

Drainage Narrative

1446 South Missouri Avenue:

Existing impervious prior to construction equals 40,640 sq ft.

Impervious post construction equals 33,270 sq ft.

No additional impervious added.

No retention pond is required.

Donald B. Fairbairn, P.E.
Northside Engineering, Inc.





PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING APPLICATION

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT.

A TOTAL OF 11 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 10 COPIES) AS REQUIRED WITHIN ARE TO BE SUBMITTED FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD, IF NECESSARY, WILL REQUIRE 15 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 14 COPIES). PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

PROPERTY OWNER (PER DEED): 1446 S Missouri LLC

MAILING ADDRESS: 201 Palm Island SW, Clearwater, FL 33767

PHONE NUMBER: c/o David McComas -- (727)-229-8208

EMAIL: c/o David McComas -- dmccomas@europeanequities.com

AGENT OR REPRESENTATIVE: Brian J. Aungst, Jr., Esq. // Macfarlane, Ferguson & McMullen, P.A.

MAILING ADDRESS: 625 Court Street, Suite 200, Clearwater, FL 33756

PHONE NUMBER: (727) 444-1403

EMAIL: bja@macfar.com

ADDRESS OF SUBJECT PROPERTY: 1446 S Missouri Avenue, Clearwater, FL 33756

DESCRIPTION OF REQUEST: Flexible development for use of the property as a comprehensive infill redevelopment project

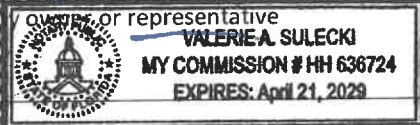
Specifically identify the request (include all requested code flexibility; e.g., reduction in required number of parking spaces, height, setbacks, lot size, lot width, specific use, etc.): consisting of indoor personal vehicle storage with ancillary office space uses

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 15th day of August, 2025, to me and/or by Brian J. Aungst, Jr. who is personally known has produced N/A as identification.

Signature of property owner or representative



Notary public,

My commission expires: 4/21/2029



PLANNING AND DEVELOPMENT DEPARTMENT COMPREHENSIVE LANDSCAPING APPLICATION FLEXIBILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE FIVE (5) FLEXIBILITY CRITERIA EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE LANDSCAPING PROPOSAL.

1. Architectural Theme:

- a. The landscaping in a Comprehensive Landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for the development.

OR

- b. The design, character, location and/or materials of the landscape treatment proposed in the Comprehensive Landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.

Applicant is proposing to include a numerous trees and shrubs which will be of a design and character that is demonstrably more attractive than landscaping otherwise permitted on the parcel proposed. The landscaping proposed to be added will revitalize the site and bring additional greenery to the property.

2. *Lighting.* Any lighting proposed as a part of a Comprehensive Landscaping program is automatically controlled so that the lighting is turned off when the business is closed.

No additional lighting is proposed to be added as part of this Comprehensive Landscaping Program Application.

3. *Community Character.* The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.

The quality and nature of the landscape treatment will enhance the community character by livening up the site and providing for higher quality landscape materials which will sustain the revitalization of the site.

4. *Property Values.* The landscape treatment proposed in the Comprehensive Landscaping program will have a beneficial impact on the value of the property in the immediate vicinity of the parcel proposed for development.

The proposed landscape treatment will benefit surrounding properties by beautifying the site and adding greenery to the area.

5. *Special Area or Scenic Corridor Plan.* The landscape treatment proposed in the Comprehensive Landscape Program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.

The property is not located within any special area or scenic corridor plan.

Prepared by and Return to:
Brian J. Aungst, Jr., Esq.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, 1446 S MISSOURI, LLC, a Florida limited liability company (“*Owner*”), being the owner of the real property located at 1446 S Missouri Avenue, Clearwater, FL 33756 and more particularly described in Exhibit “A” attached hereto and incorporated herein (referred to herein as the “*Property*”), makes the following Declaration of Restrictions encumbering said Property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deraining title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the Property:

1. Indoor Personal Vehicle Storage. The Property must at all times be maintained for use as indoor personal vehicle storage in accordance with the City of Clearwater’s approval under FLD2025-07016 and this Deed Restriction.

2. No Vehicle Service/Repair. The Property shall never be used for servicing or repair of vehicles without the express written waiver of such prohibition by the City of Clearwater.

[Rest of Page Intentionally Left Blank]

[Signature Page to Follow]

IN WITNESS WHEREOF, we have set our hands and seals this ____ day of _____, 2025.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

1446 S MISSOURI, LLC, a Florida limited liability company

By: _____

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025 by _____ as _____ of 1446 S Missouri, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

Exhibit A
Legal Description of Property

TRACT 1: The South 110 feet LESS the East 20 feet thereof of Lot 9, A.H. DUNCANS SUB. OF CLARA E. DUNCAN'S SUB. OF THE EAST $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ SEC 22, T.29S, R.15E, according to map or plat thereof as recorded in Plat Book 5, Page 26, of the Public Records of Pinellas County, Florida.

TRACT 2: The South 32 feet of Lot 8 and the North 22 feet of Lot 9, more particularly described as all of Lot 9, LESS AND EXCEPT the South 110 feet thereof, LESS the East 20 feet of both of the above SW $\frac{1}{4}$ SEC 22, T.29S, R.15E, according to the map or plat thereof as recorded in Plat Book 5, Page 26, of the Public Records of Pinellas County, Florida.

DRC RESPONSES
FLD2025-07016 – 1446 S MISSOURI AVE

- ENGINEERING – Prior to CDB (Acknowledge) – General Comments
 - Please acknowledgment each condition in your response:
 1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
 2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
 3. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
 4. Work on right-of-way shall require a permit with the appropriate entity.
 5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
 6. Contractor shall request an easement inspection prior to any construction near an easement.
 - Acknowledged.
- ENVIRONMENTAL – Prior to Building Permit
 - An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
 - Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.
 - See asbestos survey uploaded to Accela.
- LAND RESOURCE – Prior to CDB: Irrigation Plan
 - Submit an Irrigation Plan.
 - Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

 - Please see notes on sheet L1.1.
- LAND RESOURCE – Prior to CDB: Landscape Acknowledgement
 - Please respond that you acknowledge the following: Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3- 1204.B and will not be approved during the Landscape Final.
 - Code (CDC 3-1204.B) details what is acceptable in terms of landscaping: "All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock,

should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

- Acknowledged. Code (CDC 3-1204.B) note has been added to plans sheet L1.1

- LAND RESOURCE – Prior to CDB: Landscape Plan

➤ Revise the Landscape Plan to include the following :

1. (Correct Plant Schedule) Shade trees must be a minimum of 10 feet in height and 2.5 inch caliper. Accent trees must be a minimum of 8 feet in height and 2.0 inch in caliper.
2. Shade trees must be a minimum of 5 feet from any impervious surface or utility.
3. Trees to be preserved and the dimensions of the tree barricades prescribed by the Tree Preservation Plan shall be shown on all Civil Plans, Landscape Plans and Irrigation Plan.
4. Submit city of Clearwater Landscape Details.
5. Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

(1) Plant schedule has been corrected, see Sheet L1.1

(2) Note added to plans- see sheet L1.1

(3) Tree Barricades have been shown on plans.

(4) See sheet L1.2 for Clearwater Landscape details.

(5) Note has been added to landscape. See sheet L1.1

- LAND RESOURCE – Prior to CDB: Tree Inventory

- Tree Inventory Required - This application requires a tree inventory to be prepared by an ISA Certified Arborist using the City's scale from 0 to 6 (See CDC 3-1202.H.) to evaluate existing trees and indicated if the tree is worth or preservation or removal. This must be accompanied by a tree survey. All required landscape trees including accent trees with a DBH of 2 inches, all other trees with a DBH of 4 inches, and all palms with 10 feet of clear trunk must be included. Sites over one acre must tag the trees with aluminum nails and tags. Adjacent off-site trees up to 25 feet must be shown on the tree survey. No review will be performed until the inventory is received. Provide prior to CDB.

- See Tree Inventory uploaded to Accela.

- LAND RESOURCE – Prior to CDB: Tree Preservation

- Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Provide a scaled drawing showing all dimension. Include adjacent off-site trees up to 25 feet from property line. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to CDB.

- NOTE - Trees to be preserved and the dimensions of the tree barricades prescribed by the Tree Preservation Plan shall be shown on all Civil Plans and Landscape Plans.
 - See Tree Preservation Plan uploaded to Accela.

- PLANNING – Prior to CDB: Clarify Proposed Use
 - The Floor Plan, Sheet A1.1, details various proposed items within the building, such as a bar with 24 bar stools which appear to be visible from the exterior windows along the east facade. This raises concerns about the actual proposed use.
 - The barstools will be removed from the Floor Plan. This area is proposed to be a small kitchenette for the personal office. See revised Floor Plan uploaded to Accela.
 - Please provide a draft of the proposed Deed Restriction regarding the use of the property will be limited to indoor personal vehicle storage and will not be used for vehicle service or vehicle repair.
 - See proposed draft of Deed Restriction uploaded to Accela.

- PLANNING – Prior to CDB: Elevation Materials and Colors
 - Provide the proposed exterior building materials and colors on the architectural elevations.
 - See revised Elevation Materials and Colors uploaded to Accela.

- PLANNING - Prior to CDB: FEMA Flood Guidance
 - It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation.
 - Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.
 - Acknowledged.

- PLANNING - Prior to CDB: Findings of Fact (Acknowledge)
 1. The 1.12-acre site is located on the west side of S. Missouri Avenue approximately 645 feet north of Woodlawn Street.

2. The project is in the Commercial (C) District with the consistent Commercial General (CG) Future Land Use category.
 3. The project site is comprised of one parcel of 48,966 square feet in area with a frontage of 164 feet along S. Missouri Avenue.
 4. The existing development consists of a 12,250 square foot building, constructed in 1959, and a parking area consisting of 51 off-street parking spaces.
 5. The project includes the conversion of the existing building to personal vehicle storage, with no vehicle service or repairs, updated landscaping and a parking area consisting of 31 off-street parking spaces.
 6. There are no active Code Compliance cases.
 - **Acknowledged.**
- PLANNING – Prior to CDB: Floor Plan Details
 - The Floor Plan does not provide the layout of the indoor vehicle storage. Provide the proposed number of vehicles to be stored and the general layout.
 - **See proposed general layout of cars on revised Floor Plan. The number of cars will vary because the property owner is a car collector and may add cars as he finds them. The revised Floor Plan shows the general expected layout.**
 - PLANNING - Prior to CDB: General Comments (Acknowledge)
 - Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required prior to proceeding to the Community Development Board (CDB).
 - All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.
 - Pursuant to Fla. Stat. § 166.033, “Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.”
 - In order to be reviewed by the Community Development Board (CDB) on September 16, 2025, please electronically submit any updated materials no later than 12:00pm on August 15, 2025.
 - **Acknowledged.**
 - PLANNING – Prior to CDB: Inconsistent Plan Sets
 - Please ensure that the proposed layout of the site plan and new window/door openings of the building are consistent between the civil plan set and the architectural plan set. Additionally, remove any reference to a repair shop on the plans and confirm the number

of off-street parking spaces, the application shows 21 spaces and the site plan shows 31 spaces. The revised set of plans should provide all relevant dimensions which have been raised as issues among all disciplines.

- **Acknowledged. The Sheet set has been revised and coordinated.**
- PLANNING - Prior to CDB: Landscaping Plan
 - Sheet C3.1 of the Civil Site Plan, details the proposed planting plan and plant schedule. Code compliant landscaping buffers must feature plant materials within the required buffer distance consistent with CDC Section 3-1202. Additionally, if the project requires a Comprehensive Landscaping Program application, consistent with CDC Section 3-1202.G, this should be included as part of the review process.
 - **Acknowledged. See attached Landscape Plan and Comprehensive Landscaping Program Application.**
- PLANNING – Prior to CDB: Parking Lot Islands
 - Please dimension all the new parking lot islands to ensure the minimum distance of 17 feet, back of curb to back of curb, consistent with CDC Section 3-1202.E.2.
 - **See revised plans with dimensions on Sheet C3.1.**
- PLANNING – Prior to CDB: Plan Room Uploads
 - Please upload all plans into the Plans area of Plan Room. Presently, the Architectural Elevations, Floor Plans and Survey are uploaded in the Documents area of Plan Room and are selected for Rejection. Without doing this it will be impossible to include multiple versions for review.
 - **See Accela for uploads correctly categorized.**
- PLANNING – Prior to CDB: Remove Overhead Door
 - Please remove the overhead door proposed on the west elevation. Due to the residential uses and district immediately adjacent to the west, precludes the utilization of overhead doors on the west elevation.
 - **See revised plans with overhead door removed from west boundary and re-located to southern facing side of structure.**
- PLANNING – Prior to CDB: Remove Signage
 - All references to signage shall be removed from the submittal as signage is a separate issue that will be handled under a separate application.
 - **Acknowledged. All notations to existing signage removed from plans.**
- PLANNING – Prior to CDB: Trash Enclosure/Parking Lot Island
 - The parking lot island along the southern side of the trash enclosure is delineated with striping, however, there is a curb line running along the perimeter which suggests this is

intended to be a concrete island with striping. Please provide details regarding the treatment of the island

- The striping at the island has been removed. The interior will be grass. See revised Sheet C3.1.
- SOLID WASTE - Prior to CDB - Enclosure Specs / Vehicle Template
 - Please use the City's enclosure specs found in engineering index 701. Ordinance sec. 32.284.
 - Please provide a front-end loader garbage truck vehicle template.
See enclosure specs on sheet C6.1. Garbage truck vehicle template has been provided on sheet C3.1.
- STORMWATER – Prior to building permit
 - Please acknowledge that on building permit plan, effort will be made to route runoff from pavement to proposed landscape areas.
 - Acknowledged.
- TRAFFIC ENG - Prior to CDB – Accessibility
 - Sidewalk along the accessible path from the ROW to the primary entrance (assumed at the west side of building based on ADA parking location) should be ADA compliant. If sidewalk is raised above the drive aisle and parking surface, then ADA compliant ramps are required.
 - Sidewalk has been revised to show ADA accessibility at all locations within property.
- TRAFFIC ENG - Prior to CDB – Angled Parking
 - --1-- Please specify the orientation angle for the angled parking.
 - --2-- Please refer to City Design Standard Index 120 to determine the appropriate dimensions for angled parking.
 - Note: At the 45 degree angle orientation, the perpendicular measurement from curb to drive aisle should be no less than 19.5 ft.
 - Angled parking is at 45 degrees so perpendicular measurement is 19.5-feet. Please see the details on Sheets C3.1 and C6.1.
- TRAFFIC ENG - Prior to CDB - Fine Sign
 - Please update per City Index 119 -- \$255.
 - See revised plans with updated dollar amount for fine sign.
- TRAFFIC ENG - Prior to CDB – Interior Islands
 - Section 3-1202.E.2.a.4. Depth of interior islands. All interior landscape islands shall have a minimum depth that is consistent with the depth of the adjacent off-street parking space.
 - Section 3-1202.E.2.a.5. Width of interior islands. All interior landscape islands shall have a minimum width of 17 feet as measured from back of curb to back of curb.
 - Acknowledged.

LIMITED ASBESTOS SURVEY FOR RENOVATION REPORT



At:

**FORMER SALVATION ARMY STORE
1446 S MISSOURI AVENUE
CLEARWATER, FL 33756
PINELLAS COUNTY**

Client(s):

**1446 S MISSOURI, LLC
201 PALM IS SW
CLEARWATER, FL 33767-1941**

April 9, 2025

**AWARD
ENGINEERING, INC.**

7804 N. FLORIDA AVENUE, TAMPA, FLORIDA 33604

Phone: (813) 238-4393; Fax: (813) 237-3909

E-mail: awardengineering@yahoo.com

Web: www.awardengineering.com

AWARD

ENGINEERING, INC.

7804 N. FLORIDA AVENUE, TAMPA, FLORIDA 33604
Phone: (813) 238-4393; Fax: (813) 237-3909; E-mail: awardengineering@yahoo.com
Website: <http://www.awardengineering.com>

April 9, 2025

1446 S Missouri, LLC
201 Palm Is SW
Clearwater, FL 33767-1941

RE: Technical Report # 25-10757: LIMITED ASBESTOS SURVEY FOR RENOVATION
AT:

Former Salvation Army Store
1446 S Missouri Avenue
Clearwater, FL 33756 (Pinellas County)

Dear Sir/Madam:

With reference to your authorization, a Limited Asbestos Survey for the FORMER SALVATION ARMY STORE, located at 1446 S MISSOURI AVENUE, CLEARWATER, FLORIDA, has been performed and a copy of the report is enclosed.

Twenty (20) samples (28 layers) of suspected materials were collected. Based on the Limited Asbestos Survey performed using the PLM method, Asbestos was detected at the black mirror mastic. Asbestos was not detected in any other of the collected samples at the proposed homogeneous areas to be subjected to the renovation.

Please find the attached report to this letter for details of the survey.

Do not hesitate to contact our office if you need any additional information.

Sincerely,



M.M. Blassy, Chem, CES, CEC #77239
Asbestos Inspector
Asbestos Management Planner



John M. Stump, PG, LAC
Primary Qualifying Agent
Licensed Asbestos Consultant # AX0000042

AWARD Engineering, Inc.: FL Licensed Asbestos Business #ZA448

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APPENDICES:

- APPENDIX “A” – Site Maps
- APPENDIX “B” – Site Photographs
- APPENDIX “C” – Asbestos Sampling & Test Results
- APPENDIX “D” – Certifications

1. INTRODUCTION

AWARD Engineering, Inc. (AWARD) has completed this Limited Asbestos Survey for the Renovation at the FORMER SALVATION ARMY STORE, located at 1446 S MISSOURI AVENUE, CLEARWATER, FLORIDA in general accordance to Asbestos Hazard Emergency Response Act (AHERA) and Environmental Protection Agency (EPA) guidelines and/or industry standards. Please See Appendix "A", Plate # 1 for the Street Location Map.

The subject property is a rectangular-shaped parcel located on the western side of Missouri Avenue in Clearwater, Pinellas County, Florida. The parcel contains a building formerly used as a Salvation Army Store, but currently unoccupied. Per the Pinellas County Property Appraiser's Office website, the current structure on the subject property was built in 1959.

The purpose of this survey was to identify whether asbestos is present in the building materials to be subjected to the renovation.

1.1 Scope of Services

Suspected materials were inspected and sampled by Certified AHERA Asbestos Inspector/Management Planner Mr. M.M. Blassy of AWARD Engineering, Inc. The survey, as agreed upon with the Client, consisted of the following:

- Identify the suspected asbestos-containing materials (ACMs) in the building interior to be subjected to renovation
- Collect samples of suspect ACMs, and submit them to certified laboratory for laboratory analyses
- Estimate quantities of confirmed ACMs, if found
- Prepare a report discussing our findings and recommendations

1.2 Sampling Techniques and Analytical Procedures

This section details the sampling and laboratory methods used in the asbestos inspection to quantify and assess the condition of the confirmed ACMs.

1.2.1 Sampling Techniques

This section addresses the criteria necessary for identification, evaluation, and assessment of suspect Asbestos-Containing Materials (ACMs) utilizing the U.S. Environmental Protection Agency **EPA 600/R-93/116** Bulk PLM Method. The limit of detection of asbestos by the Polarized Light Microscopy (PLM) method is about one percent (1%) by area. Samples containing lower levels of asbestos are not reliably detected by this technique.

a. Homogeneous Areas

Prior to collecting bulk samples of suspect ACM, distinct homogeneous sampling areas and specific samplings sites were defined. A homogeneous sample area can be defined as a material that is similar in appearance and color, and generally having the same date of installation, as similar surrounding material. Homogeneous areas sampled as part of this inspection include materials which have been identified as possible ACM, and have been classified as friable (material containing more than one percent asbestos that, when dry, can be crumbled, pulverized,

or reduced to powder by hand pressure) or non-friable (material containing more than one percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure). Friable materials are more likely to become airborne, thereby increasing the potential for health hazards.

b. Field Methods

The inspection covered the interior materials to be subjected to renovation at the subject property, as identified by Mr. David McComas of European Equity, and to report locations, conditions, and estimated quantities of confirmed ACMs, if found. No renovation plans were available at the time of inspection.

On April 3, 2025, samples of seven (7) homogeneous areas were collected, according to Asbestos Hazard Emergency Response Act (AHERA) and Environmental Protection Agency (EPA) guidelines. Please See Appendix "A", for the Sampling Location Map.

This survey was limited to Suspected Asbestos-Containing Materials (ACMs) listed in the following table as identified during our survey:

Table 1 SUSPECTED ASBESTOS-CONTAINING MATERIALS – ACMs

Homogeneous Area #	Description of Suspected Asbestos-Containing Materials	Sampling Location	Number of Samples / Layers
1/2	Gypsum Board & Joint Compound	NE Corner Wall SW Corner Ceiling NW Corner Wall NW Office Wall Women's Restroom Wall	5 (10 layers)
3	Carpet Mastic	East Floor Mid Floor West Floor	3 (3 layers)
4	Ceiling Tiles	Women's Restroom Women's Restroom Men's Restroom	3 (3 layers)
5	White Caulking	West Side Mirror West Side Mirror West Side Mirror	3 (3 layers)
6	FRP & Glue	Women's Restroom Office West Side Wall	3 (6 layers)
7	Black Mirror Mastic	West Side Mirror Glue West Side Mirror Glue West Side Mirror Glue	3 (3 layers)
Total Number of Samples			20
Total Number of Layers			28

A thorough inspection of the above identified areas was performed. Appendix "A" contains a Sampling Location Map, Appendix "B" contains photographic documentation. Appendix "C" contains the asbestos test data results.

1.2.2 Analytical Procedures

A total of twenty (20) samples (28 layers) of suspected materials were collected and analyzed. These samples were transported to Arrowhead Technologies, LLC (3151 San Bernadino St, Clearwater, FL 33759, Phone: 813-679-0720, E-mail: mhall005@tampabay.rr.com). The method of analysis was polarized light microscopy (PLM) with dispersion staining, as recommended by EPA Method 600/R-93/116.

1.2.3 Laboratory Testing Results

The analytical laboratory results of the suspect asbestos bulk samples are enclosed in Appendix "C" of this report. Bulk sample analysis was via **EPA 600/R-93/116**, using the polarized light microscopy (PLM) method. The limit of detection of asbestos by PLM is about one percent (1%) by area. Samples containing lower levels of asbestos are not reliably detected by this technique.

10% Chrysotile Asbestos was detected in all three (3) of the samples in Homogeneous Area #7 (black mastic) taken at mirrors in the west side.

TABLE 2 – DETECTED ASBESTOS BULK SAMPLES SUMMARY			
HOMOGENEOUS AREA SAMPLE NO.	% CHRYSOTILE ASBESTOS	DESCRIPTION OF ACM MATERIAL	LOCATION OF DETECTED SAMPLES
Homogeneous Area # 7 (Samples #18, #19, and #20)	10%	Black Mastic	Mirror glue on west side

Friable:

No friable asbestos was detected in any of the samples.

Non-Friable:

10% Non-friable (Category I0 asbestos was detected in the three (3) black mirror mastic samples.

1.3 Asbestos Quantity

Twenty (20) samples (28 layers) of suspected materials were collected. Based on the Limited Asbestos Survey performed using the PLM method, **10% Chrysotile Asbestos was detected in the three (3) black mirror mastic samples. Asbestos was not detected in any other of the analyzed samples.**

TABLE 3 – DETECTED ASBESTOS-CONTAINING MATERIALS (PER EPA DEFINITION) CHARACTERISTICS AND QUANTITIES													
ACBM Location			ACBM Characteristics									Assessment Results	
Sample No.	Homogeneous Area No. (Functional space No.)	Sampling Tested Location	Description	Type of Material	Friable /Non-friable	Condition	Potential Disturbance	Potential for Contact	Influence of Vibration	Potential for Air Erosion	Physical Assessment Category	% Asbestos	Approximated ACM *
												Bulk PLM	
18 19 20	7	West Side Mirrors	Black Mastic	MM/Cat I	Non-Friable	Good Condition	Low	Low	Low	Low	7	10%	* Less than 5 Sq. Ft.

MM = Miscellaneous Material

SM = Surfacing Material

TSI = Thermal System Ceiling Insulation

CAT = Category

* Approximated ACM quantities are based on the inspector's observations of overt materials located in accessible building areas at the time of inspection, and are not confirmed by removal of any overlying materials which may occlude ready observation.

Approximated areas should be confirmed prior to the asbestos removal by the Asbestos Abatement Contractor selected by the owner.

1.4 Conclusions and Recommendations

AWARD Engineering, Inc. (AWARD) has completed a Limited Asbestos Survey at the FORMER SALVATION ARMY STORE, located at 1446 S MISSOURI AVENUE, CLEARWATER, FLORIDA.

A total of twenty (20) samples (28 layers) of suspected materials were collected and analyzed. Based on this Limited Asbestos Survey performed using the PLM method, **10% Chrysotile Asbestos was detected in the black mirror mastic. Asbestos was not detected in any other of the samples.**

Notification is required to the local regulatory agencies:

**Florida Department of Environmental Protection
Pinellas County Air Quality Division
509 East Avenue South, Suite 138
Clearwater, FL 33756
Phone: 727-464-4422
Fax: 727-464-4420**

1. Ten (10) working days prior to a demolition. This includes buildings with no asbestos present.
2. Ten (10) working days prior to a renovation operation, if the amount of asbestos material removed or impacted is greater than 160 square feet on all building components (i.e., floor tile, mastic, GWBS, etc.) or 260 linear feet on pipes.
3. One (1) day prior to demolition, if the building has been condemned and is structurally unsound as determined by the appropriate agency.

It is our recommendation that AWARD Engineering, Inc. be contacted for consultation at the time of the renovation on the property. Should any additional samples be required or subjected to the renovation, our office should be contacted for any modification to this report. Should any additional material that was not covered in this survey be discovered during the renovation process, our office should be contacted immediately for consultation. Any materials not listed in this report cannot be disturbed or disposed of without additional testing.

Do not hesitate to contact our office if you need any additional information regarding this Limited Asbestos Survey.

Yours sincerely,



M.M. Blassy, Chem, CES, CEC #77239
Asbestos Inspector
Asbestos Management Planner



John M. Stump, PG, LAC
Primary Qualifying Agent
Licensed Asbestos Consultant # AX0000042

AWARD Engineering, Inc.: FL Licensed Asbestos Business #ZA44

2 QUALIFICATIONS AND LIMITATIONS

This Limited Asbestos Survey was authorized by and prepared by AWARD Engineering, Inc. (AWARD) for the FORMER SALVATION ARMY STORE, located at 1446 S MISSOURI AVENUE, CLEARWATER, FLORIDA. This report was produced for the exclusive use of The Client and its authorized representatives. Further dissemination of this report without prior written authorization from AWARD and The Client is strictly prohibited.

This work product was performed consistent with standards of care and diligence normally practiced by recognized environmental consulting firms in performing services of a similar nature in this region.

The conclusions and recommendations in this report are professional opinions based solely upon visual observations of the site, at the time of our investigation, and the results of laboratory analysis. These opinions describe only the conditions present at the time of our investigation, reasonably foreseeable, and in areas that were observed; they cannot necessarily apply to site conditions of which AWARD is not aware and has not had the opportunity to evaluate. AWARD and its representatives do not warrant against future changes in operations or conditions, nor do warrant conditions present of a type or at a location not addressed in this study. Quantities are preliminary quantities based on observations made during our survey and should not be used to prepare a removal cost bid.

AWARD cannot act as insurers, and no expressed or implied representation or warrant is included or intended in our report except that our work was performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession. Un-sampled asbestos-containing construction materials may be located in exterior materials, within walls, ceiling cavities, below flooring or grade, and other non-accessible areas. Precaution should be used in relation to these un-sampled materials until proper sampling and analysis have determined their asbestos content. The condition of the ACMs may change gradually or suddenly, depending upon use, maintenance or accident.

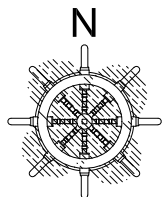
This report does not constitute an appraisal of value or legal opinion, and AWARD makes no representations or warranties of the fitness of the property for any specific use or value. AWARD assumes no responsibility for the Client's, or a third party's, misinterpretation or improper use of this report

AWARD shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from the Client's use of this report. Liability on the part of AWARD to any impacted third party is limited to the monetary value paid for this report.

APPENDIX “A”

Plate #1: Street Map

Plate #1: Sampling Location Map

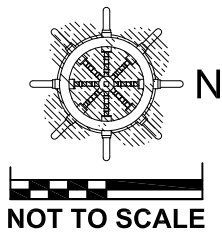
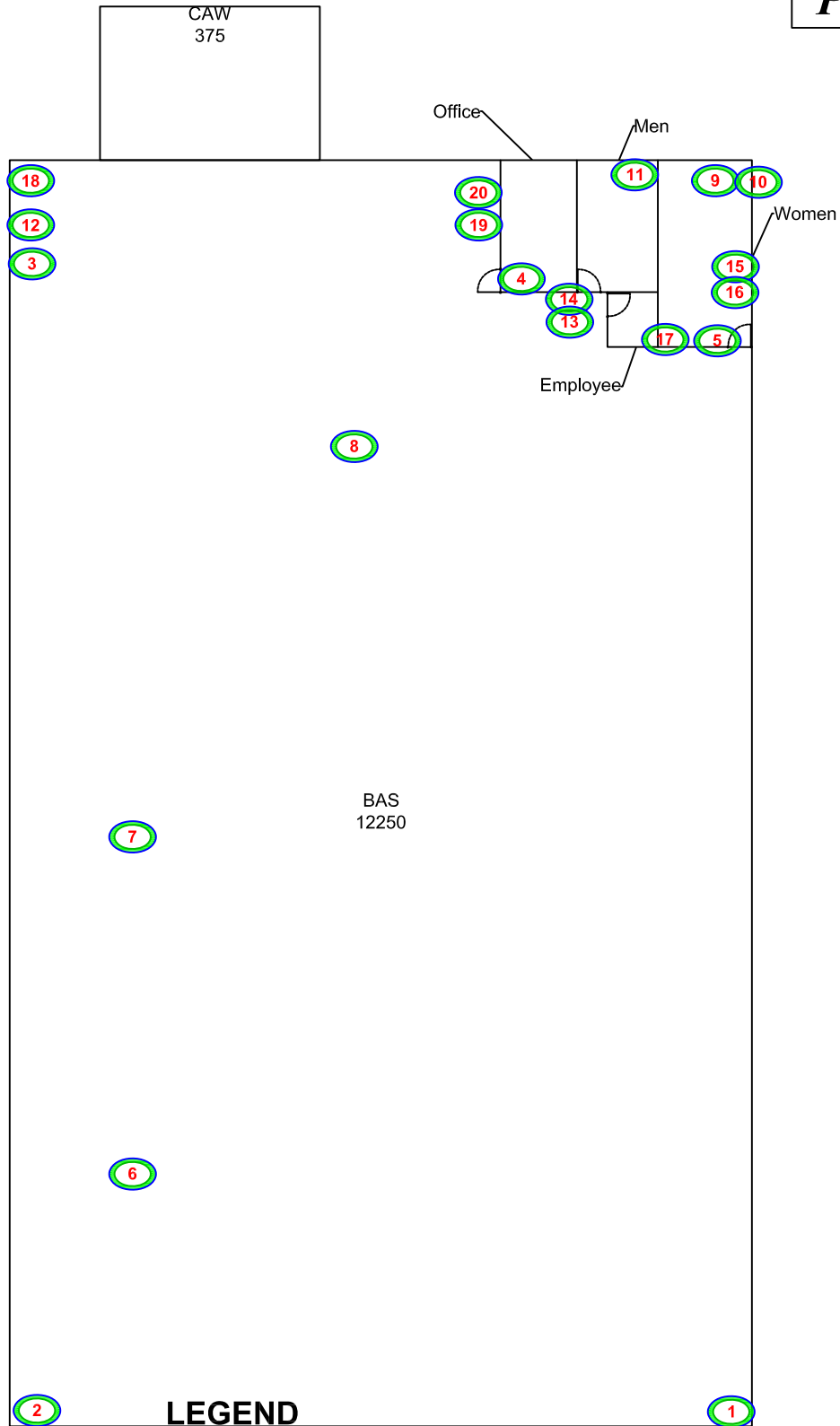


NOT TO SCALE

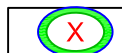
AWARD
ENGINEERING, INC

STREET MAP
1446 S. Missouri Ave
Clearwater, FL 33756

DRAWN BY: F.H.
CHECKED BY: M.B.
PROJ.NO: 25-10757
DATE: 04-08-2025



LEGEND



SAMPLING LOCATION AND NUMBER

AWARD
ENGINEERING, INC

SAMPLING LOCATION MAP

1446 S. Missouri Ave
Clearwater, FL 33756

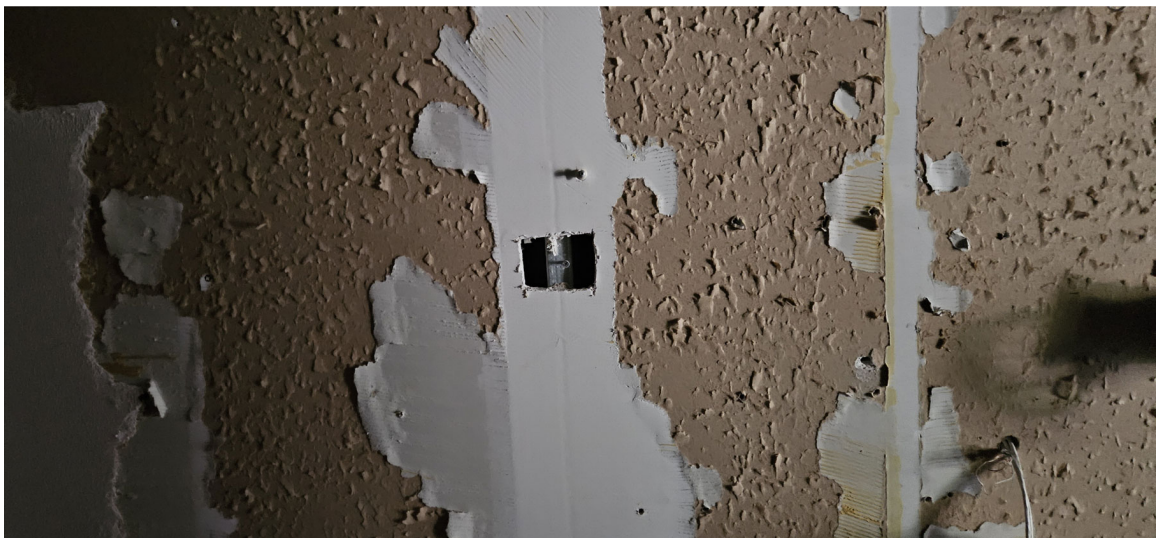
DRAWN BY: F.H.
CHECKED BY: M.B.
PROJ.NO: 25-10757
DATE: 04-08-2025

APPENDIX “B”

SITE PHOTOGRAPHS



General View of the Subject Building



Homogeneous Area #1 Gypsum Board
Homogeneous Area #2: Joint Compound



Homogeneous Area #3:: Carpet Mastic



Homogeneous Area #4: Ceiling Tiles,



Homogeneous Area #5: White Caulking
Homogeneous Area #7: Black Mirror Mastic



Homogeneous Area #6: FRP & Glue

APPENDIX “C”



ASBESTOS SAMPLING

&

TEST RESULTS

14594

	<p align="center">ARROWHEAD Technologies LLC www.arrowheadplm.com</p> <p align="center">BULK SAMPLE /CHAIN OF CUSTODY FORM</p>	<p align="center">SEND SAMPLES TO: 3151 San Bernadino St. Clearwater, FL 33759 813-679-0720 mhall005@tampabay.rr.com</p>
-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

Customer (Consultant)	AWARD ENGINEERING INC.	Page	1 of 2
Project/Address	1446 S Missouri Ave Clearwater 33756	Date Sampled	4/3/25
Project Number	25-10757	Surveyor	M. Blassy
Purchase Order		Surveyor Signature	
Project Manager/Contact (please give phone)	M. Blassy 813-892-5351	Your e-mail (for Report)	AWARDengineering@yahoo.com
Analysis Instructions	PLM	Turnaround Requested / Due By Date	
Received at Lab by:		Date	4/4/2025

No.	H.A.	DESCRIPTION of Material	SAMPLE LOCATION	QUANTITY (Comments)
1-DW	1/2	Gypse band & joint Comp.	NE Corner wall	
2-DW	1/2	Gypse band & joint Comp.	SW Corner wall	
3-DW	1/2	Gypse band & joint Comp.	NW Corner wall	
4-DW	1/2	Gypse Band & joint Comp.	NW office wall	
5-DW	1/2	Gypse band & joint Comp.	Women RestRm wall	
6-Met	3	Carpet mastic.	Carpet mastic E floor	
7-Met	3	Carpet mastic	Carpet mastic med floor	
8-Met	3	Carpet mastic	Carpet mastic w floor	
9-CT	4	Ceiling Tiles	Woman's RestRm	
10-CT	4	Ceiling Tiles	Women's RestRm	

BULK SAMPLE /CHAIN OF CUSTODY FORM - continuation

Document Control
Effective 12/19/14 Revision 4
Issuing Authority:
Monte Hall PG

APPENDIX “D”

CERTIFICATIONS

APPENDIX “D”

CERTIFICATIONS



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/18/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





VRET

Vern Roberts Environmental Training, Inc.
13987 94th Avenue N Seminole, FL 33776
727-239-1445

Certifies that

MOH BLASSY

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 8-hour Asbestos Project Designer Refresher Course on 4/25/2024, and in testimony whereof, we do confer this certificate on 4/25/2024.

Date of Course: 4/25/2024 Expiration Date 4/25/2025

Certificate # 04252408

Course # FL49-0006324 Provider # FL49-0003810

INSTRUCTOR



VRET

Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

MOH BLASSY

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 2/18/2024, and in testimony whereof, we do confer this certificate on 4/23/2024.

Date of Course: 4/23/2024 Expiration Date 4/23/2025

Certificate # 04232410AM

Course # FL49-0006322 Provider # FL49-0003810

INSTRUCTOR



VRET

Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

MOH BLASSY

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 8-hour Contractor/Supervisor Refresher Course on 4/28/2024, and in testimony whereof, we do confer this certificate on 4/28/2024.

Date of Course: 4/28/2024 Expiration Date: 4/28/2025

Certificate # 04282411

Course # FL49-0006321 Provider # FL49-0003810

INSTRUCTOR



VRET

Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

MOH BLASSY

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Management Planner Refresher Course on 4/23/2024, and in testimony whereof, we do confer this certificate on 4/23/2024.

Date of Course: 4/23/2024 Expiration Date 4/23/2025

Certificate # 04232408PM

Course # FL49-0006323 Provider # FL49-0003810

INSTRUCTOR

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200703-0

Arrowhead Technologies, L.L.C.
Clearwater, FL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).*

2025-01-01 through 2025-12-31

Effective Dates



A handwritten signature in blue ink, reading "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

ARBORIST'S REPORT

August 12th, 2025

Location: Self-Storage Warehouse

1446 S. Missouri Ave.

Clearwater, FL

Prepared for: 1446 S Missouri LLC

201 Palm Island SW

Clearwater, FL 33767

PHONE: (727) 444-1403



Urban Forestry Solutions, llc

727.224.2818 **UFSLLC@VERIZON.NET**

By: Rick Albee

ISA Certified Arborist, SO-0989A

ISA Tree Risk Assessment Qualified (TRAQ)



TREE INVENTORY

The following Arborist's Report is a Level 2, Basic Assessment, submitted by Urban Forestry Solutions, LLC, and includes findings that I believe are accurate based on my over 35 years of education, experience and knowledge in the field of Arboriculture. I have no interest personally or financially in this property and my report is factual and unbiased.

The following Tree Inventory Report will identify each tree by its size, species and overall condition rating with accompanying notes justifying the Condition Rating. This is NOT a tree risk assessment.

The Tree Survey indicates the location of the tree on the site by the tree identification number. This tree identification number corresponds to the number on the Tree Inventory Report.

METHODOLOGY

Tree evaluations can be performed at different levels of intensity:

Level 1: Limited Visual Assessment – A visual assessment performed, typically on foot, to identify obvious defects.

Level 2: Basic Assessment – A detailed visual inspection of a tree and the surrounding site. This assessment may include the use of simple tools. A Level 2 Assessment requires the tree assessor to walk completely around the tree trunk, to exam any surface roots above ground, the trunk, and the branches.

Level 3: Advanced Assessment – An assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

TREE INVENTORY DATA

A tree inventory is a written record of a tree's condition at the time of inspection. Problems not apparent upon visual observations from the ground cannot be noted and were not noted. A tree inventory is also a valuable tool to prioritize tree maintenance and/or removal of trees with problems that could lead to failure and cause personal injury or property damage. The following is an explanation of the data used in the inventory:

Tree# - location - Each tree is assigned a number for reference in the inventory that corresponds with a number on the Tree Survey that identifies the location of the tree in the field.

Size – Diameter at breast height (DBH) is the size of the tree's trunk measured at 4.5' above grade. If there is a fork in the trunk at that point, the diameter is measured at the narrowest area below the fork. Palm species are measured in feet of clear trunk (C.T.). Palm trees <10' are not protected and are noted as Exempt.

Species – Each tree is listed by its common and botanical name the first time it is listed in the inventory. For simplicity, the tree is listed by its common name thereafter.

Condition Rating – The Condition Rating is an assessment of the tree's overall structural strength and systemic health.

Elements of structure include: 1) the presence of cavities, decayed wood and/or split, cracked, or rubbing branches etc., 2) branch arrangements and attachments (i.e., well-spaced branches vs. several branches emanating from the same area on the trunk; co-dominant trunks vs. single leader trunks; presence of branch collars vs. included bark).

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 around the tree as needed. If a tree is said to be Chlorotic (yellowing) it is lacking nutrients or fertilizer. Indicators of a healthy systemic system used in the overall condition rating include: 1) live crown ratio (the amount of live crown a tree has relative to its mass), 2) crown density (density of the foliage). Poor density typically indicates a declining tree and/or the tree's crown does not have adequate space to develop, generally due to competition from adjacent trees, 3) tip growth (shoot elongation is a sign that the tree is making and storing energy.) The overall condition rating also takes into consideration the species, appearance and any unique features. The rating scale is 0-6 with 0 being a dead tree and 6 a specimen. 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 is dying, severely declining, hazardous, harboring a communicable disease. 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.

2 – A tree exhibiting serious structural defects such as: co-dominant stems with included bark at or near the base; large cavities; large areas of decayed wood; extreme crown dieback; cracked/split scaffold branches; etc. Also included is a tree with health issues (low energy, low live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems). A tree with a rating of #2 or 2.5 should be removed unless the problem(s) can be treated. A tree with a #2 Condition Rating will typically require a considerable amount of maintenance to qualify for an upgrade of the Condition Rating.

3- A tree with average structure and systemic health, minor crown dieback and problems that can be corrected with moderate maintenance. A tree with a co-dominant stem not in the basal area that can be subordinated, cabled and braced or a co-dominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and live crown ratio and should be preserved if possible.

4- A tree with a rating of #4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of #4 is valuable to the property and should be preserved.

5 – A tree with very high live crown ratio and exceptional structure and systemic health and virtually free of insect or disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possess characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

6 – A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities regarding systemic health, structural strength, crown density, live crown ratio, form (balanced crown), overall aesthetic appeal, size, species, age and uniqueness. 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 an undisturbed growth area equal to its drip line (equal to the branch spread). Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to perform maintenance work on a specimen tree.

ARBORICULTURAL GLOSSARY

The following are arboricultural terms used in tree inventories. A basic understanding of these terms will help the reader understand a tree problem.

Co-dominant trunks or branches: A condition when two or more trunks or branches emanate from the same position and are essentially the same size.

Included bark: This condition occurs when the bark in the crotch of a co-dominant stem grows inward and becomes embedded in the crotch and prevents the formation of a branch bark ridge. This condition is a structural defect and may lead to failure.

Dieback: Dieback is a descriptive term used to describe branches and twigs that are dying or dead at the tips. This typically indicates decline from root loss, damage and/or disease.

Topping cut: An improper pruning cut used to reduce the height or width of a tree. The cut indiscriminately removes the upper portion of a large branch leaving a wound open to decay.

Water Sprouts: Water sprouts are weakly attached vigorous growth which often are produced due to stress. Typically, after storm related branch breakage; lion-tail pruning; over-pruning and/or improper thinning. The structure of water sprout regrowth does not have as strong of an attachment as natural tree growth and the shoots are more subject to diseases, pests and failure during wind events.

Girdling root: A girdling root grows around the base of a trunk and causes a disruption of the tree's vascular system. Some girdling roots can be easily removed while others may be too deeply embedded to remove.

Chlorosis: Foliage that is yellowing. Yellowing foliage typically indicates a nutrient deficiency such as iron. In many instances the iron is in the soil but not available to trees due to soil pH problems.

Restricted Trunk: A reduction in trunk diameter due to over pruning.

Phototropism - The influence of light on the direction of plant growth. The tendency of plants to grow toward light.

TREE INVENTORY REPORT

Please note: Trees are living organisms, and with all living organisms, certain degrees of stress may be experienced when they are disturbed in any way. It must be pointed out that it is not humanly possible to entirely ascertain the full extent of stress that the tree may experience. Nor is it possible to assure with 100% probability that the trees will survive. However, with professional arboricultural consulting, it is hoped that the stress factors can be held to a minimum and that the trees will continue to thrive during and following construction.

TREE #	SIZE	SPECIES	RATING
1	12"	Laurel Oak (<i>Quercus laurifolia</i>)	3.0
		<ul style="list-style-type: none">• Multi-dominant scaffold branches with included bark.• Slightly chlorotic.	
2	13" CT	Queen Palm (<i>Syagrus romanzoffiana</i>)	2.0

Note: Queen palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II.

		<ul style="list-style-type: none"> Severely restricted upper trunk. 	
3	13"	Slash Pine (<i>Pinus elliottii</i>)	4.0
		<ul style="list-style-type: none"> Minor tip dieback. 	
4	13" CT	Queen Palm	2.0
		<ul style="list-style-type: none"> Severely restricted upper trunk. 	
5	14' CT	Sabal Palm (<i>Sabal palmetto</i>)	4.0
		<ul style="list-style-type: none"> Minor nutrient deficiencies. 	
6	14' CT	Sabal Palm	5.0
7	21"	Laurel Oak (<i>Quercus laurifolia</i>)	2.5
		<ul style="list-style-type: none"> Multi-dominant scaffold branches with included bark. Moderate tip dieback. Broken, dead and decaying lateral branches and stubs in the inner canopy. Cavities in the scaffold branches. Girdling roots. 	
8	13' CT	Sabal Palm	5.0
9	15"	Slash Pine	4.0
		<ul style="list-style-type: none"> Minor tip dieback. 	
10	48"+/-	Strangler Fig (<i>Ficus aurea</i>)	1.0
		<ul style="list-style-type: none"> Severely topped with extensive large water sprouts growth at the cuts. 	
11	12"	Slash Pine	3.0
		<ul style="list-style-type: none"> Broken, dead and decaying lower lateral branches. 	
12	16' CT	Sabal Palm	5.0
13	12' CT	Sabal Palm	5.0
14	14"	Slash Pine	3.5
		<ul style="list-style-type: none"> Minor tip dieback. Broken, dead and decaying lower lateral branches. Uplifting the adjacent asphalt. 	
15	11' CT	Sabal Palm	3.0
		<ul style="list-style-type: none"> Moderately restricted upper trunk. 	
16	16' CT	Sabal Palm	5.0
17	11"	Carrotwood (<i>Cupaniopsis anacardioides</i>)	2.0
Note: Carrotwood trees are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category I.			
		<ul style="list-style-type: none"> Co-dominant trunks with included bark. 	
18	16"	Laurel Oak	3.0
		<ul style="list-style-type: none"> Severely restricted canopy on the southeast side. 	

		<ul style="list-style-type: none"> Slight phototropic lean to the northwest. 	
19	12"	Live Oak (<i>Quercus virginiana</i>)	2.0
		<ul style="list-style-type: none"> Extensive vine growth. Topped lower lateral branches with decay and extensive water sprout growth at the cuts. Severe phototropic lean to the northeast. Severely restricted canopy on the south, east and west sides. 	
20	22"	Live Oak	4.0
		<ul style="list-style-type: none"> Extensive vine growth. 	
21	9"	Live Oak	2.0
		<ul style="list-style-type: none"> Topped lower lateral branches with decay and extensive water sprout growth at the cuts. Moderate phototropic lean to the east. Severely restricted canopy on the west side. 	
22	19"	Sand Live Oak (<i>Quercus geminata</i>)	3.0
		<ul style="list-style-type: none"> Moderately restricted canopy on the north and south sides. Extensive vine growth. Large water sprout growth on the lower trunk. 	
23	9"	Carrotwood	2.0
		<ul style="list-style-type: none"> Multi-dominant trunks with included bark. 	
24	25"	Live Oak	3.0
		<ul style="list-style-type: none"> Topped lower lateral branches with decay and extensive water sprout growth at the cuts. Multi-dominant scaffold branches with included bark. Severely restricted canopy on the north and south sides. 	
25	23"	Sand Live Oak	3.5
		<ul style="list-style-type: none"> Extensive surface roots. Uplifting the adjacent curb and asphalt. Broken, dead and decaying lateral branches and stubs in the inner canopy. 	
26	17"	Sand Live Oak	3.0
		<ul style="list-style-type: none"> Large, broken, dead and decaying lateral branches and stubs in the inner canopy. Severely restricted canopy on the west side. 	
27	15"	Laurel Oak	2.5
		<ul style="list-style-type: none"> Severely restricted canopy on the south side. Topped lower lateral branches. Minor tip dieback. Moderate water sprout growth. 	
28	31"	Live Oak	3.5
		<ul style="list-style-type: none"> Multi-dominant scaffold branches without included bark. Severely reduced canopy on the west side with topping cuts with moderate water sprout growth on the lateral branches. Broken, dead and decaying lateral branches and stubs in the inner canopy. 	
29	10' CT	Sabal Palm	4.0

		<ul style="list-style-type: none"> Minor nutrient deficiencies. 	
30	6"	Carrotwood	2.0
31	6"	Carrotwood	2.0
32	6"	Carrotwood	2.0
33	18' CT	Sabal Palm	5.0
34	12"	Slash Pine	3.0
		<ul style="list-style-type: none"> Broken, dead and decaying lower lateral branches. Minor tip dieback. 	
35	4"	Carrotwood	2.0
36	12"	Slash Pine	3.0
37	5"	Laurel Oak	3.0
38	16"	Slash Pine	3.0
		<ul style="list-style-type: none"> Broken, dead and decaying lower lateral branches. 	
39	8"	Carrotwood	2.0
40	12"	Slash Pine	3.0
		<ul style="list-style-type: none"> Broken, dead and decaying lower lateral branches. Minor tip dieback. 	
41	14"	Live Oak	3.0
		<ul style="list-style-type: none"> Topped lower lateral branches. Extensive water sprout growth on the trunk. Severely restricted canopy on the west side. 	
42	12"	Slash Pine	3.0
43	16' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> Minor nutrient deficiencies. 	
44	13' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> Minor nutrient deficiencies. 	
45	17' CT	Sabal Palm	4.0
		<ul style="list-style-type: none"> Minor nutrient deficiencies. 	
46	12"	Slash Pine	2.5
		<ul style="list-style-type: none"> Minor tip dieback. Slightly chlorotic. 	
47	10' CT	Sabal Palm	5.0
48	12' CT	Sabal Palm	4.0
49	10"	Slash Pine	2.5
		<ul style="list-style-type: none"> Broken, dead and decaying lower lateral branches. Slightly chlorotic. 	

50	13' CT	Sabal Palm	4.0
	<ul style="list-style-type: none"> • Minor nutrient deficiencies. 		
51	12' CT	Sabal Palm	4.0
	<ul style="list-style-type: none"> • Minor nutrient deficiencies. 		
52	2"	Ligustrum (<i>Ligustrum spp.</i>)	1.0
	<ul style="list-style-type: none"> • Severe tip and branch dieback. 		

This Completes the Report.