

M E M O R A N D U M

TO: Joseph A. DiPasqua, CBO, CFM, Development Services Director
 FROM: Bryan Zarlenga, PE
 DATE: October 31, 2011
 SUBJECT: Draft Assessment - Linger Longer Mobile Home and RV Park Site

As requested, the following memorandum has been developed to provide an interim assessment of the planning, permitting, design and cost to design and construct a boat launch facility on a 4+/- acre portion of the site known as the Linger Longer Mobile Home and RV Park. It shall be noted that the environmental assessment associated with the overall feasibility report has not been completed, as FDEP is still gathering historical information needed to complete the report.

SITE INFORMATION

According to the City of Tarpon Springs Planning and Zoning Division the subject property currently has Future Land Use Plan (FLUP) designations of Residential Medium (RM) and Residential Urban (RU) with a partial Resort Facilities Overlay. The existing zoning district designation is Residential Multifamily (RM) with three densities – 7.5, 11.25 and 15 dwelling units per acre respectively.

The site consists of two parcels totaling 19.909 acres (per Pinellas County GIS).

Address	PIN*	Zoning	FLUP	Property Use		Size (acres)**
				Existing*	Proposed	
353 Anclote Road	North Parcel: 02/27/15/90810/000/0040	Residential Multifamily (RM) – 7.5	Residential Medium (RM) and Residential Urban (RU)	1000 (Vacant Commercial Land - lot & acreage)	Boat Launch/RV Park	9.715
	South Parcel: 02/27/15/00000/440/0400	Residential Multifamily (RM) – 11.25 and 15	with a partial Resort Facilities Overlay (FRO)	1090 (Vacant Commercial Land w/XFSB)		10.194

* Per Pinellas County Property Appraiser's records, 2011

** Per Pinellas County GIS records, 2011

A. Adjacent Zoning/Land Use

Adjacent	North	South	East	West
Zoning	Unincorporated: Light Manufacturing and Industry (M-1)	Unincorporated: One, Two, and Three Family Residential (R-4); General Retail Commercial and Limited Services (C-2)	One, Two, and Three Family Residential (R-4); Industrial Planned Development District (IPD)	Commercial Planned Development District (CPD)

Adjacent	North	South	East	West
FLUP	Unincorporated: Industrial Limited (IL)	Unincorporated: Residential Low (RL); No Designation Uninc Water (NO-D-W)	Residential Urban (RU); Industrial Limited (IL)	Commercial Recreation (CR)
Land Use*	4120 (Light Manufacturing, Small Equipment Mfg. Plant, Electronic, Small Machine Shop, Instrument Mfg., Pr)	0110 (Single Family Home)	0110 (Single Family Home); 0820 (Duplex-Triplex- Fourplex); 4000 (Vacant Industrial Land)	2048 (Marina - Boat Storage (High & Dry or Wet Slip)

* Per Pinellas County Property Appraiser's records, 2011

ZONING AND FLUP CLASSIFICATION ANALYSIS

Boat launching and RV parks are not permitted uses within the RM Zoning district nor permitted by the RU, RM or RFO FLUP classifications. According to the City of Tarpon Springs Planning and Zoning Division, in order for the site to be developed as a RV park and/or a boat ramp facility the current FLUM and zoning district designations must be changed, and any redevelopment of the site must conform to current City rules and regulations.

The zoning designation for the portion of the site which will contain a boat launch facility will need to be changed to Public/Semi-Public (P/SP). The portion of the site which will contain an RV park will need have a zoning designation of Recreation Vehicle Park (RV), Resort Residential Zoning (RR) or combination of the two. The entire site will need to have its FLUP classification changed to Commercial Recreation (CR).

BOAT RAMP PERMITABILITY

To determine the permissibility of a boat ramp facility at this location several factors were taken into consideration; what are the regulatory criteria, what are the proprietary criteria, what are the environmental conditions at the project location and status of threatened and endangered species. Permitting of any marine-type facility involves numerous complexities that must be addressed to refine a project such that it meets the various regulatory and proprietary requirements for approval. The proposed facility is located in an Outstanding Florida Water and the Pinellas County Aquatic Preserve.

Any impacts to mangroves on the property will require addressing avoidance and minimization of impacts, prior to providing mitigation to offset the proposed impacts if allowed.

Water depths and submerged resources can affect the location, size and design of any proposed in water structure or activity.

The bathymetric indicates insufficient water depths for the size and type of vessels that can reasonably be expected to utilize a boat ramp at this location. Dredging will be required to obtain approval for a boat ramp. A **minimum** depth of 4.0' mean low water would be required to obtain a federal recommendation for approval of a boat ramp.

In addition, the County will require demonstration of need for this facility and likely a Board of Adjustments hearing, which could take several months.

Dredging precipitates additional State requirements that would otherwise not be required for a boat ramp facility, the following is a listing of those potential additional requirements.

- Water Quality Sampling
- Sediment Grain Size Analysis
- Hydrographic study
- Sediment Sampling

Final disposition of spoil material will be based upon sediment sampling results. These results may also impact the dredging methodology the regulating agencies will approve.

The results of any of the above items could lead to additional testing, project modifications and/or mitigation requirements.

Dredging of Sovereign Submerged Lands requires the payment of severance fees to the State of Florida. A waiver for payment of severance fees may be requested when the materials are being placed on public property and used for public purposes or it is affirmatively demonstrated that the severed dredge material has no economic value.

Threatened and endangered species, species of special concern and critical habitat can also be a limiting factor for size, design and location of boat ramp facilities and are required to be addressed in the determination of permissibility.

There are two active gopher tortoise burrows on site. Current regulations prohibit work within 25' of an active or inactive gopher tortoise burrow. A 25' buffer will be required unless relocation is requested and permitted.

PERMITTING CRITERIA AND REQUIRED PERMITS

FDEP will require some additional component to demonstrate the project is clearly in the public interest as the site is in an area designated as Outstanding Florida Waters. Additional educational displays and monofilament recycling bins were items recommended for consideration towards meeting the public interest test.

Removal and control of exotic species may be required as a condition of the permit.

Boat Ramp must be setback 25' from riparian lines, unless a waiver is obtained from the adjoining property owner.

The Federal permit, if processed under Section 10, will take more than 180 days to obtain.

Permits Required

- 1) U.S. Army Corps of Engineers (ACOE)
 - Individual Permit
- 2) State of Florida Department of Environmental Protection (FDEP)
 - Consolidated Environmental Resource Permit and Sovereignty Submerged Lands Authorization

This permit is inclusive of Regulatory and Proprietary authorizations for Work in Waters of the State as well as the Stormwater approval

- National Pollutant Discharge Elimination System (NPDES) Permit

FDEP implements this permitting process to meet the federal requirements.

- Water Facilities Permit(s)

Permits from the Water Facilities Program will be dependent upon the facilities to be constructed in conjunction with the operation of a boat ramp and park facility.

- Waste Permit(s)

If fueling facilities are provided, a waste permit may be required in conjunction with this activity.

- 3) Pinellas County – Department of Environmental Management – Water and Navigation Control Authority.
 - Permit for Dredging and Filling
- 4) SWFWMD – Southwest Florida Water Management District -Environmental Resource Permit
 - This permit is inclusive of Stormwater Management, Wetland Fill, Floodplain Compensation, Dredging, Piers and any addition structures proposed.
- 5) U.S. Environmental Protection Agency and Florida Department of Environmental Protection Stormwater Pollution Prevention Plan Application
- 6) City of Tarpon Springs Rezoning Application
- 7) City of Tarpon Springs Future Land Use Plan Amendment
- 8) City of Tarpon Springs Site Plan Application
- 9) Pinellas County Driveway Connection Permit

OPINION OF PROBABLE COST

See attached Exhibit

CONCEPTUAL SITE PLAN

See attached Exhibit

CONCLUSION

Based on the review of the applicable permitting criteria, the Bathymetric Survey, the Seagrass and Preliminary Protected Species Survey and discussions with the applicable federal, state and local regulatory agencies with jurisdiction obtaining approvals for a boat ramp facility at this location may be feasible, however significant dredging would appear to be required. Without significant dredging, the project is unlikely to be recommended for federal approval.

The process to obtain the permits will exceed 6 months and involve significant costs.

PRELIMINARY PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

Preliminary findings are based on general site conditions and information that was available as of the date of this correspondence. Cardno TBE has been in contact with the FDEP's Domestic Wastewater Section since October 13th, requesting copies of the case files related to the reported incident associated with the on-site domestic wastewater treatment structure. As of this date, the files (that are being transferred to a CD from the Department's Alchemy database system) have not been received. However, the Department has put a rush on the request (per Ms. Michele Duggan, Environmental Manager of the Domestic Wastewater Section), and anticipated to be available November 3rd.

For reporting purposes, Cardno TBE has chosen to identify environmental concerns per the ASTM E 1527-05 *Standard Practice for Environmental Site Assessments*. ASTM defines recognized environmental concerns (RECs) as: "The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Preliminary Findings and Opinions

- 1) On-site domestic wastewater treatment facility.
Opinion: While the on-site facility is inactive, and the FDEP Wastewater Program has given a previously-recorded incident a "no further action required" status, no assessment has been performed to date that addresses potential impacts related to the facility and/or historical incidents. As such, this is a recognized environmental condition (REC) that warrants additional investigation.
- 2) Nearby petroleum storage facility.
Opinion: A facility located less than 400 feet northeast (anticipated to be upgradient of the subject site) had a recorded history of petroleum storage, with no assessment related to that storage in agency files. Due to the proximity to the subject site and potential for migrating petroleum impacts, the historical petroleum storage is considered a REC as it relates to the subject property.
- 3) Potential impacts related to the on-site pavement.
Opinion: The on-site paved areas have the potential to contain phosphorus slag originating from the former Stauffer Chemical Company. This is considered a REC as it relates to the subject site.
- 4) Potential impacts related on-site buried debris.
Opinion: Based on a recent interview with a former tenant of the subject site, the potential exists for debris to be buried on-site; particularly near the north boundary. While the former tenant acknowledged the presence of the suspect debris is based on hearsay, impacts related to debris (especially if related to the former Stauffer Chemical facility) are a REC.

Summary

Based on available documentation during this preliminary investigation, additional assessment is warranted to determine if the RECs identified above have adversely impacted the subject site.

Opinion of Probable Cost - Preliminary
City of Tarpon Springs - Former Linger Longer Mobile Home & RV Park
355 Anclote Road - Tarpon Springs, Pinellas County, Florida
Public Boat Ramp



ITEM NO.	DESCRIPTION	UNIT MEASURE	QUANTITY	UNIT COST (\$)	EXTENDED COST (\$)
1	MOBILIZATION	LS	1	\$ 50,000.00	\$50,000.00
2	SEDIMENT BARRIER - SILT FENCE	LF	1600	\$ 2.00	\$3,200.00
3	FLOATING TURBIDITY BARRIER	LF	600	\$ 7.00	\$4,200.00
4	TREE BARRICADE	LF	500	\$ 1.50	\$750.00
5	SOIL TRACKING PREVENTION DEVICE	EA	1	\$ 2,200.00	\$2,200.00
6	CLEARING & GRUBBING	AC	6	\$ 5,500.00	\$33,000.00
7	REGULAR EXCAVATION (ALLOWANCE)	CY	2500	\$ 2.00	\$5,000.00
8	EMBANKMENT	CY	7500	\$ 6.00	\$45,000.00
9	TYPE B STABILIZATION - 12" SUBGRADE	SY	15500	\$ 5.00	\$77,500.00
10	PREPARED SOIL LAYER, FINISH SOIL LAYER, 6"	SY	6200	\$ 2.50	\$15,500.00
11	BASE - 8" CRUSHED CONCRETE	SY	17000	\$ 7.00	\$119,000.00
12	SUPERPAVE ASPHALTIC CONC, TRAFFIC A 2-INCHES	TN	2000	\$ 80.00	\$160,000.00
13	INLETS, DT BOT, TYPE F, <10'	EA	1	\$ 3,000.00	\$3,000.00
14	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD	LF	300	\$ 50.00	\$15,000.00
15	CONCRETE CURB, TYPE D	LF	4000	\$ 12.00	\$48,000.00
16	CONCRETE ENTRANCE, 6" THICK	SY	300	\$ 36.00	\$10,800.00
17	PERFORMANCE TURF, SOD	SY	6200	\$ 2.00	\$12,400.00
18	LANDSCAPE COMPLETE	LS	1	\$ 15,000.00	\$15,000.00
19	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1	\$ 7,500.00	\$7,500.00
20	TRASH RECEPTACLE, PRE-FABRICATED	EA	3	\$ 1,000.00	\$3,000.00
21	LIGHTING AND ELECTRICAL (POLES AND TRANSFORMER)	EA	20	\$ 4,500.00	\$90,000.00
22	FIRE HYDRANT, F&I, TRAFFIC, 2 HOSE, 1PUMPER, 6"	EA	3	\$ 4,800.00	\$14,400.00
23	UTILITY PIPE, F&I, PVC, WATER / SEWER, 8 -19.9", OPEN CUT TRENCH	LF	1300	\$ 25.00	\$32,500.00
24	DDCV, METER, AND WET TAP & VALVE	LS	1	\$ 20,000.00	\$20,000.00
25	UTLITIY TESTING AND CLEARANCE	LS	1	\$ 2,500.00	\$2,500.00
26	SHEET PILE AND DEWATERING	LS	1	\$ 50,000.00	\$50,000.00
27	DREDGE & DISPOSAL	CY	4000	\$ 35.00	\$140,000.00
28	BOAT RAMP CONSTRUCTION - COMPLETE	CY	200	\$ 220.00	\$44,000.00
29	CONCRETE PAVEMENT APPROACH	CY	300	\$ 80.00	\$24,000.00
30	BOAT DOCK CONSTRUCTION - COMPLETE	SF	1000	\$ 45.00	\$45,000.00
31	RIPRAP	TN	100	\$ 120.00	\$12,000.00
				SUBTOTAL	\$1,104,450.00
32	DESIGN AND PERMITTING (12% OF SUBTOTAL)	LS	1	\$ 132,534.00	\$132,534.00
33	POST DESIGN SERVICES (SURVEY, MATERIAL TESTING, CONSTRUCTION SERVICES, 8% OF SUBTOTAL)	LS	1	\$ 88,356.00	\$88,356.00
34	PERMIT FEES (ALLOWANCE)	LS	1	\$ 25,000.00	\$25,000.00
35	CONTINGENCY (15% OF SUBTOTAL)	LS	1	\$ 165,667.50	\$165,667.50
				ESTIMATED GRAND TOTAL:	\$1,516,007.50

Notes and Assumptions

1. All work associated with the redevelopment of the 16 acre portion of the subject property is excluded from this preliminary cost opinion.
2. Clearing and grubbing consists of complete removal and disposal of all vegetation, debris, above and below ground utilities, drainage structures, pavement, buildings or any other obstructions within this project limits. Also includes the removal of exotic, invasive and nuisance species.
3. Estimate excludes any work associated with the handling and removal of unsuitable, contaminated and/hazardous materials.
4. Estimate excludes any work associated with the removal and/or relocation of endangered or threatened species.
5. Estimate excludes any work associated with biological, ecological or environmental, and traffic studies.



Linger Longer Boat Ramp Facility

City of Tarpon Springs, FL

Date

Cardno
Shaping the Future

Cardno TBE
380 Park Place Blvd, STE 300, Clearwater, FL

Conceptual Site Plan