



PLANNING BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, 9/20/2016
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

- 1. Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A notation will be made that those items will be taken out of order.
- 2. Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Agenda Items**
 - a. Minutes for Acceptance:**
August 16th, 2016
 - b. Ordinance 2016-03 – Proposed amendments to Chapter 86 of the City of St. Pete Beach Code of Ordinances pertaining to fats, oils, and grease (FOG).**
 - c. Comprehensive Plan Amendment 16-02 – an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan.**

- d. Conditional Use 2016-0045 – 5750 Gulf Blvd. – Applicant requests a conditional use approval for a temporary lodging use with building height greater than 50 feet and density above 30 units per acre, pursuant to Section 35.3(b)(1), 35.3(d)(2), and Sec. 39.6(p) of the Land Development Code.**

4. Other items

5. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than four days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

	St. Pete Beach Planning Board 155 Corey Avenue St. Pete Beach, FL 33706 727-367-2735
9/20/2016	
Item Number Ordinance #2016-03 Type of Application Amendment to Chapter 86 of the Code of Ordinances Applicant City of St. Pete Beach Location City wide Project Planner(s) Jennifer Bryla, AICP, Requested Action Recommendation of Approval of Ordinance 2016-03 to the City Commission Staff Recommendation Approval Planning Board Hearing 9/20/2016 City Commission First Reading (10/11/2016) Final Reading (10/25/2016)	ITEM SUMMARY: The City of St. Pete Beach was issued a consent order from the Department of Environmental Protection (DEP) dated November 21, 2014. The order was intended to remedy conditions in the City's wastewater system. As a component of that consent order the City is required to provide for the management and handling of Fats, Oils, and Grease (FOG) for food service establishments and automotive related enterprises located within the City of St. Pete Beach and outside of the City who are users of the Wastewater Collection System (WWCS). The attached Ordinance is proposed to update the City's regulations pertaining to FOG management within the City to satisfy the consent order and to protect the WWCS from the negative effects of the introduction of excessive amounts of fats, oils, and grease into the system.  PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no oral or written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed Ordinance is consistent with the City of St. Pete Beach's Comprehensive Plan specifically Goals, Objectives and Policies associated

Findings In its review of the proposed application, staff has determined: 1. The proposed Ordinance is consistent with Florida Statutes. 2. The proposed Ordinance is consistent with the Pinellas County Regional Policy Plan. 3. The proposed Ordinance is consistent with the St. Pete Beach Comprehensive Plan. 4. The proposed Ordinance is consistent with the intent of the LDC.	with the Infrastructure Plan Element and the most current Capital Improvements Element. The proposed Ordinance is also consistent with the Land Development Code, which outlines that concurrency requirements are a valid public purpose and integral to the protection and enhancement of the quality of life in the City . The goal of Chapter 86 of the Code of Ordinances is to complement the regulations provided for the Building Code pertaining to utilities within the City. PLANNING BOARD: The Planning Board will hear Ordinance 2016-03 on September 20th, 2016 in order to provide a recommendation to the City Commission. STAFF RECOMMENDATION: Upon review of the above guiding documents, staff recommends approval of Ordinance 2016-03 as presented.
---	--

Ordinance 2016-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENT OF CHAPTER 86 – UTILITIES, OF THE CITY OF ST. PETE BEACH CODE OF ORDINANCES SECTION(S) 86-147 – 86-153, PERTAINING TO FATS, OILS, AND GREASE (FOG); PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to update the City's regulations pertaining to Fats Oils and Grease Management within the City; and

WHEREAS, the City Commission has found this Ordinance to be in compliance with the City's consent order issued by DEP dated November 21, 2014; and

WHEREAS, the City Commission has found this Ordinance to be in the best interest of the City of St. Pete Beach;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

ARTICLE V. FATS, OILS, AND GREASE (FOG) MANAGEMENT PROGRAM

[Sec. 86-147. GENERAL PROVISIONS.](#)

[Sec. 86-148. DEFINITIONS AND ABBREVIATIONS.](#)

[Sec. 86-149. GREASE TRAPS, GREASE INTERCEPTORS, AND OIL/WATER SEPARATORS.](#)

[Sec. 86-150. PERMITTING AND INSPECTION PROGRAM.](#)

[Sec. 86-151. GREASE WASTE HAULER REQUIREMENTS.](#)

[Sec. 86-152. CHARGES.](#)

[Sec. 86-153. ENFORCEMENT, FINES, REMEDIES.](#)

Sec. 86-147. GENERAL PROVISIONS.

- (a) *Purpose and policy.* This article sets forth uniform requirements for food service establishments and automotive related enterprises located within the City of St. Pete Beach and to food service establishments and automotive related enterprises located outside the city who are, by contract or agreement with the city, users of the Wastewater Collection System, herein after referred to as the WWCS. This Article enables the city to comply with all applicable state and federal laws including the Clean Water Act (33 United States Code Sec.1251 et seq.). This article further establishes uniform permitting, maintenance, and monitoring requirements for controlling the discharge of fats, oils and grease from food service establishments and automotive related enterprises discharging to the City of St. Pete Beach WWCS.
- (b) *Objectives.* The objectives of this article are:
- (1) To preclude the introduction of excessive amounts of fats, oils, and grease into the City of St. Pete Beach' wastewater collection and transmission system; and
 - (2) To prevent obstruction or blockage of the city's sanitary sewer lines due to grease build-up, attributing to sanitary sewer backups and overflows or releases of wastewater that reach waters of the United States, publicly and privately-owned properties, streets, and residential and commercial buildings, resulting in potential environmental and civil liability to the city; and
 - (3) To protect the health, safety, and welfare of the citizens of and visitors to the City of St. Pete Beach, the integrity of the environment, and regulate the use of the city's wastewater collection and transmission system as required by law; and
 - (4) To set forth the procedures to be followed in administering this article and to provide penalties for violations thereof; and
 - (5) To implement a procedure to recover the costs incurred by the city, including staff time and equipment used, in cleaning and maintaining wastewater collection system lines and disposing of grease blockages; and
 - (6) To implement a procedure to recover costs for any liability incurred by the city for damages caused by grease blockages resulting in the flooding of streets, residences, or commercial buildings and to prevent similar recurrences; and
 - (7) To issue Commercial Wastewater Discharge Permits (CWDPs) to food service establishments and automotive related enterprises requiring grease trap, grease interceptor, and/or oil/water interceptor installation, maintenance, monitoring, compliance, and enforcement activities; and
 - (8) To establish administrative review procedures and reporting requirements; and
 - (9) To establish fees for the recovery of costs resulting from the program established herein; and
 - (10) To establish enforcement procedures for violations of any part or requirement of this article.
- (c) *Administration.* Except as otherwise provided herein, the Director of the Public Services Department (Director), or other such persons as delegated by the City Manager, shall assign the administration of the FOG Management Program to designated staff for implementation and enforcement of the provisions of this article, up to and including fines for non-compliance.
- (d) *Applicability.* The provisions of this article shall apply to all existing food service establishments and automotive related enterprises and to all food service establishments and automotive related enterprises that commence operation on or after the effective date of this article that are located within the municipal boundaries of the City of St. Pete Beach and to all existing food service establishments and automotive related enterprises and to all food service establishments and automotive related enterprises that begin operations on or after the effective date of this article

located outside the municipal boundaries of the city, and who are, by contract or agreement with the city, users of the WWCS owned, operated, and maintained by the City of St. Pete Beach, Florida.

- (e) *Severability*. If any clause, sentence, paragraph, section or subsection of these regulations shall be adjudged invalid for any reason whatsoever, such judgment shall not affect, repeal or invalidate the remainder thereof, but shall be confined to the clause, sentence, paragraph, section or subsection thereof found to be invalid.
- (f) *Disclaimer of liability*. These regulations shall not be construed or interpreted as imposing upon the city, its officials, or employees:

 - (1) Any liability or responsibility for damages to any property; or
 - (2) Any warranty that any system, installation, or portion thereof that is constructed or repaired under permits and inspections required by these regulations will function properly. In addition, any employee charged with enforcement, acting in good faith and without malice in the discharge of their duties, shall not thereby be personally liable and is hereby relieved from personal liability for damage that may occur to any person or property as a result of any act required by these regulations.

Sec. 86-148. DEFINITIONS AND ABBREVIATIONS.

- (a) *General definitions*. Unless the context specifically indicates otherwise, the following terms and phrases used in this article shall have the meaning hereinafter designated as follows:

 - (1) "*Automotive related enterprise*". An establishment where automotive vehicles are serviced, greased, repaired, or washed and which contribute wastes containing petroleum (hydrocarbon) based oils and greases. Automotive related enterprises shall include, but shall not be limited to, automotive repair garages, gasoline stations with grease racks, and commercial vehicle wash facilities.
 - (2) "*Automotive related enterprise owner*" or "*owner*". In the case of an individual automotive related facility, the owner or proprietor of the automotive related operation. Where the automotive related facility is a franchise operation, the owner of the franchise is the responsible person or entity. Where the automotive related facility is owned by a corporation, the corporate representative is the responsible entity.
 - (3) "*Best Management Practices*" or "*BMP*". Techniques used throughout the food service industry, and have proven effective when implemented properly and consistently.
 - (4) "*Black water*". Wastewater from sanitary fixtures such as toilets and urinals.
 - (5) "*City*". The City of St. Pete Beach, Florida, or the Board of City Commissioners of St. Pete Beach, Florida and all authorized representatives.
 - (6) "*Commercial wastewater discharge permit (CWDP)*". A permit issued by the City of St. Pete Beach, Florida, authorizing the discharge of wastewater to the city's WWCS from a food service establishment or an automotive related enterprise.
 - (7) "*Control Authority*". The City of St. Pete Beach, Florida through the Director of the Public Services Department.
 - (8) "*Director*". The Director of the City of St. Pete Beach' Public Services Department, or such other persons designated by the City Manager.
 - (9) "*Food service establishment*" or "*establishment*" or "*FSE*". Any business or food service facility, which prepares, processes, and/or packages food for sale or consumption, on or off site, with the exception of private residences. Food service establishments shall include, but are not

limited to: food courts, food manufacturers, food packagers, restaurants, grocery stores, delicatessens, bakeries, retail and wholesale meat markets, retail and wholesale seafood markets, lounges, hospitals, nursing homes, assisted congregate living facilities, churches, schools, and all other food service facilities not specifically listed above. For the purpose of this division, food service establishment shall not include a facility that only prepares beverages; an establishment that only sells prepackaged foods, or an establishment that is currently classified as a Significant Industrial User by and permitted through the city's Industrial Pretreatment Program.

- (10) "Food service establishment owner" or "owner". In the case of individual food service establishments, the owner or proprietor of the food service operation. Where the food service establishment is a franchise operation, the owner of the franchise is the responsible person or entity. Where the food service establishment is owned by a corporation, the corporate representative is the responsible entity. Where two or more food service establishments share a common grease interceptor, the owner shall be the individual who owns or assumes control of the grease interceptor or the property on which the grease interceptor is located.
- (11) "Garbage". Solid waste resulting from the domestic or commercial preparation, cooking, and dispensing of food, and from the handling, storage, and sale of produce, meats, and seafoods.
- (12) "Garbage disposal" or "garbage grinder". A device which shreds or grinds up waste material into smaller portions prior to discharge into the city's wastewater collection and transmission system.
- (13) "Gray water". All of the liquid contained in a grease interceptor that lies below the floating grease layer and above the food solids layer.
- (14) "Grease". A material, either liquid or solid, containing substances which may solidify or become viscous at temperatures between 32 degrees and 150 degrees Fahrenheit, composed primarily of fats, oils or grease from animal or vegetable sources. The phrases "fats, oils and grease", "FOG", "oil and grease," or "oil and grease substances" shall be included in this definition.
- (15) "Grease interceptor". A device located underground and outside of a food service establishment designed to collect, contain, or remove food waste solids and grease from the wastestream while allowing the balance of the liquid waste ("gray water") to discharge to the city's wastewater collection and transmission system by gravity flow or to a privately-owned collection and transmission system, which discharges to the city's wastewater collection and transmission system. Grease interceptors are required whenever and wherever grease waste is produced in quantities that could otherwise cause line stoppage or hinder sewage disposal and shall be in conformance with the provisions of the most current edition of the Florida Plumbing Code and all other federal, state, and local regulations.
- (16) "Grease trap". A device located inside a food service facility or under a sink designed to collect, contain or remove food wastes and grease from the waste stream while allowing the balance of the liquid waste ("gray water") to discharge to the city's wastewater collection and transmission system by gravity flow or to a privately-owned collection and transmission system, which discharges to the city's wastewater collection and transmission system. Grease traps shall be in conformance with the provisions of the most current edition of the Florida Plumbing Code.
- (17) "Grease waste hauler". A person who collects the contents of a grease interceptor or grease trap and transports it to an approved grease recycling or grease disposal facility. A grease waste hauler may also provide other services to a food service establishment related to grease interceptor maintenance.
- (18) "Oil/water separator". A device designed and installed to segregate oil and water to prevent the discharge of oils to the WWCS. Oil/water separators are required where oils are discharged in quantities that could hinder the operation of the WWCS as determined by the city, including, but not limited to, facilities where automotive vehicles are serviced, greased, repaired, or washed.

- (19) "Registered grease waste hauler list". A list of grease waste haulers registered with the City of St. Pete Beach in accordance with the provisions outlined in [Sec. 86-151](#) of this article and authorized to collect grease and operate a grease waste hauling business in the city.
- (20) "Shall" is mandatory. "May" is permissive.
- (21) "Significant industrial user".
- a. All users subject to categorical standards under Rule 62-625.410, FAC and 40 CFR Chapter I, Subchapter N, which has been adopted by reference in Rule 62-660, FAC; and
 - b. Any other industrial user that:
 1. Discharges an average of 25,000 gallons per day or more of process wastewater to the WWCS (excluding sanitary, noncontact cooling, and boiler blowdown wastewater); or
 2. Contributes a process wastestream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the WWCS; or
 3. Is designated as such by the city on the basis that it has a reasonable potential for adversely affecting the WWCS's operation or for violating any pretreatment standard or requirement in accordance with Rule 62-625.500(2)(e), FAC.
- (22) "Wastewater". The liquid and water-carried industrial or domestic wastes from dwellings, commercial establishments, industrial facilities, and institutions, together with any solids or other pollutants which may be present, whether treated or untreated, which is contributed into or permitted to enter the WWCS.
- (23) "Wastewater collection and/or transmission systems" or "WWCS". Sewer, pipelines, conduits, manholes, pumping stations, force mains, and all other facilities used for the collection and transmission of wastewater from individual service connections to the wastewater treatment plant intended for the purpose of providing treatment prior to release to the environment.
- (b) Abbreviations. The following abbreviations, when used in this article, shall have the designated meanings as follows:
- (1) BMP—Best Management Practices.
 - (2) CWA—Clean Water Act.
 - (3) CWDP—Commercial Wastewater Discharge Permit.
 - (4) FAC—Florida Administrative Code.
 - (5) FDEP—Florida Department of Environmental Protection.
 - (6) FOG—Fats, Oils, and Greases.
 - (7) FSE—Food Service Establishment.
 - (8) NOV—Notice of Violation.
 - (9) WWCS—Wastewater Collection and/or transmission System.

Sec. 86-149. GREASE TRAPS, GREASE INTERCEPTORS, AND OIL/WATER SEPARATORS.

- (a) Requirements. All food service establishments and automotive related enterprises are required to have a grease trap or grease interceptor, or an oil/water separator, respectively, properly installed in

accordance with any and all applicable requirements of the most current edition of the Florida Plumbing Code.

(1) *New establishments.* On or after the effective date of this article, all food service establishments and automotive related facilities, which are proposed or newly constructed, or existing food service establishments and automotive related facilities, which will be expanded, renovated, or remodeled, to include a food service establishment or automotive related facilities, where such an establishment or facility did not previously exist, shall be required to install a grease interceptor(s), grease trap(s) or oil/water separator in accordance with the requirements of the most current edition of the Florida Plumbing Code and to operate and maintain the grease interceptor(s), grease trap(s) or oil/water separator in accordance with the requirements outlined in this article. Grease interceptors, grease traps, and oil/water separators shall be installed and permitted prior to the issuance of a certificate of occupancy by the city's Building Department.

(2) *Existing establishments.*

a. All food service establishments and automotive related shall be required to upgrade or replace their existing grease interceptor, grease trap, and/or oil/water separator, if it's determined by the Control Authority that the existing systems, is not in compliance with the Florida Building Code, (Plumbing) within 180 days of notification. Appeals may be made to the Control Authority within 14 days from receiving such notification. Appeals shall only be granted on the basis of the existing establishments and or facilities having insufficient area either inside the building or outside on the building site.

When applying for a permit as required by Section 86-150 (a) the owner of the Food Service Establishment or auto related enterprise shall obtain the services of a licensed Plumber to submit along with the application the following information;

1. Site plan and/or floor plan depicting all grease traps, grease interceptors, and oil/water separators.
2. The size of all grease traps, grease interceptors, and oil/water separators (system(s)).
3. Calculations showing the type and capacity required by the Florida Building Code, Plumbing.
4. If the calculations show that the existing system(s) are deficient, then plans must be submitted to show how the system will be brought into compliance.

b. At any time after any food service establishment and automotive related facilities are brought into compliance based on subsection (a) above the city shall require an existing food service establishment or an automotive related facility to install a new oil and grease removal system, which shall include a grease interceptor, grease trap, or oil/water separator that complies with the requirements of the most current edition of the Florida Plumbing Code or to modify, repair, or replace any noncompliant plumbing or existing grease interceptor, grease trap, or oil/water separator within thirty (30) business days of written notification by the Control Authority when any one or more of the following conditions exist:

1. The establishment does not have a grease interceptor, grease trap, or oil/water separator; or
- 2- The establishment is found to be contributing fats, oils, and greases in quantities sufficient to cause wastewater collection system line stoppages or necessitate increased maintenance on the city's wastewater collection and transmission system; or

3. The establishment has an irreparable, or defective grease interceptor, grease trap, or oil/water separator; or

4. Remodeling of the food preparation or kitchen waste plumbing system is performed, which requires a plumbing permit to be issued by the City of St. Pete Beach; or

5. There is a change in the intended use of the establishment; or

6. The existing establishment is sold or undergoes a change in ownership; or

7. The existing establishment does not have plumbing connections to a grease interceptor, grease trap, or oil/water separator in compliance with the requirements of this article;

(c) Plumbing connections. Grease interceptors, grease traps, or oil/water separators shall be installed in accordance with the most current edition of the Florida Plumbing Code, which requires that such grease interceptor, grease trap, or oil/water separator be located in the food service establishment's or automotive related facility's lateral service line between all fixtures which may introduce fats, oils, or greases into the sewer system and the connection to the city's wastewater collection and transmission system. Wastewater from sanitary facilities (black water) and other similar fixtures shall not be introduced into the grease interceptor, grease trap, or oil/water separator under any circumstance and is strictly prohibited.

(d) Grease traps. Grease traps shall be installed in accordance with the most current edition of the Florida Plumbing Code and the FSE shall operate and maintain its grease trap in accordance with the following criteria:

1) Inspection, cleaning and maintenance. Each FSE shall be solely responsible for the cost of the grease trap's proper installation, inspection, cleaning, and maintenance. Each FSE may contract with a grease waste hauler who is currently permitted by Pinellas County, Florida, or may perform its own grease trap cleaning and maintenance. All grease traps shall be opened, inspected, cleaned, and maintained at a minimum of once per week. In addition to the required weekly cleaning, each FSE shall determine an additional cleaning frequency at which its grease trap(s) shall be cleaned according to the performance standards outlined in the city's guidance document entitled "Design and Performance Criteria for Grease Traps, Grease Interceptors, and Oil/water Separators".

2) Control Authority inspection. Grease traps shall be periodically inspected by the Control Authority, upon the presentation of proper credentials and identifications, as necessary to assure compliance with this article and to assure proper cleaning and maintenance schedules are being adhered to.

3) Repairs and replacement. The FSE shall be solely responsible for the cost and scheduling of all repairs to and/or replacement of its grease trap(s). Repairs or replacement required by the Control Authority shall be completed by a specified date of the written notice of required repairs or replacement is received by the establishment. The Control Authority may authorize an extension of time to achieve compliance, if requested by an FSE. If additional time is necessary to come into compliance with the provisions of this article, the FSE may submit a compliance schedule establishing a schedule for bringing the FSE into compliance on a reasonably agreed upon date.

4) Disposal. Grease and solid materials removed from a grease trap shall be containerized and appropriately disposed of in the FSE's solid waste disposal system.

- 5) Record keeping. The FSE shall maintain records of the date, time, and signature of all cleaning and maintenance for each grease trap in a logbook and shall make this logbook available for inspection by the Control Authority upon request.
- (e) Grease interceptors. Grease interceptors shall be designed and installed in accordance with the most current edition of the Florida Plumbing Code. Each FSE shall operate and maintain its grease interceptor in accordance with the following criteria:
- 1) Inspection, pumping, and maintenance. Each FSE shall be responsible for all costs associated with the proper installation, inspection, pumping, cleaning, and maintenance of its grease interceptor. All FSE's that have grease interceptors shall utilize a contracted grease hauler who has been permitted by Pinellas County, Florida. Pumping services shall include the complete removal of all contents, including floating materials, wastewater and bottom sludges and solids from the interceptor.
 - 2) Pumping frequency. Each FSE shall have its grease interceptor(s) pumped at a minimum frequency of once every calendar month. There shall be a minimum period of three (3) weeks between each required pumping. In addition to required monthly pumping, each Control Authority shall determine an additional or reduced frequency at which its grease interceptor(s) shall be pumped according to the performance standards outlined in the city's guidance document entitled "Design and Performance Criteria for Grease Traps, Grease Interceptors, and Oil/water Separators".
 - 3) Control Authority inspection. Grease interceptors shall be periodically inspected by the Control Authority, upon the presentation of proper credentials and identifications, as necessary to assure compliance with this article and to determine if proper cleaning and maintenance schedules are being adhered to. If, upon inspection, an interceptor is found to exceed the standards outlined in the city's guidance document entitled "Design and Performance Criteria for Grease Traps, Grease Interceptors, and Oil/water Separators", the FSE shall be required to have the interceptor pumped out within seventy-two (72) hours of the inspection date. Failure to pump-out the interceptor shall constitute a violation of this article.
 - 4) Repairs and replacement. The FSE shall be solely responsible for the cost and scheduling of all repairs to and/or replacement of its grease interceptor(s). Repairs or replacement required by the Control Authority shall be corrected by a specified date contained in the same written notice that requires the repairs or replacement. The Control Authority may authorize an extension of time to achieve compliance for an additional sixty (60) calendar days if requested by an FSE. If additional time is necessary to come into compliance with the provisions of this article, the FSE may submit a compliance schedule establishing a schedule for bringing the FSE into compliance on a reasonably agreed upon date.
 - 5) Disposal. Wastes removed from each grease interceptor shall be disposed of at a facility permitted to receive and treat such wastes. Neither grease nor solid materials removed from the interceptors shall be returned to any grease interceptor, publicly or privately-owned sewer line, publicly or privately-owned manhole, publicly or privately-owned pump station, or any portion of the city's wastewater collection and transmission system or wastewater treatment facility.
 - 6) Record keeping. Each FSE shall maintain records of cleaning and maintenance of the system, details of any repairs required, and dates of repair completion, and any other records pertaining to the interceptor. These records shall be made available for review upon request by the Control Authority, and shall contain the following information:
 - a. The as-built drawing of the establishment's plumbing system;
 - b. A copy of the current Commercial Wastewater Discharge Permit;
 - c. Receipts from grease pumpers, plumbers, parts suppliers, etc.;

- d. Log of pumping, cleaning, and maintenance activities; and
- e. Grease waste hauler information.

The file shall be available at all times for inspection and review by the Control Authority.

(f) Oil/water separators. Oil/water separators shall be designed and installed in accordance with the most current edition of the Florida Plumbing Code. Each automotive related facility shall operate and maintain its oil/water separator in accordance with the following criteria:

- 1) Inspection, pumping, and maintenance. Each automotive related facility shall be responsible for all costs associated with the proper installation, inspection, pumping, cleaning, and maintenance of its oil/water separator. All automotive oil and grease generators that have oil/water separators shall utilize a contracted waste oil hauler.
- 2) Pumping frequency. Each automotive related facility shall have its oil/water separator(s) pumped at a minimum frequency of once every one hundred and eighty (180) days, or more frequently as needed to prevent carry over of oil and grease into the city's WWCS, which shall be determined by the Control Authority.
- 3) Control Authority inspection. Oil/water separators shall be periodically inspected by the Control Authority, upon the presentation of proper credentials and identifications, as necessary to assure compliance with this article and to determine if proper cleaning and maintenance schedules are being adhered to. If, upon inspection, an oil/water separator is found to exceed the standards outlined in the city's guidance document entitled "Performance Criteria for Grease Traps, Grease Interceptors, and Oil/water Separators", the automotive related enterprise shall be required to have the separator pumped out within seventy-two (72) hours of the inspection date. Failure to pump-out the oil/water separator shall constitute a violation of this article.
- 4) Repairs and replacement. The automotive related enterprise shall be solely responsible for the cost and scheduling of all repairs to and/or replacement of its oil/water separator(s). Repairs or replacement required by the Control Authority shall be corrected by a specified date of written notice of requiring the repairs or replacement is received by the facility. The Control Authority may authorize an extension of time to achieve compliance if requested by an automotive related enterprise. If additional time is necessary to come into compliance with the provisions of this article, the automotive related enterprise may submit a compliance schedule establishing a schedule for bringing the automotive related enterprise into compliance on a reasonably agreed upon date.
- 5) Disposal. Wastes removed from each oil/water separator shall be disposed of at a facility permitted to receive and treat such wastes. Neither oil nor solid materials removed from the separator shall be returned to any oil/water separator, publicly or privately-owned sewer line, publicly or privately-owned manhole, publicly or privately-owned pump station, or any portion of the city's wastewater collection and transmission system or wastewater treatment facility.
- 6) Record keeping. Each automotive related enterprise shall maintain records of cleaning and maintenance of each oil/water separator, details of any repairs required, and dates of repair completion, and any other records pertaining to the oil/water separators. These records shall be made available for review upon request by the Control Authority, and shall contain the following information:
 - a. The as-built drawing of the facility's plumbing system;.
 - b. A copy of the current Commercial Wastewater Discharge Permit;
 - c. Receipts from pumpers, plumbers, parts suppliers, etc.;

- d. Log of pumping, cleaning, and maintenance activities; and
- e. Waste oil hauler information.

The file shall be available at all times for inspection and review by the Control Authority.

- 7) Additives. Any chemicals, enzymes, emulsifiers, live bacteria, or other grease cutters, dissolving agents, or additives used for the purpose of oil and grease reduction shall be prohibited unless such use has been approved by the Control Authority prior to their addition to grease traps, grease interceptors or oil/water interceptors by the FSE, the automotive related enterprise or the grease hauler. Material Safety Data Sheets (MSDS) and any other applicable information concerning the composition, frequency of use, and mode of action of the proposed additive shall be sent to the city together with a written statement outlining the procedures for the proposed use of the additive(s). Based upon the information received and any other information solicited from the potential user or supplier, the Control Authority shall permit or deny the use of the additive in writing. Permission to use any specific additive may be withdrawn by the Control Authority at any time.
- 8) Alternative grease removal devices or technologies. Alternative device and technologies such as automatic grease removal systems shall be subject to written approval by the Control Authority prior to installation. Approval of the device shall be based on demonstrated (proven) removal efficiencies and reliability of operation. The Control Authority may approve these types of devices depending on manufacturer's specifications on a case by case basis. The establishment may be required to furnish analytical data demonstrating that oil and grease discharge concentrations to the city's wastewater collection and transmission system will not exceed the limitation established in Chapter 86, Article III of the City of St. Pete Beach' Code of Ordinances.

Sec. 86-150. PERMITTING AND INSPECTION PROGRAM.

- (a) Permitting requirements. All FSE and automotive related enterprises shall be required to apply for and obtain a "Commercial Wastewater Discharge Permit" (CWDP) from the city. The Control Authority shall approve, deny, or approve with special conditions all applications for CWDPs in accordance with the policies and regulations established in this article. The CWDP shall be in addition to any other permits, registrations, or local business taxes which may be required by Federal, State, or local law. It shall be a violation of this article for any FSE or automotive related enterprise identified by the Control Authority to discharge wastewater containing fats, oils, and grease to the City of St. Pete Beach' wastewater collection and transmission system without a current CWDP.
- (b) Application form. The Control Authority shall provide an application form for a CWDP. The appropriate form shall be sent to all FSE and automotive related enterprise owners identified by the Control Authority. All establishments required under the terms of this program to obtain a CWDP shall submit a completed application form for a CWDP to the Control Authority at the address shown on the form within thirty (30) calendar day of receipt of the form.
- (c) Pre-permit inspection procedure. Once a completed application form has been received, the FSE or automotive related facility shall be inspected by the Control Authority prior to the issuance of the CWDP. During the pre-permit inspection, the information contained in the application form will be verified. The grease interceptor, grease trap, or oil/water separator will be inspected. If all information is verified and the grease interceptor, grease trap, or oil/water separator is in proper working condition, a CWDP will be issued. Additionally, for FSE's, a copy of the Control Authority's information document entitled "Best Management Practices for the Control of Fats, Oils, and Grease", hereby incorporated by reference, will be issued. If the grease interceptor, grease trap, or oil/water separator requires any maintenance or repairs, or incorrect information has been submitted in the application, the Control Authority shall provide a written notice to correct any deficiencies,

including a required time schedule for repairs to be completed prior to a second pre-permit inspection. (Second pre-permit inspections shall be performed after sufficient time to make corrections is provided to allow for corrective action by the establishment to occur. If the facility is not in compliance at the second pre-permit inspection or any subsequent pre-permit inspection,, a charge of \$50.00 will be assessed. During the pre-permit inspection process program staff will record all pertinent information required to justify the recuperation of costs incurred by the city for re-inspections.

(d) *Commercial Wastewater Discharge Permit (CWDP).* The following criteria shall apply to all CWDPs:

- 1) Each CWDP shall be effective for a period not to exceed two (2) years and shall have an effective and an expiration date;
- 2) The CWDP must be displayed in a conspicuous place where it can be seen by the staff of the establishment;
- 3) The CWDP shall be issued to a specific user for a specific operation. CWDP's may vary in content and requirements depending on the classification of the FSE or automotive related enterprise and the type(s) of oil and grease removal device(s) installed. A CWDP shall not be transferred or sold to a new owner under any circumstances. A new owner of a FSE or automotive related enterprise is required to apply for a new CWDP;
- 4) The Control Authority shall provide the establishment with a CWDP renewal application sixty (60) days prior to the existing permit expiration date;
- 5) An application for renewal of the CWDP shall be submitted at least thirty (30) days prior to the expiration date of the existing CWDP by each applicant wishing to continue to discharge into the city's WWCS. Failure to submit a application in a timely manner shall be in violation of this article;
- 6) The terms and conditions of the CWDP are subject to modification by the Control Authority during the term of the permit, if conditions or requirements in this article are modified. The user shall be informed of any proposed changes in the issued permit at least sixty (60) days prior to the effective date of the change(s). Any changes or new conditions in the CWDP shall include a reasonable schedule for achieving compliance; and
- 7) If the establishment changes or expands its scope of service, which will result in a discharge flow change, then a new permit application shall be filed.

(e) *Right of entry.* Each FSE and automotive related enterprise shall allow the Control Authority and other duly authorized employees or agents of the city, bearing proper credentials and identifications, access at all reasonable times to all parts of the premises for the purpose of inspection, observation, records examination, measurement, sampling, and testing in accordance with the provisions of this article. The refusal of any FSE or automotive related enterprise to allow the Control Authority entry to or upon the facility's premises for purposes of system inspection, sampling effluents, or inspecting and copying records or performing such other duties as shall be required by this article shall constitute a violation of this article.

(f) *Inspection.* All FSE's and automotive related facility's shall be inspected as follows:

- 1) *Pre-permit inspection.* Pre-permit inspections shall be conducted by the Control Authority as outlined in subsection (c) above.
- 2) *Routine Inspections.* The Control Authority shall inspect FSE's and automotive related facility's on both an unscheduled and unannounced basis or on a scheduled basis after a CWDP has been issued to verify continued compliance with the requirements of this article. The Control Authority shall also determine if the practices contained in the "Best Management Practices for the Control of Fats, Oils, and Grease", issued to food service establishments, have been

implemented. Inspections may include all equipment, food processing and storage areas and may include a review of the processes that produce wastewater discharged from the facility through the grease interceptor, grease trap, or oil/water separator. The Control Authority shall also inspect the grease interceptor, grease trap, or oil/water separator and may check the level of the grease interceptor, grease trap, or oil/water separator contents and/or take samples as necessary. The Control Authority shall record all observations in a written report. Any deficiencies shall be noted, including but not limited to:

- a. Failure to properly maintain the grease interceptor, grease trap, or oil/water separator in accordance with the provisions of the CWDP and this article; or
- b. Failure to report changes in operations, or wastewater constituents and characteristics; or
- c. Failure to keep copies of pumping manifests or receipts; or
- d. Failure to maintain logs, files, records, or access for inspection or monitoring activities; or
- e. Failure to obtain or renew the CWDP in a timely manner; or
- f. Inability of existing grease trap, grease interceptor, or oil/water separator to prevent the discharge of oil and grease into the city's collection and transmission system as evidence by the build-up of oil and grease downstream of the grease trap, grease interceptor, or oil/water separator or the unit is not properly sized; or
- g. Any other inconsistency with this article that requires correction by the FSE or automotive related enterprise.

If any deficiencies are recorded by the Control Authority during an inspection, the Control Authority shall provide the establishment a written notice to correct the deficiency within a specified time frame, and a tentative date for a first re-inspection.

- 3) *Re-inspections.* The Control Authority shall re-inspect establishments which received deficiency notices after the original inspection. The Control Authority shall inspect any repairs or other deficiencies and shall provide written notice of compliance or non-compliance as the case may be. A first re-inspection shall be performed after a specified time frame has elapsed to allow for corrective action by the establishment to be completed. In the event of continuing non-compliance, successive re-inspections will be scheduled and appropriate fees shall be charged \$50.00 in accordance with the city's pre-established fee rates as identified in the ERP to the establishment for the second re-inspection, and all successive re-inspections.

Sec. 86-151. GREASE WASTE HAULER REQUIREMENTS.

- (a) *Pinellas County's "Grease Hauler Program".* Any person, firm, or business desiring to collect, pump, or haul grease wastes from FSEs serviced by the City of St. Pete Beach' WWCS shall hold and maintain an active and current Pinellas County "Grease Waste Hauler Permit".

Note: The City of St. Pete Beach WWCS does not accept grease waste.

- 1) It shall be unlawful for any identified grease waste hauler to clean or pump out grease interceptors within the city's sanitary sewer service area without a current Pinellas County "Grease Waste Hauler Permit" that is currently on file.
- (b) *Grease waste hauler requirements.* Grease waste haulers collecting, pumping, or transporting grease interceptor waste from FSEs located within the city's sanitary sewer area shall adhere to the following:

- 1) All grease interceptors shall be pumped completely empty. Excessive solids shall be scraped from the walls and baffles, and inlet, outlet, and baffle ports shall be cleared. The re-introduction of gray water shall be strictly prohibited.
 - 2) No grease or gray water will be accepted at the city-owned WWCS. The grease waste hauler shall contract with other privately or publicly-owned, permitted facilities to properly dispose of grease and food solids at their own cost.
 - 3) Compliance with all federal, state, and local regulations regarding the pumping of grease interceptors and the transporting and disposal of their contents is required.
- (c) Spill reporting. Any accident, spill, or other discharge of grease or gray water, which occurs within the city's sanitary sewer service area, shall be reported to the city by the grease waste hauler as soon as possible, but in no case, not longer than 24 hours after the incident. The grease waste hauler shall be solely responsible for clean-up procedures and costs and shall comply with all procedures contained in federal, state, and local regulations.
- (d) Record keeping. Grease waste haulers shall retain, and make available for inspection and copying, all records related to grease interceptor maintenance and pumping and grease disposal from FSEs located within the City of St. Pete Beach' wastewater collection and transmission service area. These records shall remain available for a period of at least three years. This period may be extended by request of the Control Authority at any time. Failure to provide information to the Control Authority within 14 calendar days of a written request shall be a violation of this article. The Control Authority may require additional record keeping and reporting, as necessary, to ensure compliance with the conditions of this article.
- (e) Vehicle inspection. Grease waste haulers shall permit city staff, at any time while performing service to grease interceptors located within the city's sanitary sewer service area, to inspect the grease waste hauler's registered vehicles, cleaning procedures, and hauling records identifying final disposal destination.
- (f) Disposal. Waste removed from each grease interceptor shall be disposed of at a facility permitted to receive and treat such waste. Neither grease nor solid materials removed from a grease interceptor shall be returned to any grease interceptor, privately-owned collection and transmission system, or to any portion of the city's wastewater collection and transmission system or wastewater treatment plant.

Sec. 86-152. CHARGES.

- (a) Charges and billing. The charges provided for in this article are utility charges as that term is used in Sec. 86-10 of the Code of Ordinances and are separate and distinct from any and all other utility charges chargeable by the city. Such charges shall be due, payable, collectable, and enforceable as provided in Sec. 86-10 the Code of Ordinances. Charges applicable to this article are as follows:

All FSEs and AREs will be billed \$100.00 annually.

Sec. 86-153. ENFORCEMENT, FINES, REMEDIES.

- (a) Code Enforcement Actions.

- (1) Violations of this article shall be enforced as code violations under **Article IX, Chapter 22** of the Code of Ordinances.

(2) The Director, Operations Manager, and Project Mangers of the Public Services Department are designated code inspectors for the purpose of enforcing this article.

(b) Duties of the Control Authority.

(1) Administrative rules. The director shall establish administrative rules for the enforcement of this article consistent with this article which shall be contained in the Department's Enforcement Response Plan for Commercial User Non-Compliance (ERP). The ERP and any amendments to the ERP shall be approved by resolution of the Board of Commissioners.

(2) Recommended compliance periods. The director or their designee shall establish recommended compliance periods by which various types and categories of violations must be corrected.

a. The recommended compliance periods shall be used by code inspectors to calculate the date by which a violation must be corrected. Code inspectors are authorized to deviate from the recommended compliance periods in cases of emergency, where unique conditions and circumstances warrant otherwise, when necessary to protect public health or safety, the environment or the WWCS, or when no recommended compliance period has been established for the violation. In such cases the code inspector shall consider the seriousness of the violation, the immanency of any threat to public health or safety, the environment or the WWCS, and the length of time it would reasonably require to correct the violation in determining the compliance period and establishing a date when the violation must be corrected.

b. The recommended compliance periods shall be used by any person prosecuting a violation of this article before the Special Magistrate in making a recommendation to the board regarding an appropriate period of time to allow a violator to remedy a violation. A person prosecuting a violation of this article before the code enforcement board is authorized to deviate from the recommended compliance periods in cases of emergency, where unique conditions and circumstances warrant otherwise, when necessary to protect public health or safety, the environment or the WWCS, or when no recommended compliance period has been established for the violation. In such cases the person prosecuting a violation of this article shall consider the seriousness of the violation, the immanency of any threat to public health or safety, the environment or the WWCS, and the length of time it would reasonably require to correct the violation in determining the compliance period to recommend to the board.

(3) Schedule of recommended fines. The director shall establish a schedule of recommended fines for violations under this article. The schedule of recommended fines shall be contained in the department's ERP, and shall be approved by resolution of the Board of Commissioners. In establishing a schedule of recommended fines, the director shall consider the seriousness of the violation, whether the violation poses a threat to public health or safety, the environment or the WWCS, the immanency of any such threat, and whether the violation is a repeat violation. The schedule of recommended fines shall be used by any person prosecuting a violation of this article in making a recommendation to the code enforcement board regarding the appropriate fine to assess against a violator. A person prosecuting a violation of this article is authorized to deviate from the schedule of recommended fines in cases of emergency, where unique conditions and circumstances warrant otherwise, when necessary to protect public health or safety, the environment or the WWCS, or when no recommended fine has been established for the violation. In such cases the person prosecuting a violation of this article shall consider the factors set forth in this section in determining the fine to recommend.

(c) Violations. A notice of violation (NOV) may be issued to an establishment for any one or more of the following reasons:

- (1) Failure to properly maintain the grease interceptor, grease trap, or oil/water separator in accordance with the provisions of the CWDP and this article; or
 - (2) Failure to report significant changes in operation, or wastewater constituents and characteristics; or
 - (3) Failure to maintain a file of records on-site at all times; or
 - (4) Failure to maintain a record of pumping activities; or
 - (5) Failure to provide logs, files, records, or access for inspection or monitoring activities; or
 - (6) Failure to apply for or renew a CWDP as required by this article in a timely manner; or
 - (7) Any other failure to comply with the requirements of this article or conditions of a CWDP.
- (d) Notice of violation. A notice of violation under this article shall:
- (1) State the date the violation was discovered,
 - (2) State the address where the violation occurred,
 - (3) State a clear description of the violation,
 - (4) State the specific sections of this article which are being violated,
 - (5) Describe in clear terms of the actions necessary to correct or contest the violation,
 - (6) State the date by which the violation must be corrected,
 - (7) State the name and address of the person issuing the notice, and
 - (8) Advise the violator of potential fines and penalties which can be imposed if the violation is not corrected and enforcement actions which the department can pursue if the violation is not corrected within the compliance period.

A notice of violation may refer to more than one violation.

(e) Compliance schedule.

- (1) If a violator requests additional time to correct the violation or otherwise achieve compliance after receipt of a NOV, he or she shall submit a compliance schedule to the code inspector on or before the date for compliance set forth in the NOV. The compliance schedule shall describe what actions the violator proposes to take to achieve compliance and prevent its reoccurrence and the date that these actions will be accomplished. The code inspector shall evaluate the request to determine if it is reasonable. In determining the reasonableness of the request, the code inspector shall consider the seriousness of the violation and, the good faith efforts of the violator to correct the violation.
- (2) If the code inspector determines that the request is reasonable, he or she shall issue a written short term compliance schedule to the violator describing the actions required to correct the violation and prevent its reoccurrence and the dates by which such actions shall be accomplished. The code inspector may modify the compliance actions or dates requested by the violator as deemed necessary when issuing a short term compliance schedule. Failure of the violator to comply with the short term compliance schedule shall be deemed a violation of this article.
- (3) If the code inspector determines that the request is unreasonable, he or she shall so notify the violator in writing and request a hearing before the Special Magistrate.

(f) Cease and desist orders.

- (1) When the director or his designate finds that an FSE or an automotive related enterprise is violating the provisions of this article and that such violation poses an imminent and significant threat to public health or safety, the environment or the WWCS, he or she may issue a cease and desist order to the violator directing that the violator immediately cease and desist all such violations and take such other actions as are reasonably necessary to promptly alleviate the threat.
 - (2) The cease and desist order shall be in writing and describe the violation and the steps necessary to alleviate the violation. The cease and desist order shall be served on the violator by facsimile, hand delivery or certified mail.
 - (3) Failure of the violator to promptly comply with the cease and desist order shall be grounds for the director to immediately suspend the violator's utility service.
 - (4) Nothing in this section shall prevent the director or his designate from taking any other action against the violator authorized by this article.
- (g) Emergency suspension of discharge.
- (1) The director or his designate may immediately suspend the right of an FSE or an automotive related enterprise to discharge into the WWCS when necessary to stop an immanent and significant threat to the public health or safety, the environment or the WWCS.
 - (2) An FSE or an automotive related enterprise notified of an emergency suspension by the director or his designate shall immediately stop or eliminate its contribution to the WWCS. In the event the FSE or automotive related enterprise fails to immediately stop discharging into the WWCS, the director is authorized to take such steps as deemed necessary, including immediate severance of the utility service, to prevent damage or harm to the public health or safety, the environment or the WWCS.
 - (3) Nothing in this section shall prevent the director or his designate from taking any other action against the violator authorized by this article.
- (h) Permit revocation.
- (1) Any CWDP issued under the provisions of this article is subject to modification, suspension, or revocation in whole or in part during the effective period for cause shown including, but not limited to, any one of the following:
 - a. Falsification of any information submitted as part of the application for the CWDP; or
 - b. Failure to comply with any requirement or regulation concerning discharges to the city's WWCS as provided in Sec. 86 of [the] City Code, or any amendments thereto; or
 - c. Failure to comply with any requirement or regulation contained in this article; or
 - d. Failure to pay charges required by this article, fines, or any assessed surcharges in a timely manner; or
 - e. When necessary to protect the public health, safety, or welfare and the integrity of the environment.
 - (2) In the event the Control Authority determines it is necessary to modify, suspend or revoke in whole or in part a CWDP, the Control Authority shall provide notice and an explanation of its intended action to CWDP holder by personal service or registered mail. Such notice shall advise the CWDP holder that he or she has fourteen days from the date of the notice to file a written appeal of the decision of the Control Authority to the City Manager. The written appeal shall set forth the reason or reasons the CWDP holder contends that the Control Authority's decision is unwarranted or unjustified. As soon as practicable, the City Manager shall schedule a formal hearing with the CWDP holder to provide the CWDP holder an opportunity to be heard on the

decision of the Control Authority. Thereafter, the City Manager shall issue a written decision which may affirm, deny or modify the decision of the Control Authority.

- (3) A CWDP holder who's CWDP has been revoked or suspended shall not be allowed to discharge wastewater from a regulated process until a new CWDP has been issued. The new CWDP may subject the CWDP holder to additional requirements and inspections as determined by the Control Authority.
- (i) *Recovery of damages, costs and expenses.* An FSE, automotive related facility, person or entity shall be liable to the city for any damages, costs or expenses sustained or incurred by the city as the result of a violation of this article. The director shall first seek reimbursement of such damages, costs and expenses from the FSE, automotive related facility, person or entity causing such damages, costs or expenses. If reimbursement is not received within a reasonable time, the director shall request that the city attorney take such measures as deemed appropriate, including the filing of a civil suit, to recover such damages, costs or expenses.
- (j) *Remedies nonexclusive.* The remedies provided for in this article are not exclusive. The city may take any, all, or any combination of lawfully permitted actions against a noncompliant establishment, including termination of services. Additionally, the city is authorized to file a civil action, including an action for injunctive relief, in circuit court against a noncompliant establishment.
- (k) *Liability for regulatory fines imposed against the city.* If noncompliance by an establishment causes the city's WWCS to exceed the standards of its domestic wastewater operating permit or otherwise causes the city to be liable for fines or penalties imposed by a state or federal regulatory agency, the establishment shall be liable to the city for such costs.



St. Pete Beach Local Planning Agency

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

9/20/16

CPA #02-16

Applicant/Agent

Maria Czyszczon Rev.
Trust, Owner

Location

4506 Gulf Blvd.

**Commission
District**

District 3

Staff Representative

Jennifer Bryla, AICP

Related Cases

ORD 2016-05

Findings:

In its review of the
proposed application,
staff has determined:

1. The proposed application is consistent with Florida Statutes.
2. The proposed application is consistent with the Pinellas County Plan.
3. The proposed application is consistent with the intent of the Goals and Objectives of the St. Pete Beach Comprehensive Plan.

Staff

Recommendation

Approval as presented

ITEM SUMMARY:

ITEM SUMMARY:

The Applicant is requesting a text change to the Boutique Hotel / Condo Character District (BH/C) of the city's Future Land Use Element of its Comprehensive Plan. These changes are intended only for this character district and to help facilitate the intent of the Comprehensive Plan and support redevelopment of aging facilities and antiquated building patterns. The amendments also attempt to try and bring equitability and consistency to the regulation; Floor Area Ratios (FAR) are gathered in an inconsistent fashion from Character District to Character District. The amendments also attempt to try and bring equitability and consistency to the regulation.



The amendment requested concerning the setback and height language removes any question regarding interpretation of the existing code language. The clarification further allows for consistency in the review of redevelopment within the District.

The Boutique Hotel / Condo District contains approximately 24 acres and comprises less than 2% of the total land area of the City. The District was created as a component of the Community Redevelopment District Special Area Plan. The Plan recognized the need to take a comprehensive look at redevelopment in the City to determine the best approach to assure that when redevelopment occurred, it would be in a balanced and sustainable manner. The long-term sustainability of the City's diverse temporary lodging uses is essential to maintain St. Pete Beach as a family-oriented tourist destination for a diverse visitor population and to improve its tourist based economy. During previous planning efforts, there was a strong desire by both residents and

business owners to preserve the heritage of our City as a tourist destination, because it is the foundation of the local economy and it offers the residents a diversity of services and amenities to enjoy.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the time of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

PROJECT DESCRIPTION / BACKGROUND:

1. Project Description:

The Boutique Hotel / Condo District as stated is approximately 24 acres. The breakdown of the District is shown in Table A.

Table A			
Existing Land Use - Boutique Hotel / Condo District			
Land Use	Total Parcels	Acres	Percent of Total
Multi-family	3	5.6	24.1
Temporary lodging	12	11.57	49.7
Commercial	1	0.8	3.4
Government	1	5.3	22.8
Total	17	23.27	100

The applicant is specifically requesting amendments to the following language in the Comprehensive Plan:

Proposed Policy Changes to Boutique Hotel / Condo Character District

Policy 7

(d) Intensity Standards

1. Temporary lodging use shall not exceed a 1.8 floor area ratio ~~an aggregate floor area of 750 square feet per temporary lodging unit excluding~~ including indoor amenities, and common areas but shall exclude and structured parking. ~~Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.~~

Policy 7

(e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:

1. Seventy-six (76) feet above base flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

2. Sixty-five (65) feet above based flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

3 Fifty (50) feet above base flood elevation for any portion of a buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4 Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

5. Temporary Lodging use only: Building height shall not exceed the above referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

Of the affected parcels, the majority are transient lodging facilities. The general direction of the Comprehensive Plan is that the City desires to preserve its heritage as a tourist destination and discourage the increase in permanent residential dwellings. The Boutique Hotel / Condo district is on the west side of Gulf Boulevard, beginning with the County Park (46th Ave.) property and running south to approximately 220 feet north of 37th Ave. The transient lodging uses are located on relatively narrow lots making larger scale resort redevelopment more difficult but not impossible.

The Future Land Use category is Boutique Hotel / Condo (BH/C), the zoning district is also BH/C. To the north of the District is the Large Resort District, to the South is Resort Facilities Medium (RFM) District, to the west is Preservation and to the east is Bayou Residential (BR) lying on the south end of the district and Activity Center (AC) lying on the north end. The proposed amendment would affect all 17 parcels in the B/HC District. Prior to the adoption of the Community Redevelopment Special Area Plan, the District was zoned RFM and had a FLUM designation RFM. This development characteristic was recognized during the special area plan formulation and addressed during the development of the performance criteria.

Infrastructure

Transportation:

The BH/C District is accessed via Gulf Boulevard and is centrally located between the Pinellas Bayway Bridge and the Corey Causeway. The current level of service minimum within the City is “D”. According to the MPO, the level of service for the segment Bayway to 44th Avenue is LOS “C” and 44th Avenue to Corey Causeway is considered a “D” level of service.

Public Parking

Except for the metered parking lot adjacent to the County Park, the BH/C District has very little, if any, on-street parking. Off-street Parking is required for any new development or expansion of existing development.

Sidewalks

The sidewalks along Gulf Boulevard are generally 5’ wide and considered inadequate for the amount of pedestrian traffic that traverse them daily. To add, the sidewalks are directly adjacent to the back of Gulf Boulevard curb line and the 35 mph traffic in the street. The sidewalk also crosses many curb cuts along the road which adds to the hazardous conditions. The Comprehensive Plan encourages the reduction of curb cuts along Gulf Boulevard.

Water

The City has an interlocal agreement with Pinellas County to handle and distribute its potable water supply. St. Pete Beach’s adopted level of service standard for potable water is 120 gallons per day per capita. This standard correlates to Pinellas County standards and is within their 5 year CIP.

In addition, in the course of redevelopment, the City now requires the use of low- flow plumbing devices; future water consumption / wastewater production should be reduced with the redevelopment of structures.

Wastewater

The City currently contracts with the City of St. Petersburg to provide its wastewater treatment. The adopted level of service is 149.50 gallons per day per capita (GPCD). Wastewater from St. Pete Beach is treated in St. Petersburg’s Northwest water reclamation facility located at 7500 26th Avenue NW. This facility has the capacity to process 20 million gallons per day (mgd), and in 2015 was handling an average flow of 10 mgd, leaving an excess capacity of 10 mgd. The City is currently under a consent order by the South Florida Water Management District and as such is making strides in improving the whole system. There are many milestones imbedded in the Order and the City is currently ahead of schedule on many items. Written progress reports are submitted quarterly to the Department of Environmental Protection to ensure ongoing compliance.

Solid Waste

Waste management, including recycling, for residential customers, is provided through an agreement with Waste Services of Florida. Commercial customers obtain service under private contracts.

Stormwater

The City's stormwater collection system is made up of 740 catch basins, 182 discharges, 23 drop inlets, and 16 miles of pipe. The City is currently having all 182 discharges inspected and cleaned. Many of these discharges are plugged due to barnacle accumulation, debris build up and/or pipe collapse. Clearing all of these discharges will immediately improve drainage and even reduce flooding in some areas. The City is also in the process of updating the Stormwater Master Plan to prioritize all of the other needed stormwater improvements with the ultimate goal of improving stormwater drainage and treatment to protect our surrounding surface waters. As properties are redeveloped, they are required to mitigate for the stormwater impacts that they impose and hold or store the amount of runoff generated, which should add to the purification of water.

Emergency

The BH/C District is located in evacuation zone "A". The evacuation times in 2015 were: 13 hours to the closest shelter and 21 hours to a destination in the County but out of the evacuation zone. These times are for all residents' evacuation times.

Transient Lodging facilities allow the city to better plan for emergencies, if the need to evacuate should arise. The City has the ability to require hotels to close should the Hurricane Center post a hurricane warning for the area. This is not the case for residential properties. Oftentimes residents choose to "wait-it-out" in an effort to protect their properties. In addition, when a warning is issued, most hotel reservations are cancelled by hotel guests and hoteliers choose to close so as not to support service staff during such a situation.

Property Tax Values

The BH/C District (based on 2015 Property Appraiser data) has a just market value for all the property within the district to be \$116,915,524.00. The just market value for all commercial properties (14 parcels) within the district was \$45,799,683 with the amount of taxes paid on the commercial properties to be just over \$844,381 as shown in the following Table B.

Table B

Address (Gulf Blvd)	Name	Taxable Value
4700	County Park	
4510	Gulf Strand Resort	\$ 6,909,217
4506	Plaza Beach	\$ 2,148,000
"	Allure	
4450	Lido	\$ 32,771,327
4350	Bon-Aire Motel (separate parcels)	\$ 6,051,820
	"	
	"	
4220	Mariner Beach Club	\$ 2,831,213
	"	

	"	
4200	Miramar Resort	\$ 1,800,000
4000	Vistas on the Gulf	\$ 9,804,017
3910	Dunes on the Beach	\$ 6,765,632
3860	Don Cesar Beachhouse	\$ 10,793,530
3852	Undertow	\$ 1,800,000
3848	Palm Crest Resort Motel	\$ 1,180,000
3828	Long Key Beach Resort	\$ 1,279,410
3820	San Seair	\$ 31,578,882
3804	Hideaway Sands Resort	\$ 1,202,476
		\$ 116,915,524

Floor Area Ratio

There are no vacant properties within the BH/C District, sans the County Park parcel. One could argue that the parcel is indeed developed as a commercial parking lot; however no vertical structure exists on the lot. The floor area ratios for those vertically developed parcels range

Table C

Name	Use	Stories	Building Footprint (acres)*	Site Acreage*	FAR**
County Park	Govt			5.16	0.00
Gulf Strand Resort	Transient	6	0.2	0.75	1.60
Plaza Beach	Transient	2	0.49	0.95	1.03
Allure	"			0.95	1.8 (proposed)
Lido	Multi-Family	5	0.9	3.13	1.44
Bon-Aire Motel (separate parcels)	Transient	5	0.3	0.86	1.74
"	"	5	0.3	0.86	1.74
"	"	5	0.2	0.85	1.18
	Total	5	0.8	2.57	1.56
Mariner Beach Club	Transient	2	0.16	1.17	0.27
"	"	1	0.02		0.02
"	Total		0.34	1.17	0.29
Miramar Resort	Transient	1	0.3	0.78	0.38
Vistas on the Gulf	Transient	5	0.24	0.83	1.45
Dunes on the Beach	Multi-Family	7	0.15	0.39	2.69
Don Cesar Beachhouse	Transient	6	0.36	1.55	1.39
Undertow	Commercial	1	0.18	0.78	0.23
Palm Crest Resort Motel	Transient	2	0.14	0.43	0.65
Long Key Beach Resort	Transient	2	0.3	0.73	0.82
San Seair	Multi-Family	15	0.37	1.94	2.86
Hideaway Sands Resort	Transient	3	0.78	0.86	2.72
"	"	2	0.1	"	0.23
"	"	Total	2.54	0.86	2.95
TOTAL BUILDABLE ACREAGE =					
	Transient =			10.62	12 parcels
	Multi-Family =			5.46	3 parcels
	Government =			5.16	1 parcel
	Commercial =			0.78	1 parcel
			Total=	22.02	17 parcels
* Estimated with City GIS, landward of the CCCL	** FAR calculated using available floor areas and approximated				

from 0.23 to 2.95. The existing FAR for structures within the District is shown in Table C

As stated previously, the parcel was previously designated as Resort Facility Medium (RFM). This allowed for a FAR of up to .65. The applicant is requesting an increase in the FAR from the current 1.03, as calculated from the existing language, to 1.8. The performance standards for development for those properties that do not classify as "Large-scale" (greater than 3 acres) are afforded the 1.8 FAR entitlement in the Large Resort District.

All the properties within the BH/C District and their current densities and intensities are shown in Table C. The multi-family parcels that are represented here are: "San Seair" (3820 Gulf Blvd), "Dunes on the Beach" (3910 Gulf Blvd), and the "Lido" (4450 Gulf Blvd) each of these residential developments are currently at a floor area ratio of 2.86, 2.69 and 1.44 respectively.

JUSTIFICATION / TECHNICAL REVIEW

1. Consistency with the City of St. Pete Beach Comprehensive Plan

The applicant is offering the following for support of consistency with the Comprehensive Plan

FUTURE LAND USE ELEMENT

Section I ,Citizen Input on Community Redevelopment, Pages 1 -2

...

"(2) There is strong community objection to high density unmanaged overdevelopment of our coastal Gulf community that will further degrade infrastructure and public services.

(4) There is a strong desire by both residents and multi-generational local hotel and motel owners to preserve the heritage of our City as a tourist destination because it is the foundation of our local economy and it offers the residents a diversity of services and amenities as well as public access to our beaches

(8) Residents have expressed a need and desire for a safer community through redevelopment of aging, functionally obsolete and vacant properties to:

Reduce crime and vagrancy; and

Replace older structures and buildings with new construction that meets current Building Code standards and FEMA flood protection regulations to maximize protection from both wind and flood damage caused by hurricanes and tropical cyclones.

(10) Residents strongly object to more high-rise residential development throughout the City, that if permitted to continue will replace, most, if not all, temporary lodging facilities, adversely impact our economy, commercial diversity, as well as diminish public beach and waterfront access. The impact, if permitted to continue under the City's 1998 Comprehensive plan, will

forever change the character and heritage of our City...."

Analysis: The proposed Plan amendment is consistent with and will further these provisions through the continued support of the City as a tourist destination. The proposed amendments do not materially change the development standards but merely clarify certain provisions to allow the construction of economically successful and architecturally interesting buildings. The proposed project will redevelop the existing 39- room hotel with a new hotel building containing 66 hotel rooms, an increase of 27 hotel rooms. This new hotel facility will continue to support the City's vision as a tourist destination and make a positive contribution to the tourist economy.

Quality Community- Planning to Stay (General Provisions), Page 4

...

(c) Citywide Land Use Goals, Objectives and Policies. In furtherance of the overall goals, objectives, and policies contained in the Comprehensive Plan, the land use categories and their descriptions beginning on the next page, are hereby adopted for the purpose of serving as the guide for the City of St. Pete Beach in continuing its heritage of quality residential living complemented by resort facilities that support a tourist-based economy by creating a vision for the City's future that ensures that the City will remain a desirable place to live and visit that includes overall quality land management and emphasis on strict management of redevelopment in designated strategic core areas of the City.

Analysis: The proposed Plan amendment is consistent with and will further these provisions through the continued support of the City as a tourist destination and tourist-based economy. The proposed hotel project will support the tourist-based economy through redevelopment of the site as envisioned by this provision

Future Land Use Policies- Green Practices, Residential Character and Introduction to Land Use Categories, Pages 4-24

GOAL 1:Support rebuilding and maintaining a sustainable carbon-neutral community by adopting and implementing land development and building regulations that: protect and conserve water resources; promote energy efficient buildings; encourage environmentally sensitive site and building design; facilitate recycling of construction materials and debris; support innovative building and site design that recognizes the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms; and protect and enhancement of the overall environmental quality of our City.

Objective 1.1

To become the first certified Coastal Green City in Pinellas County by the Florida Green Local Government following the leadership and example of Pinellas County as Florida's first Green County.

Policy 1.1.4

The City shall promote and encourage through redevelopment land development regulations clean industries such as tourism related businesses.

Analysis: The proposed Plan amendments maintain these policies that encourage redevelopment, especially for tourism- related businesses. The proposed project is a redevelopment of an outdated hotel facility and replacing it with a new hotel building that will be more energy efficient, more environmentally sensitive and create an innovative building and site design consistent with this Goal, Objective and Policy.

GOAL 2: The City shall ensure that the residential character of the City of St. Pete Beach is maintained and protected while:

- **Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.**
- **Minimizing the threat to health, safety, and welfare posed by hazards nuisances, incompatible landuses and environmental degradation**
- **Maintaining the community's recreation, open space and beaches.**

Objective 2.1

The integrity and quality of life throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained through the enforcement of the land development regulations and shall be encouraged to be improved, and for those properties experiencing blighting conditions such as deterioration, degradation and distress shall be encouraged to redevelop through the use of land development regulations and other incentives, in accordance with the Future Land Use Element.

Policy 2.1.1

The following land use categories, including the stated residential densities and non-residential intensities of use standards, as administered through the land development regulations, shall be adopted for the City of St. Pete Beach:

...Community redevelopment District (CRD), where the densities and intensities shall be determined within the Community Redevelopment District as specified in each designated character district pursuant to the provisions set forth in Special Area Designation- Community Redevelopment District section of this Future Land use Element to encourage economic revitalization and redevelopment of properties and uses located within the CRD, with a particular emphasis on commercial, temporary lodging and mixed uses along the City's main transportation corridors, adjacent to waterfront or located within major community activity centers.

Analysis: The proposed Plan amendment will clarify the development standards for lodging uses and strengthen and support these policies. As mentioned above, the proposed project will make a positive economic benefit to the tourist trade. Additionally, the site is located within the Community Redevelopment District which encourages redevelopment projects such as is proposed for buildings and sites that are outdated and with redevelopment will be a more positive contribution to the City's economy and viability as a tourist destination.

Objective 2.2

All developments, other than construction of one single-family or one two-family residence on a single lot, shall be permitted only through the site plan review process.

Policy 2.2.1

As administered through the land development regulations, multifamily residential and non-residential developments shall be required to undergo a site plan review process.

Objective 2.3

New Commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the land development regulations

Policy 2.3.5

The City shall encourage the maintenance of tourist lodging facilities in keeping with the character of the community.

Analysis: The proposed amendments will continue to require compatibility of environmental and economic resources and continue to encourage the maintenance of lodging facilities. The proposed hotel is consistent with this objective and goal to support the importance of tourism to the City and specific compliance will be demonstrated during the site plan review process.

Objective 2.4

Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an order and aesthetic mixture of land uses.

Policy 2.4.1

The City shall, through administration of the LDC, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.

Objective 2.13

The City shall promote the preservation and redevelopment of temporary lodging uses.

Policy 2.13.3

The City shall adopt provisions in its LDC which are designed to ensure the continued operation of all temporary lodging/ temporary lodging uses with mandated operational characteristics as temporary lodging facilities principally serving tourists and business travelers, and providing for guest amenities, without regard to ownership scheme as in accordance with State law. Such operational provisions shall include limitations on the continuous duration of guest stays, and if owned as a resort condominium, an additional limitation on the annual cumulative duration of owner stays.

Analysis: The proposed Plan amendments will clarify the development standards for redevelopment of hotels and thus, encourage the redevelopment of non-residential uses. The proposed hotel will be a redevelopment project and will add a new building with significant architectural interest to the City's redevelopment area

**4. Special Designation- Community Redevelopment District (CRD) and Goals, Objectives and Policies, Pages 24-38
Geographic Location and Character Districts, Pages 28-31**

Analysis: The Site is located within the CRD generally and specifically within the Boutique Hotel/ Condo Character District as illustrated on Maps 1 and 2. The proposed Plan amendments will clarify the requirements for redevelopment projects in the CRD and Boutique Hotel/ Condo character district.

Use Characteristics (Page 33). Those uses appropriate to and consistent with this CRD land use plan category include:

Primary Uses: Temporary lodging uses, including large resorts, boutique hotels, motels, resort condominiums and bed & breakfast inns; Residential; Commercial; Office; Institutional; Marina; and Transportation/ Utility Uses as specifically designated for each character district within the Community Redevelopment District.

Analysis: The proposed amendments strengthen the provisions for encouraging temporary lodging uses in the Boutique Hotel/ Condo district. The proposed use of the site is for Temporary lodging uses which is a primary use in the CRD and therefore, consistent with the Use Characteristics section.

GOAL 3: To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1

Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources, constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species, habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1

All development within the Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Policy 3.1.2

All development within the Community Redevelopment District shall be encouraged to exceed minimum and redevelop, renovate or develop new projects that

implement the "Green" objectives and policies contained in GOAL 1 of the Future Land Use Element relating to energy efficient and environmental sustainable practices.

Policy 3.1.3

All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions.

Analysis: The proposed Plan amendments will strengthen the City's goals for maintaining and improving the City's tourist destination. Specifically, the proposed hotel project is committed to implementing the "Green" objectives and the specific environmental standards for the site will be defined during the detailed design phase.

5. Community Redevelopment District general redevelopment guidelines, standards and initiatives, Pages 38- 40

Temporary Lodging Unit Density Pools ("TLU Density Pools")- Generally

TLU Density Pools Established. TLU Density Pools shall be established in the following seven specific character districts*:

Boutique Hotel/ Condo...

Analysis: This Section of the FLU E states that three of the character districts have access to the TLU Density Pool. The three character districts that may utilize the Density Pool are the Boutique Hotel/ Condo District (in which the project is located}, the Town Center Core and Upham Beach Village districts. In 2005, the City approved a total of 350 units available as temporary lodging units within the Pool. The Applicant requests approval of 19 Temporary Lodging Units from this Pool and this request is identified on the Site Plan Application Narrative, thus demonstrating consistency with this policy.

6. Gulf Boulevard Redevelopment District, General Provisions and Goals, Objectives and Policies, Pages 49-54...

Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:

Encourage revitalization and redevelopment of primarily

Temporary lodging uses- resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard

Analysis: The Site is located within the Gulf Boulevard Redevelopment District and proposes a Temporary Lodging Use which is specifically encouraged in this District. The proposed Plan amendments will strengthen the goals of the Gulf Boulevard Redevelopment District by clarifying the development standards.

GOAL 1: Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area

as a recreation, entertainment, resort and shopping destination.

Objective 1.1

All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Objective 1.2

High-rise residential condominium projects in the Gulf Boulevard Redevelopment District are prohibited along the Gulf beaches and intercoastal waterways by prohibiting height and density increases for exclusively residential uses on Gulf Boulevard.

Objective 1.8

The City shall recognize the importance of temporary lodging uses and public beach access to its residents and visitors in preserving and maintaining its socio-economic quality of life; and further, the City recognizes that additional high-rise residential development along the Gulf beaches is not desirable and not in keeping with the City and its residents' desire to preserve and expand public beach access and temporary lodging uses that if lost, and replaced with high-rise residential uses, will adversely impact the City's tourism-based economy; and as a result, such high-rise residential development shall be discouraged throughout the Gulf Boulevard Redevelopment District and shall not be allowed to exceed current height limitations of five stories over parking for exclusively multi-family residential use projects in the Gulf Boulevard Redevelopment District.

Analysis: The proposed Plan amendments strengthen the City's goals to achieve redevelopment for temporary lodging uses. The proposed hotel project located on the beach side of Gulf Boulevard is specifically consistent with this Goal and will encourage the revitalization of Gulf Boulevard to continue to attract visitors to the City

GOAL 2: Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.4

A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Policy 1

All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf

Boulevard Redevelopment District.

Policy 3

The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Analysis: The proposed Plan amendments will clarify the design standards for redevelopment and ensure that hotel development in the BH-C District is economically feasible as well as architecturally interesting. The proposed hotel provides for parking at grade and within the first three floors of the building to accommodate the hotel operation with full compliance with the City's parking requirements. Additionally, to encourage bicycles as an alternate mode of transportation, the proposed hotel will include bicycle parking racks within the site.

7. Boutique Hotel/ Condo District (B-HC) Intent and Policies, Pages 61-63

(a) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development and redevelopment in the Boutique Hotel/ Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Analysis: The proposed Plan amendments will further this purpose of redevelopment in the BH/C district by clarifying the development standards and encouraging new construction consistent with this purpose. There are no proposed changes to the density pool for temporary lodging uses and the Applicant has requested the use of the density pool to more positively contribute to the tourist destination of the City.

TRANSPORTATION ELEMENT

GOAL 1: A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the city.

Objective 1.1

In accordance with this Comprehensive Plan, as amended, the operational Level of Service (LOS) D shall be the minimum standard for all arterial and collector roads within the City.

Policy 1.1.1

The City shall review all proposed development or redevelopment for consistency with this element and impacts upon the adopted LOS standards. All development permits shall be issued only when it is documented that such development does not result a reduction in the level of service below the adopted level of service standards for the affected facility.

Policy 1.1.2

All new development and redevelopment proposals shall

be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 1.1.3

The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment, as established by the Pinellas County impact fee schedule.

Measure: Number of roadways with an acceptable operational level of service.

Analysis: The proposed Plan amendments do not make any changes in this Goal, Objective and Policies and the proposed project will remain subject to the City's Concurrency Management System.

With regard to the hotel that is proposed along with these Plan amendments, the Applicant has submitted a transportation analysis prepared by The Sustainability Group which is included in the submittal package. This section will summarize the results of that analysis; for the detailed analysis, please refer to The Sustainability Group's report. A comparison of the existing trips and proposed trips is shown in the table below.

Summary of Trip Generation for Existing and Proposed Hotels

	Existing Use - 39 Room	Proposed Use- 66 Room Hotel	Increase from Existing to Proposed
ADT (Average Daily Trips)	319 trips	323 trips	+5 trips
PM Peak Hour	23 trips	26 trips	+3 trips

As the table above demonstrates, it is anticipated that there will be an increase in 5 daily trips and 3 PM Peak Hour trips with the new project as compared to the existing hotel. Given the extremely small number of additional trips, the increase will not be noticeable nor will it have a negative impact on Gulf Boulevard which as of December, 2015 carries a total of 28,600 average daily trips.

The site's sole access is to Gulf Boulevard so the impact of the project on this road way has been analyzed. According to the most recent Level of Service Analysis prepared by the Pinellas County Metropolitan Planning Organization, dated December, 2015, the current Level of Service (LOS) for Gulf Boulevard is LOS D. (Note: the segment analyzed is Gulf Boulevard from 75th Avenue/ Pasadena Avenue south to the Pinellas Bayway) The Sustainability Group's analysis states that when the proposed project is included on Gulf Boulevard, this road way will still operate at LOS D. As stated in Objective 1.1 above, the City's adopted LOS is D, therefore, Gulf Boulevard will not be negatively impacted by the project and the road way will continue to operate at an acceptable LOS D with the project.

Objective 1.3

Through land development regulations, the City will provide for safe, convenient and efficient motorized and non-motorized vehicle parking and bicycle and pedestrian ways.

Policy 1.3.1

The City shall enforce parking standards which provide

for safe and convenient on-site traffic flow

Policy 1.3.2

When feasible, the City shall require bicycle and pedestrian ways for connecting residential areas to recreation areas, schools, and shopping areas.

Objective 1.5

As an ongoing objective, the City shall encourage the utilization of a multi-modal transportation system as needed

Policy 1.5.2

The City shall continue to identify and encourage the use of bicycle and pedestrian ways.

Policy 1.5.23

The City shall review all proposed development and redevelopment site plans for the accommodation of bicycle and pedestrian traffic needs, when appropriate.

Measure: The availability of a multi-modal transportation system.

Analysis: The proposed Plan amendments do not make any changes to the above Objectives and Policies and the proposed project will remain subject to them. The proposed site plan for the hotel meets the City's parking requirements within the site and also provides for convenient bicycle parking to encourage bicycle use as an alternate mode of transportation

INFRASTRUCTURE PLAN ELEMENT

GOAL 1: The City shall ensure that needed sanitary sewer, solid waste and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1

The City of St. Pete Beach shall continue to implement procedures, in cooperation with its sewage, solid waste and potable water system providers to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 1.1.1

Level of service standards shall be:

Facility	Level of Service Standard
Sanitary Sewer	149.4 gallons per day per capita
Solid Waste	1.3 tons per person per day
Potable Water	120 gallons per day per capita

Policy 1.1.3

The City shall maintain for formal agreements with Pinellas County to provide potable and reclaimed water, with the City of St.

Petersburg to provide sewage treatment, and with a qualified private company to provide solid waste services consistent with the City's adopted levels of service

Policy 1.1.4

Prior to the issuance of a building permit for future development and/or redevelopment activities, the City shall consult with Pinellas County Utilities to ensure that adequate potable water supplies and facilities will be available by the anticipated issuance date of the certificate of occupancy.

Policy 1.1.5

The land development regulations and development review procedures shall be used to ensure that all adopted levels of service are maintained. All new development and redevelopment proposals shall be reviewed under the city's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Analysis: The proposed Plan amendments do not make any changes to the above Objectives and Policies and the proposed project will remain subject to them. A detailed Concurrency Management Analysis has been prepared for the proposed hotel by The Sustainability Group and is included in the submittal package. This response includes a summary of the detailed Analysis for each service. Regarding Sanitary sewer service, the proposed hotel will result in an increase of 27 rooms, which small increase can easily be managed by the City's current system. Regarding Solid Waste, the current service provider for the entire City is Progressive Waste Solutions and the redeveloped site can continue to be served. Regarding Potable Water, this service is provided through an agreement with Pinellas County and a Letter of Availability from Pinellas County Engineering and Technical Support Department is included in the Analysis demonstrating their ability to continue to serve the site. In summary, Sewer, Solid Waste and Potable Water services are available to the site, there is adequate capacity for the project as described in the attached Analysis; therefore, the proposed project is consistent with the above Goal, Objective and Policies.

GOAL 2: An efficient Master Drainage system which protects human life, minimizes property damage, and improves storm water quality and on-site retention shall be provided.

Objective 2.1

In accordance with this plan, the St. Pete Beach's land development regulations shall include provisions for requiring compliance with the master drainage plan.

Policy 2.1.1

The St. Pete Beach's master drainage plan shall require new development to meet the design requirements (level of service) of the 25-year frequency, 24- hour storm event. Post development runoff shall not exceed pre-development drainage peak discharge rates.

Policy 2.1.6

In support of the master drainage plan, the land

development regulations shall contain provisions which, at a minimum, protect natural drainage features found within the City as follows:

The flood -carrying and flood storage capacity of the 100-year flood plain shall be maintained; The prevention of erosion, retardation of runoff and protection of natural functions and values of the flood plain be considered while promoting public usage; and The City shall require development or development proposals to be consistent with the performance standards regulating development within the designated flood plain.

Objective 2.2

Establishment of a level of service for drainage.

Policy 2.2.1

Drainage Level of Service: Drainage facilities shall accommodate the twenty-five (25) year, twenty-four (24) hour storm event.

Unless the City provides a community-wide stormwater facility or utility, retention must be on-site and accommodate the greater of (a) the first one-half (1/2) inch of stormwater within the boundaries of the project or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces and parking areas. The project must also provide detention for all storm flows.

Detention must prevent peak flows after development from exceeding the peak flow prior to development. All drainage facilities shall meet all applicable local, State and federal water quality standards.

Policy 2.2.2

All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 2.2.3

The following stormwater management techniques shall be used: Regular maintenance of retention swales adjacent to City roadways.

Use of front, rear and side lot line swales in new development. Use of erosion and runoff control devices during construction; Where necessary, the City shall consider construction of drainage retention areas in the public right-a-way; and Where existing waterways are not sea-walled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

Policy 2.2.5

In accordance with the water quality standards established by sections 62-301 and 62-4, Florida Administrative Code, the City shall regulate storm

water discharge.

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. With regard to the project proposed as part of the Plan amendments, the existing site does not have an on-site stormwater system. The proposed redevelopment will meet the above requirements through construction of a stormwater vault to be located within the ramp serving the parking floors of the building. The project will comply with the City and SWFWMD's requirements as demonstrated through submittal and receipt of permits for the proposed stormwater system.

D. COASTAL AND CONSERVATION ELEMENT

GOAL 1: To ensure the highest environmental quality possible, the City of St. Pete Beach shall conserve, protect and appropriately manage the natural resources (aquatic, wetland and terrestrial).

Objective 1.1

In accordance with this Comprehensive Plan, the City shall continue to protect the quality and quantity of surface and groundwater.

Policy 1.1.4

The City shall require all new development and redevelopment to provide onsite retention of storm water runoff to assist in the upgrading of water quality within Boca Ciega Bay.

Objective 1.2

Regulations for development within the 100- year flood plain shall be strictly enforced.

Policy 1.2.1

New development or redevelopment approvals shall require that post-development run-off rates, volumes and pollutant loads do not exceed predevelopment conditions.

Policy 1.2.2

Recognizing that the community is located within the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state and regional coastal construction codes and coastal setback regulations.

Policy 1.2.3

The City shall protect the natural functions of the 10-year flood plain so that the flood-carrying and flood storage capacity are maintained.

Analysis The proposed Plan amendment does not proposed any changes to this Goal, Objective and Policies and the proposed hotel will remain subject to these requirements. As discussed in the Infrastructure Element responses above, the project will comply with these requirements as demonstrated through submittal and receipt of a permit from the City and SWFWMD, thus confirming consistency with these requirements.

Objective 1.9

In accordance with this Comprehensive Plan, the City of St. Pete Beach shall protect and restore its beaches, dunes and natural system, protect its recreational and commercial working waterfronts, and establish construction standards which minimize the impacts of man-made structures on these systems through the land development regulations.

Policy 1.9.1

Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to Chapter 161 of the Florida Statutes.

Analysis: The proposed Plan amendment does not propose any changes to this Objective and Policy and the project will remain subject to them. The hotel proposed along with these Plan amendments will comply with these requirements as demonstrated on its site plan. The submitted site plan locates the Coastal Construction Control Line and does not propose any construction seaward of this Line, thus demonstrating consistency with these requirements

RECREATION AND OPEN SPACE ELEMENT

GOAL 1: The City shall ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the City's current and future residents, visitors, and tourists.

Objective 1.1

The City shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities (including beaches and shores) and access to the same, meeting the needs of current and future residents, visitors, and tourists.

Policy 1.1.2

The City shall encourage the use of bicycles as an alternative means of local transportation and shall provide signs along appropriate designated roadways to warn motorists to share the road with bicycles.

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. With regard to the hotel project proposed along with the Plan amendments, the site plan includes bicycle parking on the site to encourage the use of bicycles as an alternate mode of transportation.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The City shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at the adopted levels of service.

Objective 1.3

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvement at adopted levels of service as specified in the elements of the comprehensive plan.

Policy 1.3.4

The City shall issue development permits only when required capital facilities are present or will be available concurrent with the impact of development. All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 1.3.6

The adopted levels of service for public facilities within the jurisdiction of the City of St. Pete Beach shall be those adopted in the other elements of the comprehensive plan.
Measure: Maintenance of Levels of Service

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. The hotel project submitted along with these Plan amendments will comply with the City's Concurrency Management System Ordinance and meet the City's adopted level of service standards. Please also refer to the response in the Infrastructure Element and the detailed Concurrency Analysis submitted by The Sustainability Group that demonstrates the project's compliance with this Goal, Objective and Policies.

2. Compatibility with Adjacent Uses

The proposed amendment would be consistent and compatible to the resort uses to the North as well as the RFM uses directly to the South of District. A reduced FAR would allow an increased buffer between the higher intensity transient lodging of the North to the residential properties to the south should other properties choose to redevelop.

3. Consistency with Florida Statutes (F.S.)

The proposed Comprehensive Plan Amendment application will follow the requirements for comprehensive plan amendments as specified in F.S. Chapter 163.3174 F.S. The amendment will be heard by the Planning Board, acting as the Local Planning Agency, on April 19, 2016. Their recommendation will be presented to the City Commission at their meeting on May 10th, 2016 requesting transmittal to the Department of Economic Opportunity.

STAFF RECOMMENDATION:

Upon review of the Comprehensive Plan analysis provided by the applicant, Staff agrees with the analysis on a general level. Staff also concludes that the increase in intensity would not be detrimental to the goals objectives and policies of the City's Comprehensive Plan. Staff however recommends that a reduction from the applicant request, in the level of Floor Area Ratio would be more appropriate with the

adjacent residential neighborhoods and would allow a greater transition to the adjacent uses.

Staff recognizes that to maintain competitive interests in the industry, the business owner must maintain a level of client satisfaction that is consistent across industry sectors. This standard can be documented by recent developments that are developing at a 3.92 FAR for a product built in 2015 and 2.42 FAR for a product built in 2004; with room sizes ranging from 310-420 sq. ft. for single occupant rooms, and rooms are combined to become more applicable to the desires of the family vacationer. This grouping is considered one transient unit, and therefore it is appropriate to remove any reference to room size criteria. These case examples indicate the importance of “staying relevant” within the industry and as the increase would not move the City beyond its acceptable levels of service, Staff therefore recommends approval of the amendments but with a reduction to 1.4 FAR.

In addition, the FAR language in the Comprehensive Plan and the Land Development Code is confusing and difficult to apply and evaluate as a property develops. The FAR language is also regulated inconsistently throughout the plan. Staff further recommends the applicant’s changes in order to simplify the Plan language; recognizing that it is the intent of the Comprehensive Plan to support and sustain the redevelopment of transient lodging of St. Pete Beach. However to simplify the language further, Staff recommends adjusting the definition of common areas to include hallways, stairwells, elevator shafts, offices, restrooms, etc. This language directly pertains to the Land Development Code and will be further discussed as part of that process, but for clarity sake Staff is mentioning it in these discussions.

Staff agrees that the setback from the CCCL line can be reduced to 0’; recognizing that the properties within the BH/C District back directly up to the Preservation District of the sand beach adjacent to the Gulf of Mexico. These lands are required to remain in preservation and no permanent built structures can be placed on them; as such they will remain pervious and undevelopable.

Staff also agrees with the setback language as presented. This language serves to clarify the existing codes’ intent and allows for flexibility in architectural design as the buildings present to the street.

ATTACHMENT A

Detailed summary of the proposed modifications to the Goals, Objectives and Policies of the Boutique Hotel / Condo (BH/C) District. The balance of the section remains otherwise unchanged, except as explained below.

Transportation Element – Summary of Modifications

Proposed Policy Changes to BH/C	Staff recommendation
Policy 7 (d) Intensity Standards 1. Temporary lodging use shall not exceed an <u>1.8 floor area ratio</u> an aggregate floor area of 750 square feet per temporary lodging unit excluding including indoor amenities, <u>and</u> common areas <u>but shall</u> exclude and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking (e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC: 1. Seventy-six (76) feet above base flood elevation for any <u>portion of a</u> building that exclusively contains only temporary lodging uses (<u>and permitted accessory uses</u>) with a minimum setback of one hundred (100) feet from Gulf Boulevard; or 2. Sixty-five (65) feet above based flood elevation for any <u>portion of a</u> building that exclusively contains only temporary lodging uses (<u>and permitted accessory uses</u>) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or 3 Fifty (50) feet above base flood elevation for any <u>portion of a</u> buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a	1. Temporary lodging use shall not exceed an <u>1.4 floor area ratio</u> an aggregate floor area of 750 square feet per temporary lodging unit excluding including indoor amenities, <u>and</u> common areas <u>but shall</u> exclude and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking Staff agrees with the recommended changes

minimum setback of fifty (50) feet from Gulf Boulevard; and 4 Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited. <u>5. Temporary Lodging use only: Building height shall not exceed the above referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.</u>	
Change not requested by applicant	(f) Impervious Surface Ratio Standards – shall not exceed: 1 0.85 impervious surface ratio for any exclusive temporary lodging uses; <u>and</u> or 2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and <u>2.3. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan Element shall be prohibited.</u>

St. Pete Beach Planning Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

9/20/16

**Conditional Use
Case #: 2016-0045**
(New Hotel
Development)

Agent/Owner
RKM Building
Construction/
RIA-Coral Reef Inc.

Location
5750 Gulf Boulevard

Commission District
District 3

Staff Representative
Jennifer Bryla,
Community
Development

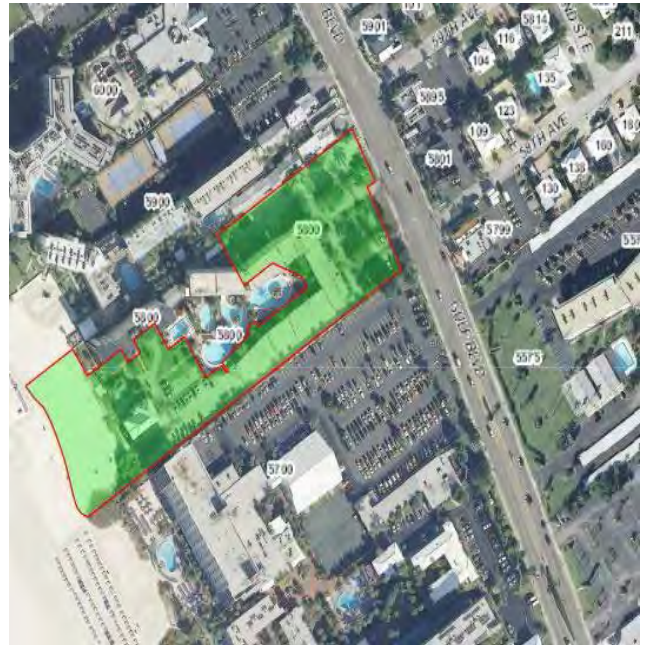
Findings

Findings are further explored in the Justification and technical review portion of the Staff Report. Staff has determined, pursuant to Sec. 4.4 (Conditional Use Approval Criteria) the following:

1. The proposed application is consistent with Florida Statutes.
2. The proposed

ITEM SUMMARY:

The applicant is requesting to build a mixed use development on the previously occupied Coral Reef transient lodging facility. As such the item requires a conditional use approval for a temporary lodging use with building height greater than 50 feet and density above 30 units per acre, pursuant to Section 35.3(b)(1), 35.3(d)(2), and Sec. 39.6(p) of the City's Land Development Code. The mixed use development will contain a 217 room hotel, a 810 space multi-story parking structure, a timeshare sales center, a spa and fitness center, a marketing office, a bar, a Coral Reef reception area and other ancillary amenities. The height of the proposed structure is 116' and is located on the site of the previous 200 room Coral Reef hotel, which was demolished in 2014. This development is the first phase in a unified development plan for the Tradewinds property holdings.



Code language requirement	Proposed
Sec. 35.3(b)(1) & Sec. 39.6(p) - Temporary lodging use that will exceed 50 feet in height & 30 units to the acre	116 feet 46 upa
35.3(d)(2) - Commercial Parking Structure	Possible future utilization of proposed parking structure as a commercial enterprise

application will be consistent with the Comprehensive Plan when infrastructure improvements are completed. 3. The proposed application is compatible with the character of the existing area. 4. The proposed application will not have a negative impact on off-street parking or transportation. 5. The proposed application will not negatively affect public health, safety, or welfare. Staff Recommendation <i>Approval with outlined conditions.</i>	Existing Use: Vacant Proposed Use: Hotel with structured parking and amenities Adjacent Uses: North: Hotel (Alden Suites) South: Breckenridge at Tradewinds Resort East: Infrastructure (Gulf Blvd.) West: Beach (Gulf of Mexico) PUBLIC NOTICE: Notice of public hearing has been advertised and notice has been provided as required by State Statutes including mailings within 500 feet of the subject property, posting of the property, and newspaper advertisement. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The subject property has a future land use designation of LR (Large Resort District) and P (Preservation District) in the City of St. Pete Beach Comprehensive Plan. It is located in the Gulf Boulevard Community Redevelopment District, which encourages the redevelopment of hotels and their accessory uses that are permitted in the LR District. The subject property is also zoned LR (Large Resort District) and P (Preservation District) in the City of St. Pete Beach Land Development Code (LDC) which allows temporary lodging uses as permitted uses and a variety of associated uses with conditional use approval. Pursuant to the Comprehensive Plan remedial action agreement (DOAH Case No.: 13-003401GM), the City may not issue any development order for a building exceeding eighty (80) feet in height within the Community Redevelopment District until the studies identified in the agreement have been completed. JUSTIFICATION / TECHNICAL REVIEW: City Staff has reviewed the standards for review in section 4.4 and has determined the following: <i>Standards applicable to all conditional uses.</i> When considering an application for approval of a conditional use, the city commission review shall consider the following standards: (1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations; <i>The application is consistent</i> (2) Whether the proposed use will be compatible with the character of the
---	--

existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:

a. Whether the overall appearance and function of the area will be significantly affected consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area; *The application is consistent with other uses in the area.*

b. Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources; *The applicant will preserve any such resources should any exist.*

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features; *The proposed development is compatible with adjacent development*

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues. *The application will not have adverse impacts on the livability of surrounding properties.*

(3) Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety; *The application will not have an adverse impact on the transportation systems.*

(4) Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if

applicable, will be provided and will function properly and safely; *The application provides for adequate parking and loading facilities*

(5) Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made; *The application will generally not affect the health safety and welfare of the community.*

(6) Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation; *The applicant has demonstrated the ability to complete the project in a timely manner.*

(7) Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach. *The proposed use complies with all other provisions of this code.*

In addition, criteria for review of conditional uses within the Community Redevelopment District shall meet the following:

The following criteria are to be used to evaluate the extent that the proposed project can demonstrate that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services

The City currently contracts with the City of St. Petersburg to provide its wastewater treatment. The adopted level of service is 149.50 gallons per day per capita (GPCD). Although strides are being made to improve the City's systems, the capacity for treatment remains available at the St. Petersburg facility. The City of St. Pete Beach is over capacity for conveyance of wastewater and is not able to accommodate any additional impacts on the system until improvements are made to the system.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

The proposed application was reviewed by a transportation engineer on behalf of the city during the technical review process and

recommendations have been made accordingly to mitigate for any adverse impacts the project may pose.

3. Hydrological features and stormwater management infrastructure

The Applicant is proposing to include components within the project for consistency with the Comprehensive Plan criteria.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay view and vistas.

The applicant has provided shadow studies and illustrative renderings of the proposed structures that serve to enhance the aesthetic of the St. Pete Beach community.

5. Site landscaping, open space provision and impervious surface limitations.

The proposed project meets or exceeds the criteria expressed in the City guiding documents.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

The proposed project meets or exceeds the criteria expressed in the City guiding documents.

7. Fire suppression and facility security.

The proposed project meets or exceeds the criteria expressed in the City guiding documents. The applicant also has full time private security personnel on site.

8. Emergency management and hurricane evacuation provisions.

The proposed project meets or exceeds the criteria expressed in the City guiding documents. In addition, the applicant has provided as a component of the application an emergency preparedness process manual.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered.

- a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views.

The applicant has provided shadow studies and illustrative renderings of the proposed structures that serve to enhance the aesthetic of the St. Pete Beach community.

- b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to

which the proposed temporary lodging use and /or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

The proposed project is not proposing any residential development. The project is proposing additional pedestrian access and viewsheds westward to the Gulf of Mexico as a component of the unified development plan.

The Technical Review Committee reviewed the application on July 20th and August 3rd, 2016 and has the following departmental comments:

- 1) Recreation: None.
- 2) Building: None.
- 3) Fire: None.
- 4) Public Services: See conditions below.
- 5) Code Enforcement: None.
- 6) Planning & Zoning: See conditions below.

STAFF RECOMMENDATION:

Upon review of the City's guiding documents, Staff recommends approval with the following conditions:

1. The plans referenced herein shall be those reviewed and approved by the TRC, which are attached to this staff report as Exhibit "A", dated September 20, 2016.
2. Prior to issuance of a development order for a structure greater than 80 feet the City is required to complete all studies listed as a part of the remedial action agreement (DOAH Case No.: 13-003401GM).
3. The applicant shall provide a public access easement on the sandy beach eastward of the Mean High Water Line pursuant to Policy 5 of the Large Resort District section in the Comprehensive Plan. The easement shall be a minimum of 20 feet wide and shall run the full length of the unified site described in the legal description of the application, generally from the northernmost property line of 5750 Gulf Blvd. to the southernmost property line of 5600 Gulf Blvd. Its contents shall be reviewed and approved by the City Attorney prior to any development order issuance.
4. A 10-foot wide sidewalk shall be constructed along Gulf Blvd. pursuant to Sec. 3.10 of the Land Development Code along the entire unified site described in the legal description of the application, generally from the northernmost property line of 5750 Gulf Blvd. to the southernmost property line of 5600 Gulf Blvd. and shall connect to the existing FDOT sidewalk. The method of conveyance shall be as outlined by the Department of Transportation.

5. Any easement granted by the applicant to the City for portions of the required 10-ft. sidewalk located on the applicant's private property shall be reviewed and approved by the City Attorney prior to any development order being issued.
6. The proposed development shall be landscaped in accordance with Division 39 (Community Redevelopment District General Standards) & Division 22 (Landscaping and Tree Protection) of the Land Development Code except where existing buildings interfere with the placement of vegetation, in which the standards may be waived, after TRC approval. Those plant materials with an asterisk as identified in Section 22.4 of Division 22, shall be utilized rather than strongly encouraged.
7. Design standards in Sec. 39.3(b)(d)&(e) Sec. 39.10(b)(1)&(3), and 39.7(c)&(e) which are strongly suggested/encouraged in Division 39 (Community Redevelopment District General Standards) shall be required and incorporated in the official site plan.
8. A dune shall be constructed on the sandy beach at 5750 Gulf Blvd. along the entire unified site described in the legal description of the application, generally from the northernmost property line of 5750 Gulf Blvd. to the southernmost property line of 5600 Gulf Blvd. The construction and design shall be in accordance with the Florida Department of Environmental Protection's standards for dune construction and planting, including the document entitled "Recommendations for St. Pete Beach Dune Enhancement at PI R-148".
9. There shall be no additional signage allowed for the proposed development at 5750 Gulf Blvd except for internal directional signage as defined in the LDC and one nameplate wall sign to satisfy the signage required in Sec. 39.6(j).
10. The following are required as conditions of approval pursuant to Sec. 39.6(m) of the LDC:
 - (a) No temporary lodging unit shall be occupied as a permanent residential dwelling unit.
 - (b) All temporary lodging units must be offered, advertised and occupied on a temporary basis for 30 consecutive days or less for temporary lodging guests and no more than 30 days cumulatively on an annual basis for a resort condominium unit owner to ensure that any temporary lodging use does not function as a permanent residential use. The thirty days is measured beginning on the first day of any occupancy until 365 days from that date. The city may require affidavits of compliance with this requirement from each temporary lodging use and/or unit owner. Seller of temporary lodging unit shall be responsible for advising the purchaser of this requirement. Any seller of a resort condominium project or temporary lodging unit shall record a covenant in the public records of Pinellas County,

Florida, agreeing to said restriction prior to conveyance.

- (c) Temporary lodging units shall not qualify or be used for homesteading purposes or home occupational licensing.
 - (d) All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.
 - (e) Conversion of a temporary lodging unit to permanent residential unit shall be prohibited unless the conversion is in compliance with the density and intensity standards and regulations applicable to the property and all other required city approvals are obtained prior to the conversion and provided said conversion does not violate any other legally enforceable agreement or restriction, law or local ordinance prohibiting such conversion.
 - (f) The temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures, affordable housing or other workforce living accommodations, and other uses commonly associated with temporary lodging uses.
 - (g) Proper licensing, including occupational licensing, by the state, county and local government and agencies, shall be required of all temporary lodging uses through all applicable agencies that license hotels and motels prior to any certificate of occupancy being issued. All licenses must be kept current.
 - (h) Temporary lodging uses shall be subject to all applicable tourist development tax collections.
 - (i) All temporary lodging uses shall include a reservation system and a lobby/front desk area that is necessary to operate the temporary lodging facility and service its guests.
 - (j) Temporary lodging uses must have sufficient signage viewable by the public designating the use as a temporary lodging use that also complies with local codes.
 - (k) The applicable local government may require affidavits of compliance with this section that includes reasonable supporting documentation that does not violate privacy laws for each temporary lodging use, guests and/or unit owners.
 - (l) The temporary lodging use shall comply with all county and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents. The restrictions and procedures contained within the hurricane closure and evacuation plan shall apply to all on-site workforce living accommodations, as applicable.
11. Items (a), (b), & (d) above relating to prohibitions on conversion or use of a temporary lodging unit as a permanent residential dwelling shall be contained in a covenant or other legally enforceable recordable instrument that shall be approved as to content, form and

legality by the city and shall be recorded in the public records of Pinellas County at the time of building permit approval.

12. The stormwater management plan must, at a minimum, shall meet criteria as outlined in Goal 2 of the Infrastructure Element the City of St. Pete Beach adopted Comprehensive Plan.
13. A plan that will provide adequate capacity in the City's sanitary sewer system concurrent with the completion of the project and prior to any sanitary sewer flow being introduced into the City's sewer system must be approved by the City prior to project approval. No Certificate of Occupancy shall be issued until such time as above described capacity is available or other methods for sewer disposal approved by the City are in place which will not negatively impact the City's sanitary sewer system.

Sugar Sands at TradeWinds Island Grand Resort

5750 Gulf Blvd.
St. Pete Beach, Florida 33706
Conditional Use Set 6/17/2016

CONSTRUCTION MANAGEMENT

RKM LOGO1.JPG

RKM BUILDING CONSTRUCTION, INC.
1135 Pasadena Avenue South
Suite 125
South Pasadena, FL 33707
Tel. (727) 345-0522
Fax (727) 381-2997

REVISED DRAWINGS
SUBMITTED TO THE
PLANNING BOARD
9/20/2016

STRUCTURAL ENGINEERING

B·B·M



Structural Engineers
B·B·M
1912 Boothe Circle Suite 100
Longwood, Florida 32750
Tel. (407) 645-3423
Fax (407) 645-3790
www.bbmstructural.com

Architecture

arch id

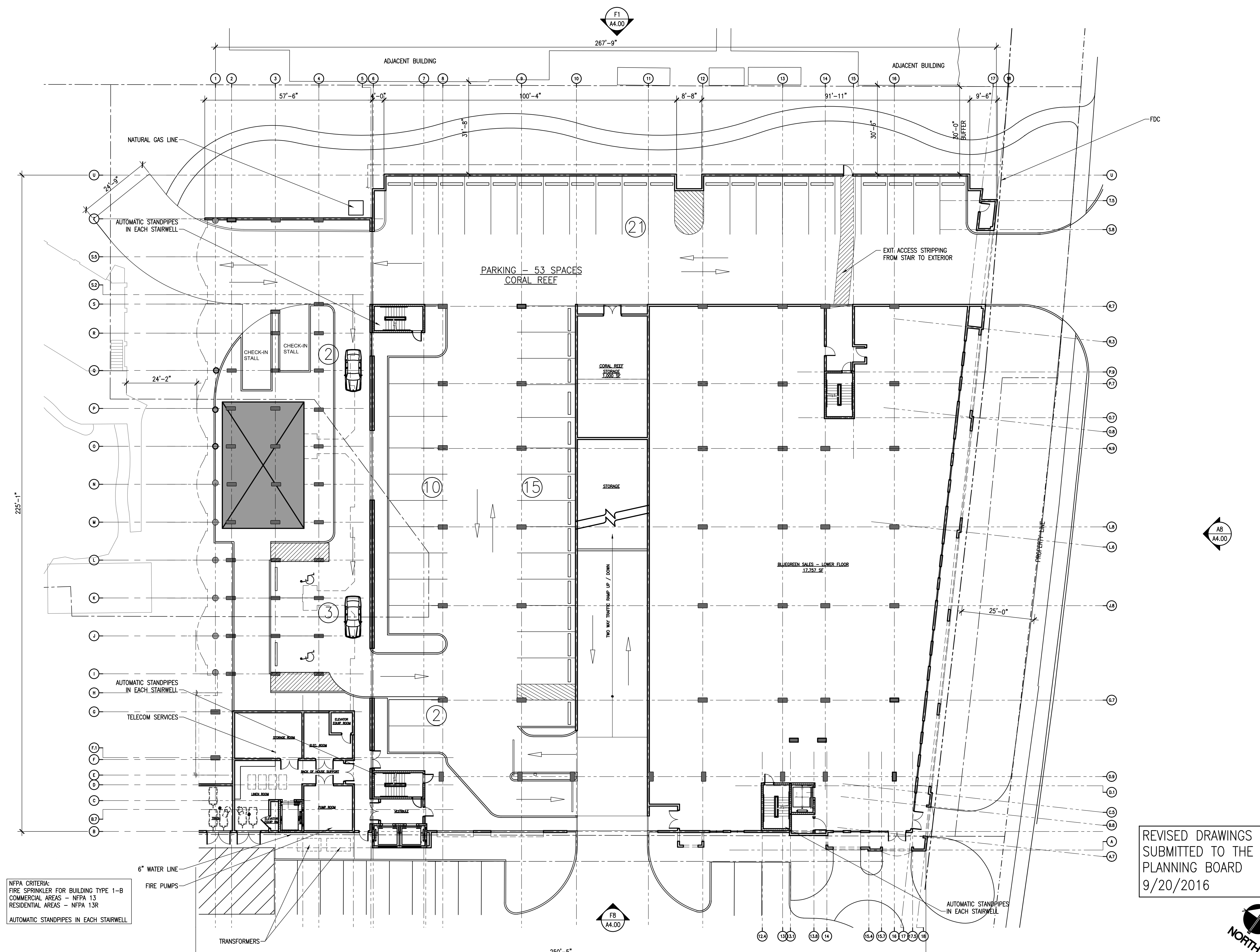


109 E. Church St.
Suite 150
Orlando, FL 32801
Tel. (407) 648-8888
Fax (407) 648-2411
www.L2Studios.com

MECHANICAL/ ELECTRICAL PLUMBING/FIRE PROTECTION

oci.jpg

Consulting Engineers
OCI ASSOCIATES INC.
600 S. Orlando Ave.
Suite 100
Maitland, FL 32751
Tel. (407) 332-5110
Fax (407) 332-7704
www.ociassociates.com



NFPA CRITERIA:
FIRE SPRINKLER FOR BUILDING TYPE 1-B
COMMERCIAL AREAS - NFPA 13
RESIDENTIAL AREAS - NFPA 13R
AUTOMATIC STANDPIPES IN EACH STAIRWELL

REVISED DRAWINGS
SUBMITTED TO THE
PLANNING BOARD
9/20/2016

arch id



109 East Church Street, Ste. 150
Orlando, Florida 32801
t: 407.648.8888 f: 407.648.2411
www.L2Studios.com

#AA0002467 © 2016
NOTICE: THE DATA SHOWN IN THIS DOCUMENT
INCORPORATES PROPRIETARY RIGHTS UNDER FEDERAL
COPYRIGHT LAW AND IS THE INTELLECTUAL PROPERTY
OF L2 STUDIOS, INC. IT MUST NOT BE
DUPLICATED IN WHOLE, OR IN PART, WITHOUT THE WRITTEN
CONSENT OF L2 STUDIOS, INC.

SUGAR SANDS AT TRADEWINDS ISLAND RESORTS ON ST. PETE BEACH ST. PETE, FLORIDA

PHASE 1 BUILDING FLOOR PLANS GROUND FLOOR

No.	Description	Date

Drawn: MTD
Scale: AS NOTED
CAD File Name: 1492-A2.01.DWG
Project No.: 1492

ISSUED FOR:	DATE:
☒ Conditional Use	6/17/2016
☐ Design Dev	
☐ 60% Review	
☐ CD 100%	
☐ Pricing	
☐ Bidding	
☐ Permit	
☐ Construction	

Seal

Drawing No.

A2.01

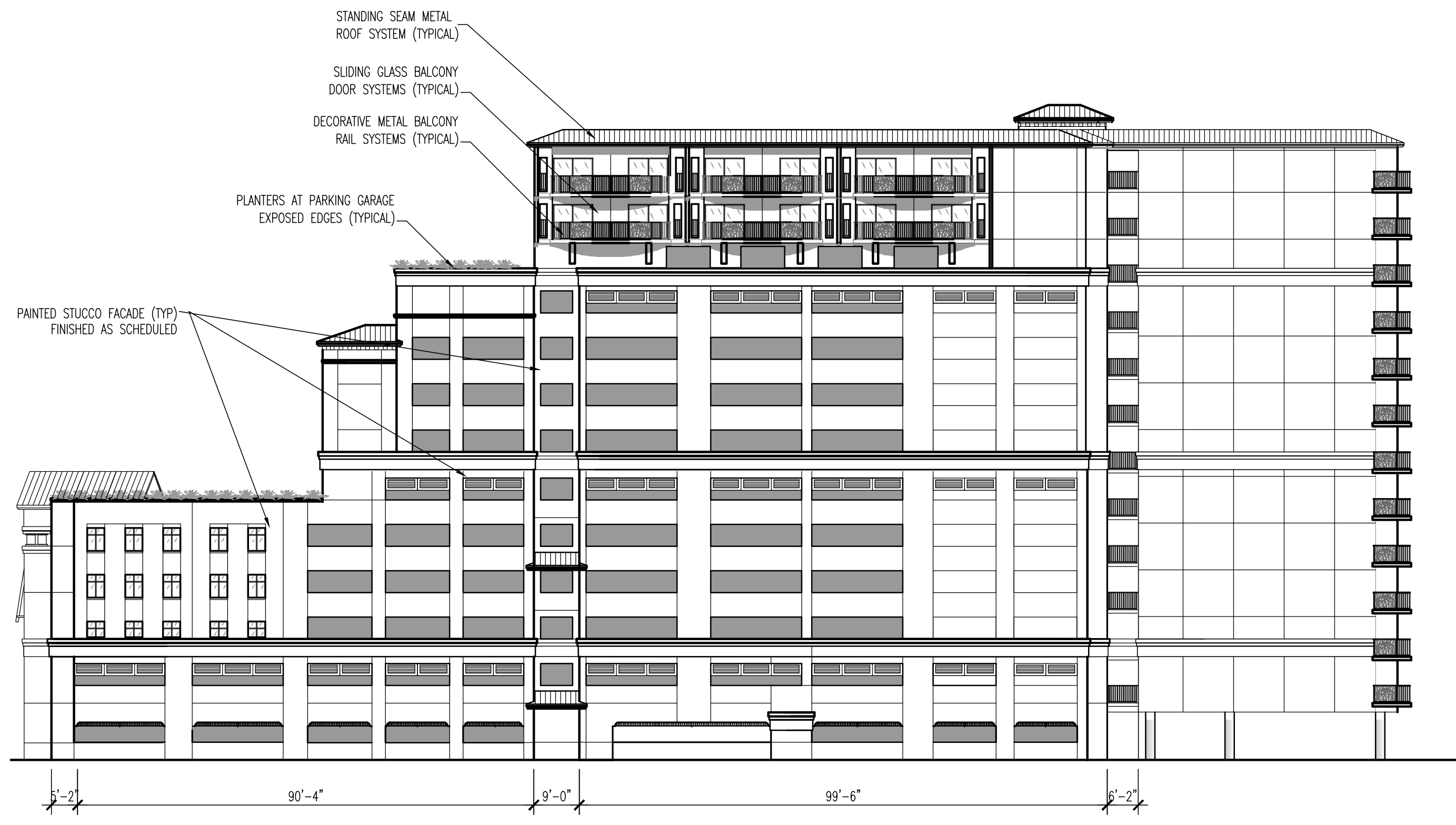
Timothy J. Lemons, AIA
FL Reg. No. AR0010974

of

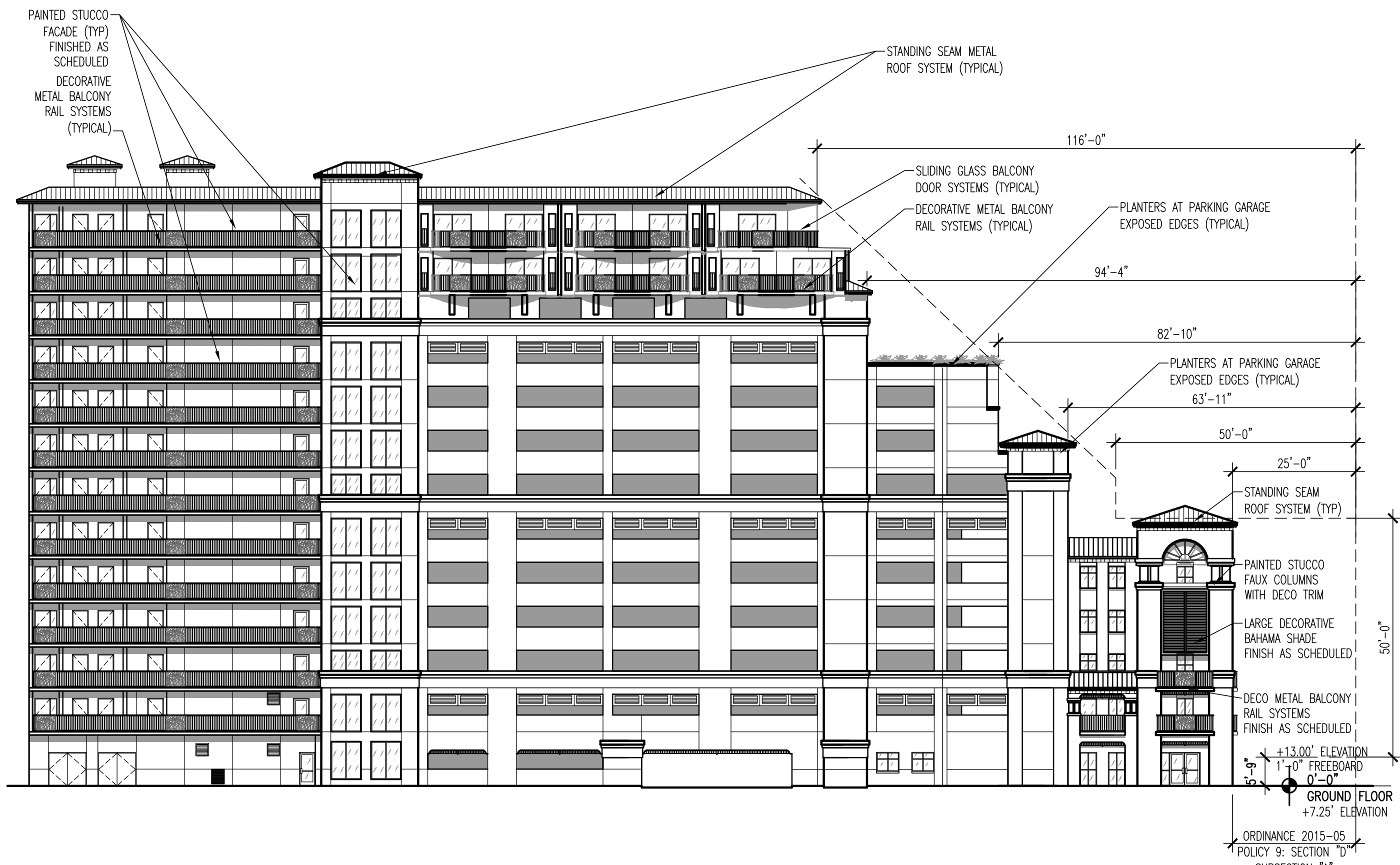
A1 BUILDING FLOOR PLAN
1/16"=1'-0" GROUND FLOOR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

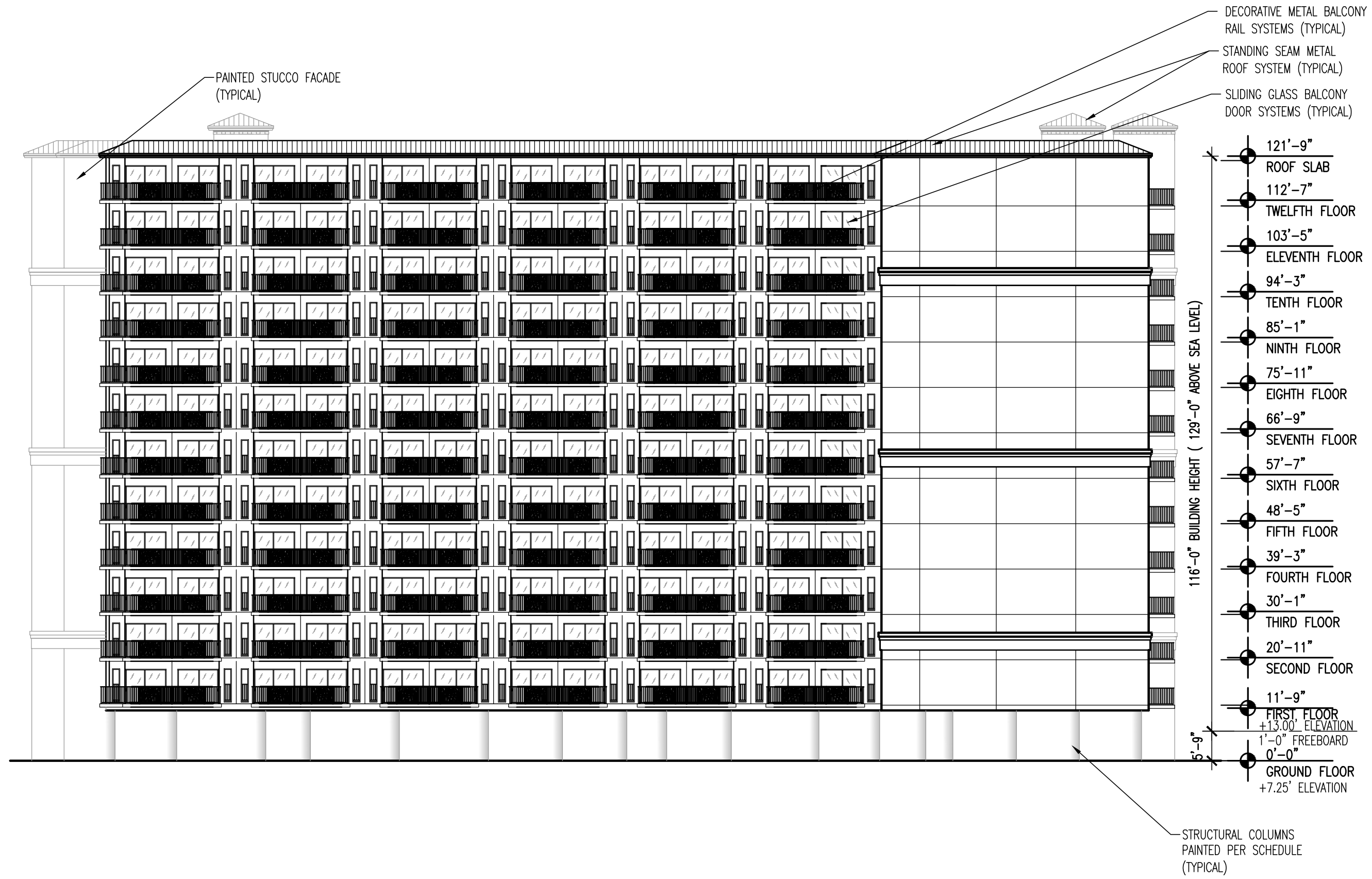
L
K
J
H
G
F
E
D
C
B
A



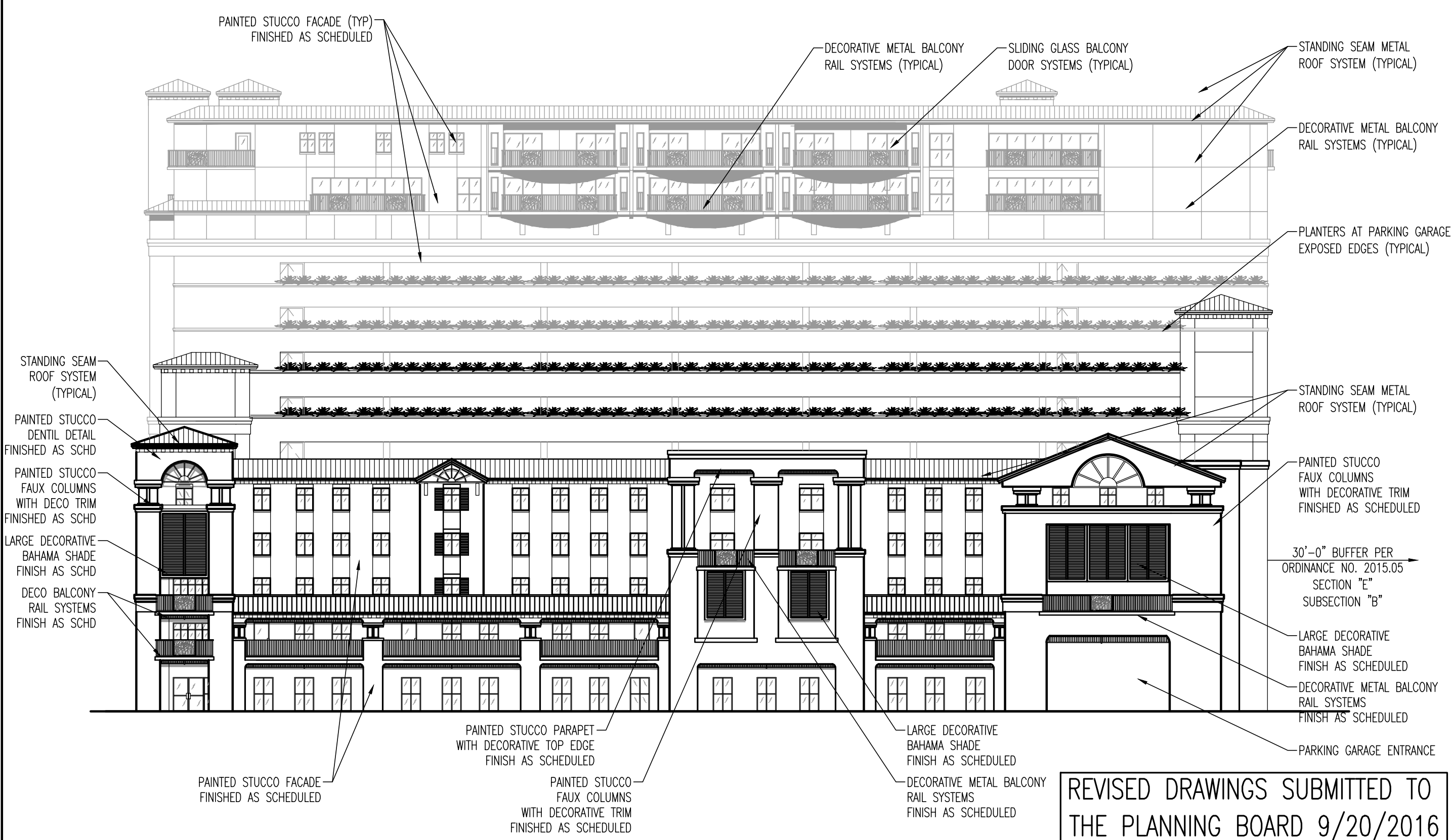
F1 NORTH ELEVATION
1" = 20'



F8 SOUTH ELEVATION
1" = 20'



A1 WEST ELEVATION
1" = 20'



A8 EAST ELEVATION
1" = 20'

REVISED DRAWINGS SUBMITTED TO THE PLANNING BOARD 9/20/2016

arch id
STUDIOS®
109 East Church Street, Ste. 150
Orlando, Florida 32801
t: 407.648.8888 f: 407.648.2411
www.L2Studios.com

#AA0002467 © 2016
NOTICE: THE DATA SHOWN IN THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS UNDER FEDERAL COPYRIGHT LAW AND IS THE INTELLECTUAL PROPERTY OF L2 STUDIOS, INC. IT MUST NOT BE DUPLICATED IN WHOLE, OR IN PART, WITHOUT THE WRITTEN CONSENT OF L2 STUDIOS, INC.

SUGAR SANDS AT
TRADEWINDS ISLAND RESORTS
ON ST. PETE BEACH
ST. PETE, FLORIDA
EXTERIOR ELEVATIONS

No.	Description	Date

Drawn: MTD
Scale: AS NOTED
CAD File Name: 1492-A4.00.DWG
Project No.: 1492

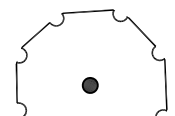
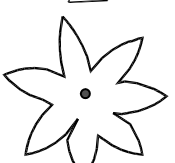
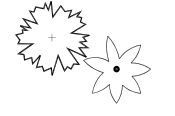
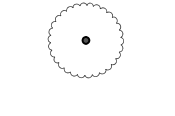
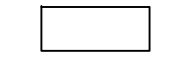
ISSUED FOR:	DATE:
☒ Conditional Use	6/17/2016
☐ Design Dev	
☐ 60% Review	
☐ CD 100%	
☐ Pricing	
☐ Bidding	
☐ Permit	
☐ Construction	

Seal Drawing No.
A4.00
Timothy J. Lemons, AIA
FL Reg. No. AR0010974 of

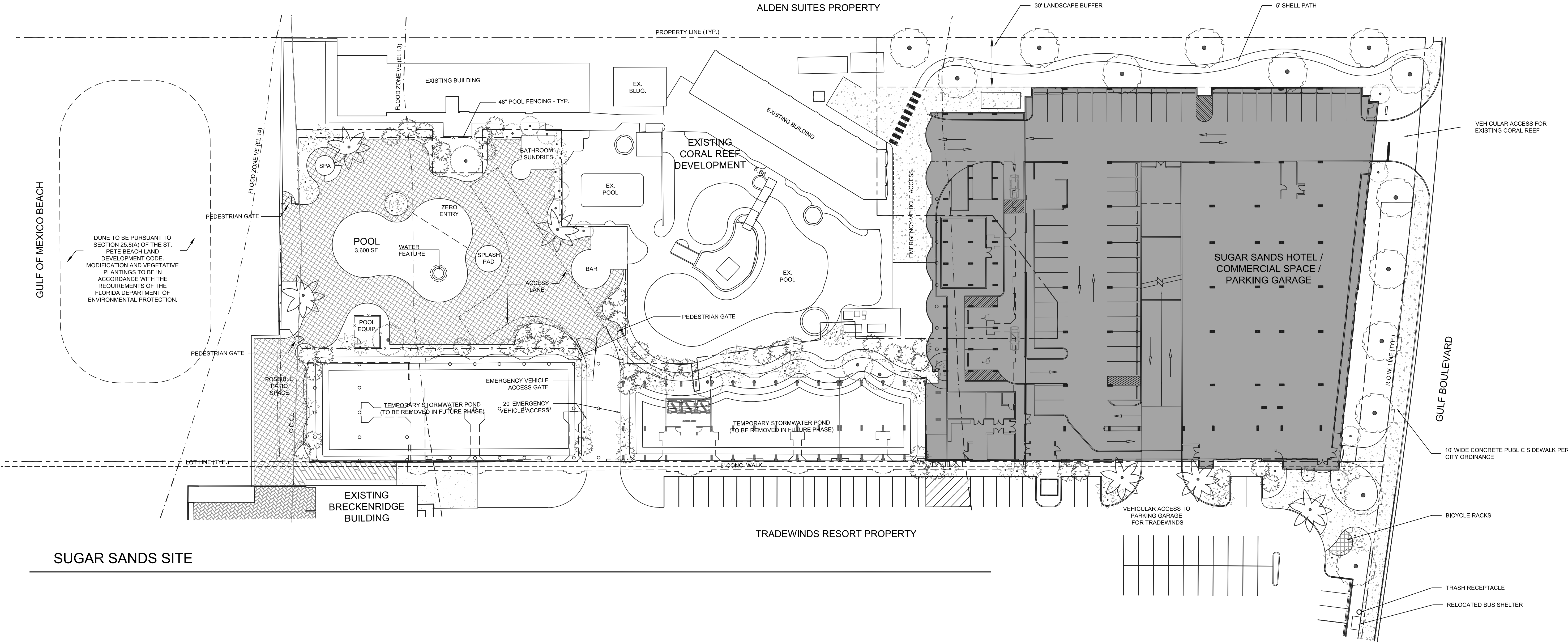
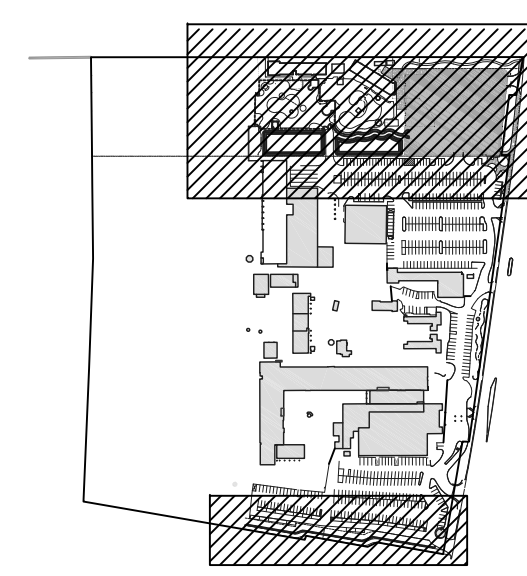
NOTES:

- 1. ALL LANDSCAPE MATERIAL SHALL BE 100% IRRIGATED.
- 2. POOL AREA EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE 30 FOOT CANDLES OF ILLUMINATION AT FLOOR LEVEL.
- 3. ARTIFICIAL LIGHTING SHALL BE PROVIDED AT ALL SWIMMING POOLS WHICH ARE TO BE USED AT NIGHT.
- 4. OUTDOOR POOL LIGHTING SHALL PROVIDE A MINIMUM OF THREE FOOT CANDLES OF ILLUMINATION AT THE POOL WATER SURFACE AND THE POOL WET DECK SURFACE. UNDERWATER LIGHTING SHALL BE A MINIMUM OF ONE-HALF WATT PER SQUARE FOOT OF POOL WATER SURFACE AREA.
- 5. UNDERWATER LIGHTING SHALL UTILIZE TRANSFORMERS AND LOW VOLTAGE CIRCUITS WITH EACH UNDERWATER LIGHT BEING GROUNDED. THE MAXIMUM VOLTAGE FOR EACH LIGHT SHALL BE 15 VOLTS AND THE MAXIMUM INCANDESCENT LAMP SIZE SHALL BE 300 WATTS.
- 6. ALL VEHICULAR USE AREAS, PEDESTRIAN WALKS AND HARDSCAPE SURFACES SHALL BE LIGHTED TO PROVIDE A MINIMUM 1 FOOT CANDLE OF ILLUMINATION. ALL OVERHEAD FIXTURE SHALL BE CUTOFF TYPE.
- 7. LIGHTING SHALL BE TURTLE COMPLIANT WHERE REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 8. THE EMERGENCY VEHICLE ACCESS LANE ON THE POOL DECK WILL BE DELINEATED BY THE USE OF DIFFERENT COLOR PAVING/PAVERS OR THE PERIMETER OF THE ACCESS LANE WILL HAVE PAVERS/MARKERS OR POSSIBLY LED LIGHTS (THAT ARE ACTIVATED WHEN ACCESS GATE TO POOL DECK IS OPENED) ON 4'-8' CENTERS.

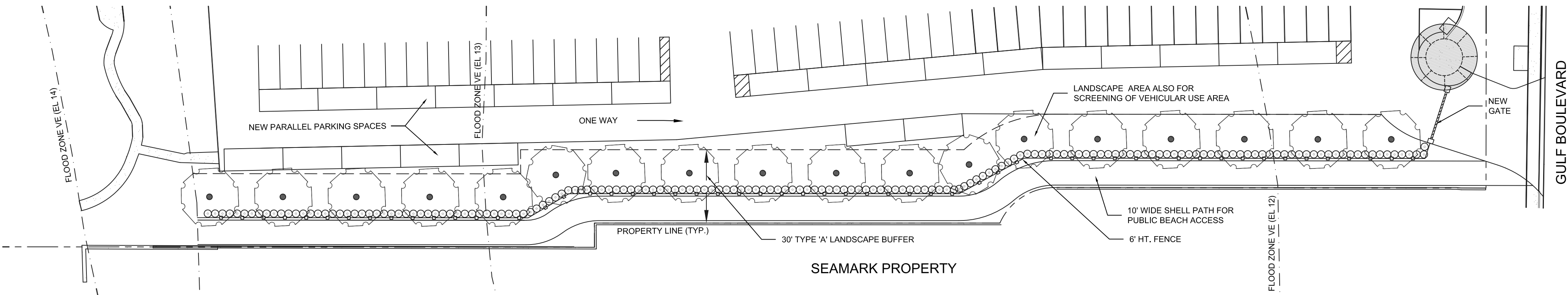
PLANT LEGEND

	CANOPY TREE:	QUERCUS VIRGINIANA, CONOCARPUS ERECTUS, TABEBUIA CARABA, BUCIDA BUCERAS	MINIMUM SPECIFICATION: 12' HT.; 3" DBH
	CANOPY PALM:	PHOENIX SYLVESTRIS, ROYSTONEA ELATA, COCOS NUCIFERA	MINIMUM SPECIFICATION: 12' HT. CLEAR TRUNK
	SMALL PALM:	SABAL PALMETTO, WASHINGTONIA ROBUSTA, ADONIDIA MERRILLII	MINIMUM SPECIFICATION: 8' HT. CLEAR TRUNK
	UNDERSTORY TREE:	CALLISTEMON VAMINALIS, COCCOLOBA DIVERSIFOLIA, TECOMA STANS	MINIMUM SPECIFICATION: 8' HT.; 2" DBH
	HEDGE SHRUB:	RAPHIOLEPIS INDICA, ALLAMANDA CATHARTICA, CHRYSOBALANUS ICACO, MYRICA PUMILA	MINIMUM SPECIFICATION: 24" HT.
	GROUNDCOVER/ SOD:	TRACHELOSPERMUM JASMINOIDES; MUHLENBERGIA CAPILLARIS, ZAMIA PUMILA, LANTANA CAMARA	

SITE KEY



SUGAR SANDS SITE

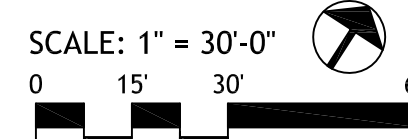


SOUTHERN BUFFER & BEACH ACCESS

X	X	X

1	Pool deck, fire lane	07-22-16
2	Sidewalks, bike rack remove parking, add pond; change notes	08-09-16

DATE	06-03-16
JOB NUMBER	16011
DRAWN BY	MM
CHECKED BY	PGIV / MG



Submitted for
Conditional Use
Permit 06/17/2016

Issued for Planning
Board Meeting
09/20/2016

Jul 21, 2016 - 3:00pm X:\CAD Projects\Projects\2012\2012-7-17-Engineering\Wood\2012-7-17-8P TRADEWINDS FOR PSM.dwg

LEGEND	
A	ARC
A/C	AIR CONDITIONER
AOCE	ARMY CORPS & ENGINEERS
BFPD	BACK FLOW PREVENTION DEVICE
BM	BENCHMARK
BOLL	BOLLARD
C	CHORD
(C)	CALCULATED
CB	CHORD BEARING
CCCL	COASTAL CONSTRUCTION
CL	CONTROL LINE
CBW	CONCRETE BLOCK WALL
CFD	C. FRED DEUEL & ASSOCIATES, INC.
CHB	CHORD BEARING
C	CENTERLINE
CLF	CHAIN LINK FENCE
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/T	CURB TIE
CTV	CABLE TELEVISION
D	DELTA
(D)	DEED
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED
CONCRETE PIPE	CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
F	FOUND
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FF	FINISHED FLOOR
FHA	FIRE HYDRANT ASSEMBLY
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FFKD	FOUND PK NAIL AND DISK
FFC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
GAV	GAS VALVE
GM	GAS METER
GV	GATE VALVE
GW	GUY WIRE
GTE	GENERAL TELEPHONE COMPANY (NOW KNOWN AS VERIZON)
H/C	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE - SEE LINE TABLE
(L)	LEGAL
LB	LICENSED BUSINESS
LF	LOWEST FLOOR ELEVATION
LP	LIGHT POLE
MAS.	MASONRY
M.C.	MOTOR CYCLE PARKING SPACE
MH	MANHOLE
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGS	NATIONAL GEODETIC SURVEY
N&D	NAIL AND DISK
NFL	NOT FIELD LOCATED
No.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGE 32-37
(CPB2)	CONDOMINIUM PLAT BOOK 157, PAGE 49-54
(CPB3)	CONDOMINIUM PLAT BOOK 157, PAGES 84-89
(CPB4)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
PB	PAGE/PAGES
PG	PAGE/PAGES
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POL	POINT ON LINE
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE
P/T	PAVEMENT TIE
R	RADIUS
RCF	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SCM	SET CONCRETE MONUMENT
SPKD	SET PK NAIL AND DISK
SR	STATE ROAD
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TRANS	TRANSFORMER
TYP	TYPICAL
TWP.	TOWNSHIP
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VO	VERTICAL OFFSET
WF	WOOD FENCE
WW	WATER VALVE

	CONCRETE
	BRICK

PREPARED FOR:

FORTUNE HOTELS, INC.

CERTIFIED TO:

RIA--TRADEWINDS, INC.
RIA--BRECKENRIDGE, INC.
RIA--CORAL REEF, INC.
FIFTH THIRD BANK
CHICAGO TITLE INSURANCE COMPANY

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

ALBERT P. CARRIER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6488
STATE OF FLORIDA

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

REV.#	DESCRIPTION	DATE	BY

ADJOINERS (ADJ):

ADJ#1
PARCEL #
06-32-16-11484-000-0010
SEAMARK INC
5396 GULF BLVD ST PETE BEACH 33706
OR 04702, PG 2082

ADJ#2
PARCEL #
06-32-16-79378-000-0001
SEAMARK INC
0 GULF BLVD ST PETE BEACH 33706
OR N/A

ADJ#3
PARCEL #
01-32-15-00000-110-0500
ALDEN ENTERPRISES INC
5900 GULF BLVD ST PETE BEACH 33706
OR 03625, PG 0835

ADJ#4
PARCEL #
01-32-15-00000-110-0400
RIA-SANDPIPER INC
6000 GULF BLVD ST PETE BEACH 33706
OR 15555, PG 0057

ADJ#5
PARCEL #
01-32-15-00000-110-0300
REAGAN, BROWNLEE
6100 GULF BLVD ST PETE BEACH 33706
OR 07786, PG 1029

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
TRADEWINDS RESORTS
ST. PETE BEACH FLORIDA

PREPARED FOR:
FORTUNE HOTELS, INC.

I, ALBERT CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 472, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALBERT P. CARRIER, PSM, 6488, LB 107

WORK ORDER NO. 2012-7-17S
DRAWN BY: DES/LKC
FIELD DATE: 4/04/2016
SCALE: 1" = 40'
SHEET NO. BT1 OF 5

SEC. 01, TWP. 32 S., RNG. 15 E.
SEC. 06, TWP. 32S., RNG. 16E.
PINELLAS COUNTY, FLORIDA

SURVEYOR'S REPORT

INTENT:

THE INTENT OF THIS BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY IS TO MAKE A DETERMINATION OF THE POSITION OF THE BOUNDARY OF REAL PROPERTY IN ACCORDANCE WITH THE REAL PROPERTY DESCRIPTION SHOWN IN THIS REPORT (SEE LEGAL DESCRIPTION), SHOW THE SPATIAL RELATIONSHIP OF EXISTING VISIBLE ABOVE GROUND FEATURES TO THE PROPERTY BOUNDARY AND AN ESTABLISHED VERTICAL DATUM AND LOCATE THE MEAN HIGH WATER LINE RELATED TO NATIONAL TIDAL DATUM EPOCH 1983-2001 (NTDE 83-01) REFERENCED TO NORTH AMERICAN VERTICAL DATUM ADJUSTMENT OF 1988 (NAVD88).

MAP OF BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY:

1. SURVEY MAPS AND REPORTS OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
2. THE SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.

LEGAL DESCRIPTION:

PER COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4654457, EFFECTIVE DATE: MARCH 08, 2014 AT 5:00 PM REVISION 2 (3-20-2014).

PARCEL 1: (TRADEWINDS)

LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 33, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THAT CERTAIN TRACT OF LAND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD #699 (GULF BOULEVARD), THE NORTHERLY BOUNDARY OF SAID TRACT BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE), AS RECORDED IN PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 11, AND THE SOUTHERLY BOUNDARY OF SAID TRACT BEING THE NORTH LINE OF SAID LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

UNITS CU-1, CU-2, CU-3, CU-4, CU-3257, CU-4257, CU-5257, CU-6257, CU-7248, CU-7257 AND CU-8248 WHICH ARE INCLUDED IN PARCEL 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 826; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH EASEMENT RIGHTS CREATED BY RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE JACARANDA BUILDING, RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2130, AND EASEMENT RIGHTS CREATED BY THE DECLARATION OF CONDOMINIUM OF JACARANDA BEACH VILLAS CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178 AS AMENDED, AND EASEMENT RIGHTS CREATED BY THE AMENITIES AND FACILITIES ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2078, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL BEING A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT:

ALL OF JACARANDA BEACH VILLAS CONDOMINIUM OTHER THAN UNITS CU-1, CU-2, CU-3, CU-4, CU-3257, CU-4257, CU-5257, CU-6257, CU-7248, CU-7257 AND CU-8248 WHICH ARE INCLUDED IN PARCEL 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 826; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PARCEL 2: (BRECKENRIDGE)

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 299.92 FEET APART AND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD 699 (FORMERLY STATE ROAD 233) (GULF BOULEVARD); THE SOUTHERLY BOUNDARY OF SAID STRIP OF LAND BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE) IN ST. PETERSBURG BEACH, FIRST ADDITION, AS SHOWN BY PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND THE NORTHERLY BOUNDARY OF SAID STRIP OF LAND BEING THE SOUTH LINE OF TEXAS AVENUE ON SAID PLAT.

ALSO A TRACT OF LAND LYING BETWEEN PARALLEL LINES 3 FEET APART AT RIGHT ANGLES, EXTENDING FROM THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE WATERS OF THE GULF OF MEXICO, THE SOUTHEASTERLY BOUNDARY OF WHICH BEING THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE, AND TEXAS AVENUE EXTENDED TO THE WATERS OF THE GULF OF MEXICO, AS SAID AVENUE IS SHOWN UPON THE PLAT OF ST. PETERSBURG BEACH, FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND WHICH HAS BEEN VACATED BY RESOLUTION RECORDED IN DEED BOOK 1489, PAGE 130, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LAND LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 488, DESCRIBED AS FOLLOWS:

BRECKENRIDGE BEACH VILLAS CONDO PHASE 1:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SECOND FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 44 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SECOND FLOOR AIRSPACE DESCRIPTION:

THE PROPERTY CONSISTS OF CERTAIN AIRSPACE WITHIN THE SECOND FLOOR OF THE BUILDING ("SECOND FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH SECOND FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE SECOND FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 17809, PAGE 488 (PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDED CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SECOND FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SECOND FLOOR AIRSPACE.

ALSO LESS AND EXCEPT FROM SAID PARCEL 2, THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 694, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BRECKENRIDGE BEACH VILLAS PHASE 2:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE THIRD FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE BUILDING FOOTPRINT):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

THIRD FLOOR AIRSPACE DESCRIPTION:

THE PROPERTY CONSISTS OF CERTAIN AIRSPACE WITHIN THE THIRD FLOOR OF THE BUILDING ("THIRD FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH THIRD FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE THIRD FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 18070, PAGE 694 (PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

SEE SURVEYOR'S REPORT (CONTINUED-1) ON SHEET 2 OF 5, FOR CONTINUATION OF REPORT.

SEE SHEETS 1 AND 2 FOR SURVEYOR'S REPORT.

SEE SHEET 3 FOR BOUNDARY DETAIL.

SEE SHEETS 4 AND 5 FOR MAPPING DETAIL AND MONUMENTATION.

SURVEYOR'S REPORT (CONTINUED-1)

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE THIRD FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE THIRD FLOOR AIRSPACE.

ALSO LESS AND EXCEPT FROM PARCEL 2 HEREIN:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FOURTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.90 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FOURTH FLOOR AIRSPACE DESCRIPTION:

THE PROPERTY CONSISTS OF CERTAIN AIRSPACE WITHIN THE FOURTH FLOOR OF THE BUILDING ("FOURTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FOURTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FOURTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 667 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FOURTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FOURTH FLOOR AIRSPACE.

PARCEL 3: (SANDPIPER)

NOT A PART OF THIS SURVEY

LEGAL DESCRIPTION:

PUR COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT FILE NO: 36536--0015, COMMITMENT DATE: AUGUST 04, 2014 AT 8:00 AM, REVISED AUGUST 25, 2014.

CORAL REEF:

PARCEL 1 (FEE SIMPLE):

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 242 FEET APART AT RIGHT ANGLES EXTENDING FROM THE WESTERLY RIGHT OF WAY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, THE SOUTHEASTERN BOUNDARY OF WHICH BEING A LINE 18 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE AND TEXAS AVENUE EXTENDED TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO, AS SAID AVENUE IS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID LAND INCLUDING ALL OF TRACT "A" OF "VON COURT'S REPLAT," ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 21, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST; LESS AND EXCEPT RIGHT OF WAY FOR GULF BOULEVARD.

AND

THE NORTHWESTERLY 15 FEET OF THE FOLLOWING: A TRACT OF LAND LYING BETWEEN PARALLEL LINES 18 FEET APART AT RIGHT ANGLES EXTENDING FROM THE WESTERLY RIGHT OF WAY BOUNDARY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, THE SOUTHEASTERN BOUNDARY OF WHICH BEING THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE AND TEXAS AVENUE EXTENDED TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, AS SAID AVENUE IS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA SAID LANDS LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST AND IN SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT RIGHT OF WAY FOR GULF BOULEVARD.

LESS

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 48°57'18" W FOR 10.21 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 63.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR 94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS: "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO LESS: "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II (EASEMENT ESTATE):

EASEMENT RIGHTS GRANTED IN DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS BY AND BETWEEN REEF RESORT CONDOMINIUM ASSOCIATION, INC. AND 5800 GULF HOLDINGS LLC RECORDED JULY 22, 2014 IN OFFICIAL RECORDS BOOK 18469, PAGE 2578, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH: (OR 8960, PG 1488)

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 63.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR 94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH: "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ACCURACY:

1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THIS STANDARD.
2. CONTROL ELEVATIONS FOR THIS SURVEY ARE BASED ON A LEVEL LOOP USING DIFFERENTIAL LEVELING TECHNIQUES. CLOSURE ACHIEVED IS 0.002 FEET ERROR IN A 0.8621 MILE LOOP LENGTH WHICH EXCEEDS THE MINIMUM ACCURACY REQUIREMENT CALCULATED AT A MAXIMUM MIS-CLOSURE OF 0.0464 FEET.
3. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

DATA SOURCES:

1. BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 2, "BRIGHTWATERS BEACH HOTEL REPLAT", AS RECORDED IN PLAT BOOK 31, PAGE 33, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING N67°05'42"E.
2. ELEVATION 0.36 FEET UTILIZED FOR THE MEAN HIGH WATER LINE LOCATION WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM INTERNET WEB SITE (WWW.LABINS.ORG) POINT IDENTIFICATION NUMBER 6941.
3. ELEVATIONS FOR THIS SURVEY ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ADJUSTMENT. NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS UTILIZED FOR THIS SURVEY WERE (A) 126 FLHD, PID AG0011, STAMPED 126 SRD, ELEVATION 4.80' AND (B) BLIND P, PID AG0352, STAMPED BLIND P, ELEVATION 6.47'.

LIMITATIONS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. ORIGINAL FIELD WORK FOR PARCELS 1 AND 2 COMMENCED ON 02-28-2014, COMPLETED ON 03-26-2014 AND IS CONTAINED IN FIELD BOOK 129 AND 130. ORIGINAL FIELD WORK FOR THE MEAN HIGH WATER LINE SURVEY PORTION COMMENCED ON 03-13-2014, WAS COMPLETED ON 03-13-2014, AND IS CONTAINED IN FIELD BOOK 130. ORIGINAL FIELD WORK FOR THE UPDATE OF PARCELS 1 AND 2 AND THE SURVEY FOR THE CORAL REEF COMMENCED ON 10/28/2015, COMPLETED ON 02/10/2016 AND IS CONTAINED IN FIELD BOOK 147, FIELD BOOK 151 AND FIELD BOOK 156.
4. SHOWN ANYWHERE ON THE SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT TUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
5. INFORMATION FOR ADJOINING PROPERTIES AND ADDRESSES SHOWN ARE TAKEN FROM PINELLAS COUNTY PROPERTY APPRAISERS WEBSITE AT WWW.PCPAO.ORG. ON 02/10/2016.
6. PARCEL 1, 2, AND THE CORAL REEF ARE SITUATED IN ZONES AE, ELEVATION = 13', 14', 15' AND 17' ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1210300276G, EFFECTIVE DATE OF SEPTEMBER 3, 2003. FLOOD ZONE LIMITS SHOWN HEREON WERE SCALED FROM SAID MAP. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFES) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
7. PROPERTIES ARE ZONED "LR" LARGE RESORT AND "P" PRESERVATION ACCORDING TO THE CITY OF ST. PETE BEACH WEBSITE OBTAINED ON 03/24/2014 AT HTTP://WWW.STPETEBEACH.ORG/IMAGES/STORIES/COMMUNITY DEPARTMENT/PDFS/ZONING_BOOK_2012.PDF. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.

8. LEFT BLANK INTENTIONALLY.
9. THIS SURVEY IS BASED ON U.S. SURVEY FEET.
10. NO EXISTING TANKS AND DRAINAGE FIELDS WERE OBSERVED AT THE TIME OF THE SURVEY.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
12. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.

BOUNDARY INCONSISTENCIES:

1. THERE IS A CONFLICT OF UNIT DIMENSIONS BETWEEN THE BRECKENRIDGE SECOND FLOOR UNITS AIR SPACE AND THE THIRD AND FOURTH FLOOR UNITS AIR SPACE ACCORDING TO THE RECORD DOCUMENTS SUPPLIED TO THE SURVEYOR.

APPARENT PHYSICAL USE:

THE SUBJECT PROPERTIES ARE RESORTS AND CONDOMINIUMS.

EASEMENTS/RIGHTS-OF-WAY:

1. SEE LIMITATIONS 2 AND 5.
2. THE LEGAL DESCRIPTION AND EASEMENTS FOR PARCELS 1 AND 2, SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 4654457, EFFECTIVE DATE: MARCH 08, 2014 AT 5:00 PM REVISED: REVISION 2 (3-20-2014).
3. THE LEGAL DESCRIPTION AND EASEMENTS FOR THE CORAL REEF PARCEL, SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 4654457, EFFECTIVE DATE: MARCH 08, 2014 AT 5:00 PM REVISED: REVISION 2 (3-20-2014).

THE FOLLOWING ITEMS ARE SCHEDULE B II EXCEPTIONS FROM COMMITMENT FOR TITLE INSURANCE ORDER NO. 4654457, AS TO PARCELS 1 AND 2: [DEUEL & ASSOCIATES RESPONSE]

ITEMS 1 AND 2 ARE NOT MATTERS OF SURVEY.

ITEM 3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. [VISIBLE ABOVE GROUND IMPROVEMENTS AS THEY RELATED TO THE BOUNDARY LINES AT THE TIME OF SURVEY ARE SHOWN ON THE MAP OF SURVEY]. [EASEMENTS SHOWN ON THE SURVEY ARE TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN DATA SOURCE 8].

ITEMS 3B, 3C AND 4 ARE NOT MATTERS OF SURVEY.

ITEM 5. EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1741, PAGE 118, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 1). [SHOWN ON MAP OF SURVEY].

ITEM 6 IS NOT A MATTER OF SURVEY.

ITEM 7. EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4103, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 2) [A FLOATING EASEMENT, THEREFORE NOT PLOTTABLE].

ITEMS 8 AND 9 ARE INTENTIONALLY DELETED.

ITEM 10. PERTAINS TO PARCEL 3 WHICH IS NOT A PART OF THIS SURVEY

ITEM 11. TERMS AND CONDITIONS OF CHAPTER 161, FLORIDA STATUTES, AND THE RESTRICTIONS ON THE USE OF THE PROPERTY AS THE RESULT THEREOF AS SUCH COASTAL CONSTRUCTION CONTROL LINES AND BULKHEAD LINES NOW OR HEREAFTER PROPOSED OR DEFINED, INCLUDING BUT NOT LIMITED TO RESTRICTIONS, IF ANY, ON THE INSURED'S ABILITY TO CONSTRUCT NEW IMPROVEMENTS ON THE LAND OR TO RECONSTRUCT EXISTING IMPROVEMENTS AFTER DESTRUCTION OR DEMOLITION AS A RESULT OF THE COASTAL CONSTRUCTION CONTROL LINE, RECORDED AT OFFICIAL RECORDS BOOK 11760, PAGE 2687, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. [COASTAL CONSTRUCTION CONTROL LINE SHOWN ON MAP OF SURVEY].

ITEM 12. AS TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED WHICH IS (A) SUBMERGED LAND OR IS (B) ARTIFICIALLY FILLED IN LAND, ARTIFICIALLY EXPOSED LAND, OR ANY LAND ACCRETED THERETO, IN WHAT WAS FORMERLY NAVIGABLE WATERS, THIS POLICY (WHEN ISSUED) IS SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT AND/OR THE STATE OF FLORIDA, ARISING BY REASON OF THE UNITED STATES GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE, AND THE INALIENABLE RIGHT OF THE STATE OF FLORIDA IN THE LANDS AND/OR WATERS OF SUCH CHARACTER. [MEAN HIGH WATER LINE SHOWN ON MAP OF SURVEY].

ITEM 13. RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING SAID LAND DESCRIBED IN SCHEDULE A AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA, AND ANY RIGHT OF ACCESS THERETO. [MEAN HIGH WATER LINE SHOWN ON MAP OF SURVEY].

ITEMS 14 AND 15 ARE INTENTIONALLY DELETED.

ITEM 16. AMENITIES AND FACILITIES ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2078, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 1) INCLUDES PROVISIONS FOR PRIVATE CHARGES OR ASSESSMENT. [2.(C) (I) AMENITIES PROPERTY -- SEE MAP OF SURVEY; 2.(C) (II) AMENITIES PROPERTY -- SEE MAP OF SURVEY; 8.(A) ACCESS AND USE OF AMENITIES -- NON-PLOTTABLE BLANKET TYPE EASEMENT AS TO ACCESS; 10. GRANT OF EASEMENT RIGHTS TO MARINER -- AMENITIES PROPERTY DEFINED, SEE MAP OF SURVEY FOR DRIVEWAY AND PARKING AISLES; 11.(A) GENERAL EASEMENT RIGHTS -- NON-PLOTTABLE BLANKET TYPE EASEMENT; 11.(B) ACCESS AND PARKING PROPERTY --SEE MAP OF SURVEY; 13. GRANT OF EASEMENT REGARDING DIRECTIONAL SIGNS AND MARKERS --SEE MAP OF SURVEY FOR SIGNS (OWNERSHIP NOT DETERMINED).]

ITEM 17 IS NOT A MATTER OF SURVEY.

ITEM 18. RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE JACARANDA BUILDING, RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2130, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 1) INCLUDES PROVISIONS FOR PRIVATE CHARGES OR ASSESSMENT. [II SECTION 2 EASEMENTS -- NON-PLOTTABLE BLANKET TYPE EASEMENT; III SECTION 4 --SEE MAP OF SURVEY.]

ITEM 19. AN EASEMENT RESERVED IN WARRANTY DEED RECORDED IN DEED BOOK 1400, PAGE 149, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AFFECTS PARCEL 1) [AREA SHOWN ON MAP OF SURVEY --NO WIDTH GIVEN]

ITEM 20. ALL THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS, TERMS AND OTHER PROVISIONS OF DECLARATION OF CONDOMINIUM OF JACARANDA BEACH VILLAS CONDOMINIUM AND ALL EXHIBITS THERETO, RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178; AS AMENDED BY ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 13931, PAGE 114; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725; AND FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND AS FURTHER AMENDED, INCLUDING PROVISIONS FOR PRIVATE CHARGES OR ASSESSMENTS. (AFFECTS PARCEL 1) [4.(1A) UTILITIES -- NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1B) ENCROACHMENTS --UNITS AND COMMON AEAS WERE NOT MAPPED FOR THIS SURVEY. SEE MAP OF SURVEY FOR HOTEL PROPERTY; 4.(1C) PEDESTRIAN TRAFFIC --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1D) AMENITIES EASEMENT --SEE ITEM 16 OF THIS REPORT; 4.(1E) BUILDING EASEMENT -- NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1F) LIGHT AND AIR --NOT A SURVEY MATTER; 4.(1G) EASEMENTS IN COMMERCIAL AREAS -- NON-PLOTTABLE BLANKET TYPE EASEMENT FOR COMMERCIAL UNITS 2226, 3226, 4226, 5226, 6226, 7226; 4.2 ASSOCIATION EASEMENTS --NOT A SURVEY MATTER; 4.3 (A) MARKETING AND SALES -- NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (B) GOVERNMENTAL REQUIREMENTS --NOT A SURVEY MATTER; 4.3 (C) DECLARANT EASEMENTS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (D) CONSTRUCTION EASEMENTS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (E) EASEMENTS IN COMMERCIAL UNITS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (F) EASEMENTS IN THE BUILDING --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (G) EASEMENTS ON EXTERIOR OF THE BUILDING --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.4 OTHER EASEMENTS --SEE ITEMS 16 AND 18 OF THIS REPORT.]

ITEM 21 IS NOT A MATTER OF SURVEY.

ITEM 22. EASEMENTS, COVENANTS AND CONDITIONS AND RESTRICTIONS CONTAINED IN THAT DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012, IN OFFICIAL RECORDS BOOK 17809, PAGE 602, AS AMENDED IN OFFICIAL RECORDS BOOK 18070, PAGE 699, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 2) [4.(1A) UTILITIES -- NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1B) ENCROACHMENTS --UNITS AND COMMON AREAS WERE NOT MAPPED FOR THIS SURVEY. SEE MAP OF SURVEY FOR HOTEL PROPERTY; 4.(1C) TRAFFIC --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1D) AMENITIES EASEMENT --SEE ITEM 25 OF THIS REPORT; 4.(1E) BUILDING EASEMENT --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.(1F) LIGHT AND AIR --NOT A SURVEY MATTER; 4.2 ASSOCIATION EASEMENTS --NOT A SURVEY MATTER; 4.3 (A) MARKETING AND SALES --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (B) REQUIRED EASEMENTS --NOT A SURVEY MATTER; 4.3 (C) DEVELOPER USE --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (D) CONSTRUCTION EASEMENTS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (E) EASEMENTS IN COMMERCIAL UNITS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (F) EASEMENTS IN THE BUILDING --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (G) EASEMENTS RELATED TO THE EXTERIOR OF THE BUILDING --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.3 (H) COMMERCIAL ENTERPRISES --NON-PLOTTABLE BLANKET TYPE EASEMENT; 4.4 OTHER EASEMENTS --SEE ITEMS 24 AND 25 OF THIS REPORT.]

ITEM 23 IS NOT A MATTER OF SURVEY..

ITEM 24. RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012, IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. [EASEMENTS FOR PRIVATE CHARGES OR ASSESSMENTS. (AS TO PARCEL 2) [3.2 EASEMENTS: (A) NON-PLOTTABLE BLANKET TYPE EASEMENT; (B) NON-PLOTTABLE BLANKET TYPE EASEMENT; 3.5 EASEMENT OF ENCROACHMENT --UNITS WERE NOT MAPPED FOR THIS SURVEY.]

ITEM 25. AMENITIES AND FACILITIES ACCESS EASEMENT AND LICENSE AGREEMENT DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012, IN OFFICIAL RECORDS BOOK 17809, PAGE 259, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) [2.(I) AMENITIES PROPERTY -- SEE MAP OF SURVEY; 2.(II) AMENITIES PROPERTY -- SEE MAP OF SURVEY; 8.(A) ACCESS AND USE OF AMENITIES -- NON-PLOTTABLE BLANKET TYPE EASEMENT AS TO ACCESS; 10. GRANT OF EASEMENT RIGHTS TO MARINER -- AMENITIES PROPERTY DEFINED, SEE MAP OF SURVEY FOR DRIVEWAY AND PARKING AISLES; 11.(A) GENERAL EASEMENT RIGHTS --NON-PLOTTABLE BLANKET TYPE EASEMENT; 11.(B) ACCESS AND PARKING PROPERTY --SEE MAP OF SURVEY; 13. GRANT OF EASEMENT REGARDING DIRECTIONAL SIGNS AND MARKERS --SEE MAP OF SURVEY FOR SIGNS (OWNERSHIP NOT DETERMINED).]

THE FOLLOWING ITEMS ARE SCHEDULE B II EXCEPTIONS FROM COMMITMENT FOR TITLE INSURANCE, AGENT FILE NO: 36536--0015, COMMITMENT DATE: AUGUST 04, 2014 AT 8:00 A.M., REVISED AUGUST 25, 2014, AS TO "CORAL REEF": [DEUEL & ASSOCIATES RESPONSE]

ITEMS 1, 2 AND 3 ARE NOT MATTERS OF SURVEY.

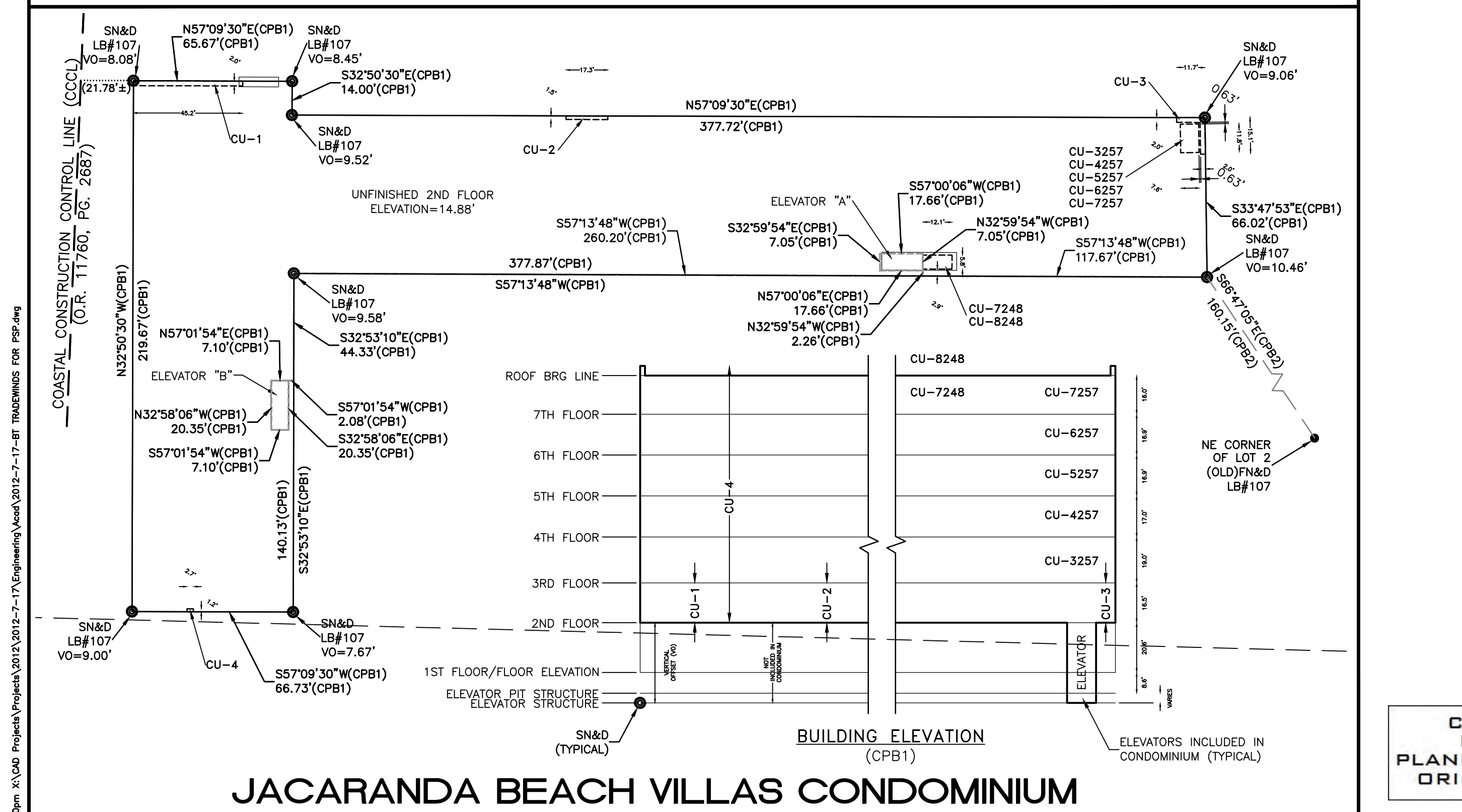
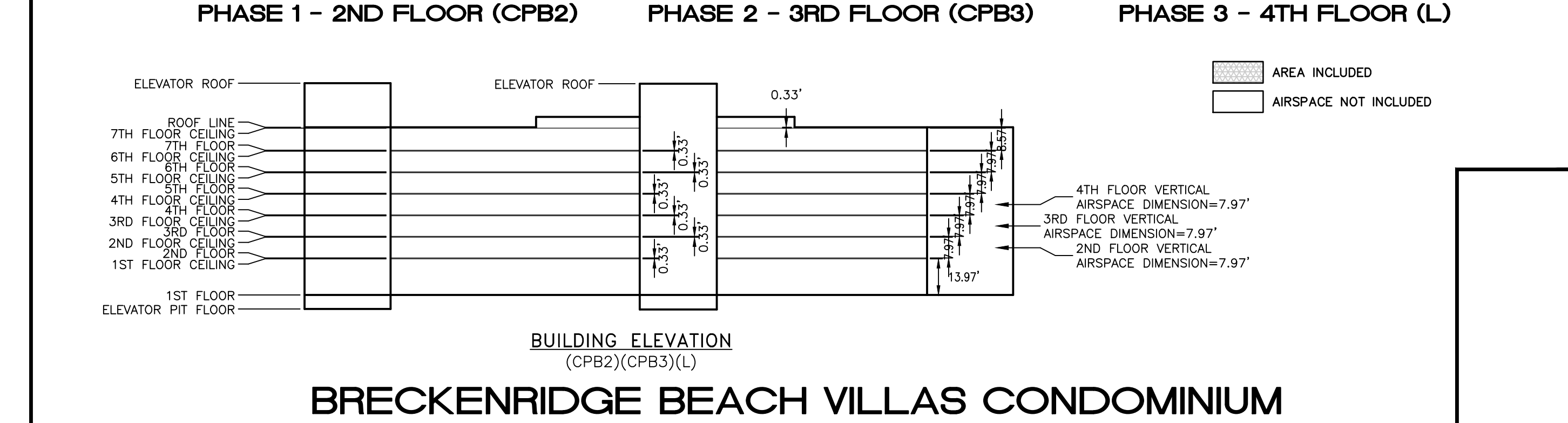
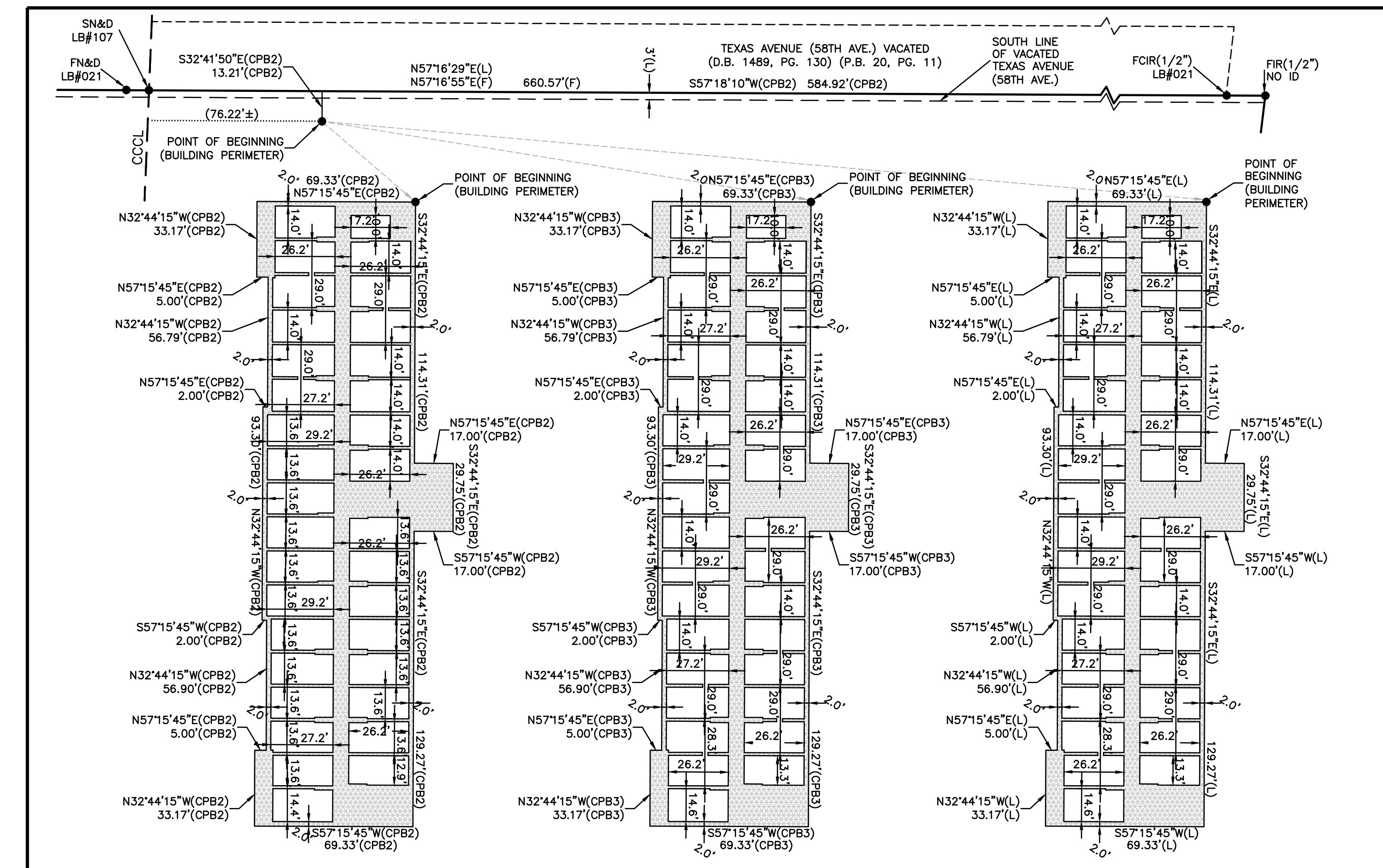
ITEM 4. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. [THE MEAN HIGH WATER LINE IS SHOWN ON THE MAP OF SURVEY]

ITEMS 5, 6 AND 7 [NOT MATTERS OF SURVEY]

ITEM 8. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED AUGUST 28, 1963 IN BOOK 1749, PAGE 37. [PLOTTED GRAPHICALLY, SEE MAP OF SURVEY]

ITEM 9. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT GRANTED TO PINELLAS COUNTY RECORDED OCTOBER 25, 2004 IN BOOK 13902, PAGE 2118. [SEE MAP OF SURVEY, APPARENT VEGETATION LINE SHOWN ON PREVIOUS SURVEY]

10. ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE/SHORT FORM LEASE BETWEEN CORAL REEF PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND REEF RESORT CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, LESSEE, A MEMORANDUM OF WHICH IS RECORDED APRIL 25, 2006 IN BOOK 15079, PAGE 859. [NO DIMENSIONS GIVEN ON EXHIBIT B



REV.#	DESCRIPTION	DATE	BY

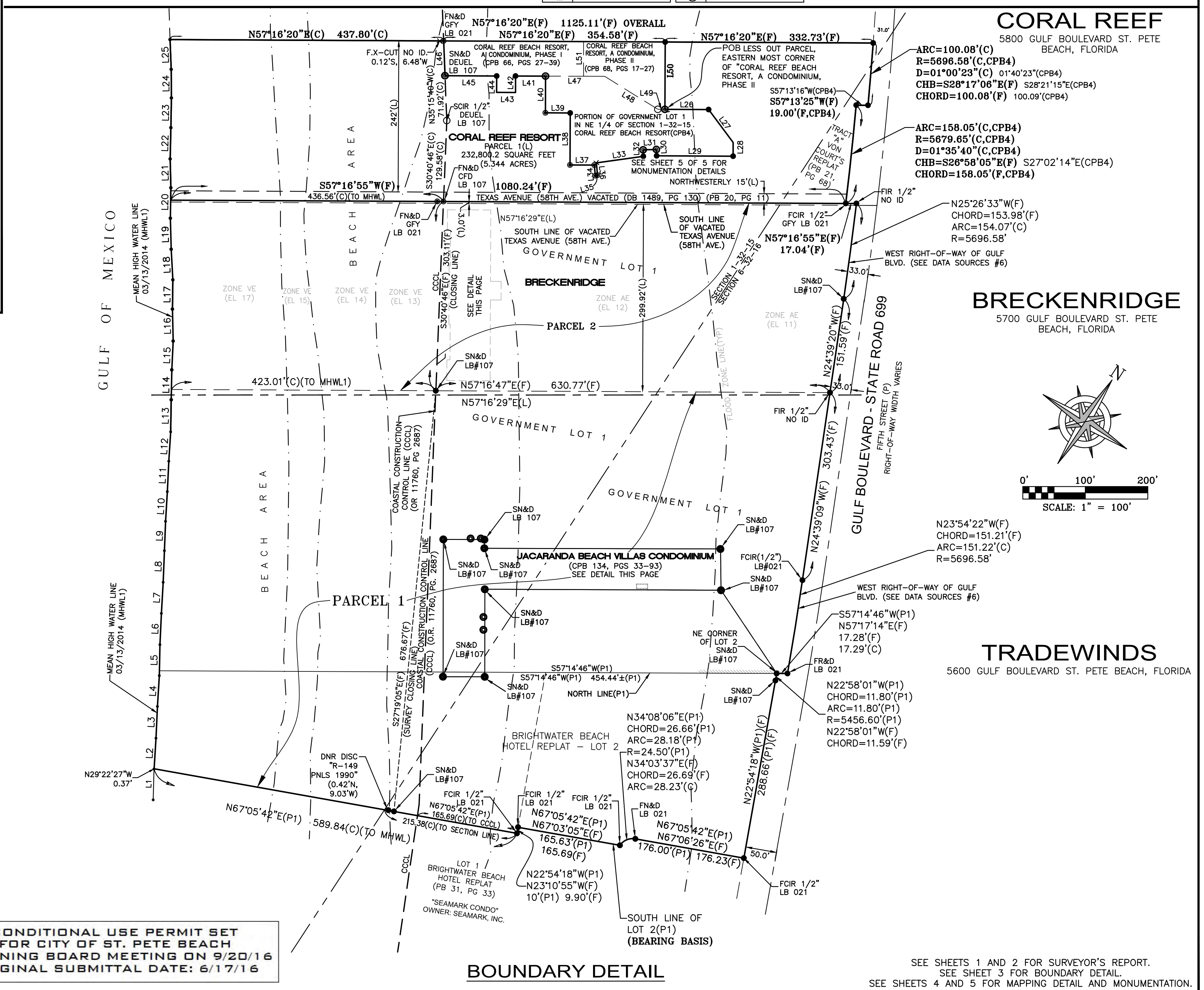
CONSULTING ENGINEERS	LAND SURVEYORS	LAND PLANNERS

LEGEND					
A	ARC	FR&D	FOUND RIVET AND DISK	POL	POINT ON LINE
A/C	AIR CONDITIONER	F/T	FENCE TIE	PP	POWER POLE
ACOE	ARMY CORPS & ENGINEERS	G	GRATE INLET	PRM	PERMANENT REFERENCE
BFPD	BACK FLOW PREVENTION DEVICE	GAV	GAS VALVE	PM	PERMANENT MONUMENT
BM	BENCHMARK	GM	GAS METER	PSM	PROFESSIONAL SURVEYOR & MAPPER
BOLL	BOLLARD	GV	GATE VALVE	PVC	POLY VINYL CHLORIDE
C	CHORD	GW	GUY WIRE	P/T	PAVEMENT TIE
(C)	CALCULATED	GTE	GENERAL TELEPHONE COMPANY (NOW KNOWN AS VERIZON)	R	RADIUS
CB	CHORD BEARING	H/C	HANDICAP PARKING SPACE IDENTIFICATION	RCP	REINFORCED CONCRETE PIPE
CCCL	COASTAL CONSTRUCTION CONTROL LINE	LB	LEGAL	RW	RECLAIMED WATER
CBW	CONCRETE BLOCK WALL	(L)	LINE - SEE LINE TABLE	RNG	RIGHT-OF-WAY
CFD	CONCRETE FLOOR	LB	LICENSED BUSINESS	R/W	SECTION
CHB	CHORD BEARING	LF	LOWEST FLOOR ELEVATION	SCIR	SET CAPPED IRON ROD
CLF	CHAIN LINK FENCE	MAS.	MASONRY	SCO	SANITARY CLEAN-OUT
C.M.	CONCRETE MONUMENT	M.C.	MOTOR CYCLE PARKING SPACE	SCM	SET CONCRETE MONUMENT
CONC.	CONCRETE	MH	MANHOLE	SCN	SET CONCRETE NAIL AND DISK
C/T	CURB TIE	NAVD88	NORTH AMERICAN VERTICAL DATUM 1988	SPKD	STATE ROAD
CTV	CABLE TELEVISION	NOS	NATIONAL GEODETIC SURVEY	SR	SECTION
D	DEED	N&D	NAIL AND DISK	SW/T	SWITCH
DB	DEED BOOK	NFL	NOT FIELD LOCATED	TBM	TOP OF BANK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	No.	NUMBER	TOS	TOE OF SLOPE
EP	EDGE OF PAVEMENT	OR	OVERHEAD RECORD BOOK	TRANS	TRANSFORMER
EL	ELEVATION	(P1)	PLAT BOOK 31, PAGE 33	TYP	TYPICAL
(F)	FIELD	(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGE 32-37	TWP.	TOWNSHIP
F	FOUND	(CPB2)	CONDOMINIUM PLAT BOOK 157, PAGE 49-54	UP	UTILITY POLE
FCIR	FOUND CAPPED IRON ROD	(CPB3)	CONDOMINIUM PLAT BOOK 157, PAGES 84-89	VCP	VITRIFIED CLAY PIPE
FF	FINISHED FLOOR	(CPB4)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27	VO	VERTICAL OFFSET
FHA	FIRE HYDRANT ASSEMBLY	PL	PLAT BOOK	W	WOOD FENCE
FIP	FOUND IRON PIPE	PAGES/PAGES	PAGE/PAGES	WF	WATER VALVE
FIR	FOUND IRON ROD	PLS	PROFESSIONAL LAND SURVEYOR	WV	WATER VALVE
FN&D	FOUND NAIL AND DISK	POB	POINT OF BEGINNING	X	X-CUT (FOUND)
FPKD	FOUND PK NAIL AND DISK			YD	YARD DRAIN
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)				

SYMBOL		LEGEND	
→	BACK FLOW PREVENTION DEVICE	□	LIFT STATION
○	BOLLARD	☆	LIGHT POLE
□	CABLE TV BOX	☆	MISCELLANEOUS TREE
□	CLEANOUT	⊗	MONITORING WELL
⊗	CONCRETE LIGHT POLE	○	OAK TREE
■	CONCRETE MONUMENT (FOUND)	■	PALM TREE
□	CONCRETE MONUMENT (SET)	○	PARKING SPACES
⊗	CROSS WALK POLE	⊗	PINE TREE
⊗	CYPRESS	○	PK NAIL & DISK (SET)
⊗	ELECTRIC HAND HOLE	○	PK NAIL & DISK (FOUND)
□	ELECTRIC TIE	○	POWER & LIGHT POLE
□	ELECTRIC TRANSFORMER	○	POWER/UTILITY WOOD POLE
○	ELEVATION	○	RAILROAD SAFETY ARM
○	ELEVATION	□	RECLAIMED WATER METER
○	ELM	□	RECLAIMED WATER VALVE
○	FIRE HYDRANT	○	RED MAPLE
○	GAS MARKER POST	○	SANITARY MANHOLE
○	GAS METER	○	SANITARY SEWER CLEANOUT
○	GAS VALVE	○	SIGN
○	GRATE INLET	○	STORM SEWER MANHOLE
○	GUY WIRE ANCHOR	○	TELEPHONE PEDESTAL
○	HANDICAP PARKING SPACE	○	TEMPORARY BENCHMARK
○	IRON PIPE (FOUND)	○	TRAFFIC SIGNAL JUNCTION BOX
○	IRON ROD (FOUND)	○	WATER METER
○	IRON ROD (SET)	○	WATER VALVE
○	IRRIGATION CONTROL VALVE	○	X-CUT (FOUND)
○	IRRIGATION WATER VALVE	○	YARD DRAIN

SEC. 01, TWP. 32 S., RNG. 15 E.
 SEC. 06, TWP. 32S., RNG. 16E.
 PINELAS COUNTY, FLORIDA

MHVL FIELD DATA				LINE TABLE			
LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	LEGAL DESCRIPTION DATA
L1	N31°25'25"W	49.60'	L26	N57°16'20"E	70.00'	N57°11'48"E	70.00'
L2	N29°22'27"W	48.94'	L27	S69°37'00"E	65.63'	N32°41'12"E	65.63'
L3	N30°21'33"W	50.86'	L28	S32°43'40"E	22.06'	S32°48'12"E	22.06'
L4	N29°28'13"W	49.43'	L29	S57°18'40"W	122.36'	S57°11'48"W	122.42'
L5	N35°02'04"W	49.89'	L30	N35°03'00"W	10.18'	N34°44'30"W	10.21'
L6	N30°18'46"W	50.05'	L31	S55°09'05"W	21.18'	S55°04'33"W	21.18'
L7	N29°46'09"W	49.89'	L32	S34°50'55"E	10.21'	S34°53'27"E	10.21'
L8	N30°35'56"W	50.74'	L33	S48°59'53"W	75.88'	S48°57'18"W	76.02'
L9	N30°43'39"W	47.06'	L34	S37°57'50"E	19.70'	S38°48'04"E	19.78'
L10	N29°42'43"W	47.51'	L35	S42°58'57"W	3.47'	S44°16'39"W	3.59'
L11	N30°09'23"W	48.78'	L36	N38°45'38"W	17.05'	N38°48'04"W	17.00'
L12	N29°27'59"W	47.08'	L37	S57°14'04"W	38.83'	S57°11'48"W	38.89'
L13	N31°56'13"W	51.38'	L38	N32°41'22"W	83.15'	N32°48'12"W	83.12'
L14	N31°50'21"W	47.86'	L39	S57°23'36"W	39.77'	S57°11'48"W	39.78'
L15	N30°22'30"W	46.17'	L40	N32°43'25"W	58.76'	N32°44'12"W	58.80'
L16	N34°22'45"W	51.07'	L41	S57°15'01"W	47.99'		
L17	N32°04'36"W	46.92'	L42	S42°41'09"E	26.40'		
L18	N36°08'58"W	49.01'	L43	S57°14'38"W	30.22'		
L19	N34°30'00"W	49.61'	L44	N32°49'03"W	26.29'		
L20	N32°08'48"W	48.84'	L45	S57°20'14"W	82.86'		
L21	N34°25'03"W	46.15'	L46	N35°15'40"W	55.86'		
L22	N31°38'54"W	50.07'	L47	N57°15'01"E	94.61'		
L23	N32°00'38"W	47.65'	L48	N88°48'01"E	100.00'	N87°36'37"E	99.92'
L24	N32°25'12"W	45.75'	L49	N57°16'20"E	11.42'	N57°11'48"E	11.42'
L25	N35°13'43"W	47.55'	L50	N32°46'04"W	107.81'		
			L51	N32°53'58"W	55.53'		



565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PH 727.822.4151 FAX 727.821.7255 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	BOUNDARY AND TOPOGRAPHIC SURVEY TRADEWINDS RESORTS ST. PETE BEACH FLORIDA	PREPARED FOR: FORTUNE HOTELS, INC.	I, ALBERT CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	WORK ORDER NO. 2012-7-175 DRAWN BY: DES/LKC FIELD DATE: 4/04/2016 SCALE: 1" = 40' SHEET NO. BT3 OF 5
--	--	---------------------------------------	---	--

MATCHLINE (SEE SHEET 5 OF 5)

SEC. 01, TWP. 32 S., RNG. 15 E.
SEC. 06, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND	
A	AIR CONDITIONER
ACOE	ARMY CORPS & ENGINEERS
BFPD	BACK FLOW PREVENTION DEVICE
BM	BENCHMARK
BOLL	BOLLARD
C	CHORD
(C)	CALCULATED
CCCL	CHORD BEARING
CBW	COASTAL CONSTRUCTION CONTROL LINE
CPD	CONCRETE BLOCK WALL
	C. FRED DEUEL & ASSOCIATES, INC.
CHB	CHORD BEARING
EL	ELEVATION
ELF	EDGE OF PAVEMENT
(F)	FIELD
FIR	FOUND
FCM	FOUND CAPPED IRON ROD
FCN	FOUND CONCRETE MONUMENT
FF	FINISHED FLOOR
FHA	FIRE HYDRANT ASSEMBLY
FP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPK	FOUND PK NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
FT	FENCE TIE
GA	GAS VALVE
GM	GAS METER
GV	GATE VALVE
GW	GUY WIRE
GTE	GENERAL TELEPHONE COMPANY (NOW KNOWN AS VERIZON)
H/C	HANDICAP PARKING SPACE
ID	IDENTIFICATION
LB	LINE - SEE LINE TABLE
(L)	LEGAL
LB	LICENSED BUSINESS
LF	LOWEST FLOOR ELEVATION
LP	LIGHT POLE
MAS	MASONRY
M.C.	MOTOR CYCLE PARKING SPACE
MH	MANHOLE
NAVDB	NORTH AMERICAN VERTICAL DATUM 1988
NGS	NATIONAL GEODETIC SURVEY
N&D	NAIL AND DISK
NFL	NOT FIELD LOCATED
No.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGE 32-37
(CPB2)	CONDOMINIUM PLAT BOOK 157, PAGE 46-54
(CPB3)	CONDOMINIUM PLAT BOOK 157, PAGES 84-89
(CPB4)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
PB	PLAT BOOK
PG	PAGE/PAGES
PL	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POL	POINT ON LINE
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE
P/T	PAVEMENT TIE
R	RADIUS
RC	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SCM	SET CONCRETE MONUMENT
SPK	SET PK NAIL AND DISK
SRD	SIDEWALK ROAD
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TRANS	TRANSFORMER
TYP	TYPICAL
TWP.	TOWNSHIP
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VO	VERTICAL OFFSET
WF	WOOD FENCE
WW	WATER VALVE

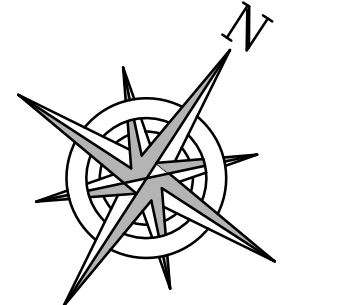
CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

BEACH AREA

PARCEL 1

"TRADEWINDS"

TRADEWINDS
5600 GULF BOULEVARD ST. PETE BEACH, FLORIDA



SCALE: 1" = 40'

SYMBOL LEGEND

—	BACK FLOW PREVENTION DEVICE
⊙	BOLLARD
⊕	CABLE TV BOX
⊖	CLEANOUT
⊗	CONCRETE LIGHT POLE
⊠	CONCRETE MONUMENT (FOUND)
⊡	CONCRETE MONUMENT (SET)
⊞	CROSS WALK POLE
⊟	CYPRESS
⊠	ELECTRIC HAND HOLE
⊡	ELECTRIC METER
⊠	ELECTRIC TRANSFORMER
⊠	ELEVATION
⊠	ELEVATION BACK OF CURB
⊠	ELM
⊠	FIRE HYDRANT
⊠	GAS MARKER POST
⊠	GAS METER
⊠	GAS VALVE
⊠	GRATE INLET
⊠	GUY WIRE ANCHOR
⊠	HANDICAP PARKING SPACE
⊠	IRON PIPE (FOUND)
⊠	IRON ROD (FOUND)
⊠	IRON ROD (SET)
⊠	IRRIGATION CONTROL VALVE
⊠	IRRIGATION WATER VALVE
⊠	LIFT STATION
⊠	LIGHT POLE
⊠	METAL LIGHT POLE
⊠	MISCELLANEOUS TREE
⊠	MONITORING WELL
⊠	OAK TREE
⊠	PALM TREE
⊠	PARKING SPACES
⊠	PINE TREE
⊠	PK NAIL & DISK (SET)
⊠	PK NAIL & DISK (FOUND)
⊠	POWER/UTILITY WOOD POLE
⊠	RECLAIMED WATER METER
⊠	RECLAIMED WATER VALVE
⊠	RED MAPLE
⊠	SANITARY MANHOLE
⊠	SANITARY SEWER CLEANOUT
⊠	SIGN
⊠	STORM SEWER MANHOLE
⊠	TELEPHONE PEDESTAL
⊠	TEMPORARY BENCHMARK
⊠	TRAFFIC SIGNAL JUNCTION BOX
⊠	WATER METER
⊠	WATER VALVE
⊠	X-CUT (FOUND)
⊠	YARD DRAIN

SEE SHEETS 1 AND 2 FOR SURVEYOR'S REPORT.
SEE SHEET 3 FOR BOUNDARY DETAIL.
SEE SHEETS 4 AND 5 FOR MAPPING DETAIL AND MONUMENTATION.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.892.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

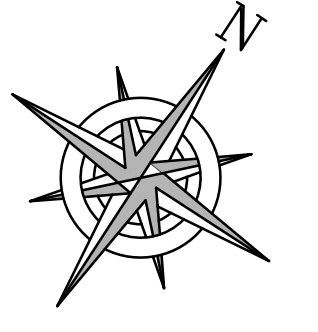
BOUNDARY AND TOPOGRAPHIC SURVEY
TRADEWINDS RESORTS
ST. PETE BEACH FLORIDA

PREPARED FOR:
FORTUNE HOTELS, INC.

I, ALBERT CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO. 2012-7-175
DRAWN BY: DES/LKC
FIELD DATE: 4/04/2016
SCALE: 1" = 40'
SHEET NO. BT4 OF 5

SEC. 01, TWP. 32 S., RNG. 15 E.
SEC. 06, TWP. 32S., RNG. 16E.
PINELLAS COUNTY, FLORIDA



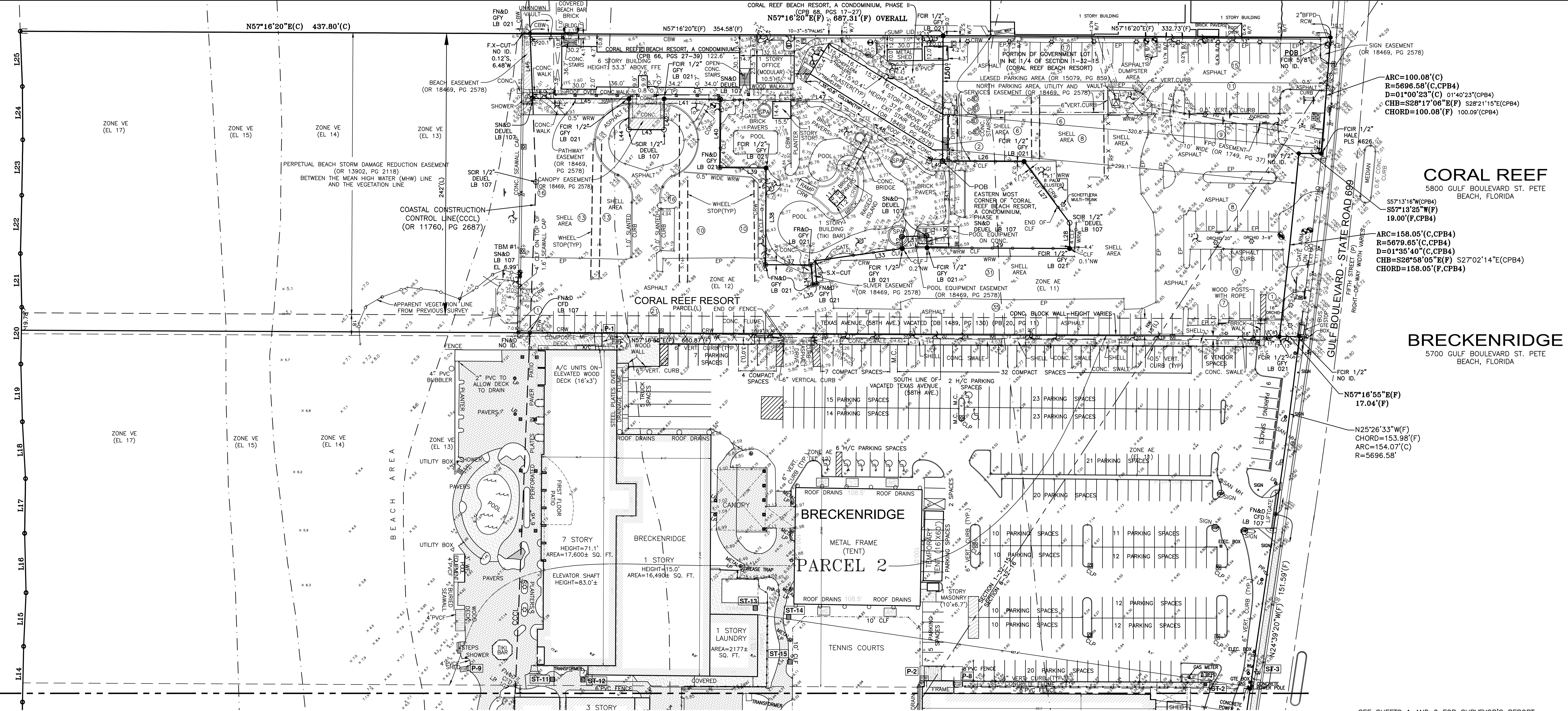
0' 40' 80'
SCALE: 1" = 40'

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

LEGEND			
A/C	ARC	FR&D	FOUND RIVET AND DISK
ACOE	AIR CONDITIONER	F/T	FENCE TIE
BPFD	ARMY CORPS & ENGINEERS	GI	GRATE INLET
BM	BACK FLOW PREVENTION DEVICE	GAV	GAS VALVE
BOLL	BENCHMARK	GM	GAS METER
BOLL	BOLLARD	GV	GATE VALVE
C	CHORD	GTE	GUY WIRE
(C)	CALCULATED	GTE	GENERAL TELEPHONE COMPANY
CCCL	CHORD BEARING	H/C	HANDICAP PARKING SPACE
	CHORD BEARING	ID	IDENTIFICATION
CEW	CONTROL LINE	IT	LINE - SEE LINE TABLE
CFD	CONCRETE BLOCK WALL	LB	LEGAL
	C. FRED DEUEL & ASSOCIATES, INC.	LB	LICENSED BUSINESS
CHB	CHORD BEARING	LP	LOWEST FLOOR ELEVATION
CLF	CENTERLINE	LP	LIGHT POLE
C.M.	CHAIN LINK FENCE	MAS.	MASONRY
CONC.	CONCRETE	M.C.	MOTOR CYCLE PARKING SPACE
C/T	CURB TIE	MH	MANHOLE
CTV	CABLE TELEVISION	NAVDB	NORTH AMERICAN VERTICAL DATUM 1988
D	DEED	NGS	NATIONAL GEODETIC SURVEY
(D)	DEED BOOK	N&D	NAIL AND DISK
DB	ELLIPTICAL REINFORCED	NFL	NOT FIELD LOCATED
ERCP	CONCRETE PIPE	No.	NUMBER
EP	EDGE OF PAVEMENT	OH	OVERHEAD WIRES
EL	ELEVATION	OR	OFFICIAL RECORD BOOK
(F)	FIELD	(P1)	PLAT BOOK 31, PAGE 33
FCIR	FOUND CAPPED IRON ROD	(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGE 32-37
FCM	FOUND CONCRETE MONUMENT	(CPB2)	CONDOMINIUM PLAT BOOK 157, PAGE 49-54
FF	FINISHED FLOOR	(CPB3)	CONDOMINIUM PLAT BOOK 157, PAGES 84-89
FHA	FIRE HYDRANT ASSEMBLY	(CPB4)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
FIP	FOUND IRON PIPE	FB	PLAT BOOK
FIR	FOUND IRON ROD	PG	PAGE/PAGES
FN&D	FOUND NAIL AND DISK	PLS	PROFESSIONAL LAND SURVEYOR
FPK&D	FOUND PK NAIL AND DISK	POB	POINT OF BEGINNING
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)		

SYMBOL LEGEND	
BACK FLOW PREVENTION DEVICE	LIFT STATION
BOLLARD	LIGHT POLE
CABLE TV BOX	MISCELLANEOUS TREE
CLEANOUT	MONITORING WELL
CONCRETE LIGHT POLE	ONK TREE
CONCRETE MONUMENT (FOUND)	PALM TREE
CONCRETE MONUMENT (SET)	PARKING SPACES
CROSS WALK POLE	PINE TREE
CYPRESS	PK NAIL & DISK (SET)
ELECTRIC HAND HOLE	PK NAIL & DISK (FOUND)
ELECTRIC METER	POWER & LIGHT POLE
ELECTRIC TRANSFORMER	POWER/UTILITY WOOD POLE
ELEVATION	RAILROAD SAFETY ARM
ELEVATION BACK OF CURB	RECLAIMED WATER METER
ELM	RECLAIMED WATER VALVE
FIRE HYDRANT	RED MAPLE
GAS MARKER POST	SANITARY MANHOLE
GAS METER	SANITARY SINKER CLEANOUT
GAS VALVE	SEIN
GRATE INLET	STORM SEWER MANHOLE
GUY WIRE ANCHOR	TELEPHONE PEDESTAL
HANDICAP PARKING SPACE	TEMPORARY BENCHMARK
IRON PIPE (FOUND)	TRAFFIC SIGNAL JUNCTION BOX
IRON ROD (FOUND)	WATER METER
IRON ROD (SET)	WATER VALVE
IRRIGATION CONTROL VALVE	X-CUT (FOUND)
IRRIGATION WATER VALVE	YARD DRAIN

LINE TABLE	
LINE BEARING	DISTANCE
L1 N29°22'27"W	49.60'
L2 N29°22'27"W	48.94'
L3 N30°21'33"W	50.86'
L4 N29°22'27"W	48.94'
L5 N32°00'04"W	49.69'
L6 N30°18'46"W	50.05'
L7 N29°46'09"W	49.69'
L8 N30°35'56"W	50.74'
L9 N30°43'39"W	47.06'
L10 N29°42'43"W	47.51'
L11 N29°08'23"W	48.78'
L12 N29°27'59"W	47.08'
L13 N31°56'13"W	51.38'
L14 N31°50'21"W	47.86'
L15 N30°22'30"W	46.17'
L16 N34°22'45"W	51.07'
L17 N32°04'38"W	46.92'
L18 N36°08'58"W	49.01'
L19 N34°30'00"W	49.61'
L20 N32°06'48"W	48.84'
L21 N34°25'03"W	46.15'
L22 N31°38'54"W	50.07'
L23 N32°00'38"W	47.65'
L24 N33°25'12"W	45.75'
L25 N35°13'43"W	47.55'
L26 N57°16'20"E	70.00'
L27 S69°37'00"E	65.63'
L28 S32°43'40"E	22.06'
L29 S57°14'38"W	122.36'
L30 N35°10'30"W	10.18'
L31 S55°09'05"W	21.18'
L32 S34°50'55"E	10.21'
L33 S48°59'53"W	75.88'
L34 S37°57'50"E	19.70'
L35 S42°58'57"W	3.47'
L36 N38°48'04"W	17.05'
L37 S57°14'04"W	38.93'
L38 N32°41'22"W	83.15'
L39 S57°23'36"W	39.77'
L40 N32°43'25"W	58.76'
L41 S57°15'01"W	47.99'
L42 S32°41'09"E	26.40'
L43 S57°14'38"W	30.22'
L44 N32°49'03"W	26.29'
L45 S57°20'14"W	82.66'
L46 N35°15'40"W	55.66'
L47 N57°15'01"E	94.61'
L48 N88°48'01"E	100.00'
L49 N57°16'20"E	11.42'
L50 N32°46'04"W	107.81'
L51 N32°53'58"W	55.53'



MATCHLINE (SEE SHEET 4 OF 5)

SEE SHEETS 1 AND 2 FOR SURVEYOR'S REPORT.
SEE SHEET 3 FOR BOUNDARY DETAIL.
SEE SHEETS 4 AND 5 FOR MAPPING DETAIL AND MONUMENTATION.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
TRADEWINDS RESORTS

PREPARED FOR:
FORTUNE HOTELS, INC.
ST. PETE BEACH
FLORIDA

I, ALBERT CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO. 2012-7-17S
DRAWN BY: DES/LKO
FIELD DATE: 4/04/2016
SCALE: 1" = 40'
SHEET NO. BT5 OF 5

PRELIMINARY SITE PLAN
FOR
TRADEWINDS - SUGAR SANDS
5750 GULF BLVD
ST PETE BEACH, FLORIDA

INDEX OF DRAWINGS

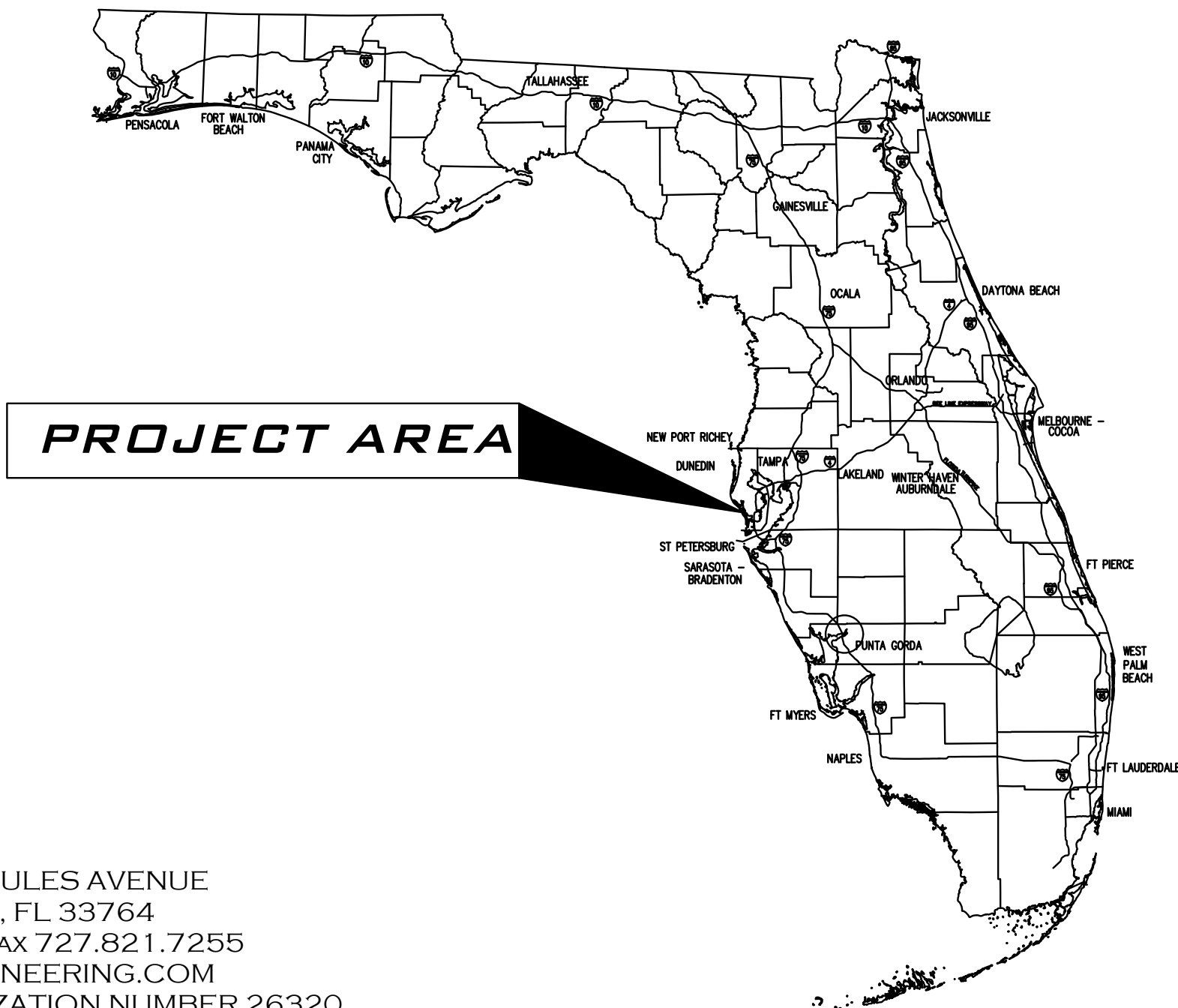
DRAWING TITLE	SHEET NO.
BOUNDARY AND TOPOGRAPHIC SURVEY	BT1
BOUNDARY AND TOPOGRAPHIC SURVEY	BT2
BOUNDARY AND TOPOGRAPHIC SURVEY	BT3
BOUNDARY AND TOPOGRAPHIC SURVEY	BT4
BOUNDARY AND TOPOGRAPHIC SURVEY	BT5
COVER SHEET	C1
EXISTING CONDITIONS / DEMOLITION PLAN	C2
EXISTING CONDITIONS / DEMOLITION PLAN	C3
PRELIMINARY SITE PLAN	C4
PRELIMINARY SITE PLAN	C5
OVERALL SITE DENSITY EXHIBIT	C6
VEHICLE TURNING MOVEMENT EXHIBIT	C7

VICINITY MAP



SECTION 01, TOWNSHIP 32S, RANGE 15E
SECTION 06, TOWNSHIP 32S, RANGE 16E
PINELLAS COUNTY, FLORIDA

LOCATION MAP



SITE DATA TABLE:

SITE LOCATION: 5600 Gulf Blvd
St. Pete Beach, FL 33706

PROPERTY OWNER:
RIA CORAL REEF, INC.
5750 GULF BLVD
ST PETE BEACH, FL 33706
TELEPHONE # 727-363-2215

CIVIL ENGINEER & SURVEYOR:
DEUEL & ASSOCIATES
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
(727) 822-4151-TEL
(727) 821-7255-FAX

LEGAL DESCRIPTION:
SEE BOUNDARY AND TOPOGRAPHIC SURVEY

FLOOD ZONE: VE(EL. 12), AE(EL. 12), AE(EL. 11)
MAP PANEL ID: 12103C0276G
REVISED MAP: 09-03-2003

PROJECT SUMMARY & SITE DATA:

	TOTAL PARCEL AREA	EXISTING PERVIOUS AREA	EXISTING IMPERVIOUS AREA	PROPOSED PERVIOUS AREA	PROPOSED IMPERVIOUS AREA
CORAL REEF	50,062 SF	50,062 SF	11,597 SF	38,465 SF	6,843 SF
SUGAR SANDS	232,800 SF	120,016 SF	20,015 SF	100,001 SF	43,481 SF
BRECKENRIDGE	325,553 SF	195,779 SF	19,280 SF	176,499 SF	17,215 SF
TRADEWINDS	689,568 SF	416,618 SF	63,266 SF	353,352 SF	69,729 SF
DOT NORTH	2,884 SF	2,884 SF	1,848 SF	1,036 SF	1,991 SF
DOT SOUTH	5,133 SF	5,133 SF	3,193 SF	1,940 SF	2,705 SF
UNIFIED SITE TOTAL	1,306,000 SF	790,492 SF	119,199 SF	671,293 SF	123,084 SF

ZONING: LR (LARGE RESORT) PROPOSED USE: HOTEL/RESORT

LAND USE: LR

PIN: 01-32-15-00000-110-0600

SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT(GULF BOULEVARD)	25 FT	25.7 FT
SIDE(NORTH)	30 FT ONE SIDE	30 FT
SIDE(SOUTH)	30 FT ONE SIDE	0 FT
REAR(WEST)*	0 FT	0 FT

*LIMITED TO THE FLORIDA COASTAL CONSTRUCTION LINE

		EAST OF CCCL
MAXIMUM FLOOR/AREA RATIO:	2.6	0.21
MAXIMUM LOT COVERAGE (ISR):	0.85	0.84

DENSITY CALCULATIONS: SEE SHEET C6

PARKING CALCULATIONS: SEE SHEET C6

MAXIMUM BUILDING HEIGHT: 116 FT 116 FT

SOLID WASTE: DUMPSTER ENCLOSURES LOCATED ON SITE

PREPARED FOR

RIA CORAL REEF, INC.
ATTN: TIMOTHY R. BOGOTT
5750 GULF BLVD
ST PETE BEACH, FL 33706

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

ALBERT P. CARRIER, P.E., 53990

REV.#	DATE	REVISION	BY
2	8/5/16	PER CITY OF ST. PETE BEACH COMMENTS	CM
1	7/21/16	PER CITY OF ST. PETE BEACH COMMENTS	CM

MAY 19, 2016
2012-7-17E

LEGEND

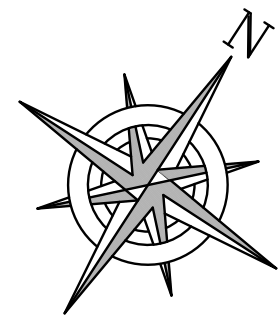
A/C ARC
A/COE AIR CONDITIONER
BFPD BACK FLOW PREVENTION DEVICE
BM BENCHMARK
BOLL BOLLARD
C CHORD
C(C) CALCULATED
C(C) CHORD BEARING
COCCL COASTAL CONSTRUCTION CONTROL LINE
CBW CONCRETE BLOCK WALL
CFD C. FRED DEUEL & ASSOCIATES, INC.
CHB CHORD BEARING
C CENTERLINE
CLF CHAIN LINK FENCE
C.M. CONCRETE MONUMENT
CONC. CONCRETE
C/TI CABLE TIE
CTV CABLE TELEVISION
D DELTA
(D) DEED
DB DEED BOOK
ERCP ELLIPTICAL REINFORCED
CONC. PIPE
EP EDGE OF PAVEMENT
EL ELEVATION
(F) FIELD
F FOUND
FCIR FOUND CAPPED IRON ROD
FCM FOUND CONCRETE MONUMENT
FF FINISHED FLOOR
FHA FIRE HYDRANT ASSEMBLY
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FN&D FOUND NAIL AND DISK
PKD FOUND PK NAIL AND DISK
FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)

FR&D FOUND RIVET AND DISK
F/T FENCE TIE
GI GRATE INLET
GAV GAS VALVE
GM GAS METER
GV GATE VALVE
GUY GUY WIRE
GTE GENERAL TELEPHONE COMPANY (NOW KNOWN AS VERIZON)
H/C HANDICAP PARKING SPACE
HT HEIGHT
ID IDENTIFICATION
L# LINE - SEE LINE TABLE
(L) LEGAL
LB LICENSED BUSINESS
L# LOWEST FLOOR ELEVATION
LP LIGHT POLE
MAS. MASONRY
M.C. MOTOR CYCLE PARKING SPACE
MH MANHOLE
NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
NGS NATIONAL GEODETIC SURVEY
N&D NAIL AND DISK
NFL NOT FIELD LOCATED
No. NUMBER
OH OVERHEAD WIRES
OR OFFICIAL RECORD BOOK
(P1) PLAT BOOK 31, PAGE 33
(CPB1) CONDOMINIUM PLAT BOOK 134, PAGE 32-37
(CPB2) CONDOMINIUM PLAT BOOK 157, PAGE 49-54
(CPB3) CONDOMINIUM PLAT BOOK 157, PAGES 84-89
(CPB4) CONDOMINIUM PLAT BOOK 68, PAGES 17-27
PB PLAT BOOK
PG PAGE/PAGES
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING

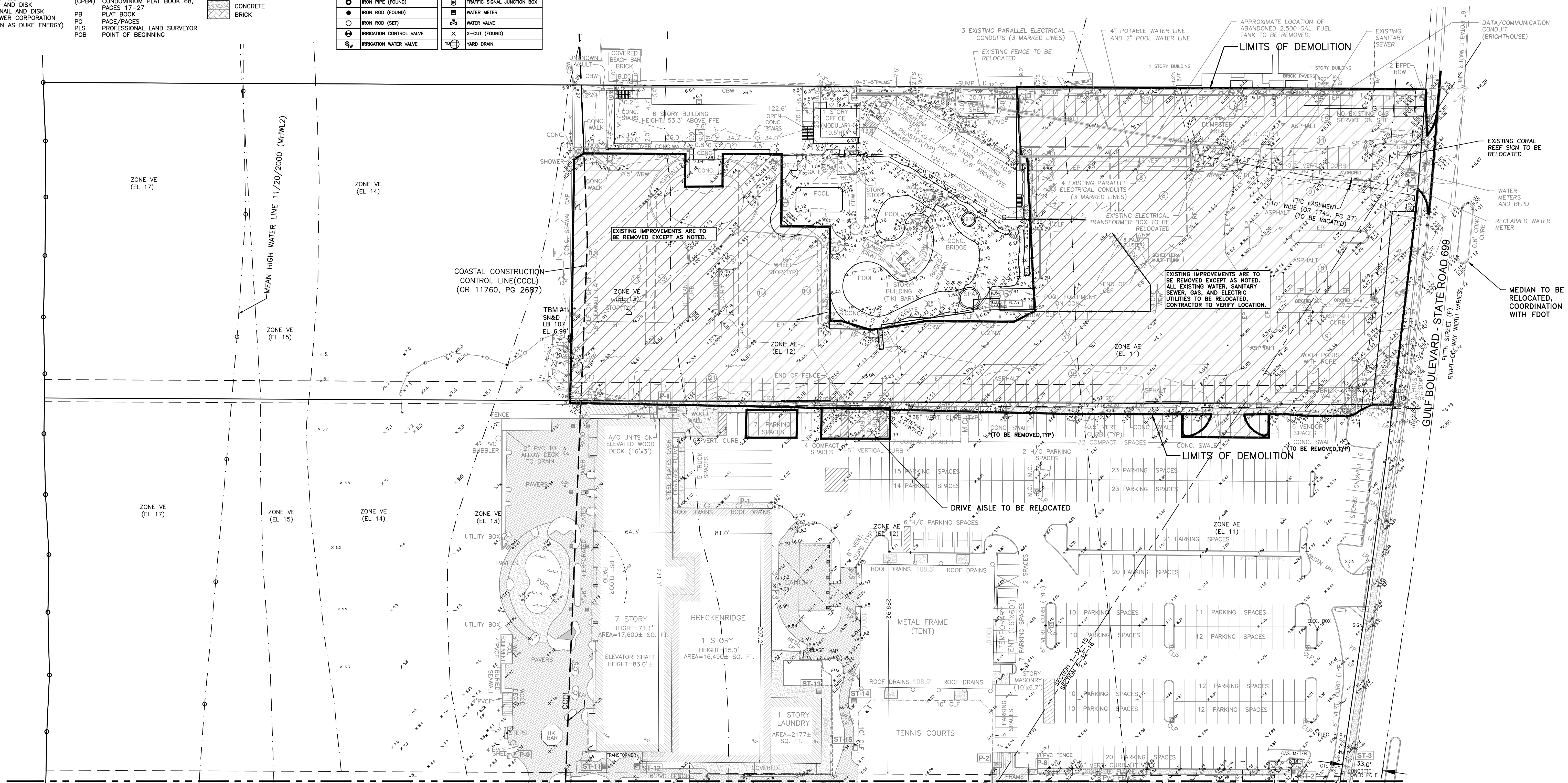
POB POINT OF BEGINNING
POL POINT ON LINE
PP POWER POLE
PRM PERMANENT REFERENCE
MONUMENT
PSM PROFESSIONAL SURVEYOR & MAPPER
PVC POLY VINYL CHLORIDE
P/T PAVEMENT TIE
R RADIUS
RCP REINFORCED CONCRETE PIPE
RCW RECLAIMED WATER
RF ROPE FENCE
RNG. RANGE
R/W RIGHT-OF-WAY
SEC. SECTION
SAN. SANITARY
SCIR SET CAPPED IRON ROD
SCO SANITARY CLEAN-OUT
SCM SET CONCRETE MONUMENT
SPKD STATE ROAD
SR STORAGE BUILDING
SW/T SIDEWALK TIE
TBM TEMPORARY BENCHMARK
TOB TOP OF BANK
TOS TOE OF SLOPE
TRANS. TRANSFORMER
TYP. TYPICAL
TWP. TOWNSHIP
UTL. UTILITY POLE
VCP VITRIFIED CLAY PIPE
VERT. VERTICAL
VO VERTICAL OFFSET
WF WOOD FENCE
WW WATER VALVE
CONC. CONCRETE
BRICK BRICK

SYMBOL LEGEND	
---	BACK FLOW PREVENTION DEVICE
⊙	BOLLARD
⊠	CABLE TV BOX
⊞	CLEANOUT
⊞	CONCRETE LIGHT POLE
⊞	CONCRETE MONUMENT (FOUND)
⊞	CONCRETE MONUMENT (SET)
⊞	CROSS WALK POLE
⊞	CYPRESS
⊞	ELECTRIC HAND HOLE
⊞	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊞	ELEVATION
⊞	ELEVATION BACK OF CURB
⊞	ELM
⊞	FIRE HYDRANT
⊞	GAS MARKER POST
⊞	GAS METER
⊞	GAS VALVE
⊞	GRATE INLET
⊞	GUY WIRE ANCHOR
⊞	HANDICAP PARKING SPACE
⊞	IRON PIPE (FOUND)
⊞	IRON ROD (FOUND)
⊞	IRON ROD (SET)
⊞	IRRIGATION CONTROL VALVE
⊞	IRRIGATION WATER VALVE
⊞	LIFT STATION
⊞	LIGHT POLE
⊞	MISCELLANEOUS TREE
⊞	MONITORING WELL
⊞	OAK TREE
⊞	PALM TREE
⊞	PARKING SPACES
⊞	PINE TREE
⊞	PK NAIL & DISK (SET)
⊞	PK NAIL & DISK (FOUND)
⊞	POWER & LIGHT POLE
⊞	POWER/UTILITY WOOD POLE
⊞	RAILROAD SAFETY ARM
⊞	RECLAIMED WATER METER
⊞	RECLAIMED WATER VALVE
⊞	RED MAPLE
⊞	SANITARY MANHOLE
⊞	SANITARY SEWER CLEANOUT
⊞	SIGN
⊞	STORM SEWER MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	TEMPORARY BENCHMARK
⊞	TRAFFIC SIGNAL JUNCTION BOX
⊞	WATER METER
⊞	WATER VALVE
⊞	X-CUT (FOUND)
⊞	YARD DRAIN

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16



0' 40' 80'
SCALE: 1" = 40'



MATCHLINE (SEE SHEET C3 OF 7)

DESIGN: APC

DRAWN: CMM

CHECKED: BAB

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

TRADEWINDS - SUGAR SANDS
EXISTING CONDITIONS/DEMOLITION PLAN
ST. PETE BEACH FLORIDA

I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

ALBERT P. CARRIER, P.E., 53990

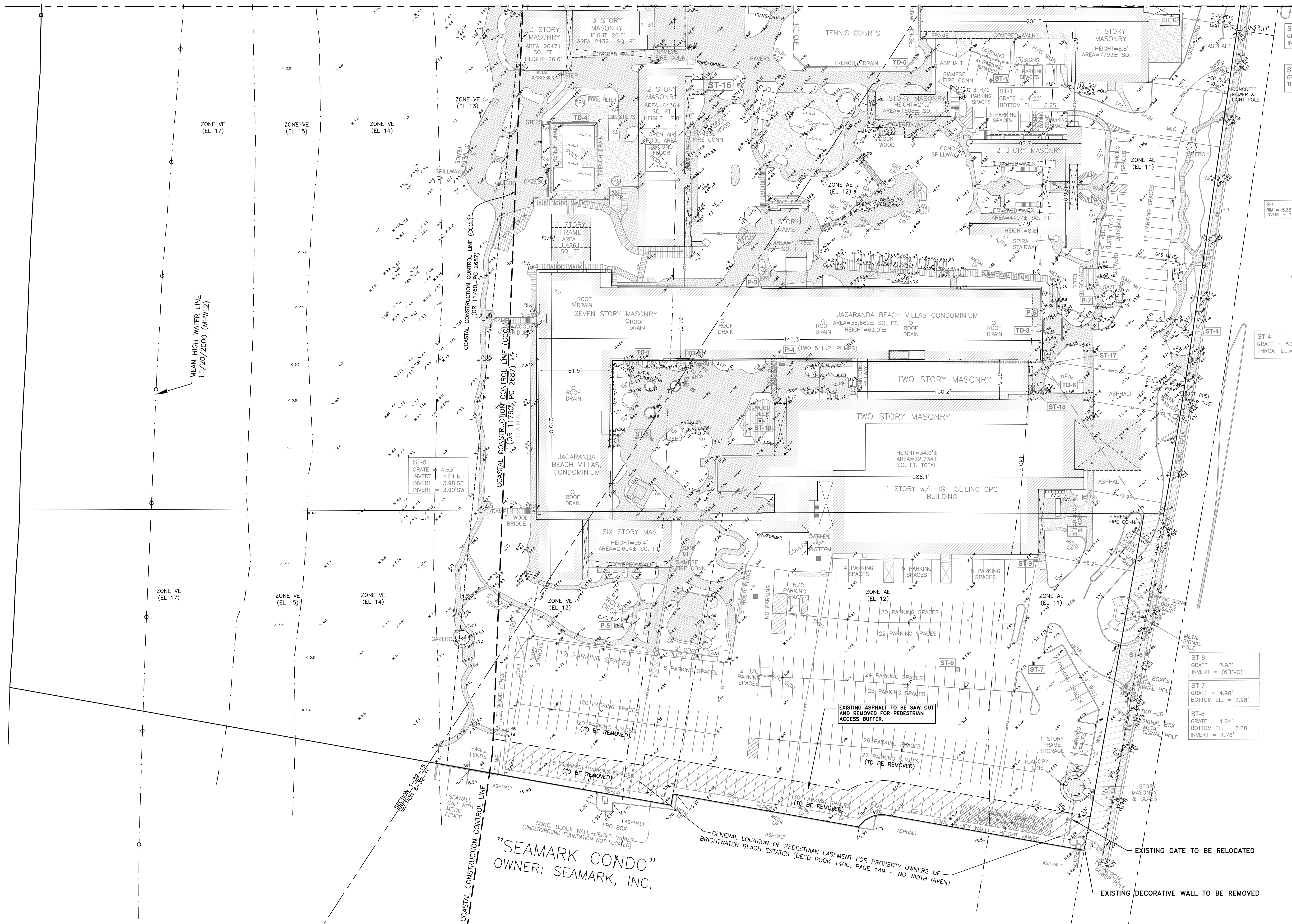
WORK ORDER NO. 2012-7-17E

DATE: MAY 11, 2016

SCALE: 1" = 40'

SHEET NO. C2 OF 7

MATCHLINE (SEE SHEET C2 OF 7)



ST-2
GRATE = 5.09'
INVERT = 4.04'(8"PVC)

ST-3
GRATE = 5.65'
THROAT ELEVATION = 4.71'

ST-4
GRATE = 5.07'
THROAT EL. = 4.15'

ST-5
GRATE = 4.63'
INVERT = 4.01'
INVERT = 3.98'SE
INVERT = 3.90'SW

ST-6
GRATE = 3.93'
INVERT = (6"PVC)

ST-7
GRATE = 4.98'
BOTTOM EL. = 2.98'

ST-8
GRATE = 4.84'
BOTTOM EL. = 2.68'
INVERT = 1.76'

S-1
RM = 5.35'
INVERT = 2'

0' 40' 80'
SCALE: 1" = 40'

CALL 811
SUNSHINE STATE
ONE CALL
OF FLORIDA
www.call811.com
(800) 452-4770
MIN. 48 HOURS
BEFORE YOU EXCAVATE

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

DESIGN:	BAB		565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PH 727.822.4181 FAX 727.821.7255 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	TRADEWINDS - SUGAR SANDS EXISTING CONDITIONS/DEMOLITION PLAN ST. PETE BEACH FLORIDA	I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY, MUNICIPAL, ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.	WORK ORDER NO.	2012-7-17E
DRAWN:	CMM					DATE:	MAY 11, 2016
CHECKED:	APC					SCALE:	1" = 40'
BY:						SHEET NO.	C3 OF 7

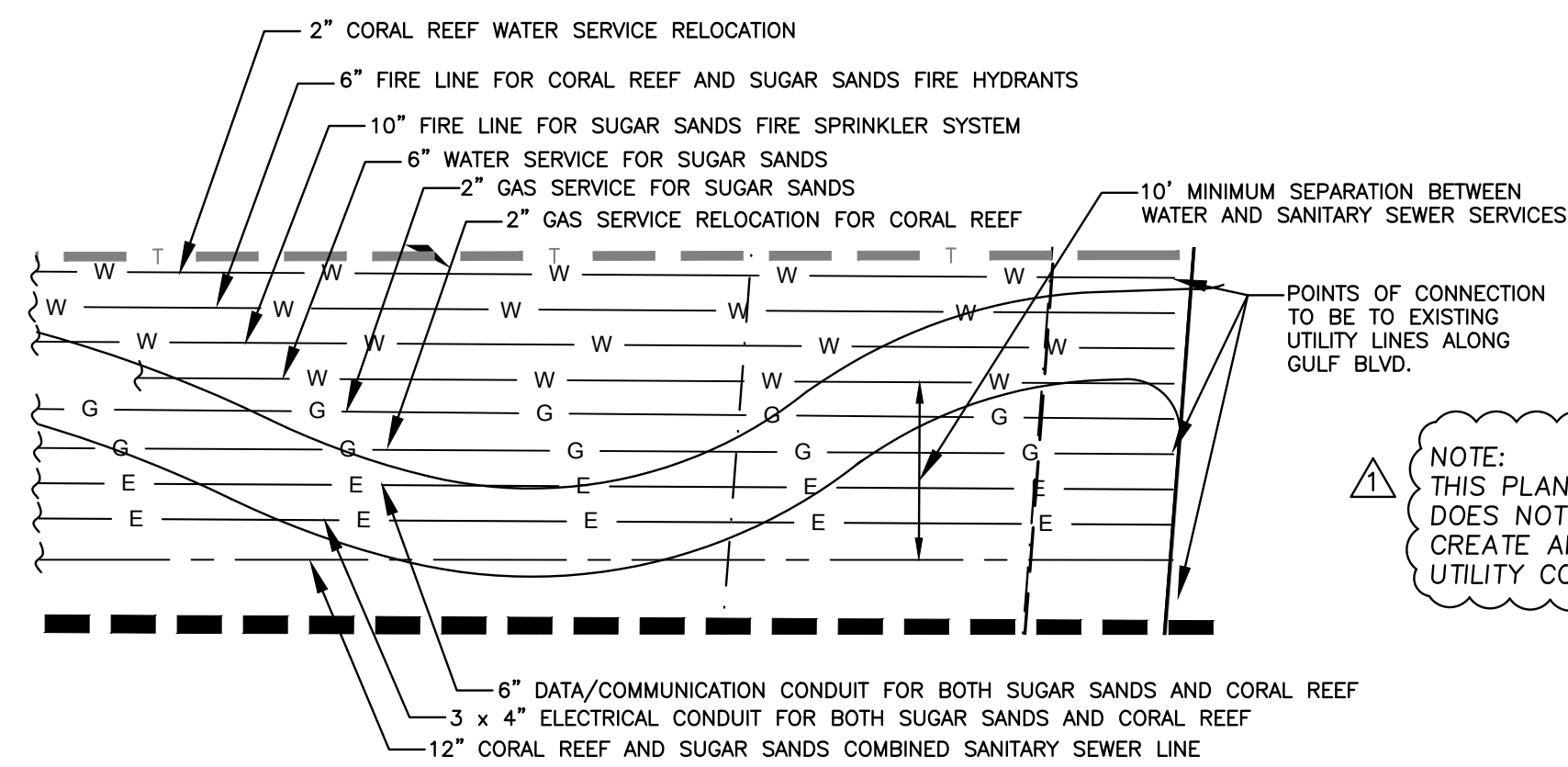
LEGEND

A ARC
A/C AIR CONDITIONER
ACOE ARMY CORPS & ENGINEERS
BFPD BACK FLOW PREVENTION DEVICE
BM BENCHMARK
BOLL BOLLARD
C CHORD
(C) CALCULATED
CB CHORD BEARING
CCCL COASTAL CONSTRUCTION CONTROL LINE
CBW CONCRETE BLOCK WALL
CFD C. FRED DEUEL & ASSOCIATES, INC.
CHB CHORD BEARING
CLF CENTERLINE
C.M. CHAIN LINK FENCE
CONC. CONCRETE
C/T CURB TIE
CTV CABLE TELEVISION
D DELTA
(D) DEED
DB DEED BOOK
EROP ELLIPTICAL REINFORCED CONCRETE PIPE
EP EDGE OF PAVEMENT
EL ELEVATION
(F) FIELD
F FOUND
FCIR FOUND CAPPED IRON ROD
FCM FOUND CONCRETE MONUMENT
FF FINISHED FLOOR
FIP FIRE HYDRANT ASSEMBLY
FIR FOUND IRON ROD
FN&D FOUND NAIL AND DISK
FPKD FOUND PK NAIL AND DISK
FPC FLORIDA PRIVATE CORPORATION (NOW KNOWN AS DUKE ENERGY)

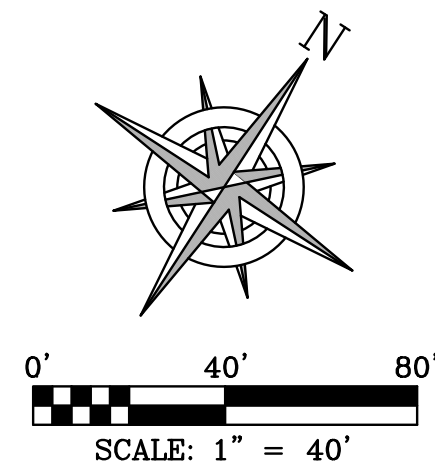
FR&D FOUND RIVET AND DISK
F/T FENCE TIE
G GAV
GM GAS METER
GV GUY VALVE
GW GUY WIRE
GTE GENERAL TELEPHONE COMPANY
H/C H/CH
HT HEIGHT
ID IDENTIFICATION
L LINE - SEE LINE TABLE
LB LEGAL
LID LICENSED BUSINESS
LF LOWEST FLOOR ELEVATION
LP LIGHT POLE
MAS MASONRY
M.C. MOTOR CYCLE PARKING SPACE
MH MANHOLE
NAVDB8 NORTH AMERICAN VERTICAL DATUM 1988
NGS NATIONAL GEODETIC SURVEY
N&D NAIL AND DISK
NFL NOT FIELD LOCATED
No. NUMBER
OH OVERHEAD WIRES
OR OFFICIAL RECORD BOOK
P PLAY BOOK 31, PAGE 33
(CPB1) CONDOMINIUM PLAT BOOK 134, PAGE 32-37
(CPB2) CONDOMINIUM PLAT BOOK 157, PAGE 49-54
(CPB3) CONDOMINIUM PLAT BOOK 157, PAGES 84-89
(CPB4) CONDOMINIUM PLAT BOOK 68, PAGES 17-27
PB PLAY BOOK
PG PAGE/PAGES
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING

POB POINT OF BEGINNING
POL POWER POLE
PP PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR & MAPPER
PVC POLY VINYL CHLORIDE
P/T PAVEMENT TIE
R RADIUS
RCR REINFORCED CONCRETE PIPE
RF RECLAIMED WATER
RNG ROPE FENCE
RNG. RANGE
R/W RIGHT-OF-WAY
SEC. SECTION
SAN. SANITARY
SCIR SET CAPPED IRON ROD
SCO SANITARY CLEAN-OUT
SCM SET PK NAIL AND DISK
SPKD STATE ROAD
SR STATE ROAD
STOR. STORAGE BUILDING
SW/T SIDEWALK TIE
TBM TEMPORARY BENCHMARK
TOS TOP OF SLOPE
TRANS TRANSFORMER
TYP TYPICAL
TWP. TOWNSHIP
PAGE 32-37
VCP VITRIFIED CLAY PIPE
VERT. VERTICAL
VO VERTICAL OFFSET
WF WOOD FENCE
WV WATER VALVE
CONC. CONCRETE
BRICK BRICK

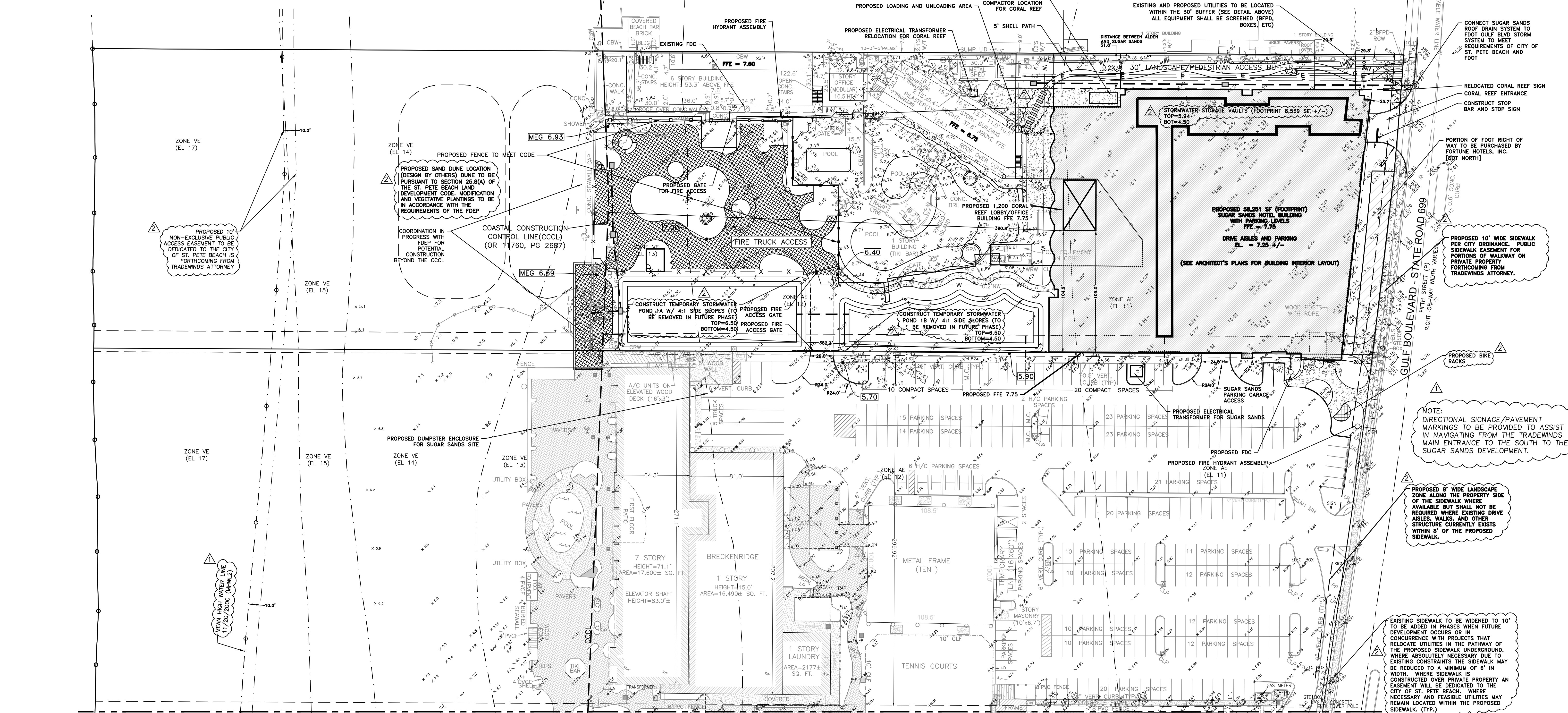
SYMBOL LEGEND	
BACK FLOW PREVENTION DEVICE	LIFT STATION
BOLLARD	LIGHT POLE
CABLE TV BOX	MISCELLANEOUS TREE
CLEANOUT	MONITORING WELL
CONCRETE LIGHT POLE	OAK TREE
CONCRETE MONUMENT (FOUND)	PALM TREE
CONCRETE MONUMENT (SET)	PARKING SPACES
CROSS WALK POLE	PINE TREE
CYPRESS	PK NAIL & DISK (SET)
ELECTRIC HAND HOLE	PK NAIL & DISK (FOUND)
ELECTRIC METER	POWER & LIGHT POLE
ELECTRIC TRANSFORMER	POWER/UTILITY WOOD POLE
ELEVATION	RAILROAD SAFETY ARM
ELEVATION BACK OF CURB	RECLAIMED WATER METER
ELM	RECLAIMED WATER VALVE
FIRE HYDRANT	RED MAPLE
GAS MARKER POST	SANITARY MANHOLE
GAS METER	SANITARY SEWER CLEANOUT
GAS VALVE	SEWER
GRATE INLET	STORM SEWER MANHOLE
GUY WIRE ANCHOR	TELEPHONE PEDESTAL
HANDICAP PARKING SPACE	TEMPORARY BENCHMARK
IRON PIPE (FOUND)	TRAFFIC SIGNAL JUNCTION BOX
IRON ROD (FOUND)	WATER METER
IRON ROD (SET)	WATER VALVE
IRRIGATION CONTROL VALVE	X-CUT (FOUND)
IRRIGATION WATER VALVE	YARD DRAIN

UTILITY LOCATION DETAIL
N.T.S.

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

LOCATION MAP
N.T.S.

CALL 811
SUNSHINE STATE
ONE CALL
OF FLORIDA
www.callsunshine.com
(800) 432-4770
MON-FRI 8 AM-5 PM
BEFORE YOU EXCAVATE



MATCHLINE (SEE SHEET C5 OF 7)

REV.#	DATE	REVISION
2	8/5/16	PER CITY OF ST. PETE BEACH COMMENTS
1	7/21/16	PER CITY OF ST. PETE BEACH COMMENTS

DESIGN:	APC
DRAWN:	CMM
CHECKED:	BAB

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

TRADEWINDS - SUGAR SANDS
PRELIMINARY SITE PLAN
ST. PETE BEACH FLORIDA

I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (461) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

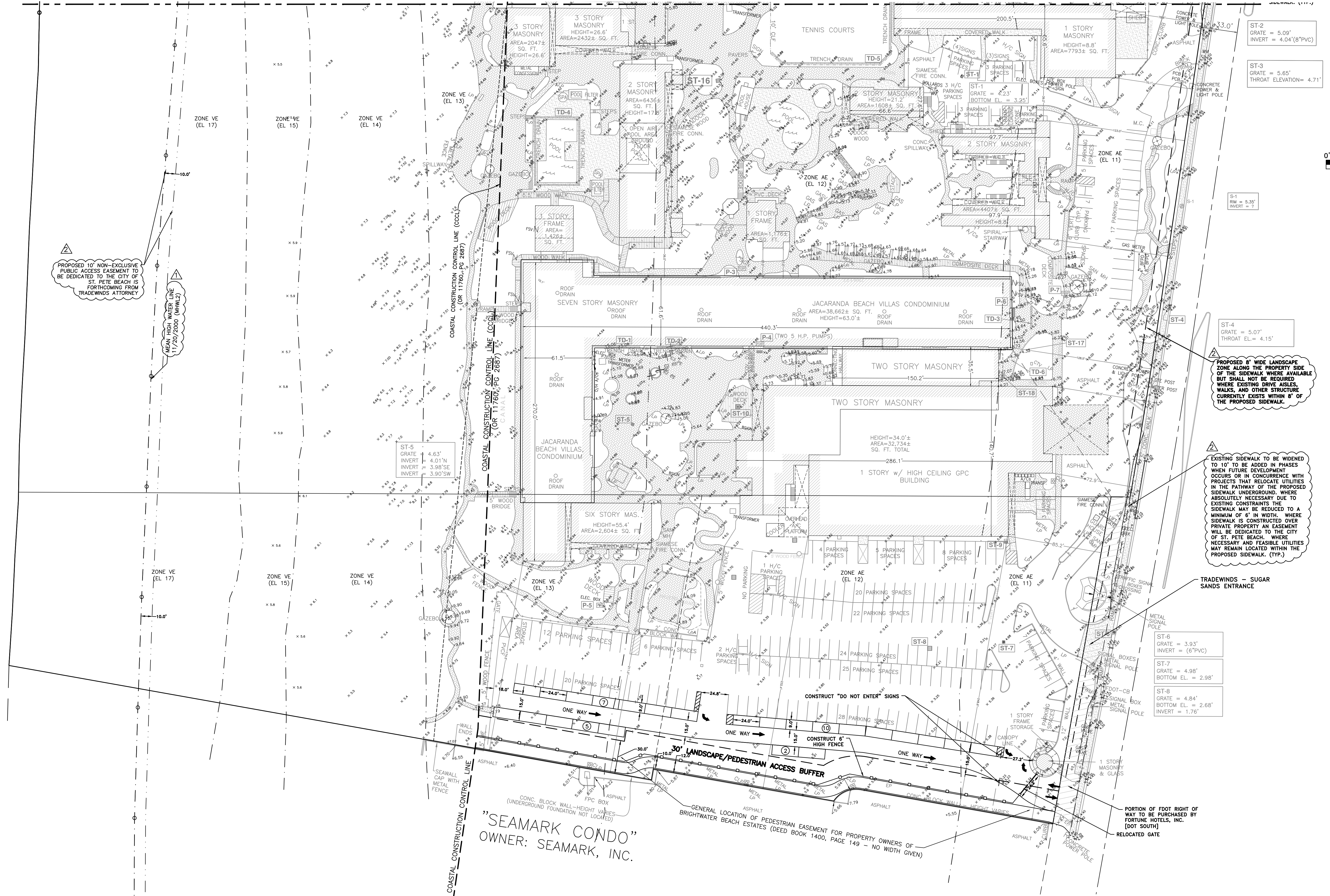
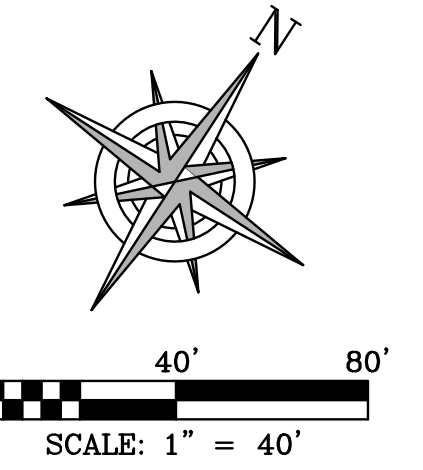
ALBERT P. CARRIER, P.E., 53990

WORK ORDER NO.	2012-7-17E
DATE:	MAY 11, 2016
SCALE:	1" = 40'
SHEET NO.	C4 OF 7

MATCHLINE (SEE SHEET C4 OF 7)

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

CALL 811
SUNSHINE STATE
ONE CALL
OF FLORIDA
www.callsunshine.com
(800) 432-4770
MIN. 48 HOURS
BEFORE YOU EXCAVATE



"SEAMARK CONDO"
OWNER: SEAMARK, INC.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

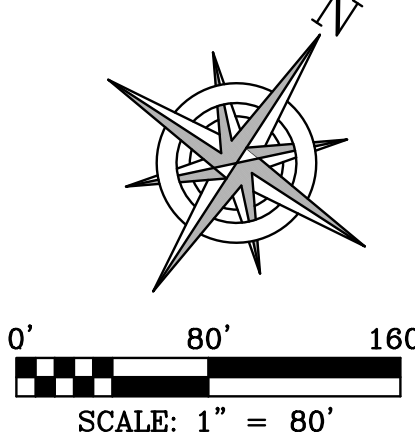
TRADEWINDS - SUGAR SANDS
PRELIMINARY SITE PLAN

I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA PRESCRIBED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

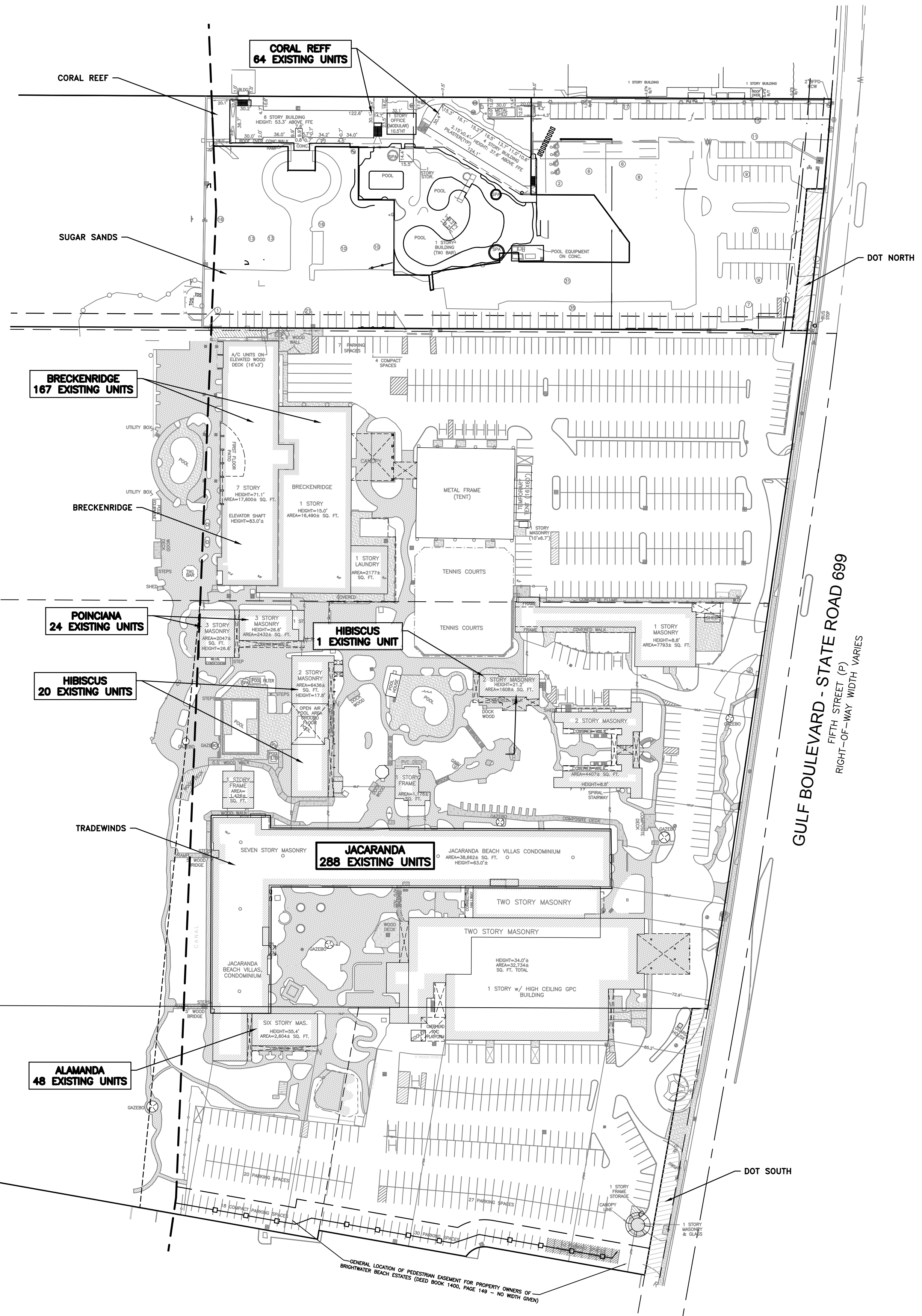
ALBERT P. CARRIER, P.E., 53990

WORK ORDER NO. 2012-7-17E
DATE: MAY 11, 2016
SCALE: 1" = 40'
SHEET NO. C5 OF 7

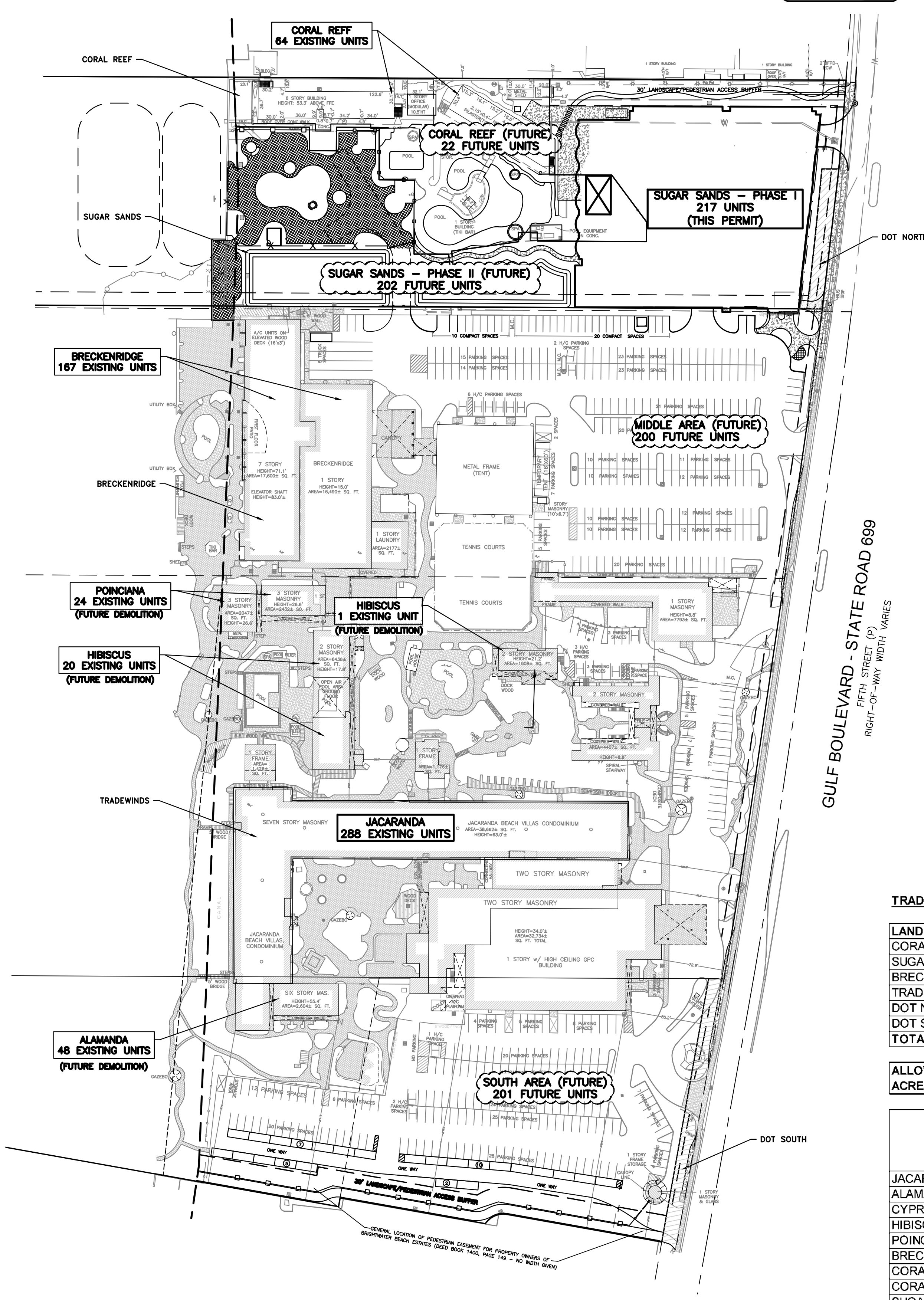
CALL 811
SUNSHINE STATE
ONE CALL
OF FLORIDA
www.callsunshine.com
(800) 432-4770
MIN. 48 HOURS
BEFORE YOU EXCAVATE



LOCATION MAP
N.T.S.



EXISTING SITE
SCALE: 1" = 80'



PROPOSED SITE (THIS PERMIT)
SCALE: 1" = 80'

TRADEWINDS UNIFIED PARKING CALCULATIONS

PARKING CRITERIA	
TRANSIENT ACCOMMODATIONS	1 PER TRANSIENT ACCOMODATION UNIT, PLUS 1 ADDITIONAL PER 10 TRANSIENT ACCOMODATION UNITS, PLUS ADDITIONAL PARKING FOR ACCESSORY FACILITIES IN ACCORDANCE WITH THE FOLLOWING:
OFFICE SPACE	1 PER 300 SF FLOOR AREA
RETAIL AND RESTAURANT SPACE	1 PER 200 SF FLOOR AREA
BALLROOMS, LOBBY AREA, CONFERENCE	1 PER 1,000 SF FLOOR AREA
VEHICLE RENTAL	1 PER 200 SF FLOOR AREA, MUST BE MARKED AS CUSTOMER SPACES PLUS ONE FOR RENTAL VEHICLE

BUILDING	UNITS	REQUIRED PARKING
JACARANDA BEACH VILLAS	288	316.80
ALAMANDA	48	52.80
CYPRESS	1	1.10
HIBISCUS	20	22.00
POINCIANA	24	26.40
BRECKENRIDGE	167	183.70
CORAL REEF RESORT	64	70.40
SUGAR SANDS - PHASE I	217	238.70
TOTAL GUEST ROOM PARKING	829	911.90

COMMON AREAS	SQUARE FEET	REQUIRED PARKING
MEETING, FITNESS, LOBBY IG	48,686	48.69
MEETING, FITNESS, LOBBY CR	1,200	1.20
MEETING, FITNESS, LOBBY, SPA SS	34,242	34.24
RETAIL & RESTAURANT IG	11,804	59.02
VEHICLE RENTAL	168	0.84
OFFICE SPACE IG	17,423	58.08
OFFICE SPACE CR	238	0.79
OFFICE SPACE SS	54,954	183.18
TOTAL COMMON AREA PARKING	168,715	386.04

TOTAL REQUIRED PARKING	1,297.94
------------------------	----------

TRADEWINDS PARKING PROVIDED	252
BRECKENRIDGE PARKING PROVIDED	313
SUGAR SANDS PARKING PROVIDED	783
TOTAL PARKING PROVIDED	1,348

TRADEWINDS UNIFIED SITE DENSITY

LAND AREA EAST OF CCCL	SQUARE FEET	ACRES
CORAL REEF	50,062	1.149
SUGAR SANDS	120,016	2.755
BRECKENRIDGE	195,779	4.494
TRADEWINDS	416,618	9.564
DOT NORTH	2,884	0.066
DOT SOUTH	5,133	0.118
TOTAL ACREAGE	790,492	18.147

ALLOWABLE UNITS AT 75 UNITS PER ACRE	1361.04
--------------------------------------	---------

BUILDING	EXISTING	SUGAR SANDS PHASE I	TRADEWINDS UNIFIED SITE COMPLETE BUILDOUT
JACARANDA BEACH VILLAS	288	288	288
ALAMANDA	48	48	0
CYPRESS	1	1	0
HIBISCUS	20	20	0
POINCIANA	24	24	0
BRECKENRIDGE	167	167	167
CORAL REEF TIMESHARE	64	64	64
CORAL REEF (FUTURE)	0	0	22
SUGAR SANDS - PHASE I (THIS PERMIT)	0	217	217
SUGAR SANDS - PHASE II (FUTURE)	0	0	202
SOUTH AREA (FUTURE)	0	0	201
MIDDLE AREA (FUTURE)	0	0	200
TOTAL UNITS PER PHASE	612	829	1361
TOTAL DENSITY (UNITS PER ACRE)	33.72	45.68	75.00

CONDITIONAL USE PERMIT SET
FOR CITY OF ST. PETE BEACH
PLANNING BOARD MEETING ON 9/20/16
ORIGINAL SUBMITTAL DATE: 6/17/16

REV.#	DATE	REVISION
2	8/5/16	PER CITY OF ST. PETE BEACH COMMENTS
1	7/21/16	PER CITY OF ST. PETE BEACH COMMENTS

DESIGN:	APC
DRAWN:	CMC
CHECKED:	BAB

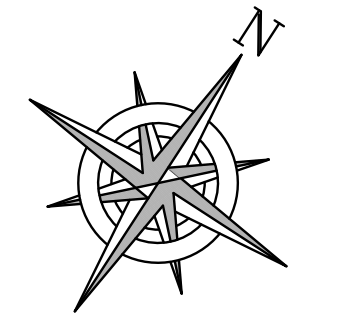
DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

TRADEWINDS - SUGAR SANDS
OVERALL SITE DENSITY EXHIBIT
ST. PETE BEACH FLORIDA

I, ALBERT P. CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECTS SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

WORK ORDER NO.	2012-7-17E
DATE:	MAY 11, 2016
SCALE:	1" = 80'
SHEET NO.	C6 OF 7

- ENTRANCE TO HAVE MINIMUM VERTICAL CLEARANCE OF 13.5'

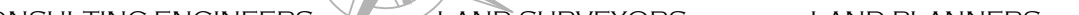


INVESTIGATE BEFORE YOU EXCAVATE
CALL 811
SUNSHINE STATE
ONE CALL
OF FLORIDA
www.callsunshine.com
(800) 432-4770
MIN. 48 HOURS
BEFORE YOU EXCAVATE

FIRE APPARATUS ACCESS DEVELOPED USING
AUTODESK VEHICLE TRACKING 2016 SWEEP
PATH ANALYSIS

ALBERT P. CARRIER, P.E., 53990

SHEET NO. C7 OF 7



DEUEL & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS LAND PLANNERS

FLORIDA

ALBERT P. CARRIER, P.E., 53990

SHEET NO. C7 OF 7

Sep 15, 2016 - 2:29pm C:\Users\chinc_000\appdata\local\temp\AcPublish_10824\Unsaved Drawing2.dwg

[illegible]