

**AGENDA
TOWN OF BELLEAIR
TUESDAY, JUNE 3, 2014
5:30 P.M.**

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

PLEDGE OF ALLEGIANCE

COMMISSION ROLL CALL

SPECIAL MEETING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they 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.

1. Palmetto Rd. FDR Approval

Documents: [PALMETTO SUMMARY.PDF](#), [PALMETTO PROPOSAL.PDF](#), [5-23-14_REPT-07752061.PDF](#)

2. Consideration of request by Belleair Country Club to release property from ongoing code liens

Documents: [BCC REQUEST.DOCX](#), [LETTER TO TOWN OF BELLEAIR \(1\).PDF](#), [BCC LIENS.XLSX](#), [2013-38_1B.PDF](#)

WORK SESSION

CITIZEN'S COMMENTS

(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)

TOWN MANAGER'S REPORT

TOWN ATTORNEY'S REPORT

MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS

POLICE CHIEF'S REPORT

FIRE CHIEF'S REPORT

DISCUSSION ITEMS

1. Discussion of Street Sweeping Interlocal Agreement with City of Largo

Documents: [AGENDA SUMMARY LARGO SWEEPING ILA.PDF](#), [DRAFT BELLEAIR_STREETSWEEPING_ILA_2014-2 \(1\).PDF](#)

OTHER BUSINESS

ADJOURNMENT

PROPOSED AGENDA

**PROPOSED AGENDA
TOWN OF BELLEAIR
JUNE 17, 2014
6:30 P.M.**

SCHEDULED PUBLIC HEARINGS

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they 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.

1. Second and Final Reading - Ordinance No. 496 - Vacating Right of Way at 955 Indian Rocks Road
2. Second and Final Reading - Ordinance No. 497 - Amending the Land Development Code
3. Request for Variance - 201 Palmetto Rd. - Molly and Trevor Schaffer
4. Request for Variance - 309 Belleview Blvd. - Neil Ford (Omni-Care Group Inc.)

CITIZEN'S COMMENTS

(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)

CONSENT AGENDA

1. Approval of Minutes -

Special Meeting - May 6, 2014
Work Session - May 6, 2014
Regular Meeting - May 20, 2014

GENERAL AGENDA

1. Approval of street sweeping Interlocal Agreement with City of Largo
2. Pinellas/Althea Contractor Approval
3. Resolution No. 2014-24 Supporting Greenlight Pinellas
4. Approval of Resolution 2014-25 - Amending the FY 14 Budget
5. Approval of Budget Calender for FY15

OTHER BUSINESS

ADJOURNMENT

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769.

Summary

To: Mayor and Commissioners

From: Micah Maxwell, Town Manager

Subject: Approval of Palmetto Road contract for Full Depth Reclamation

Memo Date: 5/27/2014

Summary: Staff wishes to complete a full depth reclamation project on Palmetto Road.

Previous Commission Action: None,

Background/Problem Discussion: As part of its ongoing capital project list, the staff would like to move forward with approving a project for Full Depth Reclamation and install of new curbing along Palmetto. The project was not scheduled to be completed this year, however a recent mobilization by Asphalt Paving Systems in Largo has given the town the opportunity to piggyback on the project to complete it sooner than expected. Staff would need to reallocate funds from the Bayview/Manatee project to this project and then inject new dollars into Bayview/Manatee in next budget year. The expenses for Bayview/Manatee this year are complete.

Alternatives/Options:

1. Approve the contract
2. Do not approve the contract

Financial Implications: Total project cost is \$540,000

Recommendation: Staff recommends approval of the contract

Proposed Motion: I move approval of the contract between Asphalt Paving Systems and the Town of Belleair in the amount of \$540,000



DATE: 3/25/2014

TO: Perry Lopez Director of PW
 Town of Belleair
 901 Ponce de Leon Blvd.
 Belleair, FL 33756
 727 588-3769 ext. 401

FROM: Asphalt Paving Systems, Inc.
 Randy Shane - South Florida Rep
 9021 Wire Road
 Zephyrhills, FL 33540
 Ph: 813-892-0056

RE: Project proposal
FDR

Product	Description	Units	Quantity	Unit Price	Total Price
	City of Largo contract				\$ -
3.00	Survey & Layout	EA	1.00	\$ 5,750.00	\$ 5,750.00
4.00	Mobilization	LS	1.00	\$ 7,000.00	\$ 7,000.00
16.00	Full Depth Reclamation (6 to 9 inch depth)	SY	8,777.00	\$ 9.45	\$ 82,942.65
17.00	Emulsion	Gal	21,944.00	\$ 2.45	\$ 53,762.80
18.00	Portland Cement	TON	82.00	\$ 125.00	\$ 10,250.00
5.00	Traffic Control	LS	1.00	\$ 3,000.00	\$ 3,000.00
12.00	Asphalt (1.5")	Ton	797.00	\$ 125.00	\$ 99,625.00
30.00	FDOT THERMOPLASTIC 24"	LF	60.00	\$ 3.50	\$ 210.00
31.00	FDOT THERMOPLASTIC 6"	LF	360.00	\$ 1.75	\$ 630.00
27.00	RPM	EA	30.00	\$ 5.00	\$ 150.00
20.00	Removal of Unsuitable Base-Stabilizing Material	TON	400.00	\$ 40.00	\$ 16,000.00
7.00	REMOVAL OF EXISTING CONCRETE	SY	2,800.00	\$ 18.00	\$ 50,400.00
25.00	UTILITY ADJUSTMENT Manahole	EA	2.00	\$ 500.00	\$ 1,000.00
32.00	ARMOR-TILE CAST IN PLACE DETACHABLE WARN	EA	9.00	\$ 225.00	\$ 2,025.00
23.00	SIDEWALK-CONCRETE 4 IN THICK MIN	SY	125.00	\$ 195.00	\$ 24,375.00
26.00	PERFORMANCE TURF (IN KIND)	SY	1,800.00	\$ 3.60	\$ 6,480.00
22.00	CURB, CONCRETE IN KIND	LF	8,000.00	\$ 22.00	\$ 176,000.00
				Total	\$ 539,600.45

Respectfully Submitted,

Randy D. Shane

Asphalt Paving Systems, Inc.
 Zephyrhills, Florida
 c: 813-892-0056
 e: rd.shane@hotmail.com

Accepted By: _____

Signature: _____

Date: _____

* Proposal valid for 30 days.

**GEOTECHNICAL ENGINEERING SERVICES
REPORT**

For the

**PROPOSED ROADWAY IMPROVEMENTS
PALMETTO ROAD FROM MANATEE
ROAD TO BAYVIEW DRIVE
TOWN OF BELLAIR, FLORIDA**

Prepared for

**Department of Public Works
901 Ponce de Leon Boulevard
Belleair, FL 33756**

Prepared by

**Professional Service Industries, Inc.
5801 Benjamin Center Drive
Suite 112
Tampa, Florida 33634
Telephone (813) 886-1075
Fax (813) 888-6514**

PSI Project No. 0775-2061

May 23, 2014

May 23, 2014

Department of Public Works
901 Ponce de Leon Boulevard
Belleair, FL 33756

Re: Geotechnical Engineering Services Report
Proposed Roadway Improvements
Palmetto Road from Manatee Road to Bayview Drive
Town of Belleair, Florida
PSI Project No.: 0775-2061

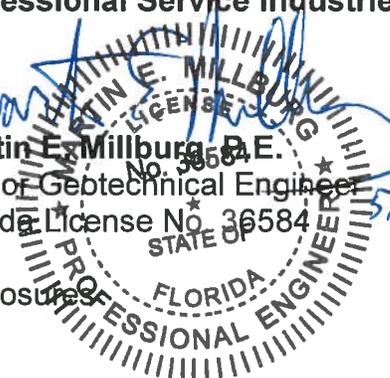
Gentlemen:

Professional Service Industries, Inc. (PSI) is pleased to present our geotechnical engineering services report for the referenced roadway. The results of the study are discussed in the accompanying report.

Should there be any questions, please do not hesitate to contact our office at (813) 886-1075. PSI would be pleased to continue providing construction materials testing (CMT) services throughout the implementation of the project. We look forward to working with you and your organization on this and future projects.

Respectfully submitted,

Professional Service Industries, Inc.


Martin E. Millburg, P.E.
Senior Geotechnical Engineer
Florida License No. 36584
5/23/2014



Jeremiah Mosley
Staff Specialist

Enclosures

TABLE OF CONTENTS

1.0 PROJECT INFORMATION.....	1
1.1 PROJECT AUTHORIZATION	1
1.2 PROJECT DESCRIPTION	1
1.3 PURPOSE AND SCOPE OF SERVICES.....	1
2.0 SITE AND SUBSURFACE CONDITIONS	1
2.1 SITE LOCATION AND DESCRIPTION	1
2.2 FIELD INVESTIGATION.....	2
2.3 SUBSURFACE CONDITIONS	2
2.4 GROUNDWATER INFORMATION	2
3.0 EVALUATION AND RECOMMENDATIONS.....	2
3.1 GENERAL.....	2
3.2 PAVEMENT RECOMMENDATIONS	2
3.3 FILL AVAILABILITY.....	4
4.0 REPORT LIMITATIONS	4

APPENDIX

BORING LOCATION PLAN AND SOIL PROFILES.....	SHEETS 1AND 2
PAVEMENT CORE RESULTS	
PAVEMENT CORE PICTURES	

1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI) has completed a geotechnical exploration for the proposed Roadway Improvement at Palmetto Road from Manatee Road to Bayview Drive town of Belleair, Florida. Our services were authorized by the Department of Public Works on May 12, 2014 by an email from Mr. Keith Bodeker, Construction Project Supervisor for the Town of Belleair. This study has been performed in general accordance with our Geotechnical Engineering Services Proposal dated May 8, 2014, PSI Proposal No. 0775-123269.

1.2 PROJECT DESCRIPTION

PSI understands the project includes roadway improvements extending about 3,200 feet along Palmetto Road from Manatee Road to Bayview Drive. Full depth restoration is planned.

The geotechnical recommendations presented in this report are based on the available project information, site location, and the subsurface materials described in this report. If any of this project description information is incorrect or has changed, please inform PSI so that we may amend, if appropriate, the recommendations presented in this report.

1.3 PURPOSE AND SCOPE OF SERVICES

Based upon the requested scope of work and our current understanding of the project, we have outlined below a scope of services to provide a geotechnical study for the primary purpose of developing pavement and recommendations for the planned development.

PSI performed a total of eight (8) pavement cores with 6 feet deep auger borings. During the performance of the auger borings, soil samples were obtained at regular intervals to allow for classification of the soils. After completion of the soil borings, the borehole locations were backfilled and the pavement repaired with cold patch asphalt.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE LOCATION AND DESCRIPTION

The proposed Roadway Improvements are planned for Palmetto Road from Manatee Road to Bayview Drive. The site is in a residential area with many trees and vegetation present. The existing roadway pavement surface is worn with significant cracking and repaired areas present.



2.2 FIELD INVESTIGATION

A field exploration program was conducted consisting of eight (8) auger borings at a depth of 6 feet along the proposed road. The boring location was backfilled and the pavement repaired with cold patch asphalt. The boring locations and soil/rock profiles are shown in the attached **Appendix**.

2.3 SUBSURFACE CONDITIONS

In general, the performed eight (8) auger borings at a depth of 6 feet encountered medium to fine sands (AASHTO Classification A-3). All auger boring locations proved to have uniform strata.

The soil profiles presented on **Sheets 1** and **2** of the **Appendix** include soil descriptions and stratifications. Water level information obtained during field operations is also shown on these soil profiles.

2.4 GROUNDWATER INFORMATION

Groundwater was found at depths ranging from 3 to 4 feet. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons. We estimate the normal seasonal high water level (SHWL) at this site will be approximately 1 ½ to 2 ½ feet in depth.

PSI recommends that the contractor determine the actual groundwater levels at the site at the time of the construction activities.

3.0 EVALUATION AND RECOMMENDATIONS

3.1 GENERAL

Based upon the observed pavement condition and subsurface evaluation, the roadway base and subgrade appear to be satisfactory

We anticipate the roadway be designed to the Residential Light to Medium traffic level of Pinellas County Standards. Our pavement recommendations are presented below.

3.2 PAVEMENT RECOMMENDATIONS

Pinellas County Public Works recommended base thickness for Residential Light to Medium traffic ranges from 6 to 8 inches.



The recommended thickness of the stabilized subgrade for Residential Light to Medium traffic ranges from 9 to 12 inches.

Generic pavement recommendations for issues such as compaction, filling, FDOT procedures and other issues are presented below.

Any fill utilized to elevate the cleared pavement areas to subgrade elevation should consist of clean to slightly silty fine sands uniformly compacted to a minimum density of 95 percent of the modified Proctor maximum dry density (AASHTO T 180) up to the bottom of the pavement subgrade.

The upper 12 inches of subgrade immediately beneath the pavement section should be compacted to a density of no less than 98 percent of the modified Proctor value. We anticipate this subgrade will need to be stabilized to bring the LBR value up to the required value of 40.

The choice of pavement base type will depend on final pavement grades. If there is a minimum separation of 18-inches between the bottom of the base and the normal seasonal high groundwater level at this site, limerock can be utilized. However we think in many areas, the SHWL will be too high to allow a conventional limerock base be used. We suggest crushed concrete, shell, or Asphalt Base Course can be considered for this purpose. Base materials should meet FDOT requirements including compaction to 98 percent of its maximum dry density as determined by the modified Proctor test (ASTM D-1557) and a minimum LBR of 100 percent. Crushed concrete should be graded in accordance with FDOT Standard Specification Section 204. The subgrade should be firm and true to line and grade prior to paving. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting.

Based on the results of our evaluation, it is recommended that the total asphaltic concrete thickness consist of Type S-1 (or SP-9.5) asphaltic concrete material with a minimum of 1½ inches. The asphaltic concrete should meet standard FDOT material requirements and placement procedures as outlined in the current FDOT Standard Specifications for Road and Bridge Construction. The asphaltic concrete should be compacted to a minimum of 98% of the Marshall maximum laboratory unit weight (or 93% of the maximum theoretical specific gravity (Gmm) if using type SP-9.5). Flexible pavement design recommendations are summarized in the following table. The range in base and subgrade section recommendations reflects the range in values for Pinellas County Public Works guidelines.

Component	Thickness, Inches
Asphaltic Concrete, Type SP-9.5	1 ½
Base	6-8
Stabilized Subgrade	9-12

Type B-12.5 asphaltic base could be used to replace the subgrade and base. Six (6) to eight (8) inches of B-12.5 will be required depending upon whether the roadway design is



designed for light or medium traffic. The subgrade soils supporting the Type B-12.5 base should be compacted to a minimum dry density of at least 98% of its modified Proctor value.

3.3 FILL AVAILABILITY

The fine sands encountered in the borings can be used as fill material provided it is free of large rocks (>1/2 inch), significant clay, organics or other deleterious materials.

4.0 REPORT LIMITATIONS

The Geotechnical Engineer warrants that the findings, recommendations, specifications or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

The scope of services also does not include an environmental assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.

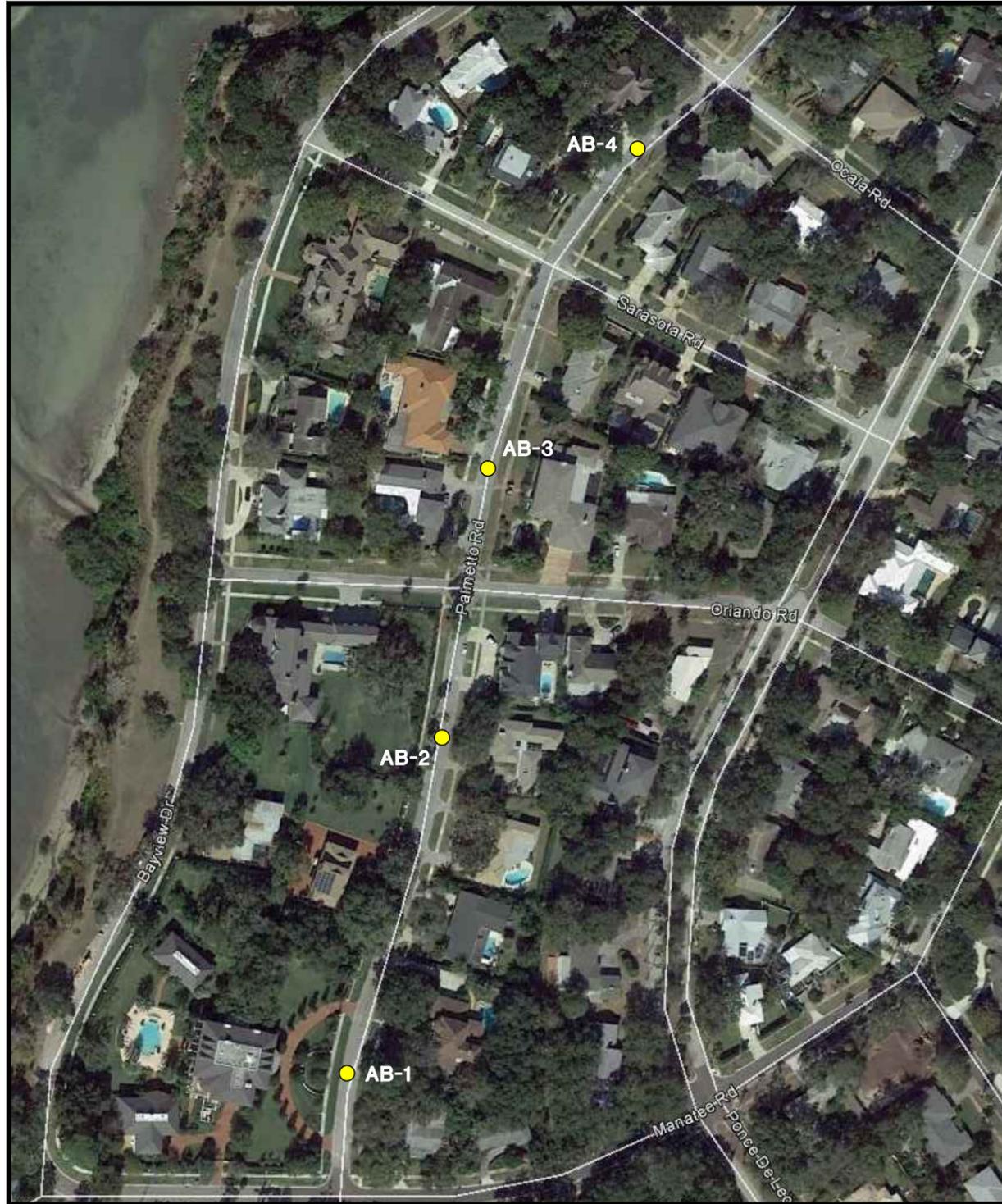
Florida is underlain by a soluble limestone formation, which can dissolve and result in surface subsidence and the formation of sinkholes. A more comprehensive assessment of the site for the potential for sinkhole development typically includes Ground Penetrating Radar (GPR) studies and the extension of deeper soil borings into the underlying limestone formation. Such an assessment is beyond the scope of this proposed study, but can be performed at significant additional cost, if desired.

The recommendations submitted are based on the available subsurface information obtained by PSI and design details furnished by the Town of Bellair for the proposed project. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during development, PSI should be notified immediately to determine if changes in the recommendations are required.

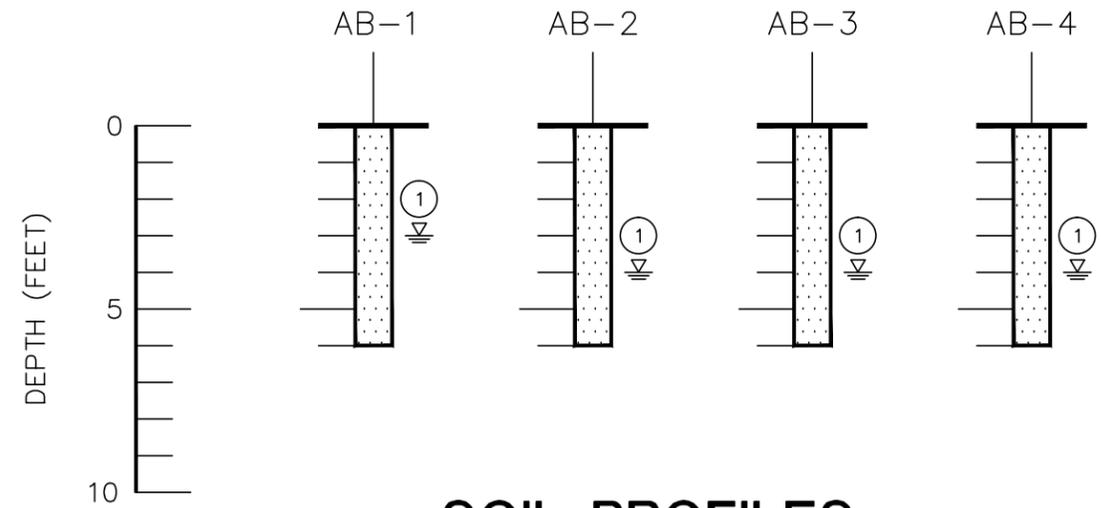
After the plans and specifications are more complete, the Geotechnical Engineer should be retained and provided the opportunity to review the final design plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. At that time, it may be necessary to submit supplementary recommendations. This report has been prepared for the exclusive use of the Town of Bellair and its consultants for the specific application to the proposed roadway improvements to be located at Palmetto Road from Manatee Road to Bayview Drive.



APPENDIX



BORING LOCATION PLAN



SOIL PROFILES

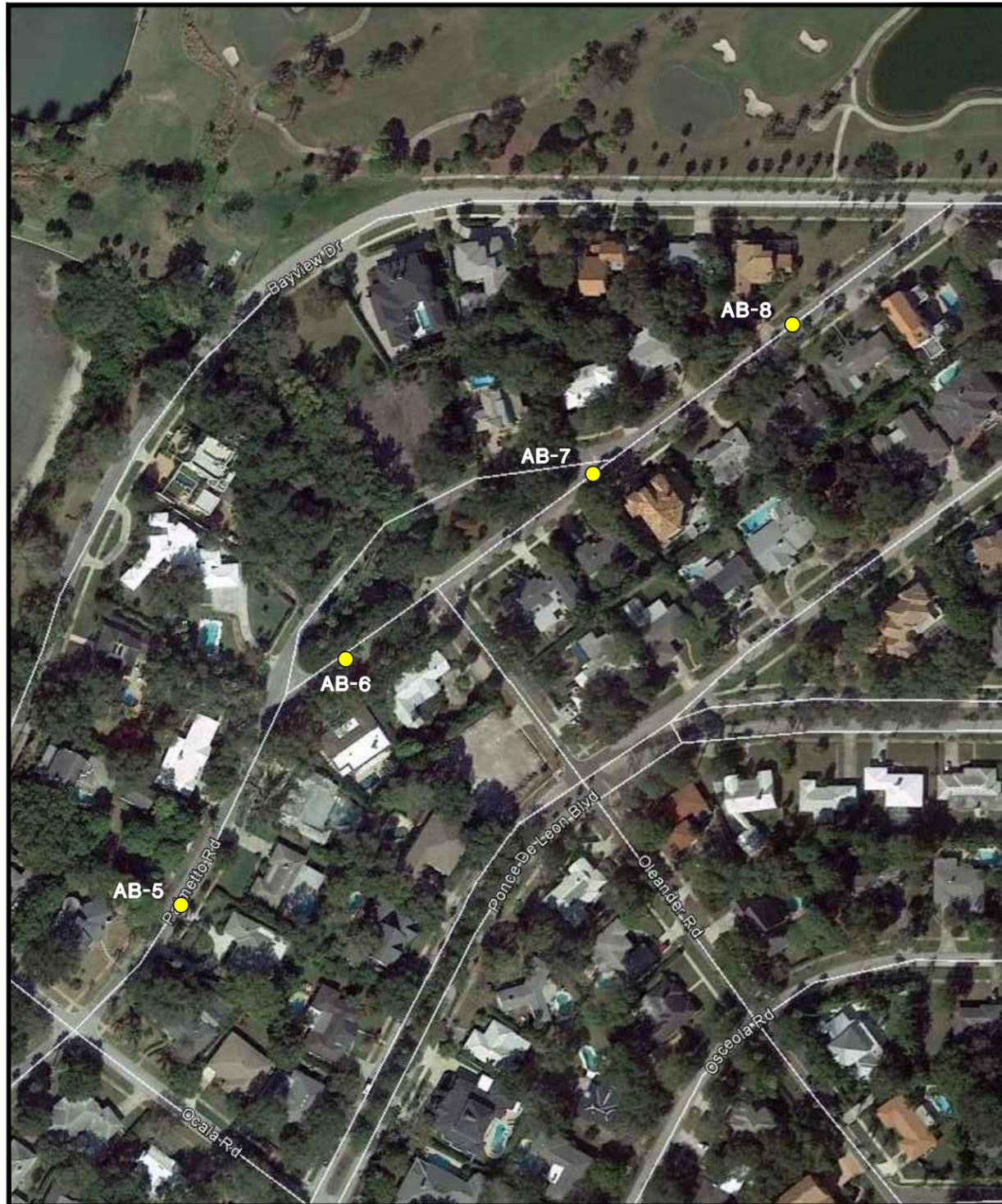


LEGEND

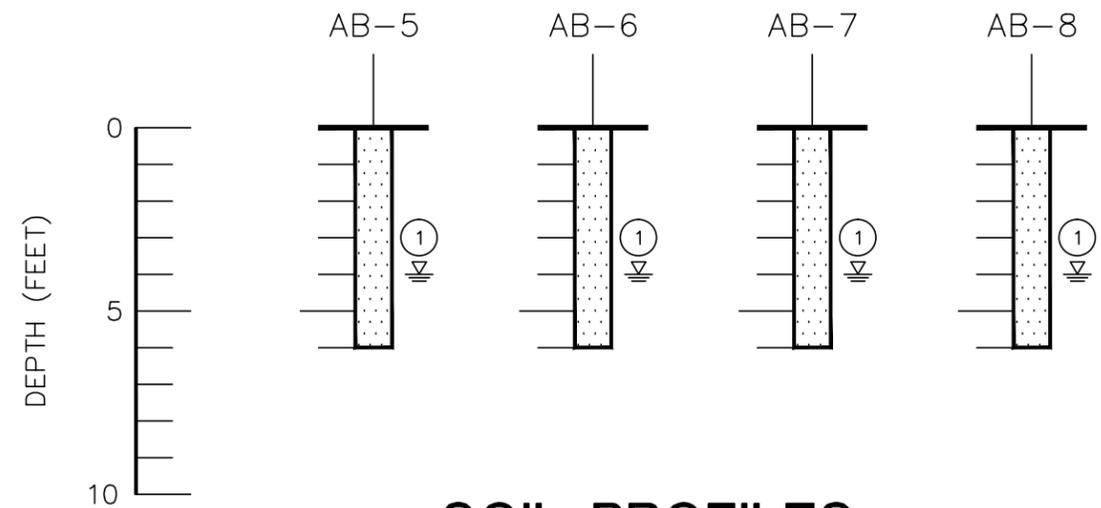
- ① [Pattern] Light gray/gray/dark brown/brown/light brown medium to fine SAND (SP)
- A-3 AASHTO group symbol as determined by visual review
- ≡ Groundwater level, May 2014
- Approximate Pavement Core and Hand Auger boring location

DRAWN	DJG
CHECKED	MEM
APPROVED	MEM
SCALE	NOTED

GEOTECHNICAL SERVICES PROPOSED ROADWAY IMPROVEMENTS TOWN OF BELLAIR, FLORIDA		
Information To Build On Engineering • Consulting • Testing		
DATE	MAY 14	PROJ. NO. 07752061
		SHEET 1



BORING LOCATION PLAN



SOIL PROFILES



LEGEND

- ① [Pattern] Light gray/gray/dark brown/brown/light brown medium to fine SAND (SP)
- A-3 AASHTO group symbol as determined by visual review
- ▽ Groundwater level, May 2014
- Approximate Pavement Core and Hand Auger boring location

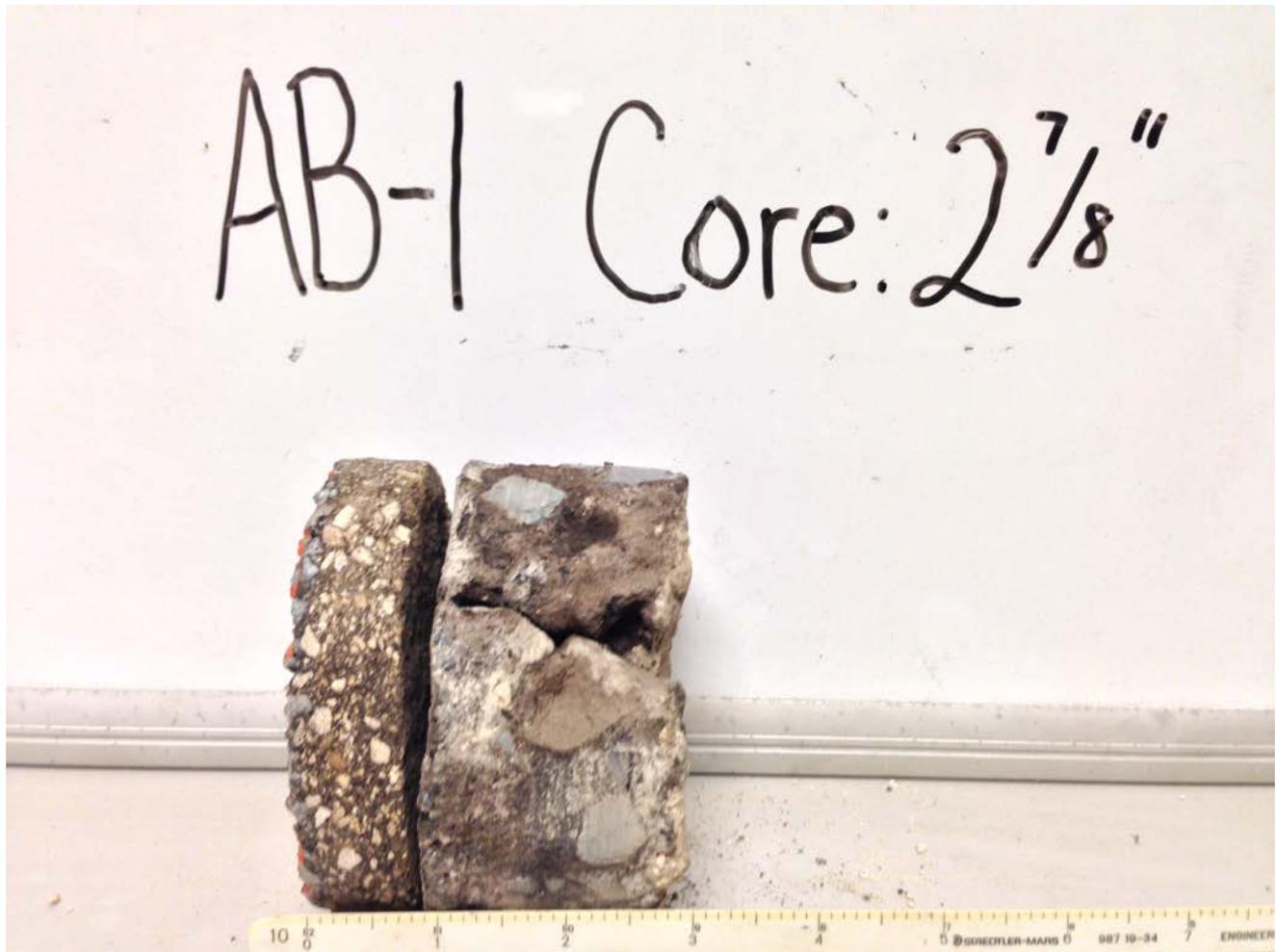
DRAWN	DJG
CHECKED	MEM
APPROVED	MEM
SCALE	NOTED

GEOTECHNICAL SERVICES PROPOSED ROADWAY IMPROVEMENTS TOWN OF BELLAIR, FLORIDA		
Information <i>To Build On</i> Engineering • Consulting • Testing		
DATE	MAY 14	PROJ. NO. 07752061
		SHEET 2

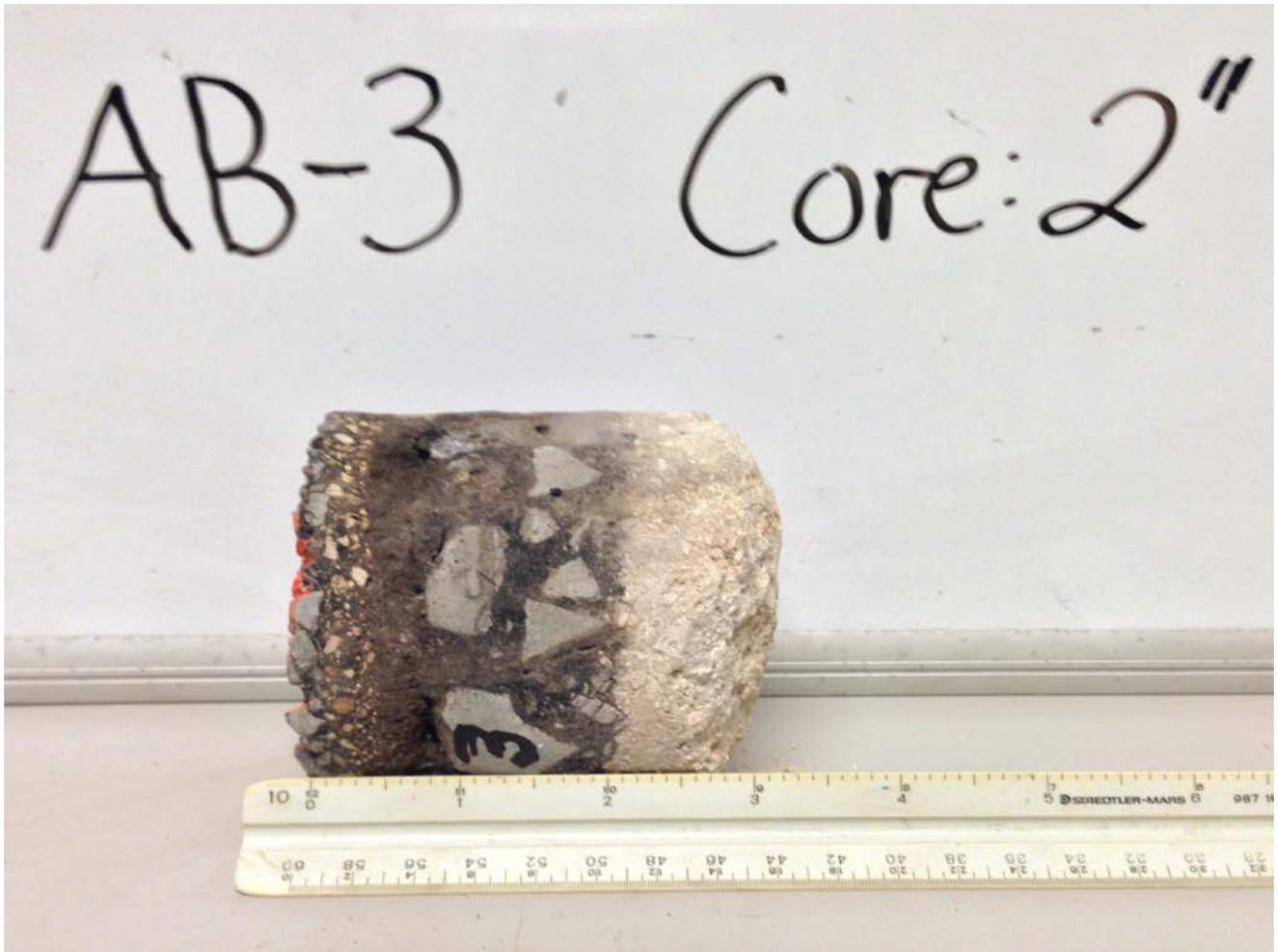
Palmetto Road Pavement Cores		
Boring	Core (inches)	Base (inches)
AB-1	2 ⁷ / ₈	6
AB-2	2 ⁵ / ₈	6
AB-3	2	6
AB-4	3	6
AB-5	2 ⁵ / ₈	6
AB-6	3 ⁵ / ₈	6
AB-7	2 ³ / ₄	6
AB-8	4	6

A limerock base was found at all borings.



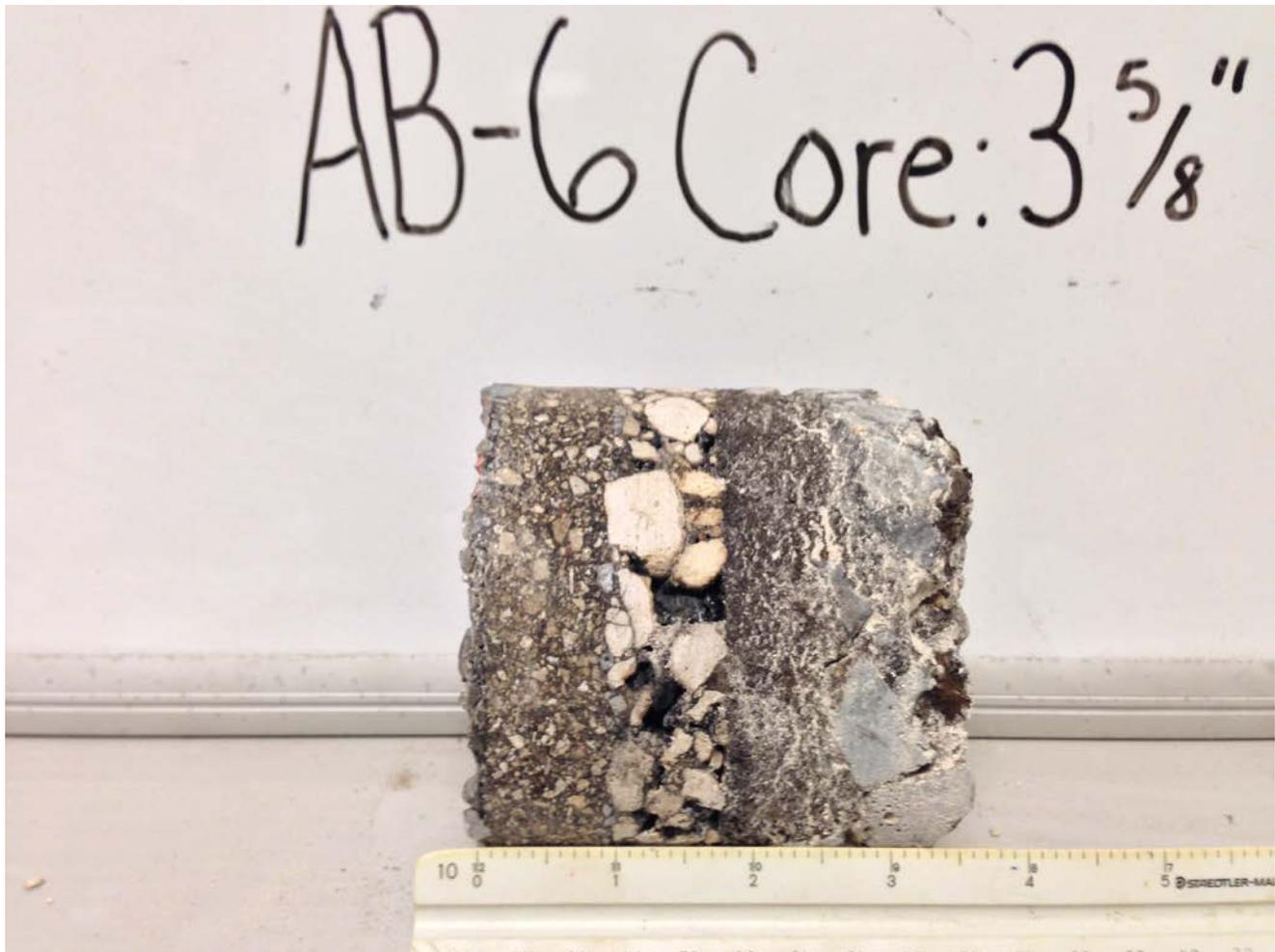
















Summary

To: Mayor and Commissioners

From: Micah Maxwell, Town Manager

Subject: Consideration of request by Belleair Country Club to release property from ongoing code liens

Memo Date: 5/27/2014

Summary: Belleair Country Club has requested that the 2.32 acres that they are purchasing from BB Hotel be released from the accruing lien following the payment of 11.6% of the lien amount by Belleair Country Club.

Previous Commission Action: None,

Background/Problem Discussion: The Belleair Country Club is purchasing 2.32 acres of land from BB Hotel. BCC has proposed that they pay their portion of that fine based on the amount of acreage they are purchasing. Subsequently, the 2.32 acres would be release from any further accruals for the current hotel violation. Staff has identified three dates for the calculation of the fines. The first is the request submittal date of April 8, 2014. The second is the date of the meeting that BCC requested this item be heard by the Town Commission. The third date is the date that the issue is actually being heard.

Alternatives/Options:

1. Approve the release based on the 4/8/2014 date
2. Approve the release based on the 5/6/2014 date
3. Approve the release based on the 6/3/2014 date
4. Deny the request

Financial Implications: See attachment

Recommendation: Staff recommends the commission release the property from the overall lien in exchange for a payment by BCC of \$14,413 dollars.

Proposed Motion: I move that the town release the 2.32 acres of property from future lien obligations owed in relation to BB Hotel and the Belleview Biltmore Hotel, and that the town reduce the overall lien amount on the Belleview Biltmore Hotel Property by \$14,413 in exchange for a payment by Belleair County Club of \$14,413.



Belleair Country Club

One Country Club Lane • Belleair, Florida 33756-2098
Phone 727/461-7171 • Fax 727/461-1900

April 8, 2014

Mr. Micah Maxwell
Town Manager
Town of Belleair
901 Ponce de Leon Blvd.
Belleair, FL 33756

Re: Partial Release of Code Enforcement Lien

Dear Micah,

As you know, the Belleair Country Club (the "Club") has a contract to purchase 2.32 acres of land immediately adjacent to the Belleair Country Club Pro Shop and cart barn ("Property") from BB Hotel, LLC. The Club has been using and will continue to use the Property for surface parking.

As you also know, the Property is currently encumbered by a Code Enforcement Lien in favor of the Town of Belleair (the "Town"). We are respectfully requesting that the Town Commission release the Property from the code enforcement lien, in order that the Club may acquire clear legal title to the Property.

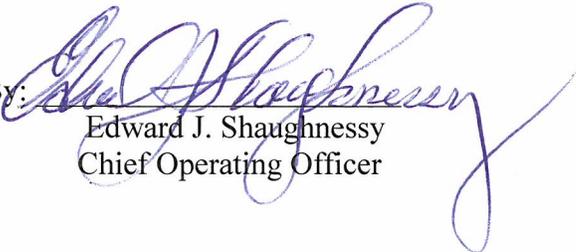
Accordingly, we propose that in consideration of the payment by the Club to the Town an amount equal to 11.6% (2.32 acres divided by 20.003 acres) of the total lien amount, as of the date of lien release, that the Town grant such partial release.

It would seem to us that the balance of the lien held by the Town is more than adequately collateralized by the remainder of the BB Hotel property.

Given the strategic importance to the Club of obtaining legal title for the Property, we are hopeful that Town Staff and the Town Commission would see fit to accept our request.

Very truly yours,

Belleair Country Club

By: 
Edward J. Shaughnessy
Chief Operating Officer

Days of Accrual				
Date of Calculation	2012	2013	2014	Total
8-Apr	35	365	97	497
6-May	35	365	125	525
3-Jun	35	365	153	553

Lien Calculation			
	Total Dates as of April 8	Total days as of May 6	Total days as of June 3
Accrued Days	497	525	553
Total of Lien	\$124,250.00	\$131,250.00	\$138,250.00
BCC share based on 11.6% calculation	\$14,413.000	\$15,225.000	\$16,037.000

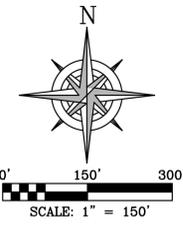
LEGEND

A	ARC
A/C	AIR CONDITIONER
ACOE	ARMY CORPS & ENGINEERS
BFPD	BACK FLOW PREVENTION DEVICE
BM	BENCHMARK
BOLL	BOLLARD
C	CHORD
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
CHB	CHORD BEARING
CL	CENTERLINE
CLF	CHAIN LINK FENCE
C.M.	CONCRETE MONUMENT
(CP1)	CONDOMINIUM PLAT BOOK 19, PAGE 1
(CP2)	CONDOMINIUM PLAT BOOK 11, PAGE 93
CONC.	CONCRETE
C/T	CURB TIE
CTV	CABLE TELEVISION
(D)	DEED
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
F	FOUND
FCR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FF	FINISHED FLOOR
FHA	FIRE HYDRANT ASSEMBLY
FP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FND	FOUND PK NAIL AND DISK
FPC	FLORIDA POWER CORPORATION
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GIRTE INLET
GAV	GAS VALVE
GM	GAS METER
GV	GATE VALVE
GW	GLY WIRE
ID.	IDENTIFICATION
I.P.	IRON PIPE
I.R.	IRON ROD
(L)	LEGAL
LB.	LICENSED BUSINESS
LF	LOWEST FLOOR ELEVATION
LP	LIGHT POLE
MH	MANHOLE
NAVDB8	NORTH AMERICAN VERTICAL DATUM 1988
NS	NATIONAL GEODETIC SURVEY
N&D	NAIL AND DISK
NFL	NOT FIELD LOCATED
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
No.	NUMBER
OH	OVERHEAD WIRES
O.R.	OFFICIAL RECORD BOOK
ORD	ORDINANCE
(P)	PLAT BOOK 19, PAGE 87
(P1)	PLAT BOOK 101, PAGE 89
P.B.	PLAT BOOK
PG.	PAGE/PAGES
POB	POINT OF BEGINNING
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLYVINYL CHLORIDE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.	SET
SAN.	SANITARY
SCR	SET CAPPED IRON ROAD
SCO	SANITARY CLEAN-OUT
SCM	SET CONCRETE MONUMENT
SPKD	SET PK NAIL AND DISK
S.R.	STATE ROAD
SW/T	SIDEWALK TIE
T.B.	TOP OF BLOCK
TBM	TEMPORARY BENCHMARK
TDB	TOP OF BANK
TOS	TOE OF SLOPE
TRANS	TRANSFORMER
TRF.	TRICAL
TWP.	TOWNSHIP
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
WV	WATER VALVE
	CONCRETE
	BRICK

Vicinity Map



Project Site



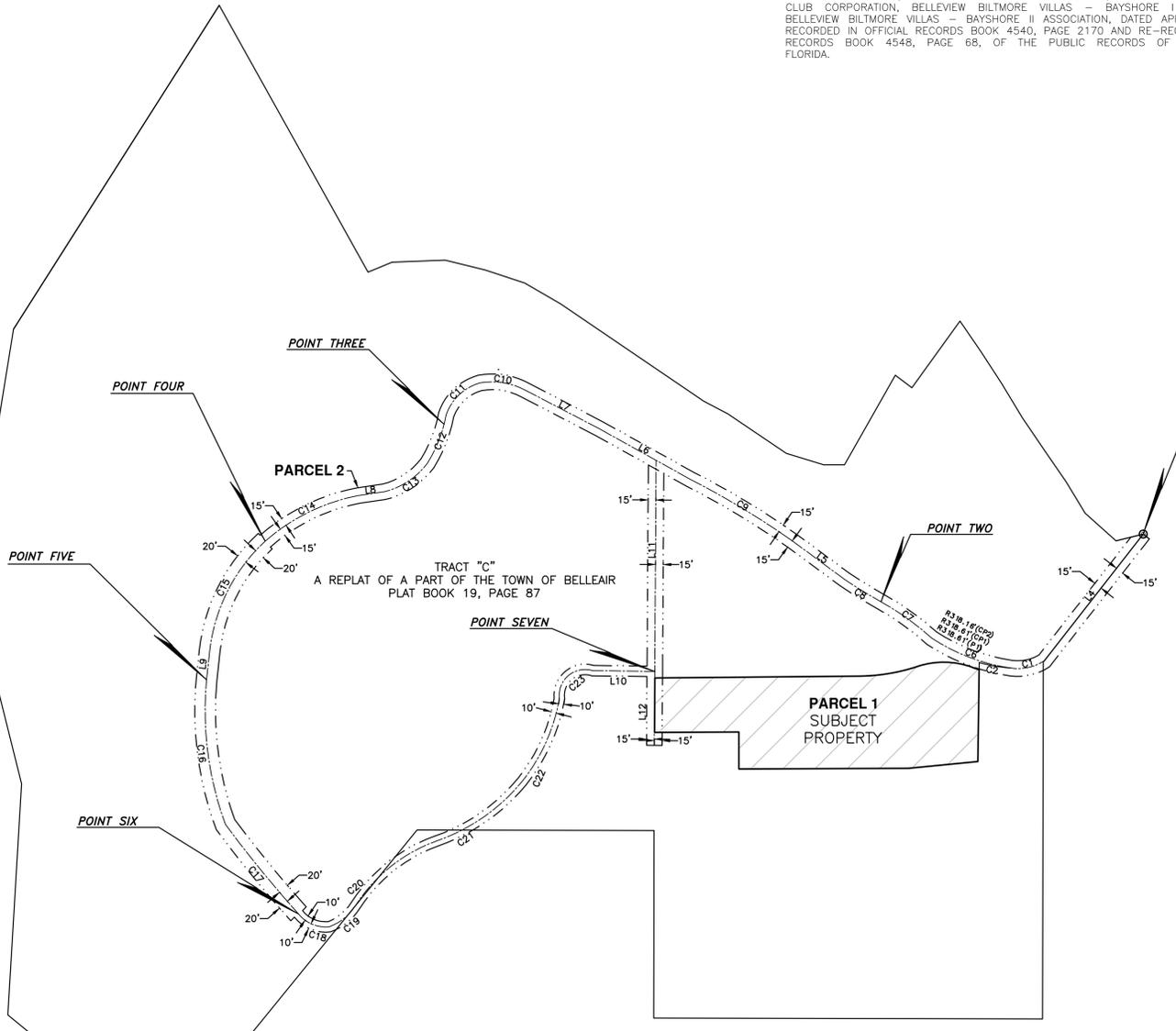
LEGAL DESCRIPTION: (PER TITLE INSURANCE POLICY)
PARCEL 1: (FEE SIMPLE ESTATE)

A PART OF TRACT C, A REPLAT OF A PART OF THE TOWN OF BELLEAIR, AS RECORDED IN PLAT BOOK 19, PAGES 87 THROUGH 90, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT C FOR A POINT OF REFERENCE; THENCE ALONG THE EAST LINE OF SAID TRACT C, S38°06'30"W, 309.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE 67.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 94.30 FEET, CHORD S77°43'10" W, 66.20 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE 61.72 FEET ALONG THE ARC OF SAID CURVE HAVING 318.61 FEET, CHORD N80°10'16"W, 61.62 FEET; THENCE S00°48'40"W, 13.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S00°48'40"W, 176.38 FEET; THENCE S84°27'25"W, 135.00 FEET; THENCE S89°48'47"W, 326.75 FEET; THENCE N00°01'23"W, 70.95 FEET; THENCE S89°45'12"W, 162.56 FEET; THENCE N00°21'47"E, 104.40 FEET; THENCE N89°30'32"E, 394.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 114.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 368.00 FEET, CHORD N80°37'14"E, 113.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE 108.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 161.50 FEET, CHORD S89°03'05"E, 106.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE 13.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD S71°06'53"E, 13.40 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN MUTUAL GRANT OF EASEMENT BY AND BETWEEN BERNARD F. POWELL, ROGER L. STEVENS, N.M., PEABODY INVESTMENT COMPANY, HOTEL BELLEVUE BILTMORE OPERATING COMPANY, UNITED STATES STEEL CORPORATION, BELLEVUE BILTMORE COUNTRY CLUB CORPORATION, BELLEVUE BILTMORE VILLAS - BAYSHORE I ASSOCIATION AND BELLEVUE BILTMORE VILLAS - BAYSHORE II ASSOCIATION, DATED APRIL 29, 1977, AND RECORDED IN OFFICIAL RECORDS BOOK 4540, PAGE 2170 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 4548, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



POINT OF COMMENCEMENT
PARCEL 1
PARCEL 2
NORTHEAST CORNER OF TRACT "C", A REPLAT OF A PART OF THE TOWN OF BELLEAIR, P.B. 19, PG. 87
SN&D "L.B. #107"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	94.30 (L)(D)	67.65 (L)	66.20 (L)(F)(D)	S77°43'10" W(L)(F)	41°05'52" (C)
C2	318.61 (L)	61.72 (L)	61.62 (L)(F)	N80°10'16" W(L)(F)	11°05'55" (C)
C6	381.61 (D)	184.27 (C)	183.00 (D)	N89°20'40" W(D)	24°39'47" (C)
C7	531.11 (D)	120.26 (C)	120.00 (D)	N54°29'00" W(D)	12°58'24" (C)
C8	1000.00 (D)	82.02 (C)	82.00 (D)	N58°34'35" W(D)	4°41'58" (C)
C9	1634.74 (D)	230.19 (C)	230.00 (D)	N59°03'15" W(D)	8°04'04" (C)
C10	135.77 (D)	90.78 (C)	89.10 (D)	N80°52'18" W(D)	38°18'38" (C)
C11	96.68 (D)	92.62 (C)	89.12 (D)	S48°51'35" W(D)	54°53'28" (C)
C12	265.53 (D)	100.60 (C)	100.00 (D)	S21°14'15" W(D)	21°42'27" (C)
C13	147.23 (D)	102.03 (C)	100.00 (D)	S56°42'09" W(D)	39°42'20" (C)
C14	381.21 (D)	202.37 (C)	200.00 (D)	S64°01'27" W(D)	30°24'57" (C)
C15	337.31 (D)	240.68 (C)	235.61 (D)	S26°59'35" W(D)	40°52'58" (C)
C16	630.28 (D)	282.84 (C)	280.47 (D)	S07°28'10" E(D)	25°42'41" (C)
C17	2370.72 (D)	222.08 (C)	222.00 (D)	S39°23'31" E(D)	6°22'02" (C)
C18	66.65 (D)	67.42 (C)	64.58 (D)	S67°25'41" E(D)	57°57'20" (C)
C19	100.18 (D)	65.76 (C)	64.59 (D)	N51°03'52" E(D)	37°36'45" (C)
C20	309.50 (D)	203.65 (C)	200.00 (D)	N51°38'30" E(D)	37°42'04" (C)
C21	369.22 (D)	202.53 (C)	200.00 (D)	N55°16'38" E(D)	31°25'43" (C)
C22	348.90 (D)	176.89 (C)	175.90 (D)	N24°22'08" E(D)	29°02'54" (C)
C23	49.85 (D)	99.90 (C)	84.00 (D)	N50°17'16" E(D)	114°48'58" (C)

LINE TABLE

L#	S38°06'30" W(D)(L)(F)	309.11' (D)(L)(F)
L4	S38°06'30" W(D)(L)(F)	309.11' (D)(L)(F)
L5	N53°41'25" W	126.00' (D)
L6	N61°03'05" W	200.00' (D)
L7	N62°33'48" W	160.00' (D)
L8	S81°44'48" W	50.00' (D)
L9	S06°13'40" W	56.24' (D)
L10	S89°18'06" E	119.40' (D)
L11	N00°21'49" E	405.27' (D)
L12	S00°21'47" W	141.89' (D)

SURVEYOR'S REPORT:

- BEARINGS FOR THIS BOUNDARY SURVEY ARE BASED ON THE EAST LINE OF TRACT "C", A REPLAT OF A PART OF THE TOWN OF BELLEAIR PLAT BOOK 19, PAGE 87, BEING AS S38°06'30"W.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE. NO MARKINGS FOR UNDERGROUND UTILITIES WERE FOUND. (NO UTILITIES PLANS WERE PROVIDED TO THE SURVEYOR)
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- SUBJECT PROPERTY IS SITUATED IN ZONE FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 125088 0108 H, EFFECTIVE DATE MAY 17, 2005.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 430346B, EFFECTIVE DATE: MARCH 21, 2013, AT 11:00 PM. ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS: (*DEUEL & ASSOCIATES RESPONSE*)
 - ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A MATTER OF SURVEY**
 - ITEM 2. TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A MATTER OF SURVEY**
 - ITEM 3. STANDARD EXCEPTIONS:
 - A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. **EASEMENTS SHOWN PER TITLE COMMITMENT**
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - ITEM 4. EASEMENT SET FORTH IN DEED RECORDED IN DEED BOOK 1222, PAGE 472. (AS TO PARCEL 2) **SHOWN ON MAP OF SURVEY. SEE DETAIL "D"**
 - ITEM 5. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2535, PAGE 386, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6933, PAGE 1439. (AS TO PARCELS 1 AND 2). **NON PLOTTABLE, BLANKET TYPE EASEMENT, LIMITS OF EASEMENT SHOWN ON MAP OF SURVEY. SEE DETAIL "D"**
 - ITEM 6. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2535, PAGE 387. (AS TO PARCELS 1 AND 2) **NON PLOTTABLE, BLANKET TYPE EASEMENT, LIMITS OF EASEMENT SHOWN ON MAP OF SURVEY. SEE DETAIL "F"**
 - ITEM 7. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3551, PAGE 487. (AS TO PARCELS 1 AND 2) **NON PLOTTABLE, BLANKET TYPE EASEMENT, LIMITS OF EASEMENT SHOWN ON MAP OF SURVEY. SEE DETAIL "C"**
 - ITEM 8. EASEMENT CONTAINED IN DECLARATION OF CONDOMINIUM OF BELLEVUE BILTMORE VILLAS-BAYSHORE I, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 3886, PAGE 750, AS MAY BE SUBSEQUENTLY AMENDED. (AS TO PARCEL 2) **SHOWN ON MAP OF SURVEY. SEE DETAIL "I"**
 - ITEM 9. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3892, PAGE 214, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6933, PAGE 1441. (AS TO PARCEL 2) **NON PLOTTABLE, BLANKET TYPE EASEMENT, LIMITS OF EASEMENT SHOWN ON MAP OF SURVEY. SEE DETAIL "C"**
 - ITEM 10. EASEMENT CONTAINED IN DECLARATION OF CONDOMINIUM OF BELLEVUE BILTMORE VILLAS-BAYSHORE II, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4196, PAGE 1963, AS MAY BE SUBSEQUENTLY AMENDED. (AS TO PARCEL 2) **SHOWN ON MAP OF SURVEY. SEE DETAIL "I"**
 - ITEM 11. BILL OF SALE TO SEWER AND WATER DISTRIBUTION SYSTEMS AND EASEMENT IN FAVOR OF THE TOWN OF BELLEAIR RECORDED IN OFFICIAL RECORDS BOOK 4395, PAGE 1992, AS PARTIALLY RELEASED BY RESOLUTION NO. 89-30 RECORDED IN OFFICIAL RECORDS BOOK 7115, PAGE 511. (AS TO PARCEL 2) **LIMITS SHOWN ON MAP OF SURVEY. UNABLE TO PLOT UTILITY LOCATIONS DUE TO THE QUALITY OF THE DOCUMENT. SEE DETAIL "G"**
 - ITEM 12. TERMS, CONDITIONS AND EASEMENTS SET FORTH IN MUTUAL GRANT OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4540, PAGE 2170, RE-RECORDED IN OFFICIAL RECORDS BOOK 4548, PAGE 68. (AS TO PARCELS 1 AND 2) **SHOWN ON MAP OF SURVEY. SEE DETAIL "G"**
 - ITEM 13. TERMS AND CONDITIONS AS SET FORTH IN DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5161, PAGE 2010, AS AFFECTED BY CORRECTIVE DEED AND CORRECTIVE DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5584, PAGE 1043, AND MODIFICATION OF DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8431, PAGE 1141. (AS TO PARCEL 1) **SHOWN ON MAP OF SURVEY. SEE DETAIL "B"**
 - ITEM 14. TERMS AND CONDITIONS OF THAT CERTAIN WATER MAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5161, PAGE 2015. (AS TO PARCEL 1) **SHOWN ON MAP OF SURVEY. SEE DETAILS "G" AND "H"**
 - ITEM 15. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6466, PAGE 590. (AS TO PARCEL 1) **NON PLOTTABLE, BLANKET TYPE EASEMENT, LIMITS OF EASEMENT SHOWN ON MAP OF SURVEY. SEE DETAIL "B"**
 - ITEM 16. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6529, PAGE 2346. (AS TO PARCEL 1) **SHOWN ON MAP OF SURVEY. SEE DETAIL "D"**
 - ITEM 17. RESOLUTION OF THE TOWN OF BELLEAIR, NO. 2008-21, RECORDED IN OFFICIAL RECORDS BOOK 16297, PAGE 1337. (AS TO PARCEL 1) **SHOWN ON MAP OF SURVEY. SEE DETAIL "H"**
 - ITEM 18. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 16311, PAGE 553. (AS TO PARCEL 1) **SHOWN ON MAP OF SURVEY. SEE DETAIL "F"**
 - THIS SURVEY IS BASED ON U.S. SURVEY FEET.
 - INFORMATION FOR ADJOINING PROPERTIES AND ADDRESSES SHOWN ARE TAKEN FROM PINELLAS COUNTY PROPERTY APPRAISERS WEBSITE AT WWW.PCPAO.ORG ON 03/21/2013.
 - NO EXISTING TANKS AND DRAINAGE FIELDS WERE OBSERVED AT THE TIME OF THE SURVEY.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
 - THE LEGAL DESCRIPTION OF LOT A AS DESCRIBED IN DEED BOOK 1111, PAGE 173 WAS CORRECTED IN AN INSTRUMENT CORRECTING DESCRIPTION OF DEED AND MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 3177, PAGE 126.
 - OFFICIAL RECORDS BOOK 901, PAGE 417 DESCRIBED AS A LESS AND EXCEPT PARCEL FROM DEED BOOK 1111, PAGE 173 AS RECORDED IN OFFICIAL RECORDS BOOK 2535, PAGE 387 APPEARS TO BE A SCRIVENERS ERROR AND SHOULD READ DEED BOOK 901, PAGE 417.
 - THERE APPEARS TO BE A SCRIVENERS ERROR IN THE CURVE DATA OF THE LEGAL DESCRIPTIONS; 1.) **PARCEL 1**, CURVE C2 R= 318.61'; 2.) **PARCEL 2**, CURVE C6 R=381.61'; GATEHOUSE WOODS SUBDIVISION, P.B. 101, PG. 89 R= 318.61'; BELLEVUE BILTMORE VILLAS-BAYSHORE II CONDOMINIUM, PLAT BOOK 19, PAGE 1 R=318.61'; BELLEVUE BILTMORE VILLAS-BAYSHORE I CONDOMINIUM, PLAT BOOK 11, PAGE 93 R= 318.16', AND ITS INCONSISTENT IN OTHERS DOCUMENTS NOT MENTIONED. THE DIFFERENCES IN THE MIDDLE ORDINATE IS 3.13'.

SURVEYOR'S CERTIFICATE

TO BELLEVUE BILTMORE COUNTRY CLUB CORP.
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
COMMONWEALTH LAND TITLE INSURANCE COMPANY
BB HOTEL, LLC

THIS IS TO CERTIFY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2011), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(c), 8, 11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2013.

NOTE:
SEE SHEET 2 OF 5 FOR BOUNDARY AND TOPOGRAPHIC DETAIL, AND SYMBOL LEGEND.
SEE SHEETS 3, 4 AND 5 OF FOR SCHEDULE B II EXCEPTIONS DETAIL.

REV.#	DESCRIPTION	DATE	BY
1	UPDATED LEGAL, BOUNDARY AND EASEMENTS FROM TITLE COMMITMENT	04-23-2013	DH

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.892.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

ALTA/ACSM Land Title Survey
COUNTRY CLUB PARKING AREA
PINELLAS COUNTY FLORIDA

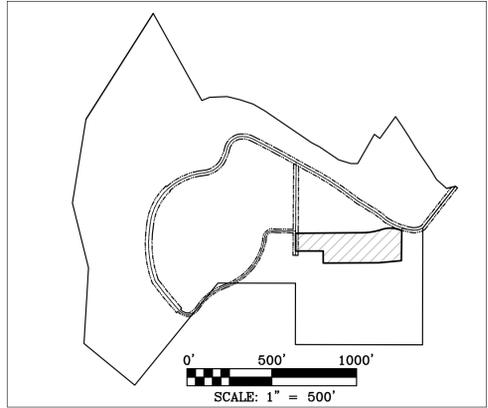
PREPARED FOR:
BELLAIR COUNTRY CLUB
ONE COUNTRY CLUB LANE
BELLAIR, FL 33756

DAVID WILLIAM McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5840

WORK ORDER NO. 2013-38
DRAWN BY: D.H.
FIELD DATE: 03-21-2013
SCALE: 1" = 150'
SHEET NO. 1 OF 5

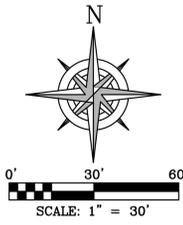
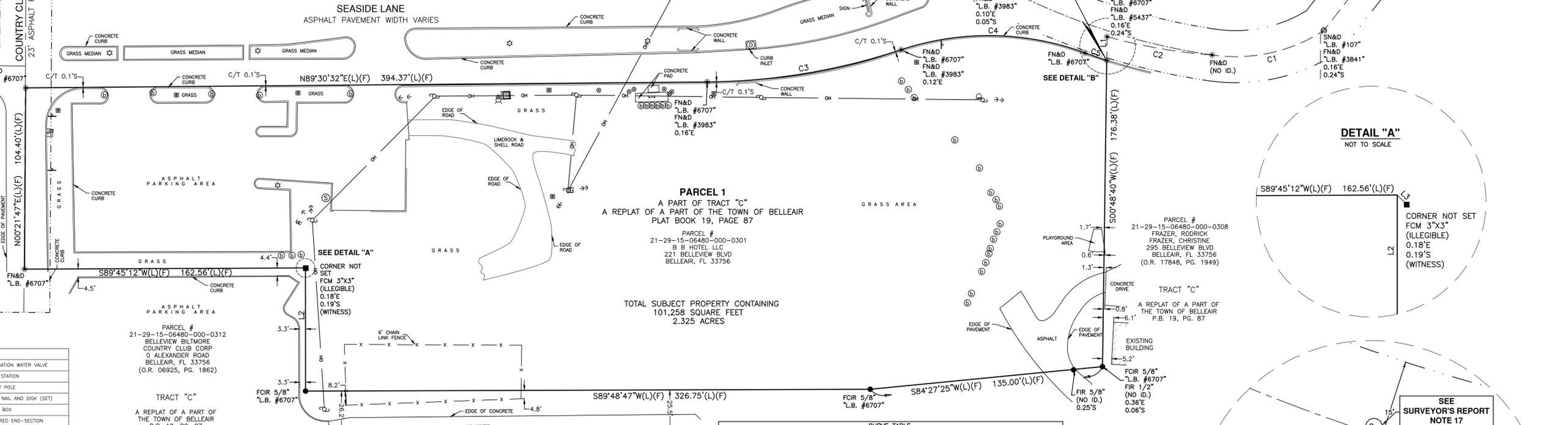
- LEGEND**
- A ARC
 - A/C AIR CONDITIONER
 - ACOE ARMY CORPS & ENGINEERS
 - BFPD BACK FLOW PREVENTION DEVICE
 - BM BENCHMARK
 - BOLL BOLLARD
 - C CHORD
 - (C) CALCULATED
 - CB CATCH BASIN
 - CBW CONCRETE BLOCK WALL
 - CCR CERTIFIED CORNER RECORD
 - CHB CHORD BEARING
 - CENTERLINE CENTERLINE
 - CLF CHAIN LINK FENCE
 - C.M. CONCRETE MONUMENT
 - CONC. CONCRETE
 - C/T CURB TIE
 - CTV CABLE TELEVISION
 - (D) DEED
 - DB DEED BOOK
 - ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - F FIELD
 - F FOUND
 - FCIR FOUND CAPPED IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FF FINISHED FLOOR
 - FHA FIRE HYDRANT ASSEMBLY
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPKD FOUND PK NAIL AND DISK
 - FPC FLORIDA POWER CORPORATION
 - FR&D FOUND RIVET AND DISK
 - F/T FENCE TIE
 - GI GRATE INLET
 - GAV GAS VALVE
 - GM GAS METER
 - GV GATE VALVE
 - GW GUY WIRE
 - ID IDENTIFICATION
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - (L) LEGAL
 - LB LICENSED BUSINESS
 - LF LOWEST FLOOR ELEVATION
 - LP LIGHT POLE
 - MH MANHOLE
 - NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
 - NGS NATIONAL GEODETIC SURVEY
 - N&D NAIL AND DISK
 - NFL NOT FIELD LOCATED
 - NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
 - No. NUMBER
 - OH OVERHEAD WIRES
 - O.R. OFFICIAL RECORD BOOK
 - ORD ORDINANCE
 - (P) PLAT BOOK 19, PAGE 87
 - PLAT BOOK PLAT BOOK
 - PG. PAGE/PAGES
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLYVINYL CHLORIDE
 - P/T PAVEMENT TIE
 - R RADIUS
 - RCP REINFORCED CONCRETE PIPE
 - RCW RECLAIMED WATER
 - RNG RANGE
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - SET SET
 - SAN. SANITARY
 - SCIR SET CAPPED IRON ROD
 - SCD SANITARY CLEAN-OUT
 - SCM SET CONCRETE MONUMENT
 - SPKD SET PK NAIL AND DISK
 - S.R. STATE ROAD
 - SW/T SIDEWALK TIE
 - T.B. TOP OF BLOCK
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TOE TOE OF SLOPE
 - TRANS TRANSFORMER
 - TYP TYPICAL
 - TWP. TOWNSHIP
 - UP UTILITY POLE
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - WW WATER VALVE

PARCEL 2
COUNTRY CLUB LANE
23' ASPHALT PAVEMENT



TRACT "C"
A REPLAT OF A PART OF
THE TOWN OF BELLEAIR
P.B. 19, PG. 87

PARCEL #
21-29-15-06480-000-0301
B B HOTEL LLC
221 BELLEVUE BLVD
BELLEAIR, FL 33756
(O.R. 17122, PG. 1360)



POINT OF COMMENCEMENT
PARCEL 1
PARCEL 2
NORTHEAST CORNER OF
TRACT "C", A REPLAT
OF A PART OF THE
TOWN OF BELLEAIR
P.B. 19, PG. 87
SN&D
"L.B. #107"

DETAIL "A"
NOT TO SCALE

89°45'12"W(L)(F) 162.56'(L)(F)
CORNER NOT SET
FCM 3"x3"
(ILLEGIBLE)
0.18'E
0.19'S
(WITNESS)

SEE SURVEYOR'S REPORT
NOTE 17

POINT OF BEGINNING
PARCEL 1
FN&D
"L.B. #6707"
FN&D
"L.B. #3983"
0.10'E
0.09'S

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	94.30'(L)	67.85'(L)	66.20'(L)(F)	S77°43'10"W(L)(F)	41°05'52"(C)
C2	318.61'(L)	61.72'(L)	61.62'(L)(F)	N80°10'16"W(L)(F)	11°05'55"(C)
C3	368.00'(L)	114.18'(L)	113.72'(L)(F)	N80°37'14"E(L)(F)	17°46'37"(C)
C4	161.50'(L)	108.33'(L)	106.31'(L)(F)	N89°03'05"W(L)(F)	38°25'56"(C)
C5	300.00'(L)	13.41'(L)	13.40'(L)(F)	S71°06'53"E(L)	2°33'40"(C)
C6	381.61'(D)	164.27'(C)	163.00'(D)	N69°20'40"W(D)	24°39'47"(C)

LINE	BEARING	DISTANCE
L1	S00°48'40"W(L)(F)	13.64'(L)(F)
L2	N00°01'23"W(L)(F)	70.95'(L)(F)
L3	S44°48'28"E(F)	0.26'(F)

SYMBOL LEGEND

---	BACK FLOW PREVENTION DEVICE	⊕	IRRIGATION WATER VALVE
⊕	BOLLARD	⊕	LIFT STATION
⊕	BURIED IRRIGATION WATER MAIN	⊕	LIGHT POLE
⊕	CABLE T.V. BOX	⊕	MAG NAIL AND DISK (SET)
⊕	CABLE T.V. HAND HOLE	⊕	MAIL BOX
⊕	CABLE T.V. UTILITY POLE	⊕	MITERED END-SECTION
⊕	CLEANOUT	⊕	MONITORING WELL
⊕	CONCRETE LIGHT POST	⊕	OAK
⊕	CONCRETE MONUMENT	⊕	PALM
⊕	CONCRETE MONUMENT (SET)	⊕	PECAN
⊕	CROSS WALK POLE	⊕	PINE
⊕	CYPRESS	⊕	P.K. NAIL & DISK (FOUND)
⊕	ELECTRONIC CONTROL BOX	⊕	P.K. NAIL & DISK (SET)
⊕	ELECTRIC HAND HOLE	⊕	POWER & LIGHT POLE
⊕	ELECTRIC MANHOLE	⊕	POWER/UTILITY WOOD POLE
⊕	ELECTRIC METER	⊕	RAILROAD SIGN
⊕	ELECTRIC TRANSFORMER	⊕	RAILROAD SPIKE (FOUND)
⊕	ELM	⊕	RECLAIMED WATER METER
⊕	FIRE ALARM BOX	⊕	RECLAIMED WATER VALVE
⊕	FIRE HYDRANT	⊕	RED MAPLE
⊕	FLAG POLE	⊕	SANITARY MANHOLE
⊕	FORCE MAIN AIR RELEASE VALVE	⊕	SANITARY SEWER CLEANOUT
⊕	FORCE MAIN GATE VALVE	⊕	SIGN
⊕	GAS AIR RELEASE VALVE	⊕	SIGNAL CONTROL BOX
⊕	GAS METER	⊕	STORM CLEAN-OUT
⊕	GAS VALVE	⊕	STORM SEWER MANHOLE
⊕	GRATE INLET	⊕	TELEPHONE PEDESTAL
⊕	GUY WIRE ANCHOR	⊕	TELEPHONE BOX
⊕	HANDICAP PARKING SPACE	⊕	TEMPORARY BENCHMARK
⊕	IRON PIPE (FOUND)	⊕	TRAFFIC SIGNAL JUNCTION BOX
⊕	IRON PIPE (SET)	⊕	WATER METER
⊕	IRON ROD (FOUND)	⊕	WATER VALVE
⊕	IRON ROD (SET)	⊕	WATER VAULT
⊕	IRRIGATION CONTROL VALVE	⊕	X-CUT (FOUND)
⊕	IRRIGATION WATER METER	⊕	YARD DRAIN

NOTE:
SEE SHEET 1 OF 5 FOR REPORT AND
BOUNDARY DETAIL.
SEE SHEETS 3, 4 AND 5 OF 5 FOR
SCHEDULE B II EXCEPTIONS DETAIL.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.892.4151 FAX 727.892.17255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

ALTA/ACSM Land Title Survey
COUNTRY CLUB PARKING AREA
PINELLAS COUNTY FLORIDA

PREPARED FOR:
BELLEAIR COUNTRY CLUB
ONE COUNTRY CLUB LANE
BELLEAIR, FL 33756

DAVID WILLIAM MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5840

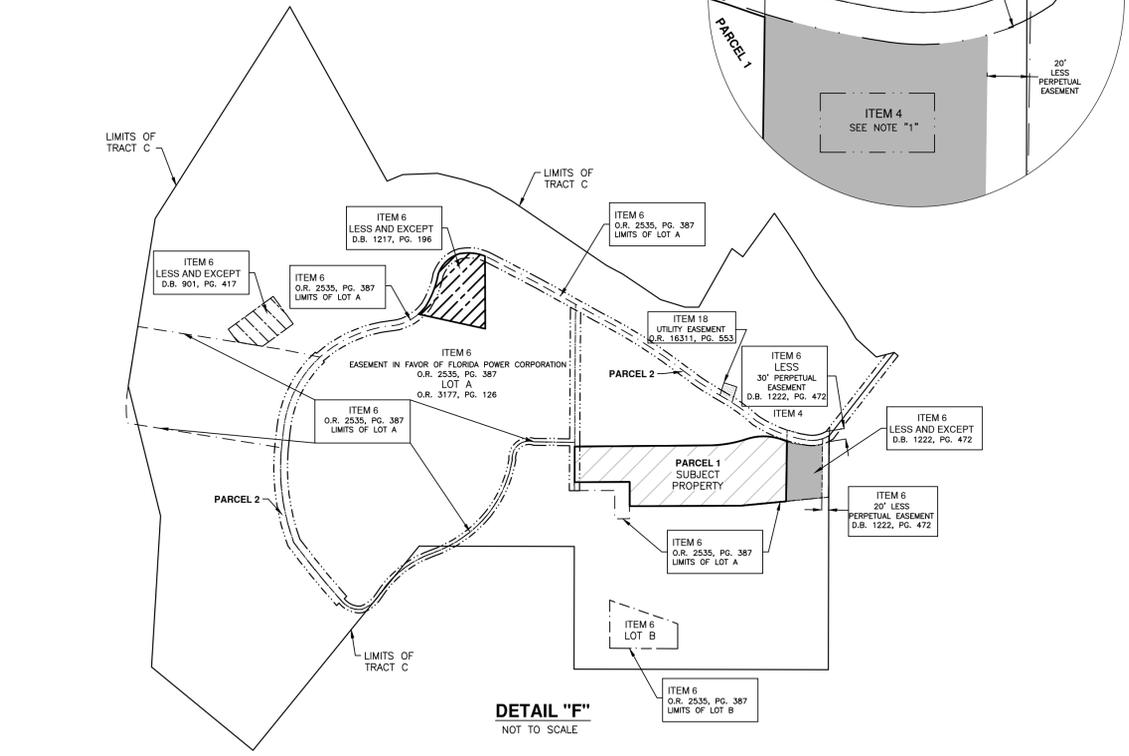
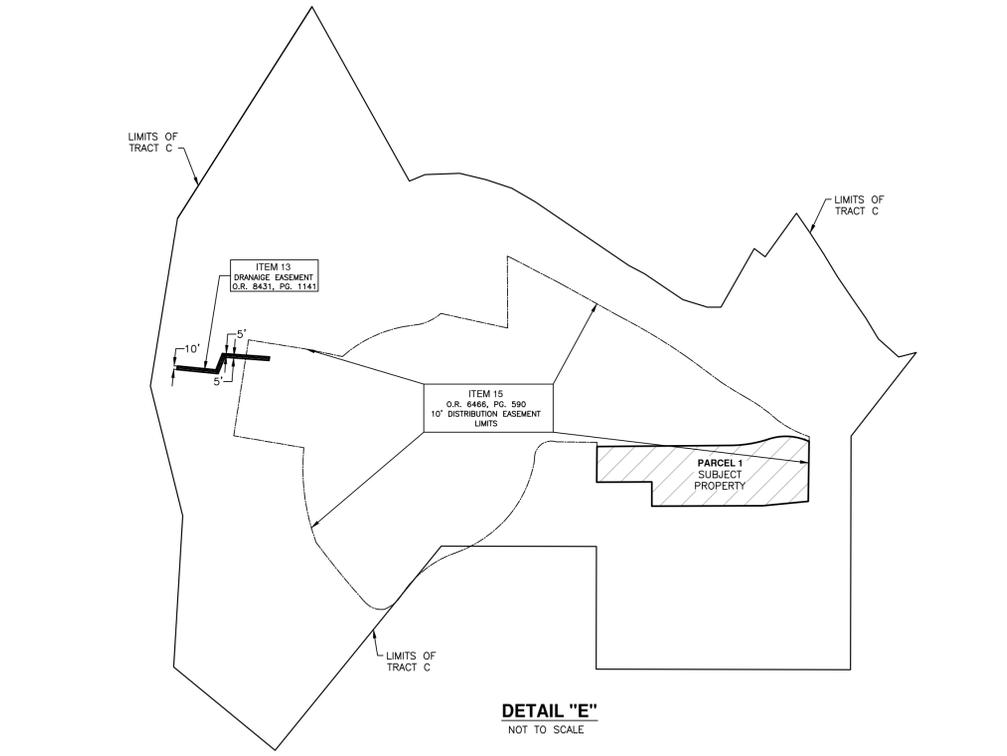
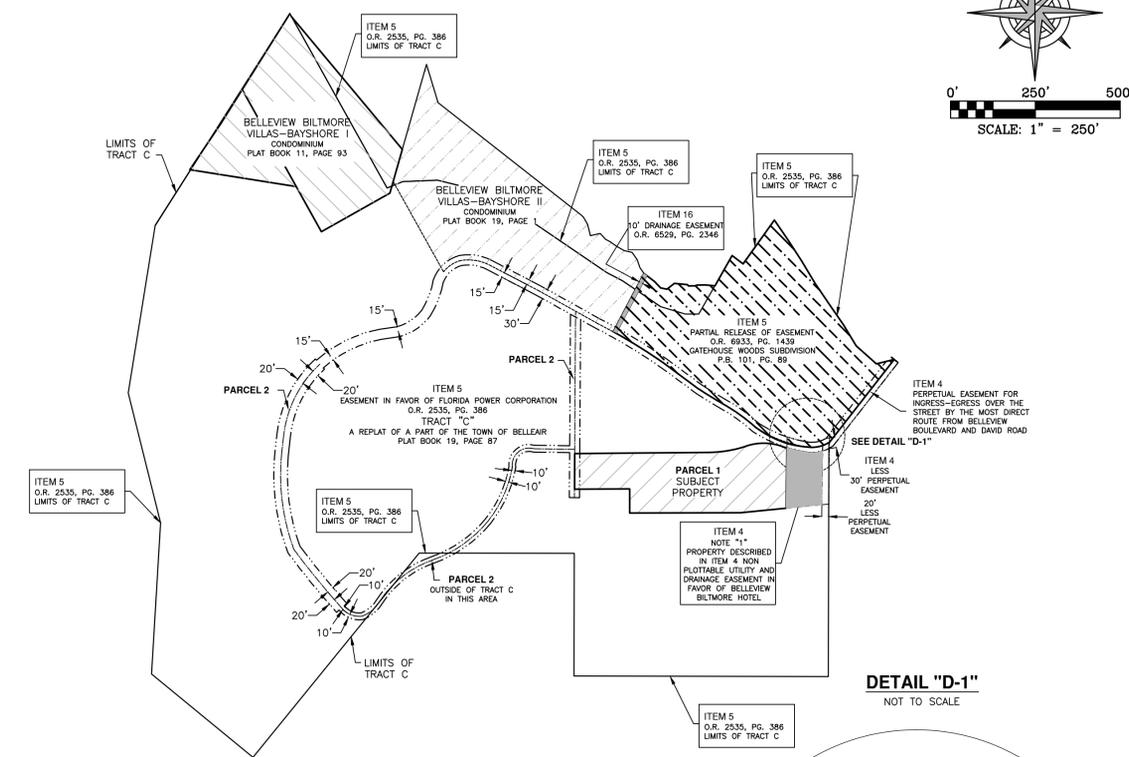
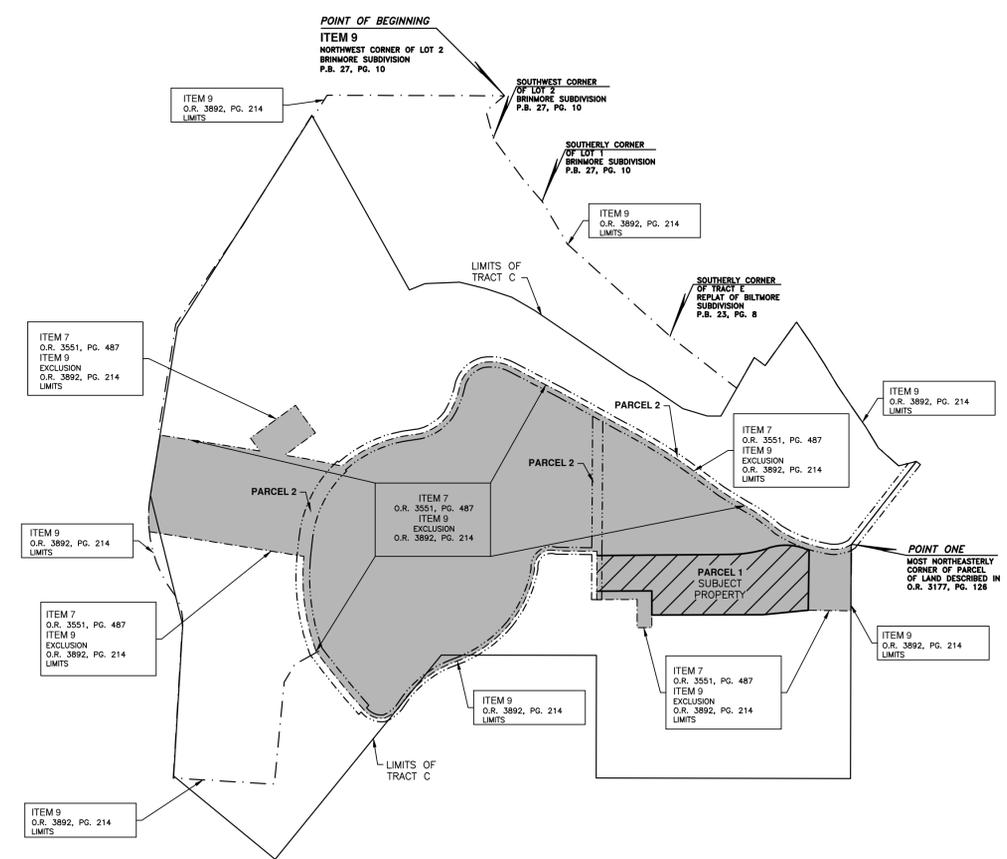
WORK ORDER NO. 2013-38
DRAWN BY: D.H.
FIELD DATE: 03-21-2013
SCALE: 1" = 30"
SHEET NO. 2 OF 5

May 08, 2013 - 10:00am X:\CAD Projects\Projects\2013\2013-38 Belleair Country Club\Map\Survey\2013-38_LB_04-03-2013.dwg



0' 250' 500'
SCALE: 1" = 250'

- LEGEND**
- A ARC
 - A/C AIR CONDITIONER
 - ACDE ARMY CORPS & ENGINEERS
 - BFPD BACK FLOW PREVENTION DEVICE
 - BM BENCHMARK
 - BOLL BOLLARD
 - C CHORD
 - (C) CALCULATED
 - CB CATCH BASIN
 - CBW CONCRETE BLOCK WALL
 - CCR CERTIFIED CORNER RECORD
 - CHB CHORD BEARING
 - C CENTERLINE
 - CLF CHAIN LINK FENCE
 - C.M. CONCRETE MONUMENT
 - CONC. CONCRETE
 - C/T CURB TIE
 - CTV CABLE TELEVISION
 - (D) DEED
 - DB DEED BOOK
 - ERPC ELLIPTICAL REINFORCED CONCRETE PIPE
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - (F) FIELD
 - F FOUND
 - FCIR FOUND CAPPED IRON ROD
 - FCM FINISHED FLOOR
 - FF FIRE HYDRANT ASSEMBLY
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPKD FOUND PK NAIL AND DISK
 - FPK FOUND RIVET AND DISK
 - FR&D FOUND RIVET AND DISK
 - F/T FENCE TIE
 - GI GRATE INLET
 - GAV GAS VALVE
 - GM GAS METER
 - GV GATE VALVE
 - GW GUY WIRE
 - ID IDENTIFICATION
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - (L) LEGAL
 - LEB LICENSED BUSINESS
 - LF LOWEST FLOOR ELEVATION
 - LP LIGHT POLE
 - MH MANHOLE
 - NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
 - NGS NATIONAL GEODETIC SURVEY
 - N&D NAIL AND DISK
 - NFL NOT FIELD LOCATED
 - NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
 - No. NUMBER
 - OH OVERHEAD WIRES
 - O.R. OFFICIAL RECORD BOOK
 - ORD ORDINANCE
 - (P) PLAT BOOK 19, PAGE 87
 - P.B. PAGE/PAGES
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLYVINYL CHLORIDE
 - P/T PAVEMENT TIE
 - R RADIUS
 - RCP REINFORCED CONCRETE PIPE
 - RCW RECLAIMED WATER
 - RNG. RANGE
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - SET SET
 - SAN. SANITARY
 - SCIR SET CAPPED IRON ROD
 - SCO SANITARY CLEAN-OUT
 - SCM SET CONCRETE MONUMENT
 - SPKD SET PK NAIL AND DISK
 - S.R. STATE ROAD
 - SW/T SIDEWALK TIE
 - T.B. TOP OF BLOCK
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TOS TOE OF SLOPE
 - TRANS TRANSFORMER
 - TYP TYPICAL
 - TWP. TOWNSHIP
 - UP UTILITY POLE
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - WV WATER VALVE



NOTE:
SEE SHEET 1 OF 5 FOR REPORT AND BOUNDARY DETAIL.
SEE SHEET 2 OF 5 FOR BOUNDARY AND TOPOGRAPHIC DETAIL, AND SYMBOL LEGEND.
SEE SHEETS 4 AND 5 OF 5 FOR SCHEDULE B II EXCEPTIONS DETAIL.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

ALTA/ACSM Land Title Survey
COUNTRY CLUB PARKING AREA
PINELLAS COUNTY FLORIDA

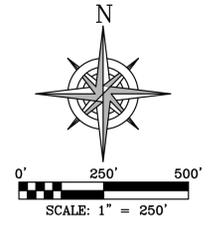
PREPARED FOR:
BELLAIR COUNTRY CLUB
ONE COUNTRY CLUB LANE
BELLAIR, FL 33756

DAVID WILLIAM MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5840

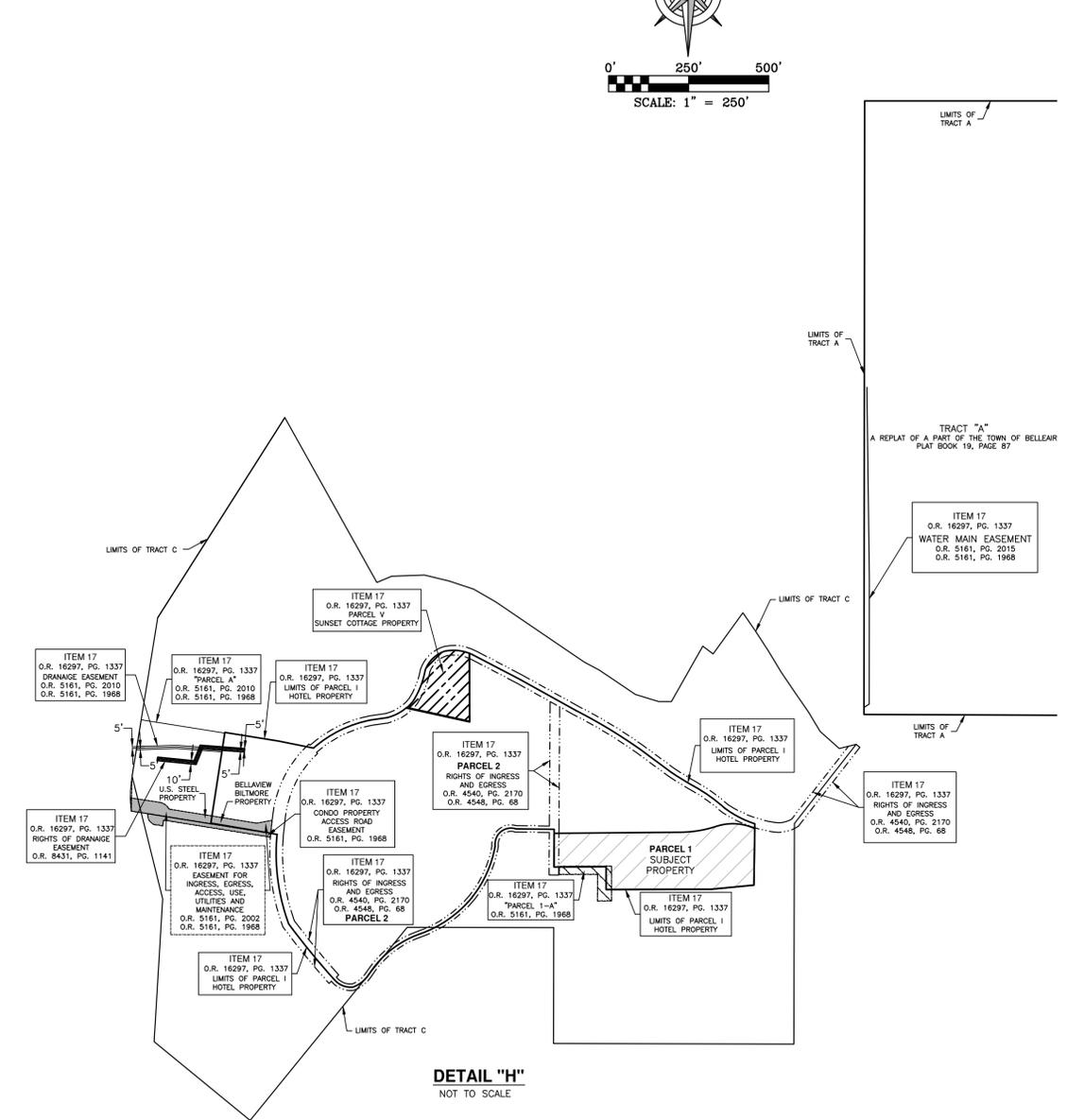
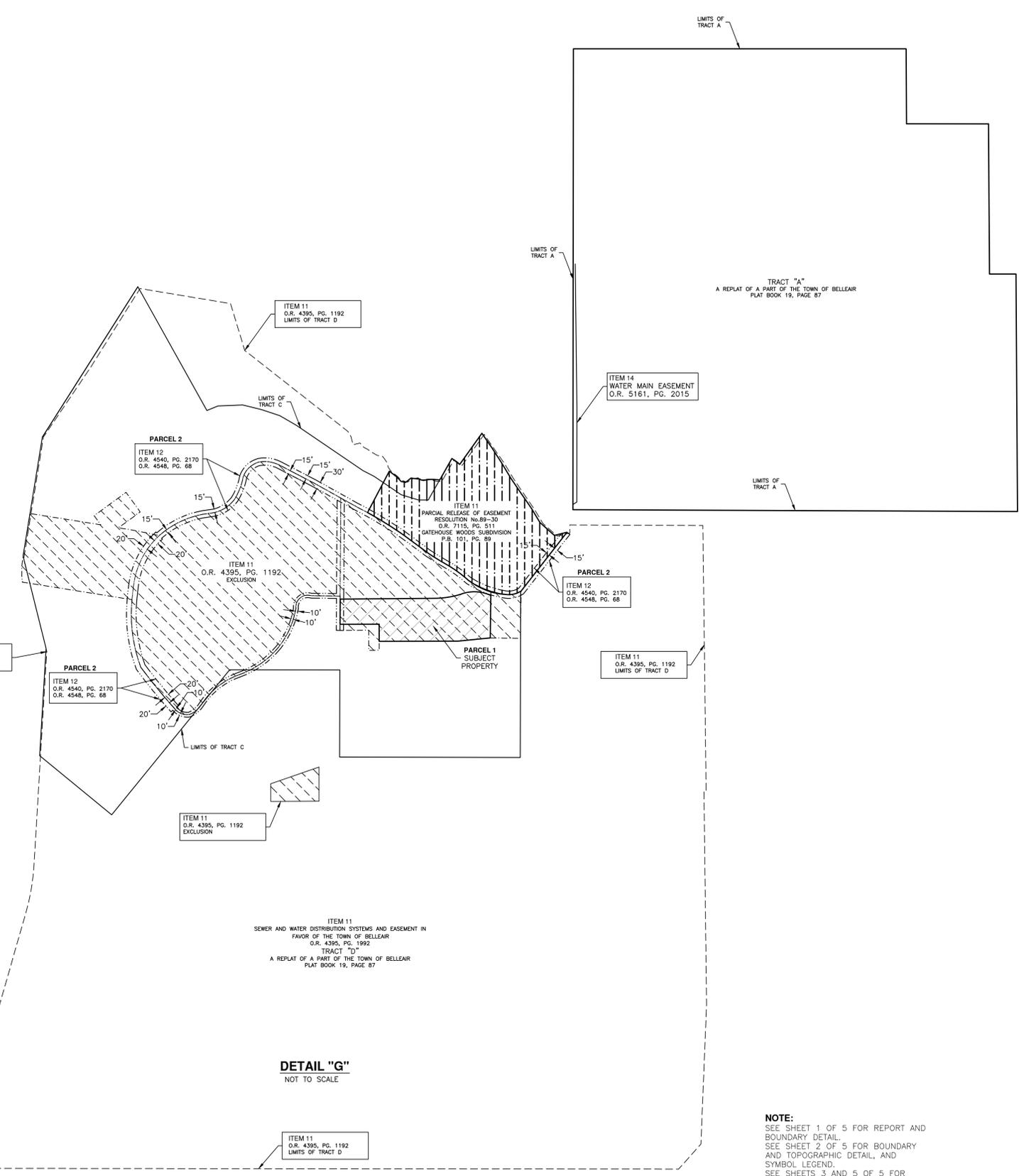
WORK ORDER NO. 2013-38
DRAWN BY: D.H.
FIELD DATE: 03-21-2013
SCALE: 1" = 250'
SHEET NO. 3 OF 5

May 08, 2013 - 1:40pm X:\CAD Projects\Projects\2013\2013-38_Bellair_Country_Club\Task\Survey\2013-38_18_04-03-2013.dwg

REV.#	DESCRIPTION	DATE	BY
1	UPDATED LEGAL, BOUNDARY AND EASEMENTS FROM TITLE COMMITMENT	04-23-2013	DH



- LEGEND**
- A ARC
 - A/C AIR CONDITIONER
 - ACOE ARMY CORPS & ENGINEERS
 - BFPD BACK FLOW PREVENTION DEVICE
 - BM BENCHMARK
 - BOLL BOLLARD
 - C CHORD
 - (C) CALCULATED
 - CB CATCH BASIN
 - CBW CONCRETE BLOCK WALL
 - CCR CERTIFIED CORNER RECORD
 - CHB CHORD BEARING
 - C CENTERLINE
 - CLF CHAIN LINK FENCE
 - C.M. CONCRETE MONUMENT
 - CONC. CONCRETE
 - C/T CURB TIE
 - CTV CABLE TELEVISION
 - (D) DEED
 - DB DEED BOOK
 - ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - F FIELD
 - (F) FOUND
 - FCIR FOUND CAPPED IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FT FINISHED FLOOR
 - FHA FIRE HYDRANT ASSEMBLY
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPKD FOUND PK NAIL AND DISK
 - FPC FLORIDA POWER CORPORATION
 - FR&D FOUND RWET AND DISK
 - F/T FENCE TIE
 - GI GRATE INLET
 - GV GAS VALVE
 - GM GAS METER
 - GV GATE VALVE
 - GW GUY WIRE
 - ID IDENTIFICATION
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - (L) LEGAL
 - LB LICENSED BUSINESS
 - LF LOWEST FLOOR ELEVATION
 - LP LIGHT POLE
 - MH MANHOLE
 - NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
 - NGS NATIONAL GEODETIC SURVEY
 - N&D NAIL AND DISK
 - NFL NOT FIELD LOCATED
 - NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
 - No. NUMBER
 - OH OVERHEAD WIRES
 - O.R. OFFICIAL RECORD BOOK
 - ORD ORDINANCE
 - (P) PLAT BOOK 19, PAGE 87
 - P.B. PLAT BOOK
 - PG. PAGE/PAGES
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLYVINYL CHLORIDE
 - P/T PAVEMENT TIE
 - R RADIUS
 - RCP REINFORCED CONCRETE PIPE
 - RCW RECLAIMED WATER
 - RNG. RANGE
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - SET SET
 - SH SANITARY
 - SCIR SET CAPPED IRON ROAD
 - SCO SANITARY CLEAN-OUT
 - SCM SET CONCRETE MONUMENT
 - SPKO SET PK NAIL AND DISK
 - S.R. STATE ROAD
 - SW/T SIDEWALK TIE
 - T.S. TOP OF BLOCK
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TOS TOE OF SLOPE
 - TRANS TRANSFORMER
 - TYP TYPICAL
 - TWP. TOWNSHIP
 - UP UTILITY POLE
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - WV WATER VALVE



ITEM 11
SEWER AND WATER DISTRIBUTION SYSTEMS AND EASEMENT IN
FAVOR OF THE TOWN OF BELLEAIR
O.R. 4395, PG. 1992
TRACT "D"
A REPLAT OF A PART OF THE TOWN OF BELLEAIR
PLAT BOOK 19, PAGE 87

DETAIL "G"
NOT TO SCALE

NOTE:
SEE SHEET 1 OF 5 FOR REPORT AND
BOUNDARY DETAIL.
SEE SHEET 2 OF 5 FOR BOUNDARY
AND TOPOGRAPHIC DETAIL, AND
SYMBOL LEGEND.
SEE SHEETS 3 AND 5 OF 5 FOR
SCHEDULE B II EXCEPTIONS DETAIL.

May 08, 2013 - 10:00am X:\CAD Projects\Projects\2013\2013-38_Belleair_Country_Club\AreaSurvey\2013\2013-38_18_04-03-2013.dwg

REV.#	DESCRIPTION	DATE	BY
1	UPDATED LEGAL, BOUNDARY AND EASEMENTS FROM TITLE COMMITMENT	04-23-2013	DH

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

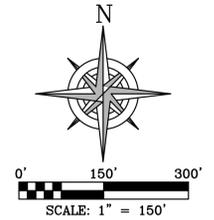
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.892.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

ALTA/ACSM Land Title Survey
COUNTRY CLUB PARKING AREA
PINELLAS COUNTY FLORIDA

PREPARED FOR:
BELLAIR COUNTRY CLUB
ONE COUNTRY CLUB LANE
BELLAIR, FL 33756

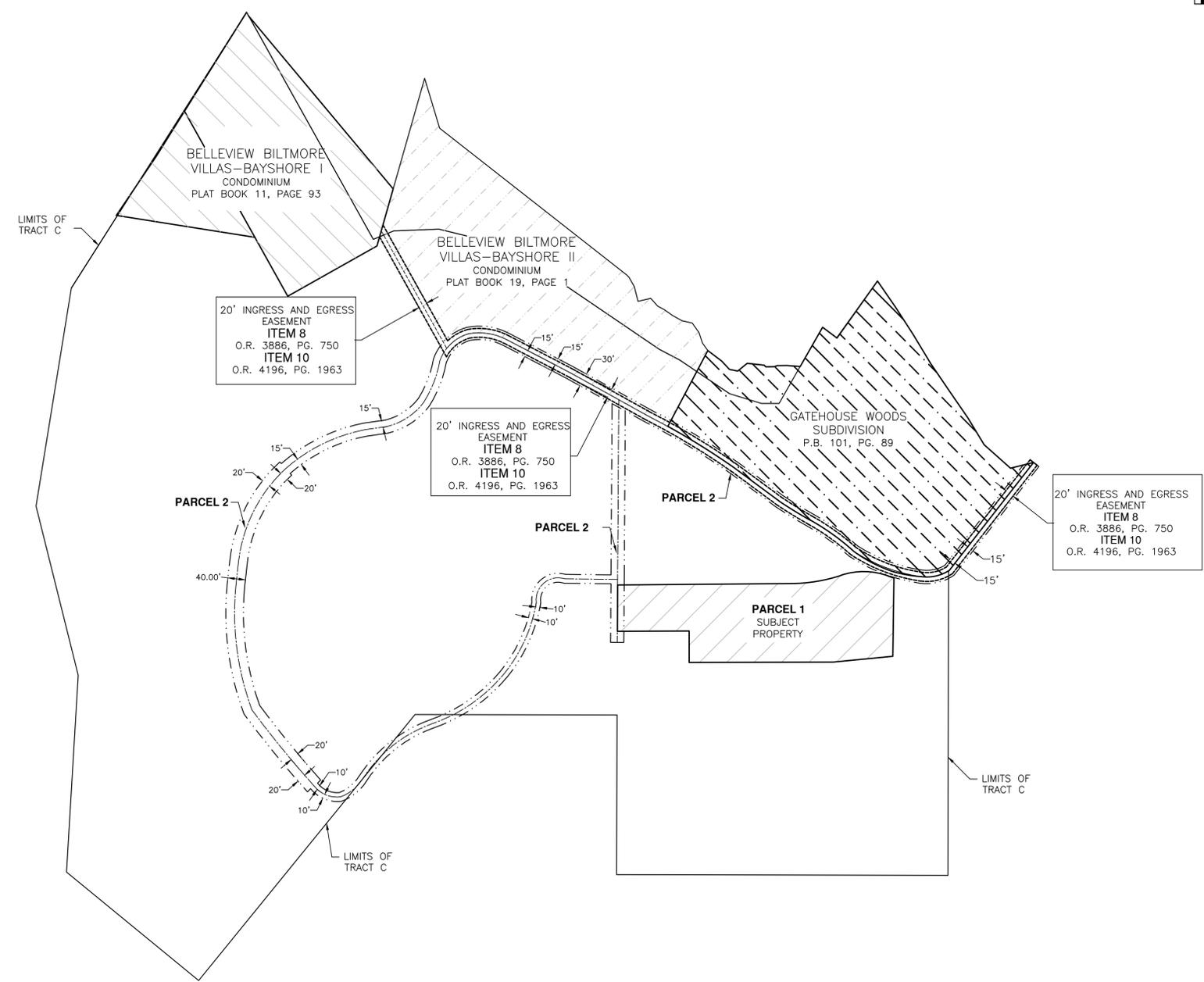
DAVID WILLIAM MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5840

WORK ORDER NO.	2013-38
DRAWN BY:	D.H.
FIELD DATE:	03-21-2013
SCALE:	1" = 250'
SHEET NO.	4 OF 5



- LEGEND**
- A ARC
 - A/C AIR CONDITIONER
 - ACOE ARMY CORPS & ENGINEERS
 - BFPD BACK FLOW PREVENTION DEVICE
 - BM BENCHMARK
 - BOLL BOLLARD
 - C CHORD
 - (C) CALCULATED
 - CB CATCH BASIN
 - CBW CONCRETE BLOCK WALL
 - CCR CERTIFIED CORNER RECORD
 - CHB CHORD BEARING
 - C CENTERLINE
 - CLF CHAIN LINK FENCE
 - C.M. CONCRETE MONUMENT
 - CONC. CONCRETE
 - C/T CURB TIE
 - CTV CABLE TELEVISION
 - (D) DEED
 - DB DEED BOOK
 - ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
 - EP EDGE OF PAVEMENT
 - EL ELEVATION
 - F FIELD
 - (F) FOUND
 - FCIR FOUND CAPPED IRON ROD
 - FCM FOUND CONCRETE MONUMENT
 - FT FINISHED FLOOR
 - FHA FIRE HYDRANT ASSEMBLY
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN&D FOUND NAIL AND DISK
 - FPKD FOUND PK NAIL AND DISK
 - FPC FLORIDA POWER CORPORATION
 - FR&D FOUND RWET AND DISK
 - F/T FENCE TIE
 - GI GRATE INLET
 - GAV GAS VALVE
 - GM GAS METER
 - GV GATE VALVE
 - GW GUY WIRE
 - ID IDENTIFICATION
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - (L) LEGAL
 - LB LICENSED BUSINESS
 - LF LOWEST FLOOR ELEVATION
 - LP LIGHT POLE
 - MH MANHOLE
 - NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
 - NGS NATIONAL GEODETIC SURVEY
 - N&D NAIL AND DISK
 - NFL NOT FIELD LOCATED
 - NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
 - No. NUMBER
 - OH OVERHEAD WIRES
 - O.R. OFFICIAL RECORD BOOK
 - ORD ORDINANCE
 - (P) PLAT BOOK 19, PAGE 87
 - P.B. PLAT BOOK
 - PG. PAGE/PAGES
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLYVINYL CHLORIDE
 - P/T PAVEMENT TIE
 - R RADIUS
 - RCP REINFORCED CONCRETE PIPE
 - RCW RECLAIMED WATER
 - RNG. RANGE
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - S SET
 - SAN. SANITARY
 - SCIR SET CAPPED IRON ROAD
 - SCO SANITARY CLEAN-OUT
 - SCM SET CONCRETE MONUMENT
 - SPKO SET PK NAIL AND DISK
 - S.R. STATE ROAD
 - SW/T SIDEWALK TIE
 - T.S. TOP OF BLOCK
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TOS TOE OF SLOPE
 - TRANS. TRANSFORMER
 - TYP. TYPICAL
 - TWP. TOWNSHIP
 - UP UTILITY POLE
 - VCP VITRIFIED CLAY PIPE
 - WF WOOD FENCE
 - WV WATER VALVE

- CONCRETE
- BRICK



DETAIL "I"
NOT TO SCALE

NOTE:
SEE SHEET 1 OF 5 FOR REPORT AND BOUNDARY DETAIL.
SEE SHEET 2 OF 5 FOR BOUNDARY AND TOPOGRAPHIC DETAIL, AND SYMBOL LEGEND.
SEE SHEETS 3 AND 4 OF 5 FOR SCHEDULE B II EXCEPTIONS DETAIL.

May 08, 2013 - 10:00am - K:\CAD - Projects\Projects\2013\2013-38 - Belleair Country Club Area\Survey\2013-38 - 18_04-03-2013.dwg

REV.#	DESCRIPTION	DATE	BY
1	UPDATED LEGAL, BOUNDARY AND EASEMENTS FROM TITLE COMMITMENT	04-23-2013	DH

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUJENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

ALTA/ACSM Land Title Survey
COUNTRY CLUB PARKING AREA
PINELLAS COUNTY FLORIDA

PREPARED FOR:
BELLAIR COUNTRY CLUB
ONE COUNTRY CLUB LANE
BELLAIR, FL 33756

DAVID WILLIAM MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5840

WORK ORDER NO.	2013-38
DRAWN BY:	D.H.
FIELD DATE:	03-21-2013
SCALE:	1" = 150'
SHEET NO.	5 OF 5

Summary

To: Town Commission
From: Stefan Massol
Subject: Interlocal Agreement for Street Sweeping Services
Memo Date: 5/28/2014

Summary: Staff presents an interlocal agreement negotiated with the City of Largo for street sweeping services.

Background/Problem Discussion: Late last year a discrepancy between bid amount and price paid for street sweeping services became apparent and the town is presently in a disagreement with its previous street sweeping provider. Service with that company has been discontinued. For the past few months the town has received complimentary street sweeping from the City of Clearwater and affordable service from the City of Largo on an interim basis. The draft agreement provided does not reflect changes that staff have requested, including:

- 1) Revision of 3. b) to read "LARGO will sweep streets a minimum of one (1) time every month".
- 2) A provision to allow the town to request sweeping services with the guarantee of service performed by no later than seven days following the request.
- 3) Extension of the initial term from one year to three years with the annual municipal cost index modifier.

Alternatives/Options: The town has the option to agree to the terms of the interlocal agreement as presented, suggest additional changes to the agreement, or not sign the agreement with the City of Largo.

Financial Impact: The amount charged by Largo will save the town \$5,594.88 in the first year compared to the amounts charged by USA Services. The price will increase according to the municipal cost index (MCI), similar to the current agreement for fire and rescue services. This year the MCI was 2.1% and would amount to an increase of \$311 in year two.

Recommendation: Staff recommends passage of the agreement with the requested changes.

Proposed Motion: none.

DRAFT

INTERLOCAL AGREEMENT PROVIDING FOR MUNICIPAL STREET SWEEPING SERVICES

THIS INTERLOCAL AGREEMENT PROVIDING FOR STREET SWEEPING SERVICES (the "Agreement") is made and entered into on this _____ day of _____, 2014 by and between the TOWN OF BELLEAIR, FLORIDA, (hereinafter "BELLEAIR") and the CITY OF LARGO, FLORIDA (hereinafter "LARGO"), both parties being municipal corporations located in Pinellas County, Florida.

WHEREAS, Section 163.01, Florida Statutes, also known as the Florida Interlocal Cooperation Act of 1969, authorizes local governments to enter into interlocal agreements to enable them to best meet the needs of their citizenry; and

WHEREAS, LARGO and BELLEAIR recognize that street sweeping provides a direct environmental and stormwater management benefit to both municipalities; and

WHEREAS, BELLEAIR desires to implement a more cost effective method for sweeping its municipal streets; and

WHEREAS, LARGO currently operates three street sweepers and has agreed to provide street sweeping services to BELLEAIR in accordance with the terms outlined here.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. Recitals. The above recitals are true and correct and are hereby fully incorporated by reference.
2. Effective Date. This Agreement shall become effective on the date it is filed with the Clerk of Circuit Court in and for Pinellas County, Florida and shall continue for an initial term of one (1) year. This Agreement may thereafter be extended upon mutual agreement of the parties for up to two (2) additional one (1) year terms. LARGO shall be responsible for the initial filing of this Agreement with the Clerk of Court and any subsequent extensions or renewals.
3. LARGO RESPONSIBILITIES:
 - a) LARGO agrees to sweep the streets located within BELLEAIR as depicted on the map attached hereto as "Exhibit A" and incorporated herein by this reference utilizing a regenerative vacuum type sweeper. The provision of street sweeping services will be conducted in accordance with LARGO'S current street sweeping policies and procedures and applicable NPDES MS4 permit requirements, as may be amended from time to time, in LARGO'S sole discretion. LARGO will provide this service only on streets that are the responsibility of BELLEAIR. This specifically excludes any County or Florida Department of Transportation streets or rights-of-way existing within BELLEAIR'S municipal limits.
 - b) LARGO will sweep streets a minimum of one (1) time every six (6) weeks in accordance with applicable federal stormwater requirements. Scheduling of street sweeping shall be in LARGO'S sole discretion.
 - c) LARGO will be responsible for the disposal of all materials collected from the provision of street sweeping services at the Pinellas County Waste to Energy Facility or another contracted disposal vendor as determined by LARGO in its sole discretion.

DRAFT

- d) LARGO will assign a foreman or a supervisor as a point of contact for provision of these services to BELLEAIR.
- e) LARGO will submit to BELLEAIR a monthly report providing the amount of material collected from BELLEAIR streets for BELLEAIR'S use in NPDES permitting/reporting. An invoice for the services provided will accompany each monthly report.

4. BELLEAIR'S OBLIGATIONS:

- a) BELLEAIR agrees to pay LARGO \$28.04 per lane mile, per month for street sweeping services. Invoices will be submitted monthly, on the first day of each month (or on the first business day of the month, whichever is sooner), for services provided during the month immediately preceding. The aforementioned cost per lane mile assessed includes all costs for disposal of the recovered materials and maintenance/management of the street sweeping operation.
- b) BELLEAIR shall submit payment, in full, in accordance with the Florida Prompt Payment Act. Interest shall accrue on any late payment, or portion thereof, in accordance with the Florida Prompt Payment Act.
- c) BELLEAIR will assign a point of contact for communication as necessary on matters related to the services to be provided hereunder.

5. Annual Review. LARGO and BELLEAIR will review the cost assessed per lane mile for the provision of street sweeping services on an annual basis. Any changes to compensation shall be agreed to, in writing, by both parties no less than thirty (30) days prior to any extension or renewal of this Agreement.

6. Termination and Suspension. This Agreement may be terminated, without cause, by either party upon thirty (30) days written notice to the other party. In the event either party to this Agreement declares a state of emergency, or is included in or subject to a declaration of state of emergency, this Agreement shall be automatically suspended until such time as both parties agree to recommence the provision of street sweeping services, in whole or in part, in accordance with the terms provided herein.

7. Notices. All notices, requests, demands, deliveries, and other communications which are required or permitted under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally or three (3) days after mailing via registered or certified mail, first class postage pre-paid as set forth below:

If to LARGO:

City of Largo, Florida
Attn: City Manager
201 Highland Avenue
Largo, Florida 33770
Fax # (727) 587-6703

with a required copy to:

City Attorney, City of Largo
201 Highland Avenue
Largo, Florida 33770

If to BELLEAIR:

Town of Belleair, Florida
Attn: City Manager
901 Ponce de Leon Blvd
Belleair, Florida 33756
Fax # (727) 588-3778

with a copy to:

Attorney, Town of Belleair
901 Ponce de Leon Blvd
Belleair, Florida 33756

DRAFT

Either party may change the persons and/or addresses to which notices or other communications are to be sent to it by giving written notice of any such change in the manner provided herein for giving notice.

8. Reservation of Rights and Sovereign Immunity. Nothing in this Agreement shall be construed to affect either party's entitlement to sovereign immunity, or any limitation of liability under Section 768.28, Florida Statutes, nor shall this Agreement be construed to create any indemnification by one party of another. This Agreement shall furthermore not be construed to create any agency relationships among the parties or any relationship other than independent contracting entities. Each party shall assume full responsibility and liability for its own actions, including the actions of its employees, agents and officials.
9. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings or conditions, express or implied, oral or written, except as herein contained.
10. Amendments. All amendments hereto shall be in writing and shall not be effective until properly executed by both parties.
11. Assignments. Neither party shall assign or otherwise transfer any of its rights or duties under this Agreement without the express prior written consent of the other party.
12. Severability. If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, then, to the extent that the invalidity or unenforceability does not impair the application of this Agreement as intended by the parties, the remaining provisions of this Agreement or the application of this Agreement to other situations, shall continue in full force and effect.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

DRAFT

IN WITNESS WHEREOF, the undersigned have affixed their hands and seals the day and year first above-written.

CITY OF LARGO,
a Florida municipal corporation

Patricia Gerard, Mayor

REVIEWED AND APPROVED:

ATTEST:

Alan S. Zimmet, City Attorney

Diane Bruner, City Clerk

TOWN OF BELLEAIR,
a Florida municipal corporation

Gary H. Katica, Mayor

APPROVED AS TO FORM:

ATTEST:

Town Attorney

Town Clerk