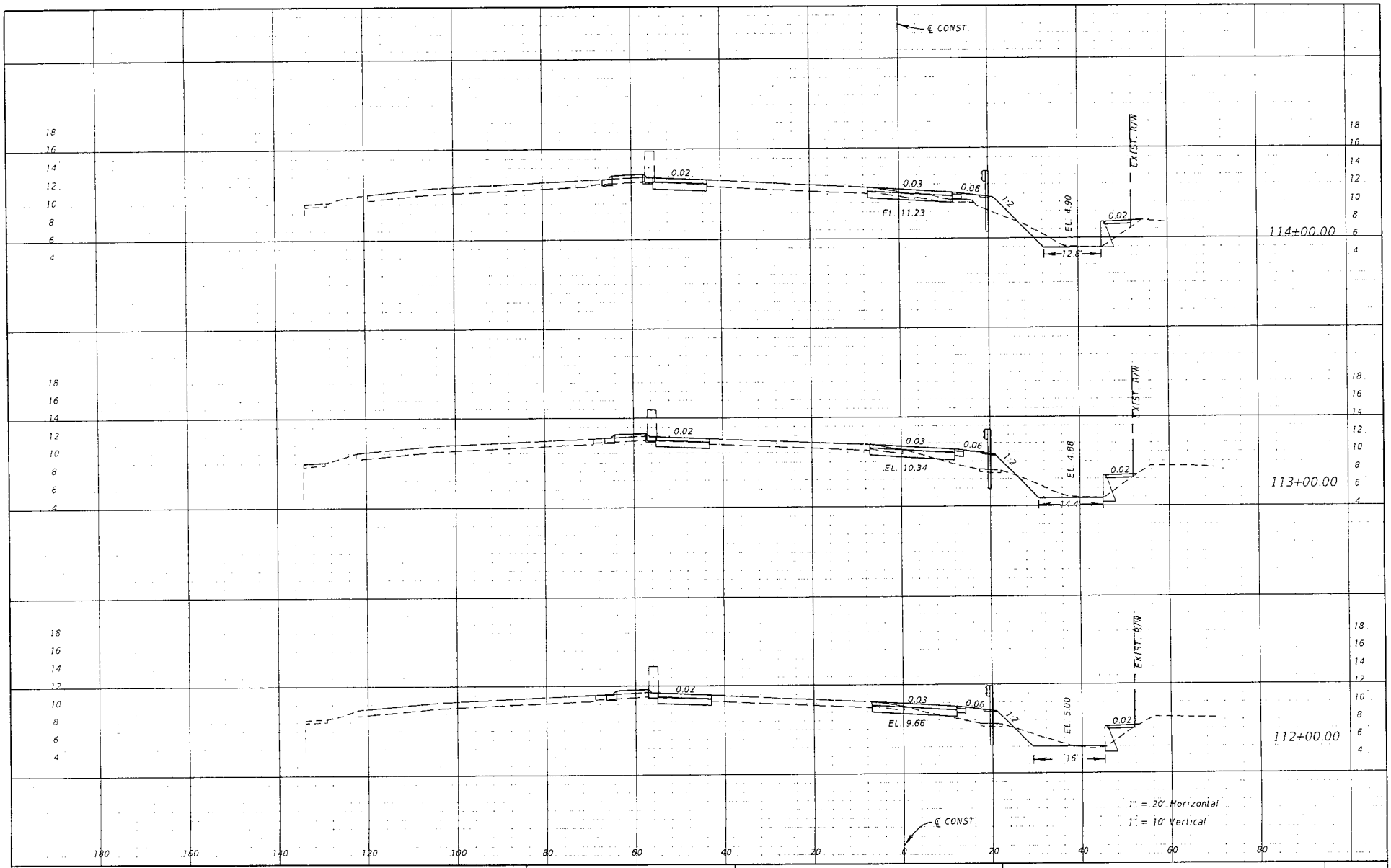

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 21

Nick Provenzo

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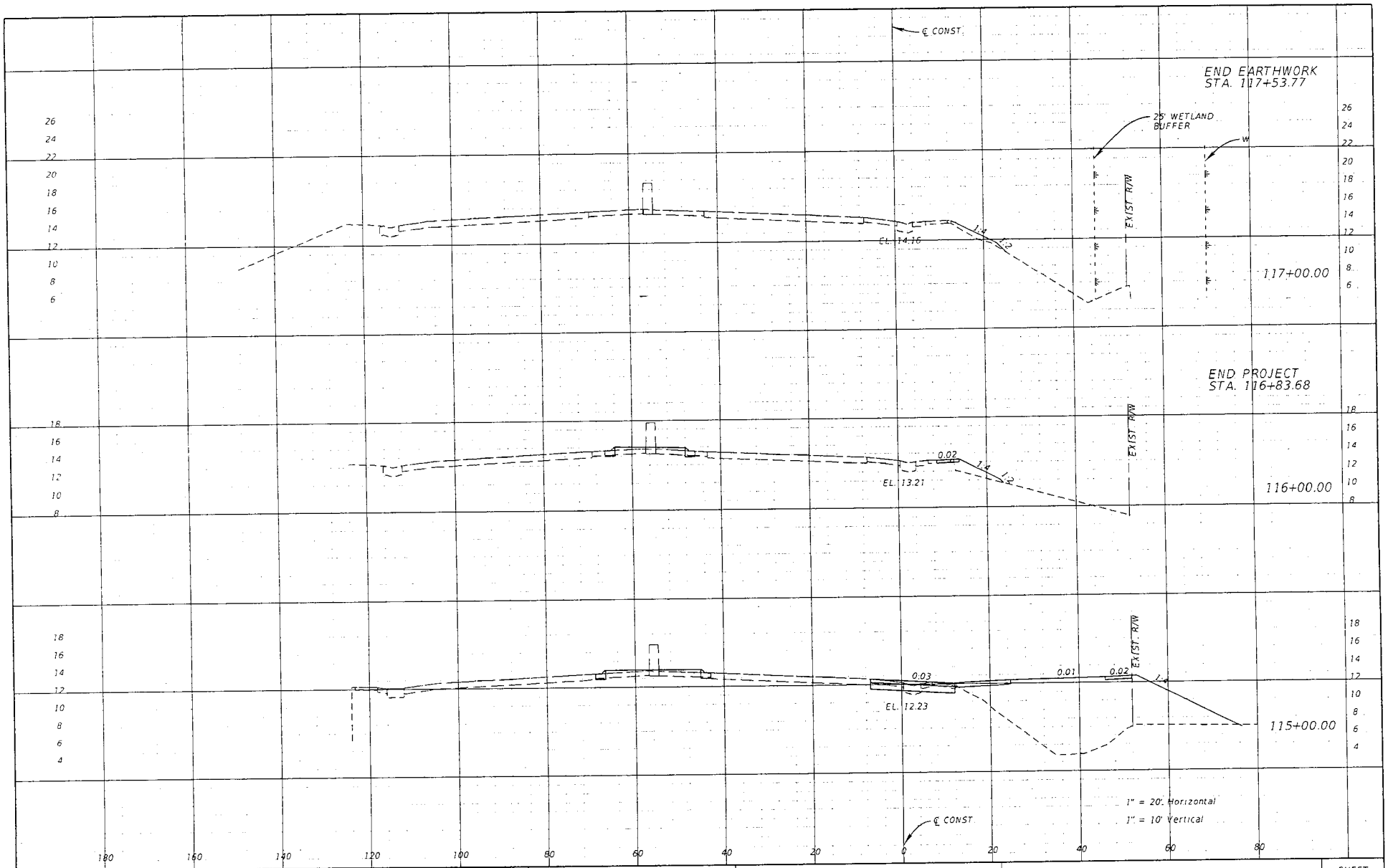

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

CROSS SECTIONS

SHEET NO. 22

Nick.Provenzo 7/14/2021 4:11:31 PM Rdxsrd_shq

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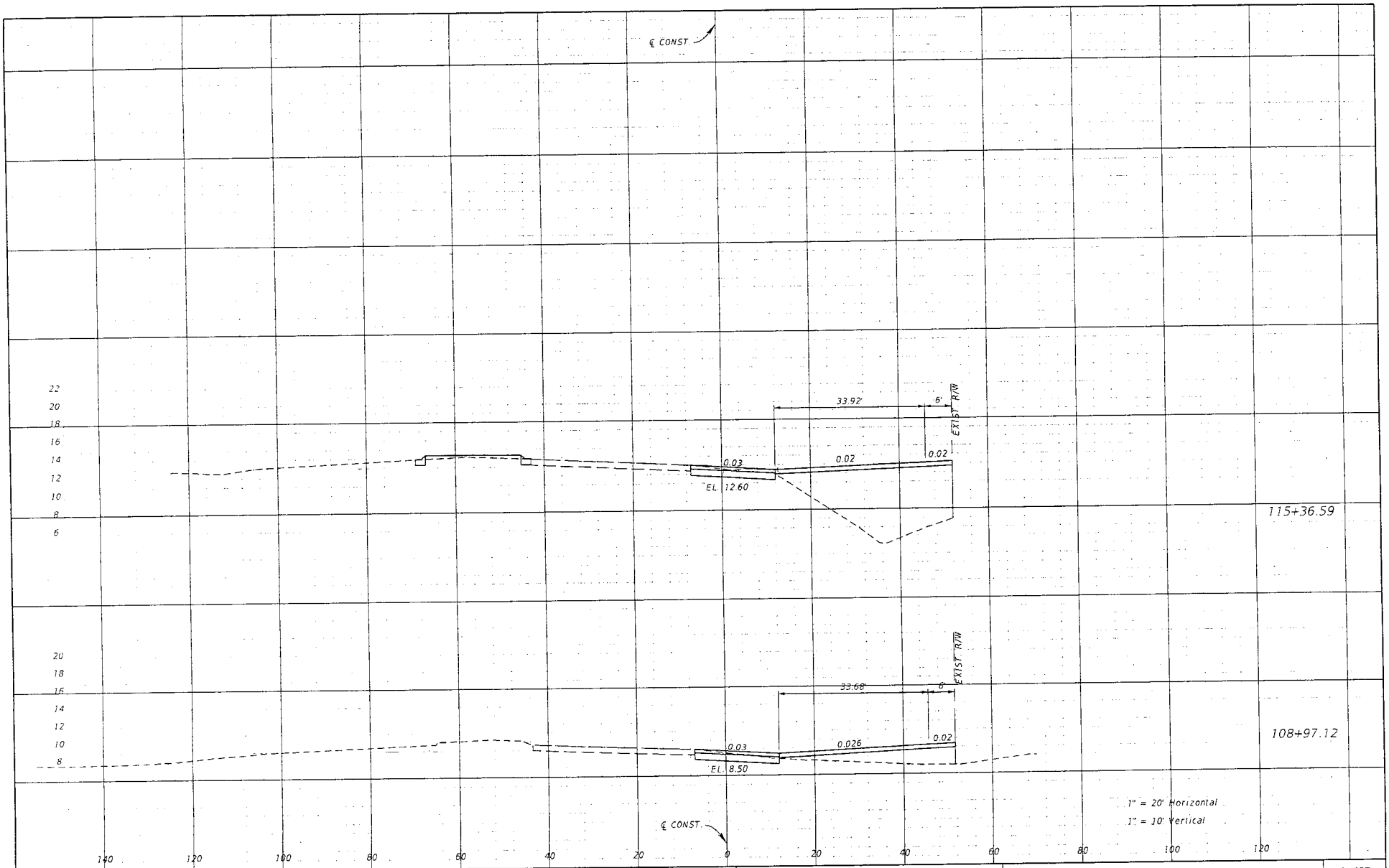

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES, INC.
655 N FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

DRIVEWAY HALF SECTIONS

SHEET NO. 23

Nick.Provenzo

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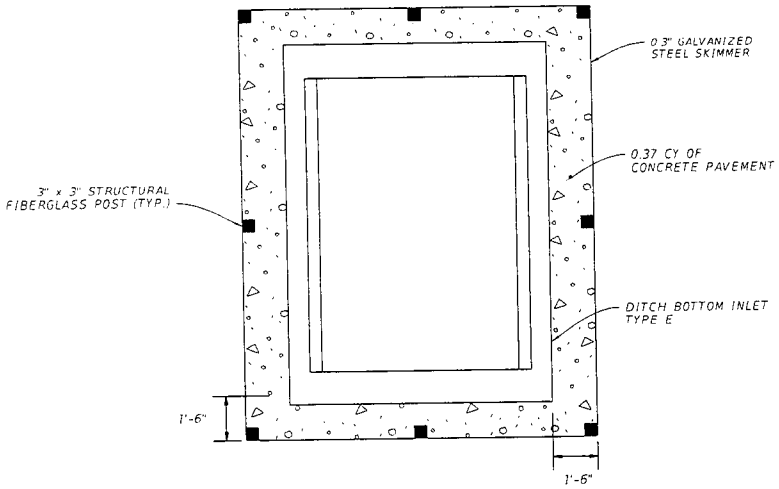
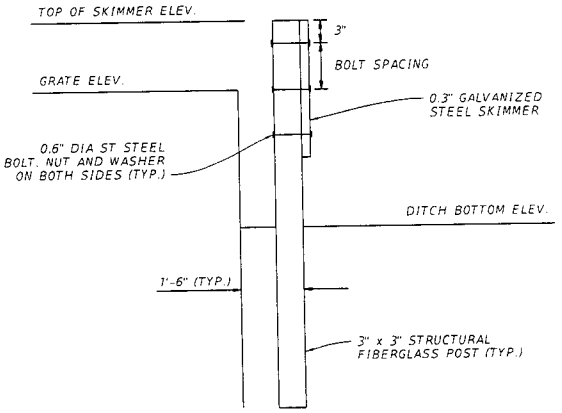


PLAN



ELEVATION

STRUCTURE NUMBER	DITCH BOTTOM ELE. (FT)	GRATE ELE. (FT)	TOP OF SKIMMER ELE. (FT)	BOLT SPACING (IN)
S-100	4.00	5.1	5.6	3
S-105	5.00	5.9	6.4	3

GENERAL NOTES:

1. HOT DIP GALVANIZE THE PANELS AND FLAT BARS AFTER FABRICATION.
3. COST OF SKIMMER TO BE INCLUDED IN THE COST OF STRUCTURE.
4. SOD IS INCLUDED IN THE COST OF STRUCTURE.

DBI WITH SKIMMER

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

VICTOR GALLO P.E.
P.E. LICENSE NUMBER 75592
KIMLEY-HORN AND ASSOCIATES
189 SOUTH ORANGE AVE, SUITE 1000
ORLANDO, FL 32801

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

DRAINAGE DETAIL

SHEET NO. 24

Nick.Provenzo
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SWPPP / EROSION CONTROL PLAN
PROJECT NAME: US 19 / ANCLOTE HARBOR

The Property Owner has implemented a site-wide SWPPP. The Contractor will be required to become a signatory to the site-wide SWPPP and to comply with all SWPPP provisions. The following narrative reflects basic elements of the site-wide Stormwater Pollution Prevention Plan and contains references to the FDOT Standard Specifications for Road and Bridge Construction, the FDOT Design Standards (2021), and other sheets of these construction plans. The first sheet of the construction plans (called the Cover Sheet) contains an index to the other sheets. The complete Stormwater Pollution Prevention Plan includes several items:

- complete narrative description,
- the documents referenced in this narrative,
- the Contractor's approved Erosion Control Plan required by Section 104 of the FDOT Standard Specifications for Road and Bridge Construction (latest edition) hereinafter referred to as the "Section 104 Erosion Control Plan", and
- reports of inspection made during construction.

1.0 SITE DESCRIPTION

1.a Nature of Construction Activity

The project is the streetscape improvements to US 19 from Fred Marquis Pinellas Trail to the Anclote River (approximately 0.30 miles) in Pinellas County, Florida. The project corridor is located in Section 06 and 07, Range 16, and Township 27. The proposed roadway improvements will consist of adding a northbound right-turn lane access driveway for the neighboring Anclote Harbor project, a left-turn lane in the median, and a southbound left-turn lane. Improvements to the storage swales and storm sewer systems are also proposed.

1.b Sequence of Major Soil Disturbing Activities.

In the Section 104 Erosion Control Plan, the Contractor shall provide a detailed sequence of construction for all construction activities. The Contractor shall follow the sequence of major activities described below, unless the Contractor proposes a different sequence that is equal or better at controlling erosion and trapping sediment and is approved by the Engineer.

For each construction phase, install perimeter controls after clearing and grubbing necessary for installation of controls but before beginning other work for the construction phase. Remove perimeter controls only after all upstream areas are stabilized.

1. Clearing and grubbing, earthwork, and storm sewer construction for the roadway improvements.
2. Storm sewer construction. Construct the storm drain pipe in the upstream direction.
3. Earthwork associated with roadway , and construction of curb, subgrade, base, pavement, and sidewalk.

1.c Area Estimates:

Total project area: 8.0 Acres
Total area to be disturbed: 4.3 Acres

1.d Runoff Data.

Runoff Coefficients
Runoff Coefficient for Impervious Areas: C = 0.95
Runoff Coefficient for Pervious Areas: C = 0.25
Runoff Coefficient for Wet Areas: C = 1.00

1.e Soils Data:

The results of the soil borings along the roadway are shown in the Geotechnical Exploration documentation provided in the report.

1.f Outfall Information:

#1 Description: 24" MES
Location: N 28°09'33.1" W 82°44'24.6"

#2 Description: 18" MES
Location: N 28°09'33.4" W 82°44'24.7"

#3 Description: 18" ENDWALL
Location: N 28°09'43.7" W 82°44'24.5"

1.g Site Map:

The construction plans are being used as the site maps. The location of the required information is described below. The sheet numbers for the plan sheets referenced are identified on the Cover Sheet of these construction plans.

- Approximate Slopes: The slopes of the site can be seen in the Cross Section Sheets, Plan Sheets and Profile Sheets.
- Drainage Patterns: Refer to drainage maps.
- Areas Of Soil Disturbance: The areas to be disturbed are indicated on the Plan Sheets, the Cross Section Sheets, and the Detail Sheets. Any area of new construction will be disturbed.
- Areas Not To Be Disturbed: The areas not to be disturbed are the existing banks beyond the limits of construction with exceptions shown on the Plan Sheets.
- Locations Of Temporary Controls: These are shown on the Erosion Control Plans.
- Locations of Permanent Controls: The sod stabilization is the primary permanent runoff/erosion controls. These are shown on the Traffic Control Plans and the Plan Sheets.
- Areas To Be Stabilized: Temporary stabilization practices are shown in the same location as the temporary controls mentioned above. Permanent stabilization is shown on the Typical Section Sheets, the Plan Sheets and the Detail Sheets.
- Discharge Points To Surface Waters: The discharge points are shown on the plan sheets.

1.h Receiving Waters.

- The storm sewer system and ponds being constructed as part of this project ultimately discharge to Anclote River.

2.0 CONTROLS:

2.a Erosion And Sediment Controls:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed stablization and structural practices based on the Contractor's proposed Traffic Control Plan. The following recommended guidelines are based on the Erosion Control Plans outlined in the construction plans. The Contractor may choose to accept the following guidelines or modify them in the Section 104 Erosion Control Plan, subject to approval of the Engineer. As work progresses, the Contractor shall modify the plan to adapt to seasonal variation, changes in construction activities, and the need for better practices.

- Install Sediment Barrier as shown on the Erosion Control Plans.
- Install and maintain potable toilets for sanitary waste.
- Install inlet protection around existing inlets where applicable, in accordance with Design Standard 102.
- Maintain and remove erosion control features according to SWPPP requirements.
- All fencing, grading, signing, grassing, and/or sodding shall be maintained during the contract life. All damaged work shall be restored as determined by the Engineer at no cost to the Department.

2.b Stormwater Management:

Contractor's work site fully complies with volume and water quality criteria as established in the site-wide SWPPP and all stormwater permits. Contractor will be required to implement all necessary measures to ensure that stormwater runoff from Contractor's work site does not adversely impact other Contractors or property. The Contractor must clean all new and existing storm structures and pipes of debris and sediments when construction is completed. In addition, Contractor must clean any off-site structures and pipes of sediment and debris, if these were the result of construction activity.

2.c Other Controls:

2.c.1 Waste Disposal:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed methods to prevent the discharge of solid materials, including building materials, to waters of the United States. The proposed methods shall include at least the following, unless otherwise approved by the Engineer.

- Providing litter control and collection within the project during construction activities.
- Disposing of all fertilizer or other chemical containers according to EPA's standard practices as detailed by the manufacturer.
- Disposing of solid materials including building and construction materials off the project site but not in surface waters or wetlands.

2.c.2 Off-Site Vehicle Tracking & Dust Control:

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed methods for minimizing off-site vehicle tracking of sediments and generating dust. The proposed methods shall include at least the following, unless otherwise approved by the Engineer.

- Covering loaded haul trucks with tarpaulins.
  Removing excess dirt from paved areas daily.
  Using roadway sweepers during dust generating activities such as excavation and milling operations.

2.c.3 State and Local Regulations For Waste Disposal, Sanitary Sewer, Or Septic Tank Regulations.

In the Section 104 Erosion Control Plan, the Contractor shall describe the proposed procedures to comply with applicable state and local regulations for waste disposal, and sanitary sewer or septic systems.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

STORMWATER POLLUTION PREVENTION PLAN (01)

SHEET NO. 25

2.c.4 Fertilizers and Pesticides:

In the Section 104 Erosion Control Plan, the Contractor shall describe the procedures for applying fertilizers and pesticides. The proposed procedures shall comply with applicable subsections of either Section 570 or 577 of the Specifications.

2.c.5 Toxic/Hazardous Substances:

In the Section 104 Erosion Control Plan, the Contractor shall provide to the Engineer and the Owner's Representative current copies of Safety Data Sheets (SDS's) for all toxic/hazardous substances and materials that Contractor plans to use on the job and provide a plan addressing the generation, application, migration and storage of these substances. Contractor to categorize, label and temporarily store all waste toxic/hazardous substances for further management and disposal by Property Owner. Contractor will be charged for Owner's costs to manage and dispose of all hazardous and regulated substances.

2.d Approved State and Local Plans and Permits:

SWFWMD Environmental Resource Permit
NPDES

3.0 MAINTENANCE:

In the Section 104 Erosion Control Plan, the Contractor shall provide a plan for maintaining all erosion and sediment controls throughout construction. The maintenance plan shall at a minimum, comply with the following:

- Sediment Barrier shall be replaced when it is no longer effective or as directed by the Engineer

- Stabilized construction entrances shall be maintained to prevent clogging of rock bedding which may impede the usefulness of the structure.

4.0 INSPECTIONS:

The Contractor shall inspect the following items at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater. To comply, the Contractor shall install and maintain rain gages and record daily rainfall. Where sites have been permanently stabilized, inspections shall be conducted at least once every month. The Contractor shall also inspect that controls installed in the field agree with the latest Stormwater Pollution Prevention Plan.

- Disturbed areas of the site that have not been finally stabilized.
- Areas used for storage of materials that are exposed to precipitation.
- Structural controls.
- Stormwater management systems
- Locations where vehicles enter or exit the site.

The Contractor shall initiate repairs within 24 hours of inspections that indicate items are not in good working order.

If inspections indicate that the installed stabilization and structural practices are not sufficient to minimize erosion, retain sediment, and prevent discharging pollutants, the Contractor shall provide additional measures, as approved by the Engineer.

5.0 NON-STORMWATER DISCHARGES:

In the Section 104 Erosion Control Plan, the Contractor shall identify all anticipated non-stormwater discharges (except flows from fire fighting activities). The Contractor shall describe the proposed measures to prevent pollution of these non-stormwater discharges such as:

- Dust Control
  The Contractor shall develop in Section 104 Erosion Control Plan a dust control plan and remedial action to correct any malfunctioning measures.

- Equipment Washout
  The Contractor shall develop in Section 104 Erosion Control Plan an effective plan to control equipment washout and other erosive conditions from equipment cleaning processes, and remedial action to correct any malfunctioning measures.

- Hazardous Material Spill
  The Contractor shall develop in Section 104 Erosion Control Plan an effective plan to control in the event any hazardous materials should spill. Contractor to immediately notify the Engineer and Owner's Representative in the event of any release or spill of a hazardous material or regulated substance. Contractor to take all appropriate immediate steps to minimize the impact of such release or spill if it is safe to do so. Owner will direct all subsequent remedial actions

REVISIONS			
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JOHN R. SEALS, P.E.
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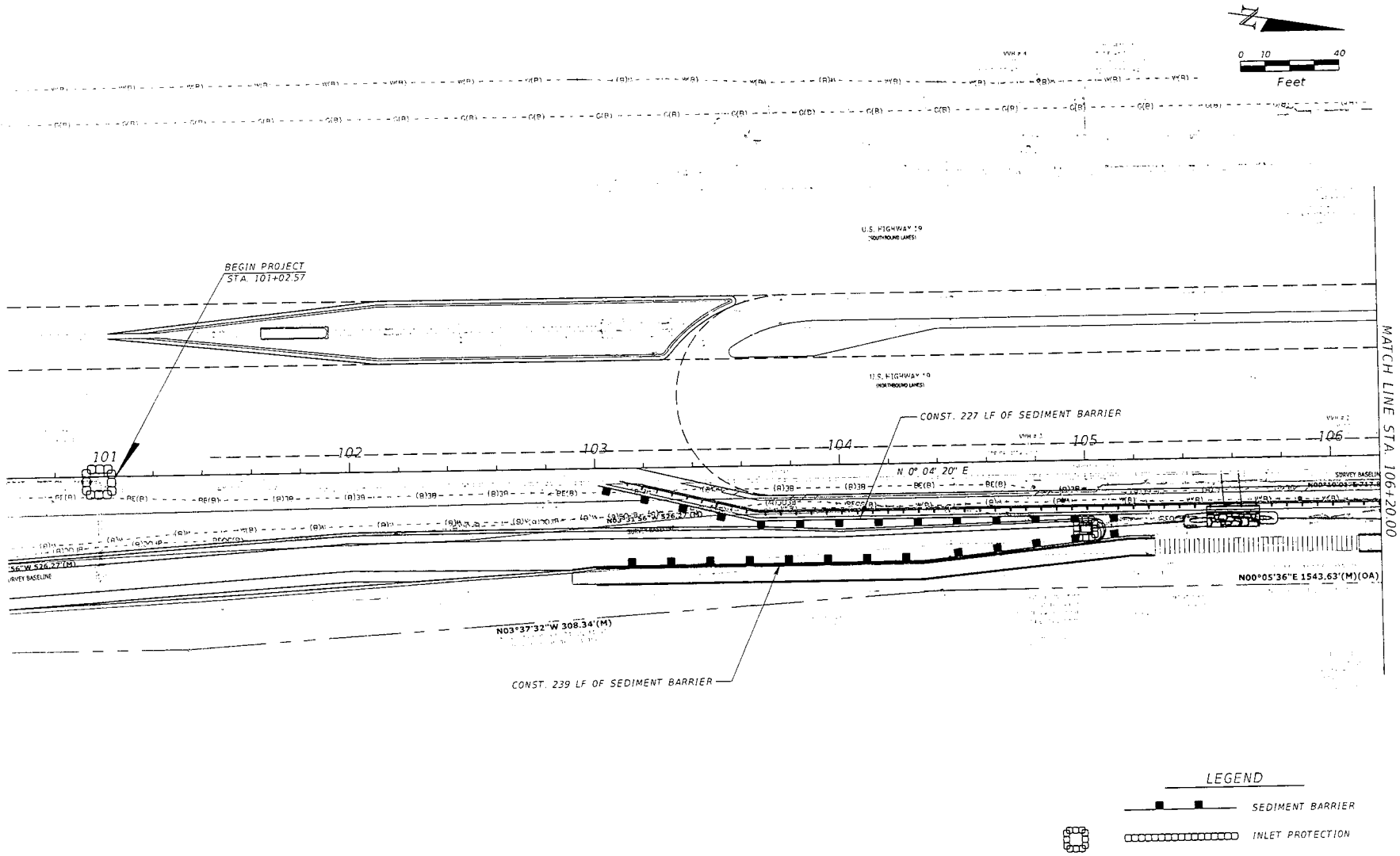
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

STORMWATER POLLUTION PREVENTION PLAN (02)

SHEET NO. 26



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JOHN R. SEALS, P.E.
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KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

EROSION CONTROL PLAN (01)

SHEET NO. 27

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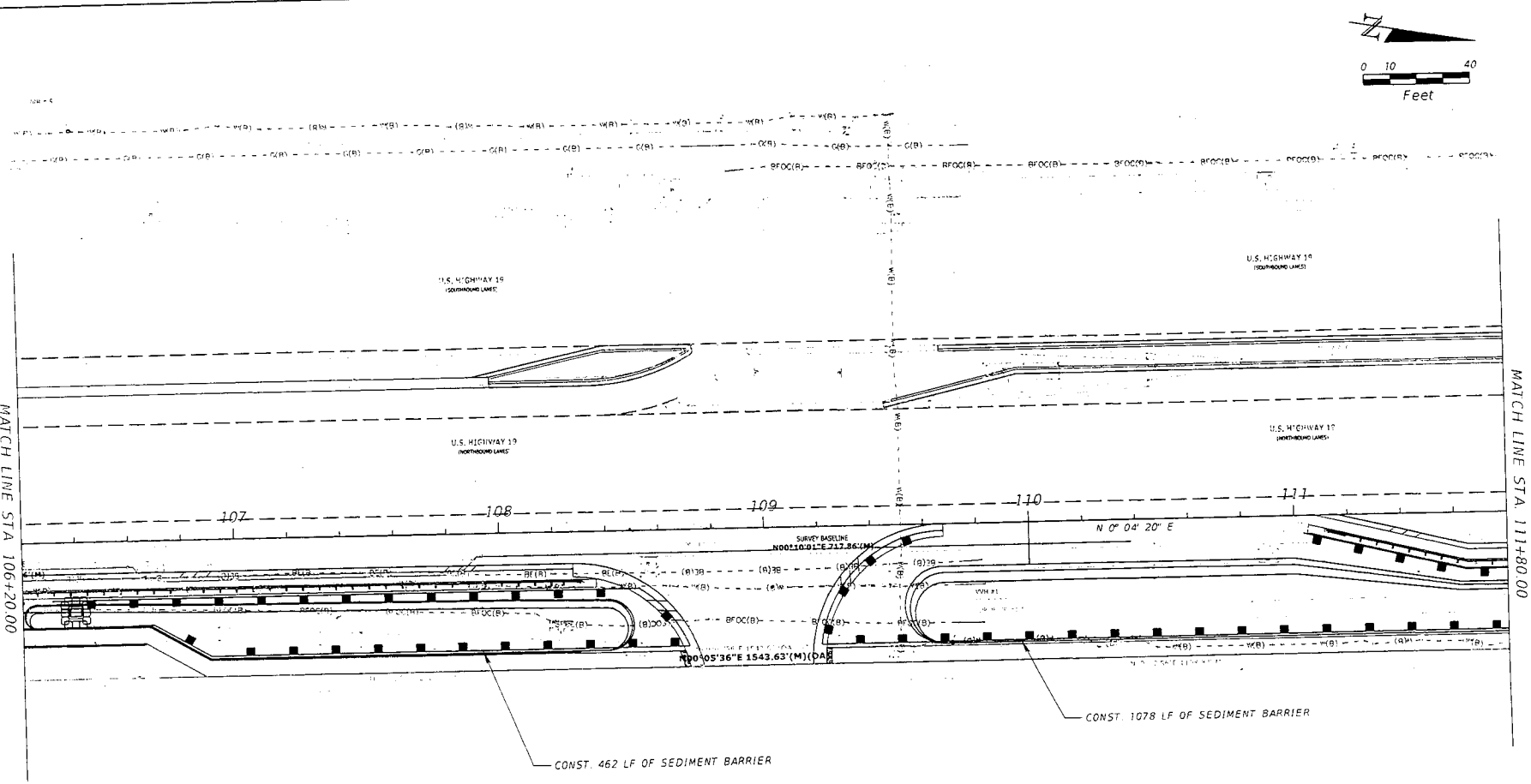

LEGEND

SEDIMENT BARRIER

INLET PROTECTION

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

EROSION CONTROL PLAN (02)

SHEET NO. 28

Nick.Provenzo

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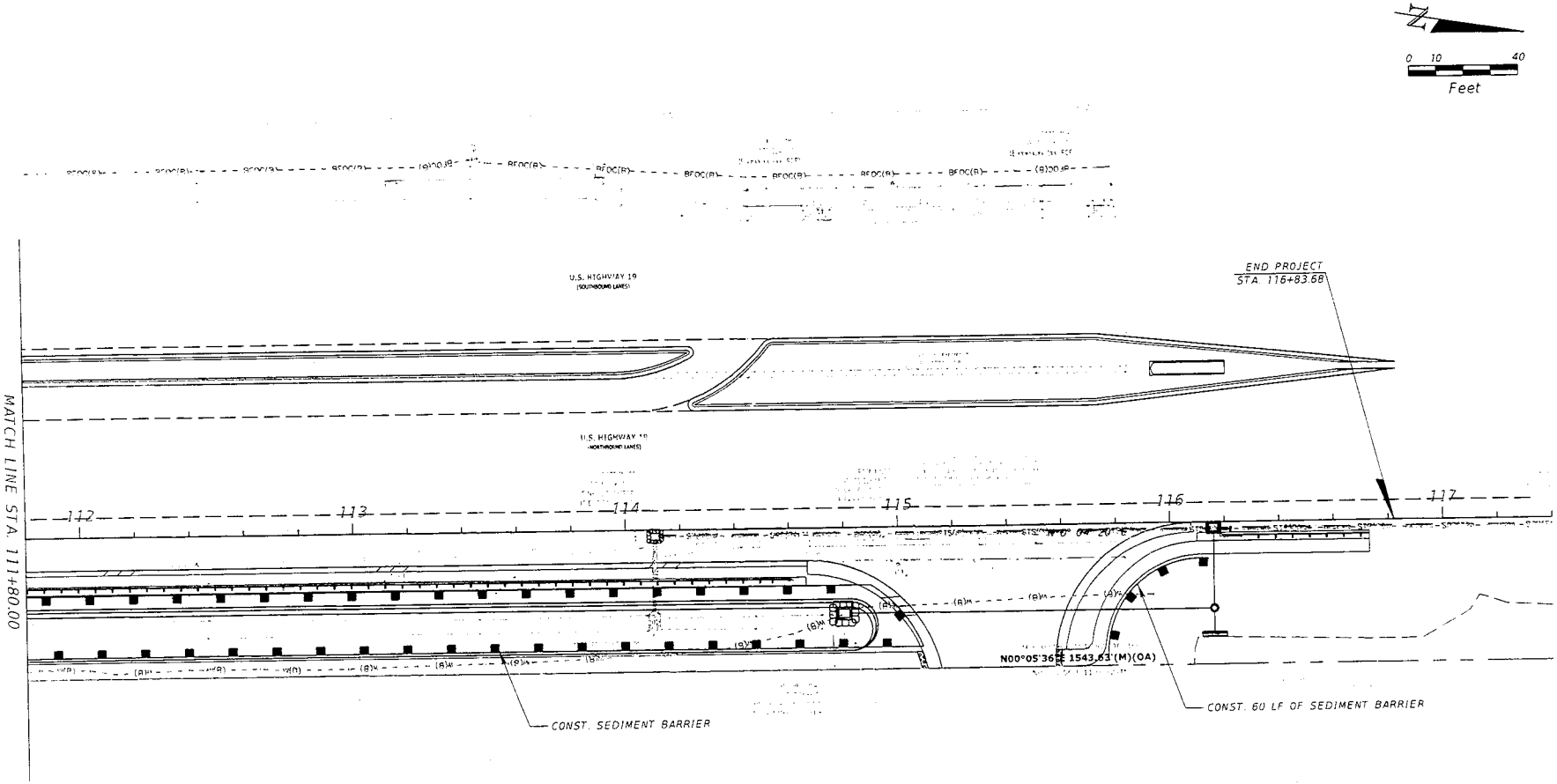

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
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EROSION CONTROL PLAN (03)

SHEET NO. 29

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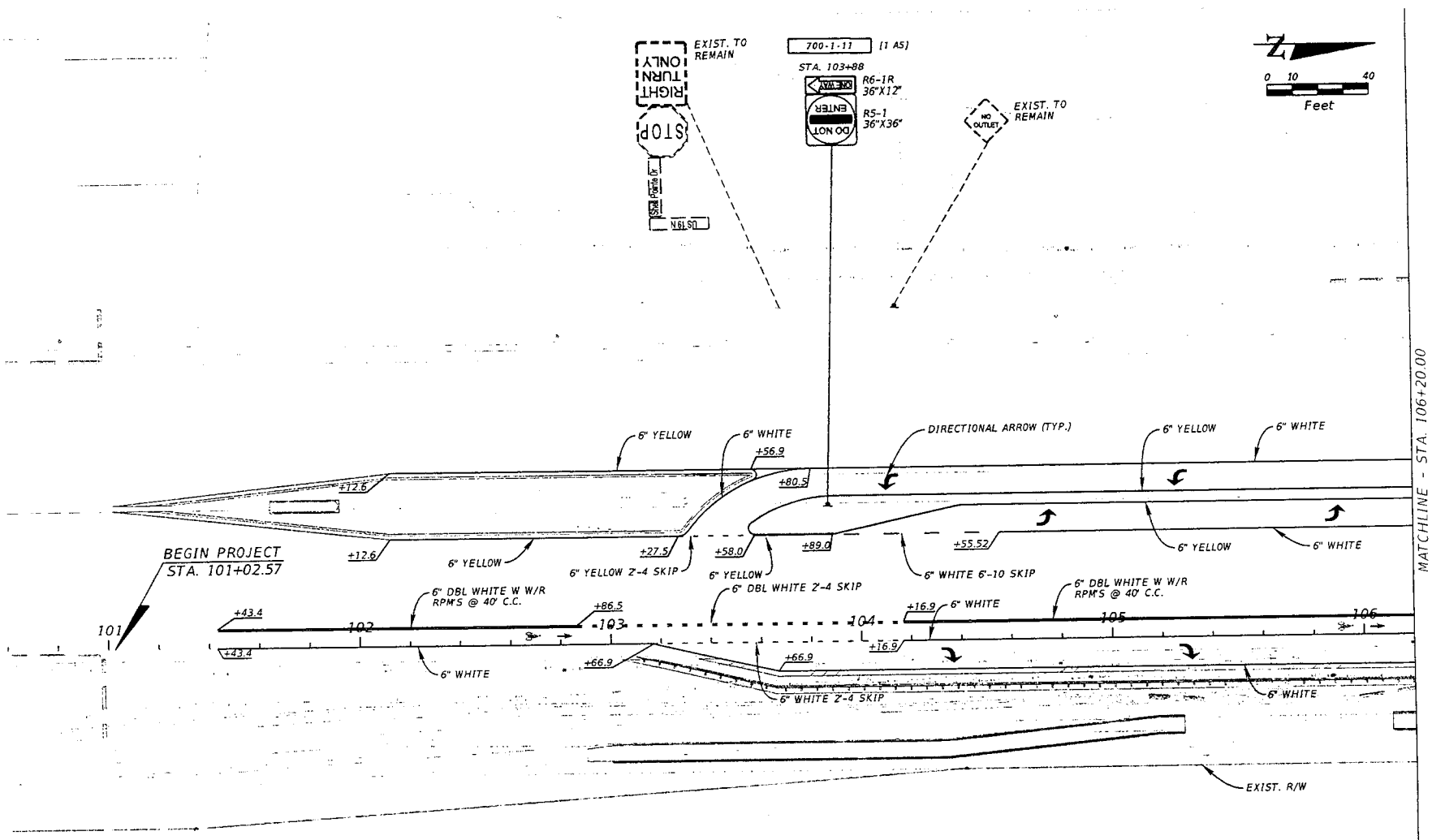

REVISIONS			
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JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
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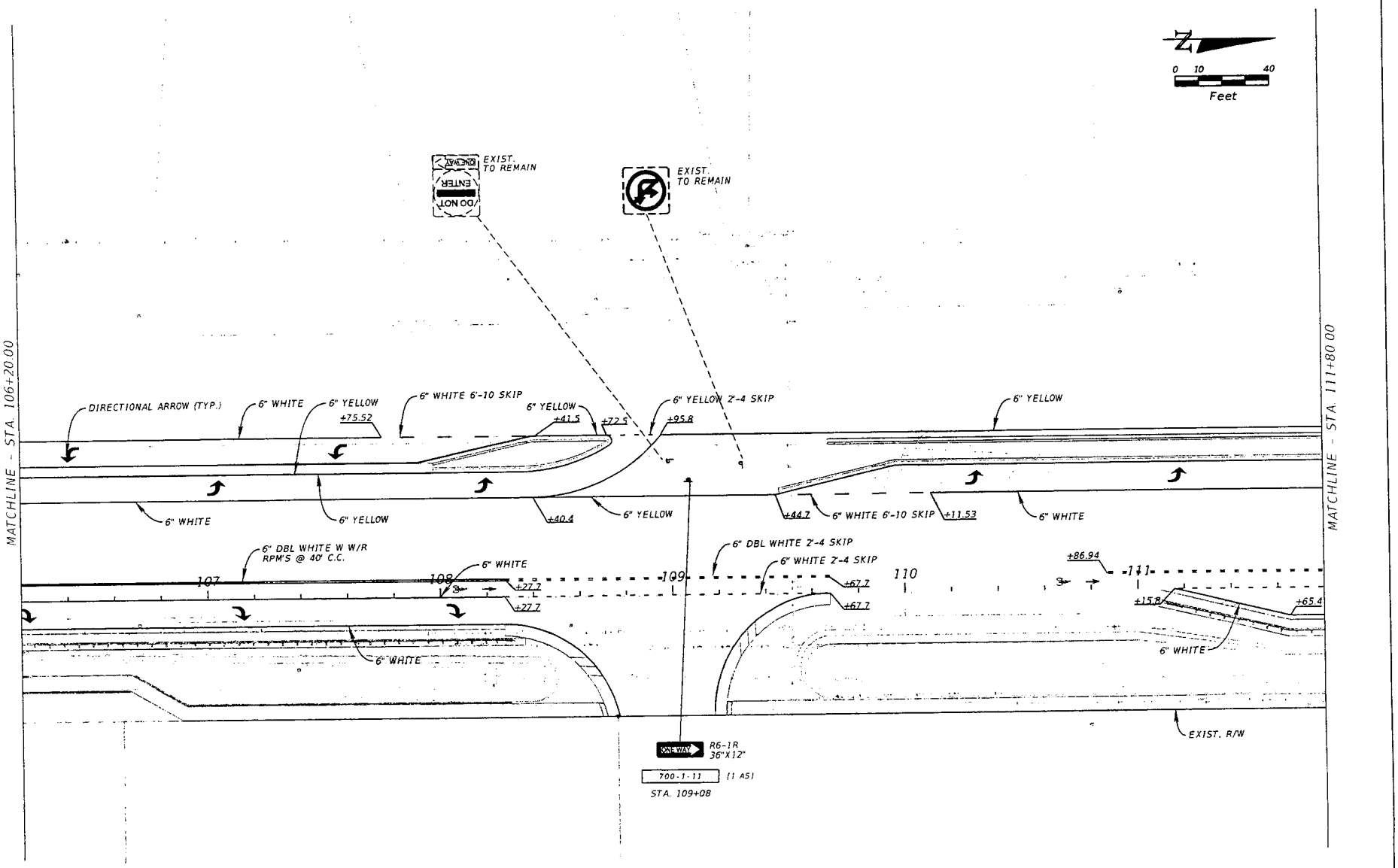
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

SIGNING AND PAVEMENT MARKING PLAN (1)

SHEET NO. 30



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

SIGNING AND PAVEMENT MARKING PLAN (2)

SHEET NO. 31

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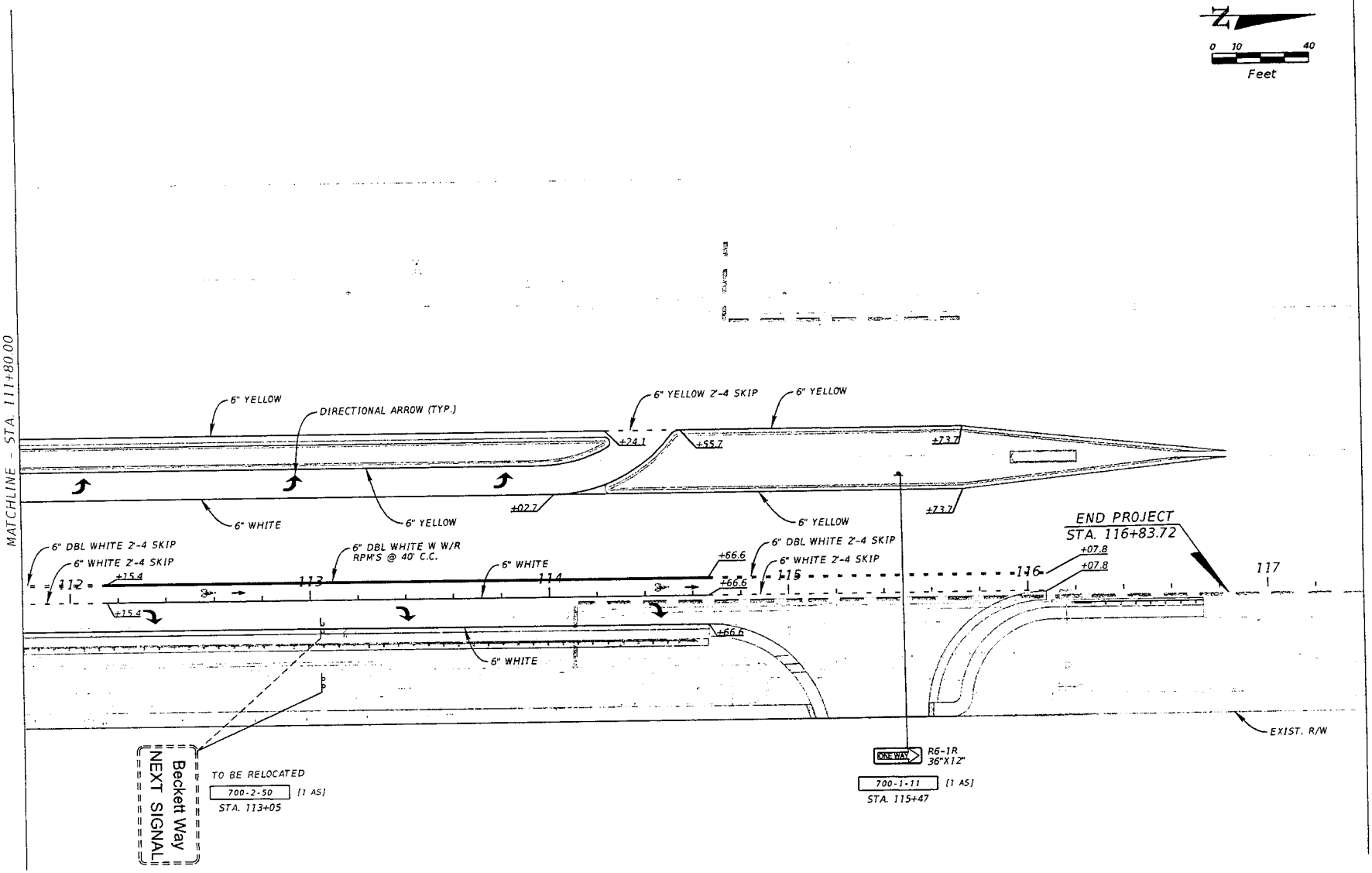

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KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

SIGNING AND PAVEMENT MARKING PLAN (3)

SHEET NO. 32

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TEMPORARY TRAFFIC CONTROL PLAN GENERAL NOTES

1. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-010-010.

2. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-010-010.

3. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES
   SR 55 / US 19
   55 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

TEMPORARY TRAFFIC CONTROL PLAN

SHEET NO. 33

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POLE DATA

POLE NO.	CIRCUIT	STATION & OFFSET	ARM LENGTH	LUMINAIRE WATTAGE	MOUNTING HEIGHT	POLE SETBACK
EX-1	B-2	104+79, 25' RT	EXIST.	EXIST	EXIST.	11.5'
EX-2	B-2	106+71, 25' RT	EXIST.	EXIST	EXIST.	11.5'
EX-3	B-2	108+28, 25' RT	EXIST.	EXIST	EXIST.	11.5'
EX-4	B-2	113+14, 25' RT	EXIST.	EXIST	EXIST.	11.5'
EX-5	B-2	114+60, 25' RT	EXIST.	EXIST	EXIST.	11.5'

LEGEND

SYMBOLS	DESCRIPTION
	EXISTING LIGHT POLE TO BE RELOCATED.
	EXISTING LIGHT POLE TO REMAIN
	2" SCHEDULE 40 PVC CONDUIT (OPEN TRENCH). EXTEND CONDUIT BEYOND EDGE OF PAVEMENT TO PULL BOXES. RUN ONE (1) COPPER BOND CONDUCTOR INSIDE CONDUIT WITH OTHER CONDUCTORS
	2-2" SCHEDULE 40 CONDUIT, DIRECTIONAL BORED. EXTEND CONDUIT BEYOND EDGE OF PAVEMENT TO PULL BOXES. RUN ONE (1) COPPER BOND CONDUCTOR INSIDE CONDUIT WITH OTHER CONDUCTORS
	EXISTING CONDUIT AND CONDUCTORS TO REMAIN.
	EXISTING CONDUIT AND CONDUCTORS TO BE REMOVED.
	PROPOSED LIGHTING PULL BOX WITH/WITHOUT CONCRETE PAD PER FDOT INDEX. FOR SPECIFICATIONS SEE SECTION 635 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
	PULL BOX TO REMAIN.

LIGHTING GENERAL NOTES

1. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE UTILITY OWNERS DURING CONSTRUCTION.
2. USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
3. NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA INC. (1-800-432-4770) AND UTILITY OWNERS LISTED ON THE ROADWAY PLAN GENERAL NOTES 2 FULL BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.
4. ALL PROPOSED PULL BOXES SHALL BE 13"x24" UNLESS OTHERWISE STATED IN THE PLANS.
5. NOTIFY POWER COMPANY AT LEAST 48 HOURS PRIOR TO ANY INSTALLATION THAT IS WITHIN 10 FEET OF ENERGIZED ELECTRICAL CONDUCTORS. AT ITS OPTION, THE POWER COMPANY SHALL ASSIST, COVER UP ENERGIZED CONDUCTORS AT INSTALLATION SITE, OR TAKE OTHER SAFETY PRECAUTIONS AS NECESSARY. EXTREME CAUTION SHALL BE EXERCISED AT ALL TIMES IN PERFORMANCE OF WORK AROUND THE PRIMARY HIGH VOLTAGE COMPONENTS. PERFORM WORK IN ACCORDANCE WITH OSHA STANDARDS.
6. GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CURRENT EDITION.
7. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, LATEST REVISION.
8. ALL ELECTRICAL WORK SHALL MEET ALL REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE. ALL COMPONENTS SHALL BE PROPERLY GROUND AND BONDED PER N.E.C. REQUIREMENTS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

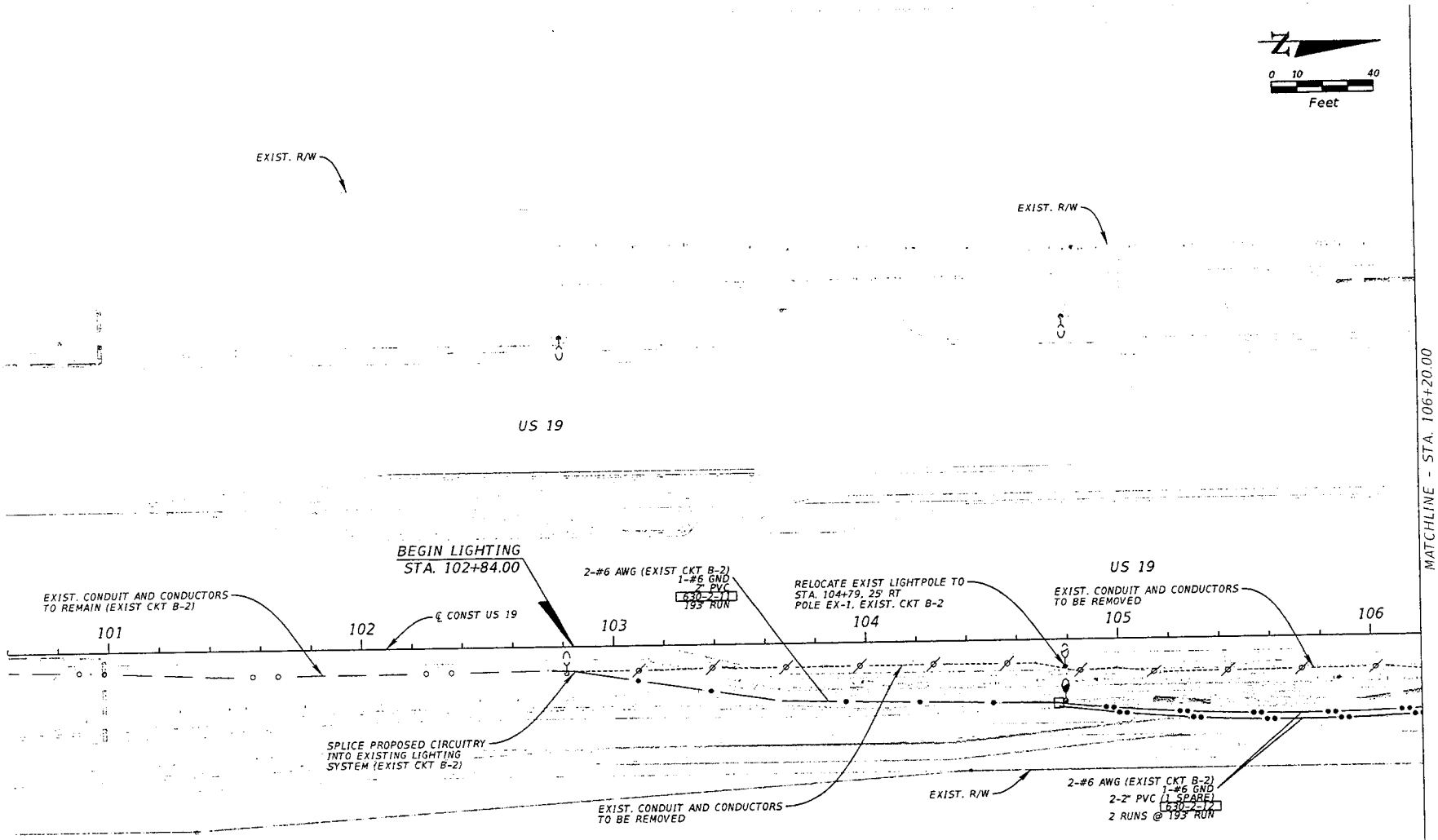
JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

POLE DATA, LEGEND AND GENERAL NOTES

SHEET NO. L-1



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

LIGHTING PLAN (1)

SHEET NO. L-2

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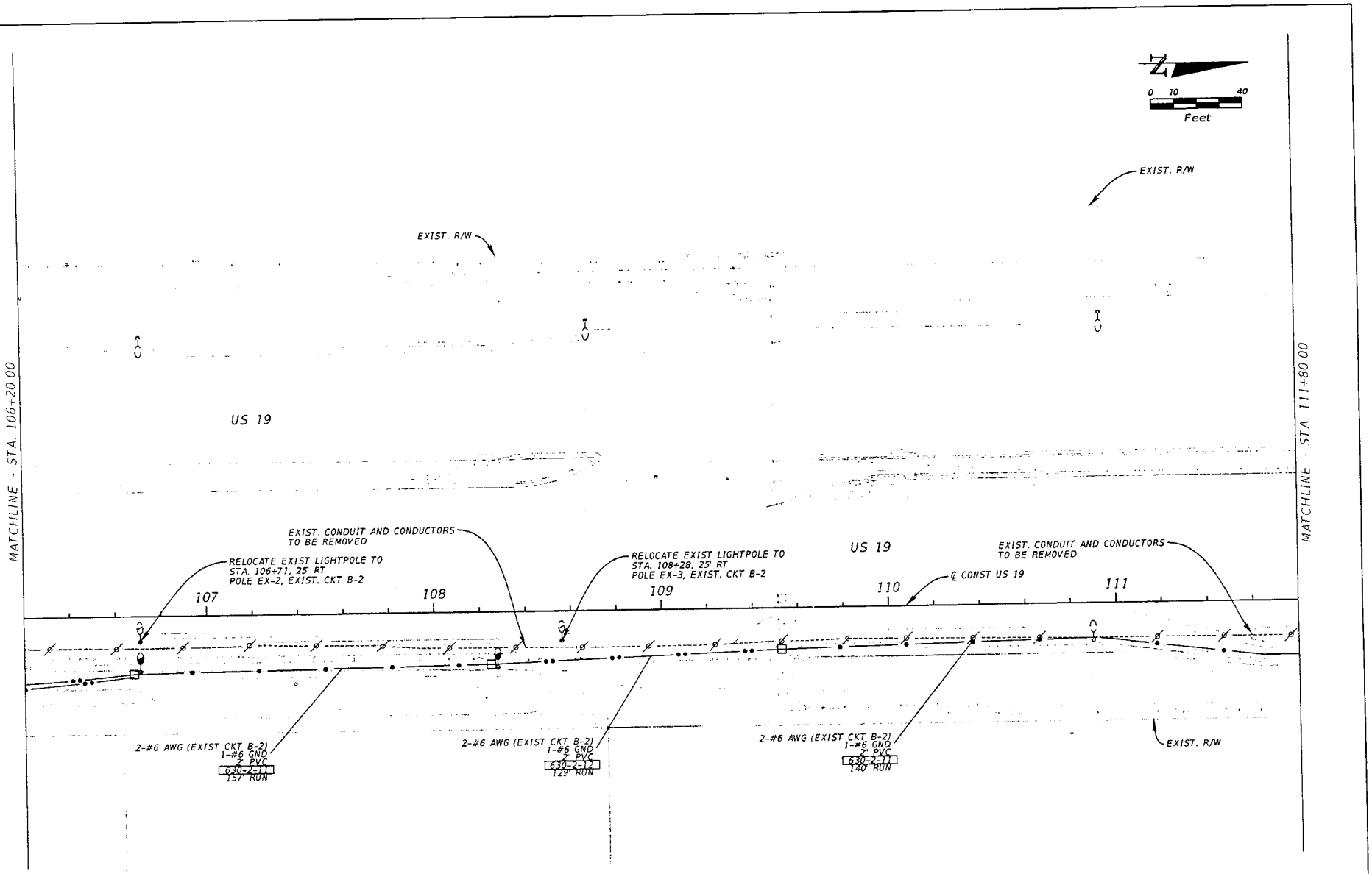

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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P.E. LICENSE NUMBER 51505
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655 NORTH FRANKLIN STREET, SUITE 150
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

LIGHTING PLAN (2)

SHEET NO. L-3

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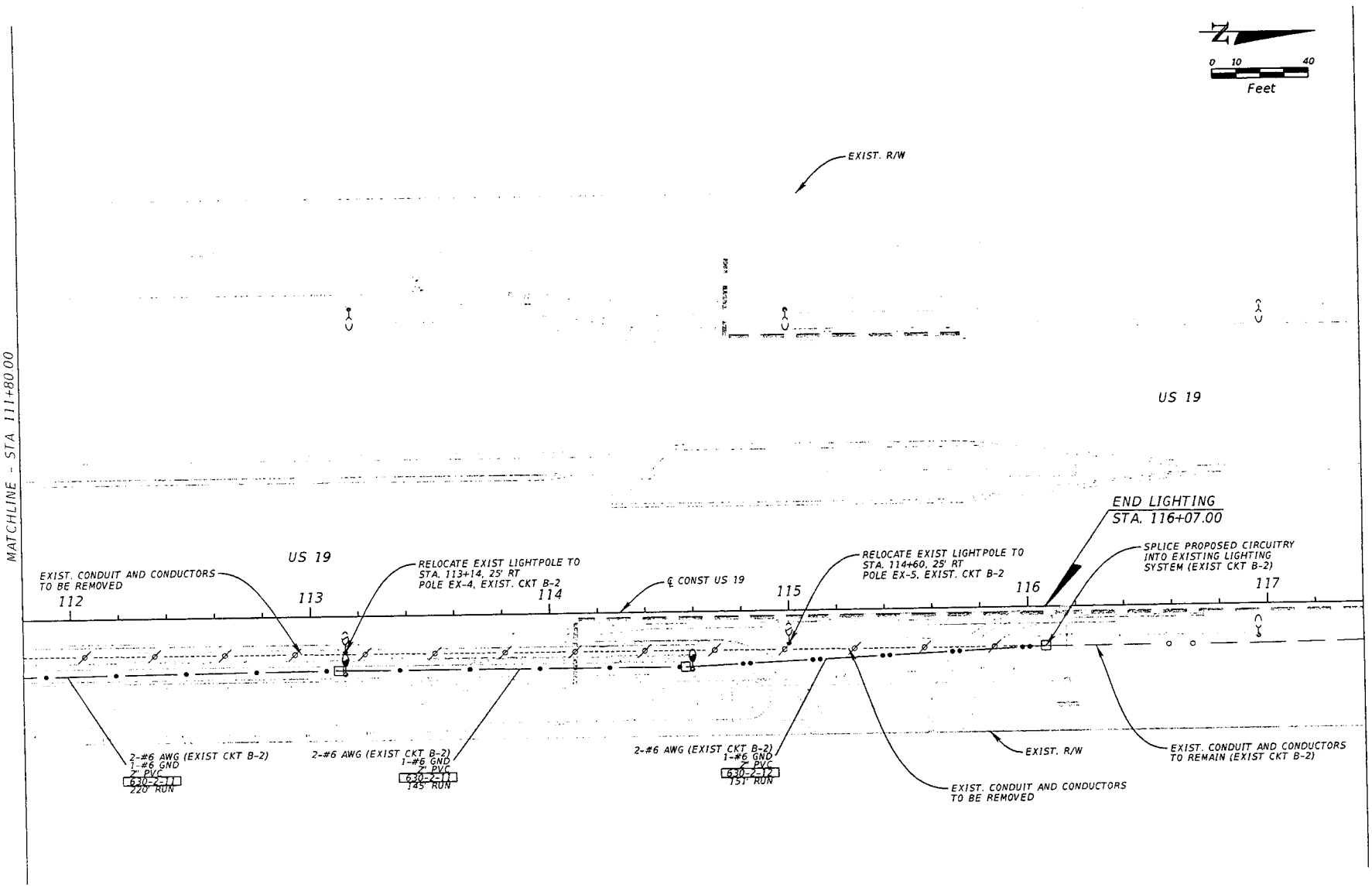

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHN R. SEALS, P.E.
P.E. LICENSE NUMBER 51505
KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
55	PINELLAS	

LIGHTING PLAN (3)

SHEET NO. L-4

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Resolution 2021-60 Exhibit D

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

October 13, 2021

Harvey Gonzalez
Morgan Group
2750 NW 3rd Avenue, Suite 2
Miami, FL 33127

Proj: Anclote Harbor Site – Pinellas County, Florida
(BTC File #1119-03)
Re: Wetland and Upland Buffer Enhancement Plan

Dear Mr. Gonzalez:

Based on the site plan provided by Kimley Horn, the Anclote Harbor Project Site is proposing to impact two isolated wetland systems (0.78 acres and 0.14 acres) that total 0.92 acres. A Unified Mitigation Assessment Methodology (UMAM) evaluation has been conducted on the proposed wetland impacts that require mitigation, as well as the enhancement of the remaining post-development on-site wetlands (22.08 acres). The UMAM evaluation calculated a 0.39 functional loss with the proposed direct wetland impacts and a 1.77 functional gain with the on-site wetland enhancement. Therefore, the proposed wetland impacts should be more than offset with the on-site wetland enhancement activities. The following provides details to the proposed wetland enhancement plan:

BEST MANAGEMENT PRACTICES
ANCLOTE RIVER WATERSHED MANAGEMENT PLAN

Section 5.2 - Natural System Enhancement East of US Highway 19 North within the Anclote River Watershed Management Plan (ARWMP) provides recommendations for Best Management Practices (BMP's) that will be followed and/or have already been provided. These recommendations include,

- Mapping and ecological assessment of the existing natural systems. (*Please see Environmental Assessment*)
- Confirmation of bald eagle nest location and activity of the nest by Florida Fish and Wildlife Conservation Commission. (*Please see Environmental Assessment*)

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- Identification of area for improved habitat and scenic view, including removal of Brazilian pepper and selective planting of appropriate vegetation.
  (*This document provides information for above recommended BMP*)

WETLAND ENHANCEMENT

In order to enhance and restore the 22.08 acres of on-site wetlands and associated upland buffers in the post-development condition, an initial maintenance event will be implemented with the goal of elimination of existing exotic vegetative species. Once maintenance activities have eliminated the exotic vegetation, the wetlands and upland buffers will then be planted with the following species, See Tables 1 & 2 below:

Table 1. Wetland Enhancement Plantings.

Species	# Planted	Size	Centers
Canopy			
Red Maple (*Acer rubrum*)	1,143	15-gallon	20'
Slash Pine (*Pinus elliottii*)	1,143	15-gallon	20'
Bald Cypress (*Taxodium distichum*)	2,093	15-gallon	15'
Sweet Gum (*Liquidambar styraciflua*)	300	15-gallon	20'
Sea Grape (*Coccoloba uvifera*)	300	15-gallon	20'

Table 2. Buffer Enhancement Plantings.

Species	# Planted	Size	Centers
Canopy			
Southern Magnolia (*Magnolia grandiflora*)	536	15-gallon	10'
Slash pine (*Pinus elliottii*)	536	15-gallon	10'
Sweetgum (*Liquidambar styraciflua*)	200	15-gallon	10'

All trees will be 15-gallon specimens and average caliper size of 2".

No herbaceous plantings are proposed with this enhancement plan. However, the enhancement areas will be maintained to promote the natural recruitment of native desireable species, including herbaceous groundcover.

ENHANCEMENT MAINTENANCE

Maintenance of the enhancement areas will consist of hand-removal and non-restricted use herbicide application. All exotic woody species will be cut at the stump and treated with an

appropriately rated herbicide. The cut material will be removed from the enhancement area. Off-site and brought to an appropriate dump site. This will be conducted by hand specifically to not impact any native species and/or their root systems. No heavy equipment will be used within the drip line of native trees to remain post development. The maintenance will be conducted monthly for the first two (2) years, and quarterly for the last three (3) years to ensure that the level of exotic and/or noxious vegetation (as defined by the Florida Exotic Pest Plant Council) present within the enhancement areas does not exceed 10% aerial coverage between maintenance activities and exotic vegetation is less than 5% total aerial coverage. Once the enhancement area has been released for required monitoring the area will be perpetually maintained to maintain the success levels identified in the success criteria below.

ENHANCEMENT MONITORING

The wetland and upland buffer enhancement areas will be monitored on a semi-annual basis to verify the survivorship of the planted species and ensure the exotic coverage is below the required threshold. Additionally, these areas will be placed under a conservation easement dedicated to the SWFWMD.

The monitoring will consist of quantitative and general qualitative observations in the wetland and upland buffer enhancement areas. A Baseline monitoring event will be conducted after the proposed plantings are installed and will include photographs of the enhancement areas. The Baseline Monitoring Report will be submitted to the City of Tarpon Springs and SWFWMD. A summary of the bi-annual data collected will be included in an annual report submitted to SWFWMD and the City of Tarpon Springs each year. The recorded data obtained from the vegetative monitoring will be provided in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.
D. The results of such analyses including:
    1. Status of invader species
    2. Coverage by wetland and FACW vegetation.
    3. Survivorship of the planted species.
    4. Groundcover photographs from established photo stations.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report.

SUCCESS CRITERIA

The success criteria for the wetland and upland buffer enhancement areas will consist of greater than 85 percent survivorship of planted species, 90 percent coverage by desirable species, and less than 5 percent areal coverage by exotic species in the enhancement areas after five (5) years.

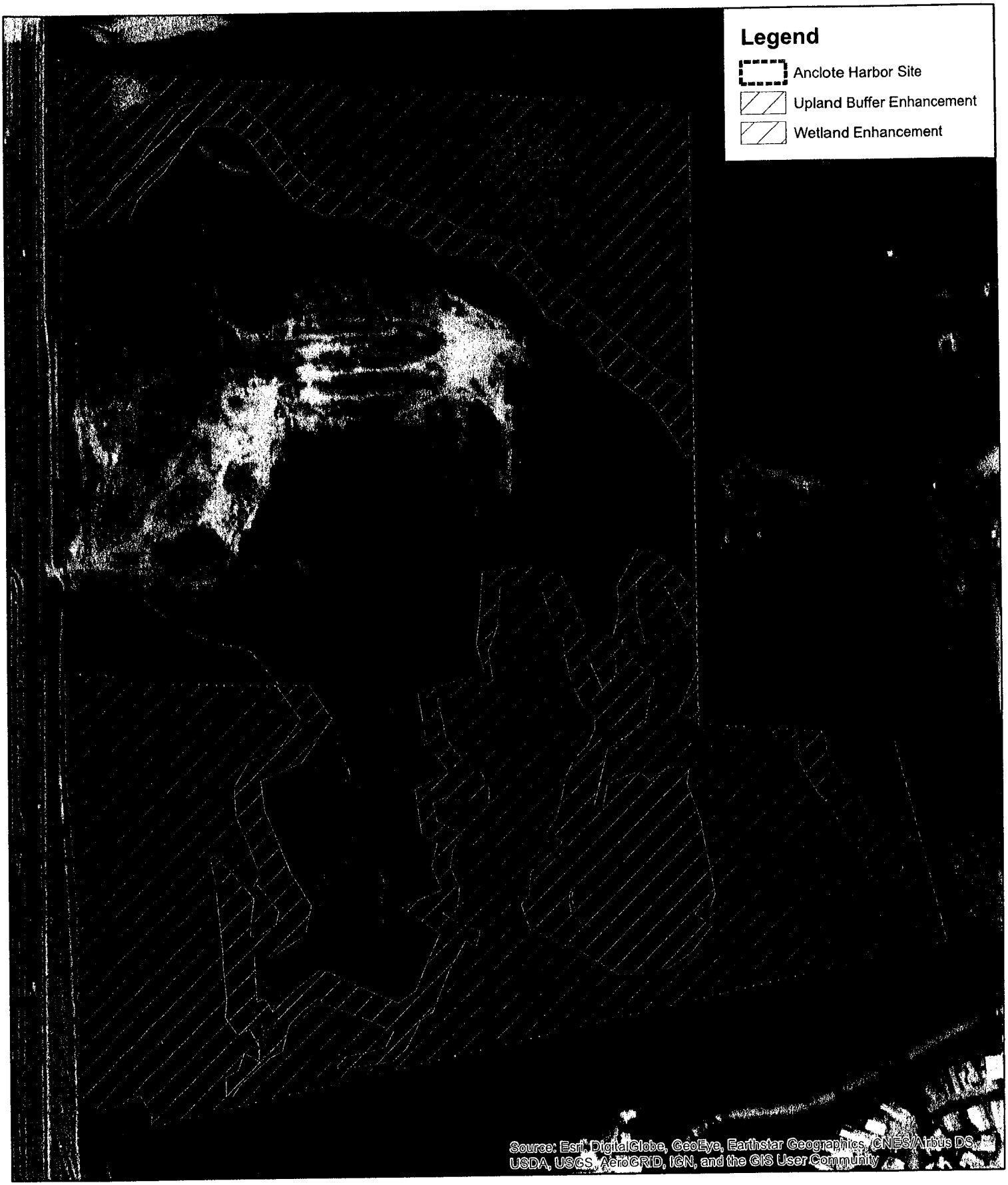
Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Daniel Gough
Project Manager

John Miklos
President

Attachments:
Enhancement Areas Map
Tree Replanting Areas Map
Analysis of Potential Topographic Alteration



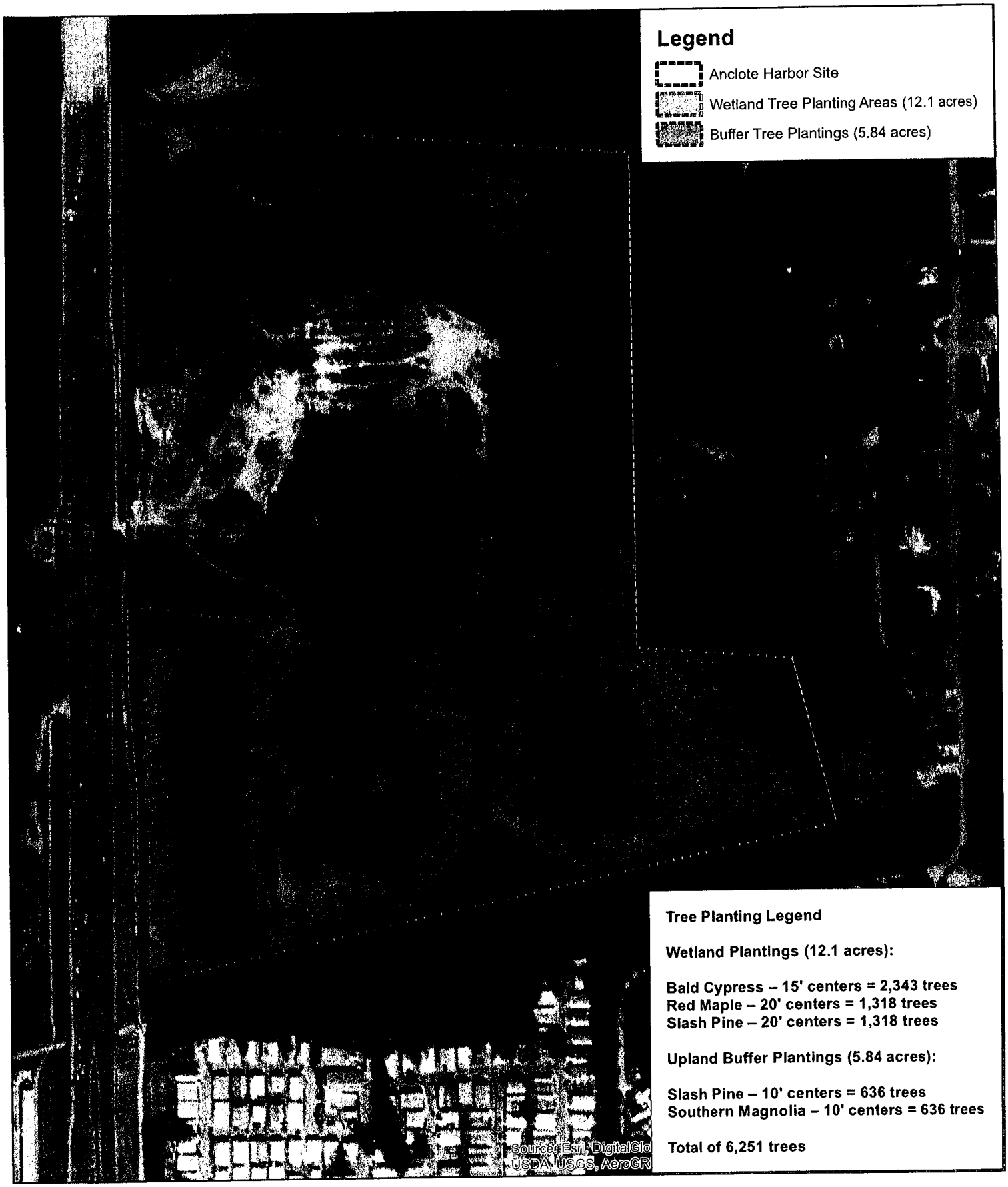
Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Anclote Harbor Site
Pinellas County, Florida
Enhancement Areas

N
W E
S

290
Feet

Project #: 1119-03
Produced By: JDH
Date: 7/21/2021



Tree Planting Legend

Wetland Plantings (12.1 acres):

Bald Cypress – 15' centers = 2,343 trees
Red Maple – 20' centers = 1,318 trees
Slash Pine – 20' centers = 1,318 trees

Upland Buffer Plantings (5.84 acres):

Slash Pine – 10' centers = 636 trees
Southern Magnolia – 10' centers = 636 trees

Total of 6,251 trees

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Anclote Harbor Site
Pinellas County, Florida
Tree Replanting Areas

N
W E
S

370
Feet

Project #: 1119-03
Produced By: JDH
Date: 7/7/2021

Anclote Harbor

Analysis of Potential for Topographic Alteration of Enhancement Areas

This document had been created to address the potential for restoration of the Mitigation/Enhancement areas to what historically appears to have been a shallow marine salt water marsh system. Specifically, the City of Tarpon Springs asked the applicant to provide the below analysis.

An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to the original wetland elevation with the goal of achieving long-term functional condition that discourage or prevent invasive exotic plant recruitment.

History of the Wetland Enhancement Area

The southern portion of the subject site appears to have historically been a Saltwater Marsh (642 – FLUCFCS). The area of salt marsh was legally excavated sometime between 1962 and 1976. Once excavation was complete the excavated area appears to have been maintained through 1986. After 1986 some of the open water has filled in with vegetative species.

Analysis for Potential Topographic Alteration within the Enhancement Areas

To return the enhancement area to a native salt marsh system several factors must be analyzed including the potential for success, the permitting required, and the cost incurred.

Potential for success – Returning the area to a salt marsh system has a high level of environmental risk associated with exotic species. Fill placed within the excavated areas will be ideal for exotic species to get a foot hold, out compete native species, and become a monoculture of exotic species. This scenario has played out many times throughout the state of Florida. Any time a project has exposed dirt with a continual supply of water and an ample exotic seed source the area provides an easy target for exotic species to get a foothold and thrive. The area would be planted with herbaceous salt tolerant species but since this area is tidally influenced the seed source for exotic species float into the area on a daily basis. Even if all exotic species can be eradicated within the subject site, exotic seeds will be carried into the subject area with every high tide. Returning the area back to a native state is ideal in concept but has been proven many times that the risk of this area becoming an exotic vegetative monoculture is much higher that the potential reward.

This area currently provides valuable habitat to Florida vegetative and marine species. The root systems for mangroves (located in the area currently and will not be removed) provide beneficial habitat to juvenile fish, crustaceans, and mollusks. Additionally, the open water component provides foraging opportunities to native avian species. If this area were to be converted to a salt marsh system, many of these will no longer be available to native flora and fauna.

Permitting required – Although it is obvious this area was excavated through legal means between 1962 and 1976, any effort to recontour to match historic elevations and return to historic habitat would need to be permitted through all local, state, and federal agencies. Approvals for

this work may occur but the level of detail, engineering and environmental permitting would be immense. This is not a simple case of "we have an environmental idea, let us do it.". It also must be considered that since many agencies would require permitting to conduct these actions there are very real implications that not all agencies would be able to permit these actions. Even without considering the potential harm of turning what is currently a functioning open water tidally influenced system into a historic salt marsh system, the effort to permit this will take years and has a high level of potential permitting risk.

Cost incurred – The area that was excavated is vast, not only in surface area but also depth. To return this area to a native salt marsh, a massive amount of fill would be required. One of the most expensive items to purchase when it comes to site development is dirt. Many times, when a project requires dirt, it will be sourced within the subject site. This is why compensating storage and stormwater ponds are over excavated during construction. This helps alleviate the need to purchase dirt for the project. The cost to purchase dirt to return this area to saltwater marsh system is not financially viable to develop this project.

Conclusion

To return the mitigation/enhancement areas to a Florida native salt marsh system carries a high level of risk of creating a habitat that is not a viable Florida native system. The action would also carry a high level of risk with associated permitting agencies and their ability to permit this action. Additionally, the cost incurred would be exorbitant and would create a situation in which this project would not be financially viable.

Should you have any questions, comments or concerns please contact Dillon Reeves at dillon@bio-techconsutling.com or via phone at (877) 894-5969.

Regards

Dillon Reeves
Project Manager

John Miklos
President

Bio-Tech Consulting Inc.
Environmental and Permitting Services

Resolution 2021-60 Exhibit E

Rear Elevation 3/32" = 1'-0"

Front Elevation 3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
Body Color 3

SW 6991 Black Magic
Shutters

SW 6991 Black Magic
Railings

Certainteed Landmark
Shingles
Colonial Slate

Storefront & Vinyl Windows at Clubhouse
Dark Bronze

Vinyl Windows at All Other Locations
White

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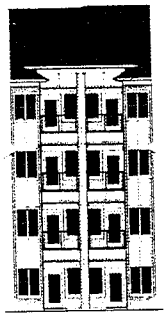
Building Type I - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Left Elevation

3/32" = 1'-0"



Inside Corner Elevation

3/32" = 1'-0"

Right Elevation

3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
Body Color 3

SW 6991 Black Magic
Shutters

SW 6991 Black Magic
Railings

Certainteed Landmark Shingles
Colonial Slate

Storefront & Vinyl Windows at Clubhouse
Dark Bronze

Vinyl Windows at All Other Locations
White

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Building Type I - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

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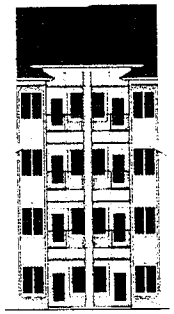

Inside Corner Elevation

3/32" = 1'-0"

Right Elevation

3/32" = 1'-0"

SW 7006 Extra White
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SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
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SW 6991 Black Magic
Shutters

SW 6991 Black Magic
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White

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Building Type II - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Rear Elevation

3/32" = 1'-0"

Front Elevation

3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
Body Color 3

SW 6991 Black Magic
Shutters

SW 6991 Black Magic
Railings

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Storefront & Vinyl Windows at Clubhouse
Dark Bronze

Vinyl Windows at All Other Locations
White

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Building Type II - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Rear Elevation

3/32" = 1'-0"

Front Elevation

3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

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Dark Bronze

Vinyl Windows at All Other Locations
White

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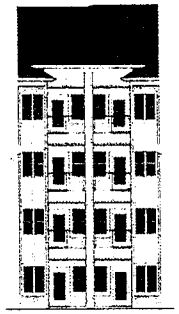
Building Type III - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Left Elevation

3/32" = 1'-0"



Inside Corner Elevation

3/32" = 1'-0"

Right Elevation

3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

SW 7015 Repose Gray
Body Color 2

SW 7017 Dorian Gray
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SW 6991 Black Magic
Shutters

SW 6991 Black Magic
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Colonial Slate

Storefront & Vinyl Windows at Clubhouse
Dark Bronze

Vinyl Windows at All Other Locations
White

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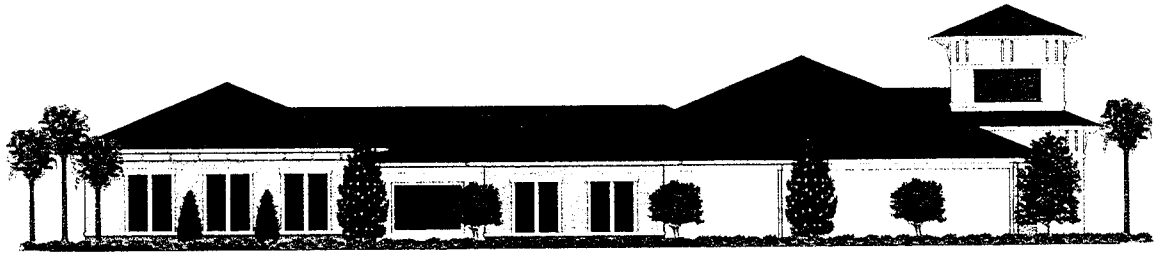
Building Type III - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Right Elevation

3/32" = 1'-0"



Left Elevation

3/32" = 1'-0"

Rear Elevation

3/32" = 1'-0"

Front Elevation

3/32" = 1'-0"

SW 7006 Extra White
Body Color 1, Panel, & Trim & Doors

SW 7015 Repose Gray
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Colonial Slate

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Vinyl Windows at All Other Locations
White

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Clubhouse - Colored Elevations

ANCLOTE HARBOUR

14 JUL 2021 • Tarpon Springs, FL

Prepared by:
City of Tarpon Springs Planning Department
324 E. Pine Street
Tarpon Springs, FL 34689

Return original or certified recorded document to:
City of Tarpon Springs
Attn. Irene Jacobs, City Clerk
324 E. Pine Street
Tarpon Springs, FL 34689

Deed of Conservation Easement Standard

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this _____ day of _____, 2___, by Morgan Group Development, L.L.C. or entity to be formed ("Grantor") whose mailing address is _____ to the City of Tarpon Springs ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Pinellas County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and,

WHEREAS, City of Tarpon Springs Permit Nos. _____ (collectively known as "the Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands, surface waters, or, upland habitat in or of the State of Florida; and,

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and,

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and,

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition;

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S, by facilitating the continued and enhanced functional ecological integrity of wetland and pineland habitats within the Easement area. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Plan attached hereto as Exhibit "C" ("Wetland and Upland Buffer Enhancement Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto). This includes, but is not limited to, the requirement to eradicate all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) from the entire property with maintenance of the property free of these two species in perpetuity.

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity, use, or lack of maintenance resulting in a condition that is inconsistent with the purpose of this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) which may include restoration, creation, enhancement, maintenance, monitoring activities, surface water management improvements or other activities described herein or in the Enhancement Plan (if any), any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, billboards or other advertising, utilities, or other structures, other than those enumerated in Section 4 herein, on, in, or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
   i. The removal of dead trees and shrubs or leaning trees that pose an immediate potential hazard to persons utilizing the property while within authorized activity areas, or, that could potentially cause damage to structural property, is authorized upon submittal of a certified arborist's report documenting the nature of such potential hazard or potential damage;
   ii. Routine landscape maintenance.

d. Excavation, dredging, topographic alteration, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Alteration of the Anclote River shoreline including bulkheads/seawalls and similar structures and, including boardwalks, walkways or docking facilities designed as perimeter structures (parallel with the shoreline) of any material;

g. Launching or landing of vessels of any type along any waterbody shoreline on the property outside the designated water access/docking facilities described in Section 4 herein;

h. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, or use of pesticides except for that appropriate for the eradication of invasive exotic organisms;

i. Acts or uses detrimental to such aforementioned retention of land or water areas; and

j. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Uses Expressly Allowed**. Notwithstanding and in addition to the provisions of Section 3, Prohibited Uses, the following specific uses are expressly allowable, and, notwithstanding the dimensional standards listed below must be in compliance with the standards of the Americans with Disabilities Act (ADA):

a. The placement and maintenance of underground or above ground utilities approved in the Permit (or any modification thereto);
b. The establishment of a water access and docking structure along the Anclote River, and, which location, design and materials shall be approved by Grantee and all other applicable permitting agencies with the intent being to provide water access consistent with the purpose of this Conservation Easement. The water access facility shall not include any land features other than those approved in the Permit;
c. The establishment of a water access facility for access by non-motorized craft to the dredged lake located in the southwest portion of the property which design shall be approved by Grantee and all other applicable permitting agencies;
d. The establishment of a looped nature trail/walkway consisting of pervious surface material for the purpose of passive enjoyment of nature and the outdoors located in the southeast upland area of the property as generally depicted in the Permit, which design and materials shall be approved by Grantee and all other applicable permitting agencies;
e. The eradication of noxious, nuisance and exotic invasive plant or animal species as listed on the most recent List of Invasive Species of the Florida Invasive Species Council or other list approved by Grantee;
f. Activities authorized by the Permit or described in the Enhancement Plan or otherwise approved in writing by Grantee that are consistent with the purpose of the Conservation Easement.

5. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purpose of this Conservation Easement.

6. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

7. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

8. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. Should Grantee deem it necessary, Grantee may enter upon the property pursuant to the provisions of Subsection 2.a herein to carry out activities associated with the maintenance, Management Plan implementation or other required provisions of this Conservation Easement upon due notice to Grantor and shall be entitled to recover all costs associated with carrying out the activities required of this Conservation Easement through all normal remedies available up to and including placing a lien on the property described in Exhibit A for the recovery of those costs incurred by the Grantee. Notwithstanding the foregoing, Grantee shall provide Grantor with written notice specifying in detail Grantor's alleged breach of this Conservation Easement, and shall provide Grantor with 30 days from Grantor's receipt of such written notice for Grantor to rectify the alleged breach.

9. **Taxes.** When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

10. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

11. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

12. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. The Conservation Easement shall be held and remain in common ownership with the development site that is the subject of the Permit.

13. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

14. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Pinellas County, Florida.

15. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Pinellas County, Florida, prior to issuance of the Final Certificate of Occupancy and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

a. Grantor shall record this Conservation Easement in the manner specified above prior to issuance of the final Certificate of Occupancy for the construction activities contained in and approved by the Permit. Grantee shall not issue said final Certificate of Occupancy to Grantor until this Conservation Easement is recorded in accordance with the terms herein.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent

with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, ("Grantor") has hereunto set its authorized hand this day of , 20___.

,

☐ A Florida corporation or ☐ (*choose one*)

By: _____
(Signature)

Name:

Title:

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: _____
(Print)

By: _____
(Signature)

Name: _____
(Print)

STATE OF FLORIDA
COUNTY OF _____

On this _____ day of _____, 20___, before me, the undersigned notary public, by means of ☐ physical presence ☐ online notarization, _____, the person who subscribed to the foregoing instrument, as the _____ (title), of _____ _____ ☐ (corporation), a Florida corporation, or ☐ _____ _____ (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☐ _____(*choose one*) and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

_____
(Name)

My Commission Expires: _____

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Morgan Group Development, LLC, the owner and holder of a mortgage dated _____, given by _____ ("Mortgagor/Borrower") to _____ ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book _____ at Page _____,(together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all in the Public Records of Pinellas County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the City of Tarpon Springs, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this

_____ day of _____, 20____.

By: _____ _____
(Signature) (Mortgagee/Lender)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA

COUNTY OF _____

On this _____ day of _____, 20___, before me, the undersigned notary public, by means of ☐ physical presence ☐ online notarization

(print name), _____as (title) _____

of (Mortgagee/Lender) _____, the person who subscribed to the

foregoing instrument on behalf of the ☐ corporation, or ☐ _____(*choose one*).

He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

_____
(Name)

My Commission Expires: _____

EXHIBIT A

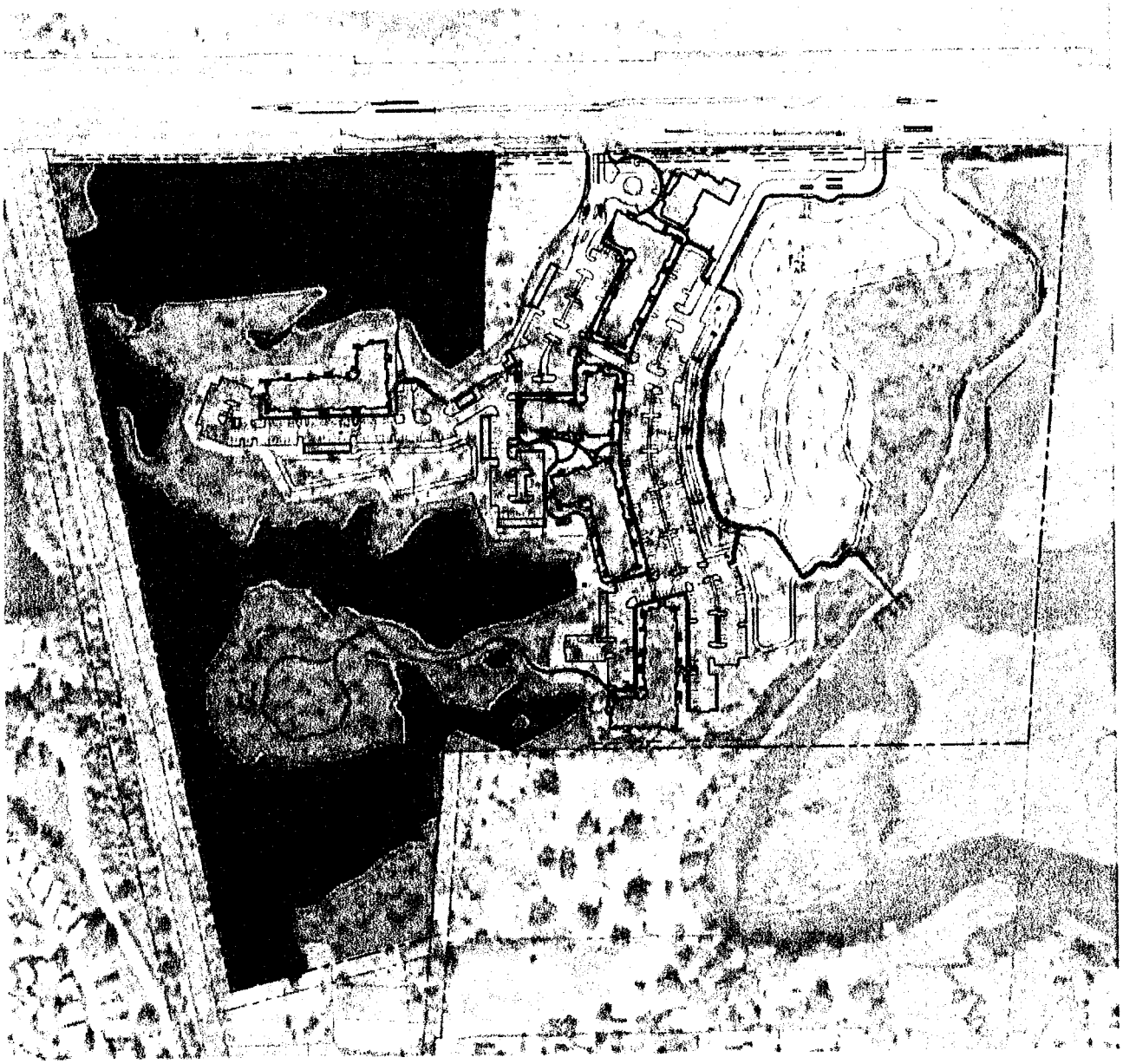
[LOCATION MAP]

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]



LEGEND

SIGNIFICANT UPLAND HABITAT PRESERVED (± 13.88 AC)

WETLAND AREA (± 7.17 AC)

NORTH

DRAFT EXHIBIT FOR CONSERVATION EASEMENT

EXHIBIT	MORGAN ANCLOTE HARBOR	CONSERVATION EASEMENT EXHIBIT B		FOR EXHIBIT PURPOSES ONLY	Kimley»Horn

FOR EXHIBIT PURPOSES ONLY

Resolution 2021-60 Exhibit G

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

October 11, 2021

Kamil Salame
Morgan Group Development, LLC
3000 Richmond Avenue
Houston, TX 77098

Proj: Anclote Harbor Site – Pinellas County, Florida
Sections 16 & 17, Township 27 South, Range 16 East
(BTC File #1119-03)
Re: Environmental Assessment Report

Dear Mr. Salame:

During May of 2021, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 64.17-acre Anclote Harbor site. This site is located north of East Tarpon Avenue, south of Beckett Way, west of and immediately adjacent to US Highway 19 North, within Sections 16 & 17, Township 27 South, Range 16 East; within Pinellas County, Florida (Figures 1, 2, & 3). The site is also located with the city limits of Tarpon Springs and contains portions of the Anclote River. This environmental assessment included the following elements:

- Review of soil types mapped within the site boundaries;
- Evaluation of land use types/vegetative communities present and discussion of habitat value;
- Field and database review for occurrence of protected flora and fauna;

SOILS

According to the Soil Survey of Pinellas County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), three (3) soil types exist within the subject site (Figure 4). The following presents a brief description of the soil types mapped for the subject site:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

Astatula soils and Urban Land, 0 to 5% slopes (#4) are very deep, excessively drained soils found on lower coastal plains on broad ridges. Urban land consists of high-density residential developments, commercial buildings, streets, highways, parking lots and other types of impervious ground cover. Typically, the surface layer of Astatula soil consists of very dark gray fine sand about 0 to 3 inches thick. During most years the seasonal high-water table for this soil type is at a depth of more than 6 feet. The permeability of Astatula soil is rapid.

Myakka soils and Urban Land (#17) are very deep, poorly drained soils found on lower coastal plains on flatwoods. Urban land consists of high-density residential developments, commercial buildings, streets, highways, parking lots and other types of impervious ground cover. Typically, the surface layer of Myakka soil consists of black fine sand about 0 to 4 inches thick. During most years the seasonal high-water table is apparent, at a depth of ½ to 1½ feet from June through November. The permeability of Myakka soils is moderately rapid or rapid.

Wulfert muck, very frequently flooded (#32) is very deep, very poorly drained soil found on lower coastal plains on the tidal marshes. Typically, the surface layer of Wulfert muck consists of black muck about 0 to 36 inches thick. During most years the seasonal high-water table is apparent, at the surface to a depth of ½ foot from January through December. The permeability of Wulfert muck is rapid.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of the Wulfert muck, very frequently flooded (#32) soil type to be hydric in nature. Further, the FAESS considers inclusions present within Wulfert muck, very frequently flooded (#32) soil type associated with the subject site to be hydric in nature. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition, March 2007.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Anclote Harbor site currently supports six (6) land use types/vegetative communities. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004) (Figure 5). One land use type/vegetative community has special protections provided within the Tarpon Springs Comprehensive Plan. This special protection is identified as Significant Upland Habitat and applies to the Longleaf Pine – Xeric Oak land use type/vegetative community. The on-site upland land use types/vegetative communities are classified as Longleaf Pine – Xeric Oak (412) and Disturbed Land (740). The on-site wetland and surface water land use types/vegetative communities are classified as Streams and Waterways (510), Bays and Estuaries (540) Mixed Wetland Hardwoods (617) and Vegetated Non-Forested Wetland (640). The following provides a brief description of the on-site land use types/vegetative communities:

Uplands:

412 – Longleaf Pine – Xeric Oak

TARPON SPRINGS – SIGNIFICANT UPLAND HABITAT (SUH) as defined by the Comprehensive Plan is defined as high quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine - Xeric Oak, or Hardwoods Conifer Mix as defined by the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) and as determined by a qualified professional. Although the Longleaf Pine – Xeric Oak has been degraded through current and historic use as well as exotic vegetative species such that it may not qualify as high quality, the proposed project will maintain the intent of the protections required within the Comprehensive Plan for protection of on-site significant upland habitat. Under this requirement the Open Space within the project site must be a minimum of 30% of the gross site acreage and this open space can consist only of land or water in its natural state.

The Longleaf Pine – Xeric Oak vegetative community (SUH) encompasses approximately 30.34 acres (Figure 8). Thirty percent of the total site acreage equates to 21.79 acres of required open space. The proposed project will provide 43.43 acres of appropriate open space as defined above. This represents 60% of the subject site and exceeds the required open space associated with significant upland habitat acreage for the subject project.

*NOTE: This site has been previously reviewed by a different ecological consultant and estimates of FLUCFCS acreages were identified. Specifically, the area deemed as SUH was identified as approximately 33 acres. When the site was reviewed by SWFWMD and USACE for a formal determination of the extent of the on-site wetlands, it was determined a few of the wetlands were larger than they were estimated to be in the original review. This reduced the size of the SUH, but provided more accurate information as to the extent of the SUH within the subject site.

Throughout the central portion of the subject site is an area best classified as Longleaf Pine – Xeric Oak (412) per the FLUCFCS. Vegetative species observed within this area include long leaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*), earpod tree (*Enterolobium cyclocarpum*), punk tree (*Melaleuca quinquenervia*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), Eastern false-willow (*Baccharis* spp.), pepper vine (*Ampelopsis arborea*), blackberry (*Rubus* spp.), greenbriar (*Smilax* spp.), common persimmon (*Diospyros virginiana*), carrotwood (*Cupaniopsis anacardioides*), and broomsedge (*Andropogon virginicus*).

Throughout the areas identified as Longleaf Pine – Xeric Oak are several homeless camps (See photo page attachment). These are scattered throughout this entire vegetative community. As with many homeless camps trash and refuse is strewn throughout the camp sites, the ingress/egress used for these camp sites, and in general pockets throughout the entire project area. Additionally, the subject vegetative community has in some areas a large component of exotic vegetative species (Brazilian pepper, earpod tree, and punk tree). These factors greatly diminish the habitat value for native flora and fauna.

740 – Disturbed Land

Within the northwestern portion of the subject site is a land use type/vegetative community best classified as Disturbed Land (740) per the FLUCFCS. This land use/community type is used by vehicles with small engines, essentially as a dirt track for motor bikes and other small engine off-road vehicles. Vegetation within this community type is sparce. The majority of the area is open bare ground with fine white sand. Vegetative species observed within this area include laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), wax myrtle (*Morella cerifera*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium* spp.), salt bush (*Baccharis halimifolia*), natal grass (*Melinis repens*), southern carpetgrass (*Axonopus* spp.), hairy indigo (*Indigofera hirsuta*), blackberry (*Rubus spp.*), common sow thistle (*Sonchus oleraceus*), caesarweed (*Urena lobata*), winged sumac (*Rhus copallinum*), Brazilian pepper (*Schinus terebinthifolius*), cogongrass (*Imperata cylindrica*), bushy bluestem (*Andropogon virginicus*), and passion flower (*Passiflora incarnata*).

The land use type/vegetative community identified as Disturbed Land is devoid of vegetative species throughout a majority of the area (See photo page attachment). This area appears to be used on a continual and regular basis by off-road vehicles. The ground disturbance and noise created with off-road vehicles greatly degrades any potential habitat value this land use type/vegetative community may be able to provide. Additionally, much like the Longleaf Pine – Xeric Oak vegetative community, this area has a component of trash and refuse strewn throughout. Both of these factors greatly reduce any potential habitat value this area could attain.

Wetlands:

510 - Streams and Waterways

Within the northern portion of the subject site is a land use type/vegetative community best classified as Streams and Waterways (510) per the FLUCFCS. This area is essentially the Anclote River. Most of this area is delineated by a Top of Bank along the river's edge, but a small portion is within the annual mean high of this tidally influenced section of the river but remains low enough to allow for more frequent inundation of water. Vegetative species identified within these areas includes bushy bluestem (*Andropogon virginicus*), maidencane (*Panicum hemitomon*), dotted smartweed (*Persicaria punctata*), primrose willow (*Ludwigia peruviana*), wax myrtle (*Morella cerifera*), dog fennel (*Eupatorium capillifolium*), soft rush (*Juncus effusus*), and salt bush (*Baccharis halimifolia*).

The only impacts proposed for this community types are associated with a community dock.

540 – Bays and Estuaries

Within the southern portion of the subject site is a land use type/vegetative community best classified as Bays and Estuaries (540) per the FLUCFCS. These are large areas that appear to have been dredge prior to 1985. They have an open water component and are tidally influenced. There

is a control structure along the west side of the subject site that allows for water to move into and out of this community type. Vegetative species observed with these areas include Brazilian pepper (*Schinus terebinthifolia*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), Eastern false-willow (*Baccharis* spp.), pepper vine (*Ampelopsis arborea*), and soft rush (*Juncus effusus*).

The majority of this land use type/vegetative community is open water (See photo page attachment). Along the fringe of the open water is a high component of exotic species. The dominate exotic species in this area is Brazilian pepper. Additionally, several of the on-site homeless camps are in close proximity to the fringe of this community type. Human presence and disturbance in close proximity to this habitat devalues the wildlife utilization. No Impacts to this land use/vegetative community type are proposed.

617 – Mixed Wetlands Hardwoods

Within the central portion of the subject site is a land use type/vegetative community best classified as Mixed Wetland Hardwoods (617) per the FLUCFCS. This community type appears to have been dredged in the past but has filled in with sub-canopy and canopy species. Vegetative species observed with this area includes Brazilian pepper (*Schinus terebinthifolia*), sweet bay (*Persea borbonia*), Melaleuca (*Melaleuca quinquenervia*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), wax myrtle (*Morella cerifera*), bushy blue stem (*Andropogon glomeratus*), and soft rush (*Juncus effusus*).

This land use/community type is hydrologically isolated, has a high component of exotic species, and is used to dump refuse and trash (See photo page attachment). Additionally, several homeless camps were observed in close proximity to this vegetative community. Because of these factors the habitat value is greatly diminished.

640 - Vegetated Non-Forested Wetlands

Within the central and south-eastern portions of the subject site are a land use type/vegetative community best classified as Vegetated Non-Forested Wetlands (640) per the FLUCFCS. These are small depressional areas either natural or created through vehicular traffic. Vegetative species observed include Brazilian pepper (*Schinus terebinthifolia*), wax myrtle (*Morella cerifera*), bushy bluestem (*Andropogon glomeratus*), soft rush (*Juncus effusus*), and other forbes, grasses, and herbaceous wet tolerant species.

Three small isolated areas are identified as Vegetated Non-Forested Wetlands. One of these is a portion of a two rut road that had enough factors to qualify as a wetland. The other two are small depressional areas that have enough indicators to qualify as wetland. All three Vegetated Non-Forested wetlands have a high component of exotic species, trash, and refuse. The ground disturbance, high component of exotic vegetative species, proximity of homeless camps, and dumping greatly reduce the habitat value of these areas (See photo page attachment).

HISTORICAL AERIAL PHOTOGRAPH REVIEW

A review of site conditions based on available historic aerial photography was conducted to determine the current functional value of the on-site habitats compared to the historic condition of the subject property. The following is a description of the attached historical aerial figures provided:

1941 – In the 1940's the subject site appears to be in a natural state. The tidally influenced wetlands in the southern portion of the subject site appear to have been unaltered. Upland areas appear to have sparse canopy vegetative species throughout. It is unknown if the sparce vegetative cover of the upland areas had been silviculture, but silviculture of the region was very common at that time.

1951 – Prior to the date of the 1951 aerial, construction of what is currently US 19 was completed. US19 is adjacent to the subject site to the west. The wetlands located in the southern portion of the subject site were excavated. This is the first time a signature for the disturbed land appeared in the northern portion of the subject site. Additionally, several trails can be seen along the Anclote River.

1957 – Between 1951 and 1957 it appears the site was allowed to fill in with vegetative species. Even while vegetative species grew the signature of the disturbed land remained.

1962 – Between 1957 and 1962 major works were completed within the subject site. In the northern portion a canal was excavated that connected directly to the Anclote River. This canal was approximately 720' long, 80' wide and 6.5' deep. Additionally, a centrally located pond was excavated. The signature of disturbed land remains and it appears trees were removed throughout a large portion of the north uplands. Signatures of trails are also evident during this time frame.

1976 – Between 1962 and 1976 the site appears to have undergone major dredging within the southern wetlands. The constructed canal, disturbed land, and multiple trails remain. Additionally, structures are evident in the northeastern portion of the subject site adjacent to the Anclote River.

1986 – The subject site appears to be used in the same capacity as seen in the 1976 aerial. Some vegetative species have filled in but the signature of the disturbed land, canal, structures, trails, and southern dredged wetland areas remain.

1998 – Between 1986 and 1998 some major changes to the subject site occurred. The canal that was constructed in the northern portion of the site was filled in. The filling of this canal was permitted through the U.S. Army Corps of Engineers. The permit number for this action was 84M-4218 and was issued in 1985. Additionally, it is evident many of the upland areas were managed for vegetative species. A majority of the canopy and mid-level vegetation was removed in the uplands in the southern portion of the subject site where the uplands are surrounded by the dredged wetland. The signature of the disturbed land, structures, and trails remain.

2007 – By 2007 management of the subject site as a whole appears to have ceased. The dredged wetlands in the southern portion appears to be unmanaged so exotic/invasive species encroached

and populated areas that have been maintained as open water systems since their construction. The uplands adjacent to the dredged wetland located in the southern portion appears to have filled in with vegetative species. The structures seen in previous aerials are no longer evident. The signature of the disturbed land remains.

2010 & 2017 – As seen in the 2010 and 2017 aerials not much change in the use throughout the subject site is evident. It appears trails have been maintained. The signature of the disturbed land remains.

2021 – Since the site has been severally disturbed throughout its history and not managed as a Florida Native ecological system, many exotic and invasive vegetative species have invaded the site and taken over. Invasive/Exotic species in general are the first ones to be recruited into a disturbed site. The southern uplands that had mid-level and canopy level vegetative species removed (1998 aerial) have had a large component of invasive/exotic species fill in. These have out competed native species and continue to do so. This has also occurred throughout the north portions, but not to the same extent. The approximate extent/location where exotic/invasive species are dominant can be viewed in the Figure 9.

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 - revised July 2020); an assessment for "listed" floral and faunal species was conducted at the site in May 2021. This assessment, which covered a portion of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and birdcalls that indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018) that have the potential to occur in Pinellas County (Table 1). The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
eastern racer (*Coluber constrictor*)
gopher tortoise *(Gopherus polyphemus)*
green anole (*Anolis carolinensis*)

Birds
Bald Eagle (*Haliaeetus leucocephalus*)
Black Vulture (*Coragyps atratus*)
Blue jay (*Cyanocitta cristata*)
Downy Woodpecker (*Picoides pubescens*)
Great Horned Owl (*Bubo virginianus*)

Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Red Bellied Woodpecker (*Melanerpes carolinus*)
Red Shouldered Hawk (*Buteo lineatus*)
Red Tailed Hawk (*Buteo jamaicensis*)

Mammals
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
eastern cottontail rabbit (*Sylvilagus floridanus*)

Two of the above wildlife species are identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018). These species are the gopher tortoise and Bald Eagle. The following provides brief description of wildlife species as they relate to the development of the site.

Gopher Tortoise (*Gopherus polyphemus*)
State Listed as "Threatened" by FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned citrus groves. Several other protected species known to occur in Pinellas County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 60% of the suitable habitat present within the site's boundaries. Several gopher tortoise burrows were identified during the environmental assessment.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Based on the tortoise population that exists within the site and the expected development plan for the property, there is only one potential option for resolving the gopher tortoise issue. This option is off-site relocation and will require that any tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site.

Prior to relocation of the gopher tortoise population all appropriate permits will be applied for and received through FFWCC. All regulations, recommendations, and best management practices will be followed as they pertain the relocation of the gopher tortoise population within the subject site.

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the U.S. Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for "listed" species, BTC conducted a review for any Audubon EagleWatch and FFWCC recorded Bald Eagle nests on or within the vicinity of the subject site. This review revealed one recorded Bald Eagle nest within the subject site (current through the 2016-2017 nesting season for FFWCC data and 2019-2020 nesting season for Audubon EagleWatch data), within 660-feet of the subject site (see attached search results). This nest is identified as PI041. No Bald Eagles have been directly observed within the last year on the identified nest or the subject property. Two potential Bald Eagle nests were identified in close proximately to each other during site visits associated with the environmental assessment. One of these nests (smaller nest) is obviously abandoned and is dilapidated, the second nest (larger nest) is occupied by a Great Horned Owl (See photo page attachment). Great Horned Owls have been documented using abandoned Eagle nests and have been documented physically evicting Bald Eagles from their nests. However, Great Horned Owls do not typically use the same nest from year to year and Bald Eagles may return to nests previously abandoned. The presence of the Great Horned Owl gives an indication that Bald Eagles may not use this nest location currently, but it does not preclude a Bald Eagle from potentially using this nest site in the coming years.

The subject site was surveyed for potential Bald Eagle nesting in January and May of 2021. Bald Eagle nesting season is from October-April. If Bald Eagles were using the nest, they would have been observed during the January survey. Although the on-site nests do not appear to be used by Bald Eagles, in an abundance of caution because a recorded Bald Eagle nest is located within the subject site, a short term Eagle Incidental Take Permit was applied for and issued by USFWS associated with the on-site Bald Eagle nests. The Short-Term Eagle Incidental Take permit was issued on April 2, 2021. The permit number for this short term incidental take permit is MB81938D (Attached). The activities allowed in the Short-Term Eagle Incidental take permit are consistent with the proposed activities shown on the Preliminary Development Plan. Even though the nests are not currently occupied by an eagle(s), the approved Incidental Take Permit does not allow removal of these Eagle nests (See Condition E of the Permit).

Per the Eagle Incidental Take Permit, the nest will be monitored per the following:

I. Monitoring Requirements.
1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended.

Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.

If a new eagle nest is built on the property described in Condition D or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.

2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not eagles return to the nesting territory as identified in Monitoring Requirements No.1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest.

3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:

a. During each eagle nesting season, defined as October 1 through May 15, or when the nest is in-use; and
b. For an additional (1) nesting season after project has been completed.

Frequency	Schedule	Time	Time of Day
Once	November	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60 - 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60 – 90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:

a. Date and length of time Bald Eagles were observed;
b. Time of day;
c. Number and age of Bald Eagles observed (i.e. juvenile, immature, sub-adult, adult); if age is not known, provide description;
d. Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
e. If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
f. If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
g. A description of any human activity at the time eagles are observed during each month of the monitoring period (e.g. construction, road building, use of machinery, etc.).

Post Development Eagle Management Plan

To avoid disturbing potential nesting Bald Eagles, the site is being designed around the existing Bald Eagle nests and incorporating features to keep resident activity and the nests separated to minimize any possible disturbance. This is being achieved by preserving the natural wooded areas surrounding the nests and adding retention ponds between the nests and buildings. In addition to the physical features and landscape surrounding the nest area that minimize any potential disturbance, advisory signs are being placed at the 100 ft perimeter of the existing nests. The provided buffer areas serve to minimize visual and auditory impacts associated with human activities near nest sites. These buffer areas are large enough to protect existing nest trees and provide for alternative or replacement nest trees.

A Bald Eagle educational board will be featured in the clubhouse which will help educate residents and visitors about Eagles and provide guidance to minimize potential causes of nesting disturbances. During the leasing process future residents will be educated on Eagle habitat preservation and nesting precautions. Leases will include an informational insert about Eagles and habitat protection in general and include language to promote Eagle habitat preservation, such as avoiding intentionally feeding Bald Eagles, avoid producing loud sounds such as using fireworks etc. during nesting season, and promote the use of pesticides, herbicides, fertilizers, and other chemicals only in accordance with Federal and State laws, amongst other guidelines. This Management Plan will continue for at least 5 years after the project is completed. If no Bald Eagle nesting occurs during that time, the plan can be terminated at the owners discretion. If Bald Eagle nesting does occur during this time, the 5 year plan would re-start.

Wood Stork (*Mycteria americana*)
Federally Listed as "Threatened" by USFWS

The subject site is shown to be located within a Wood Stork Nesting Colony Core Foraging Area (Figure 6). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, there is no record of a Wood Stork rookery on the subject site or within close proximity. The USFWS and the U.S. Army Corps of Engineers (USACE) require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging

habitat. No Wood Storks were observed within the subject site during the environmental assessment conducted by BTC. A review of the proposed site plan reveals no impacts to typical wood stork foraging habitat. Additionally, it should be noted that the development of the subject project will create typical Wood Stork foraging habitat within the littoral zones of the constructed on-site ponds. As such, no further action is anticipated in regards to Wood Storks.

USFWS CONSULTATION AREAS

The USFWS has established "consultation areas" for certain listed species (Figure 7). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with Section 404 permitting through FDEP and Section 10 permitting through the USACE. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultation Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

Florida Scrub-jay (*Aphelocoma coerulescens*)
Federally Listed as "Threatened" by USFWS

Currently the Florida Scrub-jay is listed as threatened by the USFWS. Florida Scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50 percent to 90 percent of the area; bare ground or sparse vegetation less than 15 cm (6 in.) tall covering 10 percent to 50 percent of the area; and scattered trees with no more than 20 percent canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-jays were observed on the subject site during the cursory survey conducted by BTC. No suitable habitat exists within the limits of the site. It is not anticipated that a formal survey will be required by the USFWS or another agency to determine if any Florida Scrub-jays utilize any portions of the site.

Piping Plover *(Charadrius melodus)*
Federally Listed as "Threatened" by USFWS

Piping Plover (*Charadrius melodus*) are small shorebirds approximately seven inches long with sand-colored plumage on their backs and crown and white underparts. Piping plovers breed only in North America Coast, the Northern Great Plains, and the Great Lakes. Atlantic Coast plovers nest on coastal beaches, sandflats at the ends of sand spits and barrier islands, gently sloped foredunes, sparsely vegetated dunes, and washover areas cut into or between dunes. In recent decades, piping plover populations have drastically declined, especially in the Great lakes.

No Piping Plovers were observed on the subject site during the survey conducted by BTC. The subject site does not contain suitable habitat for this species. A species specific survey is not anticipated to be required.

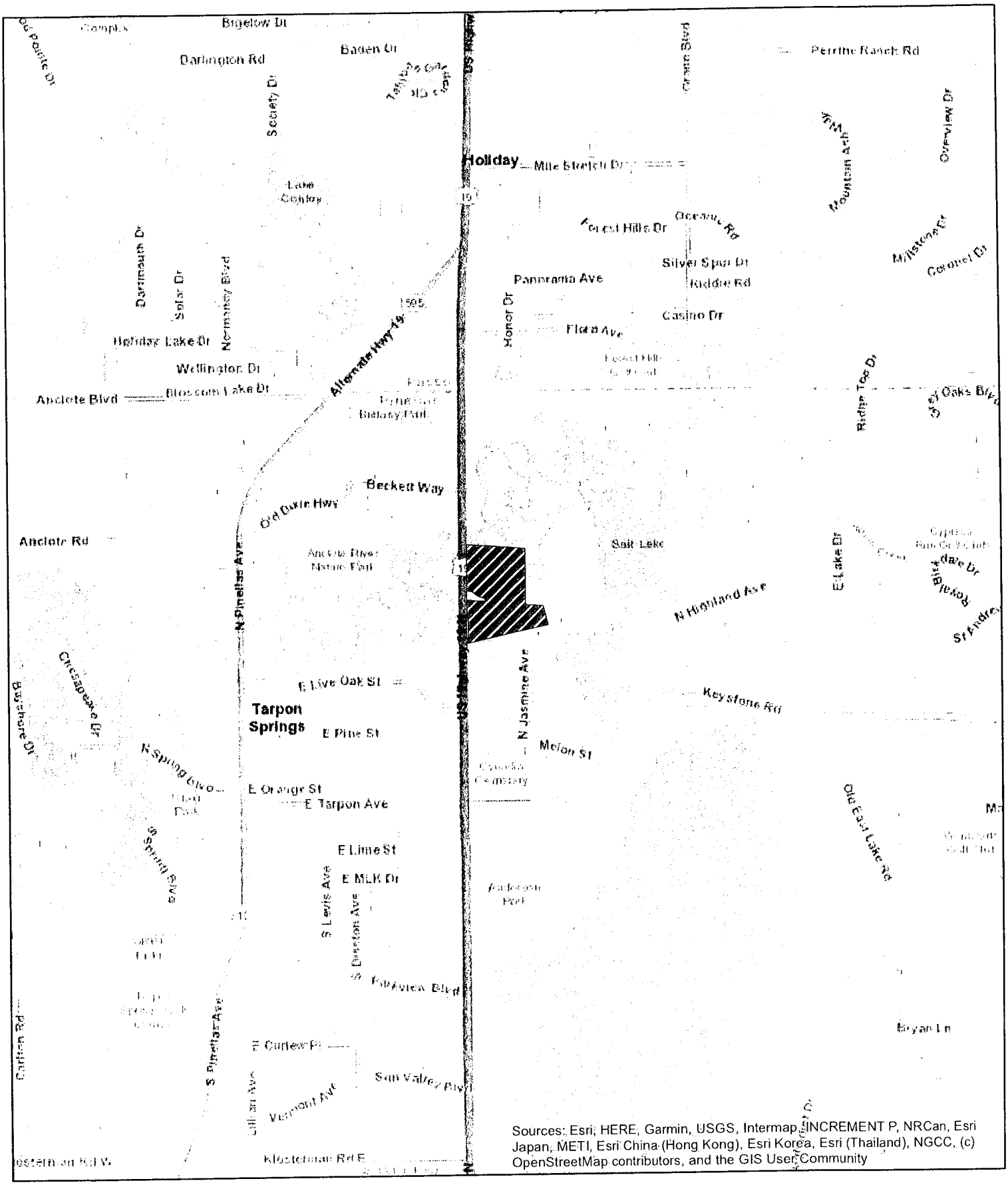
The environmental limitations as described in this document are based on observations and technical information available on the date of the on-site evaluation. The environmental assessment and wildlife surveys conducted within the site boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Dillon Reeves
Project Manager

John Miklos
President

Attachments



Sources: Esri; HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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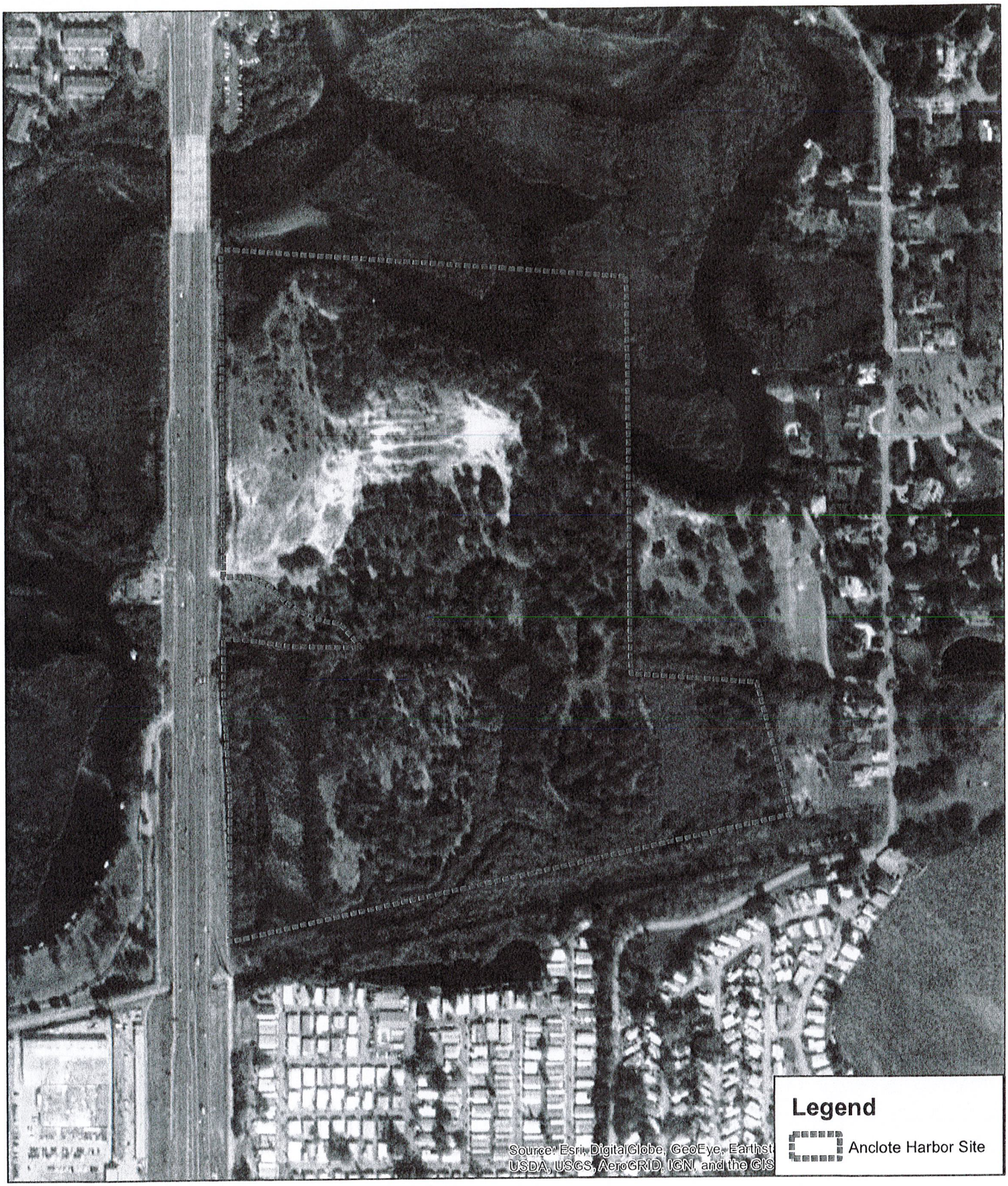
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Anclote Harbor Site
Pinellas County, Florida
Figure 1
Location Map

N
W E
S

3,200 Feet

Project #: 1119-03
Produced By: STC
Date: 4/21/2020



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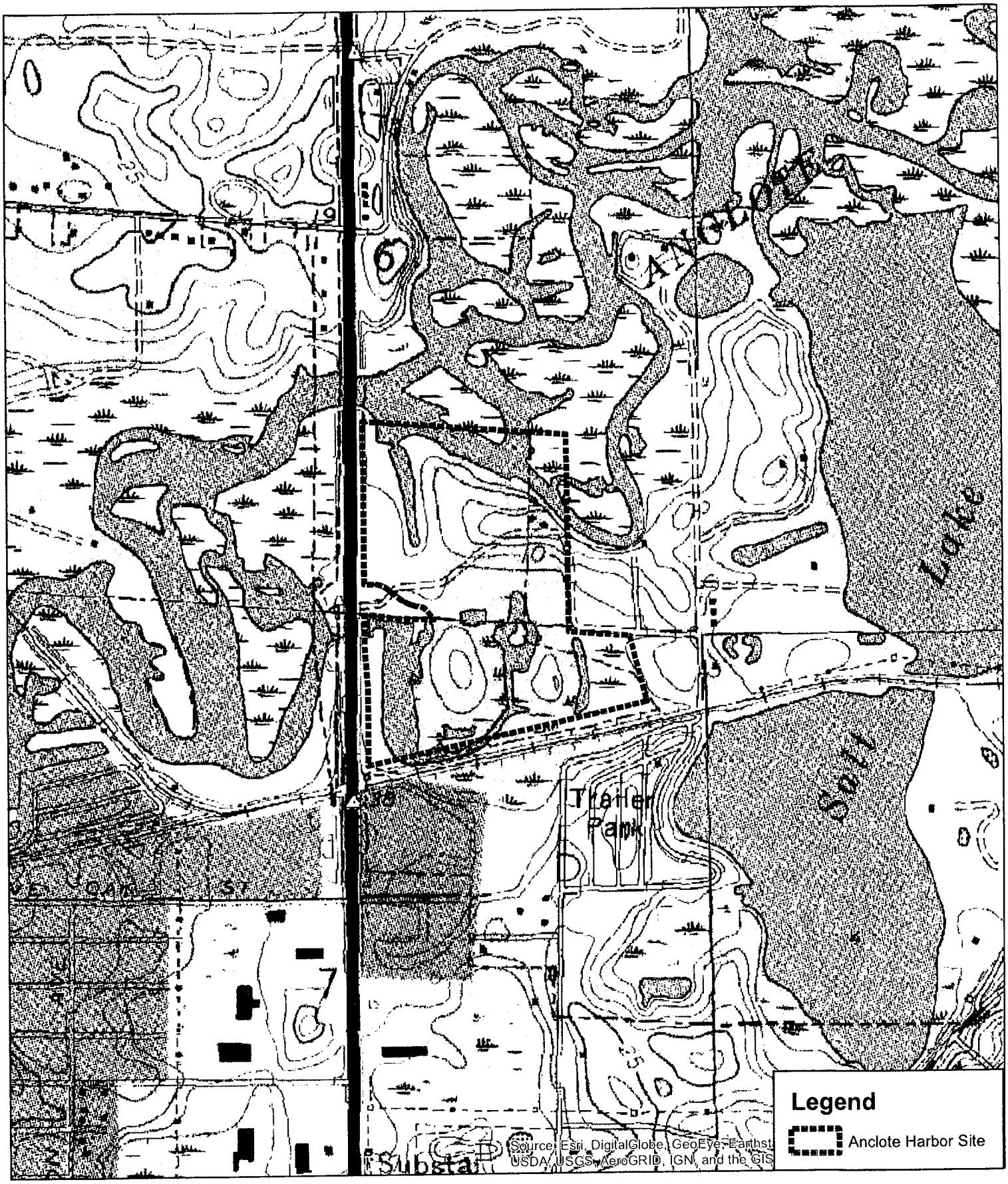
Anclote Harbor Site
Pinellas County, Florida
Figure 2
Aerial Photograph Map

770
Feet

N
W E
S

Project #: 1119-03
Produced By: STC
Date: 7/24/2020



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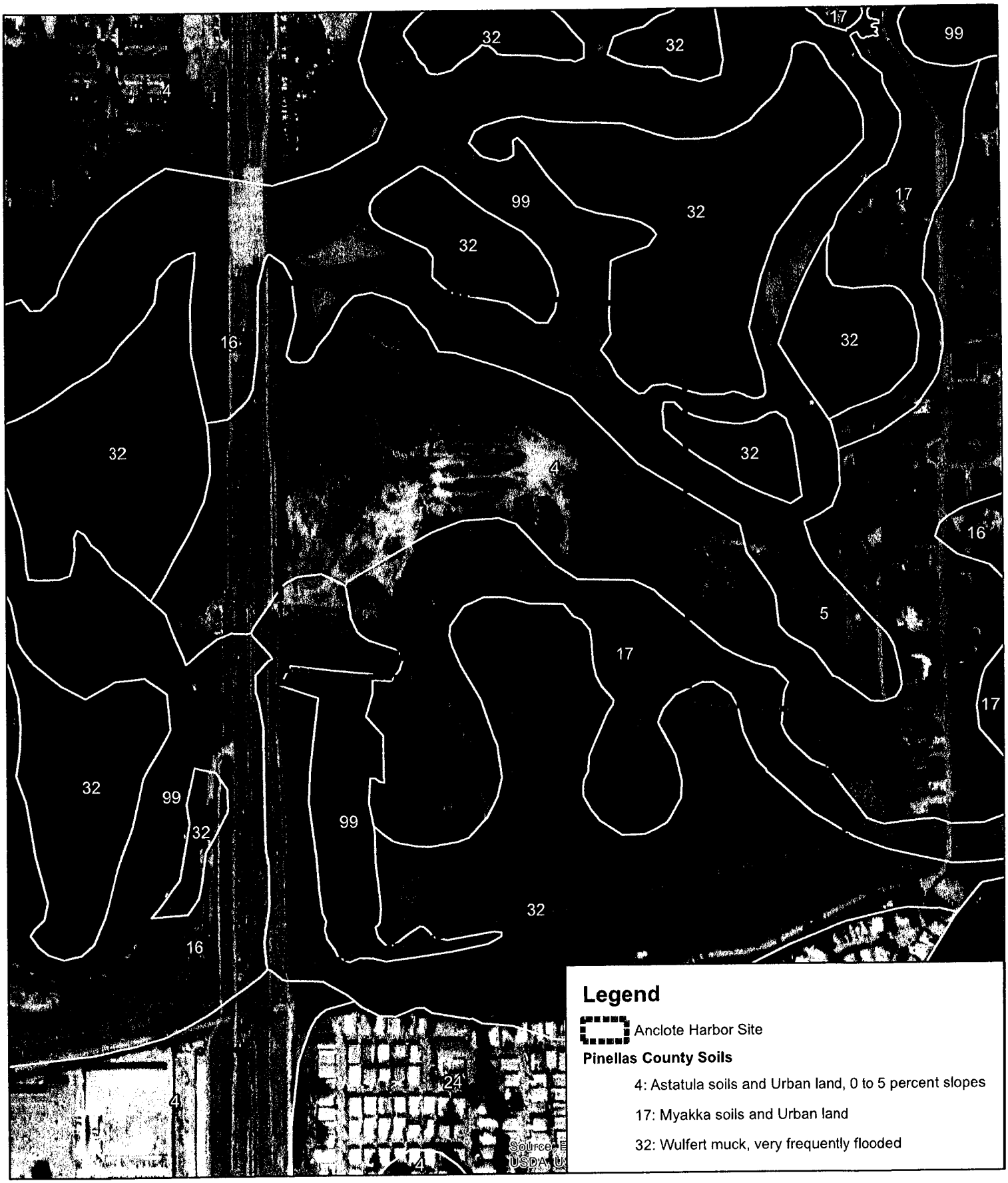
Anclote Harbor Site
Pinellas County, Florida
Figure 3
USGS Topographic Map

1,200 Feet

Project #: 1119-03
Produced By: STC
Date: 11/9/2020



Legend

Anclote Harbor Site

Pinellas County Soils

4: Astatula soils and Urban land, 0 to 5 percent slopes

17: Myakka soils and Urban land

32: Wulfert muck, very frequently flooded

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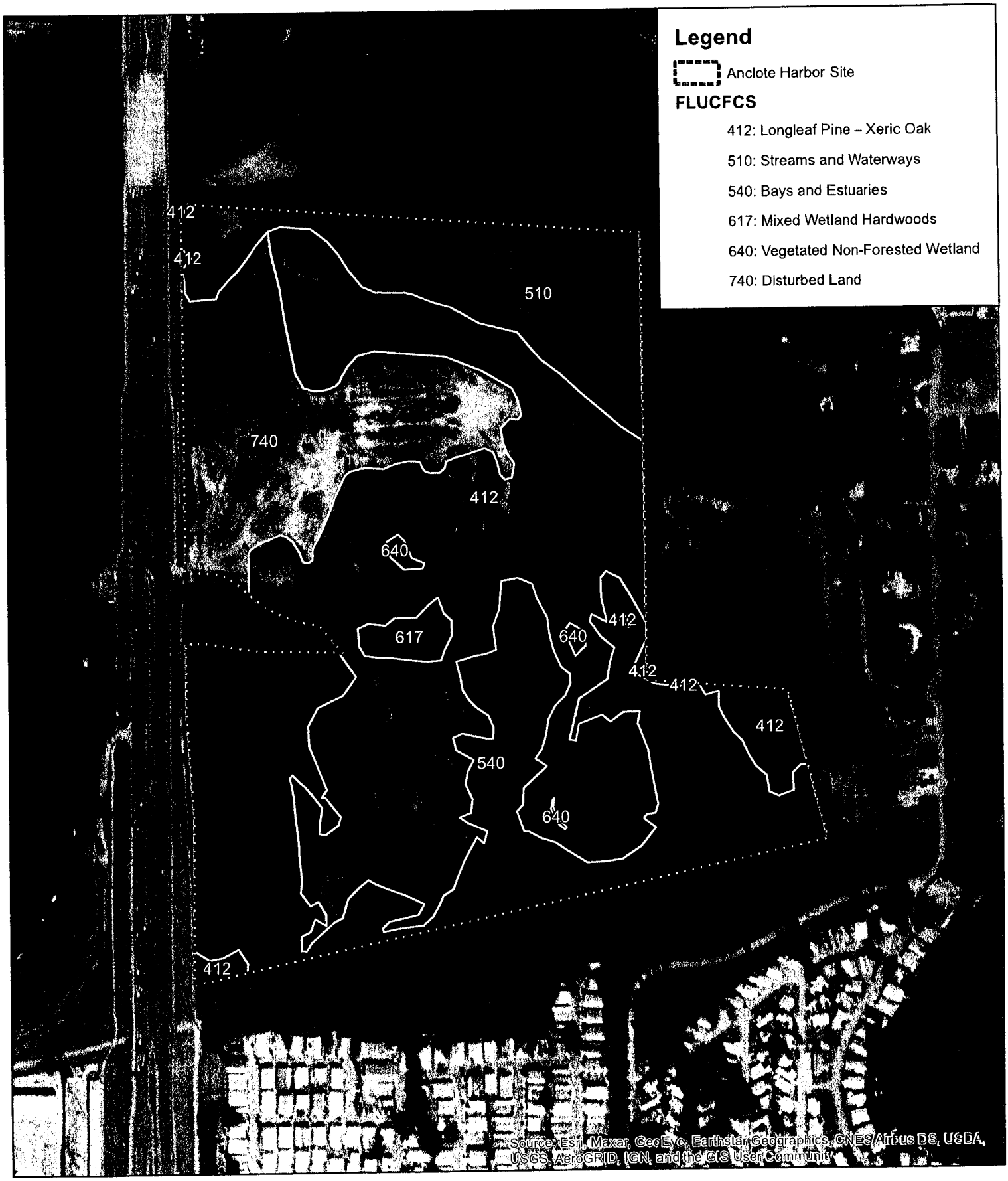
Anclote Harbor Site
Pinellas County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

600
Feet

Project #: 1119-03
Produced By: STC
Date: 11/9/2020



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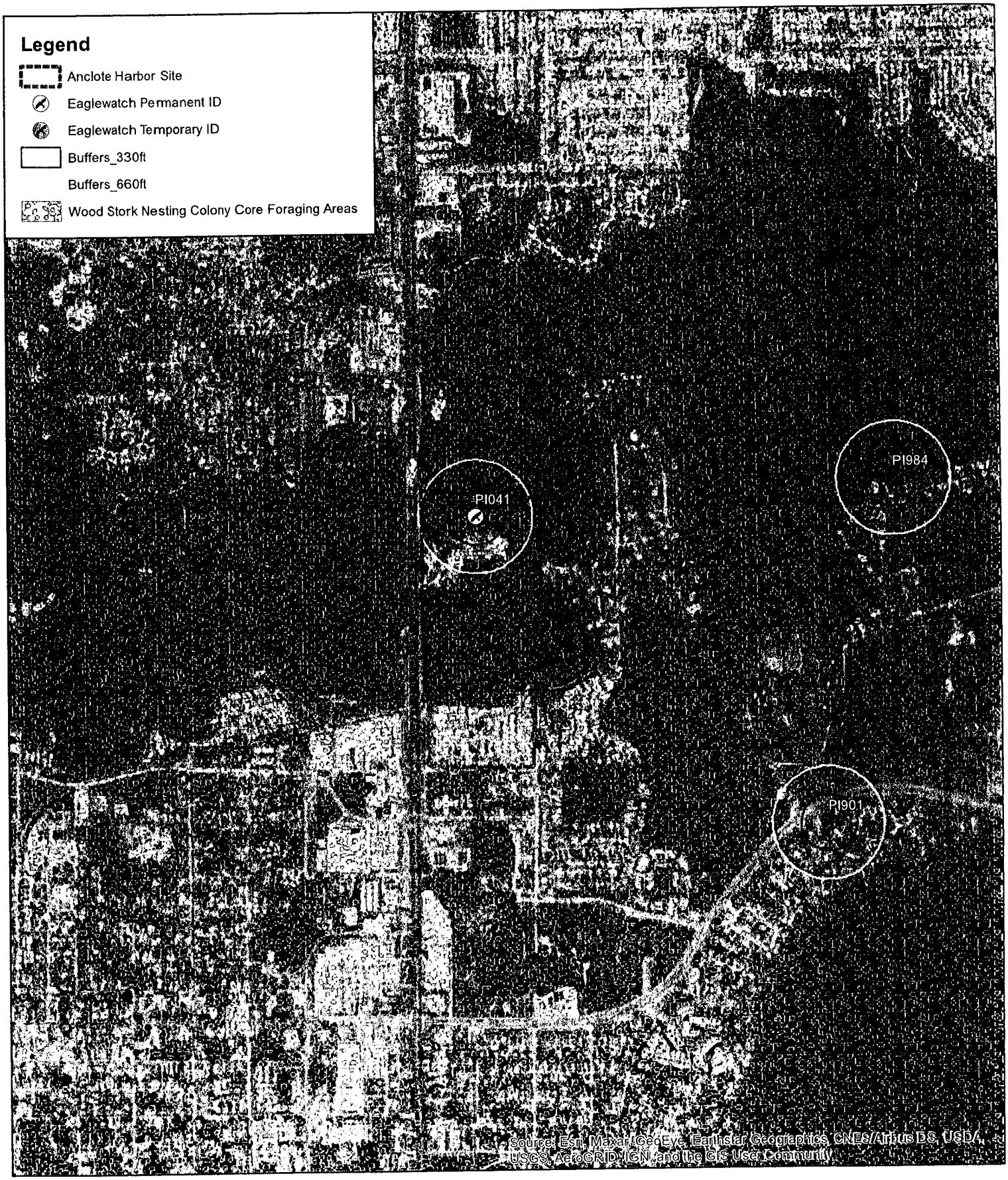
Anclote Harbor Site
Pinellas County, Florida
Figure 5
FLUCFCS Map

N
W E
S

400
Feet

Project #: 1119-03
Produced By: JDH
Date: 6/15/2021



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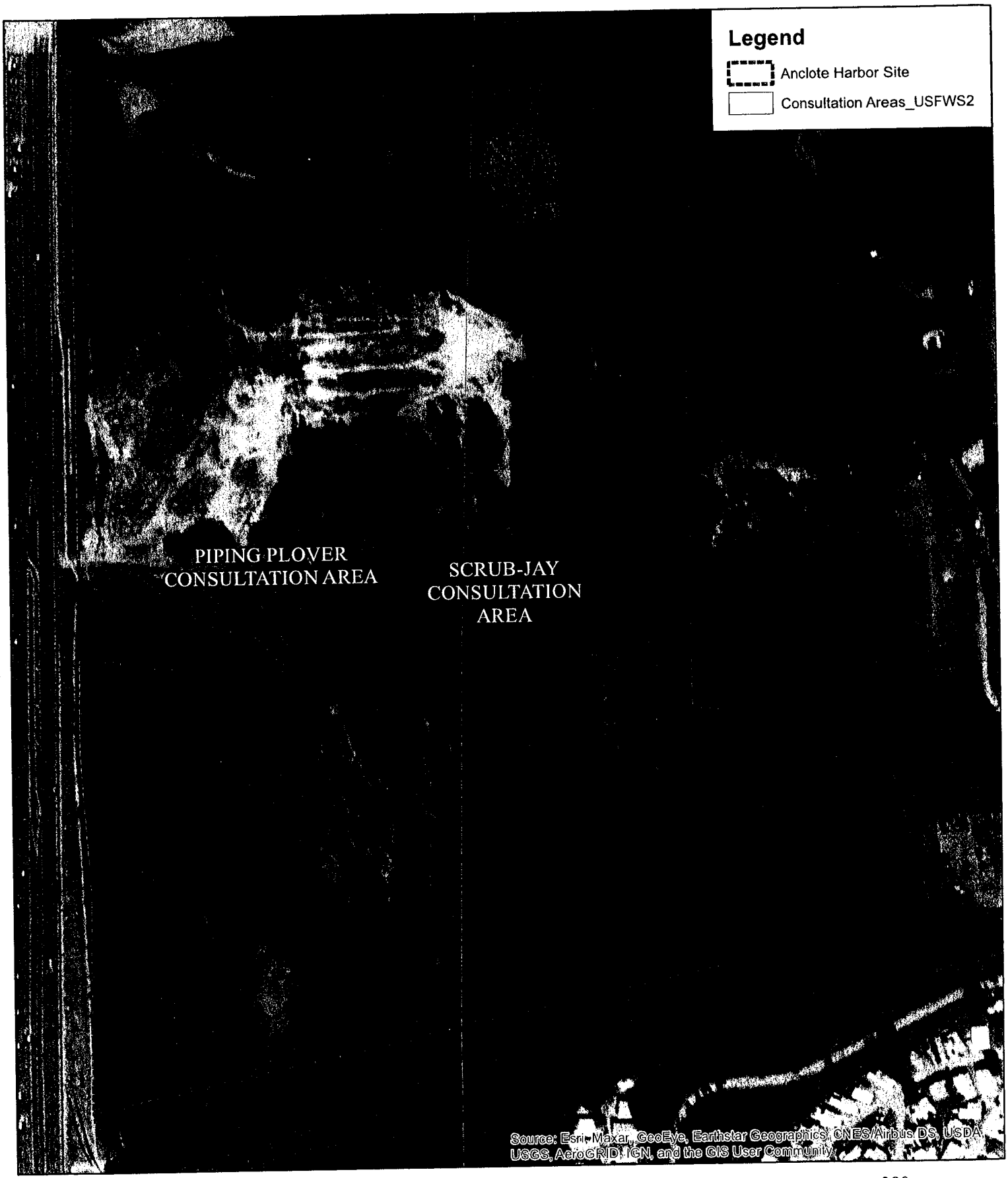
Anclote Harbor Site
Pinellas County, Florida
Figure 6
Wildlife Proximity

N
W E
S

1,500 Feet

Project #: 1119-03
Produced By: JDH
Date: 6/15/2021



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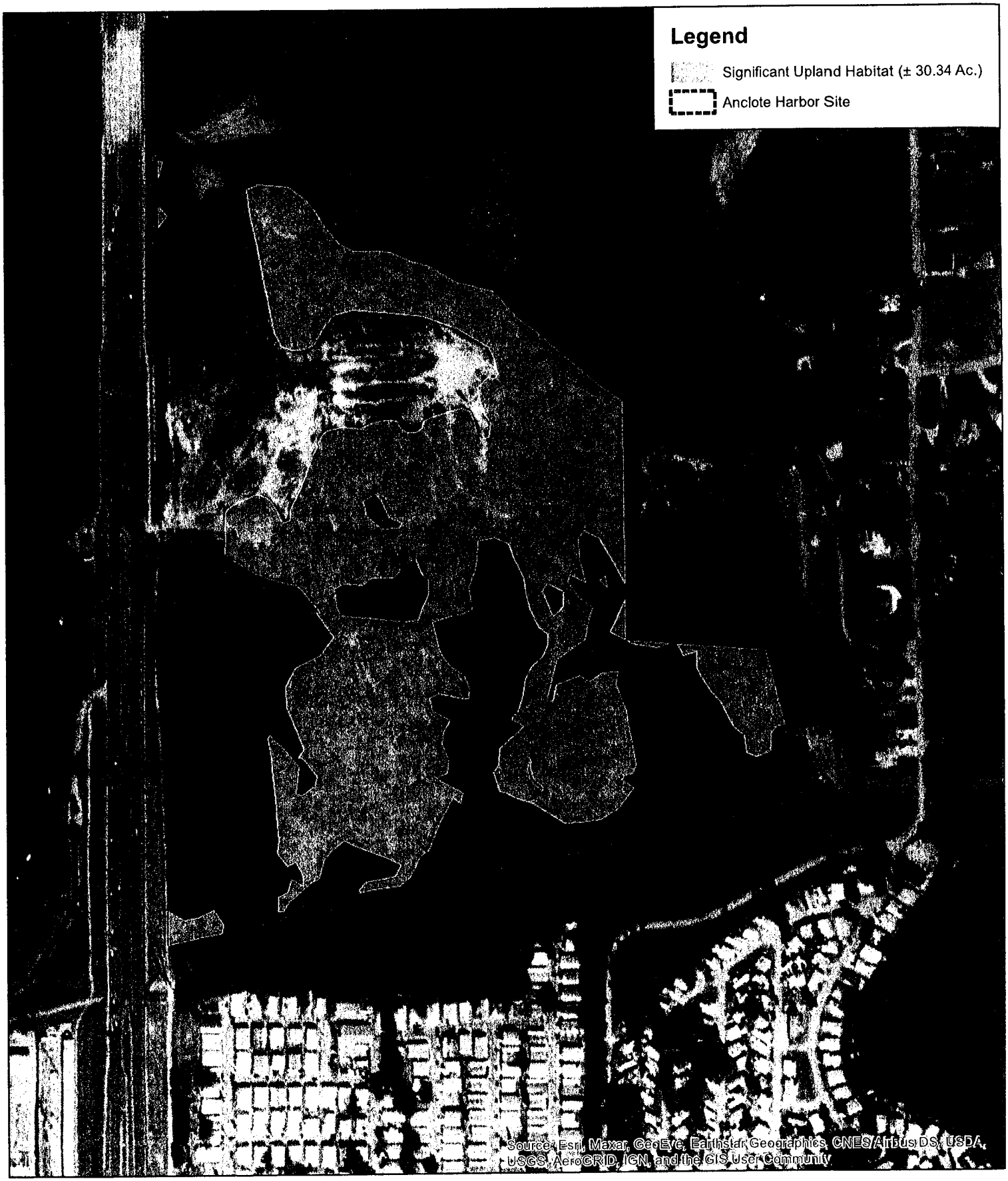
Anclote Harbor Site
Pinellas County, Florida
Figure 7
Consultation Areas Map

N
W E
S

300
Feet

Project #: 1119-03
Produced By: JDH
Date: 6/16/2021



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Anclote Harbor Site
Pinellas County, Florida
Figure 8
Significant Upland Habitat

N
W E
S

400
Feet

Project #: 1119-03
Produced By: JDH
Date: 7/19/2021

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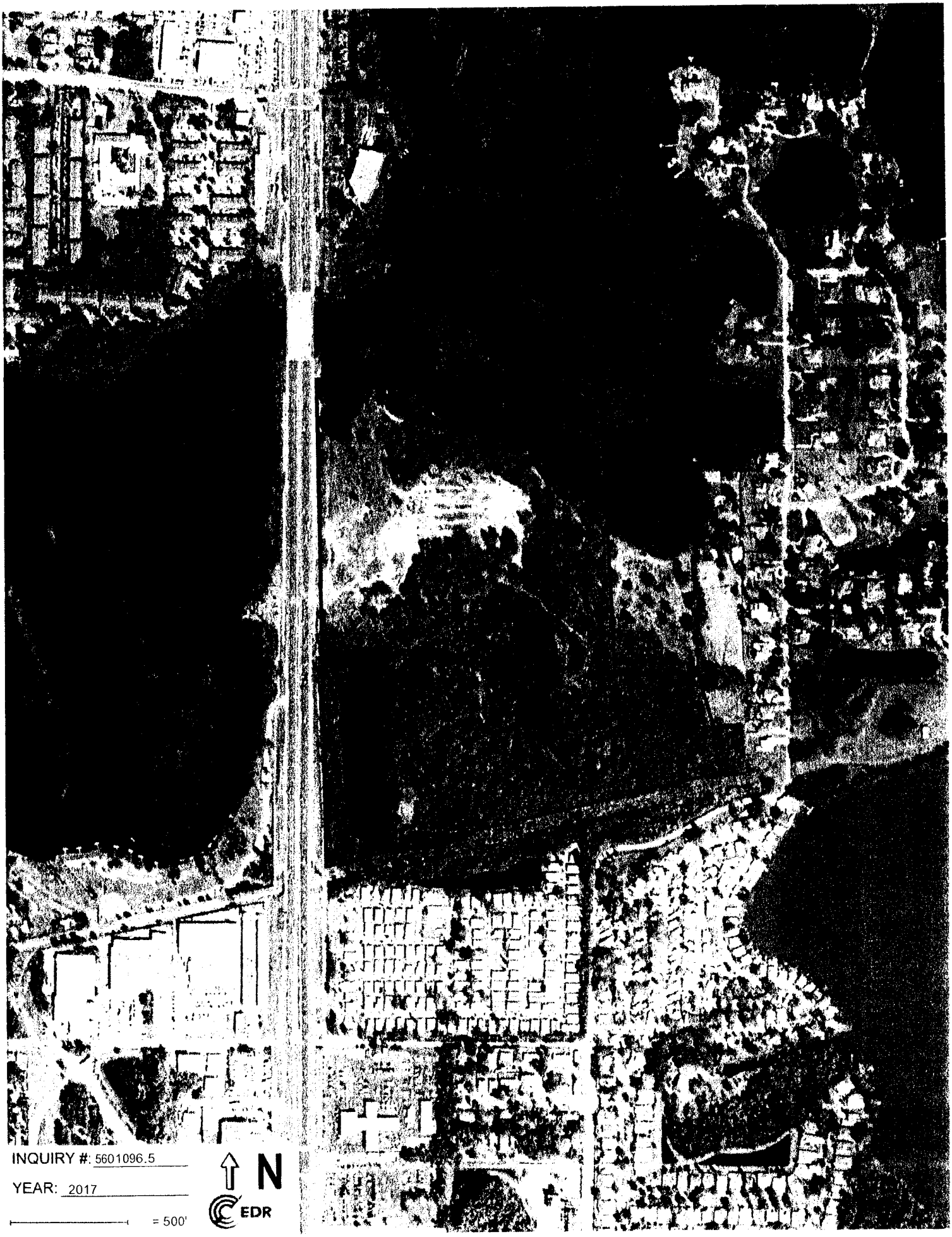
Anclote Harbor Offsite Roadway Improvements
Pinellas County, Florida
Figure 1
Brazilian Peppertree Dominance

400 Feet

N W E S

Project #: 1119-03
Produced By: JDH
Date: 8/16/2021



INQUIRY #: 5601096.5

YEAR: 2017

= 500'

N

EDR

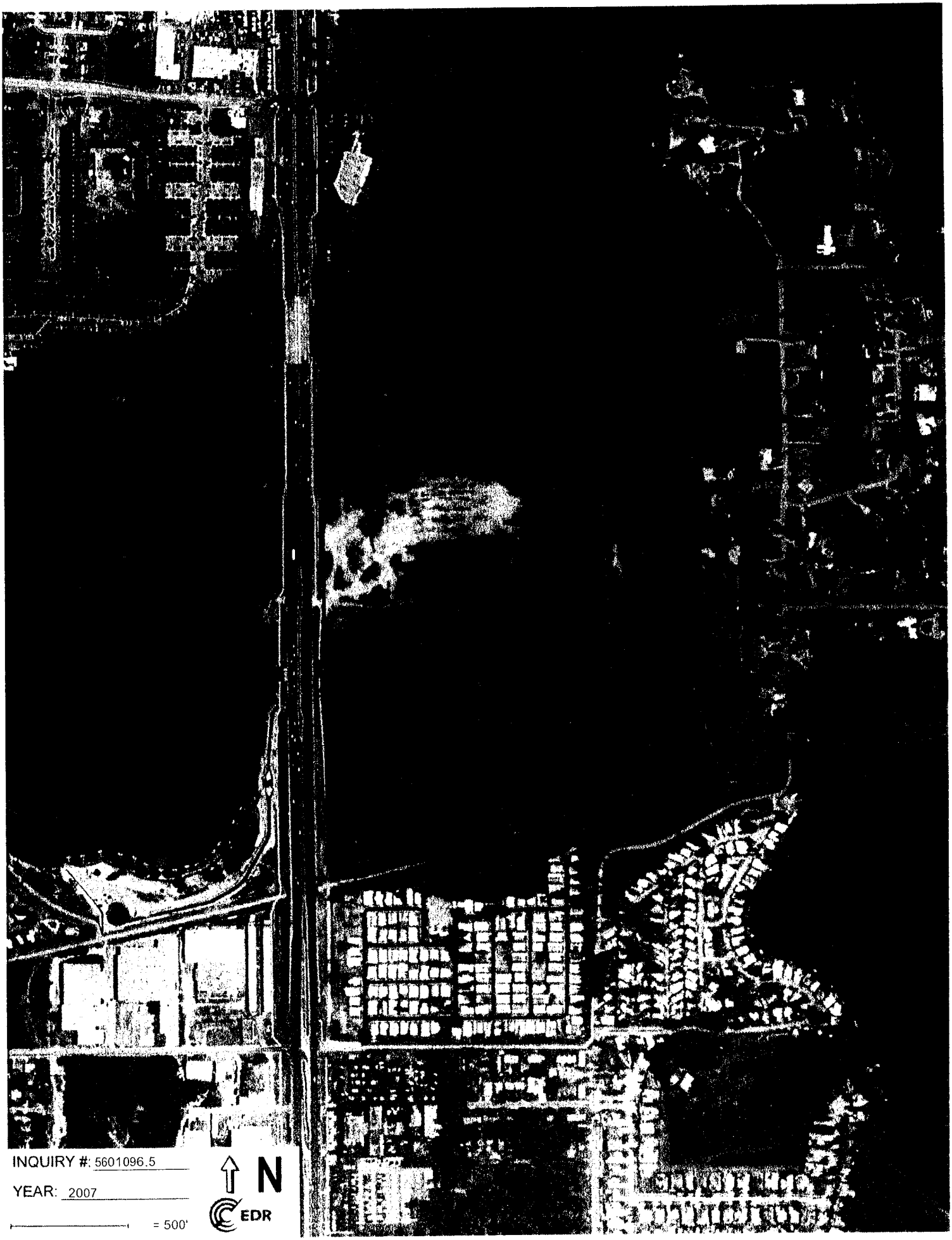
INQUIRY #: 5601096.5

YEAR: 2010

= 500'

N

EDR



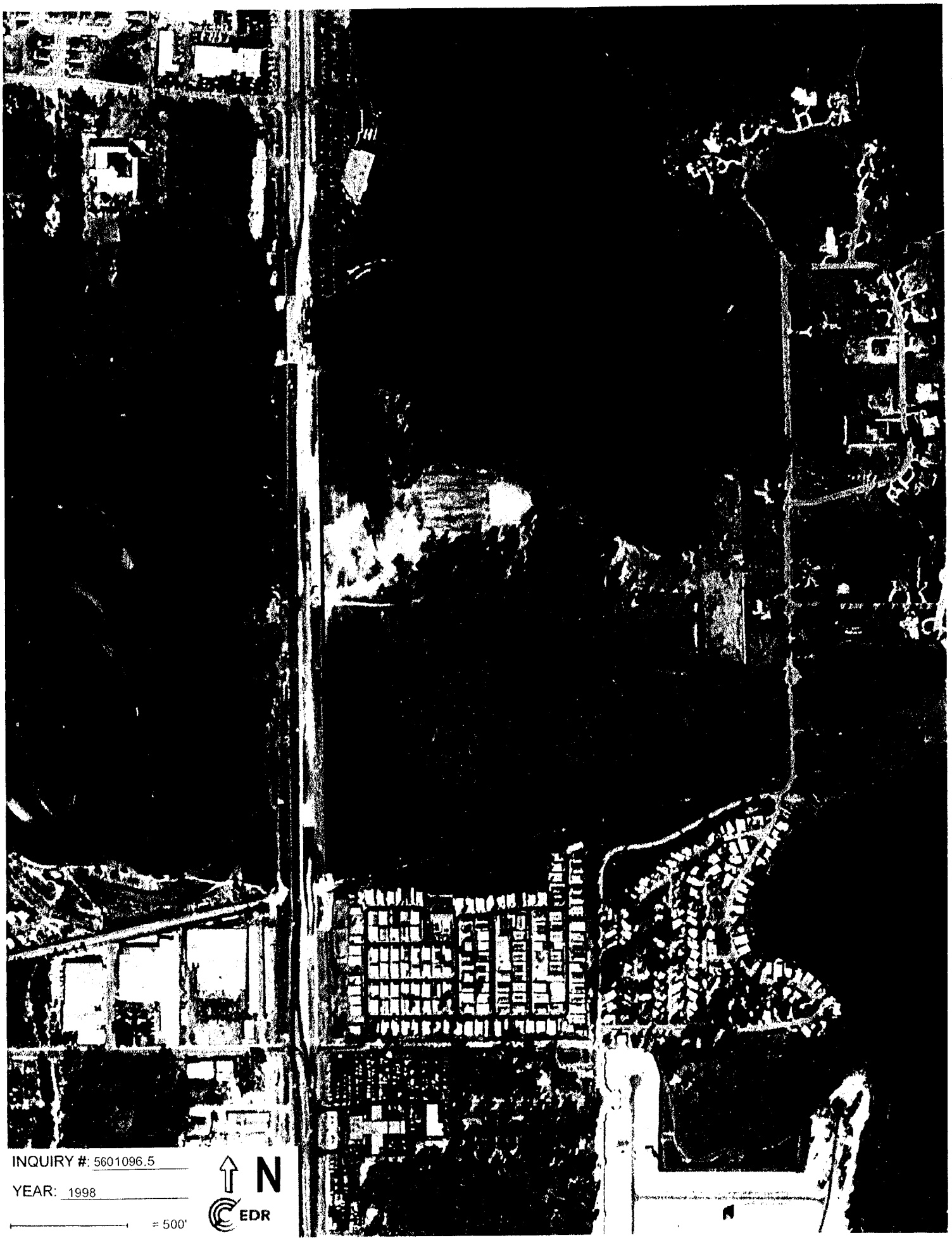
INQUIRY #: 5601096.5

YEAR: 2007

= 500'

N

EDR



INQUIRY #: 5601096.5

YEAR: 1998

= 500'

N

EDR

INQUIRY #: 5601096.5

YEAR: 1986

= 500'

N

EDR

INQUIRY #: 5601096.5

YEAR: 1976

= 500'

N

EDR

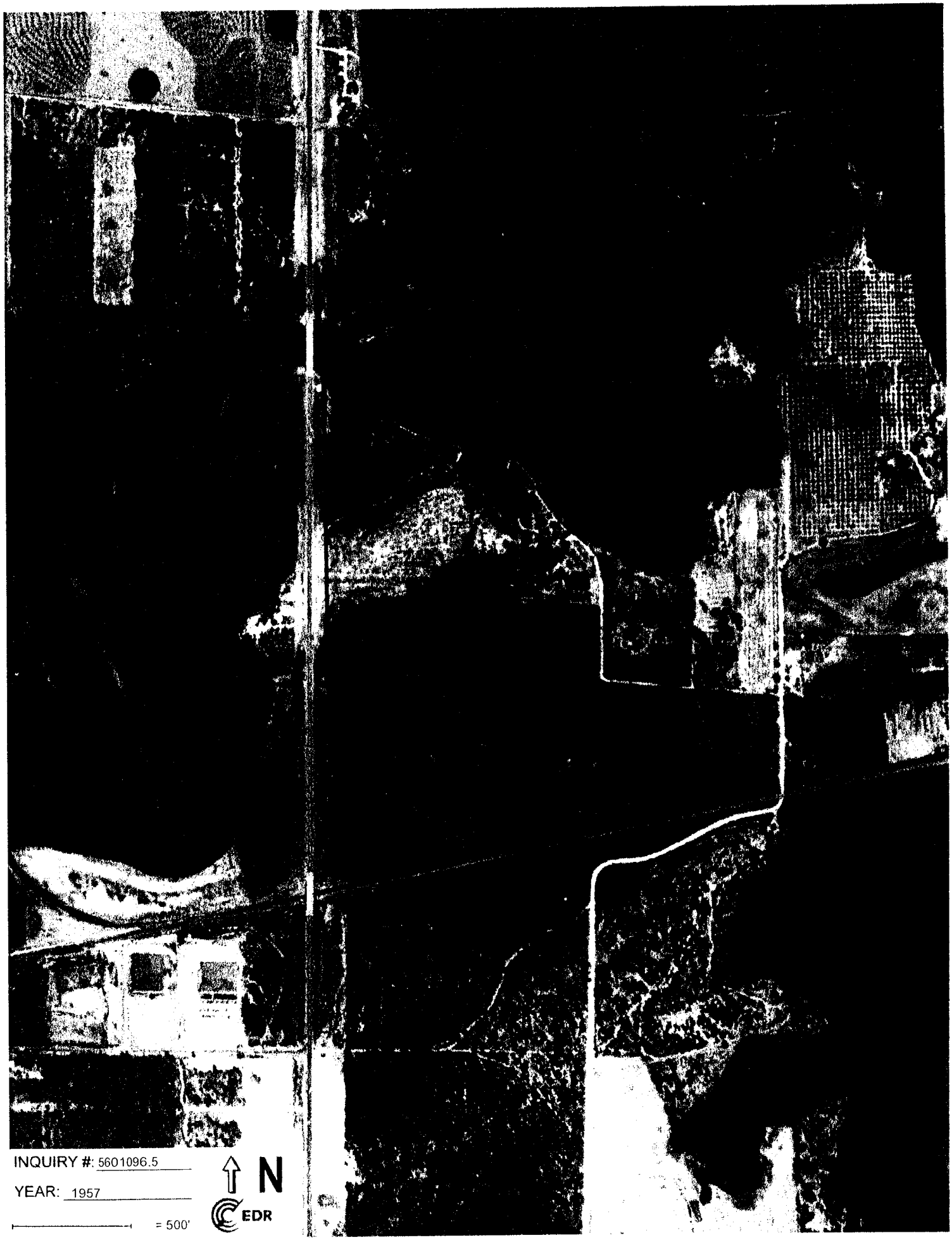
INQUIRY #: 5601096.5

YEAR: 1962

= 500'

N

EDR



INQUIRY #: 5601096.5

YEAR: 1957

= 500'

N

EDR

INQUIRY #: 5601096.5

YEAR: 1951

= 500'

N

EDR

INQUIRY #: 5601096.5

YEAR: 1941

= 500'

N

EDR

Table 1:	Potentially Occuring Listed Wildlife and Plant Species in Pinellas County, Florida		
Scientific Name	Common Name	Federal Status	State Status
Plants and Lichens			
Lepidochelys kempii	Kemp's Ridley Sea Turtle	E	FE
Bigelowia nuttallii	Nuttall's rayless goldenrod		E
Chamaesyce cumulicola	sand-dune spurge		E
Chrysopsis floridana	Florida goldenaster	E	E
Eragrostis pectinacea var. tracyi	Sanibel lovegrass		E
Glandularia tampensis	Tampa vervain		E
Lechea cernua	nodding pinweed		T
Lechea divaricata	pine pinweed		E
Najas filifolia	narrowleaf naiad		T
Pteroglossaspis ecristata	giant orchid		T
Reptiles			
Alligator mississippiensis	American Alligator	SAT	FT(S/A)
Caretta caretta	Loggerhead Sea Turtle	T	FT
Chelonia mydas	Green Sea Turtle	T	FT
Dermochelys coriacea	Leatherback Sea Turtle	E	FE
Drymarchon couperi	Eastern Indigo Snake	T	FT
Gopherus polyphemus	Gopher Tortoise	C	ST
Lampropeltis extenuata	Short-tailed Snake		ST
Birds			
Athene cunicularia floridana	Florida Burrowing Owl		ST
Charadrius melodus	Piping Plover	T	FT
Charadrius nivosus	Snowy Plover		ST
Egretta caerulea	Little Blue Heron		ST
Egretta rufescens	Reddish Egret		ST
Egretta tricolor	Tricolored Heron		ST
Falco sparverius paulus	Southeastern American Kestrel		ST
Haematopus palliatus	American Oystercatcher		ST
Mycteria americana	Wood Stork	T	FT
Pandion haliaetus	Osprey		SSC*
Platalea ajaja	Roseate Spoonbill		ST
Rynchops niger	Black Skimmer		ST
Sternula antillarum	Least Tern		ST
Mammals			
Sciurus niger shermani	Sherman's Fox Squirrel		SSC
Trichechus manatus	West Indian Manatee	T	FT

SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB81938D

Version Number: 0

Effective: 2021-04-02 **Expires:** 2025-09-30

Issuing Office:

Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Migratory Bird Permit Office
1875 Century Boulevard, NE
Atlanta, Georgia 30345
permitsR4MB@fws.gov
Tel: 404-679-7070
Fax: 404-679-4180

Digitally signed by

Chief, Migratory Bird Permit Office, Atlanta, Georgia

Permittee:

EVAN SCHLECKER, REGIONAL VICE PRESIDENT
MORGAN GROUP DEVELOPMENT LLC
2750 NW 3RD AVENUE, SUITE #2
MIAMI, FL 33127
US

Authority: Statutes and Regulations: 16 U.S.C. 668-668(d), 16 U.S.C 703-712 50 CFR Part 13, 50 CFR 22.26

Location where authorized activity may be conducted:

See Condition D.

Reporting requirements:

Monitoring requirements are outlined in Condition I Monitoring Requirements.
Reporting requirements are outlined in Condition D, E, I1 and in Condition J Reporting Requirements.
Condition J Reporting Requirements outlines the required schedule of monitoring reports (Condition I3) and the content of the annual summary monitoring report.

Authorizations and Conditions:

Southeast Region Eagle Biologist Ulgonda Kirkpatrick, Ulgonda_Kirkpatrick@fws.gov, (352) 406-6780

SHORT-TERM EAGLE INCIDENTAL TAKE
Permit Number: MB81938D
Version Number: 0
Effective: 2021-04-02 **Expires:** 2025-09-30

Southeast Region Eagle Permit Coordinator Resee Collins, Resee_Collins@fws.gov, (404) 679-4163
Link to federal permit regulations: https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php

Eagle nest means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction.
In-use nest means a bald or golden eagle nest characterized by the presence of one or more eggs, dependent young, or adult eagles on the nest in the past 10 consecutive days during the breeding season.
Alternate nest means one of potentially several nests within a nesting territory that is not an in-use nest at the current time. When there is no in-use nest, all nests in the territory are alternate nests.
Disturb/disturbance means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. You are responsible for ensuring that the permitted activity is in compliance with all federal, tribal, state, and local laws and regulations applicable to eagles.

C. Valid for use by permittee named and any subpermittees (See Condition H).

D. Due to all building activities associated with the construction of (5) four-story multi-family apartment buildings and community amenities (clubhouse), parking lot and stormwater management ponds for the Anclote Harbor project site located in Tarpon Springs, Pinellas County, Florida, you are authorized to:

Take (1) pair of nesting Bald Eagles at (2) nest locations by means of disturbance, including the loss of productivity of eggs or young due to potential abandonment of either Bald Eagle nest identified as PI041 or PI041a

Bald Eagle Nest PI041 Location: 28.162333, -82.738167, Tarpon Springs, Pinellas County, Florida
Bald Eagle Nest PI041a Location: 28.162168, -82.738177, Tarpon Springs, Pinellas County, Florida
Reporting Required: Annual Summary by June 30 of 2021, 2022, 2023, 2024, 2025, 2026

Construction activities will be phased over a multi-year period and will include, but is not limited to, land clearing, grading, and infrastructure installation. The Bald Eagle nests being impacted are within the 660 foot radius buffer zone around each eagle nest, with the closest construction occurring no closer than a 100 foot radius from either Bald Eagle nest during any time of year. Construction and all project activities are prohibited within a 330 foot radius of either eagle nest when the nest is in-use.

The authorizations granted by this permit apply only to take that results from activities conducted in accordance with the description contained in the permit application and the terms of the permit. If the permitted activity changes, you must immediately contact the Eagle Biologist to determine whether a permit amendment is required in order to retain take authorization.

E. This permit does not authorize intentional take or injury of any live eagles, excluding take of eggs or young by nest abandonment as described in Condition D, nor does it authorize take of any eagle nest.

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any unanticipated take or regarding any apparent injury or death occurring to any eagle, including viable eggs or young, for any reason, during project activities. You must immediately contact Tampa Bay Raptor Rescue at (727) 798-2385 or (813) 205-1851 to coordinate transporta. on of any injured eagle.

F. You are authorized to salvage eagle feathers found on the ground in the vicinity of the Bald Eagle nests located in Condition D. Any salvaged items found at the site must be shipped within 30 days to the National Eagle Repository, Contact: **U.S. Fish and Wildlife Service, National Eagle and Wildlife Repository, RMA, Bldg. 128, 6550 Gateway Road, Commerce City, Colorado, 80022, (303) 287-2110.**

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any eagle carcass(es) at the location listed in Condition D.

G. You must comply with the following avoidance or minimization measures prescribed by this permit for take of eagle(s) identified in Condition D. **All minimization measures, unless noted otherwise, are applicable when any eagles are present at any nest site and the nest meets the definition of an in-use nest during the Bald Eagle nesting season (October 1 – May 15); or when the nest is in-use before October 1 or after May 15:**

1. Eagle Nest Buffer Zones. You will erect a temporary protective barrier to delineate the 100 foot radius buffer zone around each eagle nest tree identified in Condition D to prevent construction personnel or heavy equipment from entering into this buffer while any construction or associated project activities are occurring.

2. FOR ACTIVITIES WITHIN 660 FEET OF EITHER EAGLE NEST TREE:
a. If any construction work or project activities outlined in Condition D are conducted when either nest is in-use:
(1) Initiate a noise abatement program for construction personnel within 660 feet of an eagle nest, to include:
(a) No excessive and/or sudden loud noise, including engine braking, tailgate banging, loud radios, shouting, singing, etc.;
(b) All motorized equipment, including saws or other hand held power tools, must be moved indoors if possible or placed behind a temporary structure to minimize noise at and reflect noise away from the direction of either eagle nesting area;
(c) Minimize the need for "reverse" indicator horns and utilize ground flag crews to the degree practicable to avoid using reverse indicator horns; and

(d) Provide signage in English and Spanish (if applicable) indicating the need for quiet to the extent practicable.

3. FOR ACTIVITIES BETWEEN 660 and 330 FEET OF EITHER EAGLE NEST TREE:
a. If any construction work or project activities outlined in Condition D are conducted when either nest is in-use, you must initiate a traffic abatement program which includes that you establish offsite parking/carpool locations for construction personnel outside of 330 feet from either eagle nest tree.

4. FOR ACTIVITIES WITHIN 330 FEET OF EITHER EAGLE NEST TREE:
a. All exterior construction, heavy landscaping and associated activities within 330 feet of either eagle nest tree is prohibited when either eagle nest is in-use.

5. FOR ACTIVITIES WITHIN 100 FEET OF EITHER EAGLE NEST TREE:
a. Exterior construction, use or placement of heavy equipment, heavy landscaping and associated activities are prohibited within 100 feet of either eagle nest tree during any time of year; and
b. To the extent practicable, minimize human access by foot or vehicle, including mowing and/or foot traffic within 100 feet of either
eagle nest tree anytime either nest is in-use.

6. Prior to conducting or while activities in Condition D are occurring, you must provide educational materials that outline how to minimize disturbance to eagles as listed in Condition G, along with the contact information for an eagle rehabilitator provided in Condition E in the event any eagle is injured or is found on the ground, to the following:
a. The contractor and construction personnel;
b. Occupants of any structure described in Condition D; and
c. Maintenance personnel responsible for the post-project maintenance of the project area described in Condition D.

7. Site stormwater ponds no closer than 100 feet from either nest and construct them when both nests are not in-use. Plant native pines and/or hardwoods and native groundcover around the pond to create, enhance or expand the visual vegetation buffer between construction activities and the eagle nests by planting appropriate native pines or hardwoods.

8. Retain the largest native pines and hardwoods for use as potential eagle roost or nest sites by preserving all native trees outside of the project footprint. Maintain and/or create, enhance or expand the visual vegetation buffer between construction activities and the eagle nests by planting appropriate native pines or hardwoods.

9. To the extent practicable, construction or associated project activities farthest from either eagle nest should occur prior to construction or associated project activities closest to either nest.

10. Down-shield all new permanent exterior lighting so that lights do not shine directly onto either eagle nest.

11. Follow state and federal guidelines, laws and label instructions at all times if using pesticides, herbicides, or other chemicals on property identified in Condition D.

12. If applicable, coordinate the design and construction or retrofitting of new and existing utility lines to be in compliance with the Avian Power Line Interaction Committee (APLIC) Guidelines found at www.aplic.org (h p://www.aplic.org) to reduce the potential for any electrocution, collision and/or nesting of avian species.

H. Subpermittees.

1. Any person who is employed by or under contract to you for the activities specified in this permit, or otherwise designated a subpermittee by you in writing, may exercise the authority of this permit.

2. A subpermittee is an individual to whom you have provided written authorization to conduct some or all of the permitted activities in your absence. Subpermittees must be at least 18 years of age.

3. Any subpermittee who has been delegated this authority may not re-delegate to another individual/business.

4. You are responsible for ensuring that your subpermittees are qualified to perform the work and adhere to the terms of your permit. You are also responsible for maintaining current records of designated subpermittees. As the permittee, you are ultimately legally responsible for compliance with the terms and conditions of this permit and that responsibility may not be delegated.

5. You and any subpermittees must carry a legible copy of this permit and display it upon request whenever exercising its authority.

I. Monitoring Requirements.

1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended.

Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.

If a new eagle nest is built on the property described in Condition D or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.

2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not eagles return to the nesting territory as identified in Monitoring Requirements No.1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest.

3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:
a. During each eagle nesting season, defined as October 1 through May 15, or when the nest is in-use; and
b. For an additional (1) nesting season after project has been completed.

Monitoring must be conducted according to the following schedule:

Frequency	Schedule	Time	Time of Day
Once	November	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60 – 90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60 - 90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60 – 90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:
a. Date and length of time Bald Eagles were observed;
b. Time of day;
c. Number and age of Bald Eagles observed (i.e. juvenile, immature, sub-adult, adult); if age is not known, provide description;
d. Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
e. If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
f. If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
g. A description of any human activity at the time eagles are observed during each month of the monitoring period (e.g. construction, road building, use of machinery, etc.).

J. Reporting Requirements.

1. You may use Form 3-202-15 (Eagle Take Annual Report) found online at www.fws.gov/forms/3-202-15.pdf (h p://www.fws.gov/forms/3-202-15.pdf) to report monthly and annual Bald Eagle monitoring activities. Use of this form is not mandatory, but the same information must be submitted.

2. You must submit an annual report, Eagle Take Annual Report Form 3-202-15, to the Service summarizing the information you obtained through monitoring and include your monthly monitoring reports as an attachment by June 30 of each calendar year a report is required as follows:
a. Electronically to FW4eaglemonitoring@fws.gov (mailto:FW4eaglemonitoring@fws.gov). The email subject line for each report submitted must reference the permit number, project title or name, and month/year of report, and
b. Mailed to U.S. Fish and Wildlife Service Migratory Bird Permit Office, 1875 Century Boulevard, Atlanta, Georgia, 30345.

If no eagle activity is observed, a report indicating "no activity observed" is required.
If project activities were delayed or not conducted, an annual report indicating "no activities occurred" is required.

50 CFR 22.26 STANDARD CONDITIONS
EAGLE TAKE (DISTURBANCE PERMIT)

All of the provisions and conditions of the governing regulations at 50 CFR part 13 and 50 CFR part 22.26 are conditions of your permit. Failure to comply with the conditions of your permit could be cause for suspension of the permit and/or citation. The standard conditions below are a continuation of your permit conditions. If you have questions regarding these conditions, refer to the regulations and forms, or to obtain contact information for your issuing office, visit:
https:www.fws.gov/birds/policies-and regulations/permits/permit-policies-and-regulations.php (https://www.fws.gov/birds/policies-and%20regulations/permits/permit-policies-and-regulations.php)

1. This permit does not authorize you to conduct activities on federal, state, tribal or other public or private property without additional prior written permits or permission from the agency/landowner.

2. You remain responsible for all outstanding monitoring requirements and mitigation measures required under the terms of the permit for take that occurs prior to cancellation, expiration, suspension, or revocation of the permit. Provisions for discontinuance of permit activity are outlined in 50 CFR 13.26.

3. You must maintain records as required in 50 CFR 13.46. Your records must also include the data gathered for monitoring and reporting purposes. All records relating to the permitted activities must be kept at the location indicated in writing by you to the migratory bird permit issuing office.

4. Acceptance of this permit authorizes the U.S. Fish and Wildlife Service to inspect and audit or copy any permits, books or records required to be kept by the permit and governing regulations (50 CFR 13.47).

5. You must allow Service personnel or other qualified persons designated by the Service, access to the areas where eagles are likely to be affected buy your project activities, at any reasonable hour, and with reasonable notice from the Service, for purposes of monitoring eagles at the site(s) while the permit is valid and for up to 3 years after it expires.

6. The Service may amend, suspend, or revoke a permit issued under this section if new information indicates that revised permit conditions are necessary, or that suspension or revocation is necessary, to safeguard local or regional eagle populations. This provision is in addition to the general criteria for amendment, suspensions and revocation of Federal permits set forth in 50 CFR 13.23, 13.27, and 13.28 of this chapter.

7. To renew this permit if the activities described in Condition D have not been completed by the expiration date of this permit, permittee must meet issuance criteria at the time of renewal and must also have been in compliance with permit conditions, including all monitoring and reporting requirements of the original permit.

8. You may request amendment to your permit. The Service will charge a fee for substantive amendments made to permits within the time period that the permit is still valid. The fee is $500 for commercial permittees and $150 for non-commercial permittees (50 CFR 13.11(d)(4)). Substantive amendments are those that pertain to the purpose and conditions of the permits and are not purely administrative. Administrative changes, such as updating name and address information, are required under 13.23(c), and the Service will not charge a fee for such amendments. Requests for substantive amendment must be submitted via Form 3-220-71.

####

General ID: Large Eagle Nest

Notes:
From the ground level this appears to be the most recent nest construction.

Photo #	Date of Photograph:
1	01/14/2021

General ID: Large Eagle Nest

Notes:
When photo was taken from above a Great Horned Owl was documented using this nest. Center of the photo.

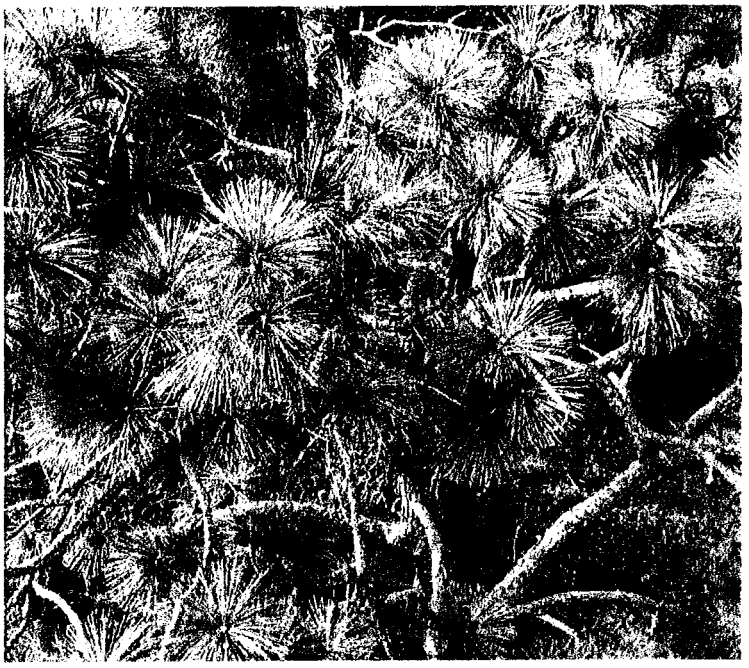


Photo #	Date of Photograph:
2	01/14/2021

General ID: Smaller recorded eagle nest

Notes:
This nest is dilapidated.

Photo #	Date of Photograph:
1	01/14/2021

General ID: Smaller recorded eagle nest

Notes:
Additional Photo of dilapidated nest

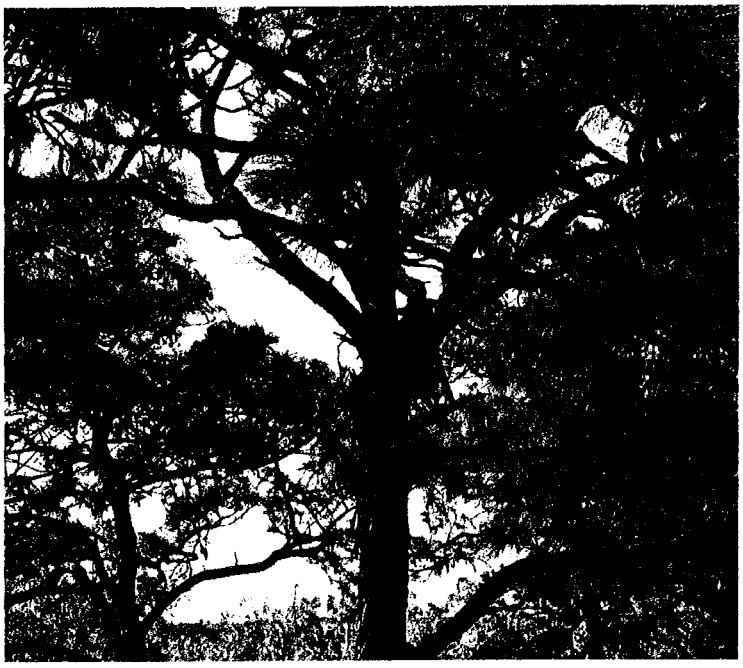


Photo #	Date of Photograph:
2	01/14/2021

General ID: One of several homeless Camps

Notes:

Photo #	Date of Photograph:
1	01/14/2021

General ID:
Homeless Camp

Notes:

Photo #	Date of Photograph:
2	01/14/2021

General ID: Dumping

Notes:

Photo #	Date of Photograph:
1	01/14/2021

General ID: Dumping

Notes:

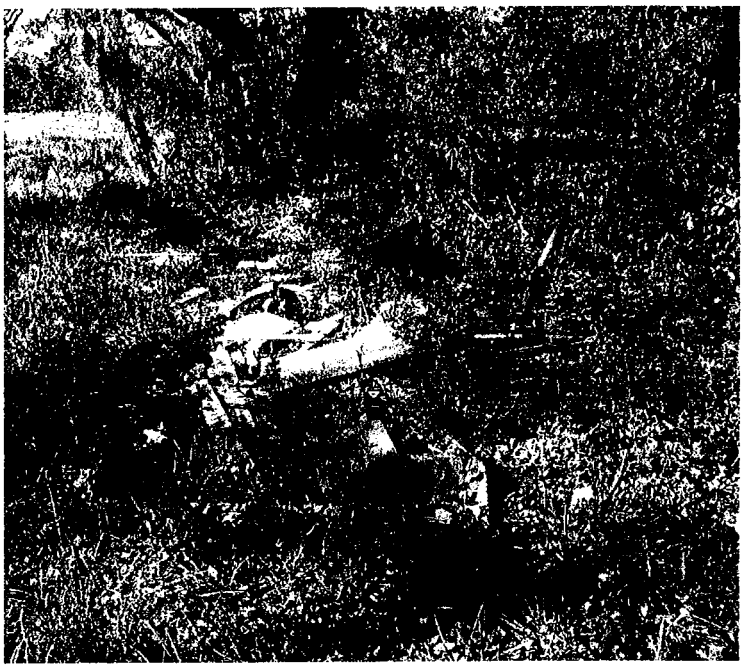


Photo #	Date of Photograph:
2	01/14/2021

General ID: Wetland 2

Notes: Trash and refuse

Photo #	Date of Photograph:
1	01/14/2021

General ID: Wetland 2

Notes: Exotic species, Punk Tree dominant

Photo #	Date of Photograph:
2	01/14/2021

General ID: Wetland 6

Notes: Dumping

Photo #	Date of Photograph:
1	01/14/2021

General ID: Wetland 6

Notes: Exotic species

Photo #	Date of Photograph:
2	01/14/2021

General ID: Open water with fringe of Brazilian pepper

Notes:

Cardinal Direction:

Photo #	Date of Photograph:
1	01/14/2021

General ID: Landward side of Open water with Brazilian pepper fringe

Notes:

Cardinal Direction:

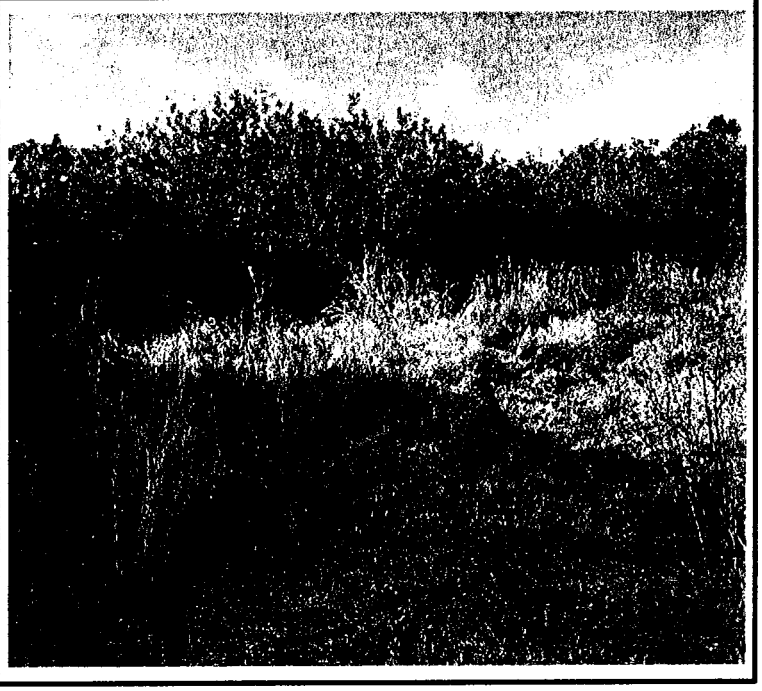


Photo #	Date of Photograph:
2	01/14/2021

General ID: Exotic species Brazilian pepper and Fedilia

Notes:

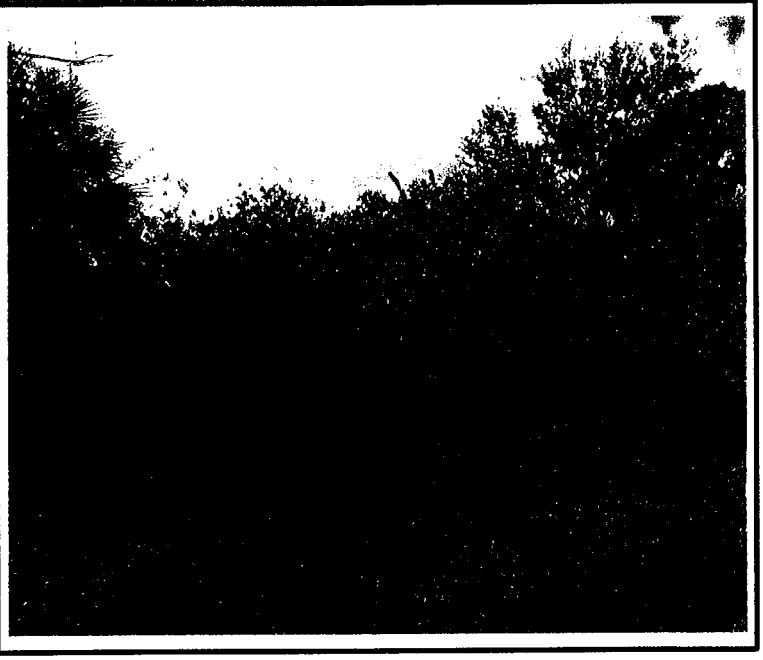


Photo #	Date of Photograph:
1	01/14/2021

General ID: Dumping and Exotic Species

Notes:

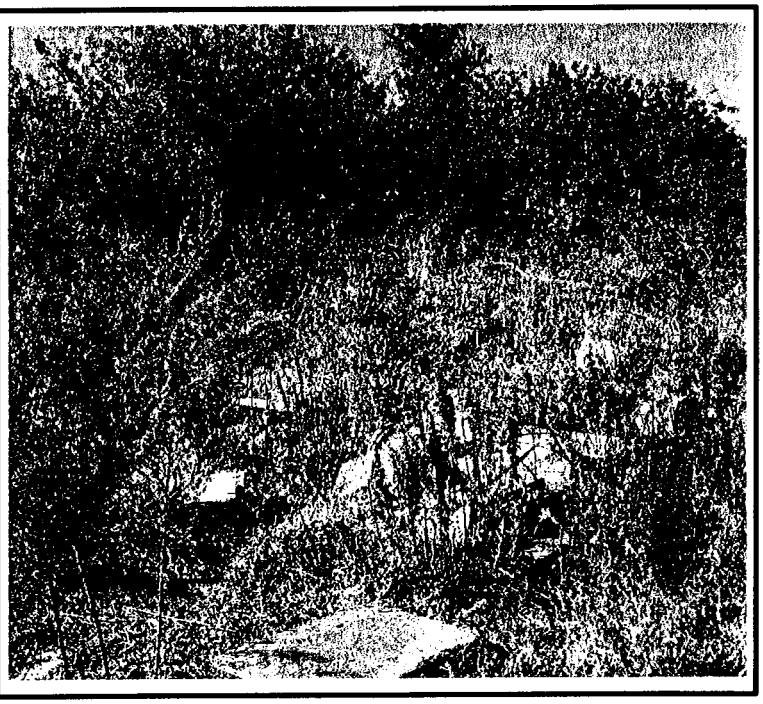


Photo #	Date of Photograph:
2	01/14/2021

General ID: Disturbed Land – Off rode vehicle use

Notes:

Photo #	Date of Photograph:
1	01/14/2021

General ID: Disturbed Land – Off rode vehicle use

Notes:

Photo #	Date of Photograph:
2	01/14/2021

Resolution 2021-60 Exhibit H

Kimley»Horn

October 12, 2021

Ms. Patricia L. McNeese, AICP
Principal Planner
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, Florida 34688

RE: ***Anclote Harbor Apartments***
East of US 19 and North of E Live Oak Street
City of Tarpon Springs, Florida
Transportation Management Plan

Dear Ms. McNeese,

This Transportation Management Plan (TMP) memorandum documents the proposed transportation demand management strategies for the Anclote Harbor Apartments residential development. The proposed Anclote Harbor Apartments are located along US 19 in Pinellas County, Florida, north of the Pinellas Trail. The Florida Department of Transportation (FDOT) context classification for US 19 is C3 – Suburban and the speed limit on US 19 is 55 miles per hour (MPH). This development is proposed to include up to 404 mid-rise multi-family dwelling units.

Introduction

This Transportation Management Plan has been prepared to meet the requirements set forth in the City of Tarpon Spring Land Development Code (LDC). The LDC requirements include the following:

Section § 122.11.03:

> *"Transportation management plans are to be submitted by applicants of development projects in conjunction with their site plans. Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."*

Section § 122.11.04:

> *"Developers of tier 1 projects are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel."*

Development projects located within deficient road corridors that generate between 51 and 300 new peak hour trips are classified as tier 1. The Anclote Harbor Apartments meets the criteria of a tier 1 project as US 19 currently operates with a deficient Level of Service (LOS) and the development is anticipated to generate between 51 and 300 new peak hour trips.

The LDC identifies twelve (12) transportation management strategies. The eight (8) bolded/italicized strategies in the list below are proposed for the Anclote Harbor Apartments residential development:

1. ***Intensity reduction***
2. ***Density reduction***
3. Project phasing
4. Outparcel deletion
5. ***Physical highway improvements***
6. ***Operational improvements (signal)***
7. ***Access management strategies***
8. Mass transit initiatives
9. ***Demand management/commuter assistance***
10. ***Bicycle/pedestrian improvements***
11. Intelligent transportation system improvements
12. ***Livable community site design features***

The Project phasing (#3) and Outparcel deletion (#4) are not applicable as the project is proposed to contain one phase and will not include any outparcels. The developer also continues to coordinate with Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT) for Mass transit initiatives (#8). However, neither agency has requested transit stops or transit stop improvements at the project site at this time. Finally, the portion of US 19 that the project is adjacent to does not currently have Intelligent transportation systems (#9), therefore this transportation demand strategy is not applicable.

The eight (8) proposed transportation management plan strategies for the Anclote Harbor project are detailed in the following section.

Transportation Management Plan Strategies

The following transportation demand strategies have been developed through coordination with the Florida Department of Transportation (FDOT) and City of Tarpon Springs staff for the proposed Anclote Harbor development. The proposed strategies are detailed in the following subsections.

1. Intensity Reduction

The project is proposing a rezoning to Residential Planned Development (RPD). The site is currently zoned for commercial use. As stated in the City's staff report, intensity for this project was reviewed in terms of proposed project trip generation and the proposed residential use generates significantly less trips compared to trip generation rates for either office or retail land uses.

A comparison of the proposed land use and other potential allowable density and intensity is provided in **Table 1**. A 50,000 square foot retail and 400,000 square foot office development on the site would generate approximately 300% more trips.

Table 1: Intensity Comparison

Land Use	A.M. Peak-Hour Trips	P.M. Peak-Hour Trips	% Increase Over Apartment
400,000 square feet Office 50,000 square feet Retail	579	750	299% AM 321% PM
203,091 square feet Shopping Center 75 Multifamily dwelling units 30,056 square feet Office 6,000 square feet Convenience Retail & Gas Station	701	1,245	383% AM 599% PM
404 Apartment Units	145	178	--

2. Density Reduction

The project is proposing a density reduction. The project is reducing density by 17.4% The density allows for the development of up to 489 units, but the applicant is seeking approval for only 404 dwelling units. The reduction in density supports a reduction in new trips to and from the project site.

3. Project Phasing

The Anclote Harbor Apartments project will be developed in one phase; therefore, project phasing is not applicable.

4. Outparcel Deletion

The Anclote Harbor Apartments residential development does not include any proposed commercial uses, therefore there are no outparcels to delete on the site.

5. Physical Highway Improvements

The Anclote Harbor Apartments development is proposing right turn deceleration lanes at the two US 19 project driveways and left-turn lanes at the offset median u-turns. The turn lanes will help offset project traffic impacts to US 19. The offset left-turn median openings will also provide median openings for existing traffic to utilize along US 19 without having to impact the adjacent traffic signals along US 19.

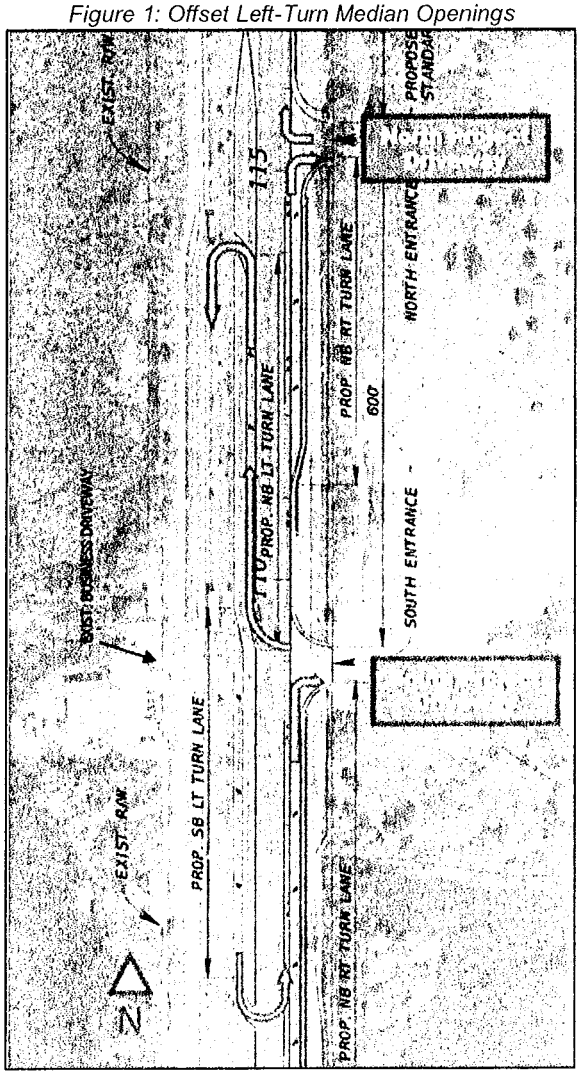
6. Operational improvements (Signal Retiming)

Signal timing adjustments are identified at the intersection of US 19 & Klosterman Road in the Traffic Impact Analysis (TIA) submitted for the Anclote Harbor Apartments residential development. The project developer will coordinate with Pinellas County should signal timing adjustments or retiming be needed after buildout of the project.

7. Access Management Strategies

To provide access to the site, offset left-turn lanes will be constructed along US 19 (**Figure 1**). The offset left-turn lanes are required by the FDOT as a safer alternative to a full median or a directional median opening at the project access location. The offset left-turn lanes improvement will allow vehicles traveling on US 19 to make a southbound or northbound u-turn movement, improving existing conditions as it provides an opportunity for vehicles to make a u-turn in both directions prior to the existing northbound and southbound left-turn lanes at the signalized intersections of US 19 & E Live Oak Street and US 19 & Beckett Way. This improvement is anticipated to reduce the future northbound and southbound u-turn movements at these adjacent signalized intersections and the existing median openings and improve the intersection operations for these movements.

Figure 1: Offset Left-Turn Median Openings



8. Mass Transit Initiatives

The project development has coordinated with Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT). Neither agency has requested transit stops or transit stop improvements at the project site at this time.

9. Demand Management/Commuter Assistance

The Anclote Harbor Apartment community will foster multimodal transportation by providing bicycle storage, electric vehicle charging, and encouraging ride sharing and resident carpooling programs. Electric vehicle charging stations will be installed in the parking area to serve each of the five residential buildings and the Clubhouse. Underground conduit will also be installed in the area of each residential building to enable future, additional installation of electric vehicle charging stations to meet future increased demand for electric vehicle charging in the community.

Bicycle storage will be provided on site to encourage multimodal trips and reduce vehicle trips to and from the community. Bicycle storage will be provided near residential areas and the Clubhouse. Residents will be able to connect to the Bicycle facilities and the Pinellas Trail from the development via existing sidewalk or existing bicycle lanes along US 19.

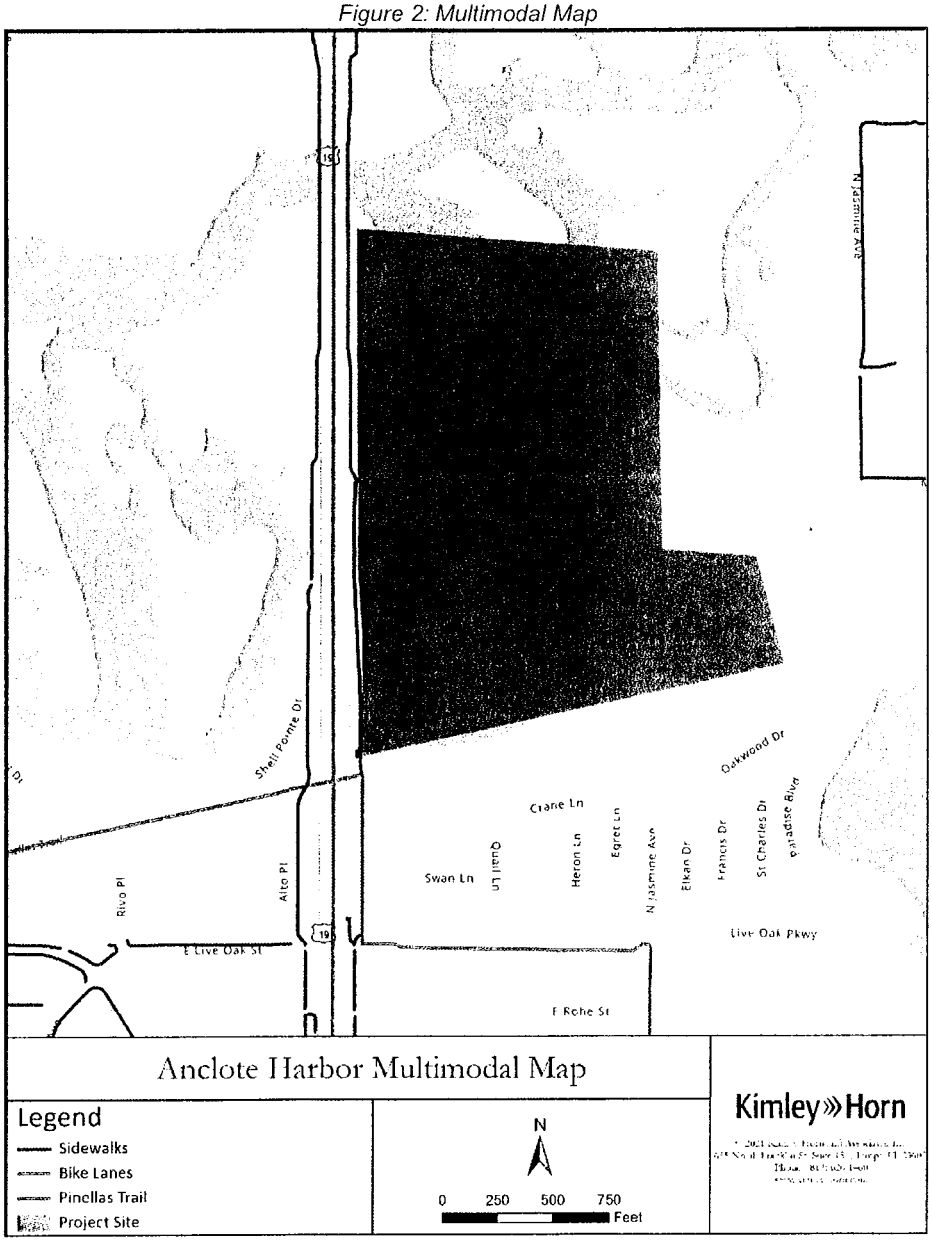
Commuter assistance will be provided in the form of the resident carpooling programs, as well as the encouragement of ride share program usage to reduce single occupancy personal vehicle trips. Transportation information for the commuter assistance will be provided in the leasing office.

10. Bicycle/Pedestrian Improvements

The site design promotes a pedestrian-friendly design with an internal sidewalk/path network and sidewalk connections from the site to US 19 and the Fred Marquis Pinellas Trail. Sidewalks and bicycle lanes currently exist along both sides of US 19. The Fred Marquis Pinellas trail is approximately 0.25 miles south of the site and will be connected to the site via the existing sidewalk along US 19. The trail provides multimodal access throughout Pinellas County including downtown Tarpon Springs as well as existing and future trail connections in Pasco County.

The sidewalk connection will be provided from the site to the existing sidewalk along US 19. A map illustrating the existing multi-modal connectivity is provided in **Figure 2**. A proposed sidewalk circulation exhibit is provided on the site plan showing the proposed sidewalk connections on site. Pedestrian facilities will be provided on site as well as additional gathering spaces including trails, pocket park, playground and pet park. Additionally, the Anclote Harbor Apartments community will offer a bike share program for its residents.

Figure 2: Multimodal Map



11. Intelligent Transportation System Improvements

The project is located adjacent to US 19. The portion of US 19 that the project is adjacent to does not currently have intelligent transportation systems, therefore this transportation demand strategy is not applicable.

12. Livable Community Site Design Features

Anclote Harbor Apartments will encourage traffic reduction by promoting a livable community through site design features. The apartments will enable a live-work-play lifestyle. Residents will have access to on-site recreational amenities such as a resort style pool, fitness center with yoga, cardio and strength training studios, dog park, grill stations, on-site boat dock access, kayak/canoe launch areas, and walking paths with a sidewalk connection to the Pinellas Trail.

The project will also enable working-from-home by featuring a co-working inspired business center with large collaborative spaces, private conference room, and private office spaces. The provision of working-from-home feature will reduce vehicles trips by supporting residents' business needs on-site.

Summary of Transportation Management Plan Strategies

The Anclote Harbor Apartments residential development is providing eight (8) of the twelve (12) transportation demand strategies identified in the City of Tarpon Springs LDC. The eight (8) bolded/italicized strategies in the list below are proposed for the Anclote Harbor Apartments residential development:

1. ***Intensity reduction***
2. ***Density reduction***
3. Project phasing
4. Outparcel deletion
5. ***Physical highway improvements***
6. ***Operational improvements (signal)***
7. ***Access management strategies***
8. Mass transit initiatives
9. ***Demand management/commuter assistance***
10. ***Bicycle/pedestrian improvements***
11. Intelligent transportation system improvements
12. ***Livable community site design features***

Four (4) strategies are not included in the Anclote Harbor TMP due to the applicability and feasibility of the strategies related to the proposed project.

Transit Agency Coordination

Transit service on US 19 adjacent to the project site is jointly provided by PSTA and PCPT. Route 19 service operates on US 19. The stops nearest to the project site are located near the intersection of US 19 & E Live Oak Street and at the Beckett Way intersection. Both PSTA and PCPT have been contacted regarding the provision of a transit stop at the project site. Both PSTA and PCPT indicated they are not requesting a transit stop at the project site at this time. Documentation of correspondence from PSTA in September 2021 is attached. Coordination with PCPT is currently on-going.

Bus Rapid Transit Potential

US 19 is designated as a priority corridor for future Bus Rapid Transit (BRT) by Forward Pinellas, Pinellas County's transportation planning authority. US 19 is identified as a Primary Corridor of Forward

Pinellas' Countywide Plan Transit-Oriented Land Use Vision Map. Primary Corridors are those identified as appropriate for investment in high-frequency, limited-stop transit, which may provide local or regional connectivity. The development should participate and coordinate in future planning efforts for BRT on US 19. At this time, stop and route specifics of BRT implementation on US 19 have not been determined.

Please review this Transportation Management Plan memorandum and let us know if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher Hatton, P.E.
Senior Vice-President

Kelly Fearon, P.E.
Traffic Engineer

Attachments: Communication Documentation from PSTA

From: Henry Lukasik <hlukasik@psta.net>
Sent: Friday, September 17, 2021 1:46 PM
To: Cintron, Artie <Artie.Cintron@kimley-horn.com>
Subject: RE: Anclote Harbor Multi-Family: Transit Discussion

Afternoon Artie,

Good to hear from you. All is well and hope the same for you.

There has been no change on our side since we last spoke. PSTA does not provide service that far north on US 19 so we should not have a need for any transit improvements.

Thanks for checking back with us and if you need anything else do not hesitate to contact me.

Have a good weekend!

Henry

Henry Lukasik
Director of Maintenance
Pinellas Suncoast Transit Authority (PSTA)
St. Petersburg, Florida
O: (727) 540-1845 | C: (727) 580-1094

From: Cintron, Artie <Artie.Cintron@kimley-horn.com>
Sent: Wednesday, September 15, 2021 2:09 PM
To: Henry Lukasik <hlukasik@psta.net>
Subject: RE: Anclote Harbor Multi-Family: Transit Discussion

Henry,

I hope all is well and it has been some time since we last spoke.

Our multi-family project (attached for reference) that we previously spoke about is going back though rezoning. One of the conditions was that we had direct coordination with PSTA to determine if there is any service stop need for our site. The last time we spoke verbally I believe it was discussed that there was not a service need at our location. I wanted to follow up to confirm this is still the case. I appreciate your response and please call me with any questions.

Artie Cintron
Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813 635-5585 | Office: 813-620-1460

From: Cintron, Artie
Sent: Wednesday, September 23, 2020 2:47 PM
To: hlukasik@psta.net
Cc: Kamil Salame <kamils@morgangroup.com>; Harvey D. Gonzalez <harveyg@morgangroup.com>; Richard Buck <RichardB@morgangroup.com>
Subject: Anclote Harbor Multi-Family: Transit Discussion

Henry,

Pleasure to meet you. I called you earlier this week but wanted to follow up.

We are the civil engineer for the proposed Anclote Harbor project that is currently going through a rezoning with the City of Tarpon Springs (see attached). It is located on U.S 19 just along the south side

of the Anclote River. As we progress with transportation studies and design, the City wanted us to reach out with PSTA to confirm if there is a ridership need in the area that may warrant any action or discussion.

Please let me know if you are available for a coordination discussion. I received your contact from Dan Rodriguez at HART who informed me that you would be a great contact to begin discussion.

Kimley»Horn

Artie Cintron
Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813 635-5585 | Office: 813-620-1460

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Resolution 2021-60 Exhibit I

Anclote Harbor Hurricane Response Plan

This hurricane response plan was developed to:

- Provide proactive risk mitigation before a hurricane event
- Ensure employee and resident safety
- Expedite recovery with infrastructure plans

PRE-HURRICANE SEASON PLANNING

At least 60 days prior to the beginning of hurricane season (June 1st), Management will issue notice to residents informing them of the governmental resources available to them in case of emergency (Exhibit A). Residents will be encouraged to prepare a hurricane plan for their entire household. This outline will specify what every member of the household will do before, during and after a hurricane. Guidelines for preparing the hurricane plan are as follows:

- Gather a two-week supply of all items listed in "Suggested Hurricane Supply Checklist" (Exhibit B)
- Asking an out-of-town relative or friend to be an emergency contact, and to make sure everyone knows that person's phone number. Telling emergency contact person your location during the hurricane.
- Making arrangements, in advance, for where residents will stay during a hurricane - at home, a friend's home, a shelter or a hotel. Making arrangements for a back-up location as well. Making sure your emergency contact knows the location, address and phone number.
- Making arrangements for those with special needs or pets and register with county.
- Practice and reviewing hurricane plan.
- Management will mass email periodic updates to all residents and advise current conditions or when services have been restored. Please make sure that management has an updated email address for you.

Elderly and Special needs Residents will be reminded of the following

- Elderly, frail, or a persons with disabilities will be encouraged to have friends or relatives help with housing and welfare.
- Making a list of prescribed medications, and get a month's supply. Making copies of the prescriptions. Special diets should be budgeted for at least 3 days
- Making sure you are wearing an I.D. bracelet with your name, medications, allergies and contact information.
- If someone in the residence requires special attention or medical care, contact Pinellas County Emergency Management at (727) 464-3800 to register and receive more information about available assistance.

BEFORE A HURRICANE EVENT:

In the event of a hurricane, Management issue notice (Exhibit C) informing residents of action plans. Residents and team members will be encouraged to adhere closely to the emergency response guidelines (Exhibit D). When an evacuation order is issued, EVERYONE must evacuate the community. Employees and emergency responders are expected to evacuate as well. There will be reduced access to emergency services during a storm, and authorities will not be available to help you. Essential operations, such as the elevators, air conditioning, water service etc. may be suspended. Please also keep in mind that if you do not evacuate, you can expect that there will be no staff available for possibly several days after the storm. Once evacuated, you should plan on having to stay away for up to a week or more. Government officials may block the return of all persons, except essential emergency personnel, from coming back to the area for up to several days. Residents who do not evacuate will be encouraged to comply with the Hurricane shelter in place recommendations (Exhibit E)

Residents will be advised to prepare their units for a hurricane as follows:

- Remove all furniture and decorative wall fixtures from any open balcony or patio.
- Close and firmly lock all sliding glass doors and windows.
- Prepare for the loss of utility services
- Clean bathtubs and fill with water in case water lines are damaged. Use this water for cleaning and to refill toilet as needed.

AFTER A HURRICANE EVENT:

Management Team will assess damage caused by the community and work with available resources to remediate and mitigate property damage to the extent possible. Management will issue post-storm notifications on guidelines (Exhibit F) to expedite recovery efforts. In the event of a power outage, the Clubhouse will serve as an emergency space to issue resident directives and help manage relief efforts. To help expedite community recovery efforts, emergency back-up power at the clubhouse will be provided via a rechargeable battery system utilizing solar panels to recharge batteries. This system will power essential appliances such as refrigeration critical for medicine, essential food items, lighting during night time, charging of mobile devices, and access control. When used conservatively, the backup system will be able to power clubhouse essentials for 7 days or more. A draft of this system is shown on Exhibit G.

MORGAN

Exhibit A

5165

Team Member/Resident Resources

Customer Service Statement

Governmental and nongovernmental agencies in the community at large can provide vital information and resources in emergencies and natural disasters.

Standard

- Team Members maintain a listing of governmental and nongovernmental agencies that can be a valuable resource before, during, and after emergencies and natural disasters.

Task Breakdown

1. American Red Cross - www.redcross.org
    a. Agency provides disaster relief that includes shelter, food, health and mental health services. Local chapters can be located on the website.
2. Federal Emergency Management Agency (FEMA) - www.fema.gov
    a. Agency provides information and resources for planning, preparing, and managing disasters. The website also provides information about disaster survivor assistance and response and recovery.
3. NOAA National Weather Service - www.weather.gov
    a. Site includes weather conditions, forecast, and active alerts and warnings.
4. National Hurricane Center - www.nhc.noaa.gov
    a. Site includes forecasts and information on resources and preparedness.
5. FEMA tornado information - www.ready.gov/tornadoes
    a. Site includes information on preparing for tornadoes and management during and after the storm.
6. FEMA earthquake information - www.ready.gov/earthquake
    a. Site includes information on preparing for earthquakes, plus measures to take during and after the earthquake.
7. State emergency preparedness agencies: _____

Last Updated 11/24/2019 02:57 PM ET

Exhibit B

SUGGESTED HURRICANE SUPPLY CHECKLIST

HURRICANE SUPPLY KIT CHECKLIST (maintain a two-week supply for each person in your home of each of the following items):

Baby Supplies:	Formula, bottles, powdered milk, jarred/canned baby foods, diapers, towelettes and special medications.
Food Supplies:	Purchase foods that require no refrigeration and little preparation such as: ready-to-eat canned food, canned juices, milk/parmalat, soup, soft drinks, instant coffee/tea, lots of ice (you can freeze your water supply).
Medical Supplies:	First aid kit, rubbing alcohol, aspirin, non-aspirin pain reliever, anti-diarrheals and antacids, extra prescription medication (especially for those with heart problems and diabetics). Ask your physician or pharmacist how to store prescription medication.
Other Supplies:	Wind-up or battery-operated radios, flashlights, non-electric can opener, extra batteries, ABC-rated fire extinguisher in a small canister, portable cooler, absorbent towels, plastic trash bags, wind-up or battery operated clock, extra set of keys, screw driver, hammer, photocopies of prescriptions, photo identification, proof of occupancy of residence (utility bills), medical history and information.
Personal Items:	Toilet paper, towels, soap, shampoo, personal and feminine hygiene products, denture needs, contact lenses and an extra pair of eye glasses, sun protection and insect repellent
Water:	A minimum of seven gallons of water per person (1/2 gallon for drinking and 2 gallons for bathing, tooth brushing, etc.). Please store water in clean plastic containers.

Exhibit C

Dear Residents:

You may be aware that_____is under a Hurricane Watch, which would mean that our area could be subject to hurricane conditions including high force winds and potentially heavy rainfall that could cause flooding, as well as additional post-storm rainfall over several days. While we hope that this severe weather threat passes, we urge you to take the necessary steps to be prepared in the event we do experience hurricane force winds and rain. We would like to advise you to closely monitor weather bulletins, forecasts and official declarations until the hurricane threat has passed.

In an effort to help you prepare for the effects of possible hurricane conditions we would like to share the following information gathered from the American Red Cross, National Weather Service and Federal Emergency Management Agency:

When a Hurricane Threatens

- Turn your refrigerator and freezer to the coldest settings, opening them only when absolutely necessary.
- Freeze water in plastic jugs and use them to fill every space in the refrigerator/freezer to keep food cool.
- Prepare an emergency water supply before the hurricane strikes. Figure one gallon of drinking water per person per day. Also, fill coolers with ice.
- Sterilize the bathtub, jugs, bottles, cooking utensils and other containers. Scrub thoroughly, sponge and swab with bleach, then rinse. Let the bathtub and other containers dry, and then fill with water. This water can be used for sanitary purposes.
- Make sure you have at least a two week supply of non-perishable foods. Don't forget a non-electric can opener.

Evacuations

- Given our location, the Pinellas County Emergency Management Department will likely issue an immediate evacuation order. All residents and employees will be required to evacuate the building in short order. Residents are encouraged to stay with family members of friends who live in a non-evacuation area.
- Upon receipt of the evacuation order, the Management Team will relay the evacuation requirement via e-mail and to mobile numbers on file via SMS (Short Message Service).
- Please ensure the Management Office has your most updated contact information (cell phones, emails, emergency contacts). These will be used to communicate when it is safe to return
-

Residents are responsible for securing their personal belongings

- Remove everything from your balconies.
- Secure all windows and sliding glass doors.
- Place towels around windowsills in case of water intrusion.
- Closely monitor projected conditions. Follow directions issued by local, state, and federal agencies
- Insurance is recommended to insure your belongings against loss or displacement. You may want to review the terms of your current policy to ensure that you have coverage for any personal loss.
- Unplug your television, computer, DVD and stereo equipment.
- Back up your computer. If you are in a flood-prone area, move electronic equipment above the floor level.
- Bring in all objects that can be easily blown away, such as patio furniture, bikes, plants and grills.
- Prepare your vehicle. Fill your gas tank early. Gasoline may not be available for days after the hurricane strikes due to power outages.
- If available, park your car in a garage or away from trees. Try to avoid sub-grade parking areas and if possible, park your vehicle above ground level.
- Check all flashlights, battery powered lanterns and portable radios and have spare batteries on hand.
- Make sure you have plenty of water and food for your pet. You may also consider having disposable waste pads available in the event you cannot take your pet outdoors.
- Collect your disaster supply kits, along with blankets and sleeping bags and keep them with you.
- Store valuables and documents, place valuables, personal papers and insurance information in a waterproof container and store them in the highest possible spot.
- Make sure you have plenty of cash, as ATM machines will be down if there is a power outage.
- Inventory your personal property (a video is an excellent idea).

During a Hurricane

- Weather conditions may deteriorate rapidly, hours before the arrival of the actual hurricane. Stay indoors. An interior room or a room without windows is usually the safest.
- If the center (eye) of the hurricane passes through our area, continue to stay indoors unless emergency repairs are absolutely necessary. Wind and rain may stop for a few minutes or for more than an hour. If this occurs, beware, the winds can/will suddenly pick up again from the opposite direction and possibly with more force than before.
- If winds become strong, stay away from windows and doors. Take refuge in a small interior room, closet or hallway. Take a battery powered radio or TV and a flashlight with you to your place of refuge. Close all interior doors and secure all exterior doors.
- If flooding threatens your home, turn off the electricity at the main breaker.
- If you lose power, turn off major appliances such as the A/C and water heater to reduce damage.

After a Hurricane

- Remain indoors until the official "All Clear" is given. Continue to monitor television and/or radio on your battery powered unit. Your local news stations will be issuing official announcements from the National Hurricane Center and local officials.
- Do not use your telephone unless you have an emergency. Do not call 911 except for life threatening situations. Consider putting your mobile device on power-save mode.
- Do not report individual interruptions in electricity, water or telephone services. The utility companies have plans to restore service as quickly as possible, and property management has no control over utility service restoration. Report individual trouble only after service has been generally restored in your area.
- If the water supplies should become contaminated, the Public Health Department will issue a boil water order after the hurricane passes. The order will remain in effect for at least 72 hours.

The on-site office will remain open as long as possible in order to assist you in any way that we can. Emergency service will be available by dialing our office telephone number as long as telephone service is still available. On site management will utilize the Active Building Resident Portal, the Community App and Facebook to send notifications and post updates to our residents.

For medical or other emergencies such as fire always dial 911 first.

EMERGENCY CONTACT INFORMATION

Medical, Police, Fire	911	
Federal Emergency Management Administration	1-800-621-3362	www.fema.gov
American Red Cross	www.redcross.org	
Check here for a recommended supply list:	http://www.weather.gov/tbw/	

You may also want to download helpful apps to stay updated on storm and flooding developments.

We hope that you and your family will monitor the weather conditions closely and be safe throughout. If you have any other questions, concerns or special needs, please do not hesitate to contact us.

Sincerely,

MORGAN

Exhibit D

5085

Hurricane, Preparation and Evacuation

Customer Service Statement

Morgan is committed to making optimal preparations in the event of a hurricane so as to minimize loss of life and damages.

Standard

- Team Members prepare effectively for hurricanes, recognizing that hurricanes have the potential for catastrophic damage.
- Team Members understand hurricane-related terminology and are aware of sources for monitoring storm progression (National Weather Service, local television and radio).
  - Hurricane watch: Hurricane conditions are possible within the area. A watch can be issued up to 48 hours in advance of the storm.
  - Hurricane warning: A hurricane is expected within the area. The warning may be issued 36 hours in advance.
- Team Members follow the guidelines in the Communicating within the Company and Communicating with Residents and Others standards.
- Team Members seek approval by the Regional Property Manager for all Resident communication.
- Team Members provide Resident notification in timely manner.
- Team Members follow the directives of local authorities, including orders to evacuate.
- If ordered to evacuate, Team Members close the offices and follow the guidelines in the Evacuation Plan standard. If evacuated from the Community, they will be off-duty (including from on-call responsibilities) until the storm has passed.
- Maintain a list of current and approved Supplier Partners (such as general contractors, roofers, tree companies, water extraction, etc.) and be prepared to contact them in advance.

Task Breakdown

Hurricane Watch

1. If under a hurricane watch, be alert.
   a. Stay tuned to the local media and/or the National Weather Service for changing weather conditions.
2. Consult with the Regional Property Manager regarding precautions and Resident notification.
3. Review the Evacuation Plan standard and emergency procedures.
4. Gather emergency supplies (bottled water, flashlight, batteries, garbage bags, shovels, rakes, cell phones, plywood, gasoline and first aid kit).
5. Determine the location of nearest storm shelter.

Hurricane Warning

1. If a hurricane warning is issued, perform all of the above (if not already done).
2. Notify the Residents as soon as possible by posting hurricane warning notices in all common areas and entrances to the Community. All communications/notifications must be approved by the Regional Property Manager.
3. Follow precautions issued by the Regional Property Manager and local authorities, including:
   a. Electrical/maintenance:
      - Disconnect electrical power, where appropriate.
      - Shut down irrigation systems to prevent water intrusion.
      - Store maintenance/shop inventory above anticipated water level.
      - Call elevators up to at least the 4th floor and notify residents.
   b. Pool:
      - Lower pool water levels and turn off power to pool pumps.
      - Secure pool furniture or move to storage area.
   c. Office:
      - Back up and print key code list. Store in a safe, accessible place.
      - Back up computers prior to turning them off. Store hard drives in a secure place.
      - Move equipment above anticipated water level.
   d. Community (general):
      - Secure dumpsters, signage, and loose gutters.
4. Board up windows to the Leasing Office, maintenance shop, clubhouse, and other common areas, as directed by supervisors and local authorities.

Notes and Materials

- Notification letter to Residents
- Emergency Contact List

Last Updated 04/07/2021 05:05 PM ET

Attachments

MORGAN

Exhibit E

5090

Hurricane, In Progress

Customer Service Statement

Team Members comply with the directives of local officials and company supervisors during a natural disaster such as a hurricane. If unable to evacuate prior to the storm, Team Members will take measures to maximize their safety.

Standard

- Team Members will attempt to complete hurricane preparations and close the offices before the storm, but they understand that following the directives of local authorities and company supervisors takes priority.
- If the hurricane strikes before evacuation is possible, Team Members take measures to maximize their safety.

Task Breakdown

1. If you are unable to evacuate, take shelter in a wind-safe room (a reinforced room able to withstand high winds and airborne debris) or an area such as the following:
    a. A windowless room in the center of the building, such as a closet or bathroom, on the lowest level (safest location)
    b. An interior hallway with few or no windows
2. Close all interior doors. Secure external doors.
3. Quickly gather any immediately needed emergency supplies such as cell phones, flashlights, batteries, radios, and water.
4. Take cover, staying low to the ground.
5. Remember: If there is a lull, it could be the eye of the storm. Once the eye passes, the storm will begin again.
6. Remain indoors until storm passes.

Last Updated 04/15/2015 04:31 PM ET

MORGAN
EXCELLENCE FROM THE GROUND UP

Exhibit F

5095

Hurricane , After

Customer Service Statement

Morgan is committed to optimizing the safety of Residents, Team Members, and others in the Community after a hurricane .

Standard

- Team Members follow the guidelines in the Accident or Medical Emergency standard if injuries are suffered during and after the storm.
- Team Members understand that potential hazards (extensive rainfall, flooding, broken gas lines or power lines, weakened structures) exist after a hurricane has passed and take measures to maximize the safety of themselves and others and to minimize damage.
- Team Members assess the Community for risks and work with the company and local agencies to restore the Community.
- Team Members communicate with the company, Residents, and others following company standards.

Task Breakdown

Health and Safety

1. Immediately following the storm, determine the health and safety of individuals in the area.
    a. Refer to the Accident or Medical Emergency standard, as necessary.
2. Take measures to calm and comfort the Residents and others.

Post-Storm Communication

1. Communicate with the Regional Property Manager to:
    a. Provide an update on the situation and receive any directives.
    b. Obtain directives regarding Resident notifications and information to be given to the answering service.
2. Notify the answering service of the Regional Property Manager-approved statement to be given out in response to inquiries.
3. Distribute the notification/information letter to the Residents (following approval by Regional Property Manager).
4. Consult with the local authorities, including utility companies, regarding issues in the Community (see below). Water quality may need to be determined before tap water can be safely ingested.

Assessment of the Community

1. Once storm has passed, assist authorities, as appropriate, with the inspection of the Community before re-entering buildings or damaged areas. Note hazards such as:
    a. Flooded areas/roads
    b. Loose or dangling power lines/utility outage (refer to the Utility Outage standard)
    c. Fallen objects
    d. Suspected gas leaks (refer to the Gas Leak standard)
    e. Structural damage
2. When entering buildings without electricity, use only flashlights (no candles) to help visibility. Turn on flashlights outside before entering building (battery may spark and ignite leaking gas).
3. Document and photograph the damaged areas.
4. Submit the property damage claims to the company's insurance claims representative. Send a copy to the Regional Property Manager.
5. Complete an incident report. Refer to the Incident Reporting and Distribution standard.
6. Wear proper PPE (e.g., hard hats) if entering buildings.
7. As soon as practically possible, set up a meeting with the Facilities Project Manager to assess property damage and prepare a preliminary budget. Forward the preliminary budget to the Risk Management Department as soon as possible.

Post-Storm Housing/Resident Belongings

1. Resident belongings should be insured through the Residents' personal renter's insurance. The company's insurance carrier may make later settlements once responsibility for the loss is determined.
2. When situations warrant, contact the Red Cross to request assistance with coordinating temporary housing, food, and clothing vouchers. The agency may establish a crisis center location within the Community and be available to counsel Residents.

Notes and Materials

- Notification letter to Residents
- Camera
- Emergency Contact List
- Incident Report

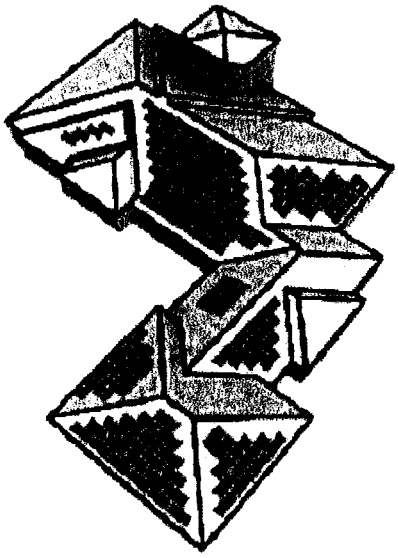
Last Updated 11/24/2019 03:47 PM ET

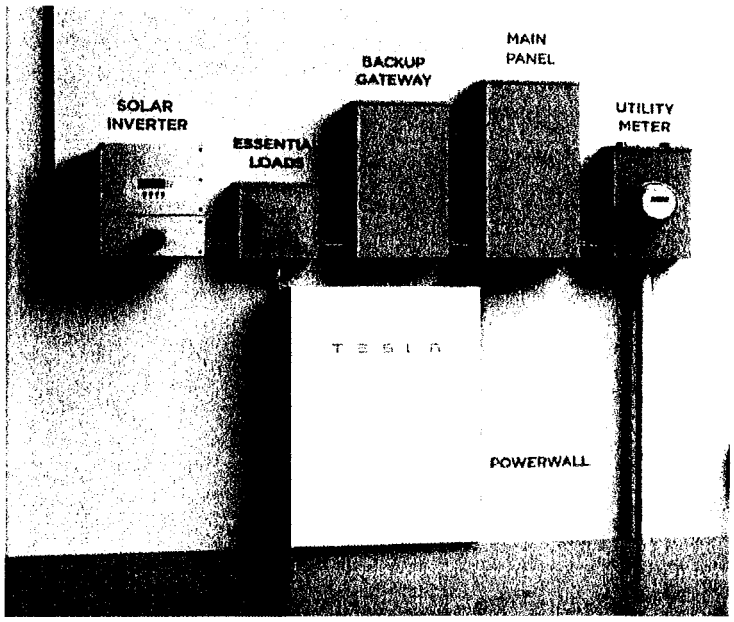
Exhibit G

Clubhouse Backup Power, Preliminary Design

This preliminary plan is subject to changes based on the evolution of electrical plans of the clubhouse, permissibility, and alternative back-up power innovations during the design and construction of the project.

System Overview:

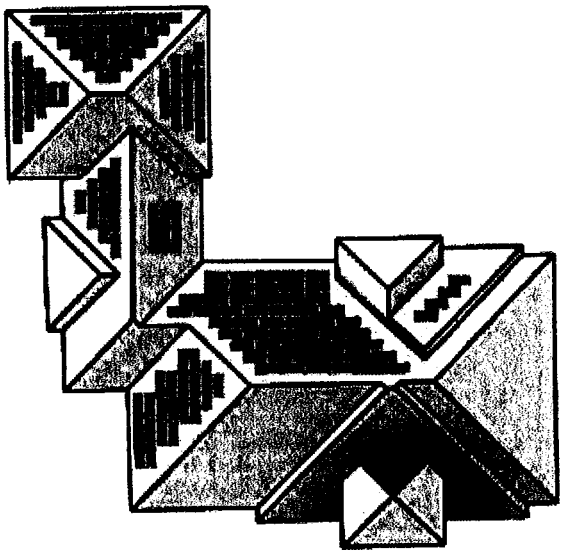




The Total Maximum demand amps for the clubhouse are expected to range from 450 to 500 amps. The systems considers a maximum emergency load of 400 amps or 133.94 kWhs when excluding non-essentials demand. The solar system as currently designed is expected to produce an average 233 kWh per day split into two gateways of 116 kWh each, allowing for some margin over the expected load. When solar is down (night time), battery back up will have a storage capacity of 81 kWhs or 60% of the expected total demand load during an emergency. This overnight use should be fully recharged and the cycle can continue indefinitely weather permitting.

Design details on following pages:

PROPOSED SOLAR SYSTEM



PV SYSTEM DETAILS

TOTAL SOLAR MODULES	138
SYSTEM SIZE	57.96 kW
EST. ANNUAL SOLAR ENERGY PRODUCTION (ASSUMING ZERO SHADING)	85,378 kWh
MODULE MANUFACTURER & WATTAGE	Tesla 420W
INVERTERS & DC OPTIMIZERS TYPE	SolarEdge Technologies Inc.

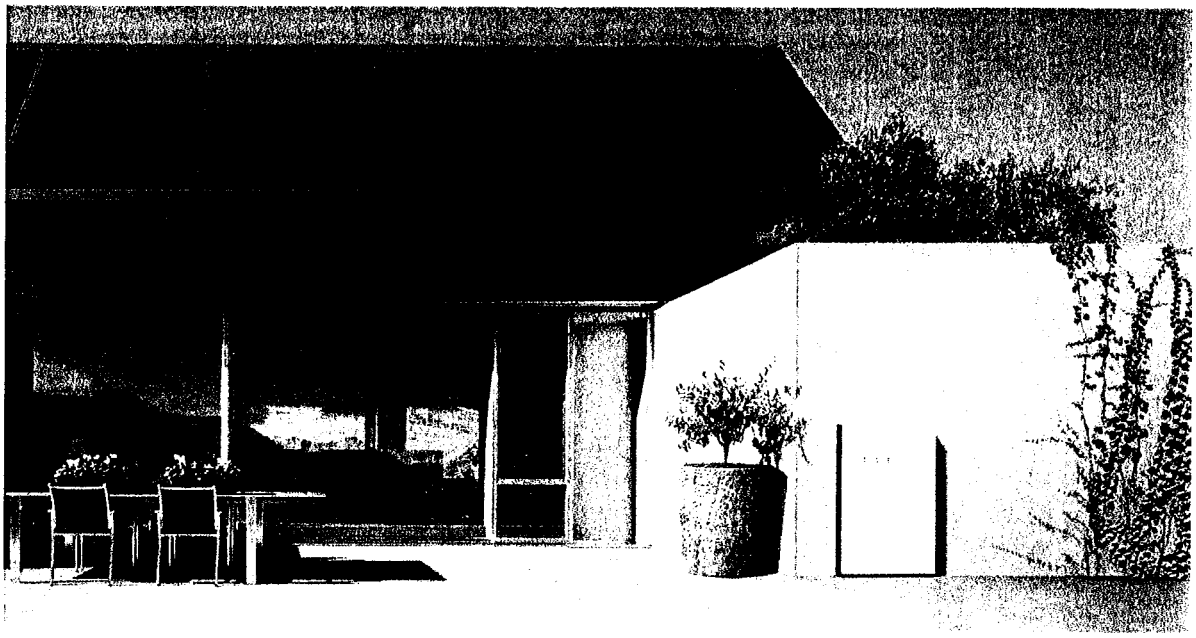
ENVIRONMENTAL FACTORS

PLANTING 29,895 TREES

DRIVING 115,435 FEWER MILES PER YEAR

TAKING 10 CARS OFF THE ROAD

PROPOSED STORAGE SYSTEM



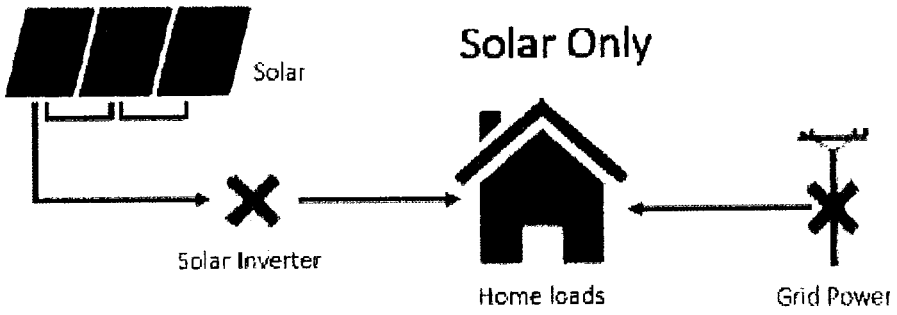
SYSTEM PERFORMANCE & COST ANALYSIS

NUMBER OF TESLA POWERWALLS	12
TOTAL MAX CONTINUOUS REAL POWER	60 kW
TOTAL USABLE ENERGY	162 kWh

TESLA

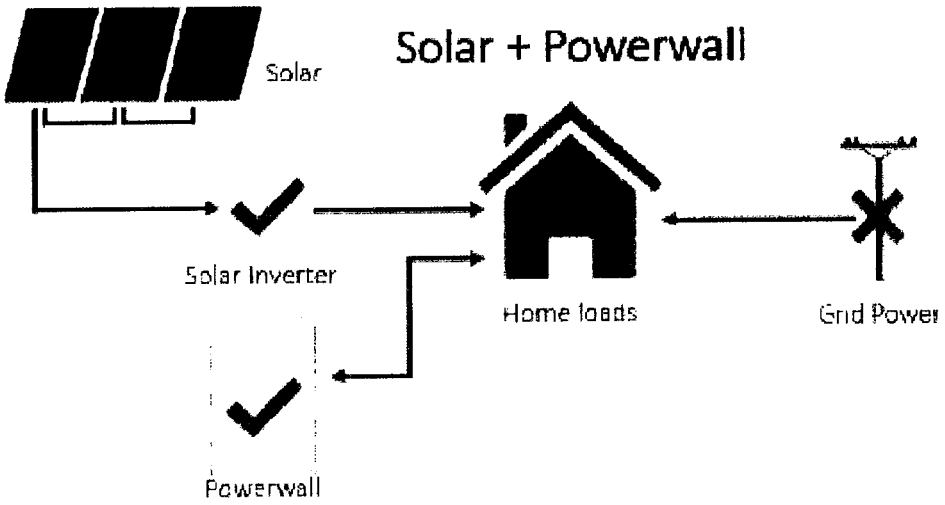
HOW IT WORKS

DURING A GRID OUTAGE A SOLAR ONLY SYSTEM IS DESIGNED TO SHUT O FOR SAFETY REASONS. THIS MEANS THAT EVEN WITH THE SUN SHINING THE HOME IS LEFT WITHOUT POWER.



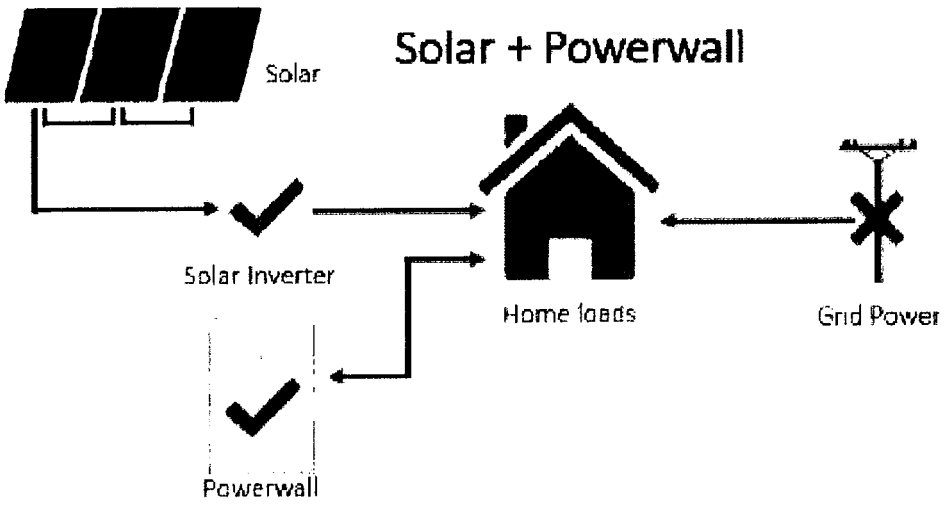
SEAMLESS BACKUP POWER (POWER RESTORED IN ¼ SECOND!)

IN THE EVENT OF A POWER OUTAGE, THE BACKUP GATEWAY DISCONNECTS POWER BETWEEN THE UTILITY METER AND MAIN PANEL (WHOLE HOME CON GURATION) OR THE MAIN PANEL AND SUBPANEL (PARTIAL HOME CON GURATION) AND REESTABLISHES POWER. THE TIME FROM POWER OUTAGE TO POWER RESTORED IS A QUARTER OF A SECOND. UNLIKE GENERATORS THAT TAKE 30 SECONDS TO 3 MINUTES TO RESTORE POWER, POWERWALL IS FAST ENOUGH THAT CLOCKS AND APPLIANCES ARE NOT A ECTED. MOST CUSTOMERS WILL ONLY EXPERIENCE A BRIEF DIP IN LIGHTING WHILE THE TRANSITION OCCURS.



HOW IT WORKS

IN THE EVENT OF A POWER OUTAGE, THE BACKUP GATEWAY DISCONNECTS POWER BETWEEN THE UTILITY METER AND MAIN PANEL (WHOLE HOME CONFIGURATION) OR THE MAIN PANEL AND SUBPANEL (PARTIAL HOME CONFIGURATION) AND REESTABLISHES POWER. THE TIME FROM POWER OUTAGE TO POWER RESTORED IS A QUARTER OF A SECOND. UNLIKE GENERATORS THAT TAKE 30 SECONDS TO 3 MINUTES TO RESTORE POWER, POWERWALL IS FAST ENOUGH THAT CLOCKS AND APPLIANCES ARE NOT AFFECTED. MOST CUSTOMERS WILL ONLY EXPERIENCE A BRIEF DIP IN LIGHTING WHILE THE TRANSITION OCCURS.



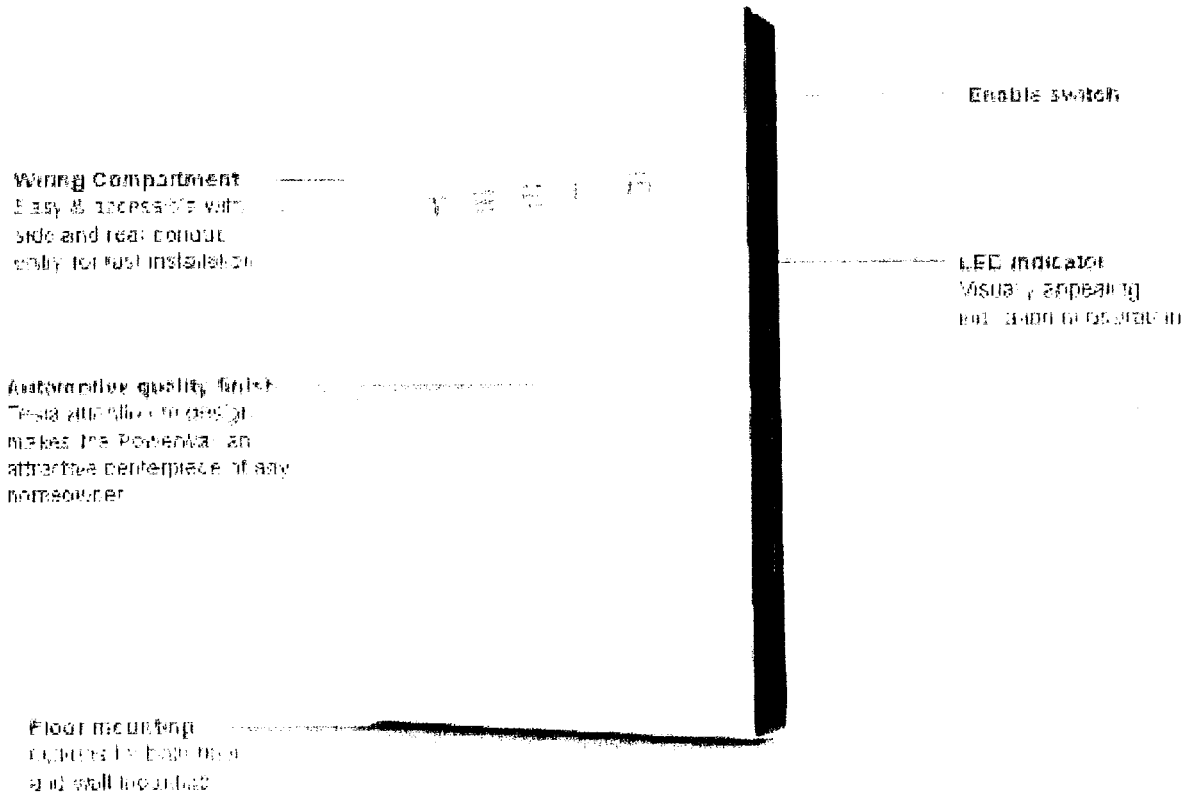
HOW BACKUP WORKS:

- BACKUP GATEWAY DETECTS OUTAGE
- POWERWALL PROVIDES POWER
- INVERTER DETECTS VOLTAGE/FREQUENCY AND KEEPS WORKING
- SOLAR KEEPS GENERATING POWER FOR THE HOME AND CHARGING POWERWALL

POWERWALL DESIGN

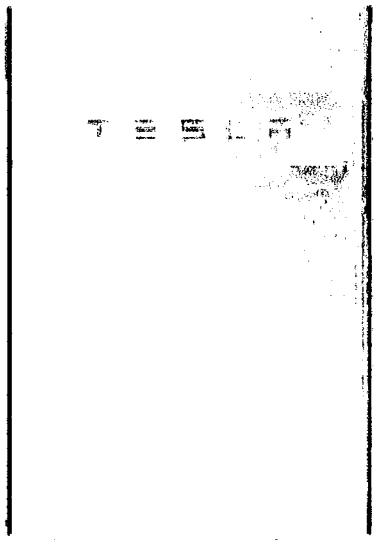
POWERWALL IS THE CENTERPIECE OF A TESLA HOME ENERGY SYSTEM. IN ORDER TO FULLY PURSUE OUR MISSION, TO ACCELERATE THE WORLD'S TRANSITION TO SUSTAINABLE ENERGY, WE MUST NOT ONLY BE FOCUSED ON THE ADOPTION OF ELECTRIC VEHICLES, WE MUST FOCUS ON THE SOURCE OF THE ENERGY USED IN EVS.

POWERWALL IS COMPACT, STACKABLE AND WITH A BUILT-IN INVERTER, POWERWALL ALSO COMES READY TO INTEGRATE SEAMLESSLY WITH TESLA SOLAR OR ALTERNATIVE SOLAR PV SYSTEMS, ENABLING CUSTOMERS TO SELF-POWER THEIR HOME OR EVEN GO 0 -GRID.



PRODUCT HIGHLIGHT

INSIDE POWERWALL



Inverter
Built-in inverter converts all DC energy to the AC energy required for your home, ensuring clean and cost-effective

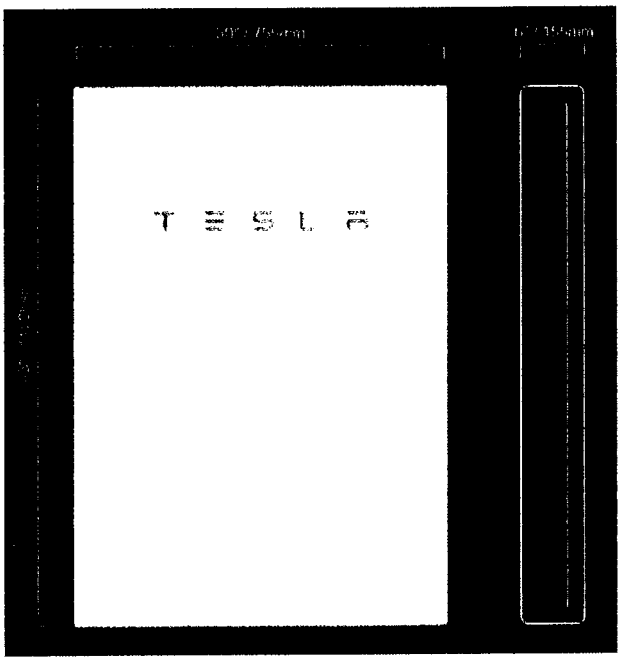
Liquid Cooling
Regulates Powerwall's internal temperature to maximize battery performance in any climate

Battery Pack
The economies of scale gained by the Gigafactory makes Powerwall one of the lowest cost per kWh

- ALL IN ONE BATTERY + BATTERY INVERTER
- INSTALLED IN AN AC COUPLED CONFIGURATION TO ANY COMPATIBLE ELECTRICAL SYSTEM CAPABLE OF PROVIDING WHOLE HOME BACKUP
- CAN BE USED WITHOUT SOLAR, RETRFITTED WITH EXISTING SOLAR OR PAIRED WITH NEW SOLAR UP TO 10 POWERWALLS IN A SYSTEM
- PROVIDES FLEXIBILITY OF INSTALLATION BY DECOUPLING BATTERIES WITH SOLAR

TECHNICAL SPECIFICATION

POWERWALL PROVIDES 5KW (7KW PEAK) OF CONTINUOUS POWER AND 14KWH (13.5KWH USABLE) OF ENERGY. IT'S INTEGRATED DESIGN PROVIDES THIS BEST IN CLASS ENERGY AND POWER CAPABILITY WITH MINIMAL FOOTPRINT. IT'S UNIQUE ACTIVE COOLING SYSTEM ALLOWS IT TO BE INSTALLED IN ALMOST ANY CLIMATE.



Usable Capacity
13.5 kWh

Depth of Discharge
100%

Efficiency
>90% round-trip

Power
7kW peak / 5kW continuous

Supported Applications
Solar self-consumption
Time of use load shifting
Backup
Off grid

Warranty
10 years

Scalable
Up to 10 Powerwalls

Operating Temperature
-4° to 122°F / -20°C to 50°C

Dimensions
L x W x D: 44" x 29" x 5.5"
(1150mm x 755mm x 155mm)

Weight
276 lb / 125 kg

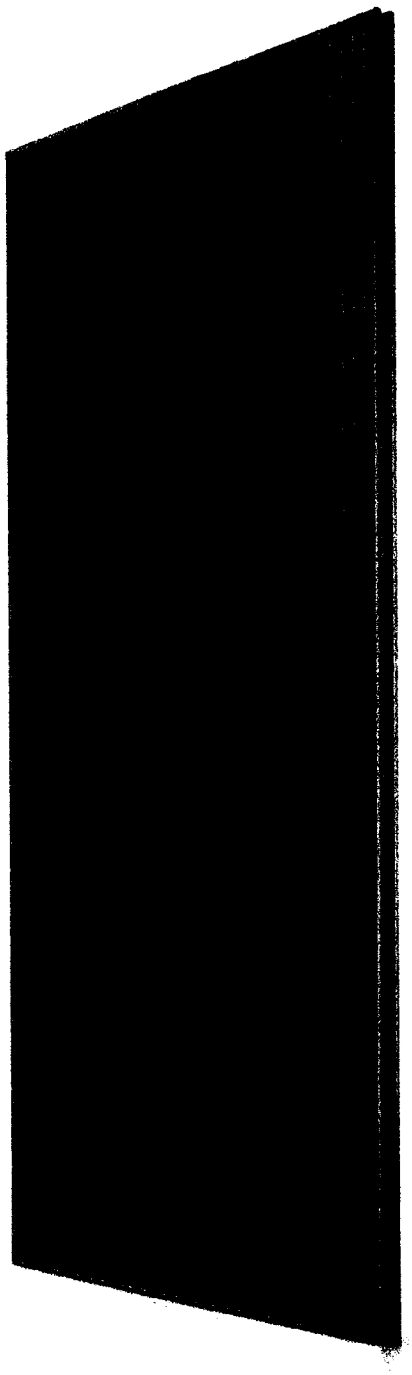
Installation
Floor or wall mounted
Indoor or outdoor

Certification
North American and International Standards
Grid code compliant

Tesla

Photovoltaic Module

T420S, T425S, and T430S



Maximum Power

The Tesla module is one of the most powerful residential photovoltaic modules available. Our system requires up to 20 percent fewer modules to achieve the same power as a standard system. The module boasts a high conversion efficiency and a half-cell architecture that improves shade tolerance.

Beautiful Solar

Featuring our proprietary Zep Groove design, the all-black module connects easily with Tesla ZS components to keep panels close to your roof and close to each other for a blended aesthetic with simple drop-in and precision quarter-turn connections.

Reliability

Tesla modules are subject to automotive-grade engineering scrutiny and quality assurance, far exceeding industry standards. Modules are certified to IEC / UL 61730 - 1, IEC / UL 61730 - 2 and IEC 61215.

Limited Warranty

Materials and Processing	25 years
Extra Linear Power Output	25 years

The maximum Pmax degradation is 2% in the 1st year and 0.54% annually from the 2nd to 25th year.

Linear Power Warranty

Module Specifications

Electrical Characteristics

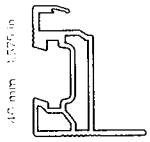
Power Class	T420S		T425S		T430S	
Test Method	STC	NOCT	STC	NOCT	STC	NOCT
Max Power P_{max} (W)	420	313.7	425	317.4	430	321.1
Open Circuit Voltage V_{oc} (V)	48.5	45.47	48.65	45.61	48.8	45.75
Short Circuit Current I_{sc} (A)	11.16	9.02	11.24	9.09	11.32	9.15
Max Power Voltage V_{mp} (V)	40.90	38.08	41.05	38.22	41.20	38.36
Max Power Current I_{mp} (A)	10.27	8.24	10.36	8.3	10.44	8.37
Module Efficiency (%)	19.3		19.6		19.8	
STC	1000 W/m², 25°C, AM1.5					
NOCT	800 W/m², 20°C, AM1.5, wind speed 1m/s					

Mechanical Loading

Front Side Test Load	6120 Pa | 128 lb/ft²
Rear Side Test Load	5190 Pa | 108 lb/ft²
Front Side Design Load	4080 Pa | 85 lb/ft²
Rear Side Design Load	3460 Pa | 72 lb/ft²
Hailstone Test	25 mm Hailstone at 23 m/s

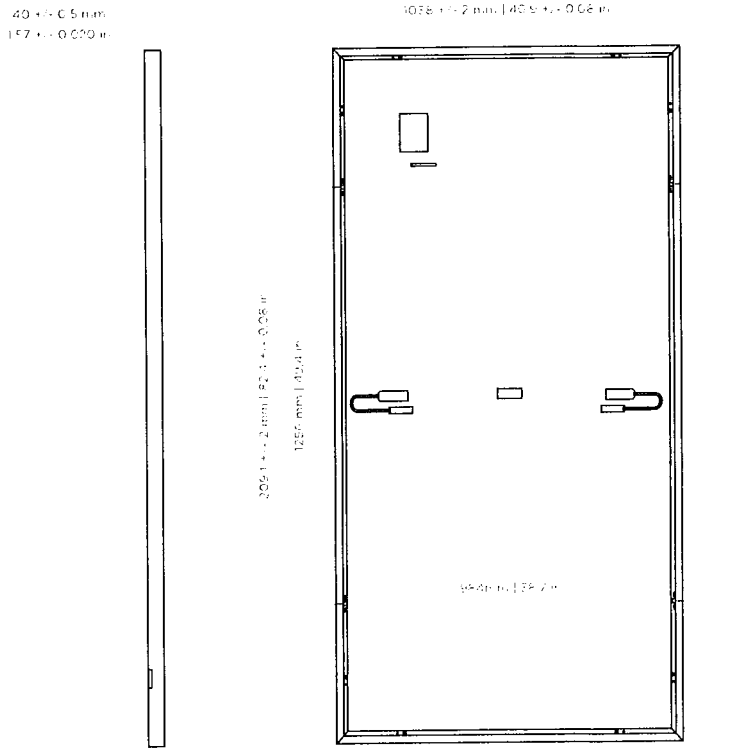
Temperature Rating (STC)

Temperature Coefficient of Isc	+0.040% / °C
Temperature Coefficient of V_{oc}	-0.260% / °C
Temperature Coefficient of P_{max} (W)	-0.331% / °C



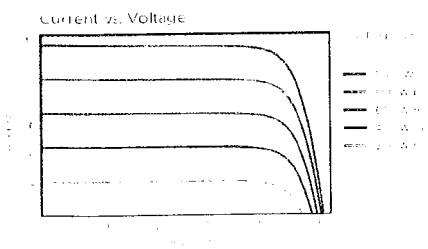
Mechanical Parameters

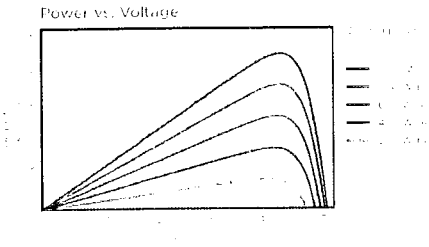
Cell Orientation	144 (6 × 24)
Junction Box	IP68, 3 diodes
Cable	4 mm² | 12 AWG, 1400 mm | 55.1 in, Length
Connector	Staubli MC4 or EVO2
Glass	3.2 mm ARC Glass
Frame	Black Anodized Aluminum Alloy
Weight	25.3 kg | 55.8 lb
Dimension	2094 mm × 1038 mm × 40 mm 82.4 in × 40.9 in × 1.57 in

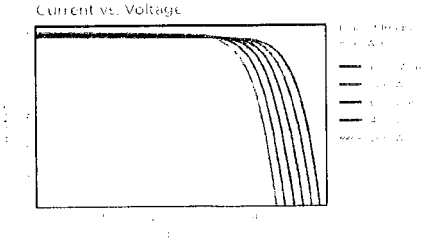


Operation Parameters

Operational Temperature	-40°C up to +85°C
Power Output Tolerance	-0 / +5 W
V_{mp} & I_{mp} Tolerance	+/- 3%
Max System Voltage	DC 1000 V (IEC/UL)
Max Series Fuse Rating	20 A
NOCT	45±2 °C
Safety Class	Class II
Fire Rating	UL Type 1 or 2







City of Tarpon Springs

TRC Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project **22-02**
PNZ - Anclote Harbor Plan Amendment

Project Address 42501 N US Highway 19
Tarpon Springs, FL 34689
United States

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, you will be informed of when the project scheduled for public hearing by Planning and Zoning staff.

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Planning and Zoning

[Comment 00005]

Patricia McNeese

ADVISORY COMMENT: The submittal of this application for a change to Recreation/Open Space (R/OS) was required by Resolution 2021-60 approving a Final Planned Development for this project. The change to R/OS for the upland pineland habitat area of the amendment request is appropriate. The categories depicted on the existing Future Land Use Map (FLUM)

for the amendment area include Commercial General (CG), Residential/Office General (R/OG) and Preservation (P). The applicant has also requested that the Preservation (P) area be adjusted to cover the delineated wetland area on site. All FLUM amendments/adjustments are being processed under Application #22-02.

[Comment 00006]

Patricia McNeese

ADVISORY COMMENT: The applicant submitted digital coverage (shapefiles) of the amendment area. The digital files are in a form acceptable to the City.

[Comment 00007]

Patricia McNeese

ADVISORY COMMENT: This application is tentatively for the August 19, 2024 regular meeting of the Planning and Zoning Board.

[Comment 00008]

Patricia McNeese

ADVISORY COMMENT: This document contains comments resulting from the Technical Review Committee meeting of July 11, 2024.

[Comment 00009]

Patricia McNeese

ADVISORY COMMENT: The applicant is aware and understands that the allowable uses under the proposed Recreation/Open Space (R/OS) FLUM category are restricted to the uses approved as part of the applicant's Planned Development under Resolution 2021-60 and the conservation easement that is required to cover both the R/OS category and the Preservation category.

Reviewers

Patricia McNeese
(727) 942-5611
pmcneese@ctsfl.us

PLANNING AND ZONING DEPARTMENT

TRC Comment Report

324 EAST PINE STREET, TARPON SPRINGS, FLORIDA, 34689
Telephone: (727) 942-5611

Project	**22-02** PNZ - Anclote Harbor Plan Amendment
Project Address	42501 N US Highway 19 Tarpon Springs, FL 34689 United States

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Planning and Zoning

[Comment 00002 |]

Patricia McNeese

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application is on hold pending receipt of required shapefiles.

[Comment 00004 |]

Patricia McNeese

This document reflects FINAL comments resulting from the Technical Review Committee (TRC) meeting of April 14, 2022.

[Comment 00005 |]

Patricia McNeese

The submittal of this application for a change to Recreation/Open Space (R/OS) was required by Resolution 2021-60 approving a Final Planned Development for this project. The change to R/OS for the upland pineland habitat area of the amendment request is appropriate. The categories depicted on the existing Future Land Use Map (FLUM) for the amendment area include Commercial General (CG), Residential/Office General (R/OG) and Preservation (P). The applicant has submitted an accompanying letter requesting that the Preservation (P) area be adjusted to cover the delineated wetland area on site (See Application #22-41).

[Comment 00006 |]

Patricia McNeese

The applicant submitted digital coverage (shapefiles) of the amendment area. The digital files are in a form acceptable to the City.

PLANNING AND ZONING DEPARTMENT

TRC Comment Report

324 EAST PINE STREET, TARPON SPRINGS, FLORIDA, 34689
Telephone: (727) 942-5611

Project	**22-02** Anclote Harbor Plan Amendment
Project Address	42501 N US Highway 19 Tarpon Springs, FL 34689 United States

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).

Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Planning and Zoning

[Comment 00002 |]

Patricia McNeese

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application is on hold pending receipt of required shapefiles.

PLANNING AND ZONING DEPARTMENT

13 January 2022 9:29:24 AM

TRC Comment Report

324 EAST PINE STREET, TARPON SPRINGS, FLORIDA 34689
Telephone: (727) 942-5611

Project **22-02**
Anclote Harbor Plan Amendment

Project Address 42501 N US Highway 19
Tarpon Springs, FL 34689
United States

Instructions

Please review comments below and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments, or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days). Please keep in mind that the Planning & Zoning Division has 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be “EXPIRED” and a new application will have to be submitted. If you have questions concerning any of the above information, please do not hesitate to contact the Planning Department for assistance.

Planning and Zoning

[Comment 00002 |]

Patricia McNeese

TRC Comments of January 13, 2022

[Comment 00003 |]

Patricia McNeese

This application will be scheduled for the February 28, 2022 Planning and Zoning Board meeting. The tentative date for the Board of Commissioners hearing is March 8, 2022.

0000353478-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus } ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ORDINANCE NO. 2024-06** was published in said newspaper by print in the issues of: **7/31/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**07/31/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA PICKETT
MY COMMISSION # HH 515948
EXPIRES: April 15, 2028

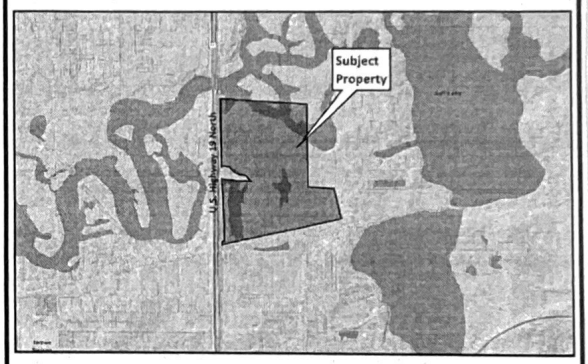
LEGAL NOTICE

NOTICE OF PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A PORTION OF THE 64.17 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 36.64 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATIONS R/OG (RESIDENTIAL/OFFICE GENERAL), CG (COMMERCIAL GENERAL) AND (P) PRESERVATION, TO, FUTURE LAND USE MAP DESIGNATIONS R/OS (RECREATION/OPEN SPACE) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE .



Public Hearings on the proposed ordinance will be held before the **Planning & Zoning Board** on

Monday, August 19, 2024 at 6:30 P.M., and,

before the **Board of Commissioners** on the following dates:

Tuesday, September 3, 2024 at 7:30 P.M. (1st Reading)

THE PLANNING AND ZONING BOARD AND THE BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION #22-02

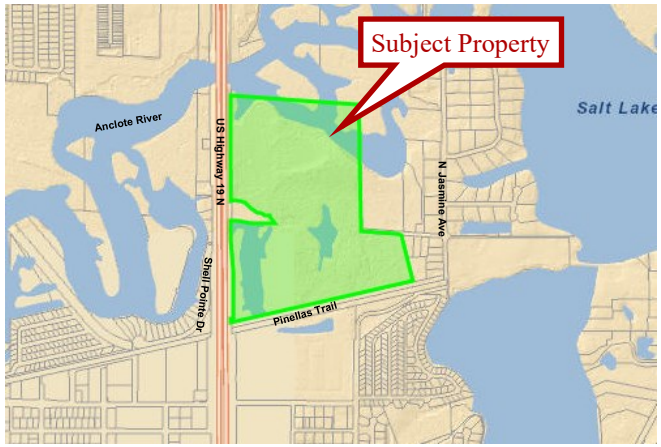
7/31/2024 0000353478-01

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING FUTURE LAND USE
Application 22-02

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611 or visit the Tarpon Springs City Hall for assistance. Also, you can visit the "Boards & Committees" link at the City of Tarpon Springs website for a copy of the public hearing agenda (www.ctsfl.us).

«AddressBlock»



Application Description: The applicant is requesting an amendment to the Future Land Use Map (FLUM) designations for a portion of the real property located at 42501 U.S. Highway 19 North from CG (Commercial General), R/OG (Residential/ Office General) and P (Preservation) to R/OS (Recreation/ Open Space) and P (Preservation).

(Please Reference Application #22-02)

If approved, this proposal would allow a portion of the property to change designations as indicated above, on the FLUM.

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, August 19, 2024** at **6:30 p.m. and** the Board of Commissioners will hold one public hearing on **Tuesday, September 3, 2024 at 7:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to ancloteharbor@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

SUNSHINE CITY LAW

Jane Graham, Esq.
737 Main Street, Suite 100
Safety Harbor, FL 34695
(727) 291-9526

August 14, 2024

Renea Vincent
Planning and Zoning Department
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689
Via email

Re: Concerned Citizens of Tarpon Springs, Inc. Request for intervenor status for Ordinance 2024-06: FLUM Amendment for 42501 U.S. Highway 19 North

Dear Ms. Vincent:

I am writing on behalf of my client Concerned Citizens of Tarpon Springs, Inc., a Florida non-profit corporation also known as Friends of Anclote River (hereinafter "Friends"). Due to its unique history, Friends has long been recognized as having intervenor status for land use and zoning issues impacting the property at 42501 U.S. Highway 19 North. Friends respectfully requests the City grants intervenor status/affected party status for the August 19, 2024 Planning and Zoning meeting and the September 3, 2024 City Commission meetings relating to Ordinance 2024-06 for the Anclote Harbor Apartments future land use map amendment. Friends respectfully requests additional time for presentation. Peter Dalacos is the President of Friends and respectfully requests fifteen minutes to testify to the Planning and Zoning Commission, and several members and counsel respectfully request a total of fifteen minutes to testify at the City Commission hearing.

The Planning and Zoning Board Rule 3.2(B)(C) of Procedure provides,

> B. Intervener status may be granted by the Board to a representative of an organization or group of persons who have a substantial and compelling interest in the matter under consideration if the organization or group of persons can demonstrate that it is prepared to present competent and relevant evidence which would be of significant assistance to the Board in making its quasi-judicial decision.
>
> C. Persons, organizations or groups desiring intervener status shall file a request to be granted intervener status with the Planning and Zoning Department no later than five (5) days

Jane Graham, Esq.
737 Main Street, Suite 100
Safety Harbor, FL 34695
(727) 291-9526

> prior to the date of the scheduled hearing, and a copy of such request shall be mailed to the applicant.

This letter explains why Friends has a substantial and compelling interest in this matter, and as such, must be afforded l status as an intervenor/affected party during the hearing.

Friends is a non-partisan group of citizens who are guardians of the Anclote River, the water body adjacent to the Anclote Harbor Apartment project. Over fifteen years ago, a group of citizens started Friends as an organization dedicated to the preservation of the life, health, and environmental beauty of the Anclote River with the goal of minimizing and limiting new development and all sources of pollution to Anclote River while protecting the fish and wildlife that inhabit it. Specifically, in 2005, Friends objected to a proposed Wal-Mart development located on the same property for consideration at the January 7, 2021 meeting. After the Wal-Mart Supercenter site plan was approved, Friends petitioned for writ of certiorari, and the group and its members were recognized to have standing.

Since 2005, Friends has used their collective voice and actions to help preserve the unique identity, small town character and cultural heritage of the community directly bordering the Anclote River by ensuring future development adheres to these goals while providing adequate protection for the environment, natural resources and wildlife. The organization is committed to preserving the environmental beauty of the Anclote River as an important feature of Tarpon Springs' cultural history. A substantial amount of members of Friends enjoy the Anclote River area adjacent to the proposed development through kayaking, fishing, birding, stargazing, and drone photography, among other activities.

At the quasi-judicial hearings in 2021 for rezoning and the final site plan approvals, Ordinance 2021-15 and Resolution 2021-60, the Commission allowed Friends to participate in the proceedings as an intervenor. Additionally, in *Concerned Citizens v. City of Tarpon Springs*, (6th Jud. Cir.), Case No. 21-0004 (Consolidated Cases 21-00004-AP, 21-00030-AP, and 21-00031-AP), the circuit court and second district court of appeal allowed the cases to move forward based on Friends' showing of standing.

Friends, with its purpose of guarding the adjacent Anclote River, and its longstanding history of holding a direct stake in the outcome of this property, should be afforded the opportunity to provide and rebut testimony throughout the hearing. Friends will also submit written evidence into the record. While we acknowledge that a FLUM amendment is legislative, Friends requests additional time for testimony and rebuttal.

Friends intends to provide testimony on August 19, 2024 and September 3, 2024 about (1) the impact of redesignating preservation lands to be recreation/open space; (2) the environmental

SUNSHINE CITY LAW

Jane Graham, Esq.
737 Main Street, Suite 100
Safety Harbor, FL 34695
(727) 291-9526

quality and floodplain of the property and impact of FLUM amendment; and (3) procedural and enforcement issues relating to the Conservation Easement.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

Jane Graham, Esq.
Sunshine City Law

Cc: Morgan Group, c/o Cynthia Tarapani,
Andrew Dickman, Esq.

Patricia McNeese

From: Planning Department
Sent: Monday, August 19, 2024 9:14 AM
To: Patricia McNeese
Subject: FW: Anclote Harbor Plan Amendment

See below.

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Brian Crosato <brcrosato@gmail.com>
Sent: Sunday, August 18, 2024 10:34 PM
To: Planning <planning@ctsfl.us>
Subject: Anclote Harbor Plan Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I am against any land use amendments regarding the property known as the Anclote 74-the parcel of property on the Anclote River that encompasses many acres of wetlands. I have lived in Tarpon Springs for over 32 years and am tired of seeing pristine environments destroyed. Thank You

Sincerely
Brian Crosato
616 Palm Avenue
Tarpon Springs 34689

From: Irene Jacobs
To: Kim Creighton
Subject: FW: PZ Meeting Ordinance 2024-06: Future Land Use Map Amendment
Date: Monday, August 19, 2024 4:27:47 PM

From: Liz Lindsay <contact.lizlindsay@gmail.com>
Sent: Monday, August 19, 2024 4:17 PM
To: Board Of Commissioners <boc@ctsfl.us>; Irene Jacobs <ijacobs@ctsfl.us>
Subject: PZ Meeting Ordinance 2024-06: Future Land Use Map Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning and Zoning Board,

Please read this into the record during Public Comments.

As a Tarpon Springs property owner, I oppose amending the Future Land Use map from the current designation of Preservation to the proposed Recreation/Open Space (Ordinance 2024-06, for property located at 42501 U.S. Highway 19 North).

Sincerely,
Marion Lindsay
232 Lotus Drive
Safety Harbor, FL 34695

From:	Irene Jacobs
To:	Kim Creighton
Subject:	FW: PZ Board - Future Land Use Amendment Ordinance 2024-06
Date:	Monday, August 19, 2024 4:27:57 PM

From: david.lindsay@netzero.net <david.lindsay@netzero.net>
Sent: Monday, August 19, 2024 4:20 PM
To: Board Of Commissioners <boc@ctsfl.us>; Irene Jacobs <ijacobs@ctsfl.us>
Subject: PZ Board - Future Land Use Amendment Ordinance 2024-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please read this into the record during Public Comments.

I am a Tarpon Springs property owner, and I oppose amending the Future Land Use map that would change the current designation of Preservation to the proposed Recreation/Open Space. (Ordinance 2024-06, property location 42501 U.S. Highway 19 North.)

Sincerely,
David Lindsay
232 Lotus Drive
Safety Harbor, FL 34695

Peter Delacos, Exhibit provided to Planning and Zoning Board, August 19, 2024. 11 pages.

Prepared by:
City of Tarpon Springs Planning Department
324 E. Pine Street
Tarpon Springs, FL 34689

Return original or certified recorded document to:
City of Tarpon Springs
Attn. Irene Jacobs, City Clerk
324 E. Pine Street
Tarpon Springs, FL 34689

Deed of Conservation Easement Standard

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this _____ day of _____, 2___, by Morgan Group Development, L.L.C. or entity to be formed ("Grantor") whose mailing address is _____ to the City of Tarpon Springs ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Pinellas County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and,

WHEREAS, City of Tarpon Springs Permit Nos. _____ (collectively known as "the Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands, surface waters, or, upland habitat in or of the State of Florida; and,

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and,

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and,

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition;

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S, by facilitating the continued and enhanced functional ecological integrity of wetland and pineland habitats within the Easement area. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Plan attached hereto as Exhibit "C" ("Wetland and Upland Buffer Enhancement Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto). This includes, but is not limited to, the requirement to eradicate all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) from the entire property with maintenance of the property free of these two species in perpetuity.

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity, use, or lack of maintenance resulting in a condition that is inconsistent with the purpose of this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) which may include restoration, creation, enhancement, maintenance, monitoring activities, surface water management improvements or other activities described herein or in the Enhancement Plan (if any), any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, billboards or other advertising, utilities, or other structures, other than those enumerated in Section 4 herein, on, in, or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
   i. The removal of dead trees and shrubs or leaning trees that pose an immediate potential hazard to persons utilizing the property while within authorized activity areas, or, that could potentially cause damage to structural property, is authorized upon submittal of a certified arborist's report documenting the nature of such potential hazard or potential damage;
   ii. Routine landscape maintenance.

d. Excavation, dredging, topographic alteration, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Alteration of the Anclote River shoreline including bulkheads/seawalls and similar structures and, including boardwalks, walkways or docking facilities designed as perimeter structures (parallel with the shoreline) of any material;

g. Launching or landing of vessels of any type along any waterbody shoreline on the property outside the designated water access/docking facilities described in Section 4 herein;

h. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, or use of pesticides except for that appropriate for the eradication of invasive exotic organisms;

i. Acts or uses detrimental to such aforementioned retention of land or water areas; and

j. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Uses Expressly Allowed**. Notwithstanding and in addition to the provisions of Section 3, Prohibited Uses, the following specific uses are expressly allowable, and, notwithstanding the dimensional standards listed below must be in compliance with the standards of the Americans with Disabilities Act (ADA):

a. The placement and maintenance of underground or above ground utilities approved in the Permit (or any modification thereto);
b. The establishment of a water access and docking structure along the Anclote River, and, which location, design and materials shall be approved by Grantee and all other applicable permitting agencies with the intent being to provide water access consistent with the purpose of this Conservation Easement. The water access facility shall not include any land features other than those approved in the Permit;
c. The establishment of a water access facility for access by non-motorized craft to the dredged lake located in the southwest portion of the property which design shall be approved by Grantee and all other applicable permitting agencies;
d. The establishment of a looped nature trail/walkway consisting of pervious surface material for the purpose of passive enjoyment of nature and the outdoors located in the southeast upland area of the property as generally depicted in the Permit, which design and materials shall be approved by Grantee and all other applicable permitting agencies;
e. The eradication of noxious, nuisance and exotic invasive plant or animal species as listed on the most recent List of Invasive Species of the Florida Invasive Species Council or other list approved by Grantee;
f. Activities authorized by the Permit or described in the Enhancement Plan or otherwise approved in writing by Grantee that are consistent with the purpose of the Conservation Easement.

5. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purpose of this Conservation Easement.

6. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

7. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

8. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. Should Grantee deem it necessary, Grantee may enter upon the property pursuant to the provisions of Subsection 2.a herein to carry out activities associated with the maintenance, Management Plan implementation or other required provisions of this Conservation Easement upon due notice to Grantor and shall be entitled to recover all costs associated with carrying out the activities required of this Conservation Easement through all normal remedies available up to and including placing a lien on the property described in Exhibit A for the recovery of those costs incurred by the Grantee. Notwithstanding the foregoing, Grantee shall provide Grantor with written notice specifying in detail Grantor's alleged breach of this Conservation Easement, and shall provide Grantor with 30 days from Grantor's receipt of such written notice for Grantor to rectify the alleged breach.

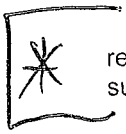
9. **Taxes.** When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

10. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

11. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

12. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. The Conservation Easement shall be held and remain in common ownership with the development site that is the subject of the Permit.

13. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.



14. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Pinellas County, Florida.

15. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Pinellas County, Florida, prior to issuance of the Final Certificate of Occupancy and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

a. Grantor shall record this Conservation Easement in the manner specified above prior to issuance of the final Certificate of Occupancy for the construction activities contained in and approved by the Permit. Grantee shall not issue said final Certificate of Occupancy to Grantor until this Conservation Easement is recorded in accordance with the terms herein.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent

with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, ("Grantor") has hereunto set its authorized hand this day of , 20___.

☐ A Florida corporation or ☐ (*choose one*)

By: _____
(Signature)

Name:

Title:

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: _____
(Print)

By: _____
(Signature)

Name: _____
(Print)

STATE OF FLORIDA
COUNTY OF _____

On this _____ day of _____, 20___, before me, the undersigned notary public, by means of ☐ physical presence ☐ online notarization, _____, the person who subscribed to the foregoing instrument, as the _____ (title), of _____ _____ ☐ (corporation), a Florida corporation, or ☐ _____ _____ (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☐ _____(*choose one*) and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

_____
(Name)

My Commission Expires: _____

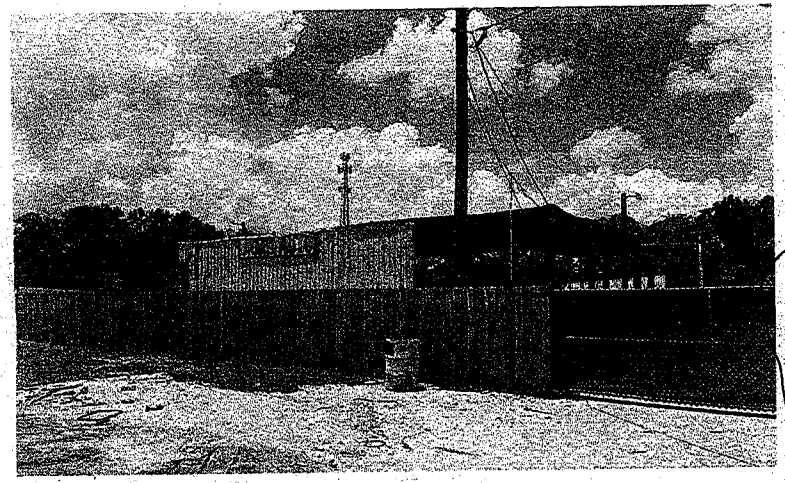


IMAGE COURTESY OF SVN SAUNDERS RALSTON DANTZLER

A one-acre auto salvage yard is being sold in Lakeland.

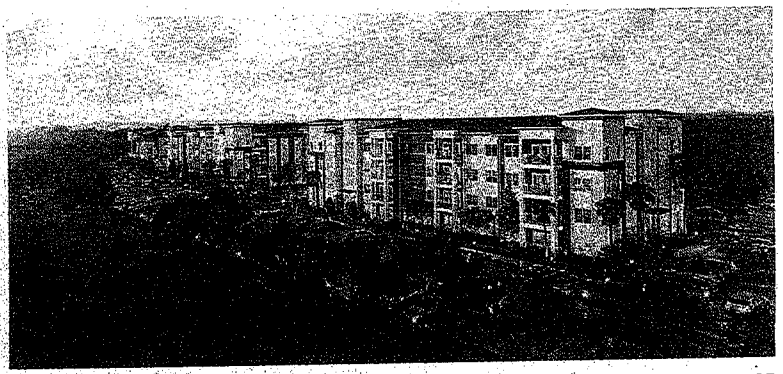
with a new roof and drywall. The Lakeland commercial real estate firm is marketing the yard as a turnkey auto salvage operation and set the asking price, according to a flyer, at $399,900. Polk County property records show the current owner is Ark Automotive Recycling, which paid $120,000 for it in 2015. Along with the property, the listing shows that there is a 1991 John Deere loader on site available for sale.

WORK BEGINS: Construction has begun on a 211-unit apartment complex in Hillsborough County. Suburban Chicago-based Wingspan Development Group, which has been making moves in the market recently, has started work on the complex in Riverview, outside Tampa and near Manatee County. The community will be called The Whitt and is being built on Big Bend Road just off Interstate 75. Wingspan says the community will be made up of three four-story buildings with one-, two- and three-bedroom units averaging 989 square feet. The units will come with "high-end finishes and access to resort-style amenities," the firm says. Among the amenities are the standards found in most modern apartment communities as well as horseshoe and cornhole courts and a 24-hour package concierge system.

Wingspan recently opened a Tampa property, Niche, a six-story, 251-unit apartment community at 1116 W. Carmen St., and sold another, Jade at Hyde Park, a 192-unit community at 608 N. Willow Ave., for $50.81 million.

SARASOTA/MANATEE

OPEN AND SELL: A little more than a year after opening an apartment community in North Port's Wellen Park, the national developer that built the complex has sold it. Tropia Wellen Park was sold by Davis Development, which is based in Georgia. The buyer is Harbor Group International, according to JBM Institutional Multifamily Advisors, which brokered the sale. JBM declined to disclose the price and Sarasota County property records have not been updated to reflect the sale as of Aug. 8. Davis Development purchased the land on Sunglow Boulevard for $4.18 million in 2021. The property, including its buildings, was appraised for $59.25 million this year, according to the Sarasota County Property Appraiser. Situated on 13.6 acres, Tropia Wellen Park features amenities like a two-story fitness center, pet spa, resort-style pool and covered outside pavilion with TVs. Built in 2023, the community has a clubhouse with more than 15,000 feet that contains a golf simulator, a movie theater, billiards, private offices and rentable guest suites, among other offerings. In total, Tropia Wellen Park contains 279 units. Apartments range from one to three bedrooms, averaging 1,070 square feet, according to a statement.



COURTESY IMAGE

The Whitt is a 211-apartment community under construction in Riverview.

TWINNING: A matching pair of Sarasota apartment buildings have sold. The Bimini and Grand Cayman apartments were bought by an investor named Cayman Property Group for $2.3 million. Dreznin Pappas Commercial Real Estate, the Sarasota firm that announced the sale, says the new owner plans to update the properties. The apartment buildings are across the street from one another at 2738 and 2739 Grand Cayman St. and each has eight units. According to Sarasota County property records, the previous owner was a pair of LLC's with the same Osprey address — Cayman North and Cayman South. County property records show that the 2739 Grand Cayman property was bought in 2001 for $650,000 and the 2738 Grand Cayman Property was bought the same day for the same amount. (The records do not reflect if the individuals who bought the apartments in 2001 and manage the LLCs now paid $650,000 for each building or if that amount was for both properties.)

If you have news, notes or tips you want to pass along, contact LLLovio@BusinessObserverFL.com. Or you can text or call 727-371-6944.

commercial real estate: **news&notes**

A look at some of the week's commercial real estate happenings across the region.

BY **MARK GORDON** | MANAGING EDITOR

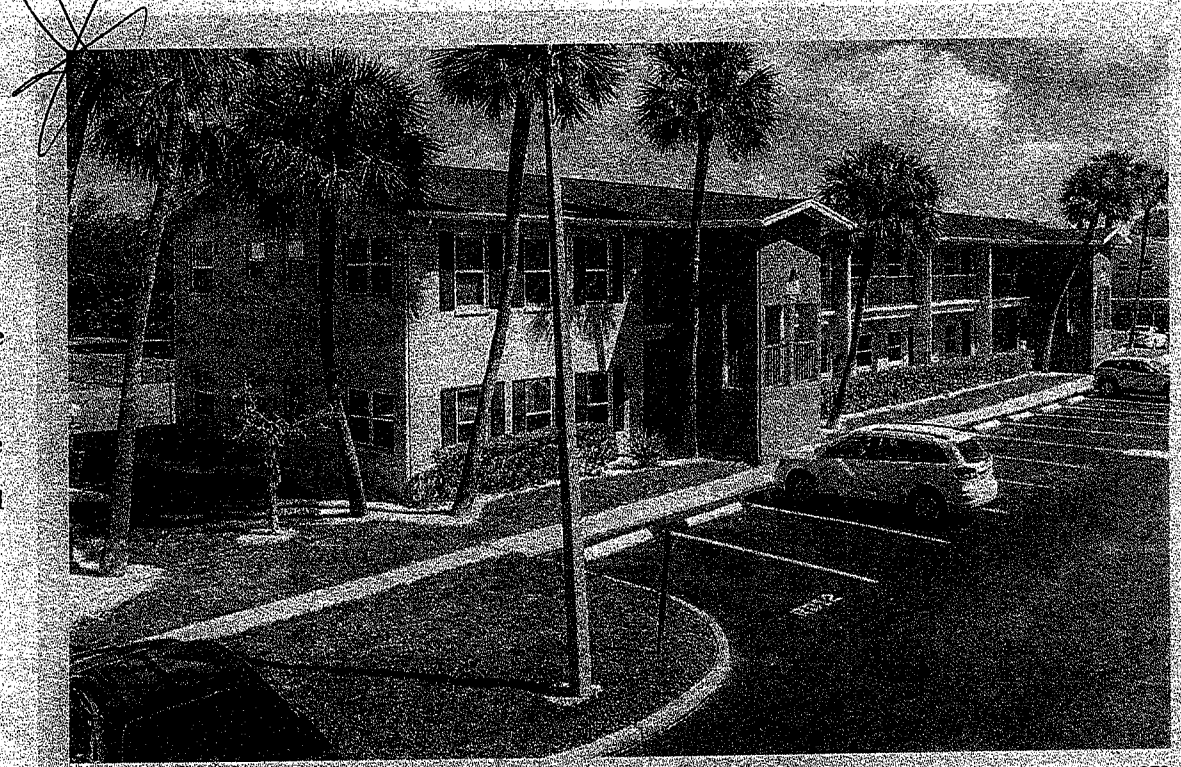
SARASOTA/MANATEE

NO "I" IN TEAM: Manatee County businessman, landowner and philanthropist Mark Pentecost has bought 333 acres in the rural eastern part of the county for $2.5 million. The plot is a tiny part of Pentecost's holdings in east Manatee County: He already owns the 10,000-acre Pentecost Ranch in the area. The seller of the site, 11500 Curtis Road, Myakka City, is P-3 Real Estate Holdings LLC, according to a statement from Fort Myers-based LSI Cos. The buyer is Team Pentecost LLC. That entity, according to the Florida Division of Corporation website, is connected to the Palmetto address of It Works!, a wellness and health products firm with a direct sales model Pentecost founded in 2001. It Works! annual revenue has surpassed $500 million, and Pentecost has made some noted purchases with the success. The list includes a golf course in Manatee County he bought and sold; a 1,995-acre site, also in Myakka City, for $6.8 million in 2016; and Little Bokeelia Island, a 104-acre island off of the Lee County coast. Pentecost and his wife, Cindy, bought the 104-acre island for $14.5 million in 2015. The Pentecosts have made several notable charitable contributions, including $12 million donated in May to the V Foundation for Cancer Research. Hunter Ward of LSI Cos. brokered the deal.

HOME, SUITE, HOME: The city of Sarasota Development Review Committee recently held a pre-application conference to provide input on a proposed four-story, 102-room hotel on 1.82 acres just south of University Parkway near the Sarasota-Bradenton International Airport. The property at 325 Royal Palm Ave. is bounded by a Hyatt Place hotel to the north, Sleep Inn to the west and a vacant residential parcel to the south, according to the *Sarasota Observer*, sister paper of the *Business Observer*. The property is zoned Residential Multiple Family 2, with a future land use classification of Urban Mixed Use. Applicant United Hospital Group of Florida is proposing to rezone the property to Mixed Use 2.

NAPLES/FORT MYERS/CHARLOTTE

STORE YOURSELF: YourStorageUnits Capital Partners has obtained a four-year, $75 million loan to build six self-storage facilities, including one in Fort Myers. JLL Capital Markets led the financing efforts, according to a statement. The six buildings, the release states, will be purpose-built, Class A self-storage properties. There will be a total of 4,082 units. In addition to the Fort Myers project, the other properties are in Vero



The Drake, at 1699 68th St. N., St. Petersburg, has 477 units.

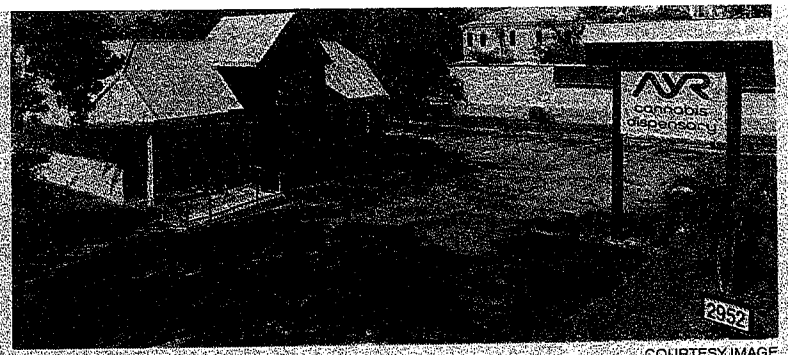
COURTESY IMAGES

TAMPA/ST. PETERSBURG/PASCO/POLK

EXCELLENT IDEA: The Drake, a 477-unit apartment complex at 1699 68th St. N., St. Petersburg, has been sold. The buyer is Bethesda, Maryland-based Excelsa Properties, which intends to invest $8 million in capital improvements, according to a statement. The purchase price wasn't disclosed and Pinellas County property records weren't updated as of July 25. The previous owner, GMC Brandywine LLC, paid $55.33 million for the complex in December 2020, county records show. Excelsa, the release states, made the acquisition in a joint deal with Excelsa US Real Estate II LP and an Excelsa co-investment vehicle. The garden-style multifamily property has 36 residential buildings and a clubhouse/leasing center. Amenities include a 24-hour fully equipped fitness center, three resort-style pools, two dog parks and a picnic area. The complex was built in 1972 and has undergone two renovations. Excelsa officials say they were driven to invest in St. Pete due to the area's solid demographics, highly skilled workforce and six-plus Fortune 500 companies, including two headquarters. Excelsa Properties is a real estate asset manager with a focus on multifamily investments. It has $300 million in total assets under management.

LLCs tied to Repag bought the Charlotte Commons Apartments in Port Charlotte for $66.5 million earlier this year. The Punta Gorda deal was brokered by LSI's William Rollins and Christi Pritchett.

A CANNABIS DEAL: A Fort Myers retail building occupied by a cannabis dispensary has sold. The 2,480-square-foot building at 2952 Cleveland Ave. was bought by an investor who paid $5.3 million. The previous owner, a Boca Raton LLC, paid $570,000 for it in 2022 according to Lee County property records. Ron Osborne, managing director and broker for the Sperry RJ Realty, says current tenant AYR Cannabis Dispensary has a long-term lease with annual rent increases. The South Florida commercial real estate firm represented the buyer, a Dania Beach LLC. Accord- represented DRB. The second deal was for 160 acres in Citrus County. The property sold May 23 for $1.05 million to a private investor who plans to use it for recreational purposes. Bowers represented the seller. Eshenbaugh was founded in 1992 by Bill Eshenbaugh and sold to Ryan Sampson in 2015. In 2022, the company surpassed $2 billion in total sales volume.

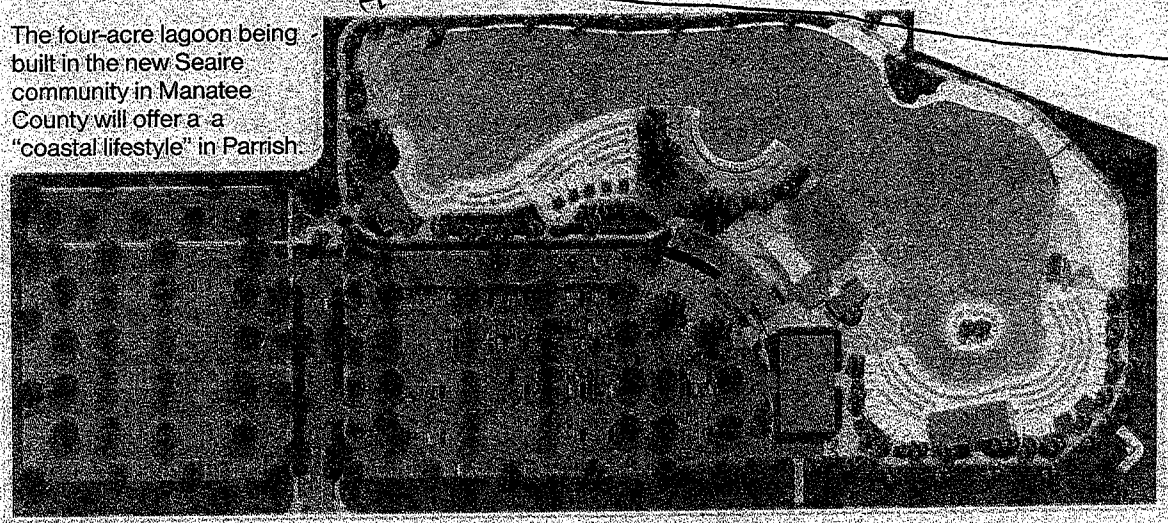


COURTESY IMAGE

The 2,480-square-foot Fort Myers building housing the AYR cannabis dispensary on Cleveland Avenue was bought by an investor who paid $5.3 million.

BIG BOOK OF UNITS: Miami-based Starwood Capital has sold a 7,300-unit multifamily portfolio with properties in Florida and Texas. Four of them are in Tampa. The industry publication CRE Connect says the buyer was the Toronto investment firm Brookfield, which paid $1.55 billion for the portfolio. The Tampa communities sold for a total of $185.4 million. Brookfield is a global investment firm with a property division whose portfolio includes office, retail, multifamily, logistics, hospitality, single-family rentals, manufactured housing, student housing and self-storage. CRE Connect says the company plans to spend $100 million in the next five years to upgrade and renovate units and amenities. The local properties are:

- The 408-unit Dawson Apartments at 15501 Bruce B. Downs Blvd. for $66.7 million.
- The 264-unit St. James Crossing Apartments at 5620 Tranquility Oaks Drive for $49.2 million.
- The 256-unit Oak Ramble Apartments at 14627 Grenadine Drive for $48.2 million.
- The 112-unit South Pointe Apartments at 5000 S. Himes Ave. for $21.3 million.


The four-acre lagoon being built in the new Seaire community in Manatee County will offer a a "coastal lifestyle" in Parrish.

COURTESY IMAGE

SARASOTA/MANATEE

COMMUNITY LAGOON COMING: Construction is set to begin this summer on a four-acre lagoon in Parrish. The man-made body of water is being built in the mixed-use Seaire community by Tampa-based Metro Development Communities. The lagoon will be surrounded by 20 acres of shoreline and will include a swim-up bar, as well as kayaking and paddle boarding. Seaire is one of several lagoon-centered developments for the goon, arguably the centerpie of the new Manatee County development, isn't built yet, construction has already started on some of the home in the 1,155-acre developmer There are expected to be 3,0(single-family homes built in all.

CONSENSUS IN PLANNING: The city of Sarasota's Planning Board unanimous approved the first of two buildings in the One Park development in The Quay. According to the *Sarasota Observer*, sister publication of the *Business Observer*, the board's OK of the plan for the 18-story, 86-unit luxury *condo tower last week gets t* developers to "the midpoint their 18-month, often conte tious odyssey for Blocks 1 ar 9 in The Quay." The original plan called for One Park to be built on both blocks and connected via a breezeway over Quay Commons. But in October, a judge ruled that t air rights over the commons couldn't be conveyed and th Planning Board later voted t recommend denial of PMG's proposal to combine the tw blocks. The plan now calls f two buildings. The second one, One Park West, is still awaiting approval.

If you have news, notes or tip you want to pass along, cont LLovio@BusinessObserver com. Or you can text or call 727-371-6944.

transactions

BY **STEVEN BENNA** | CONTRIBUTOR

DEEDS/MORTGAGES

The following real estate transactions of more than $1 million were filed in Charlotte, Collier, Hillsborough, Lee, Manatee, Pasco, Pinellas, Polk and Sarasota counties. The information, if available, lists the seller; buyer; address; amount of sale; previous price; and type of property. These were for transactions filed the week of May 19, 2024, except for Polk, which includes transactions filed the week of May 12, 2024.

CHARLOTTE

Buyer: JEN Holdco 24 LLC
Seller: Tuckers Investment LLC
Address: Punta Gorda
Property Type: Vacant residential land
Price: $9,675,000

COLLIER

Buyer: 8615 Collier Blvd LLC
Seller: Professional Resource Development Inc.
Address: 8615 Collier Blvd., Naples
Property Type: Office building
Price: $2,754,000
Previous Price: $1,750,000, October 2021

HILLSBOROUGH

Buyer: The Pointe on Westshore AL AP
Seller: The Pointe on Westshore LLC
Address: 4950 W. Prescott St., Tampa
Property Type: Apartment units
Price: $134,000,000
Previous Price: $5,200,000, December 2018

Buyer: Hyde Park WF Harmony LLC
Seller: 1702 Hyde Park LLC
Address: 1702 W. Cleveland St., Tampa
Property Type: Apartment units
Price: $83,000,000
Previous Price: $115,000,000, May 2022

Buyer: Big Diehl LLC
Seller: Rood Family LP
Address: Wimauma
Property Type: Agricultural land
Price: $14,000,000

LEE

Buyer: 2901 Jacksonville St LLC
Seller: Harper Property Holdings 3 LLC, Sharon Harper Thompson and Daniel Shawn Harper
Address: 2901 Jacksonville St., Fort Myers
Property Type: Vacant industrial land
Price: $8,950,000

Buyer: Clara Point Developers LLC
Seller: GP Investments LLC
Address: Fort Myers
Property Type: Vacant commercial land
Price: $2,650,000
Previous Price: $3,400,000, January 2006

Buyer: Pulte Home Company LLC
Seller: TPL-Land-Sub LLC
Address: Estero
Property Type: Vacant land
Price: $2,138,080

MANATEE

Buyer: Tampa Electric Co.
Seller: FFD Land Co. Inc.
Address: 126th Court E., Parrish
Property Type: Agricultural land
Price: $14,062,400

Buyer: Taylor Morrison of Florida Inc.
Seller: CC Manatee Land Investments LLC
Address: Bradenton
Property Type: Vacant land
Price: $7,087,600

Buyer: SL IV Marisol Realty Company LLC
Seller: Neal Communities of Southwest Florida LLC
Address: Lakewood Ranch
Property Type: Vacant land
Price: $3,975,000

PASCO

Buyer: JEN Holdco 24 LLC
Seller: Lennar Homes LLC
Address: Not listed
Property Type: Vacant land
Price: $7,985,500
Previous Price: $7,768,500, March 2024

Buyer: Land 'O Lakes Apartments LLC
Seller: D.W. Lester & Sons Inc.
Address: 18868 Lester Lane, Land 'O Lakes
Property Type: Vacant commercial land
Price: $6,194,700

Buyer: Agree Central LLC
Seller: Portsmouth Business Center Associates Ltd., Beverly A. Philbrick, and Donald J. Philbrick
Address: 7325 State Road 54, New Port Richey
Property Type: Retail store
Price: $5,055,000

PINELLAS

Buyer: Frind-Highpoint LLC
Seller: FOF Carroll Owner LLC
Address: 14775 62nd St. N., Largo
Property Type: Vacant industrial land
Price: $18,3240,000

Buyer: 7201 Sunset LLC
Seller: Sunset Suites LLC
Address: 72nd Avenue, St. Pete Beach
Property Type: Residential land
Price: $9,984,900

Buyer: KBStone LLC
Seller: DS Largo FL Landlord LLC
Address: 2295 E. Bay Drive, Largo
Property Type: Retail store
Price: $5,216,000
Previous Price: $6,421,700, February 2022

POLK

Buyer: COMREF Poinciana LLC
Seller: Poinciana Owner LLC
Address: Poinciana
Property Type: Vacant residential land
Price: $7,736,300

Buyer: MidFlorida Credit Union
Seller: Lakeland Regional Health Systems Inc.
Address: Lemon Street East, Lakeland
Property Type: Vacant land
Price: $6,000,000
Previous Price: $1,959,800, November 2020

Buyer: KAERUU Co. Ltd.
Seller: Pulte Home Company LLC
Address: Lakeland
Property Type: Vacant residential land
Price: $2,778,200

SARASOTA

Buyer: BGO AHP Center Point Owner LLC
Seller: Casto Center Point MOB LLC
Address: 6600 University Parkway, Sarasota
Property Type: Medical office building
Price: $31,798,000
Previous Price: $2,200,000, January 2019

Buyer: CCB Associates 30 LLC
Seller: Stephen L. Hazeltine and Michelle A. Hazeltine
Address: Venice
Property Type: Vacant land
Price: $12,000,000

Buyer: D.R. Horton Inc.
Seller: Sabal Trace Development Partners LLC
Address: Sarasota
Property Type: Vacant residential land
Price: $9,354,400

transactions — BY STEVEN BENNA | CONTRIBUTOR

DEEDS/MORTGAGES

The following real estate transactions of more than $1 million were filed in Charlotte, Collier, Hillsborough, Lee, Manatee, Pasco, Pinellas, Polk and Sarasota counties. The information, if available, lists the seller; buyer; address; amount of sale; previous price; and type of property. These were for transactions filed the week of March 17, 2024, except for Polk, which includes transactions filed the week of Feb. 9, 2024.

CHARLOTTE

Buyer: 1145 Enterprise Drive LLC
Seller: D'Amico's Auto Body 2 Inc.
Address: 1145 Enterprise Drive, Port Charlotte
Property Type: Warehouse
Price: $1,750,000
Previous Price: $535,000, June 2011

COLLIER

Buyer: Rebel RE LLC
Seller: Anna Louise Properties LLC
Address: 3527 Plover Ave., Naples
Property Type: Warehouse
Price: $3,877,800
Previous Price: $2,202,100, November 2023

Buyer: Triple Net Assets LLC
Seller: BBTL Property LLC
Address: 805 E. Elkcam Circle, Marco Island
Property Type: Automobile service shop
Price: $1,550,000
Previous Price: $500,000, May 2017

Buyer: D.R. Horton Inc.
Seller: Forestar (USA) Real Estate Group Inc.
Address: Naples
Property Type: Vacant land
Price: $1,542,930

HILLSBOROUGH

Buyer: Exeter 6708 Harney LLC
Seller: 6708 Harney Owner LLC
Address: 6708 Harney Road, Tampa
Property Type: Warehouse
Price: $49,200,000
Previous Price: $35,275,000, August 2021

Buyer: The Church of Jesus Christ of Latter-Day Saints
Seller: Thomas M. Cooley Law School
Address: 9445 Camden Field Parkway, Riverview
Property Type: College
Price: $20,500,000
Previous Price: $1,469,500, August 2011

Buyer: 1051 Falkenburg LLC
Seller: Impact Properties VII LLC
Address: 1051 S. Falkenburg Road, Tampa
Property Type: Hotel
Price: $12,000,000
Previous Price: $684,700, April 2005

LEE

Buyer: Asher Park — Fort Myers LP
Seller: PPG Asher Park LLC
Address: 10699 Buckingham Road, Lehigh Acres
Property Type: Vacant land
Price: $22,572,000

Buyer: Leo@Edison Place LLC
Seller: Canal Street Quarters LLC
Address: 3691 Canal St., Fort Myers
Property Type: Vacant residential land
Price: $6,045,000

Buyer: Shree Kavya Hospitality LLC
Seller: SW Sunshine LLC
Address: 13020 N. Cleveland Ave., North Fort Myers
Property Type: Motel
Price: $3,184,409
Previous Price: $1,575,000, February 2017

MANATEE

Buyer: West Shore Cirrus LLC, Lewis Cirrus LLC, Enterprises Cirrus LLC, and M&T Cirrus LLC
Seller: Aqua Apartments LLC
Address: 6815 Foxtail Palm Way, Bradenton
Property Type: Apartment units
Price: $93,500,000

Buyer: HGC Lakewood Ranch LLC
Seller: Lakewood Ranch Golf Company LLC
Address: 7650 Legacy Blvd., Lakewood Ranch
Property Type: Golf course
Price: $23,920,000

Buyer: MHC 264 (Bradenton, FL) LLC
Seller: Dahn America360 Storage DST
Address: 5717 14th St. W., Bradenton
Property Type: Warehouse
Price: $4,550,000
Previous Price: $2,475,000, August 2014

PASCO

Buyer: D.R. Horton Inc.
Seller: SK Deerbrook LLC
Address: Land O Lakes
Property Type: Vacant land
Price: $4,122,500

PINELLAS

Buyer: CL Shoppes of Boot Ranch FL LLC
Seller: Site Centers Corp.
Address: 300 East Lake Road, Palm Harbor
Property Type: Retail strip store
Price: $22,510,400
Previous Price: $5,155,000, May 1995

Buyer: Gulfcoast Imaging Consultants LLC
Seller: MT Holdings St. Petersburg LLC
Address: 6101 Central Ave., St. Petersburg
Property Type: Medical office building
Price: $1,600,000

Buyer: Den Management Inc.
Seller: Dick Norris GMC Inc.
Address: 2545 Belleair Road, Largo
Property Type: Car wash
Price: $1,175,000

POLK

Buyer: CF GTIS II Grove at Crosswind LLC
Seller: GLK Real Estate LLC
Address: Haines City
Property Type: Residential land
Price: $6,464,000
Previous Price: $3,000,000, April 2022

Buyer: Kodra Investments LLC
Seller: Lost Lake Medical Building LLC
Address: Davenport
Property Type: Vacant commercial land
Price: $2,137,500
Previous Price: $2,400,000, November 2020

Buyer: Suhls LLC
Seller: 4220 Clubhouse LLC
Address: 4220 Clubhouse Road, Lakeland
Property Type: Restaurant
Price: $1,640,000
Previous Price: $1,446,900, January 2016

SARASOTA

Buyer: Sarasota County
Seller: Can Community Health Inc.
Address: 4466 Fruitville Road and 4440 Fruitville Road, Sarasota
Property Type: School, office building and residential land
Price: $11,955,200
Previous Price: $1,690,000, March 2020

Buyer: DHIR-Southwest Florida I LLC
Seller: PPG Hidden Palms LLC
Address: Alligator Place, Venice
Property Type: Residential land
Price: $8,210,200
Previous Price: $1,521,000, December 2021

Buyer: 4623 Soto LLC
Seller: FL Fruitville LLC
Address: 4623 N. Washington Blvd., Sarasota
Property Type: Multifamily units
Price: $6,925,000
Previous Price: $5,225,000, April 2022

transactions

BY **STEVEN BENNA** | CONTRIBUTOR

DEEDS/MORTGAGES

The following real estate transactions of more than $1 million were filed in Charlotte, Collier, Hillsborough, Lee, Manatee, Pasco, Pinellas, Polk and Sarasota counties. The information, if available, lists the seller, buyer, address, amount of sale, previous price, and type of property. These were for transactions filed the week of April 21, 2024, except for Polk, which includes transactions filed the week of April 14, 2024.

CHARLOTTE
None

COLLIER
Buyer: Preferred Materials Inc.
Seller: Arundel Company LLC and ERK Putnam LLC
Address: Naples
Property Type: Agricultural land
Price: $24,455,600
Previous Price: $20,115,300, March 2005

Buyer: Naples Racing Resort LLC
Seller: FCA US LLC
Address: 5301 34th Ave. S.E., Naples
Property Type: Race tracks
Price: $10,000,000
Previous Price: $7,000,000, March 2013

Buyer: D.R. Horton Inc.
Seller: Forestar (USA) Real Estate Group Inc.
Address: Naples
Property Type: Vacant land
Price: $1,549,500

HILLSBOROUGH
Buyer: ET Oak Haven Owner LLC
Seller: DHIR - Tampa North I LLC
Address: 11889 Mountain Retreat Lane, Riverview
Property Type: Townhouse units
Price: $31,800,000

Buyer: Bridgeport Apartments FL LLC
Seller: Turkscap Apartments III LLC
Address: 3385 Creekridge Road, Brandon
Property Type: Apartment units
Price: $7,081,100

Buyer: Lampton Properties LLC
Seller: Standard Concrete Products Inc.
Address: 5801 W. Commerce St., Tampa
Property Type: Warehouse and vacant land
Price: $6,333,990

LEE
Buyer: Fort Myers Hotel One LLC
Seller: SREIT CM Fort Myers Propco LLC
Address: 10050 Gulf Center Drive, Fort Myers
Property Type: Hotel
Price: $27,585,963
Previous Price: $29,450,000, January 2019

Buyer: Fort Myers Hotel Two LLC
Seller: SREIT SS Fort Myers Propco LLC
Address: 9501 Marketplace Road, Fort Myers
Property Type: Hotel
Price: $13,662,867
Previous Price: $13,325,000, January 2019

Buyer: Pulte Home Company LLC
Seller: TPL-Land-Sub LLC
Address: Fort Myers
Property Type: Vacant land
Price: $3,970,720

MANATEE
Buyer: Pulte Home Company LLC
Seller: DRP Multistate 1 LLC
Address: Bradenton
Property Type: Vacant land
Price: $10,270,000

Buyer: Hidden Acres Apartments FL LLC
Seller: Hidden Acres Apartments LLC
Address: 922 Hidden Circle East, Sarasota
Property Type: Apartment units
Price: $6,723,500

Buyer: D.R. Horton Inc.
Seller: SK Mandarin LLC
Address: Bradenton
Property Type: Vacant land
Price: $5,174,700

PASCO
Buyer: D.R. Horton Inc.
Seller: Forestar (USA) Real estate Group Inc.
Address: Wesley Chapel
Property Type: Vacant land
Price: $4,649,300

Buyer: NPR Realty LLC
Seller: Swargam LLC
Address: 5634 Charles St., New Port Richey
Property Type: Multifamily units
Price: $3,025,000
Previous Price: $825,000, November 2017

Buyer: IH Central Florida LLC
Seller: M/I Homes of Tampa LLC
Address: Dade City
Property Type: Residential land
Price: $2,227,500

PINELLAS
Buyer: Waterside LL LLC
Seller: GBA Clearwater 284 LLC
Address: 13161 56th Court, Clearwater
Property Type: Business park
Price: $38,750,000
Previous Price: $23,600,000, February 2021

Buyer: Clearwater Offices LLC
Seller: 600 Cleveland LLC
Address: 600 Cleveland St., Clearwater
Property Type: Office building
Price: $33,200,000
Previous Price: $7,350,000, September 2013

Buyer: CW Downtown Properties LLC
Seller: 527-531 Cleveland LLC, Festus Porbeni, 600 Cleveland LLC, The Ring Workspaces LLC, and Water's Edge Commercial Group LLC
Address: 531 Cleveland St., Clearwater
Property Type: Retail strip store
Price: $24,550,000

POLK
Buyer: Midflorida Credit Union
Seller: Lakeland Regional Health Systems Inc.
Address: Tennessee Ave., Lakeland
Property Type: Vacant land
Price: $6,000,000
Previous Price: $1,959,800, November 2020

Buyer: Meritage Homes of Florida Inc.
Seller: VMAR Dev LLC
Address: Winter Haven
Property Type: Vacant residential land
Price: $3,453,000

Buyer: Lakeland Logistics Park Owner LLC
Seller: Lakeland Industrial Crossings LLC
Address: 8161 Highway 33 N., Lakeland
Property Type: Automobile dealership and vacant land
Price: $2,800,000
Previous Price: $1,200,000, June 2021

SARASOTA
Buyer: Sarasota Bayside LLC
Seller: Jay Harvey Holdings LLC
Address: 850 Coconut Ave., Sarasota
Property Type: Multifamily units
Price: $15,500,000

Buyer: Shadowood Apartments FL LLC
Seller: Empirian Shadowood I LLC and Shadowood Apartments II LLC
Address: 1934 Sanford Circle, Sarasota
Property Type: Apartment units
Price: $9,942,200
Previous Price: $4,416,000, September 2006

Buyer: Mattamy Tampa/Sarasota LLC
Seller: Manasota beach Ranchlands LLLP
Address: Moonflower Drive, Venice
Property Type: Vacant land
Price: $3,009,600