

February 28, 2025

City of Clearwater Planning & Development Services 100 S. Myrtle Avenue Clearwater, FL 33756

Subject: Mandalay Vacation Rentals - Traffic Impact Study Determination

633 Mandalay Ave, Clearwater, FL 33767

PID # 05-29-15-54747-084-0010

To Whom It May Concern,

The purpose of this document is to provide a determination on whether a Traffic Impact Study will be required for the Mandalay Vacation Rentals project. This document will assist with the Level Two Flexible Development (FLD) application. Mandalay Vacation Rentals are located in City of Clearwater at 633 Mandalay Ave. Project is the development of an vacant parcel off of. Proposed is (2) ±1,678 SF Vacation rentals with garage and driveway parking.

Please see the following requirements and responses. A traffic impact study shall be required for all proposed developments if the total generated net new trips meet one or more of the following conditions:

1. is expected to generate 100 or more new trips in any given hour (directional trips, inbound or outbound on the abutting streets) and/or 1,000 or more new trips per day; or

|          |                              |           | PM Trips     |       | Daily Trips           |       |  |
|----------|------------------------------|-----------|--------------|-------|-----------------------|-------|--|
|          | Land Use                     | Size      | Rate Peak Hr | Trips | Rate Daily<br>Traffic | Trips |  |
| Existing | (ITE ) Vacant Lot            | 12,222 SF | 0 / FP       | 0     | 0 / FP                | 0     |  |
| Proposed | (ITE 210) Vacation<br>Rental | 2 DU      | 2.00 * 1.01  | 2.02  | 2.00 * 9.57           | 19.14 |  |
|          |                              |           | Total        | 2.02  |                       | 19.14 |  |

- o Project results in a net decrease of daily trips and peak hour trips.
- Proposed Trips: 2 Units = 19 Daily Trips (ITE 210)
- 2. Anticipated new trip generation degrades the level of service as adopted in the City's Comprehensive Plan to unacceptable levels; or
  - o Projects proposed trips are di minimis. Project will have no impact on the LOS.
- 3. The study area contains a segment of roadway and/or intersection with five reportable accidents within a prior twelve-month period, or the segment and/or intersection exists on the

City's annual list of most hazardous locations, provided by the City of Clearwater Police Department; or

- Zero accidents are shown within the last year adjacent to our project location. See attached map.
- 4. The Traffic Operations Manager or their designee deems it necessary to require such assessment in the plan review process. Examples include developments that are expected to negatively impact a constrained roadway or developments with unknown trip generation and/or other unknown factors.
  - Two vacation rental properties will not have a negative impact on the surrounding roadway. Project results in 19 trips per day.

Please feel free to call with any questions or if any additional information is needed.

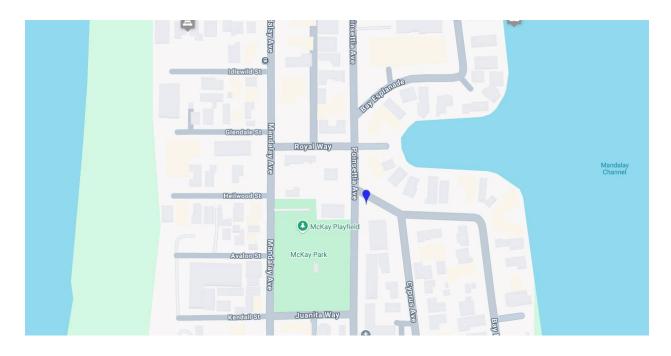
Respectfully,

Baysite Engineering, LLC.

P. Ely Payne, P.E.

Principal

# Community Crime Map Traffic Accidents – April 1, 2021 - March 31, 2022





February 27, 2025

City of Clearwater Planning & Development Services 100 S. Myrtle Avenue Clearwater, FL 33756

Subject: Mandalay Vacation Rentals - Stormwater Narrative 635 Mandalay Townhomes PID # 05-29-15-54747-084-0010

To Whom It May Concern,

The purpose of this document is to provide a summary of the proposed stormwater design for the Mandalay Vacation Rentals project. This document will assist with the Level Two Flexible Development (FLD) application. Mandalay Vacation Rentals project is located in City of Clearwater at 633 Mandalay Ave, Clearwater, FL 33767. The parcel is currently vacant and will be developed into two Resort Attached Dwellings properties.

This project recently was approved by Clearwater under FLD2023-10021. The project is a redesign of that project with a updated building design and corresponding site redesign.

The property is located in Clearwater Beach and the adjacent stormwater system discharges directly to Mandalay Bay in the intercoastal. The site has recently been used for parking for the surrounding businesses and soils have been disturbed over the years with gravel parking uses. Historically the site included a commercial development and was mostly impervious.

The site drains to the south and into Royal Way Right-of-way following the curb line East to the stormwater curb inlet at Royal Way and Poinsettia Ave. The proposed condition includes a stormwater vault / exfiltration trench under the proposed driveway. The trench will outfall to a new manhole on Royal Way Right-of-way which will tie in directly to the City's storm to the east.

The proposed stormwater vault / exfiltration trench system with meet water quality and quantity requirements. See attached preliminary supporting documents and calculations.

Please feel free to call with any questions or if any additional information is needed.

Respectfully,

Baysite Engineering, LLC.

P. Ely Payne, P.E.

Principal

PATRICK ELY PAYNE
FLORIDA LICENSED No. \$5381
FLORIDA LICENSED No. \$5381
FLORIDA LICENSED NO. \$5381
SEALED BY PATRICK ELY PAYNE, P.E. ON DATE
SHOWN. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND SEAL
AND THE SIGNATURE MUST BE VERFIELD ON
ANY ELECTRONIC COPIES.

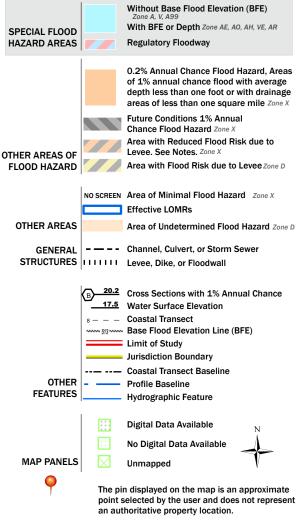
Digitally signed by Patrick Payne Date: 2025.02.27

# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2025 at 4:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Pre-Development Criteria

Project: MANDALAY VACATION RENTALS

Municipality: City of Clearwater
Basin: Pre Basin

Area: 0.28 ac 12222 sf

18.83

min

# SCS Time of Concentration Calculations

## **Sheet Flow**

 Surface Description (table 3-1)
 Short grass

 Manning's Roughness coeff. (n)
 0.15

 Flow Length (L)
 100
 ft

 Slope (s)
 0.30%

 Tt = 60 \* 0.007 \* (n\*L)^0.8 / (P^0.5 \* s^0.4)
 18.16
 min

Shallow concentrated flow

 Surface Description (table 3-1)
 Unpaved

 Flow Length (L)
 50
 ft

 Slope (s)
 0.60%

 Velocity
 1.25
 ft/s

 Tt = 60 \* L / (3600 \* V)
 0.67
 min

Modified Rational Curve Number Calculations

# **Dry Vault Basin**

Tc = Tt + Tt

|       | AREA (SF) | CN    | CXA       | AREA (AC) | C    | CXA  |
|-------|-----------|-------|-----------|-----------|------|------|
| POND  | 0         | 100   | 0         | 0.00      | 1    | 0.00 |
| IMP   | 0         | 98    | 0         | 0.00      | 0.95 | 0.00 |
| PERV  | 12,222    | 84    | 1,026,648 | 0.28      | 0.2  | 0.06 |
| TOTAL | 12,222    | 84.00 | 1,026,648 | 0.28      | 0.20 | 0.06 |

# Post - Development Criteria

Project: Municipality: MANDALAY VACATION RENTALS

City of Clearwater

Basin: Vault

0.28 ac 12222.00 sf Area:

### <u>Calculations</u> <u>Vault</u>

| Stage (ft) | Area (Ac.) | Depth Interval (ft) | Storage Sub-Total (ac-ft) | Storage Total (ac-ft) | Remarks        | Area (Sf.) |
|------------|------------|---------------------|---------------------------|-----------------------|----------------|------------|
| 1.00       | 0.0275     | 0.00                | 0.0000                    | 0.0000                | Bottom of Pond | 1200.00    |
| 2.00       | 0.0275     | 1.00                | 0.0275                    | 0.0275                |                | 1200.00    |
| 3.00       | 0.0275     | 1.00                | 0.0275                    | 0.0551                |                | 1200.00    |
| 4.00       | 0.0275     | 1.00                | 0.0275                    | 0.0826                | Top of Bank    | 1200.00    |
| 0.00       | 0.0000     | -4.00               | -0.06                     | 0.03                  |                | 0.00       |

Elevations are conceptual at this time.

# Modified Rational Curve Number Calculations

# **Dry Vault Basin**

|       | AREA (SF) | CN    | CXA       | AREA (AC) | С    | CXA  |
|-------|-----------|-------|-----------|-----------|------|------|
| POND  | 0         | 100   | 0         | 0.00      | 1    | 0.00 |
| IMP   | 9,629     | 98    | 943642    | 0.22      | 0.95 | 0.21 |
| PERV  | 2,593     | 84    | 217,812   | 0.06      | 0.2  | 0.01 |
| TOTAL | 12,222    | 95.03 | 1,161,454 | 0.28      | 0.79 | 0.22 |

Required Water Quality Calculations Contributing Area (ac) \* 0.5" \* (1'/12") = 0.5 in 0.012 Ac-FT

Water Quality - Interpolation

| iter Quality - ii | nterpolation | vvaler | kuantity - interpolation | 1                        |
|-------------------|--------------|--------|--------------------------|--------------------------|
| 0.0000            | 1.00         | 0.0551 | 3.00                     | Required Volume =        |
|                   | 1.42         | 0.0667 | 3.42                     | Total Volume=            |
| <b>7</b><br>5     | 2 00         | 0.0826 | 4 00                     | See Drainage spreadsheet |

| Blue Numbers | = Input data |
|--------------|--------------|
| Red Numbers  | = Answers    |

## ied Rational Pond Storage Volume Calculation

## **Pond Volume**

| FDOT Zone = Storm =       | 6<br>25         |             | hrough 11<br>vent - Use 2, 3,                            | 5, 10, 25, or | 50 Years         |  |        |               |     | Elev.<br>(feet) | Surface<br>Area<br>(sq. ft) | Surface<br>Area<br>(acres) |
|---------------------------|-----------------|-------------|--|---------------|------------------|--|--------|---------------|-----|-----------------|-----------------------------|----------------------------|
|                           |                 |             |  |               |                  |  |        |               |     |                 |                             |                            |
| Project Acreage =         | 0.28 ac         | cres        |  |               |                  |  |        |               |     |                 |                             |                            |
| Pre Devel. Runoff Coef =  | 0.20            |             |  |               |                  |  |        |               |     |                 |                             |                            |
| Intensity (in/hr) =       | 3.65 in         | /hr         | Intensity at Time of Concentration Value from IDF Curves |               |                  |  |        |               |     |                 |                             |                            |
| Allowable Discharge =     | 0.21 cf         | fs          |  |               |                  |  |        |               |     |                 |                             |                            |
|                           |                 | _           |  |               | _                |  |        |               |     |                 |                             |                            |
| Project Acreage =         | 0.28 ad         | cres        | DHW =  | 1.62          | ft               |  | _      |               |     |                 |                             |                            |
| Post Devel. Runoff Coef = | 0.79            |             | DLW =  | 1.42          | ft               |  |        | Pond Bottom = | = > |                 |                             |                            |
| Allowable Discharge =     | 0.21 cf         | fs          | Weir C =   | 2.80          |                  |  |        |               |     |                 |                             |                            |
|                           |                 |             | Weir Width =   | 0.82          | $ft \rightarrow$ |  | 9.88 i | n             |     |                 |                             |                            |
| Required Volume =         | <b>0.055</b> ad | cre-feet (a | ac-ft) or  |               |                  |  |        |               |     |                 |                             |                            |

Required Volume = 0.055 acre-reet (ac-rt) or 2,386 cubic feet (cf) - from Accumulated Rainfall Method Below

Coefficient of discharge - C is calculated from table 5-3 on paredition of Brater and King's Handbook of Hydraulics and is b

| Rational Formula Accumulated Rainfall Method |          |        |         |         |         |         |  |  |  |  |  |
|--|----------|--------|---------|---------|---------|---------|--|--|--|--|--|
| Rainfall                                     | Rainfall | Accum. |         |         |         |         |  |  |  |  |  |
| Intensity                                    | Duration | Rain   | Inflow  | Outflow | Storage | Storage |  |  |  |  |  |
| (in/hr)                                      | (hrs)    | (in)   | (ac-ft) | (ac-ft) | (ac-ft) | (cf)    |  |  |  |  |  |
| 9.15   | 0.13     | 1.22   | 0.02    | 0.00    | 0.0202  | 881     |  |  |  |  |  |
| 8.46   | 0.17     | 1.41   | 0.03    | 0.00    | 0.0232  | 1,009   |  |  |  |  |  |
| 7.25   | 0.25     | 1.81   | 0.03    | 0.00    | 0.0292  | 1,270   |  |  |  |  |  |
| 6.44   | 0.33     | 2.15   | 0.04    | 0.01    | 0.0339  | 1,475   |  |  |  |  |  |
| 5.83   | 0.42     | 2.43   | 0.04    | 0.01    | 0.0377  | 1,641   |  |  |  |  |  |
| 5.35   | 0.50     | 2.68   | 0.05    | 0.01    | 0.0408  | 1,779   |  |  |  |  |  |
| 4.36   | 0.75     | 3.27   | 0.06    | 0.01    | 0.0475  | 2,070   |  |  |  |  |  |
| 3.72   | 1.00     | 3.72   | 0.07    | 0.02    | 0.0515  | 2,242   |  |  |  |  |  |
| 3.25   | 1.25     | 4.07   | 0.07    | 0.02    | 0.0537  | 2,339   |  |  |  |  |  |
| 2.90   | 1.50     | 4.35   | 0.08    | 0.03    | 0.0547  | 2,382   |  |  |  |  |  |
| 2.62   | 1.75     | 4.59   | 0.08    | 0.03    | 0.0548  | 2,386   |  |  |  |  |  |
| 2.39   | 2.00     | 4.79   | 0.09    | 0.03    | 0.0542  | 2,361   |  |  |  |  |  |
| 2.04   | 2.50     | 5.11   | 0.09    | 0.04    | 0.0516  | 2,248   |  |  |  |  |  |
| 1.79   | 3.00     | 5.36   | 0.10    | 0.05    | 0.0477  | 2,079   |  |  |  |  |  |

| Rational Formula Stored Rate Method |        |        |                   |         |  |  |  |  |  |
|-------------------------------------|--------|--------|-------------------|---------|--|--|--|--|--|
| Rainfall                            | Peak   | Storm  | m Release Require |         |  |  |  |  |  |
| Duration                            | Runoff | Runoff | Runoff            | Storage |  |  |  |  |  |
| (min)                               | (cfs)  | (cf)   | (cf)              | (cf)    |  |  |  |  |  |
| 8                                   | 2.02   | 972    | 99                | 873     |  |  |  |  |  |
| 10                                  | 1.87   | 1,123  | 124               | 999     |  |  |  |  |  |
| 15                                  | 1.60   | 1,444  | 185               | 1,258   |  |  |  |  |  |
| 20                                  | 1.42   | 1,708  | 247               | 1,461   |  |  |  |  |  |
| 25                                  | 1.29   | 1,934  | 309               | 1,625   |  |  |  |  |  |
| 30                                  | 1.18   | 2,132  | 371               | 1,761   |  |  |  |  |  |
| 45                                  | 0.96   | 2,604  | 556               | 2,048   |  |  |  |  |  |
| 60                                  | 0.82   | 2,959  | 742               | 2,217   |  |  |  |  |  |
| 75                                  | 0.72   | 3,239  | 927               | 2,311   |  |  |  |  |  |
| 90                                  | 0.64   | 3,465  | 1,113             | 2,352   |  |  |  |  |  |
| 105                                 | 0.58   | 3,653  | 1,298             | 2,355   |  |  |  |  |  |
| 120                                 | 0.53   | 3,812  | 1,484             | 2,328   |  |  |  |  |  |
| 150                                 | 0.45   | 4,068  | 1,855             | 2,213   |  |  |  |  |  |
| 180                                 | 0.40   | 4,269  | 2,226             | 2,043   |  |  |  |  |  |



Project Address: 633 Mandalay Ave, Clearwater FL 33767

# CITY OF CLEARWATER Planning & Development Department

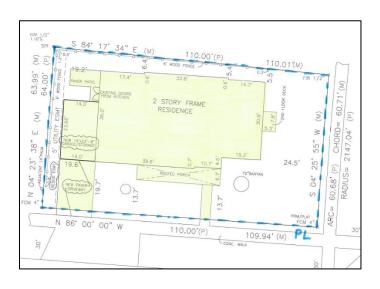
## Impervious Surface Ratio (ISR) Worksheet

| Case Number:   |
|--|
| IMPERVIOUS SURFACE RATIO (ISR): means a measurement of intensity of hard surface development on a parcel in relation to the total area of the parcel. The impervious area includes any surface that is not grass or landscaped areas on the parcel which includes pavers, wood decks, pools, building area, driveways, walkways etc. ISR is different than stormwater requirements. Maximum permitted ISR is established by the future land use category. There is no flexibility for exceeding the maximum permitted ISR. |
| ISR is calculated by dividing the square footage of the total area of all impervious surfaces on the parcel by the total square footage of the total land area.  |
| LIST OF IMPERVIOUS ITEMS: House (first floor footprint) 3,357  Driveway 1,668  Walkways 417  Patio/Lanai 436  Pool 1,406  Deck 4,415  Shed(s) 0  Pavers/concrete slab 0  |
| TOTAL SQUARE FEET 9,627  |

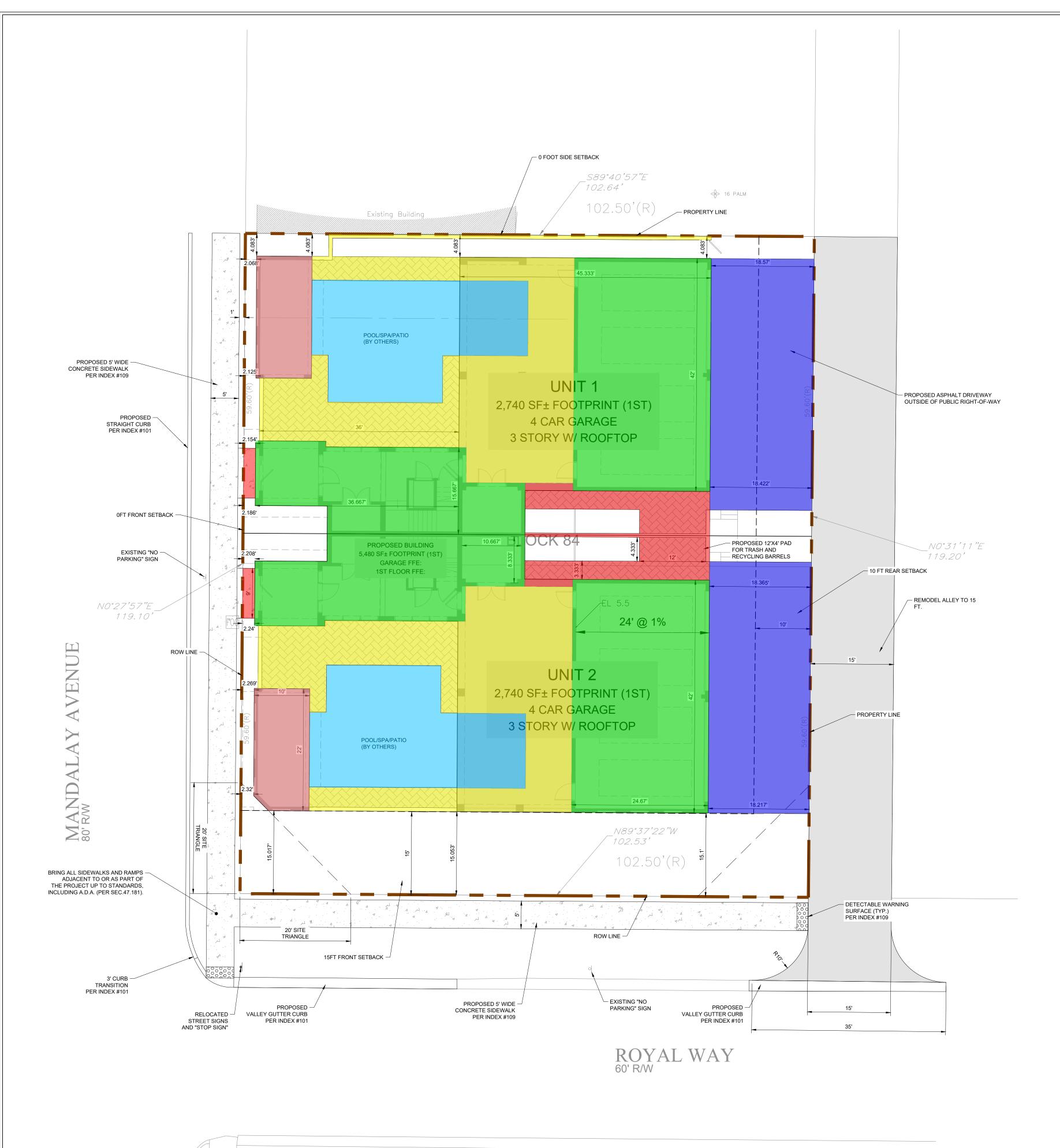
DIVIDED BY LAND AREA 12,222

Applications must provide a to-scale site plan or copy of the survey highlighting the areas that are included in the ISR calculation. The example to the right shows the impervious areas in yellow and property line with blue dashes.

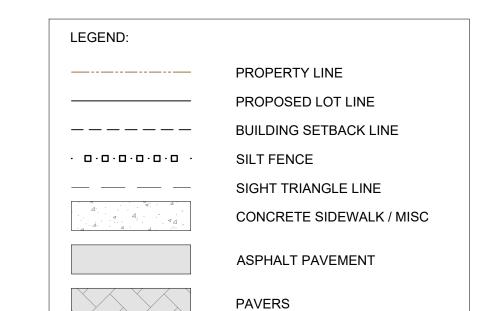
**IMPERVIOUS AREA** 9,627



EQUALS 78.7



Site Data Table PROJECT LOCATION CITY OF CLEARWATER, FLORIDA PARCEL ID & ADDRESS 05-29-15-54747-084-0010 633 MANDALAY AVE, CLEARWATER PROPERTY AREA 0.28 AC (12,222 SF) RFH RESORT FACILITIES HIGH T - TOURIST ZONING OVERLAY OLD FLORIDA DISTRICT (BEACH BY DESIGN) CURRENT USE DENSITY 30 DU/AC DENSITY PROPOSED MIN. LOT AREA REQUIRED MIN. LOT AREA PROPOSED 12,222 SF MAX BUILDING HEIGHT 65FT (DFE + 2FT) MAX BUILDING HEIGHT PROPOSED MAX FAR FAR PROPOSED MAX ISR 0.95 (11,612 SF) ISR PROPOSED 0.79 (9,648 SF) BUILDING SETBACKS/ STEP BACK | SEE PLAN ROYAL AVE (FRONT) = 15 FT MANDALAY AVE (FRONT) = 0 FT REAR (EAST) = 10 FT SIDE (NORTH) = 0 FT PARKING REQUIRED SFD 1.5 SPACES PER UNIT 1.5 \* 2 = 3 SPACES REQUIRED PARKING PROPOSED 8 SPACES (4 GARAGE SPACES PER UNIT) UTILITIES WATER | CITY OF CLEARWATER SEWER | CITY OF CLEARWATER



1. WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE A PERMIT WITH THE

2. APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, HARDSCAPING AND LIGHTING LOCATED WITHIN RIGHT-OF-WAY.

3. CONTRACTOR SHALL REQUEST AN EASEMENT INSPECTION PRIOR TO ANY CONSTRUCTION NEAR AN EASEMENT.

FINAL INSPECTION.

TRASH AND RECYCLING BARRELS OUT FOR SERVICE NO EARLIER THAN 24HRS PRIOR TO THE COLLECTION DAY.

## SIGHT VISIBILITY TRIANGLE NOTE:

1. PER CDC SECTION 3-904(A), TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, NO STRUCTURE OR LANDSCAPING MAY BE INSTALLED WHICH WILL OBSTRUCT VIEWS AT A LEVEL BETWEEN 30 INCHES ABOVE GRADE AND EIGHT FEET ABOVE GRADE WITHIN THE SIGHT VISIBILITY TRIANGLE.

- BUILDING AREA: 0 SQ.FT.

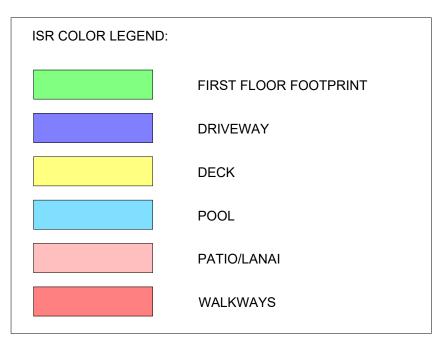
- LAWN: 12,222 SQ.FT.

NOTE: LOT IS CURRENTLY VACANT.

SITE COVERAGE BREAKDOWN (PROPOSED):

DRIVEWAY: 1668 SF WALKWAYS: 366 SF PATIO/LANAI: 931 SF

PERVIOUS AREA: LAWN: 2,593 SF (0.21%)





2 ST.

CITY OF CLEARWATER NOTES:

4. ALL SOD, SIDEWALK, CURB AND SPRINKLER DAMAGE, IF ANY, WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED/REPLACED PRIOR TO ENGINEERING

5. THE OWNER, MAINTENANCE, OR RENTERS WILL BE RESPONSIBLE TO SET

POOL/SPA, PATIO/LANAI, AND SCREEN WALL TO BE DESIGNED AND PERMITTED BY OTHERS (SEPARATE PERMIT).

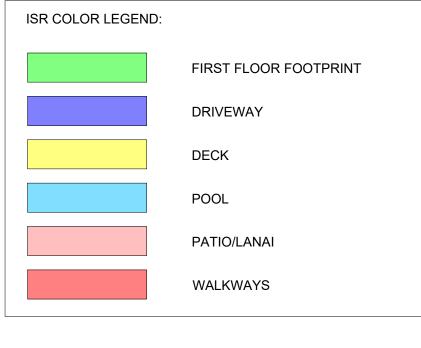
SITE COVERAGE BREAKDOWN (EXISTING):

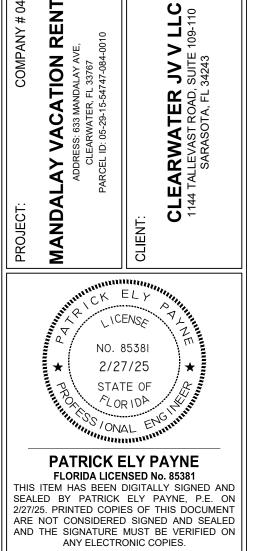
LOT AREA: 12,222 SQ.FT. IMPERVIOUS AREA:

PERVIOUS AREA:

LOT AREA: 12,222 SF IMPERVIOUS AREA: BUILDING/SCREEN WALLS: 5,592 SF

POOL/SPA: 1072 SF TOTAL = 9,629 SF (0.79%)





DRAWING: SITE PLAN - ISR **CALCS** 

SHEET:

C-1

# REPORT OF THE GEOTECHNICAL INVESTIGATION

PROPOSED DEVELOPMENT
635 MANDALAY AVENUE
CLEARWATER BEACH, FLORIDA



February 28, 2023

Pennoni Associates 5755 Rio Vista Drive Clearwater, Florida 33760

Attn: Mr. Jeffrey Salemme, P.E., SI

Associate Vice President, Office Director

RE: Report of the Geotechnical Investigation

Proposed Development 635 Mandalay Avenue Clearwater Beach, Florida Our File: DES 229009

Dear Jeff:

In accordance with your authorization, **DRIGGERS ENGINEERING SERVICES**, **INC.** has completed the requested geotechnical investigation for the subject project. Presented herein are the results of our field and laboratory testing together with geotechnical recommendations for your consideration.

## FIELD INVESTIGATION PROGRAM

Plate I of the report illustrations identifies the respective positioning of four (4) Standard Penetration Test (SPT) borings that were requested to investigate subsurface conditions. These test borings were performed in accordance with ASTM D-1586. A brief description of this method of sampling is included in the report attachments.

Logs of the test borings are also included in the attachments reflecting visual together with estimated Unified Soil Classification. The test boring logs also present tabulated and graphically plotted Standard Penetration resistance values corresponding to each sample interval. The depth at which groundwater was recorded is also noted on each respective boring log.

In conjunction with the Standard Penetration Test borings, you also requested one (1) Double-Ring Infiltration (DRI) test which is positioned approximately as seen on the attached Plate I. A classification boring was conducted at the location of the DRI test and the results are included in the report attachments. Care should certainly be exercised in the application of infiltration test results to the design of stormwater retention areas. The analyses must consider the permeability characteristics of all the subsurface soil strata that will be impacted together with hydraulic boundary conditions. The accommodation of which will control retention area exfiltration rates.

## **GENERALIZED SUBSURFACE CONDITIONS**

Our geotechnical investigation generally identified the presence of a near-surface zone of apparent fill materials principally consisting of fine sands with variable shell and gravel content that were generally very loose in consistency. These sands generally predominated within the upper 2 to 3 feet and were frequently underlain by seams of very soft silty to sandy clays or very loose silty to clayey sands that often covered a variable thickness zone of highly organic silt with decayed vegetation (peat), which normally extended to some depths of some 5 to 6 feet beneath the ground surface. These peat zones had extremely high organic content and a very fibrous nature owing to the presence of the decayed and decaying vegetation.

Below 6 feet, the test borings generally encountered fine sands with variable shell content interbedded with very soft silty clays and clayey sands that overlay the limestone formation beginning at depths ranging from some 20 to 33 feet below present grade. Typically the limestones below 35 to 40 feet exhibited moderately high Standard Penetration resistance values and increased bearing capacity.

Groundwater was recorded at varying depths probably due to differing surface topography. Groundwater levels with recorded depths varied from as little as 4.2 feet to as much as 5.7 feet. We would anticipate that the typical wet season water levels would probably occur some 18 inches +/- below existing grade in the area of the stormwater retention DRI test. Of course, groundwater levels can certainly be influenced by tidal variations and storm events in its' coastal environment.

## **EVALUATION AND FOUNDATION RECOMMENDATIONS**

STRUCTURE TYPE AND LOADING CONDITIONS – It is our present understanding, based upon information provided by Yong Yue, Project Structural Engineer, that the proposed structures are planned to be 3-stories in height including 2 living levels above ground level parking. The structures will be supported by a combination of bearing walls and isolated columns. We understand that preliminarily maximum column loads may approach 400 kips (dead load plus live load) and 10.5 kips per lineal foot for the maximum wall loads. Based upon limited topographic information, it appears that existing grades are typically in the range of about EL. +4 Feet to EL.+5 Feet (NAVD88). We understand that the garage floor level will probably occur near EL. +5 Feet (NAVD88) or relatively close to existing grade.

<u>FOUNDATION RECOMMENDATIONS</u> — Based upon the results of our geotechnical investigation, it is recommended that a deep foundation system be utilized for structure support. Judging from the magnitude of the structural loads, we would recommend consideration of both driven prestress concrete piles as well as Augered Cast-in-Place (ACIP) piles for structure support. Each have their comparative advantages and disadvantages as will be subsequently discussed.

<u>Prestressed Concrete Piles</u> — Nominal 12-inch square prestressed concrete piles of commercial grade should be capable of developing an allowable compression capacity of at least 40 tons when penetrating into the underlying medium hard to hard limestone, commonly in the depth range of 30 to 40 feet below existing grade. These piles should be capable of developing an allowable tension capacity of 15 tons. In no case should piles be terminated at depths less than 25 feet below existing grade. This is to avoid terminating a pile in a very thin zone of increased penetration resistance that may be underlain by very weak and compressible soils.

We would recommend that PDA (Pile Driving Analyzer) testing be performed on no fewer than five (5) test piles that can be installed at production locations in order to establish penetration resistance values to be utilized for all subsequent production piles. In our opinion, PDA testing would be more cost-effective than full scale load testing and would provide better representation of variations in penetration and driving resistance to aid in ordering pile lengths. The test and production piles should be inspected by a representative of the project geotechnical engineer.

A disadvantage of driven displacement piles is that they do impart some noise and vibrations which will need to be carefully monitored and considered. Fortuitously these sites are located such that the disturbance of neighboring major facilities should not be excessive. It is often beneficial to predrill the upper 10 feet in order to minimize lateral transmission of vibrations. Where predrilling is incorporated, the diameter of the predrill should not exceed the least dimension of the prestressed concrete pile.

In addition, we would recommend careful crack survey of any neighboring structures together with the installation of vibration monitoring equipment which can be done very cost-effectively to document the extent of vibration during the pile driving operations. Pile close to existing structures could also be installed to a lower capacity to minimize vibration.

In the recommendation of driven piles, it is also our understanding that all of the structures will be built in a single phase so that pile driving on each individual building will not be disturbing occupants in any neighboring existing structures on site.

<u>Augered Cast-in-Place Piles</u> – A nominal 14-inch diameter ACIP piles could also be utilized for a similar capacity of 40 tons when installed to virtual refusal within the underlying limestone formation anticipated in the depth range of 30 to 40 feet. The ACIP piles should be installed to virtual refusal defined as a penetration resistance of greater than or equal to 1 minute per foot of penetration. In no case should piles be terminated at depths of less than 25 feet.

An inherent advantage of Augered Cast-in-Place piles is the fact that there is minimal noise and vibration associated with the installation. However, a significant disadvantage is in the fact that frequently there are relatively large grout overruns that can occur when penetrating into soft formations or pervious seams or voids that may occur in the limestone formation. Indeed, it is not unusual for the grout overrun to exceed 75% of the theoretical grout volume and in some cases, significantly more.

The utilization of ACIP piles will necessitate a full-scale load testing program. To accomplish this, we would recommend installing no less than 10 pilot augers at nonproductive locations in order to aid in selecting the location of 1 or perhaps more than 1 full-scale load test. Should ACIP piles be selected as the foundation alternative, we will prepare a detailed description of a pilot auger and load testing program which would need to be performed. Naturally, each of the pilot augers would need to be grouted with a low strength grout to avoid future caving.

We understand that the structural design is currently in the preliminary stages. As details are finalized, we would welcome the opportunity to review final design in order to effect any needed changes in geotechnical recommendations.

## PAVEMENT SUBGRADE PREPARATION

Our geotechnical investigation identified the frequent presence of highly organic peat type deposits and very soft clays present within the upper 3 to 6 feet with a relatively thin fill veneer. The presence of the weak and highly organic and decayable peat materials could result in long term excessive total and differential settlements. Accordingly, the most positive approach would be to remove these unsuitable soils of highly organic materials and replace them with properly compacted suitable backfill, typically consisting of fine sands or shelly sands comprising the SP to SP-SM Unified Soil Classification. These backfill soils would need to be compacted to no less than 95% of the Modified Proctor maximum dry density minimizing future long term settlement or deformations due to unusually heavy wheel loads. Herein, we have assumed that the ground floor level will likely consist of concrete paving which will be relatively costly to remediate in the event of non-uniform long term ground floor slab settlements.

Of course, as a viable alternative, the ground level garage stalls could be designed with a pile supported structural slab and thus, obviate any issues with respect to the compressibility of the underlying, near-surface soils.

Although aesthetically less pleasing, asphaltic concrete could be considered for the ground level parking areas. The only significant advantage of the asphaltic concrete would be that it could be more conveniently releveled in the future, in the event of unacceptable differential movement.

Nevertheless, to consider asphaltic concrete, it will be necessary to carefully proof-roll the entire paved area utilizing heavy compaction equipment or perhaps, a loaded dump truck that could proof-roll the entire area and identify any soft or weak zones where soft clay organics may occur very close to existing grade that would deform excessively under pavement wheel loads. In those areas it will be necessary to undercut the weak materials and replace them with properly compacted backfill. This effort would need to be done under the careful inspection of a representative of the project geotechnical engineer.

Furthermore, it would be beneficial to utilize a more heavy-duty pavement section that could better distribute stresses from vehicular traffic which we would presume would be

predominantly light automobile traffic. Ramps or areas for heavily loaded truck traffic for refuse disposal should be constructed with a well-prepared subgrade that would include removal of any compressible soils throughout the limits of the more heavily loaded driveways.

As details are advanced and the final paving and grading plans established, we would welcome the opportunity of reviewing pavement options with you so that you are well informed with respect to comparative economics versus the risk of future maintenance depending upon the choices selected for the ground level parking areas.

In the meantime, if you have any questions concerning our geotechnical report, don't hesitate to contact the undersigned at your convenience.

Respectfully submitted,

DRIGGERS ENGINEERING SERVICES, INC.

Jaime Driggers, P.E.

President

FL Registration No. 16989

FJD-REP\229009

Copies submitted: Email

# **APPENDIX**

## PLATE I - BORING LOCATION PLAN

STANDARD PENETRATION TEST BORING LOGS

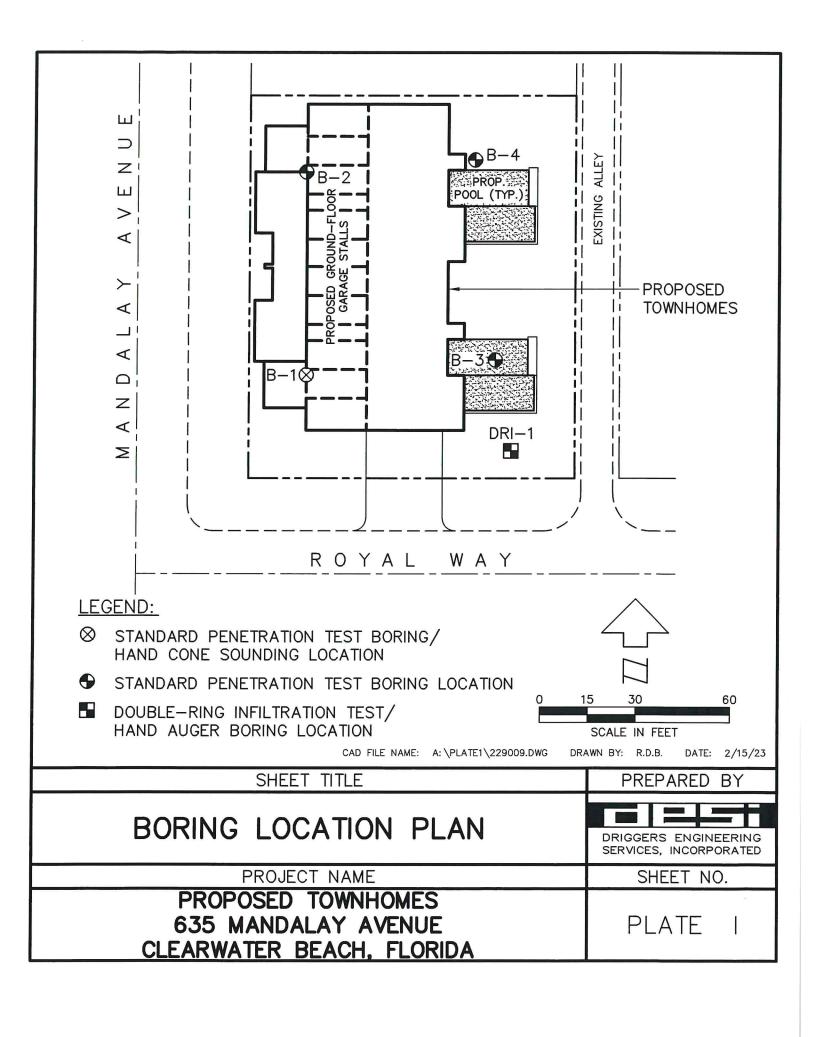
HAND AUGER BORING / HAND CONE PENETROMETER LOGS

DOUBLE-RING INFILTRATION TEST RESULTS

SUMMARY OF LABORATORY TEST RESULTS

**METHOD OF TESTING** 

PLATE I – BORING LOCATION PLAN



STANDARD PENETRATION TEST BORING LOGS



|           |                             | -         | DES 229009 BORING NO. B-1   | Darah Elad                                 | d-   |
|-----------|-----------------------------|-----------|---|--|--|
|           |                             |           | osed Townhomes, 635 Mandalay Avenue, Clearwater<br>e Plate I        |  | da G.F.  |
| Com       | pletio                      | n         | Depth To  |  |  |
| D         | epth _                      |           | 51.5' Date <u>2/7/23</u> Water <u>5.7'</u>                          | Time                                       | Date2/7/23   |
| DEPTH, FT | SYMBOL                      | SAMPLES   | SOIL DESCRIPTION SURF. EL:  | BLOWS ON<br>SAMPLER PER<br>6" OR PEN. STR. | STANDARD PENETRATION TEST BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) |
| 0         |                             |           | Dark brown organic Fine SAND with roots                             |  | 10 20 40 60 80   |
|           |                             | +         | (SP-SM/Pt)  |  |  |
|           | 1.00 to 2.<br>6 (3 0 0)     | J. Carrie | Light brown slightly silty Fine SAND (SP-SM)                        |  |  |
|           |                             |           | Dark brown organic Fine SAND (SP-SM/Pt)                             | 1  |  |
| - 5       |                             |           | Dark gray clayey SILT (MH)  |  |  |
|           | VIVIV                       | 4         | Dark brown highly organic SILT with decaying vegetation (Peat) (Pt) |  |  |
|           | A A A                       |           | Loose dark gray silty Fine SAND with shell                          | 3/3/3                                      | <del>- •</del>   |
|           | 2. 4. 4.<br>4. 4. 4. 6.     | +         | (SM)  | 0/4/0                                      |  |
|           | 4,4,4,                      | 4         | Very loose dark gray slightly silty Fine SAND with shell (SP-SM)    | 2/1/3                                      |  |
| - 10      | Ø. Ø. Ø.           Ø. Ø. Ø. | 1         | Medium dense gray Fine SAND with shell (SP)                         | 3/7/7                                      |  |
|           | ;∆:∆; ∆<br>∆:À:À:           | _         |   |  |  |
|           |                             |           | Very soft gray silty CLAY (CH)                                      | 2/1/1                                      |  |
|           |                             | 1         |   |  |  |
| - 15      | WW                          |           |   |  | <del> </del>   |
|           |                             | 4         |   | 1/1/1                                      |  |
|           |                             |           |   |  |  |
|           |                             |           | Gray sandy LIMESTONE  |  |  |
| - 20 -    |                             |           |   |  |  |
|           |                             |           |   | 3/3/3                                      |  |
|           |                             | 1         |   |  |  |
|           |                             | H         | Cream colored sandy LIMESTONE                                       | -  |  |
|           |                             |           | ,   |  |  |
| 25        |                             |           |   | 3/6/3                                      |  |
|           |                             | $\cdot$   |   | 0,0,0                                      |  |
|           |                             |           |   |  |  |
|           |                             |           |   |  |  |
| 30 -      |                             |           |   | 80 ASS(10) 10                              |  |
|           |                             |           |   | 1/1/1                                      |  |
|           |                             |           |   |  |  |
|           |                             |           |   |  |  |
| Ren       | narks                       | Bo        | rehole Grouted  |  |  |
|           |                             |           |   | Cas  | ing Length   |



**BORING NO. B-1** Project No. DES 229009 Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida Location See Plate I Foreman Completion Depth To 51.5' **Date** 2/7/23 Depth Water 5.7' Time \_ Date 2/7/23 BLOWS ON SAMPLER PER 6" OR PEN. STR. **STANDARD** 납 SAMPLES PENETRATION TEST SYMBOL DEPTH, SOIL DESCRIPTION BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) SURF. EL: Cream colored sandy LIMESTONE 35 12/9/10 Cream colored LIMESTONE 40 \* 0.4' Penetration 50\* Cream colored clayey LIMESTONE 45 \* 0.5' Penetration 12/50\* 50 12/16/34 55 60 65 Remarks Borehole Grouted Casing Length



Project No. DES 229009 **BORING NO. B-2** Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida Location See Plate I Foreman Completion Depth To Depth 55.6' 2/9/23 4.7' Date Water Time Date 2/8/23 BLOWS ON SAMPLER PER 6" OR PEN. STR. STANDARD ᇤ SAMPLES PENETRATION TEST SYMBOL DEPTH, SOIL DESCRIPTION BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) SURF. EL: 60 80 Brown organic Fine SAND with roots (SP-SM/Pt) Brown Fine SAND with roots and shell (SP) Brown Fine SAND with shell (SP) 2/2/1 Light brown Fine SAND with shell (SP) Soft dark gray silty CLAY (CH) WH/WH/ Very soft dark brown highly organic SILT 5 WH with decaying vegetation (Peat) (Pt) Medium dense gray Fine SAND 5/9/4 with trace of shell (SP)  $\nabla$ 5/5/7 V: 10 6/12/11 7/9/9 Very soft dark gray silty CLAY (CH) 15 WH/WH/ WH Medium dense gray Fine SAND with shell (SP) 20 2/4/8 Soft cream colored calcareous SILT (MH) 25 2/2/2 Cream colored sandy LIMESTONE 30 3/5/10 - 100% loss of circulation at depth 31.0' Very loose dark gray silty Fine SAND (SM) Remarks Borehole Grouted WR = Weight of Rod WH = Weight of Hammer Casing Length 30.0'



| Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida Location See Plate I Foreman R.K.  Completion Depth 55.6' Date 2/9/23 Pwater 4.7' Time Date 2/8/2:  L. J.   |                          |   |  |  |                            |         |             | BORING        |               |                | DES 229  | _          |             | -         |
|--|--------------------------|---|--|--|----------------------------|---------|-------------|---------------|---------------|----------------|----------|------------|-------------|-----------|
| Completion 55.6' Date 2/9/23 Water 4.7' Time Date 2/8/23    Completion 55.6' Date 2/9/23 Water 4.7' Time Date 2/8/23    STANDARD PENETRATION TEST BLOWS/FT. ON 2" O.D SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER 10 20 40 6 10  |                          |   | PK   |  |                            | water E | Clearwa     | alay Avenue,  | 635 Mand      | ownhomes,<br>ı | osed I o | opo<br>Sec | ct <u>P</u> | Proje     |
| Depth 55.6' Date 2/9/23 Water 4.7' Time Date 2/8/2:  LL H G G G G G G G G G G G G G G G G G G  |                          | ar .  | IV.IV  | all  |                            |         |             | Depth To      |               |                |          | n          | oletio      | Com       |
| SOIL DESCRIPTION  SURF. EL:  Very loose dark gray silty Fine SAND (SM)  Cream colored sandy LIMESTONE  Cream colored clayey LIMESTONE  SOIL DESCRIPTION  SURF. EL:  BLOWS/FT. ON 2" O. C SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER)  10 20 40 6  WR/WR/  WR  35/37/30  Cream colored clayey LIMESTONE  50*  *0.5' Penetration  *10*  *1 | /23                      | 2/8/2   | ate _  | Dat  | ime                        | T       | 4.7'        | Water _       | 2/9/23        | Date           | 55.6'    | - 5        | pth _       | De        |
| Very loose dark gray silty Fine SAND (SM)  Very loose dark gray silty Fine SAND (SM)  Cream colored sandy LIMESTONE  28/27/25  Cream colored clayey LIMESTONE  50*  * 0.5' Penetration   | D.D.<br>B.<br>OP<br>IER) | ON TEST<br>N 2" O.I<br>I 40 LB.<br>O" DROF<br>HAMME | TRATIC<br>S/FT. O<br>PLER-1<br>ER, 30<br>MATIC H | PENETRA<br>BLOWS/F<br>SAMPLA<br>HAMMER<br>(AUTOMAT | BLOWS<br>AMPLER<br>OR PEN. |         |             | RIPTION       | IL DESC       |                |          | SAMPLES    | SYMBOL      | ОЕРТН, FT |
| Cream colored sandy LIMESTONE  28/27/25  35/37/30  Cream colored clayey LIMESTONE  50* * 0.5' Penetration  | 60 80                    | <del>40</del>                                       | 20   | 1 10 4   | A-50-090                   |         | <i>/</i> /) | e SAND (SN    | rav silty Fir |                |          | lſ         |             |           |
| 28/27/25 35/37/30 Some state of the state of |                          |   |  |  |                            |         |             |               |               |                |          | <b>/</b>   |             | - 35      |
| 45 - 45  |                          |   |  |  |                            |         |             |               |               |                |          |            |             | - 40      |
| Cream colored clayey LIMESTONE  50  * 0.5' Penetration   |                          |   |  |  | 28/27/25                   |         |             |               |               |                |          |            |             |           |
| 50* * 0.5' Penetration   |                          |   |  |  | 35/37/30                   |         |             |               |               |                |          |            |             | 45        |
| 50 U.S Feriettation  |                          |   |  |  |                            |         |             | TONE          | yey LIMES     | colored cla    | Cream    |            |             |           |
| 55 - *** * 0.1' Penetration  |                          |   | ration   | * 0.5' Penetrati                                   | 50*                        |         |             |               |               |                |          |            |             | 50 -      |
| 17/50* * 0.1' Penetration  |                          |   |  |  | ٨                          |         |             |               |               |                |          |            |             |           |
|  |                          |   | ration   | * 0.1' Penetrati                                   | 17/50*                     | _       |             |               |               |                |          | _          |             | 55 -      |
|  |                          |   |  |  |                            |         |             |               |               |                |          |            |             |           |
| 60 -   |                          |   |  |  |                            |         |             |               |               |                |          |            |             | 60 -      |
|  |                          |   |  |  |                            |         |             |               |               |                |          |            |             |           |
|  |                          |   |  |  |                            |         |             |               |               |                |          |            |             |           |
| 65 -   |                          |   |  |  |                            |         |             |               |               |                |          |            |             | 65 -      |
|  |                          |   |  |  |                            |         |             |               |               |                |          |            |             | 3///      |
| Remarks Borehole Grouted  WR = Weight of Rod WH = Weight of Hammer Casing Length 30.0'   |                          | 30.0'   |  | ing Length   | Cae                        |         | nmer        | Veight of Har | WH = 1        |                |          |            |             | Rem       |



| Project No. DES 229009 BORING NO. B-3 Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida |  |           |   |  |  |  |  |  |  |  |  |
|--|--|-----------|---|--|--|--|--|--|--|--|--|
| Loca   | tion   | op<br>See | osed Townhomes, 635 Mandalay Avenue, Clearwater e Plate I                               | Beach, Flori<br>Forem                      |  |  |  |  |  |  |  |
| Com  | pletio   | n         | Depth To  |  |  |  |  |  |  |  |  |
| De   | pth _  |           | 50.2' Date <u>2/7/23</u> Water 4.9'   | Time                                       | Date2/7/23   |  |  |  |  |  |  |
| ОЕРТН, FT  | SYMBOL   | SAMPLES   | SOIL DESCRIPTION SURF. EL:  | BLOWS ON<br>SAMPLER PER<br>6" OR PEN. STR. | STANDARD PENETRATION TEST BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) |  |  |  |  |  |  |
| 0  | M  |           | Brown Fine SAND with roots (SP)   |  | 10 20 40 60 80   |  |  |  |  |  |  |
|  | r court  |           | Brown slightly silty Fine SAND with trace of roots (SP-SM)                              | 4/2/4                                      |  |  |  |  |  |  |  |
|  |  |           | Loose dark brown slightly silty Fine SAND (SP-SM)                                       | 1/3/4                                      |  |  |  |  |  |  |  |
| - 5 -  |  |           | Very loose dark brown silty Fine SAND (SM)  | 1/1/2                                      | <del>/</del>   |  |  |  |  |  |  |
|  |  |           | Very soft green silty CLAY (CH)   | WH/WH/<br>WH                               |  |  |  |  |  |  |  |
| 40   |  |           | Very loose gray clayey Fine SAND (SC)   | 2/2/1                                      |  |  |  |  |  |  |  |
| 10 -   |  |           | Loose grayish-green silty Fine SAND (SM)  | 1/2/6                                      |  |  |  |  |  |  |  |
|  | 7 . 7 . 7<br>. 7 . 7 . 7<br>7 . 7 . 7<br>. 7 . 7 |           | Very loose gray Fine SAND with shell (SP)   | 4/3/1                                      | •  |  |  |  |  |  |  |
| 15 -   |  |           | Very soft green silty CLAY (CH)   | 1/1/1                                      |  |  |  |  |  |  |  |
|  |  |           | Loose gray Fine SAND (SP)   | _  |  |  |  |  |  |  |  |
| 20 -   |  |           |   | 5/4/4                                      |  |  |  |  |  |  |  |
| 25   |  |           | Loose to medium dense green clayey Fine SAND with trace of cream colored LIMESTONE (SC) | 2/0/0                                      |  |  |  |  |  |  |  |
|  |  |           |   | 2/2/6                                      |  |  |  |  |  |  |  |
| 30   |  |           |   | 4/4/8                                      |  |  |  |  |  |  |  |
| <i>X. X. X.</i>  |  | _         | Orean celeval cond. I MEOTONE   |  |  |  |  |  |  |  |  |
|  |  |           | Cream colored sandy LIMESTONE   |  |  |  |  |  |  |  |  |
| ĸem  | _  | _         | ehole Grouted<br>H = Weight of Hammer   | Cas  | sing Length 35.0'  |  |  |  |  |  |  |



Project No. DES 229009 BORING NO. B-3 Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida Location See Plate I Foreman Depth To Water Completion Date 2/7/23 Depth 50.2' 4.9' Date 2/7/23 Time BLOWS ON SAMPLER PER 6" OR PEN. STR. **STANDARD** 占 SAMPLES PENETRATION TEST SYMBOL DEPTH, SOIL DESCRIPTION BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) SURF. EL: 20 Cream colored sandy LIMESTONE 35 15/23/27 - 100% loss of circulation at depth 38.0' 40 25/50\* \* 0.4' Penetration Cream colored clayey LIMESTONE 45 16/50\* \* 0.3' Penetration 50 \* 0.2' Penetration 50\* 55 60 65 Remarks Borehole Grouted WH = Weight of Hammer **Casing Length** 35.0'



**BORING NO. B-4** Project No. DES 229009 Project Proposed Townhomes, 635 Mandalay Avenue, Clearwater Beach, Florida Location See Plate I Foreman Completion Depth To 50.8' 2/8/23 4.2' Depth Date Water Time **Date** 2/8/23 BLOWS ON SAMPLER PER 6" OR PEN. STR. **STANDARD** DEPTH, FT PENETRATION TEST SYMBOL SOIL DESCRIPTION BLOWS/FT. ON 2" O.D. SAMPLER-140 LB. HAMMER, 30" DROP (AUTOMATIC HAMMER) SURF. EL: 40 60 80 Dark brown organic Fine SAND with roots (SP-SM/Pt) V V Brown Fine SAND with trace of roots (SP) 2/7/3 Brown Fine SAND with rock fragments (SP) Dark brown and brown Fine SAND with trace of shell (SP) 1/1/1 Loose dark gray silty, clayey Fine SAND (SM-SC) Very soft dark brown highly organic SILT 3/7/4 with decaying vegetation (Peat) (Pt) Loose to medium dense gray Fine SAND with shell (SP) 1/4/5 10 2/4/10 10/9/5 Soft dark gray silty CLAY (CH) 15 1/2/1 Very loose gray Fine SAND with shell (SP) 20 WH/WH/2 Firm green clayey SILT (MH) 25 3/1/4 Cream colored sandy LIMESTONE 30 \* 0.3' Penetration 2/10/50\* Remarks Borehole Grouted WH = Weight of Hammer 25.0' Casing Length



|                  |        |             | DES 229                |          | •             | BORING I          |           |  |                |  |                                       |   |                   |               |
|------------------|--------|-------------|------------------------|----------|---------------|-------------------|-----------|--|----------------|--|---------------------------------------|---|-------------------|---------------|
| Proje            | ect Pr | op          | osed Tove<br>e Plate I | wnhome   | es, 635 Mano  | dalay Avenue,     | Clearwate |  |                |  |                                       |   |                   |               |
|                  | pletio |             | e Plate i              |          |               | Denth To          | -         | Forema                                     | an             |  | R.K.                                  |   | _                 |               |
| De               | epth _ |             | 50.8'                  | Date _   | 2/8/23        | Depth To<br>Water | 4.2'      | Time                                       |                | _ Date   |                                       | 2/8/  | 23                |               |
| <b>DEPTH, FT</b> | SYMBOL | SAMPLES     | SURF.                  |          | SOIL DESC     | CRIPTION          |           | BLOWS ON<br>SAMPLER PER<br>6" OR PEN. STR. | BLe<br>S<br>HA | STAN<br>ENETRA<br>OWS/FT<br>SAMPLE<br>MMER,<br>ITOMATI | TION<br>. ON<br>.R-14<br>30"<br>IC HA | 1 TES<br>2" O.<br>0 LB.<br>DRO              | ).D.<br>)P<br>ER) |               |
| - 35             |        |             | Cream                  | colored  | sandy LIMES   | STONE             |           |  |                |  |                                       |   |                   |               |
|                  |        | H           |                        |          |               |                   |           | 18/50*                                     | * 0.3' Pe      | enetratio  | on                                    |   | П                 | $\prod$       |
|                  |        |             |                        |          |               |                   |           |  |                |  | _                                     |   |                   |               |
|                  |        | $\parallel$ | 2                      | -1       | I INAC        | CTONE             |           | _  |                |  | $\dashv$                              |   | 1                 | $\prod$       |
|                  |        |             | Cream o                | colorea  | clayey LIME   | STONE             |           |  |                |  | $\dashv$                              |   | 1                 | Щ             |
| - 40 -           |        |             |                        |          |               |                   |           |  |                |  | $\dashv$                              |   | $\vdash$          | H             |
|                  |        |             |                        |          |               |                   |           | 33/39/35                                   |                |  | $\dashv$                              | +   | +                 | +             |
|                  |        | П           |                        |          |               |                   |           |  |                |  | -                                     |   | $\vdash$          | +             |
|                  |        |             |                        |          |               |                   |           |  |                | -  | -                                     | +   | +                 | $\mathbb{H}$  |
|                  |        |             |                        |          |               |                   |           |  | $\vdash$       | -  | +                                     | +   | +                 | H             |
| - 45 -           |        |             |                        |          |               |                   |           | 50*  | * 0.2' Pe      | enetratic  | $\rightarrow$                         | +   | +                 | HH            |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       | +   | +                 | HH            |
|                  |        |             |                        |          |               |                   |           |  |                |  | +                                     | +   | +                 | HH            |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       | +   | $\sqcap$          | HH            |
|                  | 薑      |             |                        |          |               |                   |           |  |                |  |                                       | +   | H                 | H             |
| - 50 -           |        |             |                        |          |               |                   |           | 13/50*                                     | * 0.3' Pe      | enetratio  | n                                     |   |                   | H             |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       | $\top$                                      | $\sqcap$          | Ш             |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       |   |                   | Ш             |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       |   |                   | П             |
| - 55 -           |        |             |                        |          |               |                   |           |  |                |  |                                       |   |                   | $\prod$       |
| 55               |        |             |                        |          |               |                   |           |  |                |  |                                       |   |                   |               |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       |   |                   | П             |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       | Ш   |                   | Ш             |
|                  |        |             |                        |          |               |                   |           |  |                |  | $\perp$                               | Щ   |                   | Щ             |
| - 60 -           |        |             |                        |          |               |                   |           |  |                |  | _                                     | $\perp \! \! \! \! \! \! \! \! \! \! \perp$ | Ш                 | Щ             |
|                  |        |             |                        |          |               |                   |           |  | <u> </u>       |  | _                                     | $\perp \mid$                                |                   | Ш             |
|                  |        |             |                        |          |               |                   |           |  |                |  |                                       | $\dashv$                                    | Щ                 | 11            |
|                  |        |             |                        |          |               |                   |           |  |                |  | +                                     | $\dashv$                                    | $\dashv$          | H             |
|                  |        |             |                        |          |               |                   |           |  | <b>—</b>       |  |                                       | $\dashv$                                    |                   | H             |
| 65               |        |             |                        |          |               |                   |           |  |                | -+   | +                                     | +   | 4                 | H             |
|                  |        |             |                        |          |               |                   |           |  |                |  | +                                     | +   | +                 | H             |
|                  |        |             |                        |          |               |                   |           |  |                |  | +                                     | ++  | +                 | $+\!\!+\!\!+$ |
|                  |        | L           |                        |          |               |                   |           |  |                |  | $\perp$                               | $\perp \! \! \perp$                         | Ш                 | Ш             |
| Rem              | _      |             | rehole G               |          | - 122 122 A P |                   |           | Coo  | ing Lone       | -41-   |                                       | - O'  |                   |               |
|                  | 7      | 771         | H = Weig               | nt of Ha | ammer         |                   |           | cas  | ing Leng       | jtn  | 2                                     | 5.0'  |                   |               |

HAND AUGER BORING / HAND CONE SOUNDING LOGS

Driggers Engineering Services Incorporated



# DRIGGERS ENGINEERING SERVICES INCORPORATED

|               | HAND AUGER BORING/H   | AND CO                           | NE SO  | UND  | ING LO | )G           |       |                |        |      |
|---------------|---|----------------------------------|--|------|--------|--------------|-------|----------------|--------|------|
| PROJE         | CT: Proposed Townhomes<br>635 Mandalay Avenue                       | CLIENT: Pennoni Associates, Inc. |  |      |        |              |       |                |        |      |
| 21            | Clearwater Beach, Florida<br>Project No.: DES 229009                |                                  | TABLE:   | 5.   |        |              |       | DATE:          | 2/7/23 |      |
| TECHNI        | CIAN:<br>G.F./N.P.  | DATE:                            | 2/7  | 7/23 |        | co           | MPLET | ON DEF<br>6.0' | PTH:   |      |
| LOCATI        | ON:<br>See Plate I  | TEST N                           | UMBER:   |      |        | B-1          |       |                | 19     |      |
| ELEV.<br>(FT) | DESCRIPTION   | DEPTH<br>(FT)                    | SYMBOL   |      |        | HAN<br>RESIS | D CON | (TSF)          |        |      |
|               | Dark brown organic Fine SAND with roots (SP-SM/Pt)                  | - 1                              | S 11.61 (1.10) ( | 0    | 10 2   | 20 3         | 30 4  | 0 5            | 0 6    | 0 70 |
|               | Light brown slightly silty Fine SAND (SP-SM)                        |                                  | 7 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)  |      |        |              | /     | •              |        |      |
|               |   | - 2                              |  |      |        |              |       |                |        |      |
|               | Dark brown organic Fine SAND<br>(SP-SM/Pt)                          | - 4                              |  |      |        |              |       |                |        |      |
|               | Dark gray clayey SILT (MH)  | - 5                              |  |      |        | я            |       |                |        |      |
|               | Dark brown highly organic SILT with decaying vegetation (Peat) (Pt) | - 6 -                            |  |      |        |              |       |                |        |      |
|               | LEGEND:  ● + Denotes Penetration Resistance in excess of 50 TSF     | - 7 -                            |  |      |        |              |       |                |        |      |



# DRIGGERS ENGINEERING SERVICES INCORPORATED

|               | HAND AUGEI  |                                  |  | G        |  |                    |  |  |  |  |
|---------------|---|----------------------------------|--|----------|--|--------------------|--|--|--|--|
| PROJEC        | CT: Proposed Townhomes<br>635 Mandalay Avenue   | CLIENT: Pennoni Associates, Inc. |  |          |  |                    |  |  |  |  |
|               | Clearwater Beach, Florida<br>Project No.: DES 229009  | WATE                             | R TABL                                   | E: 3.0'  | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | DATE:<br>11/11/22  |  |  |  |  |
| TECHNI        | CIAN:  K.A.   | DATE:                            | 11                                       | /11/22   | COMPLET                                | ON DEPTH:<br>10.0' |  |  |  |  |
| LOCATION      | ON:   | TEST                             | NUMBE                                    | R:       |  | 10.0               |  |  |  |  |
|               | See Plate I   |                                  | <u>ا</u> ا                               | <u>D</u> | RI-1                                   |                    |  |  |  |  |
| ELEV.<br>(FT) | DESCRIPTION   | DEPTH<br>(FT)                    | SYM                                      |          | REMARK                                 | s                  |  |  |  |  |
|               | Dark brown organic Fine SAND with roots (SP-SM/Pt)  | 0                                | £; £; £; £; £; £; £; £; £; £; £; £; £; £ |          |  |                    |  |  |  |  |
|               | Dark gray silty Fine SAND with shell and trace of organics (SM)  Gray Fine SAND with shell (SP) | - 4                              |  |          |  |                    |  |  |  |  |
|               |   | - 8 -                            |  |          |  |                    |  |  |  |  |
|               |   | - 10 -                           |  |          |  |                    |  |  |  |  |
|               |   |                                  |  |          |  |                    |  |  |  |  |
|               |   | - 12 -                           |  |          |  |                    |  |  |  |  |
|               |   |                                  |  |          |  |                    |  |  |  |  |
|               |   |                                  |  |          |  |                    |  |  |  |  |
|               |   | - 14 -                           |  |          |  |                    |  |  |  |  |

DOUBLE-RING INFILTRATION TEST RESULTS

## **DOUBLE RING INFILTRATION TEST**

| Job                               | No:    |      | DES 229009        |               | Test No.      | DRI-1          |                  | Date:         | 2/14/2023 |
|-----------------------------------|--------|------|-------------------|---------------|---------------|----------------|------------------|---------------|-----------|
| Client : Pennoni Associates, Inc. |        |      |                   |               |               |                |                  |               |           |
| Proj                              | ect:   |      | Proposed Townl    | nomes, 635 Ma | andalay Aver  | nue, Clearwa   | ter Beach, Flori | ida           |           |
| Loca                              | ation  | :    | See Plate I       |               |               |                |                  |               |           |
| Test                              | Dep    | th:  | 1.5 ft            | Outer         | Cyl. Diam     | 24"            | Inner Cyl. Diai  | m: <u>12"</u> |           |
| Desc                              | cripti | on o | f Soil at Test De | epth: Brown   | Silty Fine SA | AND            |                  |               |           |
| Dept                              | h of   | Grou | ındwater Below    | / Test Depth: | 3.0 ft        | _Infiltration  | Rate:            | 0.88 ln/Hr    |           |
|                                   | 3 -    |      |                   |               |               |                | 1                |               |           |
|                                   |        |      |                   |               |               |                |                  |               |           |
|                                   | 2.5 -  |      |                   |               |               |                |                  |               |           |
| R                                 | 2      |      |                   |               |               |                |                  |               |           |
| IN/HOI                            | 2 -    | **   |                   |               |               |                |                  |               |           |
| Rate ~                            | 1.5 -  |      |                   |               |               |                |                  |               |           |
| Infiltration Rate ~ IN/HOUR       |        |      |                   |               |               |                |                  |               |           |
| Infilt                            | 1 -    |      | •                 |               |               |                |                  | -             |           |
|                                   | 0.5 -  |      |                   |               |               |                |                  |               |           |
|                                   |        |      |                   |               |               |                |                  |               |           |
|                                   | 0 1    | )    |                   |               | 2             |                | 3                | 4             | 5         |
|                                   |        |      |                   | Elap          |               | f Infiltration |                  |               |           |

TEST PROCEDURE: The test was conducted in general accordance with ASTM D 3385-75. A seven (7") inch hydraulic head was utilized. The infiltration rate was determined at selected time intervals by recording the time for a 1 inch drop in water level. The seven (7") inch head was then re-established until the next test interval. The test was continued until stability was achieved and the infiltration rate did not vary in excess of 5% between successive one (1) hour measurements. Readings were recorded at intervals not exceeding 30 minutes. The plotted infiltration rate above represents the average of all observations during each interval.

| Totalional Joseph Totalion and | Technician: | KA | _Reviewed by: |  |
|---|-------------|----|---------------|--|
|---|-------------|----|---------------|--|

SUMMARY OF LABORATORY TEST RESULTS

# SUMMARY OF LABORATORY TEST RESULTS

| 340         | (ohm-cm)      |   |                 |                 |                      |   |                      |  |   |  |  |                              |                          |                |                       |  |  |
|-------------|---------------|---|-----------------|-----------------|----------------------|---|----------------------|--|---|--|--|------------------------------|--------------------------|----------------|-----------------------|--|--|
| i           | m(0)          |   |                 |                 |                      |   |                      |  |   |  |  |                              |                          |                | ;<br>;                | 633 Mandalay Avenue, Clearwater Beach, Florida |  |
| C C         | SO 4<br>(ppm) |   |                 |                 |                      |   |                      |  |   |  |  |                              |                          |                | ć                     | water bea                                      |  |
| 5           | (ppm)         |   |                 |                 |                      |   |                      |  |   |  |  |                              | Inc.                     |                | es,                   | ue, Clean                                      |  |
| II          | <u> </u>      |   |                 |                 |                      |   |                      |  |   |  |  |                              | sociates,                |                | ownhom                | lay Aven                                       | 6  |
| Sao         | (%)           | 28.4  |                 |                 |                      | 24.0  |                      |  |   |  |  |                              | Pennoni Associates, Inc. |                | Proposed Townhomes,   | S IVIATIUA                                     | DES 229009                                       |
| 0.0         | j             |   | ** 70.0         |                 | **                   |   | **                   |  |   |  |  |                              | Pe                       |                |                       | CO Z   | בֿ   |
| S N         | ;             |   |                 |                 |                      |   |                      |  |   |  |  |                              | CLIENT:                  |                | PROJECT:              | į  | •;   |
| 0           | j             |   |                 |                 |                      |   |                      |  |   |  |  |                              | CLII                     |                | PRO                   |  | FILE:  |
| 9.9         | (tsf)         |   |                 |                 |                      |   |                      |  |   |  |  |                              |                          |                |                       |  |  |
| RG          | PI            |   | 97              | 98              | 100                  |   | 121                  |  |   |  |  | ometer)                      | OIIICICI,                |                |                       |  | Sieve  |
| ATTERBERG   | PL            |   | 99              | 70              | 78                   |   | 57                   |  |   |  |  | st<br>in /Hydr               | m (11) c                 |                |                       |  | lo. 200  |
| TA          | LL            |   | 145             | 156             | 178                  |   | 178                  |  | r |  |  | tion Tes                     | ontent                   | ride           | ate                   | IVILY  | urves<br>ssing N                                 |
| ئ           | ŝ             |   |                 |                 |                      |   |                      |  |   |  |  | Consolidation Test           | Organic Content          | Total Chloride | Total Sulfate         | do nosisi                                      | See 1est Curves<br>Percent Passing No. 200 Sieve |
| γ           | (bct)         |   |                 |                 |                      |   |                      |  |   |  |  | 0.6                          | ) ()                     | F              | H -                   | ) 0  | ה ה  |
| % M         |               |   | 83.5            | 82.8            | 118.2                |   | 79.4                 |  |   |  |  | 11 11                        | Ш                        | II             | 11 11                 | 1 1  | 11 11  |
|             |               |   |                 |                 |                      |   |                      |  |   |  |  | Con.                         | ORG. (%)                 | CI. (ppm)      | SO <sub>4</sub> (ppm) | *  | *<br>* *   |
| DESCRIPTION |               | Dark brown highly organic SILT with decayed vegetation (Peat) | Gray silty CLAY | Gray silty CLAY | Dark gray silty CLAY | Dark brown highly organic SILT with decayed vegetation (Peat) | Dark gray silty CLAY |  |   |  |  | Water Content<br>Dry Density | Specific Gravity         | Liquid Limit   | Plastic Limit         | Dodret Denetrometer                            | rocket Penetrometer<br>Unconfined Compression    |
| DEPTH       | (tj)          | 5.2-6.0   | 12.0-13.5       | 15.0-16.5       | 2.0-3.5              | 4.0-5.5   | 15.0-16.5            |  |   |  |  |                              |                          |                |                       |  |  |
| BORING      | NO.           | B-1   | B-1             | B-1             | B-2                  | B-2   | B-2                  |  |   |  |  | W % =                        | har                      |                |                       |  | F.F. (ISI) =<br>U.C. =                           |

METHOD OF TESTING

# STANDARD PENETRATION TEST WITH AUTOMATIC HAMMER AND SOIL CLASSIFICATION

#### STANDARD PENETRATION TEST (ASTM D-1586)

In the Standard Penetration Test borings, a rotary drilling rig is used to advance the borehole to the desired test depth. A viscous drilling fluid is circulated through the drill rods and bit to stabilize the borehole and to assist in removal of soil and rock cuttings up and out of the borehole.

Upon reaching the desired test depth, the 2-inch O.D. split-barrel sampler or "split-spoon", as it is sometimes called, is attached to an N-size drill rod and lowered to the bottom of the borehole. A 140-pound automatic hammer, attached to the drill string at the ground surface, is then used to drive the sampler into the formation. The hammer is successively raised and dropped for a distance of 30-inches using an automated lifting mechanism. The number of blows is recorded for each 6-inch interval of penetration or until virtual refusal is achieved. In the above manner, the samples are ideally advanced a total of 18 inches. The sum of the blows required to effect the final 12 inches of penetration is called the blowcount, penetration resistance or "N" value of the particular material at the sample depth.

After penetration, the rods and sampler are retracted to the ground surface where the core sample is removed, sealed in a glass jar and transported to the laboratory for verification of field classification and storage.

#### SOIL SYMBOLS AND CLASSIFICATION

Soil and rock samples secured in the field sampling operation were visually classified as to texture, color and consistency. The Unified Soil Classification was assigned to each soil stratum per ASTM D-2487. Soil classifications are presented descriptively and symbolically for ease of interpretation. The stratum identification lines represent the approximate boundary between soil types. In many cases, this transition may be gradual.

Consistency of the soil as to relative density or undrained shear strength, unless otherwise noted, is based upon Standard Penetration resistance values of "N" values and industry-accepted standards. "N" values, or blowcounts, are presented in both tabular and graphical form on each respective boring log at each sample interval. The graphical plot of blowcount versus depth is for illustration purposes only and does not warrant continuity in soil consistency or linear variation between sample intervals.

The borings represent subsurface conditions at respective boring locations and sample intervals only. Variations in subsurface conditions may occur between boring locations. Groundwater depths shown represent water depths at the dates and time shown only. The absence of water table information does not necessarily imply that groundwater was not encountered.

### **Mayberry Tree Consulting**

# Tree Inventory Mandalay Avenue and Royal Way Clearwater Beach, Florida

September 23, 2023

**Prepared For:** Pennoni

5755 Rio Vista Drive Clearwater, Fl,

Attention: Mr. Jason Sheridan, PE, Site Design Division Manager

**Prepared By:** Alan Mayberry, Consulting Arborist

ISA Certified Arborist #SO-0305

Tree Risk Assessment Qualification (TRAQ)

Signed: <u>Alan Mayberry</u> 9/23/23

The following report is submitted by Alan Mayberry, Consulting Arborist, and includes findings I believe are accurate based on my education, experience, and knowledge in the field of Arboriculture. My findings are based on scientific research in the field of Arboriculture. In addition, my findings are based on personal observations of over 40 years of experience in the broad field of Arboriculture. I have no interest personally or financially in this property and I believe my report is factual and unbiased.

#### **Tree Inventory Overview**

The following tree inventory provides an overall condition rating for all site trees and palms protected by the provisions of the City of Clearwater code. The overall condition ratings range from 0 (a dead tree) to 6 (a specimen quality tree). Increments of 0.5 are used for accuracy. A tree rated 3.0 is an average tree that has sufficient health and structure to warrant consideration for preservation. A tree rated 2.5 is slightly below average but may improve with minor remedial maintenance if noted in the tree inventory. Trees that are rated 2.0 or less are recommended for removal and the City of Clearwater generally requires their removal as a condition of development. Trees rated 4.0 and above are high quality trees or palms with good health and structural attributes. The tree inventory includes specific arboricultural terminology in the Comment section following each tree rated 2.5 or below. The Tree Data Section that follows the notes provides a more thorough explanation of the rating system and how individual trees are scored and evaluated.

The tree inventory field work was conducted on September 22, 2023.

**NOTE #1:** In the following tree inventory, tree size references the trunk diameter of a tree in inches, measured at 4.5' above grade unless the tree forks below that point; then the diameter

is measured at the narrowest area between grade and the fork. Palm species are measured in feet of clear trunk, the distance in feet from grade to where the first live frond emanates from the trunk and is noted as CT.

**NOTE #2:** All Category One and Two Invasive Exotic species (as listed in the 2019 Florida Exotic Pest Plant Council's list) listed in this inventory are assigned an overall condition rating of 2.0 and are required to be removed by the City of Clearwater code.

**NOTE #3:** A recommendation for tree preservation at the end of the comment section for each tree only indicates that the tree or palm has a sufficient overall condition rating to warrant preservation considerations. Whether a tree can be preserved in the proposed site design is addressed at the tree preservation stage of the site development process.

# **Tree Inventory**

| Tree #                            | Size                              | Species  | Rating     |  |  |  |
|-----------------------------------|-----------------------------------|--|------------|--|--|--|
| 1.                                | 14' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Recommend preservation. |                                   |  |            |  |  |  |
| 2.                                | 13' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Ro                      | ecommend pre                      | servation.   |            |  |  |  |
| 3.                                | 14' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Ro                      | ecommend pre                      | servation.   |            |  |  |  |
| 4.                                | 13' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Ro                      | ecommend pre                      | servation.   |            |  |  |  |
| 5.                                | 13' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Ro                      | ecommend pre                      | servation.   |            |  |  |  |
| 6.                                | <10' C.T.                         | sabal palm (Sabal palmetto)                        | N/A        |  |  |  |
| Comments: Tl                      | nis palm is less                  | than 10' clear trunk and is exempt from permit req | uirements. |  |  |  |
| 7.                                | 12' C.T.                          | sabal palm (Sabal palmetto)                        | 4.0        |  |  |  |
| Comments: Ro                      | ecommend pre                      | servation.   |            |  |  |  |
| 8.                                | 11' C.T.                          | sabal palm (Sabal palmetto)                        | 3.5        |  |  |  |
| Comments: Ro                      | Comments: Recommend preservation. |  |            |  |  |  |
| 9.                                | 12' C.T.                          | sabal palm (Sabal palmetto)                        | 3.5        |  |  |  |

Comments: Recommend preservation. sabal palm (Sabal palmetto) 10. 12' C.T. 3.5 Comments: Recommend preservation. 11. 12' C.T. sabal palm (Sabal palmetto) 3.5 Comments: Recommend preservation. 12. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 13. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 14. 11' C.T. sabal palm (Sabal palmetto) 3.5 Comments: Recommend preservation. 15. 12' C.T. sabal palm (Sabal palmetto) 3.5 Comments: Recommend preservation. sabal palm (Sabal palmetto) 16. 10' C.T. 2.0 Comments: This palm is growing directly beneath overhead utility wires and a transformer and is interfering with guy wires. Recommend removal. 17. 10' C.T. sabal palm (Sabal palmetto) 3.5 Comments: Remove strangler fig (Ficus aurea) growing from trunk if preserved. Recommend preservation. 13' C.T. sabal palm (Sabal palmetto) 4.0 18. Comments: Recommend preservation. 19. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 12' C.T. 20. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation.

4.0

sabal palm (Sabal palmetto)

21.

13' C.T.

Comments: Recommend preservation.

| 22.                               | 15' C.T.     | sabal palm (Sabal palmetto)               | 4.0 |  |  |
|-----------------------------------|--------------|---|-----|--|--|
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 23.                               | 13' C.T.     | sabal palm (Sabal palmetto)               | 4.0 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 24.                               | 14' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 25.                               | 15' C.T.     | sabal palm (Sabal palmetto)               | 4.0 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 26.                               | 18' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 27.                               | 15' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: Recommend preservation. |              |   |     |  |  |
| 28.                               | 14' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 29.                               | 15' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 30.                               | 15' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: Recommend preservation. |              |   |     |  |  |
| 31.                               | 16' C.T.     | sabal palm (Sabal palmetto)               | 4.5 |  |  |
| Comments: R                       | ecommend pre | eservation.                               |     |  |  |
| 32.                               | 11' C.T.     | sabal palm (Sabal palmetto)               | 4.0 |  |  |
| Comments: Recommend preservation. |              |   |     |  |  |
| 33.                               | 12"          | persimmon ( <i>Diospyros virginiana</i> ) | 0.5 |  |  |

Comments: The crown of this tree is completely bare. It is a deciduous species but keeps its leaves well past October. The tree set buds this year but appears to have succumbed to a disease probably induced by drought stress. Nearby trees have been affected by saltwater flooding caused by Hurricane Idalia, but the symptoms displayed by this tree are different than symptoms of salt inundation damage. Recommend removal.

34. <10' C.T. N/A sabal palm (Sabal palmetto) Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 35. 12' C.T. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation. 36. 13' C.T. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation. 21' C.T. 37. sabal palm (Sabal palmetto) 5.0 Comments: Recommend preservation. 38. 18' C.T. sabal palm (Sabal palmetto) 5.5 Comments: Recommend preservation. 39. 10' C.T. sabal palm (Sabal palmetto) 3.5 Comments: Remove strangler fig (Ficus aurea) branch from adjacent tree impacting crown if preserved. Recommend preservation. 6", 16" 40. rubber tree (*Ficus elastica*) 1.5 Comments: This tree develops large surface roots and has already started to damage the adjacent sidewalk. This species grows to massive proportions and will cause pedestrian hazards. The wood of the branches is weak and prone to fail in high wind situations. Recommend removal. 20" 41. Norfolk Island pine (*Araucaria heterophylla*) 2.0 Comments: This tree has a large wound on the north side of the trunk 2' above grade that is 1' high by 1' wide. The size and location of the wound is too high of a risk to preserve this tree, recommend removal. 42. 19' C.T. 4.5 sabal palm (Sabal palmetto) Comments: Remove strangler fig (Ficus aurea) growing from trunk if preserved. Recommend preservation. 43. 10' C.T. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation. 10' C.T. 4.0 44. sabal palm (Sabal palmetto) Comments: Recommend preservation. 45. 15' C.T. sabal palm (Sabal palmetto) 3.5

46. 13' C.T. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation. 47. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 48. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 49. 11' C.T. sabal palm (Sabal palmetto) 4.5 Comments: Recommend preservation. 50. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. <10' C.T. sabal palm (Sabal palmetto) N/A 51. Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 52. <10' C.T. sabal palm (Sabal palmetto) N/A Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 53. <10' C.T. N/A sabal palm (Sabal palmetto) Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 54. 12' C.T. sabal palm (Sabal palmetto) 4.5 Comments: Recommend preservation. 55. 20' C.T. sabal palm (Sabal palmetto) 4.5 Comments: Recommend preservation. 56. 17' C.T. sabal palm (Sabal palmetto) 4.5 Comments: Recommend preservation. PARCEL NORTH OF ROYAL PLACE

Comments: Palm is growing within wires. Recommend removal to avoid future pruning near

wires.

sabal palm (Sabal palmetto)

Comments: This palm is less than 10' clear trunk and is exempt from permit requirements.

N/A

<10' C.T.

57.

58. 10' C.T. sabal palm (Sabal palmetto) 3.5 Comments: This palm is growing directly beneath overhead wires. Recommend removal to avoid future pruning near wires. 59. 13' C.T. sabal palm (Sabal palmetto) 2.0 Comments: This palm is growing directly beneath overhead wires and crown has several dead fronds. Recommend removal to avoid future pruning near wires. 61. <10' C.T. sabal palm (Sabal palmetto) Comments: This palm is less than 10' clear trunk and is exempt from permit requirements. 62. 10' C.T. sabal palm (Sabal palmetto) 4.0 Comments: Recommend preservation. 63. 11' C.T. sabal palm (Sabal palmetto) 4.5 Comments: Recommend preservation. **OFF-SITE TREES** A. 10' C.T. sabal palm (Sabal palmetto) N/A В. 17' C.T. sabal palm (Sabal palmetto) N/A C. 10' C.T. sabal palm (Sabal palmetto) N/A D. 16' C.T. sabal palm (Sabal palmetto) N/A E. 15' C.T. sabal palm (Sabal palmetto) N/A F. 16' C.T. sabal palm (Sabal palmetto) N/A G. 15' C.T. sabal palm (Sabal palmetto) N/A Н. 20" Norfolk Island pine (*Araucaria heterophylla*) N/A

#### This concludes the tree inventory.

N/A

N/A

N/A

sabal palm (Sabal palmetto)

sabal palm (Sabal palmetto)

sabal palm (Sabal palmetto)

I.

J.

K.

15' C.T.

15' C.T.

15' C.T.

#### **NOTES**

**NOTE:** A tree inventory is typically valid for 3-5 years. However, events such as drought, lightning, mechanical root damage, freeze, improper maintenance, and severe storms can downgrade the

rated value of a tree. Conversely, remedial maintenance can upgrade the value. If you suspect that a tree has been adversely affected, have the tree inspected by a qualified International Society of Arboriculture (ISA) Certified Arborist.

**NOTE:** Any references in the following tree inventory recommending tree pruning should only be performed by International Society of Arboriculture (ISA) Certified Arborists skilled in pruning to the standards defined in the American National Standards Institute (ANSI) publication, *ANSI-A300 Part 1: Tree, Shrub and Other Woody Plant Maintenance – standards Practices, Pruning* and the International Society of Arboriculture's companion publication: Best Management Practices, Tree Pruning (Revised 2008).

#### **Tree Inventory Data**

# **Tree Rating System**

A tree inventory is a record of a tree's condition at the time of inspection. It is a valuable tool to identify trees that have sufficient health and structure to warrant preservation considerations or identify trees with health and/or structural issues that could lead to failure and cause personal injury or property damage. The tree inventory can also be useful in prescribing maintenance needs of individual trees. The tree inventory data includes the tree number, trunk diameter, tree species, and overall condition rating. It also includes a comment section for the tree assessor to note information that supports a condition rating or identifies a defect that may not be obvious.

The overall condition rating is the result of the tree assessor's valuation of a tree's health, structure, species characteristics, and to a lesser degree, aesthetic qualities. The tree assessor must evaluate trees with an eye on public safety as a tree inventory is typically performed for trees that are on an existing site or that will be left on a site after site work. In any case, trees may be close to people, structures, or vehicles. The assessor should identify trees that will be an asset to a property and distinguish them from trees that pose a liability. Due to the connection saving trees will have on public safety; the tree assessor must possess a comprehensive knowledge of tree biology, tree biomechanics and tree species characteristics.

**NOTE:** In cases involving new construction, it is sometimes prudent to plant new trees that will not suffer construction impacts and will be able to acclimate to the new site characteristics.

The methodology for conducting this tree assessment is defined by the International Society of Arboriculture (ISA) as a Visual Tree Assessment (VTA). Trees are assessed by conducting a 360-degree visual observation of the foliage, twigs, secondary branches, major scaffold branches, trunk, and portions of the root system that are visible. Arboricultural diagnostic tools such as probes, rubber mallets for resonance testing and binoculars are used to increase accuracy.

The following is an explanation of the data used in the tree inventory.

# **Tree Inventory Data**

<u>Tree# - location</u> - Each tree is assigned a tree identification number for reference in the inventory that corresponds with a number on the site plan that identifies the location of the tree in the field. In some cases, tree identification numbers may be GPS coordinates.

<u>Size</u> – Tree size is a measure of the tree's trunk diameter at 4.5' above grade. If the trunk forks at 4.5' above grade the diameter is measured at the narrowest trunk diameter between the fork and grade. Palm species are measured in trunk diameter or feet of clear trunk (C.T.), depending on local code requirements.

**Species** – Each tree is listed by its common and botanical name.

<u>Condition Rating</u> – The condition rating is an assessment of the tree's overall structure and systemic health.

Elements of structure include: 1) soundness of the tree's wood: presence of cavities; decay; fungal fruiting bodies; discolored wood; split, cracked; rubbing branches; bows; trunk seams; reaction wood; presence of tension wood/roots, etc., 2) branch arrangement and attachments: well-spaced scaffold branches vs. clustered branches emanating from the same area on the trunk; codominant stems vs. single leader trunk; presence of a branch bark ridge in the branch union vs. included bark in the union; basal codominant association with adjacent trees. 3) root stability: presence of root barriers; girdling roots; root decay; mounding; fill; lack of trunk flare; evidence of trenching or grubbing.

Elements of systemic health relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate within the tree as needed. Indicators of a healthy systemic system used in the overall condition rating include: 1) *live crown ratio* (the percentage live crown a tree has relative to its height, 2) *crown density* (density of the foliage), 3) *tip growth* (foliated branch tips and shoot elongation), 4) lack of debilitating disease or insect attack.

The rating scale is 0-6 with 0 being a dead tree and 6 a specimen tree. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

#### **0**- A dead tree.

- 1- A tree that has one or more of the following problems: tree is in severe decline (in a mortality spiral); tree has over 50% crown dieback; tree is deemed to be hazardous by the assessor; tree harbors a communicable debilitating disease; tree is designated by the State of Florida's Exotic Pest Plant Council as a category #1 or #2 invasive species e.g., Brazilian pepper tree (*Schinus terebinthifolius*). A tree with a rating of 1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage or is an invasive species.
- **2** A tree that has one or more of the following problems: tree exhibits the structural defect of codominant stems with included bark in the unions when located in the trunk or large scaffold

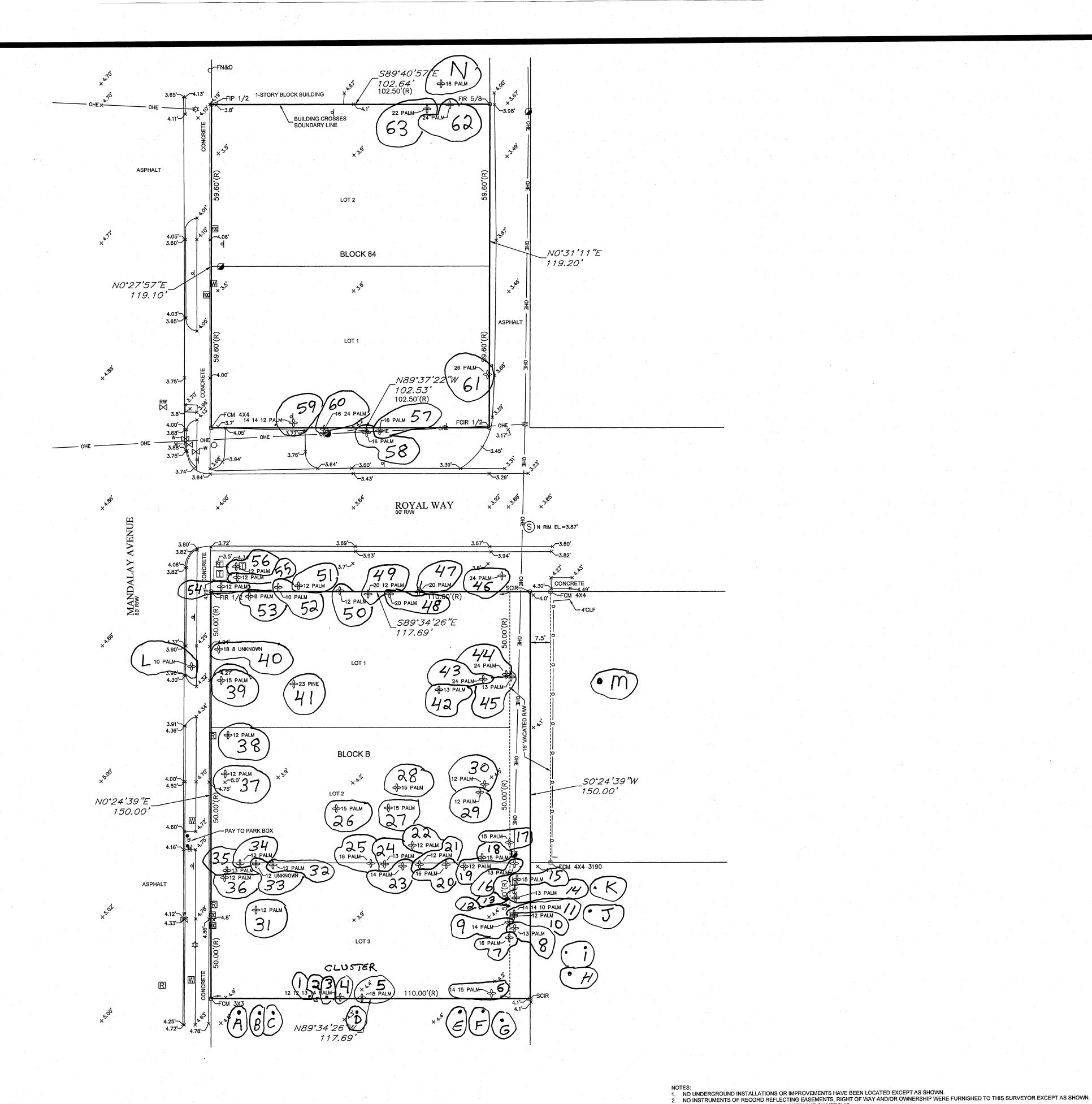
branches; tree is a basal codominant with an adjacent tree; tree has large cavities; tree has large areas of decayed wood; tree has torsional cracks, ribs, seams in the trunk; tree has pathogenic fungal fruiting structures e.g., conks, mushrooms, tree has cracked/split, rubbing scaffold branches; tree is uprooted; tree has 30% or greater crown dieback; tree has a live crown ratio less than 25%; tree has debilitating disease or insect problems; tree has severe nutritional deficiencies. A tree with a rating of 2 should be removed.

- **2.5** A tree that has one or more of the following problems: tree has a thinning canopy with below average crown density; tree has 15% or greater crown dieback; tree has a suppressed canopy; tree has low crown density and poor form due to competition from adjacent trees; tree has a phototrophic lean without appropriate response growth; root barriers are present that adversely affect stability; tree has restricted branching; tree has acute doglegs in scaffold branches; tree has been severely lion-tailed; tree has multiple flush cuts; tree has been previously topped; tree with a codominant trunk that is becoming included in the union; tree has mistletoe infestation; tree is an exotic species with undesirable characteristics. A tree with a 2.5 rating is recommended for removal as trees in this classification have been downgraded due to health or structural conditions that will prevent them from being a viable element in the future landscape unless the assessor prescribes arboricultural treatments that will reverse the conditions and the property owner is committed to implementing the treatments. The treatments should be in accordance with industry standards (ISA) and the assessor should provide specific instructions for the treatments in the "comments" section including the requisite qualifications of the person performing the treatment.
- **3** A tree with the following attributes: tree exhibits average crown density; tree has a live crown ratio of 45% or greater (30% for *Pinus* spp.); tree has foliated branch tips with less than 10% branch dieback; Tree has a codominant trunk but has U-shaped unions with a branch bark ridge present in the union; tree has a phototrophic lean compensated with tension root development; root barriers are minor affecting less than 20% of the tree's root development; tree lacks debilitating disease or insect attack; tree has minor nutritional deficiencies; tree has minor wounds that are being mitigated by response growth; tree with average form. A tree rated a 3 has sufficient health, structure, and form to warrant preservation considerations.
- **4-** A tree with the following attributes: tree has above average crown density; tree has a live crown ratio of 55% or greater; branch tips are foliated with less than 5% tip dieback; tree is free of debilitating disease or insect problems; trunk develops a codominant, but unions are U-shaped with a branch bark ridge present; wounds are closed or in the process of closure; scaffold branches and primary branches have strong attachments; root barriers are minor affecting less than 15% of the tree's root development; tree has a balanced crown with few irregularities. A tree with a rating of 4 is valuable to the property and should be preserved if possible.
- **5** A tree with the following attributes: tree has high crown density indicating stored energy reserves; tree has branch tips exhibiting vigorous shoot growth; tree has a live crown ratio of 65% or greater, tree has single leader structure live oak (*Quercus virginiana*) trees can have

codominant structure if branch angles are wide and free of included bark; tree has well-spaced scaffold branches; tree is free of debilitating disease or insect problems; tree lacks nutritional deficiencies; root barriers are minor affecting less than 5% of the tree's root development; tree has a crown that is symmetrical and full imparting high aesthetic amenities. A tree in this category should be of a species that possesses characteristics inherent to longevity and should be a strong compartmentalizing species. A tree with a #5 rating lends considerable value to the site and is worthy of site plan modification considerations to achieve preservation.

**6** – **A specimen tree.** A specimen tree possesses a combination of superior qualities regarding systemic health, structural integrity, and form surpassing the attributes of a tree rated a 5. A specimen tree may also have unique qualities regarding its size, species, age, or form. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have a minimum undisturbed rooting area equal to a one-foot radius from the trunk for each inch of trunk diameter measured at 4.5' above grade. All work performed on a specimen tree should only be performed by an International Society of Arboriculture (I.S.A.) Certified Arborist with references of previous tree maintenance.

<u>Comments</u>: The comment section serves to note observations relative to the tree but not covered in the inventory data or expands on information in the inventory data. It may include maintenance recommendations to improve the tree's overall condition rating and may also have **recommendations** on whether to remove or preserve a tree.





GRAPHIC SCALE ( IN FEET ) 1 inch = 20 ft.

> LEGEND FOUND
> FOUND CAPPED IRON ROD (SIZE NOTED)
> FOUND CONCRETE MONUMENT (SIZE NOTED)
> FOUND IRON PIPE (SIZE NOTED)
> FOUND IRON ROD (SIZE NOTED)
> FOUND NAME & PRASS DISK FOUND NAIL & BRASS DISK FOUND PINCHED PIPE (SIZE NOTED)
> FOUND RAILROAD SPIKE
> SET 1/2" CAPPED IRON ROD "LB 4513"
> SET NAIL & BRASS DISK "LB 4513" LICENSED BUSINESS PROFESSIONAL LAND SURVEYOR CALCULATED PLAT BOOK OFFICIAL RECORDS BOOK RIGHT OF WAY TEMPORARY BENCHMARK TOP OF BANK TOE OF SLOPE AIR CONDITIONER BARB WIRE FENCE CHAIN LINK FENCE WOOD PANEL FENCE CORRUGATED METAL PIPE DUCTILE IRON PIPE ELLIPTICAL REINFORCED CONCRETE PIPE HIGH DENSITY POLYETHYLENE PIPE POLYVINYL CHLORIDE PIPE VITRIFIED CLAY PIPE REINFORCED CONCRETE PIPE MITERED END SECTION FIBER OPTIC CABLE OVERHEAD ELECTRIC TRANSFORMER TRAVERSE POINT IRON ROD TP SN TRAVERSE POINT SET NAIL RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH CTV- PAINT OR FLAG MARKING UG CABLE TELEVISION LINE PAINT OR FLAG MARKING UG ELECTRIC -FOC- PAINT OR FLAG MARKING UG FOC -G- PAINT OR FLAG MARKING UG GAS LINE -RCW- PAINT OR FLAG MARKING UG RECLAIMED WATER -S- PAINT OR FLAG MARKING UG SANITARY SEWER PAINT OR FLAG MARKING UG TELEPHONE LINE PAINT OR FLAG MARKING UG VERIZON LINE -W- PAINT OR FLAG MARKING UG WATER LINE BENCHMARK BOLLARD/POST BURIED CATV MARKER POST CABLE TV BOX CONCRETE LIGHT POLE CONCRETE UTILITY POLE CLEANOUT DECORATIVE LIGHT ELECTRIC BOX ELECTRIC MANHOLE ELECTRIC METER FIBER OPTIC CABLE BOX FIRE HYDRANT FIRE DEPARTMENT CONNECTION GAS MARKER POST GAS METER/REGULATOR GAS VALVE GREASE-TRAP MANHOLE GUY WIRE IRRIGATION CONTROL VALVE MAIL BOX METAL UTILITY POLE MONITOR WELL RECLAIMED WATER METER BOX RECLAIMED WATER VALVE ROOF DRAIN SANITARY MANHOLE SANITARY VALVE SOIL BORING LOCATION STORM OR DRAINAGE MANHOLE STREET LIGHT ACCESS BOX TELECOMMUNICATIONS MANHOLE TELEPHONE BOX TELEPHONE LINE MARKER POST TRAFFIC SIGNAL ACCESS BOX TRAFFIC SIGNAL POLE VERIZON ACCESS BOX WATER MANHOLE WATER VALVE WATER METER BOX WOOD LIGHT POLE

> > WOOD UTILITY POLE

LEGAL DESCRIPTION

Lots 1 and 2, Block 84, MANDALAY 'THE ISLE OF A THOUSAND PALMS' CLEARWATER BEACH UNIT NO.5, according to the map or

plat thereof as recorded in Plat Book 20, Page 27, Public Records of Pinellas County, Florida.

LOTS 1, 2, AND 3, BLOCK B, MANDALAY REPLAT UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN

PLAT 21, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUNCOAST LAND SURVEYING, Inc.

111 FOREST LAKES BOULEVARD OLDSMAR, FLA. 34677

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT SUNCOASTLANDSURVEYING.COM (813) 854-1342

SECTION 05 TOWNSHIP 29 SOUTH RANGE 15 EAST

hereby certify that the SURVEY depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.

PROJECT No.: 22062

THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

10. THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES AND IS NOT A BOUNDARY SURVEY.

12. BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

13. BASIS OF BEARING IS GRID NORTH.

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID), WEST ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

11. SUBJECT PROPERTY LIES IN FLOOD ZONE AE ACCORDING TO FEMA MAP PANEL 12103C0102H, EFFECTIVE DATE 8/24/202

SHEET 1 OF 1

THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.

ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D.) REFERENCE BENCHMARK No.1: AG0500 ELEVATION = 5.32

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

**TOPOGRAPHIC & BOUNDARY SURVEY** MANDALAY AVENUE **CERTIFIED TO: PENNONI** 

CITY OF CLEARWATER PINELLAS COUNTY FLORIDA

KYLE McCLUNG, LS 7177

DATE OF FIELD SURVEY

I#: 2023021496 BK: 22327 PG: 2157, 01/26/2023 at 11:30 AM, RECORDING 3 PAGES \$27.00 D DOC STAMP COLLECTION \$55300.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105523

Prepared By and Return To: Law Offices of Michael J. Heath, PA 167 108th Avenue Treasure Island, FL 33706

Tax Folio No. 05/29/15/54747/084/0010

Reserved for Clerk

Consideration: \$7,900,000.00

**Documentary Stamp Taxes: \$55,300.00** 

Wherever used herein, the terms "Grantor" and/or "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

#### **SPECIAL WARRANTY DEED**

This Special Warranty Deed is made and entered into as of the 24th day of January 2023, by and between **BAYWAY FLORIDA HOTEL LLC**, a Florida limited liability company, whose address is 333 S. Hamden Dr, Clearwater, Florida 33767 (hereinafter called the "Grantor") to **CLEARWATER JV V, LLC**, a Florida limited liability company, whose address is 5391 Lakewood Ranch Blvd, Suite 100, Sarasota, Florida 34240 (hereinafter called the "Grantee").

#### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, forever, the following parcel of land situated in Pinellas County, Florida (the "Property"), to wit:

Lots 1, 2 and 3, in Block "B" of a Replat of Lots 1, 2, 3, 4, Block 86 and Lots 1 to 8, inclusive, Block 85 of Mandalay Unit No. 5, as recorded in Plat Book 20, Page 27, and Blocks 85A and 86A of a Replat of Lots 1 to 8, inclusive, Block 83, Lots 11 to 20, inclusive, Block 84, Lots 9 to 16, inclusive, Block 85, Lots 5, 6, 7, Block 86, and all of Blocks 76 to 82, inclusive, and 87 of Unit No. 5, Mandalay, as recorded in Plat Book 20, Page 48; which Replat is recorded in Plat Book 21, Page 13, Public Records of Pinellas County, Florida.

TOGETHER WITH that part of the West 7.5 feet the vacated alley abutting Lots 1, 2 and 3, Block B, Mandalay Unit No. 5, a Replat recorded in Plat Book 21, Page 13, of the Public Records of Pinellas County on the East, as vacated by Ordinance No. 9477-21, recorded in Book 21667, Page 94, Public Records of Pinellas County, Florida.

MICHAEL J. HEATH, ESQ.

LAW OFFICES OF MICHAEL J. HEATH, P.A.

167 108th Avenue; Treasure Island, FL 33706

Phone 727.360.2771 FAX 727.475.5323 EMAIL MIKE@AttorneyMichaelHeath.com

And

Lots 1 and 2, Block 84, MANDALAY "THE ISLE OF A THOUSAND PALMS" CLEARWATER BEACH UNIT NO. 5, according to the map or plat thereof as recorded in Plat Book 20, Page 27, Public Records of Pinellas County, Florida.

This is NOT the Grantor's Florida Constitutional Homestead property.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Witness 1 Sign

witness 1 Sign

Jennifer Lee Williamson

Witness 1 Print name

Witness 2 Sign

Ashley Ortiz

Witness 2 Print name

Bayway Florida Hotel LLC, Florida limited liability company, Grantor

BY: Tomasz Ciesielski, Manager

Document ID: 0779e54d-0bed-4a8f-bcd8-69ea7accc655

| STATE OF <u>Virginia</u>  |  |
|---|--|
| COUNTY OF Isle of Wight County  |  |
|   | acknowledged before me by means of physical is 19th day of January 2023, by TOMASZ CIESIELSKI, oduced as identification. |
| JENNIFER LEE WILLIAMSON Electronic Notary Public Commonwealth of Virginia Registration No. 7880274 My Commission Expires Sep 30, 2024 | Jennifer Lee Williamson Notary Public My Commission Expires: 09/30/2024  |

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC

Document ID: 0779e54d-0bed-4a8f-bcd8-69ea7accc655

MICHAEL J. HEATH, ESQ.
LAW OFFICES OF MICHAEL J. HEATH, P.A.
167 108TH AVENUE; TREASURE ISLAND, FL 33706
PHONE 727.360.2771 FAX 727.475.5323 EMAIL MIKE@ATTORNEYMICHAELHEATH.COM

# Parcel Summary (as of 27-Feb-2025)

Parcel Number

# 05-29-15-54747-084-0010

- Owner Name
   CLEARWATER JV V LLC
- Property Use
   1000 Vacant Commercial Land
- Site Address
   633 MANDALAY AVE
   CLEARWATER, FL 33767
- Mailing Address
   5391 LAKEWOOD RANCH BLVD STE 100
   SARASOTA, FL 34240-8622
- Legal Description
   MANDALAY UNIT NO. 5 BLK 84, LOTS 1 & 2
- Current Tax District CLEARWATER (CW)
- Year Built n/a

Heated SF Gross SF Living Units Buildings

n/a n/a n/a (



|                          | No Property E Please note that               | xemptions or C                          | lassifications  | s found.  |
|--------------------------|--|---|---|---|
|                          | Senior, Widow/                               | Widower, Veter                          | ans, First Re   | omestead,   |
|                          | eto  | will not displ                          | ay here).   |   |
| sus Evacuation<br>t Zone | on Flood<br>Zone                             | Elevation<br>Certificate                | Zoning  | Plat<br>Bk/Pg   |
| <u>3</u> <u>A</u>        | <u>Current</u><br><u>FEMA</u><br><u>Maps</u> | Check for EC                            | Zoning<br>Map   | 20/27   |
|                          | t Zone                                       | sus Evacuation Flood Zone  Current FEMA | sus Evacuation Flood Elevation Certificate  Current FEMA Check for FC | sus Evacuation Flood Elevation Zoning  Current FEMA Check for Zoning  Man |

County

Taxable

\$1,764,973

Value

School

**Taxable** 

\$1,764,973

Value

Municipal

\$1,764,973

**Taxable Value** 

# **Value History**

Year

2024

2024 Final Values

Just/Market

Value

\$1,764,973

Assessed

\$1,764,973

Value/SOH Cap

Exemptions

| Year | Homestead<br>Exemption | Just/Market<br>Value | Assessed<br>Value/SOH<br>Cap | County<br>Taxable<br>Value | School<br>Taxable<br>Value | Municipal<br>Taxable<br>Value |
|------|------------------------|----------------------|------------------------------|----------------------------|----------------------------|-------------------------------|
| 2023 | N                      | \$4,058,648          | \$2,886,714                  | \$2,886,714                | \$4,058,648                | \$2,886,714                   |
| 2022 | N                      | \$3,551,317          | \$2,624,285                  | \$2,624,285                | \$3,551,317                | \$2,624,285                   |
| 2021 | N                      | \$1,283,554          | \$852,710                    | \$852,710                  | \$1,283,554                | \$852,710                     |
| 2020 | N                      | \$1,016,147          | \$775,191                    | \$775,191                  | \$1,016,147                | \$775,191                     |
| 2019 | N                      | \$802,222            | \$704,719                    | \$704,719                  | \$802,222                  | \$704,719                     |

#### **2024 Tax Information**



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our <u>Tax Estimator</u> to estimate taxes under new ownership.

| Tax Bill           | 2024 Millage Rate | Tax District |
|--------------------|-------------------|--------------|
| View 2024 Tax Bill | 18.9481           | <u>(CW)</u>  |

| Sales His           | tory        |                            |                      |                                |  |                |
|---------------------|-------------|----------------------------|----------------------|--------------------------------|--|----------------|
| Sale<br>Date        | Price       | Qualified /<br>Unqualified | Vacant /<br>Improved | Grantor                        | Grantee  | Book /<br>Page |
| 19-Jan-<br>2023     | \$7,900,000 | Q                          | V                    | BAYWAY<br>FLORIDA<br>HOTEL LLC | CLEARWATER JV<br>V LLC                           | 22327/2157     |
| 10-Oct-<br>2014     | \$600,000   | Q                          | V                    | CONCLEAR II<br>LLC             | BAYWAY FLORIDA<br>HOTEL LLC                      | 18562/1259     |
| 03-Oct-<br>2012     | \$495,000   | Q                          | V                    | WHITEHURST<br>DONALD E TR      | CONCLEAR II LLC                                  | 17754/2039     |
| 14-Apr-<br>2008     | \$0         | <u>U</u>                   | V                    | WHITEHURST<br>JEAN V PR        | WHITEHURST,<br>DONALD E<br>TESTAMENTARY<br>TRUST | 16217/1496     |
| 31-<br>Dec-<br>1979 | \$189,000   | Q                          |                      |                                |  | 04952/0877     |

#### **2024 Land Information**

Land Area:  $\cong 30,239 \text{ sf} \mid \cong 0.69 \text{ acres Frontage and/or View: None}$  Seawall: No

| Property<br>Use      | Land<br>Dimensions | Unit<br>Value | Units  | Method      | Total<br>Adjustments | Adjusted<br>Value |
|----------------------|--------------------|---------------|--------|-------------|----------------------|-------------------|
| Vacant<br>Commercial | 119.2x102.5        | \$170         | 12,218 | SF          | 1.0000               | \$2,077,060       |
| 2024 Extra Fea       | tures              |               |        |             |                      |                   |
|                      |                    |               | Tota   | al Value as |                      |                   |

| Description | Value/Unit | Units       | Total Value as<br>New | Depreciated Value | Year |
|-------------|------------|-------------|-----------------------|-------------------|------|
|             |            | No Extra Fe | eatures on Record.    |                   |      |

#### **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

| Permit Number  | Description     | Issue Date | Estimated Value |
|----------------|-----------------|------------|-----------------|
| BCP2024-030133 | MISCELLANEOUS   | 04/11/2024 | \$500           |
| BCP2024-030896 | ELECTRICAL      | 03/28/2024 | \$500           |
| BCP2023-120649 | NEW IMPROVEMENT | 02/09/2024 | \$6,500,000     |
| BCP2023-040293 | MISCELLANEOUS   | 09/20/2023 | \$2,000         |



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# **Detail by Entity Name**

Florida Limited Liability Company CLEARWATER JV V, LLC

**Filing Information** 

**Document Number** L22000527898

FEI/EIN Number NONE

**Date Filed** 12/16/2022

State FL

Status ACTIVE

**Principal Address** 

1144 Tallevast Road, Suite 109-110

SARASOTA, FL 34243

Changed: 07/25/2023

**Mailing Address** 

1144 Tallevast Road, Suite 109-110

SARASOTA, FL 34243

Changed: 07/25/2023

Registered Agent Name & Address

NRAI SERVICES, INC.

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MANAGER

CLEARWATER VILLAGE INVESTORS, LLC 1144 Tallevast Road, Suite 109-110 SARASOTA, FL 34243

#### **Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 03/22/2023 |
| 2024        | 03/15/2024 |

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# **Detail by Entity Name**

Florida Limited Liability Company
CLEARWATER VILLAGE INVESTORS, LLC

Filing Information

Document Number L21000388095

FEI/EIN Number NONE

**Date Filed** 08/31/2021

State FL

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 03/17/2022

Event Effective Date NONE

**Principal Address** 

1144 Tallevast Road, Suite 109-110

SARASOTA, FL 34243

Changed: 07/25/2023

**Mailing Address** 

1144 Tallevast Road, Suite 109-110

SARASOTA, FL 34243

Changed: 07/25/2023

**Registered Agent Name & Address** 

NRAI SERVICES, INC.

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Name Changed: 03/09/2022

Address Changed: 03/09/2022

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

CASTO VACATION PROPERTIES, LLC 1144 TALLEVAST ROAD, SUITE 109-110 SARASOTA, FL 34243

#### **Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 04/08/2022 |
| 2023        | 03/23/2023 |
| 2024        | 03/15/2024 |

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# **Detail by Entity Name**

Florida Limited Liability Company
CASTO VACATION PROPERTIES, LLC

#### Filing Information

Document Number L20000355735

FEI/EIN Number NONE

**Date Filed** 11/18/2020

State FL

Status ACTIVE

#### **Principal Address**

1144 Tallevast Road, Suite 109-110 SARASOTA, FL 34243

Changed: 07/25/2023

**Mailing Address** 

1144 Tallevast Road, Suite 109-110

SARASOTA, FL 34243

Changed: 07/25/2023

Registered Agent Name & Address

NRAI SERVICES, INC.

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

HUTCHENS, JOHN 1144 Tallevast Road, Suite 109-110 SARASOTA, FL 34243

Title MGR

MOTT, ADAM 711 58TH STREET NW BRADENTON, FL 34209

#### Title MGR

MOTT, JENNIFER 711 58TH STREET NW BRADENTON, FL 34209

#### **Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
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| 2023        | 03/23/2023 |
| 2024        | 03/15/2024 |

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