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December 1, 2006

EMK Consultants of Florida, Inc.  
7815 N. Dale Mabry Highway, Suite 200  
Tampa, Florida 33614

Dear Sir:

Re: *East Lake Youth Sports Complex Expansion*  
*SP# 4513 Direct Final Site Plan*

The review of the above referenced Direct Final was completed on December 1, 2006. Your next step is to schedule meetings with each review department that failed to approve the plan.

Subsequent to required meetings with the review departments, 6 copies of the revised site plans incorporating necessary changes/additions should be submitted to this office for review and approval. Failure to return the required information will result in processing delays, since site plans which contain insufficient information cannot be approved.

If a revised final site plan is not submitted within 90 days of the date of this letter, this review shall become void and will require resubmittal subject to all requirements at the time of resubmission.

Should you have any other questions, please feel free to call me at (727) 464-3888.

Sincerely,

Al Navaroli  
Development Review Services Manager


AN/wr



PLEASE ADDRESS REPLY TO:  
310 Court Street  
Clearwater, Florida 33756  
Phone: (727) 464-3888  
FAX: (727) 464-3981  
TDD: (727) 464-4431

drsgroup@co.pinellas.fl.us  
Website: www.pinellascounty.org/DRS



TO: Al Navaroli, Development Review Services Manager  
Development Review Services

THROUGH: Steve Davis, P.E., Sr. Engineer   
Development Review Services

FROM:  James E. Page, Engineering Specialist I   
Development Review Services

DISTR: Sandy Kelley P.W. Engineering Supervisor  
Public Works Regulatory Services

SUBJECT: East Lake Youth Sports Complex Expansion (Amendment) - 11/27/16  
S.P. 4513 - Direct Final Site Plan Review

DATE: November 27, 2006

This section has reviewed the site plan for the referenced project and the following comments are noted:

1. The number assigned to this site plan is 4513. This number must appear on site plans, utility license, and other correspondence dealing with this site.
2. The requirements of Chapter 17-25, Florida Administrative Code, (Regulation of Storm water Discharge) must be met.
3. Show, on civil and landscape plans, Pedestrian and Roadway sight distance triangles for the driveway in accordance with the appendix in the Pinellas County Land Development Code Chapter 138 Section 1336 (50 ft. dimension is to back of curb intersection with the edge of driveway pavement). Objects greater than three feet in height are not permitted within the sight triangles. Hedges can be allowed within the sight triangle, but must be noted on the plan to be maintained at a height of three feet or less as measured from the driving surface of the roadway or driveway.
4. Sidewalks must be constructed along all frontage on public rights-of-way as required by Ordinance No. 80-18. (A copy of the Ordinance will be provided upon request.) The applicable Pinellas County Land Development Ordinance requires that the sidewalk shall be located 2' from the right-of-way line. If a ditch or other cause prevents location within the right-of-way, sidewalks must be located within the property, abutting, or as near to the right-of-way line as possible, and an easement must be dedicated. The easement must cover the width of the walk plus 2' throughout its length.
5. Drainage Report is missing sheets 41, 17, 20, 22, 23. Please provide these sheets.
6. A copy of the approved SWFWMD permit will be required prior to approval of this site plan.

(Continued)

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S.P. 4513 - Direct Final Site Plan Review  
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- PW-1. Please label the driveway radii connecting to Old Keystone Road and clearly show on plans. Note that the minimum is a 35 ft ingress radius and a 25 ft egress radius.
- PW-2. Provide a waiver for sidewalk along Old Keystone Road.
- PW-3. Pinellas County requires that a Right-of-Way Utilization Permit cover any proposed construction within a previously dedicated right-of-way or easement. Sewer or water line construction must be the subject of separate applications, which must be countersigned by the utility concerned. Site plan names must be noted at the top of the form. The forms are to be completed and returned with three (3) duplicates to Development Review Services Department. We will require the following separate utilization permit applications before site plan approval:
- A. Driveway, drainage, sidewalks, etc., (combined in the same utilization permit).
  - B. Water connection (separate utilization permit)
  - C. Sewer hookup (separate utilization permit)
- PW-4. A construction cost estimate for all work within public right-of-way is required. This cost estimate must be signed and sealed by a Florida Registered Professional Engineer. A completion bond or irrevocable letter of credit, for 110% of the cost estimate, will be required for all work to be performed within the right-of-way.
- PW-5. An eighteen (18) month maintenance bond may/will be required. The maintenance bond must be a minimum of 20% of the completion bond.
- PW-6. Provide a Maintenance of Traffic ("MOT") Plan for Old Keystone Road.
- PW-7. All drainage structures within Pinellas County right-of-way and/or easements must have a minimum of ten (10) square feet of interior floor space (except underdrain inspection boxes).
- PW-8. Provide driveway turnouts per F.D.O.T. Index No. 515 for rural (no curb and gutter) construction. Provide detail on plans.
- PW-9. Provide the minimum required driveway shoulder/clear zone of 6' from edge of pavement with a maximum slope of 3/4" per linear foot. No permanent obstacles are allowed within this area.
- PW-10. The construction of pavement within Pinellas County right-of-way must meet the following criteria: Asphaltic concrete: 11/2 " (PC- 1 ), Base: 8 " F.D.O.T. certified, compacted to 98% maximum density as determined by AASHTO T-180. Subbase: 12 " stabilized to 40 LBR and compacted to 98% maximum density as determined by AASHTO T-180. Provide detail on plans.

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PW-11. End walls are to be per FDOT Index 250. Provide details on plans.

PW-12. Provide the following note on plans: All joints of the RCP and ERCP will be wrapped.

PW-13 The ERCP shown on the plans read 45" x 29" at the entrance and at the bridge walkway. It should read 29" x 45" ERCP. Please correct on plans.

PW-14. The following comments must appear on the plans as construction notes.

- a. All proposed work must comply with the FDOT "Roadway Plans Preparation Manual" (i.e. PPM).
- b. All right-of-way installations will be in accordance with practices referenced in the State of Florida Utilities Accommodations Manual.
- c. All design and construction must conform to the minimum standards set down in Pinellas County Land Development, Zoning and/or related Ordinances, and Minimum Testing Frequency requirements.
- d. Signs and barricades shall be in accordance with the US Department of Transportation's "Manual on Uniform Traffic Control Devices" and the Florida Department of Transportation's "Design Standards" Indexes 600 through 670 (latest editions).
- e. Safe pedestrian traffic is to be maintained at all times.
- f. Place expansion joints where 4" and 6" concrete abut.
- g. Saw cut existing edge-of-pavement prior to installing new driveway.
- h. Compaction for pipe backfill shall comply with AASHTO T-99 (100%).
- i. Disturbed area within the right of way will be compacted to 100% of maximum density and sodded.
- j. Provide a minimum of 3' cover over utilities at all ditch crossings.
- k. The Permittee's attention is directed to the provisions of the Trench Safety Act (Florida Statutes, Section 553.60 et. Seq.) And the Occupational Safety and Health Administration Excavation Safety Standards (29 CFR Section 1926.650, Subpart B) which shall apply to construction, operation and maintenance pursuant to this permit.

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- l. Do not disturb existing underdrain or storm systems. If filtration bed is disturbed, contact the area inspector with the Pinellas County Highway Department at 464-8900 for assistance.
- m. Type of sod used to restore owner-maintained area in right of way shall be coordinated with owner.
- n. No stockpiling of material in roadway or on sidewalk; all dirt and debris will be removed from job site daily. Roads and sidewalk to be swept daily as part of daily clean-up.
- o. At least one lane of traffic will be open at all times. Whenever traffic is reduced to one lane, "Flagmen" and "Flagman Ahead" signs will be utilized. Appropriate barricades and "Construction Ahead" signs shall be utilized per FDOT Manual Traffic Control through work zone.
- p. No street shall be closed without the written permission of the Pinellas County Traffic Division. At least 48 hour advance coordination is required.
- q. Any portion of the roadway that sustains excessive construction related damage, in the opinion of Pinellas County Highway Department, shall be repaired at contractor expense in a manner specified by Pinellas County Highway Department.
- r. All abandoned pipe to be removed or pumped full of fill material, approved by Pinellas County Highway Department, and carried on atlas for future "One Call" location requests.

A number or a symbol, dated and specifically described in or adjacent to the title block must identify revisions made on site plans.

This plan cannot be recommended for approval until the above requirements have been satisfied.

JEP/jp

TO: Site Plan File

THROUGH: Al Navaroli, Development Review Services Manager *A. N.*

FROM: Wanda Reese, DRS Plans Specialist

SUBJECT: East Lake Sports Complex Expansion  
SP# 4513 Direct Final Site Plan

DATE: December 1, 2006

*The review of this plan provided the following comments:*

- 1. The above mentioned site plan has been assigned SP# 4413. This number must appear on any subsequent plans or correspondence referencing this site.*
- 2. Please be advised that the current land use designation does not allow the proposed development which, therefore will require a land use plan amendment. The amendment must take place prior to site plan approval. In addition, the current A-E Agricultural Estate zoning would require Conditional Use approval from the Board of Commissioners for the intended ball field use.*
- 3. Include in the site data the proposed concession stand square footage and height.*
- 4. The associated parking calculations for the proposed use must be provided in the site data.*
- 5. Per policy concerning Direct Final submittals, mandatory meetings between the project engineer and any department which did not approve the plan are required prior to the submittal of a revised site plan.*

AN/wr

To: **ALBERT L. NAVAROLI**, Development Review Services Manager  
Development Review Services Department

From: **TIMOTHY W. STEVENSON**, Environmental Program Manager *JS*  
Development Review Services Department/Environmental

Thru: **CLIFFORD R. STILL**, Environmental Manager *CRS*  
Development Review Services Department/Environmental

Subj: **EAST LAKE YOUTH SPORTS COMPLEX (DIRECT FINAL SITE PLAN)**  
SP: 4513 STR: 11-27-16

Date: December 1, 2006

Subject to this project receiving the necessary zoning and land use changes the review of the above Direct Final Plan provided the following comments:

**HABITAT MANAGEMENT AND LANDSCAPE PERMITS:** (Sections 166-81, 82 & 83 PCLDC)

1. Habitat Management and Landscape Permits are required for this project. Application should not be made until Final Administrative Approval has been granted.
  - a. An application (attached) and an extra copy of the approved final plan must be submitted to this Department in order to process the permit.
  - b. Once Final Administrative Approval (FAA) has been granted, a barricade inspection can be scheduled. When the barricades have been approved the permit can be typed and released.

**TREE PROTECTION AND PRESERVATION:** (Section 166-49 PCLDC)

Per the policy and intent of Article II of Chapter 166 of the Pinellas County Land Development Code, the following tree protection and special design criteria will be required:

2. Please note that there are numerous pine and some southern red cedar trees located on site which are not shown on the tree survey provided. The tree survey must include all trees 4 inches (not 5 inches) or greater in dbh located on or within 10 feet of the site. It is recommended that an office meeting be scheduled to discuss the tree survey requirements for this project.
3. Please note that the above tree survey will be required to be overlaid on a grading & drainage plan. If the placement of this tree survey on the current sheets C-7, C-8, and C-9 makes them too cluttered, a separate "tree retention" plan using these same sheets may be provided. It should be indicated on the survey which trees are proposed for removal by crossing them out with an "X". Trees to be retained must also be included on the landscape plan addressed below.
4. The final site plan must contain the following note:

**Note to Contractor: Tree Barricades & Erosion Control Measure**  
**Required tree barricades and erosion control measures must remain intact throughout construction. Encroachment into or failure to maintain these barricades will result in enforcement action which may include citations and/or permit revocation as provided by Chapter 166 of the Pinellas County Land Development Code.**

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5. Provide a detail of Pinellas County's typical tree barricade (see attached sheet) on the site plan. Be advised that all trees located on the development side of the proposed silt screen will need to be barricaded in accordance with this detail throughout the construction process.
6. Silt screen must not be trenched in within the canopies of the trees which are to remain. Once the tree survey is provided it will become clear where the silt screen will need to be relocated to keep it outside the canopies of existing trees.
7. Please note that the 8" dbh oak located near the northeast corner of pond #1 would not appear to be able to be retained given the grade changes associated with the top of bank (23.0' contour line) in this area.
8. It is the recommendation of this Department that an approved insecticide be applied to all pines remaining for protection against the prominent Ips pine beetle. The occurrence of this beetle is initiated through a pine's stressed condition which may readily result from various forms of ground disturbance. The application of an insecticide is recommended prior to construction activity. It is recommended that this information be contained in the site plan in note form.

**EXOTIC SPECIES REMOVAL:**

9. Although this site at present is relatively free of exotic species ground disturbance and the introduction of fill will usually initiate the introduction of undesirable species. All exotic species, i.e., must be removed as a condition of site development and a note must be added to the plan that states that it will be an on-going requirement to maintain this site free of future recruitment. Where necessary due to their proximity to protected plant material, hand removal will be required. Should this removal be to a degree that a potential for erosion is created, the area must be re-stabilized with suitable material.

**WETLAND LIMITS:** (Section 166-50 PCLDC)

10. It has been noted that staff from the Southwest Florida Water Management District have performed an onsite determination of the wetland lines associated with this project. As no staff from Pinellas Co. Development Review Services was present at the wetland line verification, please provide a copy of the survey showing the wetland line with the applicable stamps and sign offs from the Southwest Florida Water Management District with the next site plan submittal.

Please be advised that all future site plan submittals must include the survey points, bearings and distances associated with the verified wetland boundaries.

**WETLAND IMPACTS:** (Section 166-50 PCLDC)

11. The temporary wetland impacts as indicated on the site plan have been noted. As these impacts are minimal and incidental to the proposed construction, this Section has no objection to these temporary impacts granted the SWFWMD has no objections to these impacts and has issued an ERP permit. A copy of the ERP permit issued by the Southwest Florida Water Management District must be submitted to this Department as a condition of site plan approval. All correspondence from the District acquired in the review of this permit must be submitted to this department as part of the site plan review.



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12. Our review of the existing drainage basins compared with the proposed drainage basins has indicated some significant issues. In general pre and post development conditions must demonstrate that existing wetlands will not be dewatered or flooded. Some of the following items were noted:

- a. In regards to basin 1 (on sheet 11) which drains into wetland no. 1, the basin goes from 11.92 AC to 7.82 AC (basins 2 + 3 on sheet 26). This represents a 34% loss.
- b. In regards to basin 2 (on sheet 11) which drains into wetland no. 2, the basin goes from 3.22 AC to 12.80 AC (basin 1 on sheet 26). This is approximately 4 times the initial value.
- c. In regards to basin 3 (on sheet 11) which drains into wetland no. 3, the basin goes from 13.47 AC to 8.45 AC (basin 4 and 6 on sheet 26). This represents a 37% loss.

In general, the post- development drainage basins which feed each individual wetland system should not change significantly from the pre-development basins (more than  $\pm 10\%$ ).

**UPLAND BUFFERS:** (Section 166-50 PCLDC)

13. Section 166-50 of the Pinellas County Land Development Code, requires the establishment of upland buffers adjacent to wetlands. The upland buffer must be separately delineated from the adjoining wetland. However both the upland buffer and the wetland area must be included within the limits of the "Conservation Easement".

It has been noted that a 25 foot wide upland buffer is indicated on this plan are to satisfy a SWFWMD requirement but please be advised that the Pinellas Co. Land Development Code requirement is only 15 foot wide upland buffer except where this may need to be expanded to meet the Upland Preservation requirement given below.

14. Floodplain mitigation must be relocated outside of the county's required 15' upland buffer areas.

**UPLAND PRESERVATION:** (Section 166-51 PCLDC)

15. Under Section 166-51 of the Pinellas County Land Development Code, a minimum of 3% of the upland portion of the parcel must be retained, designated as Upland Preservation and included within a "Conservation Easement". For this site the area provided by the Upland Buffers will count towards the 3% Upland Preservation requirement. Please provide a quantification of the Upland Preservation Area requirement and what will be provided on all future site plan submittals.

16. Our field evaluation of the parcel revealed that vegetative enhancement of the "Upland Preservation Area" will probably be required to meet the intent of Chapter 166 of the Pinellas County Land Development Code (the exact areas which will need to be enhanced will become clearer once a tree survey has been provided). Please revise all future site plan submittals to include an Upland Preservation Enhancement Plan.

The plan must graphically indicate that the "Upland Preservation Area" will be vegetated with 1 replant tree per 400 square feet and native ground cover on 3 foot centers. To promote species diversity a minimum of 5 different species must be utilized in meeting this requirement. Native tree and

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16. (continued)

groundcover species must be used in meeting this requirement. Please refer to the attached Pinellas County Approved Species List for the choices of species to use.

**CONSERVATION EASEMENT:** (Reference Section 166-50(b) PCLDC for upland buffers and wetlands; Section 166-51(b) PCLDC for upland preservation)

17. All wetlands, upland buffers and upland preservation must be placed in a "Conservation Easement." Be advised that as this land belongs to Pinellas County it will not be necessary to record this easement. However, once these areas have been identified these areas will be zoned "Preservation" as a condition of the Land Use/Zoning change, should it be approved.

18. The "Conservation Easement" delineation and "Conservation Easement Note" must be included on the final approved plan. The limits of the Conservation Easement must be clearly delineated with points, bearings and distances.

**Conservation Easement Note:**

The intent of the easement is to retain the wetlands in the easement area in a natural condition.

The following acts or activities are expressly prohibited within the easement:

- (a) Construction or the placing of any structure or materials on or above the ground within the wetlands.
- (b) Construction or placing of utilities, drainage facilities, mitigation areas, or the planting of vegetation within the wetlands. Exceptions may be made to this with the written permission or permit of the Grantee in cases clearly in the public interest or where the natural functions of the easement area are not negatively impacted.
- (c) The placement of any material such as trash or waste which is inconsistent with the intent of the conservation easement.
- (d) Placement, removal or destruction of trees, shrubs or other vegetation, including mowing, pesticide and herbicide uses. This includes the trimming, alteration, defoliation, or destruction of mangroves. Exceptions may be made with written permission of the Grantee for the removal of exotic species.
- (e) Excavation or other removal of material.
- (f) Uses except for the purposes that permit the area defined by the easement to remain in an essentially natural condition.
- (g) Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

2. The following rights are conveyed to the Grantee by this easement:

- (a) To enter upon the Property at reasonable times to enforce the rights herein granted upon prior notice to Grantor, its heirs successors or assigns at the time of such entry; and
- (b) To enjoin any activity on or use the Property that is inconsistent with the purpose of this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by the inconsistent activity or use.

**LANDSCAPING:** (Section 166-55 & 166-84(1))

Regarding landscaping compliance with Chapter 166 of the Pinellas County Land Development Code, the following information is required:

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19. The "landscape" tree requirement (68 trees) given on the plan has been noted. However, be advised that replant trees will be required for this project in addition to these landscape trees. In order to calculate the total number of required replant trees, provide the total upland square footage of the site located outside of the "Conservation Easement" areas. This area divided by 2000 will be total number of required replant trees.

Trees which are "retained in good condition" onsite outside the limits of the "Conservation Easement" areas can be credited towards the landscape/replant tree requirement on a one to one basis.

20. Please be advised that a "Betterment Plan" may be required in addition to the above requirements once the tree survey and assessment information giving above has been provided.

21. In order to promote tree species diversity a minimum of 5 different tree species will be required in roughly proportional numbers. In this regard, only live oaks are currently indicated on the landscape plan, more tree species will need to be added from Pinellas County's Approved Species to meet this requirement.

At this time East Palatka Holly, though on the Approved Species list, is not an acceptable species due to its high susceptibility to the fungus *Sphaeropsis tumefaciens*, which leads to structural deformities, die back, and premature death. Therefore do not propose this species to meet the landscape/replant requirement at this time.

22. In regards to the landscape note no. 3 on sheet C-15, add the following to the existing note: All hedge will be maintained at a minimum of 3' in height.

23. As an advisory comment, please note that all required trees must be a minimum of 6' high, 1.5" caliper at time of planting. Keep this in mind when adding new trees to the landscape plan.

24. Place the following note on the site plan:

*To meet the intent of Chapters 138, 154, and 166 of the Pinellas County Land Development Code the irrigation system must meet the following requirements:*

- 1. Shallow wells, open surface water bodies, or reclaimed water must be used as a source of irrigation water. The distribution system for irrigation must not be connected to county or municipal water sources, unless it can be demonstrated that these sources are not available.*
- 2. Irrigation systems must utilize low volume design such as low trajectory heads or soaker hoses to provide direct application and low evaporation. Systems that overspray areas that do not require irrigation, such as paved areas will not be acceptable. High irrigation need areas must not overspray low need areas.*
- 3. High water demand landscape areas such as turf must be served by a separate irrigation zone than low water need areas, such as planter beds, or mulched areas with trees. In no case, shall any planted vegetation area be more than 50' from a water supply hose bibb.*
- 4. Automatic irrigation systems must be operated by an irrigation controller capable of differentiating between the schedules of high and low water demand areas. Controllers must have multiple cycle start capacity and a flexible calendar program able to be set to comply with local or water management district imposed restrictions.*

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24. (continued)

5. *Automatic irrigation systems must be equipped with a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.*
6. *Per the new Florida Building Code all irrigation lines and heads must be maintained at a minimum distance of one foot away from all structures.*

25. On the "Standard Tree Staking Detail" on sheet C-15 add a note which states:

**If tree stakes and support wires are to be used on landscape and replant trees, the supporting apparatus will be removed after 1 complete growing season.**

26. As an advisory comment, trees proposed for installation must not be in conflict with any underground lines, pipes, easements or structures which may require excavation in the event of system failure. Be mindful of this requirement when adding trees to the landscape plan.

**RETENTION:** (Section 154-70 PCLDC)

On-site retention, required by Chapter 154 of the Pinellas County Land Development Code, will require the following information:

27. Please note that the orifice invert on control structure CS-2 is set at 20.7' while the seasonal high water table of the receiving wetland (WL-1) is 20.9'. Please clarify.

28. In regards to the wet detention ponds nos. 1, 2, and 3 please note the following items:

a. A littoral shelf which covers 35% of the surface area of the pond at the control elevation must be provided. Provide a quantification of the surface area each wet detention pond at its control elevation so that square footage of each individual littoral zone can be verified for the 35% area requirement.

b. Please indicate the intended method by which the proposed 35% littoral zone in the proposed wet detention system is to become vegetated (either planting, natural recruitment, or mulching). Be advised that it is required by Pinellas Co. that the littoral shelf show signs of being substantially vegetated at the time of the infrastructure inspection no matter what the intended method of vegetation method (planting, natural recruitment, mulching, etc.) is. If the intended method of vegetating the littoral shelf is either natural recruitment or mulching it must show signs of being substantially vegetated over 100% of the littoral shelf at the time of the infrastructure inspection. It is highly recommended that an "Alternate Littoral Area Planting Plan" be provided with the next site plan submittal in order to prevent delays in the release of the Certificate of Occupancies associated with this project should recruitment not prove to be successful. An "Alternate Littoral Area Planting Plan" would need to include details showing the common and scientific name of the wetland species to be planted, numbers of each species to be planted, elevation ranges at which species will be planted, on center dimension (no more than 3 feet on center), and water depth at which each species will be planted.

c. Be advised that it is required by Pinellas Co. that the littoral shelf show signs of being substantially vegetated at the time of the Certificate of Occupancy inspection no matter what the intended method of vegetation method (planting, natural recruitment, mulching, etc.) is. If the

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28.c. (continued)

intended method of vegetating the littoral shelf is either natural recruitment or mulching it must show signs of being substantially vegetated over 100% of the littoral shelf at the time of the Certificate of Occupancy inspection. It is highly recommended that an "Alternate Littoral Area Planting Plan" be provided with the next site plan submittal in order to prevent delays in the release of the Certificate of Occupancy should recruitment not prove to be successful. An "Alternate Littoral Area Planting Plan" would need to include details showing the common and scientific name of the species to be planted, numbers of each species to be planted, on center dimension (no more than 3 feet on center), and water depth at which each species will be planted.

d. Please note that littoral shelves should extend no deeper than 2 feet below the control elevations (= invert of orifice elevation for ponds 2 and 3 and the invert elevation of the weir for pond 1) of the ponds. Please note the following discrepancies:

- 1) In Pond 1 portions of the littoral shelf appear to be at elevations at or below 18.0' according to the contours. If the weir at 21.2' is the control elevation, the littoral shelf should be no lower than 19.2'.
- 2) In Pond 2 portions of the littoral shelf appear to be at elevations at or below 18.0' according to the contours. If the orifice invert elevation at 20.9' is the control elevation, the littoral shelf should be no lower than 18.9'.
- 3) In Pond 3 portions of the littoral shelf appear to be at elevations at or below 18.0' according to the contours. If the orifice elevation is to be set at 20.9' as the control elevation, the littoral shelf should be no lower than 18.9'.

Please clarify these discrepancies and make the necessary changes to the pond contour lines (as well as to any of the corresponding cross sections).

29. The proposed drainage swale which outfalls into wetland no. 3 has a proposed bottom elevation of 20.0'. This is below the seasonal high water table elevation of 20.40' of wetland no. 3. Please note that this will leave the bottom of the swale wet for extended periods of time during the wet season making it difficult to maintain and that it will also encourage the growth of nuisance aquatic vegetation. An alternative design for this swale should be considered.

#### FLOODPLAIN MITIGATION:

30. It would represent less of an impact to this site if floodplain mitigation could be moved to the county property located at the west of this site where there are no trees. Please address whether this option has been considered and if not why not. This could also have a positive affect at offsetting any potential "Betterment Plan" requirements addressed in comment 20 above.

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**NATIONAL POLLUTION DISCHARGE ELIMINATION (NPDES) PROGRAM:**

(Sections 58-239, 58-244, 58-152(b)(5), 138-178(b)(5) & 166-83 PCLDC)

31. Please note that erosion control will need to be provided around the 100 year floodplain compensation area to the west of wetland no. 1. This will be required to protect both wetland no. 1 and to prevent silt going offsite onto the parcel to the west.

32. The following note must be included on the plan sheet/s which illustrate the placement and installation details of any erosion/sedimentation controls required to meet the National Pollution Discharge Elimination Discharge (NPDES) program:

**NPDES Notification**

**(National Pollutant Discharge Elimination System)**

**Attention: Failure to maintain erosion and/or sedimentation controls, or an illicit discharge resulting from their failure will likely result in fine citations. Sec. 58-239 of the Pinellas County Code authorizes penalties of up to \$10,000.00 for each offense.**

33. If temporary fill placement is to take place during the construction process these areas must be identified on the final approved site plan. The erosion/sedimentation control plan, as required for the National Pollution Discharge Elimination (NPDES) program, must address these activities.

34. If temporary dewatering activities are to take place during the construction process, a dewatering plan must be proposed and shown on the final approved site plan. This plan must be consistent with National Pollution Discharge Elimination (NPDES) program.

35. The general contractor for this project is advised to provide a suitable on-site wash down and concrete disposal area. Disposal of concrete slurry directly or indirectly into the County separate storm sewer system or onto a County right-of-way is a violation of Section 58-244 of the Pinellas County Land Development Code. Section 58-239 of the Pinellas County Code authorizes penalties of up to \$10,000.00 for each offense.

36. The following are Environmental Protection Agency web sites that provide details on NPDES requirements:

a. NPDES requirements during construction

[http://cfpub.epa.gov/npdes/stormwater/menuofbmps/con\\_site.cfm](http://cfpub.epa.gov/npdes/stormwater/menuofbmps/con_site.cfm)

b. NPDES requirements post construction

<http://cfpub.epa.gov/npdes/stormwater/menuofbmps/post.cfm>

**ADVISORY:**

37. This project must comply with the requirements of the Wellhead Protection Ordinance (Chapter 166, Article V) of the Pinellas Land Development Code.

38. Construction equipment is not allowed on site until the Habitat Management and Landscape permit is in hand.

Page -9-

SP: 4513/EAST LAKE YOUTH SPORTS COMPLEX (DIRECT FINAL SITE PLAN)

39. Consumptive Use Permits may be required for well installations. The applicant is advised to contact the Southwest Florida Water Management District, Water Use Permitting Section, at (813) 985-7481 for further information.

40. Please be advised that office meetings are encouraged. If you wish to schedule a meeting please contact this Department at (727) 464-5530.

41. Be advised that the Board of County Commissioners adopted a revised fee schedule (change of 10-1-06) requiring a \$105 fee for the "initial" Certificate of Occupancy inspection. This inspection fee and any additional reinspection fees must be paid prior to the release of the Certificate of Occupancy.

**RECOMMENDATION:**

The Environmental Section of the Development Review Services Department cannot recommend approval of the above plan until the problems noted have been resolved. If there are any questions concerning these requirements, please contact the Environmental Section of the Development Review Services Department at (727) 464-3888.

CRS/TWS/ch  
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TO: Al Navaroli, Development Review Services Manager  
Development Review Services

THROUGH: Steve Davis, P.E., Sr. Engineer *SD*  
Development Review Services

FROM: James E. Page, Engineering Specialist I *J.E.P.*  
Development Review Services

DISTR: Sandy Kelley P.W. Engineering Supervisor  
Public Works Regulatory Services

SUBJECT: East Lake Youth Sports Complex Expansion (Amendment) - 11/27/16  
S.P. 4513 - Direct Final Site Plan Review

DATE: November 27, 2006

This section has reviewed the site plan for the referenced project and the following comments are noted:

1. The number assigned to this site plan is 4513. This number must appear on site plans, utility license, and other correspondence dealing with this site.
2. The requirements of Chapter 17-25, Florida Administrative Code, (Regulation of Storm water Discharge) must be met.
3. Show, on civil and landscape plans, Pedestrian and Roadway sight distance triangles for the driveway in accordance with the appendix in the Pinellas County Land Development Code Chapter 138 Section 1336 (50 ft. dimension is to back of curb intersection with the edge of driveway pavement). Objects greater than three feet in height are not permitted within the sight triangles. Hedges can be allowed within the sight triangle, but must be noted on the plan to be maintained at a height of three feet or less as measured from the driving surface of the roadway or driveway.
4. Sidewalks must be constructed along all frontage on public rights-of-way as required by Ordinance No. 80-18. (A copy of the Ordinance will be provided upon request.) The applicable Pinellas County Land Development Ordinance requires that the sidewalk shall be located 2' from the right-of-way line. If a ditch or other cause prevents location within the right-of-way, sidewalks must be located within the property, abutting, or as near to the right-of-way line as possible, and an easement must be dedicated. The easement must cover the width of the walk plus 2' throughout its length.
5. Drainage Report is missing sheets 41, 17, 20, 22, 23. Please provide these sheets.

The following comments are from Public Works. There are additional comments being sent as an addendum:

(Continued)

Unrevised from the original.

PW-10. The construction of pavement within Pinellas County right-of-way must meet the following criteria: Asphaltic concrete: 11/2 " (PC- 1 ), Base: 8 "  
F.D.O.T. certified, compacted to 98% maximum density as determined by AASHTO T-180. Subbase: 12 " stabilized to 40 LBR and compacted to 98% maximum density as determined by AASHTO T-180. Provide detail on plans.

(Continued)



East Lake Youth Sports Complex Expansion  
S.P. 4513 – Direct Final Site Plan Review  
Page 3

- PW-11. End walls are to be per FDOT Index 250. Provide details on plans.
- PW-12. Provide the following note on plans: All joints of the RCP and ERCP will be wrapped.
- PW-13 The ERCP shown on the plans read 45" x 29" at the entrance and at the bridge walkway. It should read 29" x 45" ERCP. Please correct on plans.
- PW-14. The following comments must appear on the plans as construction notes.
- a. All proposed work must comply with the FDOT "Roadway Plans Preparation Manual" (i.e. PPM).
  - b. All right-of-way installations will be in accordance with practices referenced in the State of Florida Utilities Accommodations Manual.
  - c. All design and construction must conform to the minimum standards set down in Pinellas County Land Development, Zoning and/or related Ordinances, and Minimum Testing Frequency requirements.
  - d. Signs and barricades shall be in accordance with the US Department of Transportation's "Manual on Uniform Traffic Control Devices" and the Florida Department of Transportation's "Design Standards" Indexes 600 through 670 (latest editions).
  - e. Safe pedestrian traffic is to be maintained at all times.
  - f. Place expansion joints where 4" and 6" concrete abut.
  - g. Saw cut existing edge-of-pavement prior to installing new driveway.
  - h. Compaction for pipe backfill shall comply with AASHTO T-99 (100%).
  - i. Disturbed area within the right of way will be compacted to 100% of maximum density and sodded.
  - j. Provide a minimum of 3' cover over utilities at all ditch crossings.
  - k. The Permittee's attention is directed to the provisions of the Trench Safety Act (Florida Statutes, Section 553.60 et. Seq.) And the Occupational Safety and Health Administration Excavation Safety Standards (29 CFR Section 1926.650, Subpart B) which shall apply to construction, operation and maintenance pursuant to this permit.

(Continued)

East Lake Youth Sports Complex Expansion  
S.P. 4513 - Direct Final Site Plan Review  
Page 4

- l. Do not disturb existing underdrain or storm systems. If filtration bed is disturbed, contact the area inspector with the Pinellas County Highway Department at 464-8900 for assistance.
- m. Type of sod used to restore owner-maintained area in right of way shall be coordinated with owner.
- n. No stockpiling of material in roadway or on sidewalk; all dirt and debris will be removed from job site daily. Roads and sidewalk to be swept daily as part of daily clean-up.
- o. At least one lane of traffic will be open at all times. Whenever traffic is reduced to one lane, "Flagmen" and "Flagman Ahead" signs will be utilized. Appropriate barricades and "Construction Ahead" signs shall be utilized per FDOT Manual Traffic Control through work zone.
- p. No street shall be closed without the written permission of the Pinellas County Traffic Division. At least 48 hour advance coordination is required.
- q. Any portion of the roadway that sustains excessive construction related damage, in the opinion of Pinellas County Highway Department, shall be repaired at contractor expense in a manner specified by Pinellas County Highway Department.
- r. All abandoned pipe to be removed or pumped full of fill material, approved by Pinellas County Highway Department, and carried on atlas for future "One Call" location requests.

A number or a symbol, dated and specifically described in or adjacent to the title block must identify revisions made on site plans.

This plan cannot be recommended for approval until the above requirements have been satisfied.

**To:** Al Navaroli, Development Review Services Manager  
Pinellas County DRS Department

**From:** Sandra L. McDonald, P.E., Public Works Engineering Supervisor  
Pinellas County Utilities

**Dist:** Stuart Dawson, Environmental Specialist II  
Pinellas County Utilities

**Subject:** East Lake Youth Sports Complex Expansion  
Parcel ID #: 11/27/16/00000/100/0100  
Direct Final

**SP#:** 4513

**Date:** November 30, 2006

This project is located in the Pinellas County Water and Sanitary Sewer service area, and in the Wellhead Protection Zone. Wastewater flows will be treated and disposed of at the W.E. Dunn Water Reclamation Facility.

This site plan cannot be approved as submitted. We have the following comments:

Some of the water and force main notes on Sheet C-2 refer to the standards of a city or other utility, and are not in compliance with PCU standards. The engineer should consult PCU's website for information regarding our technical specifications and approved materials, and revise the notes accordingly.


A Double Check Valve Assembly (DCVA) with a leak check meter assembly should be installed on the proposed 8" water line between the ditch and the parking lot. The domestic water meter should also be located in this vicinity.


PCU usually installs all taps. However, we make an exception in situations involving concrete water mains, especially one of this size. A contractor who is experienced in working with concrete water pipe must do the tap. The contractor must be approved by PCU before the work commences. Excavation and measurement of the main may be required before the tapping saddle is ordered. The cost will be borne by the developer.


The pump station and force main will be private. PCU will tap the existing force main along Old Keystone Road.

This Department requires the submittal of two (2) executed Permits for Construction of a Wastewater Collection/Transmission System, four (4) executed Notice of Intent to Use General Permits for Construction of Water Main Extensions for PWSs, and six (6) copies of site/construction plans after Final Administrative Approval. Permits to Operate in a Wellhead Zone of Protection will be required. The engineer should contact Stuart Dawson in Pinellas County Utilities Engineering at (727) 464-4442 for permit applications and further information concerning this issue.

**PINELLAS COUNTY PLANNING DEPARTMENT  
SITE PLAN REVIEW COMMENTS**

TO:  Al Navatoli,  
Development Review Services Manager

FROM: Arlene Davis,   
Planner

THROUGH: Sarah Ward,   
Transportation Planning Administrator

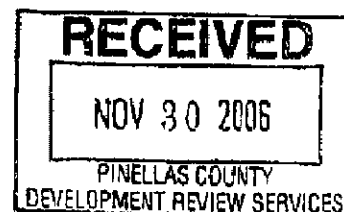
SUBJECT: East Lake Youth Sports Complex Expansion  
Parcel ID# 11/27/16/00000/100/0100  
Site Plan #4513

DATE: November 27, 2006

The site plan is located within one-half mile of a segment of Keystone Road (CR 582) designated in the Concurrency Test Statement as a constrained corridor. Development on properties within one-half mile of the centerline or terminus of this constrained corridor is limited to 50 percent of the floor area/dwelling units permitted under the applicable zoning district. The site plan proposes the development of a sports complex. The site plan is consistent with the Concurrency Management Sections of the Pinellas County Land Development Code.

The Transportation Element of the Comprehensive Plan identifies 80 feet of future rights-of-way for the adjacent segment of Old East Lake Road and 200 feet for the adjacent segment of Keystone Road. The site plan needs to identify the needed rights-of-way.

The Planning Department recommends approval of this site plan.



TO: *Cliff Still, DRS Environmental Manager  
Steve Davis, Senior Engineer, P.E.  
Sandy Kelley, Manager Public Works Regulatory Services  
Sandra McDonald, PWE, Supervisor, Utilities  
Sarah Ward, Trans. Planning Adm., Planning Department  
Jim Smith, Property Appraiser  
Chief Steve Rogers, Fire Inspector  
Progress Energy, Attn: Brian Marley  
Dept. of Transportation, District 7,  
Attn: Mrs. Judy Smith*

FROM: *Al Navaroli, Development Review Services Manager,  
Pinellas County DRS Department*

SUBJECT: *E. Lake Youth Sports Complex Expansion*

Parcel ID # *11/27/16/00000/100/0100*

Site Plan *Direct Final*

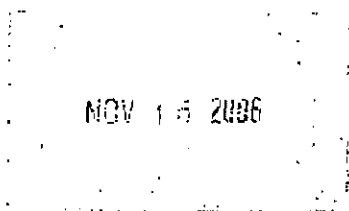
SP #: *4513*

DATE: *November 7, 2006*

*The attached site plan is for your review and comments.*

*For problems, please contact: West Coast Design, Inc. @368-0491*

*No other comments*



ELFD  
Cursory Plan Review

Date 11-15-06

By Steve Rogers  
Reviewed for Compliance