

Town of Belleair
901 Ponce de Leon Boulevard
Belleair, Florida 33756



- SUBMIT ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION
- SUBMIT NINETEEN (19) COPIES OF THE ORIGINAL APPLICATION including:
1) collated, 2) stapled and 3) folded sets of site plans
- SUBMIT APPLICATION FEE \$ _____ (**NOTE: ALL COSTS INCURRED BY THE TOWN OF BELLEAIR, ABOVE AND BEYOND THE SITE PLAN REVIEW FEE, WILL BE THE RESPONSIBILITY OF THE APPLICANT REGARDLESS OF APPROVAL OR DENIAL OF THE REQUEST**)

* NOTE: TWENTY (20) TOTAL SETS OF INFORMATION REQUIRED (APPLICATIONS PLUS PLAN SETS)

Application for Land Development Code Approval
Major Site Development Minor Site Development Plat
(*Circle applicable land development request*)

-Please type or print. Use additional sheets as necessary-

A. APPLICANT, PROPERTY OWNER AND AGENT INFORMATION: (Section 66-171a)

APPLICANT NAME: Belleview Place – Land, LLC

MAILING ADDRESS: 2 North Tamiami Trail, Suite 104, Sarasota, FL 34236

E-MAIL ADDRESS: erichowell@lri-corp.com PHONE & FAX No. 941-954-8008/941-795-0919

PROPERTY OWNER(S): Belleview Place – Land, LLC
(Must include ALL owners as listed on the deed – provide original signature(s) on page 3)

AGENT NAME(S): John Hobach, JMC Communities

MAILING ADDRESS: 2201 4th Street North, Suite 200, St. Petersburg, FL 33704-4399

E-MAIL ADDRESS: jhobach@jmcdev.com PHONE NUMBER: 727-823-0022

CELL NUMBER: 727-580-4140 FAX NUMBER: 727-821-2007

B. PROPOSED DEVELOPMENT INFORMATION: (Section 66-171a)

STREET ADDRESS of subject site: 25 Belleview Boulevard

LEGAL DESCRIPTION: See Exhibit 1 of Original Filing
(if not listed here, please note the location of this document in the submittal)

PARCEL NUMBER: Portion of 21-29-15-06480-000-0301 and all of 21-29-15-06480-000-0302

PARCEL SIZE: (acres and square feet) 17.6787 acres; 770,085 sq. ft.

ZONING DISTRICT: PMU FUTURE LAND USE CLASSIFICATION: CG

PROPOSED USE AND SIZE: 104 Midrise Multi-Family Units; 28 Townhomes and an Inn with 33 - 35 rooms
(number of dwelling units, hotel rooms or square footage and type of nonresidential use)

DESCRIPTION OF REQUEST (Be specific when identifying the intended development request)

Subdivision Plat

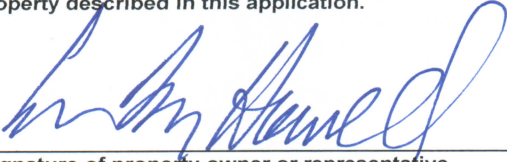
Attach extra sheets if needed

C. PROOF OF OWNERSHIP: (Section 66-171a)

SUBMIT A COPY OF THE TITLE INSURANCE POLICY, DEED TO THE PROPERTY OR SIGN AFFIDAVIT ATTESTING OWNERSHIP (see page 3)

D. SIGNATURE:

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

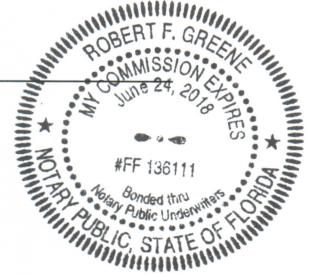


Signature of property owner or representative

STATE OF FLORIDA, COUNTY OF PINELLAS
Sworn to and subscribed before me this 15th day of June, A.D. 2016 to me and/or by _____, who is personally known or who has produced _____ as identification.



Notary public,
My commission expires:



E. AFFIDAVIT TO AUTHORIZE AGENT:

Belleview Place – Land, LLC

(Names of ALL property owners on deed – please PRINT full names)

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property (address or general location):
Belleview Biltmore Resort Property, 25 Belleview Boulevard, Belleair, Florida

2. That this property constitutes the property for which a request for a: (describe request)
Subdivision Plat.

3. That the undersigned (has/have) appointed and (does/do) appoint:
John P. Hobach

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

3. That this affidavit has been executed to induce the Town of Belleair, Florida to consider and act on the above described property;

4. That the applicant acknowledges that all impact fees (parks and recreation, traffic, etc.) will be paid PRIOR to the issuance of a building permit, certificate of occupancy, or other mechanism, whichever occurs first;

5. That site visits to the property are necessary by Town representatives in order to process this application and the owner authorizes Town representatives to visit and photograph the property described in this application;

6. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

[Handwritten Signature]

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA,
COUNTY OF PINELLAS

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, 15th day of June, 2016 personally appeared Eric D. Howell, Manager of Belleview Place-Land, LLC who having been first duly sworn Deposits and says that he/she fully understands the contents of the affidavit that he/she signed.

My Commission Expires:



[Handwritten Signature]

Notary Public

APPLICANT IS RESPONSIBLE FOR CHECKING OFF EVERY SUBMITTAL REQUIREMENT INCLUDED IN THEIR SITE PLAN APPLICATION PACKAGE OR INDICATING NOT APPLICABLE (N/A) FOR THOSE THAT DO NOT APPLY.

NOTE: ALL COSTS INCURRED BY THE TOWN OF BELLEAIR, ABOVE AND BEYOND THE SITE PLAN REVIEW PROCESS, WILL BE DUE BY THE APPLICANT REGARDLESS OF APPROVAL OR DENIAL OF THE REQUEST

F. SITE PLAN SUBMITTAL REQUIREMENTS

General plan requirements. (Section 66-171 b.)

- All plans shall be drawn to a scale of one inch equals 100 feet, unless the manager determines that a different scale is sufficient or necessary for proper review of the proposal.
- The trim line sheet size shall be 24 inches by 36 inches. A three-fourths-inch margin shall be provided on all sides, except for the left binding side, where a two-inch margin shall be provided.
- If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
- The front cover of each plan shall include the following:
 - i. _____ A general vicinity or location map, drawn to scale, both stated and graphic, showing the position of the proposed development in the section, township and range, together with the principal roads, town limits or other pertinent orientation information, shall be included.
 - ii. _____ A complete legal description of the property shall be included.
 - iii. _____ The name, address and telephone number of the owner of the property shall be included. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
 - iv. _____ The name, business address and telephone number of those individuals responsible for the preparation of the drawings shall be included.
 - v. _____ Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow, and date.
 - vi. _____ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot numbers.
 - vii. _____ The plan shall show the area of the property shown in square feet and acres.
- Twenty copies of the submittal shall be required.
- Unless a format is specifically called for in this section, the information required may be presented textually or graphically, or on a map, plan or aerial photograph, or by other means, whichever most clearly conveys the required information. It is the responsibility of the developer to submit the information in a form that allows ready determination of whether the requirements of this land development code have been met.

Preliminary Development Plan Requirements (Section 66-171c.)

- Existing conditions.
 - _____ A recent aerial photograph, taken not more than three years before the date of application, encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 200 feet.
 - _____ A soils map of the site. Existing U.S. Soil Conservation Service maps are acceptable.
 - _____ A survey showing vegetative cover, including the location, size and identity by common name of all protected trees. Groups of protected trees may be designated as clusters, with the estimated total number and size noted. This information shall also be summarized in tabular form on the plan.
 - _____ A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
 - _____ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography and land use of any offsite areas that drain onto, through or from the project area.
 - _____ Existing surface water bodies, wetlands, streams and canals within the proposed development site, including seasonal high water table elevations and attendant drainage areas for each.
 - _____ If the stormwater management system will use swales, percolation (retention) or exfiltration (detention with filtration) designs, a map showing the locations of soil borings or percolation tests representative of design conditions.
 - _____ A depiction of the site, and all land within 400 feet of any property line of the site, showing the locations of protected environmentally sensitive zones and restricted development zones.
 - _____ The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
 - _____ The location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces, and similar facts regarding adjacent property.
 - _____ The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year floodplain for all parts of the proposed development.
 - _____ Drainage basin or watershed boundaries identifying locations of the routes of offsite waters onto, through or around the project.
 - _____ The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drainpipes, water mains, fire hydrants and any public or private easements.
 - _____ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.
 - _____ Contour lines at two-foot intervals.
 - _____ All watercourses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.
 - _____ The approximate location of protected environmentally sensitive zones and restricted development zones as established in chapter 74, article VI of this Code.
 - _____ Existing future land use and zoning district of the parcel.
 - _____ A depiction of the abutting property within 400 feet of the proposal, not including public right-of-way in the measurement, showing:
 - i. _____ Land uses and locations of principal structures and major landscape features.
 - ii. _____ Densities of residential use.
 - iii. _____ Traffic circulation systems.
 - _____ Location of proposed development in relation to any established urban service areas.

- Proposed development activities and design.

a. Generally

- ___ Area and percentage of total site area to be covered by an impervious surface (Impervious Surface Ratio).
- ___ Grading plans, specifically including perimeter grading.
- ___ Construction phase lines.

b. Buildings and other structures.

- ___ Building plan showing the location, dimensions, gross floor area (Floor Area Ratio), height and proposed use of buildings.
- ___ Front, rear and side architectural elevations of all buildings.
- ___ Building setback distances from property lines, abutting right-of-way centerlines, and all adjacent buildings and structures.
- ___ Minimum floor elevations of buildings within any 100-year floodplain.
- ___ The location, dimensions, type, composition and intended use of all other structures.
- ___ The total number and type of residential units, categorized according to number of bedrooms and the total number of residential units per acre (gross density).

c. Potable water and wastewater systems. (Chapter 62, Article III / Section 62-141 – 62-230)

- ___ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing offsite facilities.
- ___ The boundaries of proposed utility easements. (See Section 74-193)
- ___ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.
- ___ Exact locations of onsite and nearby existing and proposed fire hydrants.

d. Streets, parking and loading. (Chapter 74, Article III, Division 3 / Sections 74-717 – 74-175)

- ___ The layout of all streets and driveways, with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private paved areas.
- ___ A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress, including proposed public street modifications, and projected onsite traffic flow.
- ___ The location of all exterior lighting.
- ___ The location and specifications of any proposed garbage dumpsters.
- ___ Cross sections and specifications of all proposed pavement.
- ___ Typical and special roadway and drainage sections and summary of quantities.
- ___ Location of sidewalks (See Section 74-154)

e. Tree removal and protection. (Chapter 74, Article VI, Division 2 / Sections 74-381 – 74-387)

- ___ A list of all protected trees to be removed and a statement of why they are to be removed.
- ___ Proposed changes in the natural grade and any other development activities directly affecting trees to be retained.
- ___ A statement of the measures to be taken to protect the trees to be retained.
- ___ A statement of tree relocations and replacements proposed.

f. Landscaping. (Chapter 74, Article III, Division 6 / Sections 74-231 – 74-234)

- ___ Location and dimensions of proposed buffer zones and landscaped areas.
- ___ Description of plant materials existing and to be planted in buffer zones and landscaped areas.

g. Stormwater management. (Chapter 74, Article III, Division 5 / Sections 74-211 – 74-212)

- ___ An erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.
- ___ A description of the proposed stormwater management system, including:
 - i. ___ Channel, direction, flow rate and volume of stormwater that will be conveyed from the site, with a comparison to natural or existing conditions.
 - ii. ___ Detention and retention areas, including plans for the discharge of contained waters, maintenance plans, and predictions of surface water quality changes.
 - iii. ___ Areas of the site to be used or reserved for percolation, including an assessment of the impact on groundwater quality.
 - iv. ___ Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths and water surface elevations or hydrographs.
 - v. ___ Linkages with existing or planned stormwater management systems.
 - vi. ___ Onsite and offsite rights-of-way and easements for the system, including locations, and a statement of the nature of the reservation of all areas to be reserved as part of the stormwater management system.
 - vii. ___ The entity responsible for the operation and maintenance of the stormwater management system.
- ___ The location of offsite water resource facilities such as works, surface water management systems, wells or wellfields that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.
- ___ Runoff calculations shall be in accord with the stormwater management manual.

h. Environmentally sensitive lands. (Chapter 74, Article VI, Division 3 / Sections 74-411 – 74-415)

- ___ The exact sites and specifications for all proposed drainage, filling, grading, dredging and vegetation removal activities, including estimated quantities of excavation or fill materials computed from cross sections, proposed within a protected environmentally sensitive zone or restricted development zone.
- ___ A detailed statement or other materials showing the following:
 - i. ___ The percentage of the land surface of the site that is covered with natural vegetation, and the percentage of natural vegetation that will be removed by development.
 - ii. ___ The distances between development activities and the boundaries of the protected environmentally sensitive zones.
- ___ The manner in which habitats of endangered and threatened species are protected.

i. Signs. (Chapter 74, Article IX / Sections 74-541 – 74-619)

- ___ Two blueprints or ink drawings of the plans and specifications of regulated signs, and method of their construction and attachment to the building or ground, except those plans for standard signs that have been placed on file with the building official by a licensed sign contractor for standard signs. The plans shall show all pertinent structural details, wind pressure requirements and display materials in accordance with the requirements of this land development code and the building and electrical codes adopted by the town. The plans shall clearly illustrate the type of sign or sign structure as defined in this Code; the design of the sign, including dimensions, colors and materials; the aggregate sign area; the dollar value of the sign; maximum and minimum heights of the sign; and sources of illumination.

i. **Signs, con't**

- ___ For regulated ground signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly:
 - i. ___ The location of the sign relative to property lines, rights-of-way, streets, alleys, sidewalks, vehicular access and parking areas and other existing ground signs on the parcel.
 - ii. ___ All regulated trees that will be damaged or removed for the construction and display of the sign.
 - iii. ___ A building elevation or other documentation indicating the building dimensions.

j. **Subdivision.** Proposed number, minimum area and location of lots, if development involves a subdivision of land.

k. **Land use and dedications.**

- ___ Location of all land to be dedicated or reserved for all public and private uses, including rights-of-way, easements, special reservations and the like.
- ___ Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, and residential and commercial uses, as well as the location thereof.
- ___ Location of proposed development in relation to any established urban service areas.

l. **Wellfield protection. (Chapter 74, Article VI, Division 4 / Sections 74-431 – 74-433)**

- ___ Location of onsite wells, and wells within 1,000 feet of any property line, exceeding 100,000 gallons per day.

m. **Historic and archaeological sites.**

- ___ The manner in which historic and archaeological sites on the site, or within 1,000 feet of any boundary of the site, will be protected.

Final Development Plan Requirements (Section 66-171d) A final development plan shall include the information required in a preliminary development plan, plus the following additional or more detailed information:

___ The plan shall include a metes and bounds description of lands to be subdivided, from which, without reference to the plat, the starting point and boundary can be determined.

___ Every development shall be given a name by which it shall be legally known. The name shall not be the same as any other name appearing on any recorded plat, except when the proposed development includes a subdivision that is subdivided as an additional unit or section by the same developer or the developer's successors in title. Every subdivision name shall have legible lettering of the same size and type, including the words "section," "unit," "replat," "amended" and the like. The name of the development shall be indicated on every page.

___ All lots shall be either numbered by progressive numbers or, if in blocks, progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout several additions.

___ All interior excluded parcels shall be clearly indicated and labeled "Not part of this plat/development."

___ All contiguous properties shall be identified by development title, plat book and page, or, if the land is unplatted, it shall be so designated. If a subdivision to be platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. All abutting existing easements and rights-of-way must be indicated. The abutting existing rights-of-way must be indicated to the centerline.

___ Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, building lines, buffer strips and walls, and other restrictions of similar nature, shall require the establishment of restrictive covenants, and such covenants shall be submitted with the final development plan for recordation.

___ Where the development includes private streets, ownership and maintenance association documents shall be submitted with the final development plan, and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the town or any other public agency.

___ All manmade lakes and ponds and other manmade bodies of water, excluding retention or detention areas, shown on the final development plan shall be made a part of adjacent private lots as shown on the final plat. The ownership of these bodies of water shall not be dedicated to the public unless approved by the town.

G. Platting Requirements (Section 66-172)

Every plat, replat, or subdivision must be prepared by a professional surveyor or mapper. The plat must be signed and sealed by that professional surveyor and/or mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of Section 177, of the Florida Statutes. Every plat must also contain the printed name and registration number of the professional surveyor and/or mapper directly below the statement required, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and/or mapper practicing independently of a legal entity must include his or her address.

a. Application Requirements. Every plat or replat for a subdivision must be accompanied by the following:

- ___ Boundary survey prepared by a professional surveyor or mapper.
 - i. ___ Original or new plats. All plat applications require a boundary survey.
 - ii. ___ Replats of existing plats or subdivisions.
 - 1. Boundary surveys are only required for replats that affect any boundary of the previously platted property, or
 - 2. When improvements have been made on the lands to be replatted or adjoining lands.

___ Title certification. The title opinion or certificate shall also show all mortgages not satisfied or released of record or otherwise terminated by law.

b. Plat Requirements. Every plat of a subdivision offered for recording shall conform to the following:

- It must be:
 - i. ___ An original drawing made with black permanent drawing ink; or
 - ii. ___ A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

___ Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

___ The size of each sheet shall be 24 inches by 36 inches and shall be drawn with a marginal line on all sides. A three-fourths-inch margin shall be provided on all sides, except for the left binding side, where a two-inch margin shall be provided

___ When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

___ In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

___ The name of the plat shall be shown in bold legible letters, as stated in FS 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

b. Plat Requirements, con't

___ A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

___ Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

___ Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such "P.C.P.s" shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, "P.C.P.s" may be set prior to the recording of the plat and must be set within 1 year of the date the plat was recorded. In the counties or municipalities that require subdivision improvements and have the means of insuring the construction of said improvements, such as bonding requirements, "P.C.P.s" must be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing to place the "P.C.P.s" within the time allotted.

___ Monuments shall be set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a "P.R.M." or a "P.C.P."; however, a monument need not be set if a monument already exists at such corner, point, or change of direction or when a monument cannot be set due to a physical obstruction. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, monuments may be set prior to the recording of the plat and must be set at the lot corners before the transfer of the lot. In those counties or municipalities that require subdivision improvements and have the means of ensuring the construction of those improvements, such as bonding requirements, monuments shall be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing who shall be allowed to place the monuments within the time allotted.

___ The section, township, and range shall appear immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.

___ Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.

___ The dedications and approvals required by FS 177.071 and FS 177.081 must be shown.

___ The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

___ All section lines and quarter section lines occurring within the subdivision shall be indicated by lines drawn upon the map or plat, with appropriate words and figures. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning, shall be indicated. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

___ Location, width, and names of all streets, waterways, or other rights-of-way shall be shown, as applicable.

___ Location and width of proposed easements and existing easements identified in the title opinion or certification required by FS 177.041(2) shall be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

___ All contiguous properties shall be identified by subdivision title, plat book, and page, or, if unplatted, land shall be so designated. If the subdivision platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made; the fact of its being a replat shall be stated as a subtitle under the name of the plat on each sheet included. The subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

___ All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

___ Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat. When any lot or portion of the subdivision is bounded by an irregular line, the major portion of that lot or subdivision shall be enclosed by a witness line showing complete data, with distances along all lines extended beyond the enclosure to the irregular boundary shown with as much certainty as can be determined or as "more or less," if variable. Lot, block, street, and all other dimensions except to irregular boundaries, shall be shown to a minimum of hundredths of feet. All measurements shall refer to horizontal plane and in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the $39.37/12=3.28083333333$ equation for conversion from a U.S. foot to meters.

___ Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of nonradial lines shall be indicated.

___ Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.

___ The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

___ Park and recreation parcels as applicable shall be so designated.

___ All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled "Not a part of this plat."

___ The purpose of all areas dedicated must be clearly indicated or stated on the plat.

___ When it is not possible to show line or curve data information on the map, a tabular form may be used. The tabular data must appear on the sheet to which it applies.

___ The plat shall include in a prominent place the following statements: "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

___ All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained

by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

____ A legend of all symbols and abbreviations shall be shown.

c. Technical Review Process Prior to approval by the town commission, the application shall be reviewed for conformity to Section 177, the Florida Statutes, in the following manner:

- i. The plat, replat, or subdivision shall be reviewed by a professional surveyor or mapper, either employed by or under contract to the Town of Belleair.
- ii. The town's costs of the professional surveyor or mapper required for such review shall be borne by the legal entity offering the plat for recordation, as set forth in Section 177, of the Florida Statutes.
- iii. Evidence of the town's review of the application for conformity to Section 177, of the Florida Statutes, shall be placed on the plat in the form of a statement of conformity, containing the reviewing professional surveyor/mapper's name, signature, date of review, license number, and statement that the plat was reviewed by them pursuant to Section 177, of the Florida Statutes, and that it complies with all of the survey requirements set forth therein. In the event that the town's professional surveyor/mapper determines that the plat application does not conform to the statutory requirements, the town shall return the application to the applicant along with a statement detailing those aspects of the application that do not comply with the requirements. The applicant may correct such errors, and return the application to the town within 30 days of the date of review evidenced on the plat application for reconsideration for approval by the town surveyor/mapper. If the town surveyor/mapper finds that the corrected application complies with all of the survey requirements set forth in Section 177, of the Florida Statutes, the surveyor/mapper shall evidence such compliance on the plat application as set forth above. If an applicant whose plat application has been returned for noncompliance, does not submit to the town a corrected plat application as set forth above, the plat application process will be terminated and may only be considered thereafter by submitting a new plat application. In such event that an application is terminated or withdrawn, any reapplication pertaining to the same property shall require payment of all fees.