



CONSULTING. ENGINEERING. CONSTRUCTION.

November 4, 2025

Town of Belleair Building Department
901 Ponce De Leon Blvd
Belleaire, Florida 33756

Subject: Belleair Country Club - East Course Renovation

To Whom It May Concern:

We are resubmitting to you the Construction Plans for our project named Belleair Country Club - East Course Renovation in response to Town of Belleair Comments dated October 27, 2025.

The following items for staff review and approval:

1. One (1) electronic copy of the Response to Comments (Atwell);
2. One (1) electronic copy of the Construction Plans (Atwell);
3. One (1) electronic copy of the Town of Belleair GIS Storm Maps;
4. One (1) electronic copy of the SWFWMD ERP Permit 19267.013;
5. One (1) electronic copy of the FDEP Wastewater Permit;
6. One (1) electronic copy of the FDEP Water Permit;
7. One (1) electronic copy of the City of Clearwater Approval;
8. One (1) electronic copy of the Florida Fish and Wildlife Conservation Commission Permit;
9. One (1) electronic copy of the FDEP Generic Permit;
10. One (1) electronic copy of the Truck Route Exhibit;
11. One (1) electronic copy of the Landscape Plans (Lucido & Associates);
12. One (1) electronic copy of the Tree Mitigation Plans (Lucido & Associates);
13. One (1) electronic copy of the Tree Data Table (Lucido & Associates);
14. One (1) electronic copy of the Landscape Material List (Lucido & Associates);
15. One (1) electronic copy of the Irrigation Plans (Altum & Associates);

Please see our response to comments below in ***bold italics***.

ENGINEERING COMMENTS:

2. Provide a comment response letter with each subsequent submittal.

*****7/28/25: Comment Pending. Response letter provided. Ensure a response letter is provided with each subsequent submittal. *****

Response: Please see the comment response letter provided with this submittal package.

3. The submitted civil construction plans are not signed and sealed. Please provide signed, sealed and dated civil construction plans.

*****7/28/25: Comment Pending. Submitted plans are signed and sealed. Ensure all plans are signed in sealed for subsequent submittals. *****

Response: Please see the signed and sealed civil construction plans provided with this submittal package.

- 6.

- n. The approximate location of protected environmentally sensitive zones and restricted development zones as established in chapter 74, article VI of the Belleaire Code of Ordinances.

*****7/28/25: Comment Not Addressed. Revise the plans to show the location of all environmentally sensitive and restricted development zones, including the Rattlesnake Creek Buffer and Town of Belleaire 50' shoreline protection zone. *****

*****10/27/25: Comment Not Addressed. Rattlesnake Creek Buffer and Town of Belleaire 50' shoreline protection zones are shown on the plans. Please explain and provide detailed information regarding the***



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extent of any work in these areas. **

Luis – Is there an environmental reviewer that can look at this? They are proposing temporary buffer impacts, including replanting. The impacts shown are consistent with the SWFWMD permit.

Response: Please refer to Sheets C105 and C110 for the buffer to Rattlesnake Creek, Town of Belleair 50' Shoreline protection zone, and the Eagle Protection Zones. Also refer to Sheet 10 (3-3) of the Environmental Report submitted with this project, which identifies the Town of Belleair 50' shoreline protection zone. This shoreline protection zone would only apply to the area directly abutting Clearwater Harbor for Fairway's 14 and 15 but the shoreline is already hardened with a seawall dating as far back as 1962. The shoreline protection zone is already part of the existing golf course and will be maintained as such with the proposed renovation. Therefore, the proposed renovation within the shoreline protection zone is considered to have "insignificant adverse affects" on environmentally sensitive lands based on criteria outlined in Section 74-413 of the LDC.

The extents of work within the Town of Belleair 50' shoreline protection zone includes regrading and resodding the existing golf course. This work is proposed behind a hardened seawall. This extent of work was included in the 10/7/2025 plan set and has been approved by SWFWMD under ERP #19267.013.

The extents of work within the Rattlesnake Creek buffer include temporary buffer impacts due to regrading and resodding, the installation of two control structures, one bridge removal, and two proposed bridges. This extent of work was included in the 10/7/2025 plan set and has been approved by SWFWMD under ERP #19267.013.

7. Revise the proposed paving, grading and drainage plans Sheet C300-C303 to include:

j. The location and specifications of any proposed garbage dumpsters.

*****7/28/25: Comment Not Addressed: Sheet C300 shows a trash enclosure to be relocated. Please provide details of the trash enclosure. *****

*****10/27/25: Comment Addressed. Existing trash enclosures are shown to be relocated. *****

Luis – Does planning have any feedback on the dumpster enclosure detail?

Response: Comment Addressed per Luis.

10. Revise the stormwater pollution prevention plan to incorporate more detail including, disturbed area sequencing practices, stabilized construction entrances for each sequence area, temporary vegetative practices, storm drain inlet protection, turbidity barriers, temporary sediment basins, etc. Reference the FDEP Florida Stormwater Erosion and Sedimentation Control Inspectors Manual.

*****7/28/25: Comment Not Addressed: The revised plans include a note stating that the maximum disturbed area will be 104.3 acres. Please revise the erosion control plan to provide the temporary sediment basins required under section 5.6 of the FDEP NPDES Generic Permit for Stormwater Discharges from Large and Small Construction Activities. Also, include the following note on Sheet C900: "Stabilization measures must be initiated within 7 calendar days after construction activities have temporarily or permanently ceased for any portion of the site." *****

*****10/27/25: Comment Not Addressed. Temporary sediment basins required under section 5.6 of the FDEP NPDES Generic Permit for Stormwater Discharges from Large and Small Construction Activities are not provided. Temporary sediment basins are required when more than 10 acres are disturbed at one time. A copy of the Notice of Intent to use the Generic Permit for Stormwater Discharges was provided, however the plans must still comply with the permit requirements. *****

Luis – there should be an inspector with the City who covers the erosion control requirements during construction.

Response: Dewatering sump and temporary sediment basin locations are shown on sheet C900 and a detail for dewatering sediment basins has been added to sheet C910.

12. Provide details of the existing bridge over Rattlesnake Creek to be removed, including elevations and dimensions.

7/28/25: Comment Not Addressed: Please revise the bridge cross-section to label the overall bridge width and length and the elevations of the bottom and top of the existing bridge. Also, please add "existing" to the bridge section label.

10/27/25: Comment Not Addressed: The existing bridge detail is no longer shown. Please include a detail of the existing bridge including the overall bridge width and length and the elevations of the bottom and top of the existing bridge.

Response: Please see the existing bridge dimensions on sheet C110 and the existing bridge elevations on sheet C105. These dimensions and elevations were included in the plans submitted and dated 10/7/2025. Additionally, the bridge detail is shown on sheet C110.

13. Provide details of the proposed bridge over Rattlesnake Creek, including elevations, dimensions, mean high water, storm event elevations, etc.

7/28/25: Comment Not Addressed. Generic dimension and elevation labels are shown on Sheet C301. However, they do not provide sufficient detail to reflect the bridge geometries. Please provide detailed-cross sections and plan views showing detailed geometry of the bridges including, the width and length and elevations of the bottom and top of bridge, etc.

10/27/25: Comment Not Addressed: Please revise the proposed bridge design plans to include the elevations of the bottom and top of the bridges.

Response: The elevations of the top and bottom of the proposed bridges were shown on the construction plans previously submitted and dated 10/7/2025 on sheet C301. Additionally, the bridge elevations are shown on page S1 of the Cart Bridge Plans provided by DeVires Engineering dated 10/2/2025 and provided with the 10/7/2025 submittal package. The bottom of both proposed bridges is 11.15'. The SHW elevation, DHW25, and DHW100 of Rattlesnake Creek are shown on C301 as well. The SHW elevation is 5.0'. The DHW25 elevation is 9.86'. The DHW100 elevation is 10.26'. The bottoms of both proposed bridges are higher than all these elevations.

23. Please provide existing drainage and utility easement information on topographic survey and proposed plans. Ensure the existing drainage facilities within the easements are included in the existing and proposed plans. Indicate if the facilities within the existing easements drain into the golf course and ensure they are included in the ICPR model. Also, indicate if any existing easements are to be amended. Please provide a response for each existing easement including: FDOT Easement (ORB 841 PG 627-628), Town Of Belleair Drainage Facility And Management Easement For Sediment Pond And Belleair Creek (15' Offset Of Top Of Bank) (Orb 8717, Pg 2275-2280), Perpetual Drainage Easement (Orb 19396, Pg 1792-1818), Historical Limits Of Town Of Belleair Drainage Facility And Management Easement For Sediment Pond And Belleair Creek (Orb 8717, Pg 2275-2280), Drainage And Irrigation Easement (Orb 12839, Pg 1662-1669) (Orb 13054, Pg 2588-2599).

***7/28/25: Comment Not Addressed: Drainage and Irrigation Easement (Orb 12839, Pg 1662-1669) (Orb 13054, Pg 2588-2599) and Perpetual Drainage Easement (Orb 19396, Pg 1792-1818) are shown on the Existing Conditions Plan, Sheet C105. However, no drainage facilities are shown within the easement areas. Please provide an explanation. Also, why is an offsite inflow basin not identified at this location.*

*Additionally, label the existing pipe size within and Town of Belleair Drainage Easement (Orb 9114, Pg 741-743) on Sheet C105. Sheet C111 shows the existing drains and piping within the easement to be removed. Are these serving Druid Road? How will they be replaced? Provide a more detailed topographic survey of this area and details of the proposed drainage improvements to ensure Druid Rd service is unaffected. Also, please explain why an offsite inflow basin is not identified in this location.***

***10/27/25: Comment Not Addressed. Please contact appropriate Town of Belleair representatives to obtain record copies of the Druid Road and Bellview Blvd drainage systems. Provide copies of the road system records and show any existing drainage serving the roadways on the plans.*



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Luis - Does the Town have records of the Druid Road and Bellview Blvd drainage system to verify that the road system will not be affected by the construction?

Response:

Town of Belleair Drainage Easement (Orb 9114, Pg 741-743):

All existing utilities are shown on sheets C105 and C111. There are two sets of storm structures that run parallel to Druid Road. The storm structures that serve Druid Road are within the ROW and are not being disturbed. The onsite storm structures and pipes that are being removed do not connect to the curb inlets within Druid Road until their ultimate discharge into structure #13 shown on sheet C302. These pipes serve onsite drainage. Since there is no connection between these structures and the curb inlets serving Druid Road, there is no offsite inflow being taken on in this area. Additionally, the onsite drainage structures can be found on sheet #1 of 3 in the specific purpose survey from Atwell dated 6/19/24. The curb inlets can be found on sheets 24 and 29 in the existing topographic and boundary survey provided by McKim and Creed dated 10/7/2025. The Town of Belleair provided GIS Storm maps provided with this submittal package. Additional record copies of the Druid Road drainage system were requested from the Town of Belleair on 9/11/2025. No response was provided.

Please note that the following comments will be included as conditions of the Major Site Development Plan approval and will be required to be addressed prior to construction:

26. Provide Stormwater Utility Fee Calculation on plan sheet per Land Development Code Sec. 74-222.

Response: Acknowledged. Belleair Country Club currently pays \$83.44 for the stormwater utility fee. This will be recalculated after final plans are approved.

28. Provide approval of outside agencies including Pinellas County, the City of Clearwater (as appropriate) and the Florida Fish and Wildlife Conservation Commission.

Response: All outside agency approvals have been included with this submittal, including SWFWMD, Pinellas County, City of Clearwater, and Florida Fish and Wildlife Conservation Commission.

BUILDING COMMENTS:

1. C010- General Construction Notes
#2) Please update to include Florida Building Code 2023 (8th edition). Bridges & Roadways= FDOT, Retaining Walls= FBC & LDC

Response: General note #2 on sheet C010 has been revised to include Florida Building Code.

2. C010- General Construction Notes
#5) SUITABLE FILL OBTAINED THROUGH EXCAVATION OF STREETS AND DETENTION PONDS SHALL BE PLACED ON LOTS AND ADJACENT LAND IN ACCORDANCE WITH THE MASTER DRAINAGE AND GRADING PLAN AS DIRECTED BY THE ENGINEER.
Please advise of the location described. No further information provided throughout plan sheets.

Response: The construction plans submitted and dated 10/7/2025 do not contain this note. General Construction Notes #5 reads, "Soil obtained from onsite pipe excavation shall be reused for backfill material."



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3. C010- General Site Notes

#22) ON-SITE BURNING, IF REQUIRED, SHALL NOT COMMENCE WITHOUT SEPARATE APPROVAL FROM THE DIVISION OF FORESTRY.

I'm not sure why this was inserted after it was removed and the appropriate method of dealing with the materials removed during clearing & grubbing were updated.

Response: The construction plans submitted and dated 10/7/2025 do not contain this note. No burning of onsite materials is anticipated with this work.

4. C500- Missing Sheet

Response: The construction plans submitted and dated 10/7/2025 do not contain a sheet C500 in the sheet index located on sheet C000. Sheet C500 does not exist.

5. C900- Missing the Main Truck Route

Response: The main truck route was provided and approved with the 8/18/2025 Utilities submittal. The same truck route will be used for full site construction and has been provided with this submittal package.

6. Missing pipe schedule

Response: The Pressure Pipe Table and Pipe Table were provided on sheet C400 with the construction plans submitted and dated 10/7/2025. Pipe materials are also listed on sheet C400 under utility construction notes #11-14.

7. Missing details of work to be done by others (DUKE & BUILDINGS)

Response: There are no buildings being proposed with this project. The Duke Energy work order number is 59521039 and was provided with the 10/7/2025 submittal. The Duke Energy pullbox (#8956475) will be replaced by Duke Energy to accommodate the elevation adjustments. The pullbox will not change location, only elevation.

8. Landscaping and Irrigation Plans

Response: Landscaping plans were previously provided on 7/25/2025. Landscaping and Irrigation plans are included with this submittal package.

9. Missing Bridges and Retaining Wall Details & Drawings

Response: Bridge and Retaining Wall details and drawings were provided on 10/7/2025.

Sincerely,
Atwell, LLC

Ryan Powers, P.E.
Senior Project Engineer