



**TECHNICAL REVIEW COMMITTEE MEETING  
CITY OF ST. PETE BEACH**

**Notice of Public Meeting  
Technical Review Committee**

**Community Development Department TRC Room**  
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, December 1, 2021  
9:00 AM

**Regular Meeting Agenda**

*This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.*

**Discussion Items**

**1. This will be a virtual meeting via Zoom. Use this information to connect:**

Zoom URL: <https://zoom.us/j/86785765821>

Phone #: 929-205-6099

Meeting ID: 867 8576 5821

Passcode: 962725

**2. Variance Case No. 21073 – 3400 Gulf Blvd (The Don CeSar)**

**Variance Case No. 21073 – 3400 Gulf Blvd;** Request by The Don CeSar Hotel to construct a one-story ballroom addition on the north side of the hotel. The addition will be elevated above ground-floor parking and is proposed 0 feet from the right-of-way of El Centro St. (25 feet required). An egress stairwell is proposed 8.5 feet from the rear property line (20 feet required) along the dune system. The addition complies with the northern side property line (48.7 provided).

**Next Meeting:**

# **TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH**

## **Agenda Report**

**Issue Considered:**      **Variance Case No. 21073** – 3400 Gulf Blvd (The Don CeSar)

**Date:**                      December 1, 2021

**Prepared By:**            Wesley Wright, Planning Manager

**Through:**                Wesley Wright, Planning Manager

**Summary of Issue:**      **Variance Case No. 21073 – 3400 Gulf Blvd;** Request by The Don CeSar Hotel to construct a one-story ballroom addition on the north side of the hotel. The addition will be elevated above ground-floor parking and is proposed 0 feet from the right-of-way of El Centro St. (25 feet required). An egress stairwell is proposed 8.5 feet from the rear property line (20 feet required) along the dune system. The addition complies with the northern side property line (48.7 provided). The property has a zoning and Future Land Use designation of RFM – Resort Facilities Medium.

**Funding:**

**Requested Motion:**

**Attachments:**

1.      Project Narrative
2.      Description of Changes from initial submittal
3.      Drawings of addition on North side
4.      VAR 21073 Application



DATE: September 15, 2021, Revised **November 16, 2021**  
TO: City of St. Pete Beach – Planning Department  
FROM: HHR St. Pete Beach LLC (“Applicant”)  
RE: The Don CeSar North Lot Ballroom Expansion & Parking Lot modifications  
Unnecessary and Undue Hardship Variance Application  
3400 Gulf Blvd., St. Pete Beach, FL 33706  
Parcel ID #07-32-16-21857-000-0010 (Parcel A)  
Parcel ID #07-32-16-21857-000-0020 (Parcel B)



### Explanation of Request

The Don CeSar is the most historically significant property along the St. Pete Beach coastline, and perhaps on all of Florida’s West Coast. The Hotel was developed and constructed by Thomas Rowe and opened to the public in 1928. Over the years, the hotel has seen various Owners and uses and in 1974 was added to the National Register of Historic Places. In 1989 the hotel joined the National Trust’s Historic Hotels of America and was designated the only historic resort on Florida’s Gulf Coast. Nevertheless, the hotel is not a locally designated historic hotel and therefore, no Certificate of Appropriateness is necessary. Host Hotels & Resorts acquired the property in 2016 and has since invested in the property with the renovation of all guestrooms and public areas, including the famous Maritana Restaurant.

The Applicant proposes to expand its operations to include a ballroom which provides opportunities for continued success of this historic gem. The Don CeSar is positioned as a destination resort and is visited by travelers from all over the United States as well as Internationally. Its position in the community as one of the largest taxpayers in the City will be jeopardized if the hotel is not allowed to expand and react to the needs of the 21<sup>st</sup> century.

The proposed addition, operationally, provides much needed ballroom and amenity space to allow for the continued success of this historic property. As a historic property which is part of the National Historic Hotels, there is limited space in which to renovate, modify, or add usable floor area that maintains the historic nature of the property and would, if necessary, meet the requirements of a Certificate of Appropriateness which would be required for a designated property. The facilities help to keep this historic property relevant as one of the premier destination resorts in Florida, enabling it to compete with the more modern facilities that have the luxury of large meeting and event spaces. The proposed location of the expansion is the only available open land to expand the use and not have significant impact to the surrounding neighborhoods or the historic value and attributes of the hotel. While the property owns a lot on the east of Gulf Blvd that is currently utilized for parking, this property is surrounded on three sides by single family homes, is not proximate to the other usable spaces in the hotel and would not provide the resources necessary for the expansion of a historic property; most importantly, any construction on the eastern property would significantly impact the front façade of the property – which is expressly discouraged by the Department of Interior historic standards.

The Property has a zoning of Resort Facilities Medium District (RFM) and a future land use map designation of RFM and is identified by two parcels. Parcel A is located on the west side of Gulf Boulevard and comprises 3.791 acres, not including property west of the coastal construction control line; while Parcel B is on the east side of Gulf Boulevard and comprises 2.54 acres and is utilized solely for parking. No modifications to Parcel B are proposed as part of this application. The only proposed modification is on the northern portion of Parcel A which consists of primarily two formerly single-family lots which were added to the Don Cesar platted property in 1971. Even though this subject portion of Parcel A were formerly single-family lots, they are now part of the greater Parcel A and have a zoning of RFM resulting in a requirement for extraordinary setbacks on relatively small portions of the greater parcel and, significantly, those parcels are bifurcated by a right of way (El Centro) creating more challenges to setbacks.

The Applicant requests relief (i) in a small area of the northern portion of the Property for the construction of a new cooling tower for its facilities plant and (ii) a ballroom to serve guests and the community as shown on the plans. Specifically, the applicant proposes a 8.5 ft west (rear) setback where 20 feet would otherwise be required; and a setback of zero (0') east (secondary front) setback variance along a portion of the west side of El Centro where 25 feet is required. The variances requested are directly related to the right of way easement running east/west through the eastern portion of the subject property, the location of El Centro, and the connection between the two which dead ends into the Property.

## FINDINGS NECESSARY FOR GRANTING REQUEST

The proposed application meets the criteria for approval as follows:

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.*
  - The northernmost portion of Parcel A of the Don CeSar Hotel lot includes two formerly single-family lots which have frontages along El Centro Street creating a “U” shaped northern boundary of the Property. Based on the buildable area requirements, the buildable area would be limited due to the setbacks required in the RFM zoning district. The existing El Centro right of way The parcel proposed for development is a former single family home parcel and as such would normally have limited setbacks; however, there is also a right of way easement and the El Centro right of way which bifurcate the ownership together with the required RFM setbacks which thereby minimize the buildable area –making it unusable for a luxury hotel or generally any other use that ties to the property lines. The original Don CeSar pre-dates all development restrictions currently utilized in the city of St. Pete Beach and Pinellas County, specifically, the 1986 Growth Management Act of Florida, The City of St. Pete Beach Comprehensive Plan, and the Land Development Code. Because of the historic nature and size of the hotel resort, this presents a unique situation within the Zoning District of the City of St. Pete Beach.
2. *The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.*

This is a historic hotel which the applicant intends to invest in and allow to flourish. The need for this investment is not the fault of the applicant. Further, the location of the expansion is dictated by the historic preservation edicts and direction from the Secretary of the Interior as to the placement of the expansion. The applicant did not create the lot size and setback restrictions which result in the inability to create viable, tourist accommodation services on a former single-family parcel. The historic value of the Property necessitates creative options for making the continued use of the Property economically viable and a service to the tourism community. The Property was originally constructed in 1928 and the layout has remained generally consistent since that time. The location of the stairtower to the west is specifically designed to preserve the access the City emergency vehicles currently enjoys through the

3. *Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant.*
  - The north portion of the site is bisected by the public right-of-way for El Centro Street, resulting in additional front, rear and side yard setbacks that would not typically be required for a more uniform site layout. Additionally, the overall length of the parcel is much larger than other parcels in the surrounding district, resulting in an

extreme side yard setback requirement (approximately 48.7') adjacent to the original, historic portion of the hotel. The existing setback on the south side of the hotel property, also adjacent to single family homes, is 11.7 feet, as shown on the survey.

The combination of setback restrictions creates virtually an unbuildable site on the north lot.

4. *The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density.*

- The proposed addition will not increase density in transient lodging units or otherwise violate the Land Development Code or Comprehensive Plan. The hardship exists due to the nature of the hotel's age and the location of a right of way and right of way easement which encompass a significant portion of otherwise developable property. The proposed addition will enhance the viability of the historic hotel by providing additional function space for our existing guests, which is consistent with the specified use per the current zoning code (RFM – Resort Facilities Medium District) which allows Transient accommodations/hotels. The location of the El Centro right of way is one of the primary drivers of this hardship. While the applicant explored the vacation of a portion of the right of way which would make the variance unnecessary, the elimination of the circulation and loss of improved hotel functionality (access, deliveries, and back of house) made the variance a lesser impact option.

5. *An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship.*

- The proposed addition will undoubtedly increase the long-term preservation of this historically significant property, drawing to both local and visiting/traveling guests. The continued success of The Don CeSar is a benefit to both the neighboring properties and the City of St. Pete Beach.

6. *Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district.*

- Because of the specific limiting factors of the parcel (i.e., setback restrictions mentioned in question 3), expansion on the available open space of the parcel is significantly diminished. Granting this variance will give the Owner the same opportunity to enhance and expand their property as other smaller, more uniform properties in similar zoning districts as well as those in LR – Large Resort and B/HC – Boutique Hotel/Condo districts.

7. *The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure.*

As previously mentioned, The Owner's goal is to keep The Don CeSar relevant and viable in the competitive destination resort market while maintain its position on the

Historic Hotels of America ranking. To maintain this course, the hotel has a need for additional ballroom space that is uninterrupted by columns or structure and meets the market demand. The proposed ballroom is approximately 7,866 square feet and is laid out to maximize the site while staying within reasonable constraints.

8. *The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.*

- This expansion is in harmony with the Comprehensive Plan and Land Development Code for the RFM District, which permits Hotel Developments (transient lodging). The proposed building addition would represent a substantial improvement to the north parcel of the hotel. Currently, this parcel is the location for various utilities, storage, and parking. The proposed building addition would conceal these functions and increase the aesthetics of the site, especially from the Pinellas Bayway (route 682) and adjacent single-family residences. The proposed development and requested variances allow for the modification of the parking areas and other improvements, resulting in a renewed and code compliant parking layout, delivery, and back of house area. This addition to the building will mimic the historic architectural language of The Don Cesar and will be complimentary to the neighborhood. Currently, there is an unimproved beach access from Gulf Boulevard that will be improved and provide a fresh, landscaped path to the beach for the neighborhood.

15794410v3

16168533v1

The Don CeSar North Lot Expansion



**DATE:** November 16, 2021

**TO:** City of St. Pete Beach – Planning Department

**RE:** The Don CeSar North Lot Expansion – Unnecessary and Undue Hardship Variance Application  
Narrative Description of Changes in Revised Submittal  
3400 Gulf Blvd., St. Pete Beach, FL 33706  
Parcel ID #36-31-15-05094-028-0050; Tax ID #81-4607147

The items listed below describe the revisions to the previously submitted drawing set for the Technical Review Committee and Board of Adjustment Hearing. The original submission was titled "ZONING VARIANCE SUBMISSION" and was dated 09/15/2021. This revised submission is titled "BOA ZONING VARIANCE SUBMISSION" and is dated 12/15 2021 (the date of the BOA hearing).

1. The current submission requests a variance of the secondary front yard setback along El Centro from 25.0' to zero (0) feet – a variance of 25.0'.
2. The original submission requested a variance of the side yard setback to the North from 48.7' to 30.0' – a variance of 18.7'. The revised submission is not requesting a variance of the side yard setback to the North and maintains the 48.7' setback along the property line.
3. The original submission requested a variance of the rear yard setback along Block N to the West from 20.0' to zero (0) feet – a variance of 20.0'. The revised submission is not requesting a variance along the rear yard and maintains the 20.0' setback along the property line.
4. The west egress stair protrudes from the main building and falls within the existing rear yard setback from Block N to the existing hotel building. The revised submission requests a variance of the rear yard setback from 20.0' to 8.5' – a variance of 11.5' for this egress stair.
5. The original submission had a building addition of approximately 14,275 GSF of enclosed space with an approximate ballroom size of 10,832 SF. The revised submission has a building addition of approximately 10,395 GSF of enclosed space with an approximate ballroom size of 7,866 SF. This represents a reduction of total enclosed building addition of 3,880 GSF of enclosed space.
6. The number of parking spaces required has been reduced to coordinate with the reduced size of the building. As with the original submission, we are not asking for a parking variance.

7. The height of the building remains the same as proposed in the original submission, we are not asking for a height variance.
8. The landscape buffers along the pedestrian easements on the north side of the site remain the same as proposed in the original submission.

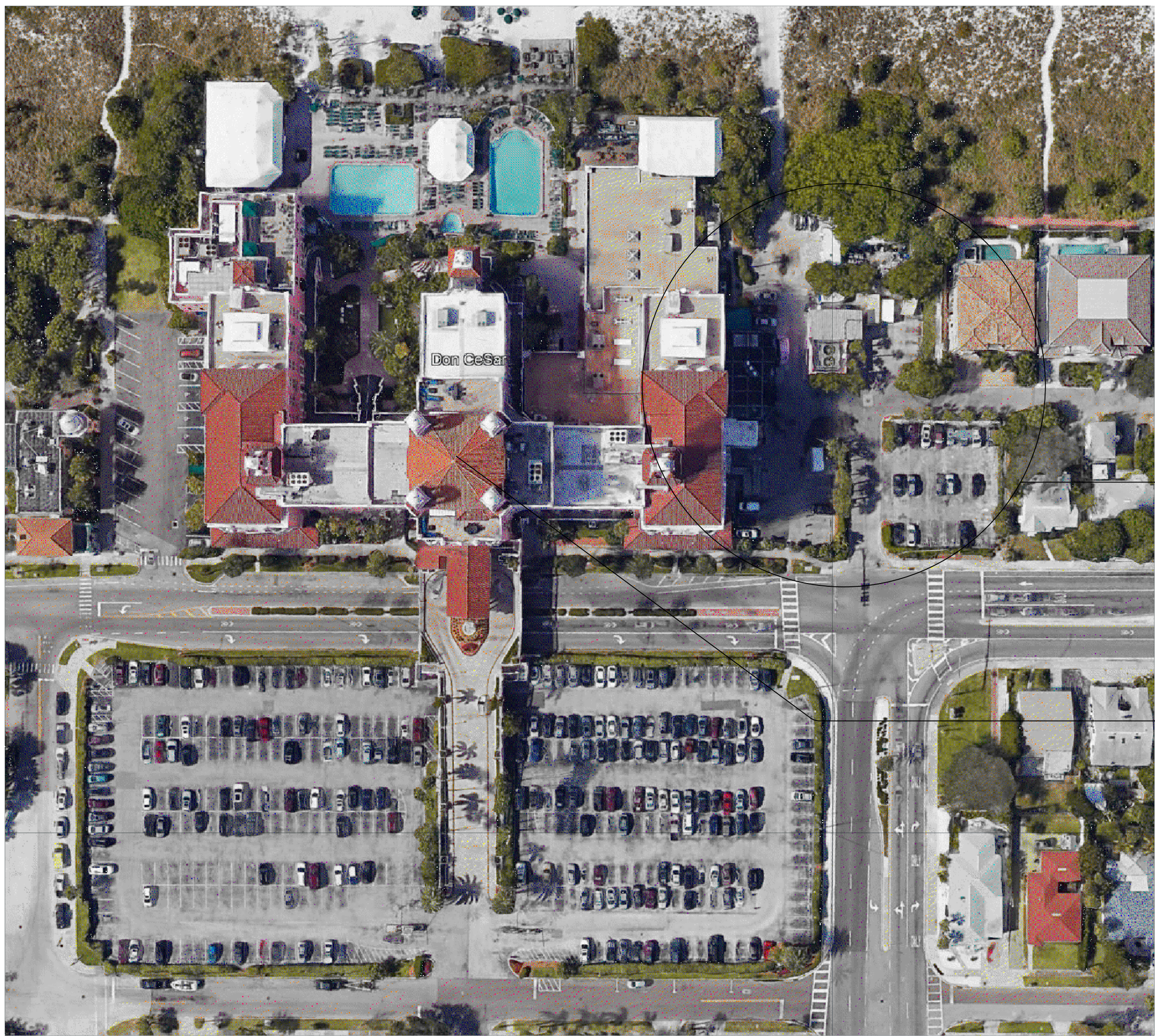
#### END OF DESCRIPTION



# The DON CESAR HOTEL

## NORTH LOT BALLROOM ADDITION

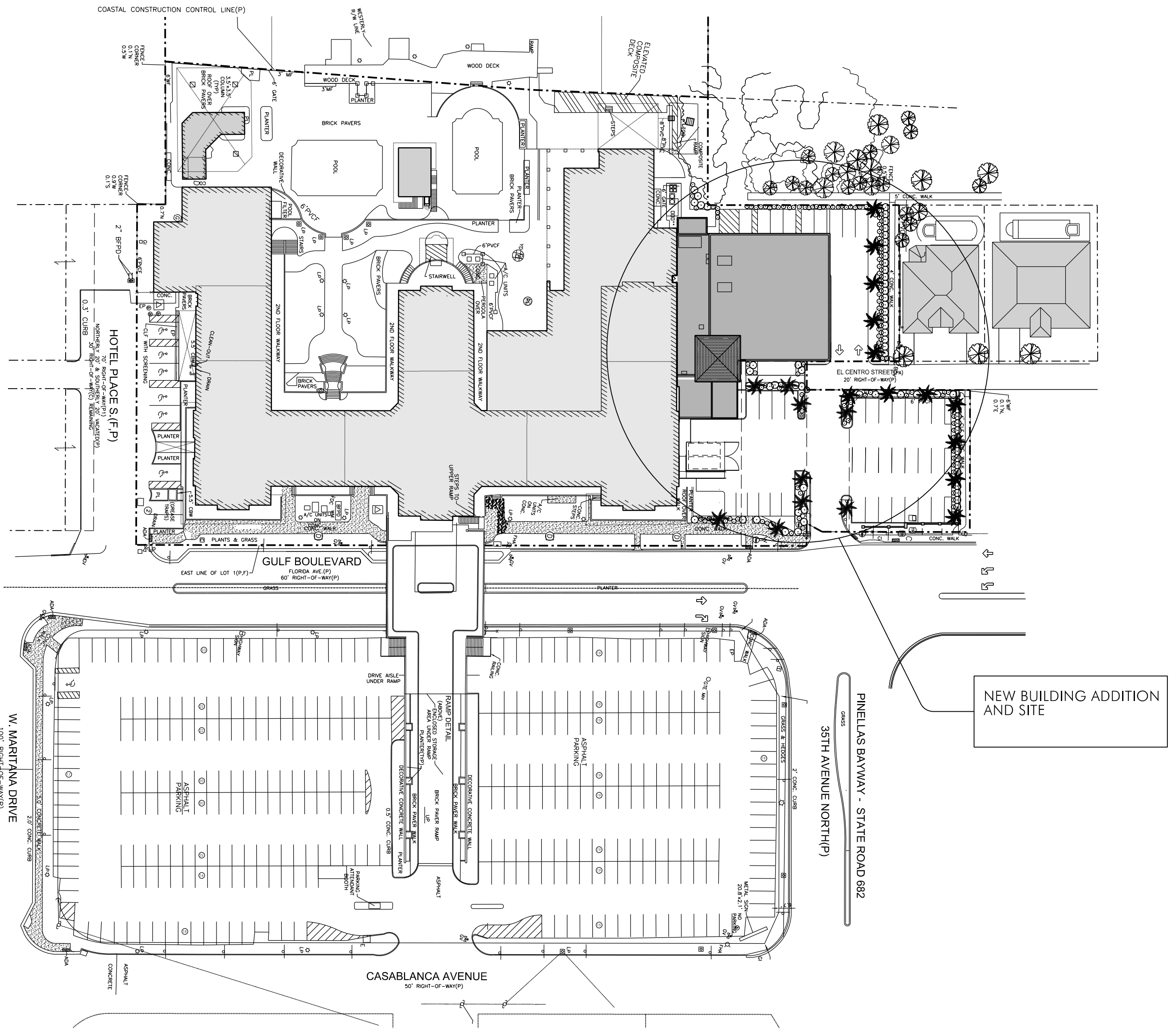
### PROJECT LOCATION MAP



NEW BUILDING ADDITION  
LOCATION ON EXISTING  
SITE

THE DON CESAR HOTEL  
3400 GULF BOULEVARD  
ST. PETE BEACH, FL 33706

### REFERENCE PLAN



NEW BUILDING ADDITION  
AND SITE

### BUILDING AND ZONING INFORMATION

|                                                  |                                                                                                               |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>GENERAL INFORMATION</b>                       |                                                                                                               |
| • BUILDING ADDRESS                               | 3400 GULF BOULEVARD                                                                                           |
| • ZONING DISTRICT                                | RESORT FACILITIES MEDIUM DISTRICT                                                                             |
| • PARCEL INFORMATION                             | PARCEL A ID# 07-32-16-21857-000-0010<br>PARCEL B ID# 07-32-16-21857-000-0020<br>PAGE 11 OF 15 FROM ZONING MAP |
| • ZONING MAP LOCATION                            |                                                                                                               |
| <b>LOT SIZES</b>                                 |                                                                                                               |
| • LOT 1 (PARCEL A)                               | = 3.791 ACRES (5.41 ACRES MHVL)<br>= 165,123 SF (235,816 SF MHVL)                                             |
| • LOT 2 (PARCEL B)                               | = 2.54 ACRES<br>= 110,641 SF                                                                                  |
| • TOTAL PROJECT SITE                             | = 6.33 ACRES (7.95 ACRES MHVL)<br>TOTAL PROJECT SF = 275,764 SF (346,457 SF MHVL)                             |
| <b>ZONE (RFM) REQUIREMENTS</b>                   |                                                                                                               |
| • MINIMUM PARKING REQUIREMENT                    | = 1 PER 1,000 SF (ASSEMBLY SPACE)                                                                             |
| • BUILDING HEIGHT LIMITATION                     | = 50.0' (ABOVE GRADE)                                                                                         |
| • CURRENT BUILDING HEIGHT                        | = 154.3' (CUPOLA ON NORTH SIDE)                                                                               |
| • BUILDING ADDITION HEIGHT                       | = 43.5' (TO PARAPET ABOVE GRADE)                                                                              |
| <b>SETBACKS PER ZONING ORDINANCE</b>             |                                                                                                               |
| • REAR SETBACK                                   | = 20.0'                                                                                                       |
| • FRONT SETBACK                                  | = 50.0'                                                                                                       |
| • SECONDARY FRONT SETBACK                        | = 25.0'                                                                                                       |
| • SIDE SETBACK                                   | = 10% OF LOT WIDTH (48.7')                                                                                    |
| <b>PROPOSED BUILDING ADDITION SETBACKS</b>       |                                                                                                               |
| • REAR SETBACK                                   | = 20.0' (AT WEST PROPERTY LINE TO BLOCK N)                                                                    |
| • REAR SETBACK AT STAIRS                         | = 8.5' (AT WEST PROPERTY LINE) - VARIANCE REQUESTED                                                           |
| • SIDE SETBACK                                   | = 48.7' (AT NORTH PROPERTY LINE TO 3505 EL CENTRO)                                                            |
| • SECONDARY FRONT SETBACK                        | = 0.0' (ALONG 16.2' OF EL CENTRO) - VARIANCE REQUESTED                                                        |
| <b>NEW GROSS FLOOR AREA AMENITY CALCULATIONS</b> |                                                                                                               |
| • TOTAL AREA OF BUILDING                         | = 268,009 GSF (EXISTING 254,789 + NEW 13,220)                                                                 |
| • GUEST AMENITY AREAS ALLOWED                    | = 53,612 NSF (20% OF GROSS AREA)                                                                              |
| • GUEST AMENITY AREAS PROVIDED                   | = 49,836 NSF (EXISTING 41,970 + NEW 7,866)                                                                    |
| • GUEST AMENITY AREA SURPLUS                     | = 3,776 NSF AREA REMAINING                                                                                    |
| <b>PARKING INFORMATION</b>                       |                                                                                                               |
| • REQUIRED NEW PARKING                           | = 9 SPACES (1 PER 1,000 SF OF ASSEMBLY)                                                                       |
| • EXISTING PARKING LOST                          | = 27 SPACES                                                                                                   |
| • NEW PARKING ADDED BELOW BUILDING               | = 21 SPACES                                                                                                   |
| • NEW PARKING ADDED IN SERVICE LOT               | = 11 SPACES                                                                                                   |
| • NEW PARKING ADDED IN MAIN LOT                  | = 3 SPACES                                                                                                    |
| • NEW PARKING ADDED IN PORTE COCHERE             | = 1 SPACES                                                                                                    |
| • TOTAL NET PARKING                              | = 9 SPACES (NO VARIANCE NEEDED)                                                                               |
| <b>IMPERVIOUS AREA CALCULATION</b>               |                                                                                                               |
| • EXISTING IMPERVIOUS SURFACE AREA               | = 241,503 SF                                                                                                  |
| • NEW IMPERVIOUS SURFACE AREA                    | = 240,482 SF (1,021 SF LESS THAN EXISTING)                                                                    |

### PROJECT TEAM INFORMATION

|                                                                                                                            |                                                                                    |                                                                                                                     |                                                                                                              |                                                                                                                                   |                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| OWNER/DEVELOPER<br>HOST HOTELS & RESORTS, L.P.<br>6903 ROCKLEDGE DRIVE<br>SUITE 1500<br>BETHESDA, MD 20817<br>240.744.1000 | PROJECT MANAGER<br>AOA<br>906 RAILROAD AVENUE<br>ORLANDO, FL 32789<br>407.730.5965 | ZONING ATTORNEY<br>HILL WARD HENDERSON<br>600 CLEVELAND STREET<br>SUITE 800<br>CLEARWATER, FL 33755<br>727.724.3900 | ARCHITECT<br>designONE studio, LLC<br>358 ROSWELL STREET<br>SUITE 1250<br>MARIETTA, GA 30060<br>404.266.9604 | CIVIL ENGINEER<br>GEORGE F. YOUNG, INC<br>299 DR. MARTIN LUTHER<br>KING JR. ST. NORTH<br>ST. PETERSBURG, FL 33701<br>727.822.4317 | CIVIL SURVEYOR<br>DEUEL & ASSOCIATES<br>565 S. HERCULES AVE<br>CLEARWATER, FL 33764<br>727-822-4151 |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|

### DRAWING INDEX

| SHEET | TITLE                                                               | BOA ZONING SUBMISSION |
|-------|---------------------------------------------------------------------|-----------------------|
| COVER | PROJECT LOCATION MAP, ZONING DATA, PROJECT TEAM AND DRAWING INDEX   | 12/15/21              |
| C-1   | CIVIL AND TOPOGRAPHIC SURVEY - THE DON CESAR HOTEL SURVEYORS REPORT |                       |
| C-2   | CIVIL AND TOPOGRAPHIC SURVEY - THE DON CESAR HOTEL PARCELS 1 AND 2  |                       |
| A0.1  | THE DON CESAR SITE PLAN WITH EXISTING SETBACKS                      |                       |
| A0.2  | ENLARGED NEW SITE SETBACK PLAN                                      |                       |
| A1.1  | THE DON CESAR NEW SITE PLAN                                         |                       |
| A1.2  | ENLARGED NEW SITE PLAN WITH PEDESTRIAN ACCESS INFORMATION           |                       |
| A1.3  | PROPOSED NEW PLAN - GROUND LEVEL                                    |                       |
| A1.4  | PROPOSED NEW PLAN - BALLROOM LEVEL                                  |                       |
| A1.5  | TRUCK ACCESS DIAGRAM - 40' STRAIGHT BODY TRUCK                      |                       |
| A1.6  | FIRE DEPARTMENT ACCESS PLAN                                         |                       |
| A2.1  | EAST (GULF BOULEVARD) AND WEST (BEACH) BUILDING ELEVATIONS          |                       |
| A2.2  | BUILDING SECTION                                                    |                       |
| A3.1  | EXISTING VIEWS OF BUILDING SITE                                     |                       |
| A3.2  | NEW BALLROOM ADDITION VIEWS                                         |                       |
| A3.3  | BALLROOM RENDERING - VIEW FROM GULF BOULEVARD                       |                       |
| A3.4  | BALLROOM RENDERING - VIEW FROM BEACH                                |                       |



NORTH LOT  
BALLROOM ADDITION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE  
DON CESAR



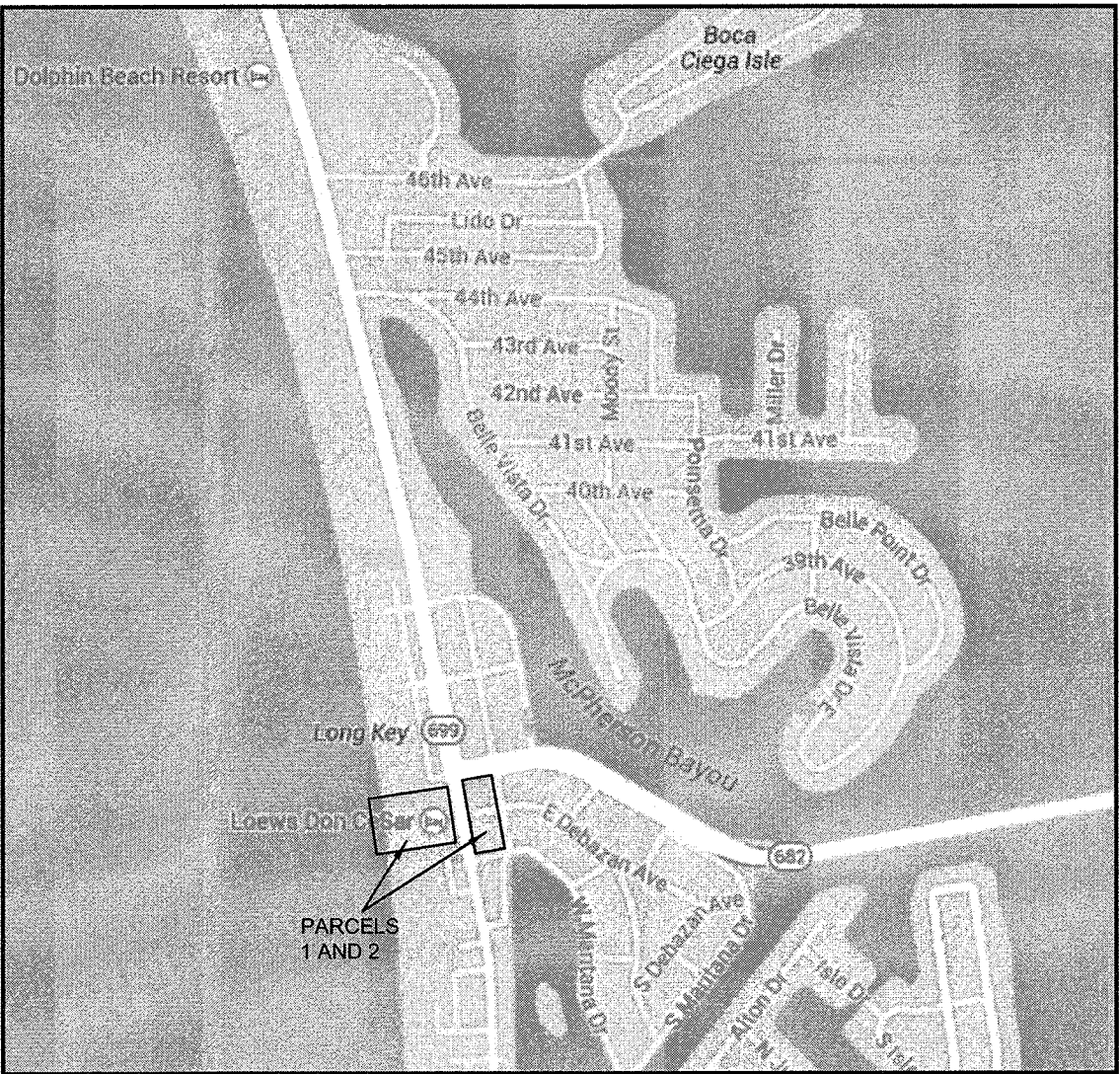
358 ROSWELL STREET · SUITE 1250  
MARIETTA, GEORGIA 30060  
p: 404-266-9604  
www.designone-studio.com

ISSUE  
BOA ZONING VARIANCE  
SUBMISSION 12/15/21

PROJECT MAP, ZONING  
DATA, PROJECT TEAM  
AND DRAWING INDEX

SHEET TITLE  
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.  
DATE SEPTEMBER 15, 2021

COVER  
SHEET  
2024.00  
PROJECT NUMBER



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S REPORT:

- BEARINGS FOR PARCELS 1 AND 2 ARE BASED ON THE EAST LINE OF LOT 1 BEING S11°07'00"E AS PER PLAT OF DON CE-SAR PLACE HOTEL REPLAT, RECORDED IN PLAT BOOK 120, PAGE 69, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- INTENTIONALLY DELETED.
- 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.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- 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.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- PARCELS 1 AND 2 SITE APPEARS TO BE IN FLOOD ZONE AE (EL 12) AND ZONE VE (EL 12 & 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 1210300278G, COMMUNITY NUMBER 125149, EFFECTIVE DATE SEPTEMBER 3, 2003. FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY. 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.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED THE PZR REPORT NUMBER 96347-1 AND 96347-2, DATED 8/19/2016. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS 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 THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, COMMITMENT FILE NO. 21500778, 3020-806071 / CUSTOMER REF: 3400 GULF BOULEVARD, EFFECTIVE DATE: NOVEMBER 30, 2016 © 8:00 A.M., LAST AMENDED 12/15/2016, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. *(DEUEL RESPONSES)*  
THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:  
ITEMS 1-2 *(NOT MATTERS OF SURVEY)*  
ITEM 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. *(SEE MAP OF SURVEY)*  
ITEMS 4-6 *(NOT MATTERS OF SURVEY)*  
ITEM 7. INTENTIONALLY DELETED  
ITEM 8. *(NOT A MATTER OF SURVEY)*  
ITEM 9. PROVISIONS OF THE PLAT OF DON CE-SAR PLACE HOTEL REPLAT, RECORDED IN PLAT BOOK 120, PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (AS TO PARCEL 1) *(SHOWN ON MAP OF SURVEY)*  
ITEM 10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 86, PAGE 581. (AS TO PARCEL 1) *(DOCUMENT IS ILLEGIBLE, UNABLE TO GRAPHICALLY SHOW EASEMENT)*  
ITEM 11. RESTRICTIONS AS DISCLOSED IN QUIT CLAIM DEED, DATED MARCH 20, 1972 RECORDED IN BOOK 3748, PAGE 89. (AS TO PARCEL 1) *(AFFECTS PARCEL 1, NOT A MATTER OF SURVEY)*  
ITEM 12. EASEMENT GRANTED TO CITY OF ST. PETERSBURG BEACH, FLORIDA, RECORDED IN BOOK 3748, PAGE 117. (AS TO PARCEL 1) *(SHOWN ON MAP OF SURVEY)*  
ITEM 13. EASEMENT GRANTED TO BEACH RESORTS INTERNATIONAL, INC., A FLORIDA CORPORATION, ACCORDING TO PEDESTRIAN EASEMENT, RECORDED IN BOOK 3748, PAGE 119. (AS TO PARCEL 1) *(SHOWN ON MAP OF SURVEY)*

- ITEM 14. TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BETWEEN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA AND BEACH RESORTS INTERNATIONAL, INC. RECORDED IN BOOK 4109, PAGE 21. (AS TO PARCEL 2) *(RAMP OVER GULF BOULEVARD IS SHOWN ON MAP OF SURVEY, PLANS AND SPECIFICATIONS OF OVERPASS REFERENCED IN DOCUMENT AS EXHIBIT "A" WAS NOT PROVIDED)*
- ITEM 15. TERMS AND CONDITIONS OF THE CABLE TELEVISION SERVICE AGREEMENT, BETWEEN TELEPROMPTER SOUTHEAST, INC. AND DON CESAR RESORT HOTEL, LTD., A FLORIDA LIMITED PARTNERSHIP, DOING BUSINESS AS DON CESAR BEACH RESORT HOTEL RECORDED IN BOOK 5082, PAGE 1647. (AS TO ALL PARCELS) *(APPEARS TO AFFECT PARCEL 1 ONLY, DOCUMENT DOES NOT CONTAIN A PARCEL DESCRIPTION-ONLY THE ADDRESS OF 3400 GULF BOULEVARD AND 4/6/4 OF DON CESAR BEACH RESORT HOTEL, EASEMENT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED GRAPHICALLY)*
- ITEM 16. EASEMENT GRANTED TO THE CITY OF ST. PETERSBURG BEACH, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN BOOK 6971, PAGE 1466. (AS TO PARCEL 1) *(SHOWN ON MAP OF SURVEY)*
- ITEM 17. DEED OF CONVEYANCE OF PIPELINES, APPURTENANCES TO PINELLAS COUNTY, RECORDED IN BOOK 16387, PAGE 2467. *(NOT A MATTER OF SURVEY)*
- ITEM 18. RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED. (AS TO ALL PARCELS) *(NOT A MATTER OF SURVEY)*
- ITEM 19. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. (AS TO ALL PARCELS) *(NOT A MATTER OF SURVEY)*
- ITEM 20. THE COMPANY DOES NOT INSURE TITLE TO ANY LAND LYING BETWEEN THE MEAN HIGH WATER LINE ON THE DATE OF RECORDATION OF THE EROSION CONTROL LINE PLAT AND THE EROSION CONTROL LINE AS SHOWN THEREIN, WHICH MAY HAVE VESTED IN THE INSURED OR ITS PREDECESSORS IN TITLE PURSUANT TO CHAPTER 161, FLORIDA STATUTES. (AS TO ALL PARCELS) *(NOT A MATTER OF SURVEY)*
- ITEM 21. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE A PUBLIC BEACH OR RECREATION AREA OR ANY PART OF THE LAND DESCRIBED IN SCHEDULE A HEREOF, LYING BETWEEN THE WATER ABUTTING SAID LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE; OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. (AS TO ALL PARCELS) *(NOT A MATTER OF SURVEY)*
- ITEM 22. DUE TO ALL OR A PART OF THE LAND DESCRIBED HEREIN BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, THIS POLICY IS SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT, ARISING BY REASON OF THE UNITED STATES GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. (AS TO ALL PARCELS) *(NOT A MATTER OF SURVEY)*
- ITEM 23. THIS POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN HIGH WATER LINE OF ANY ABUTTING BODY OF WATER. *(NOT A MATTER OF SURVEY)*
- ITEM 24. RIGHTS OF PARTIES IN POSSESSION, AS TRANSIENT HOTEL GUESTS. *(NOT A MATTER OF SURVEY)*
- ITEM 25. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). *(NOT A MATTER OF SURVEY)*
- ITEM 26. INTENTIONALLY DELETED
- ITEM 27. INTENTIONALLY DELETED
13. ELEVATIONS ARE BASED ON NOS BENCHMARK "NOAA" (PID #AG0740) HAVING AN ELEVATION OF 6.82 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
14. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEBSITE AT WWW.PCPAO.ORG. ON 1/19/2017.
15. THIS SURVEY IS BASED ON U.S. FEET.
16. BUILDING HEIGHT FOR 3400 GULF BOULEVARD AT TOP OF SOUTHERLY CUPOLA IS 149' ABOVE GROUND FLOOR, AS MEASURED AT REFERENCE POINT "A", SHOWN AT CENTER OF EAST SIDE OF BUILDING. BUILDING HEIGHT AT TOP OF NORTHERLY CUPOLA IS 154.4' ABOVE GROUND FLOOR, AS MEASURED AT REFERENCE POINT "B". BUILDING HEIGHT FOR 3860 GULF BOULEVARD WAS MEASURED AT LOCATION SHOWN NEAR SOUTHEAST CORNER OF BUILDING.
17. ON THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. ON THE DATE OF THIS SURVEY THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THERE WERE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED.
20. ON THE DATE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
21. PARCEL 1 ARE SUBJECT TO COASTAL CONSTRUCTION SET BACK LINE AS ESTABLISHED BY SECTION 161.052 AND SECTION 161.053, FLORIDA STATUTES. IS SHOWN ON MAP OF SURVEY. PARCEL 2 IS NOT AFFECTED.

DESCRIPTION: (PER TITLE COMMITMENT REFERENCED IN NOTE #12)

PARCEL 1:

LOT 1 AND LOT 2 OF DON CE SAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 699 AT THE FOLLOWING LOCATION: BETWEEN MARITANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 1 CONTAINS THE FOLLOWING AREAS:

THE SUBJECT PARCEL CONTAINS THE FOLLOWING AREAS:  
LOT 1: 165,123.0 SQUARE FEET, (3.791 ACRES) MORE OR LESS  
LOT 2: 110,841.8 SQUARE FEET, (2.540 ACRES) MORE OR LESS  
PARCEL 1 TOTAL AREA: 275,964.8 SQUARE FEET, (6.331 ACRES) MORE OR LESS

PARCELS 2 CONTAINS: EASEMENT ONLY, UNABLE TO DETERMINE AREA

SURVEYOR'S CERTIFICATE:

PARCELS 1 AND 2:

TO: HHR ST. PETE BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
HOST HOTELS & RESORTS, L.P.  
DON CE SAR RESORT HOTEL, LTD.

PARCELS 1 AND 2:

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THE SITES AS FOLLOWS:

DON CE-SAR RESORT HOTEL: 1/7/2019  
DATE OF MAP: 1/26/2017

SEE SHEET 2 FOR PARCELS 1 AND 2

DEUEL & ASSOCIATES  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

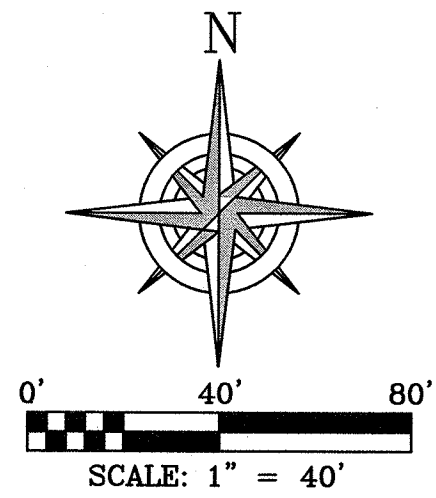
565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PH 727.922.4151 FAX 727.921.7255  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

TOPOGRAPHIC SURVEY  
DON CE-SAR PROPERTIES  
3400 GULF BOULEVARD  
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:  
LOEWS HOTELS  
667 MADISON AVE., 6TH FLOOR  
NEW YORK, NY 10065

ALBERT P. CARRIER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, PSM 6488

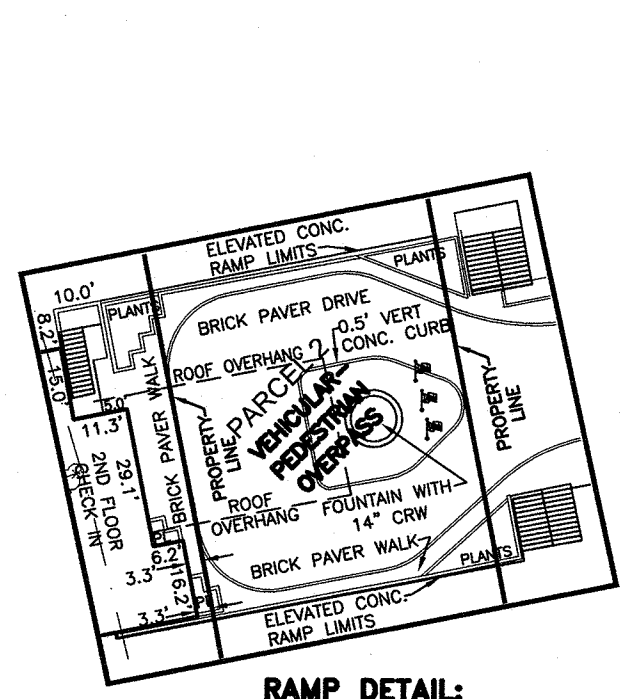
WORK ORDER NO. 2006-199-9  
DRAWN BY: EKM/MJB  
FIELD DATE: 1/7/2019  
SCALE: NO SCALE  
SHEET NO. 1 OF 2



- LEGEND**
- A ARC LENGTH
  - A/C AIR CONDITIONER
  - ADA AMERICANS WITH DISABILITIES ACT
  - BFPD BACK FLOW PREVENTION DEVICE
  - BLDG BUILDING
  - BOV BLOW-OFF VALVE
  - C CHORD
  - (C) CALCULATED
  - CA CENTRAL ANGLE
  - CB CHORD BEARING
  - CBW CONCRETE BLOCK WALL
  - CI CURB INLET
  - CLF CENTERLINE
  - CLF CHAIN LINK FENCE
  - CO CLEAN OUT
  - CONC. CONCRETE
  - (CPB) CONDOMINIUM PLAT BOOK
  - C/T CURB TIE
  - D/B/A DOING BUSINESS AS
  - EL ELEVATION
  - EP EDGE OF PAVEMENT
  - F FIELD
  - FOR FOUND CAPPED IRON ROD
  - FCM FOUND CONCRETE MONUMENT
  - FDC FIRE DEPARTMENT CONNECTION
  - FIP FOUND IRON PIPE
  - FIR FOUND IRON ROD
  - FN&D FOUND NAIL AND DISK
  - FPC FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
  - F/T FENCE TIE
  - GI GATE VALVE
  - ID IDENTIFICATION
  - (L) LEGAL
  - LB LICENSED BUSINESS
  - LP LIGHT POLE
  - MF METAL FENCE
  - MH MANHOLE
  - NGS NATIONAL GEODETIC SURVEY
  - No NUMBER
  - OH OVERHEAD WIRES
  - OR OFFICIAL RECORD BOOK
  - ORD ORDINANCE
  - (P) PLAT BOOK 20, PAGE 69
  - (P1) PLAT BOOK 13, PAGES 15-20
  - (PA) PINELLAS COUNTY PROPERTY APPRAISER'S DATA BASE
  - PB PLAT BOOK
  - PG PAGE/PAGES
  - PL PLANTER
  - PRM PERMANENT REFERENCE MONUMENT
  - PSM PROFESSIONAL SURVEYOR & MAPPER
  - PVC POLY VINYL CHLORIDE
  - PVCF POLY VINYL CHLORIDE FENCE
  - P/T PAVEMENT TIE
  - RCP REINFORCED CONCRETE PIPE
  - ROW RECLAIMED WATER
  - RLS REGISTERED LAND SURVEYOR
  - RNG RANGE
  - R/W RIGHT-OF-WAY
  - SEC. SECTION
  - SAN SANITARY
  - SCIR SET CAPPED IRON ROD
  - SCO SANITARY CLEAN-OUT
  - SF SQUARE FEET
  - SN&D SET PK NAIL AND DISK
  - SR STATE ROAD
  - SW/T SIDEWALK TIE
  - TOS TOP OF BANK
  - TOS TOE OF SLOPE
  - TYP TYPICAL
  - TWP TOWNSHIP
  - UTL UTILITY
  - VERT. VERTICAL
  - VV VERIZON VAULT
  - WF WOOD FENCE
  - WT COR WITNESS CORNER
  - WV WATER VALVE

- SYMBOL LEGEND**
- BACK FLOW PREVENTION DEVICE
  - BOLLARD
  - CABLE TV BOX
  - CLEANOUT
  - CONCRETE LIGHT POLE
  - CONCRETE MONUMENT (FOUND)
  - CONCRETE MONUMENT (SET)
  - CROSS WALK POLE
  - ELECTRIC BOX
  - ELECTRIC HAND HOLE
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - GAS MARKER POST (GASMARKPOST)
  - GAS METER
  - GAS VALVE
  - GRATE INLET
  - GLY WIRE ANCHOR
  - HANDICAP PARKING SPACE
  - IRON PIPE (FOUND)
  - IRON ROD (FOUND)
  - IRON ROD (SET)
  - IRRIGATION CONTROL VALVE
  - IRRIGATION WATER VALVE
  - LIFT STATION
  - LIGHT POLE
  - NAIL AND DISK (SET)
  - NAIL & DISK (FOUND)
  - PARKING SPACES
  - PLANTER
  - PK NAIL & DISK (SET)
  - PK NAIL & DISK (FOUND)
  - POWER & LIGHT POLE
  - POWER/UTILITY WOOD POLE
  - RECLAIMED WATER METER
  - RECLAIMED WATER VALVE
  - SANITARY MANHOLE
  - SANITARY SEWER CLEANOUT
  - SIGN
  - STORM SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - TRAFFIC SIGNAL JUNCTION BOX
  - WATER METER
  - WATER VALVE
  - X-CUT (FOUND)
  - CROSS WALK POLE
  - YARD DRAIN

- SYMBOL LEGEND**
- BACK FLOW PREVENTION DEVICE
  - BOLLARD
  - CABLE TV BOX
  - CLEANOUT
  - CONCRETE LIGHT POLE
  - CONCRETE MONUMENT (FOUND)
  - CONCRETE MONUMENT (SET)
  - CROSS WALK POLE
  - ELECTRIC BOX
  - ELECTRIC HAND HOLE
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - GAS MARKER POST (GASMARKPOST)
  - GAS METER
  - GAS VALVE
  - GRATE INLET
  - GLY WIRE ANCHOR
  - HANDICAP PARKING SPACE
  - IRON PIPE (FOUND)
  - IRON ROD (FOUND)
  - IRON ROD (SET)
  - IRRIGATION CONTROL VALVE
  - IRRIGATION WATER VALVE
  - LIFT STATION
  - LIGHT POLE
  - NAIL AND DISK (SET)
  - NAIL & DISK (FOUND)
  - PARKING SPACES
  - PLANTER
  - PK NAIL & DISK (SET)
  - PK NAIL & DISK (FOUND)
  - POWER & LIGHT POLE
  - POWER/UTILITY WOOD POLE
  - RECLAIMED WATER METER
  - RECLAIMED WATER VALVE
  - SANITARY MANHOLE
  - SANITARY SEWER CLEANOUT
  - SIGN
  - STORM SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - TRAFFIC SIGNAL JUNCTION BOX
  - WATER METER
  - WATER VALVE
  - X-CUT (FOUND)
  - CROSS WALK POLE
  - YARD DRAIN



RAMP DETAIL:  
SCALE: 1" = 40'

APPROXIMATE MEAN HIGH WATER LINE ON AUGUST 10, 2010

"BEACH"

SETBACK LINE

COASTAL CONSTRUCTION CONTROL LINE(P)

OWNER(S): DON CE SAR PLACE (PB 13, PGS 15-20)

LOT 11, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 12, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

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LOT 119, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 120, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 121, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 122, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 123, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 124, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 125, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 126, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 127, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 128, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 129, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 130, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 131, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 132, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 133, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 134, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 135, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 136, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 137, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 138, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 139, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 140, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 141, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 142, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 143, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 144, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 145, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 146, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 147, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 148, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 149, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 150, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 151, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 152, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 153, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 154, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 155, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 156, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 157, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 158, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 159, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 160, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 161, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 162, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 163, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 164, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 165, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 166, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 167, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 168, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 169, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

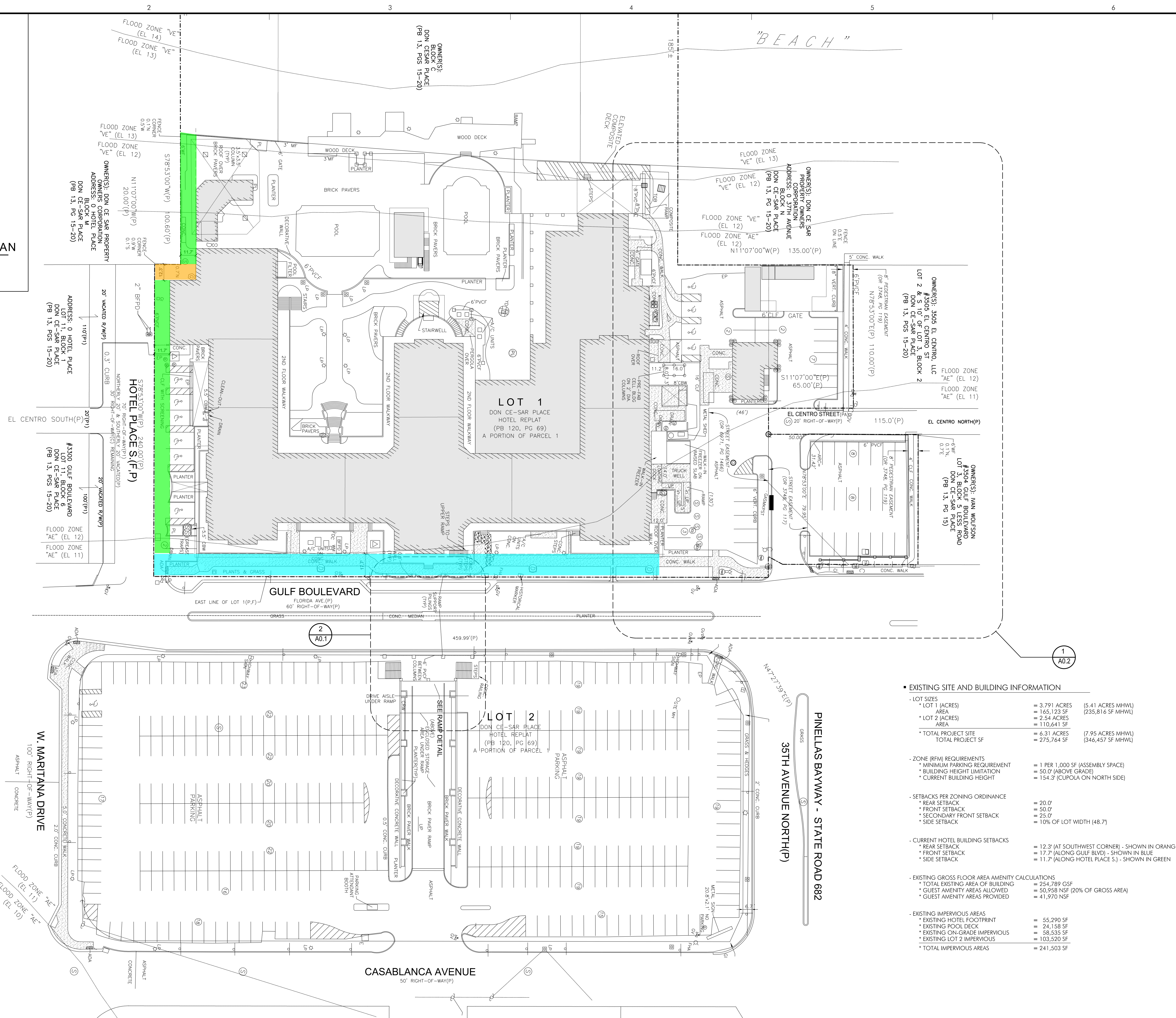
LOT 170, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 171, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 172, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 173, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)

LOT 174, BLOCK 8 DON CE-SAR PLACE (PB 13, PGS 15-20)





- STREET EASEMENT 1 (OR 3748, PG 117)
- STREET EASEMENT 2 (OR 6971, PG 1466)
- SETBACKS PER RFM ZONING
  - \* REAR SETBACK = 20.0'
  - \* FRONT SETBACK = 50.0'
  - \* SECONDARY FRONT SETBACK = 25.0'
  - \* SIDE SETBACK = 10% OF LOT WIDTH (48.7)
- SETBACK VARIANCES (PROPOSED)
  - \* SECONDARY FRONT SETBACK = 0.0' (ALONG 16.2' OF EL CENTRO)
  - \* REAR SETBACK = 8.5' (AT EGRESS STAIR TOWER ONLY)

 **1** ENLARGED NEW SITE SETBACK PLAN  
A0.2 1" = 10'-0"



# NORTH LOT BALLROOM ADDITION

3400 GULF BLVD, ST. PETE BEACH, FL 33706



358 ROSWELL STREET · SUITE 1250  
MARIETTA, GEORGIA 30060  
p: 404-266-9604  
www.designone-studio.com

ISSUE  
BOA ZONING VARIANCE  
SUBMISSION 12/15/21

ENLARGED NEW SITE  
SETBACK PLAN

SHEET TITLE  
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DATE SEPTEMBER 15, 2021

**A0.2**  
SHEET  
2024.00  
PROJECT NUMBER

■ SITE AND BUILDING INFORMATION

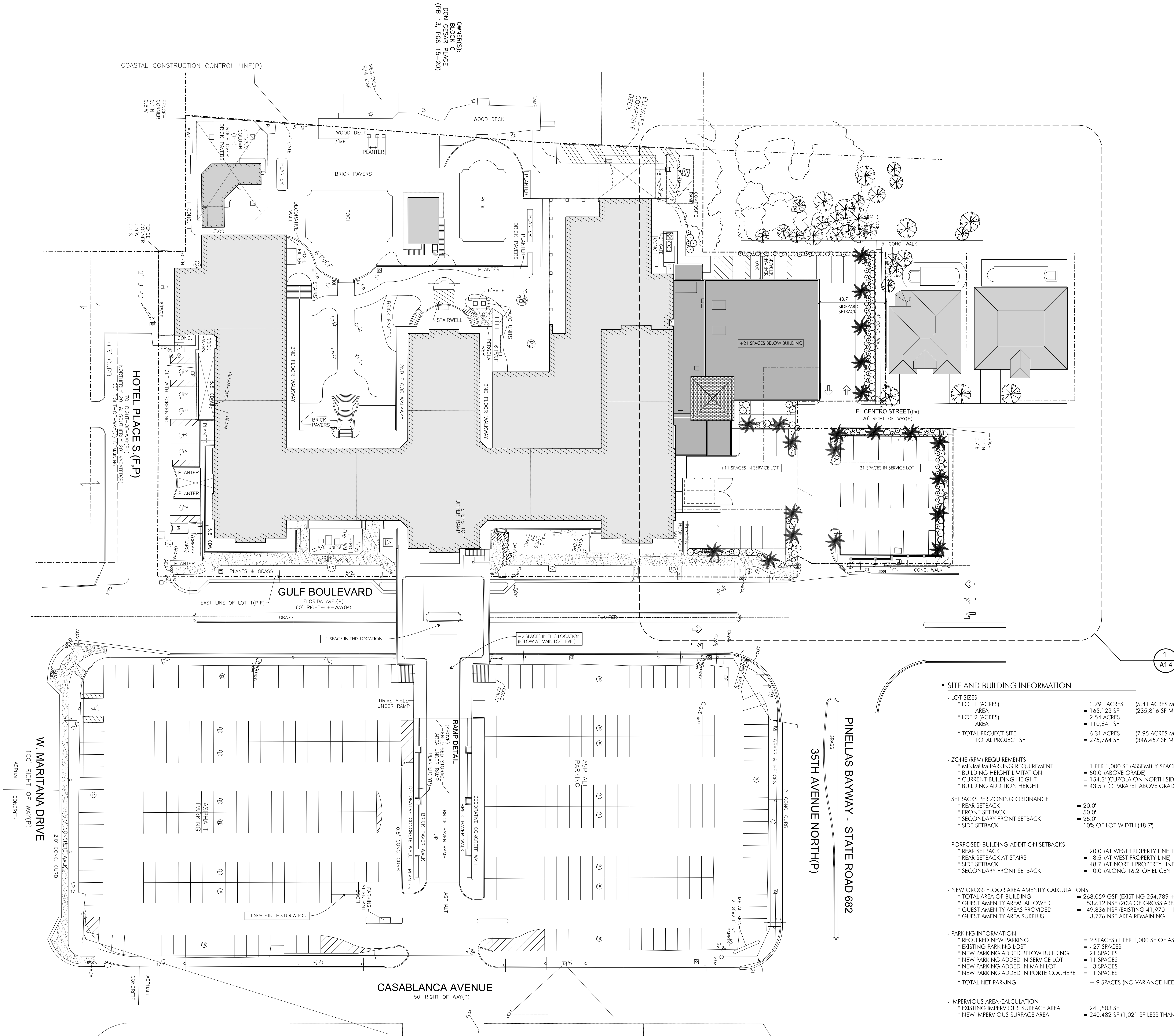
|                                           |                                                         |                   |
|-------------------------------------------|---------------------------------------------------------|-------------------|
| LOT SIZES                                 |                                                         |                   |
| * LOT 1 (ACRES)                           | = 3.791 ACRES                                           | (5.41 ACRES MHWL) |
| AREA                                      | = 165,123 SF                                            | (235,816 SF MHWL) |
| * LOT 2 (ACRES)                           | = 2.54 ACRES                                            |                   |
| AREA                                      | = 110,641 SF                                            |                   |
| * TOTAL PROJECT SITE                      | = 6.31 ACRES                                            | (7.95 ACRES MHWL) |
| TOTAL PROJECT SF                          | = 275,764 SF                                            | (346,457 SF MHWL) |
| ZONE (RFM) REQUIREMENTS                   |                                                         |                   |
| * MINIMUM PARKING REQUIREMENT             | = 1 PER 1,000 SF (ASSEMBLY SPACE)                       |                   |
| * BUILDING HEIGHT LIMITATION              | = 50.0' ABOVE GRADE                                     |                   |
| * CURRENT BUILDING HEIGHT                 | = 154.3' (CUPOLA ON NORTH SIDE)                         |                   |
| * BUILDING ADDITION HEIGHT                | = 43.5' (TO PARAPET ABOVE GRADE)                        |                   |
| SETBACKS PER ZONING ORDINANCE             |                                                         |                   |
| * REAR SETBACK                            | = 20.0'                                                 |                   |
| * FRONT SETBACK                           | = 50.0'                                                 |                   |
| * SECONDARY FRONT SETBACK                 | = 25.0'                                                 |                   |
| * SIDE SETBACK                            | = 10% OF LOT WIDTH (48.7')                              |                   |
| PROPOSED BUILDING ADDITION SETBACKS       |                                                         |                   |
| * REAR SETBACK                            | = 20.0' (AT WEST PROPERTY LINE TO BLOCK N)              |                   |
| * REAR SETBACK AT STAIRS                  | = 8.5' (AT WEST PROPERTY LINE) - VARIANCE REQUESTED.    |                   |
| * SIDE SETBACK                            | = 48.7' (AT NORTH PROPERTY LINE TO 3505 EL CENTRO)      |                   |
| * SECONDARY FRONT SETBACK                 | = 0.0' (ALONG 16.2' OF EL CENTRO) - VARIANCE REQUESTED. |                   |
| NEW GROSS FLOOR AREA AMENITY CALCULATIONS |                                                         |                   |
| * TOTAL AREA OF BUILDING                  | = 268,059 GSF (EXISTING 254,789 + NEW 13,270)           |                   |
| * GUEST AMENITY AREAS ALLOWED             | = 53,612 NSF (20% OF GROSS AREA)                        |                   |
| * GUEST AMENITY AREAS PROVIDED            | = 49,836 NSF (EXISTING 41,970 + NEW 7,866)              |                   |
| * GUEST AMENITY AREA SURPLUS              | = 3,776 NSF AREA REMAINING                              |                   |
| PARKING INFORMATION                       |                                                         |                   |
| * REQUIRED NEW PARKING                    | = 9 SPACES (1 PER 1,000 SF OF ASSEMBLY)                 |                   |
| * EXISTING PARKING LOST                   | = 27 SPACES                                             |                   |
| * NEW PARKING ADDED BELOW BUILDING        | = 21 SPACES                                             |                   |
| * NEW PARKING ADDED IN SERVICE LOT        | = 11 SPACES                                             |                   |
| * NEW PARKING ADDED IN MAIN LOT           | = 3 SPACES                                              |                   |
| * NEW PARKING ADDED IN PORTE COCHERE      | = 1 SPACES                                              |                   |
| * TOTAL NET PARKING                       | = + 9 SPACES (NO VARIANCE NEEDED)                       |                   |
| IMPERVIOUS AREA CALCULATION               |                                                         |                   |
| * EXISTING IMPERVIOUS SURFACE AREA        | = 241,503 SF                                            |                   |
| * NEW IMPERVIOUS SURFACE AREA             | = 240,482 SF (1,021 SF LESS THAN EXISTING)              |                   |

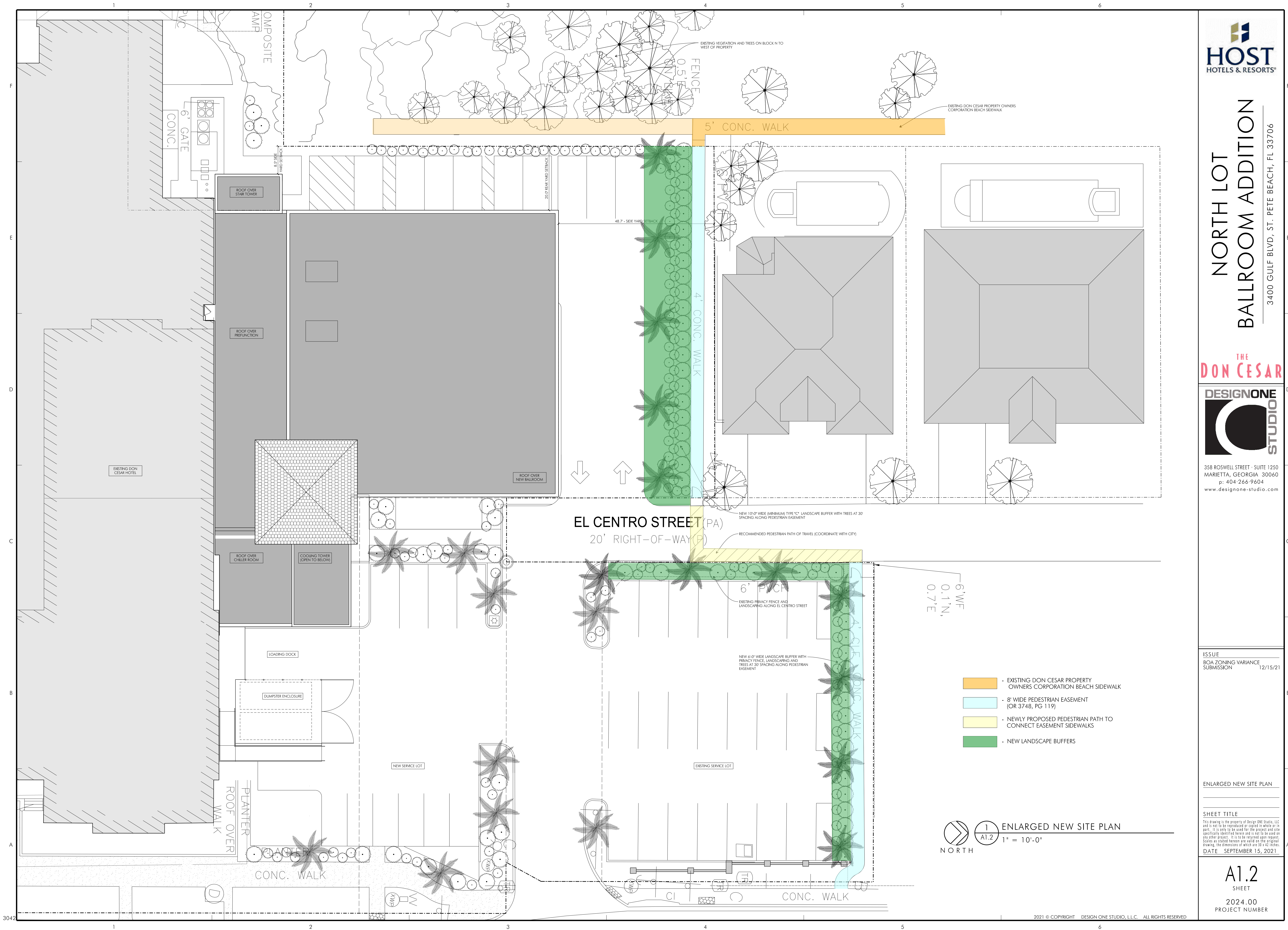


1  
A1.1

THE DON CESAR NEW SITE PLAN

1" = 30'-0"

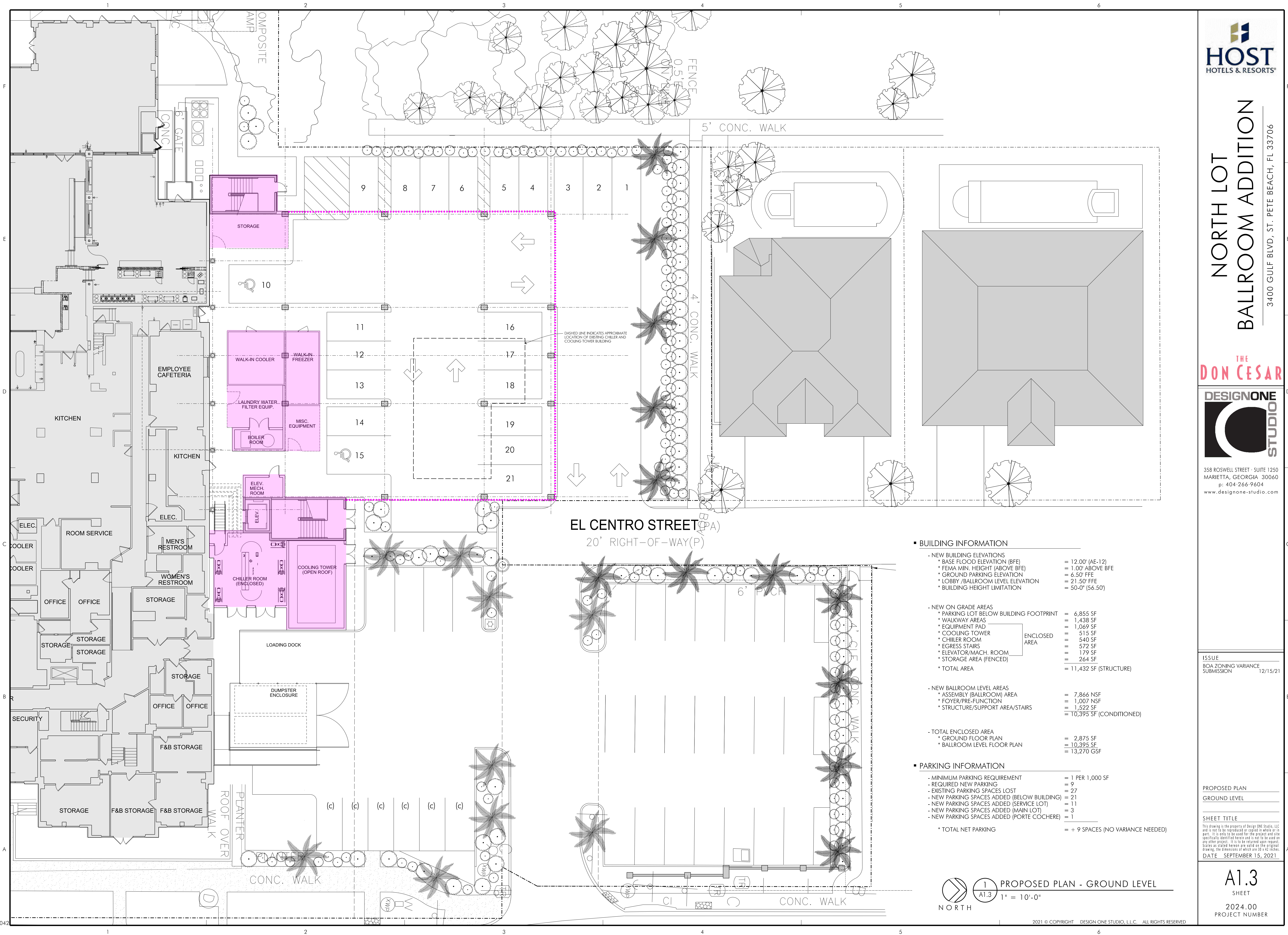




- EXISTING DON CESAR PROPERTY OWNERS CORPORATION BEACH SIDEWALK
- 8' WIDE PEDESTRIAN EASEMENT (OR 3748, PG 119)
- NEWLY PROPOSED PEDESTRIAN PATH TO CONNECT EASEMENT SIDEWALKS
- NEW LANDSCAPE BUFFERS

1  
A1.2  
ENLARGED NEW SITE PLAN  
1" = 10'-0"





■ BUILDING INFORMATION

|                                   |                   |
|-----------------------------------|-------------------|
| - NEW BUILDING ELEVATIONS         |                   |
| * BASE FLOOD ELEVATION (BFE)      | = 12.00' (AE-12)  |
| * FEMA MIN. HEIGHT (ABOVE BFE)    | = 1.00' ABOVE BFE |
| * GROUND PARKING ELEVATION        | = 6.50' FFE       |
| * LOBBY /BALLROOM LEVEL ELEVATION | = 21.50' FFE      |
| * BUILDING HEIGHT LIMITATION      | = 50'-0" (56.50') |

|                                        |                         |
|----------------------------------------|-------------------------|
| - NEW ON GRADE AREAS                   |                         |
| * PARKING LOT BELOW BUILDING FOOTPRINT | = 6,855 SF              |
| * WALKWAY AREAS                        | = 1,438 SF              |
| * EQUIPMENT PAD                        | = 1,069 SF              |
| * COOLING TOWER                        | = 515 SF                |
| * CHILLER ROOM                         | = 540 SF                |
| * EGRESS STAIRS                        | = 572 SF                |
| * ELEVATOR/MACH. ROOM                  | = 179 SF                |
| * STORAGE AREA (FENCED)                | = 264 SF                |
| * TOTAL AREA                           | = 11,432 SF (STRUCTURE) |

|                                 |                           |
|---------------------------------|---------------------------|
| - NEW BALLROOM LEVEL AREAS      |                           |
| * ASSEMBLY (BALLROOM) AREA      | = 7,866 NSF               |
| * FOYER/PRE-FUNCTION            | = 1,007 NSF               |
| * STRUCTURE/SUPPORT AREA/STAIRS | = 1,522 SF                |
|                                 | = 10,395 SF (CONDITIONED) |

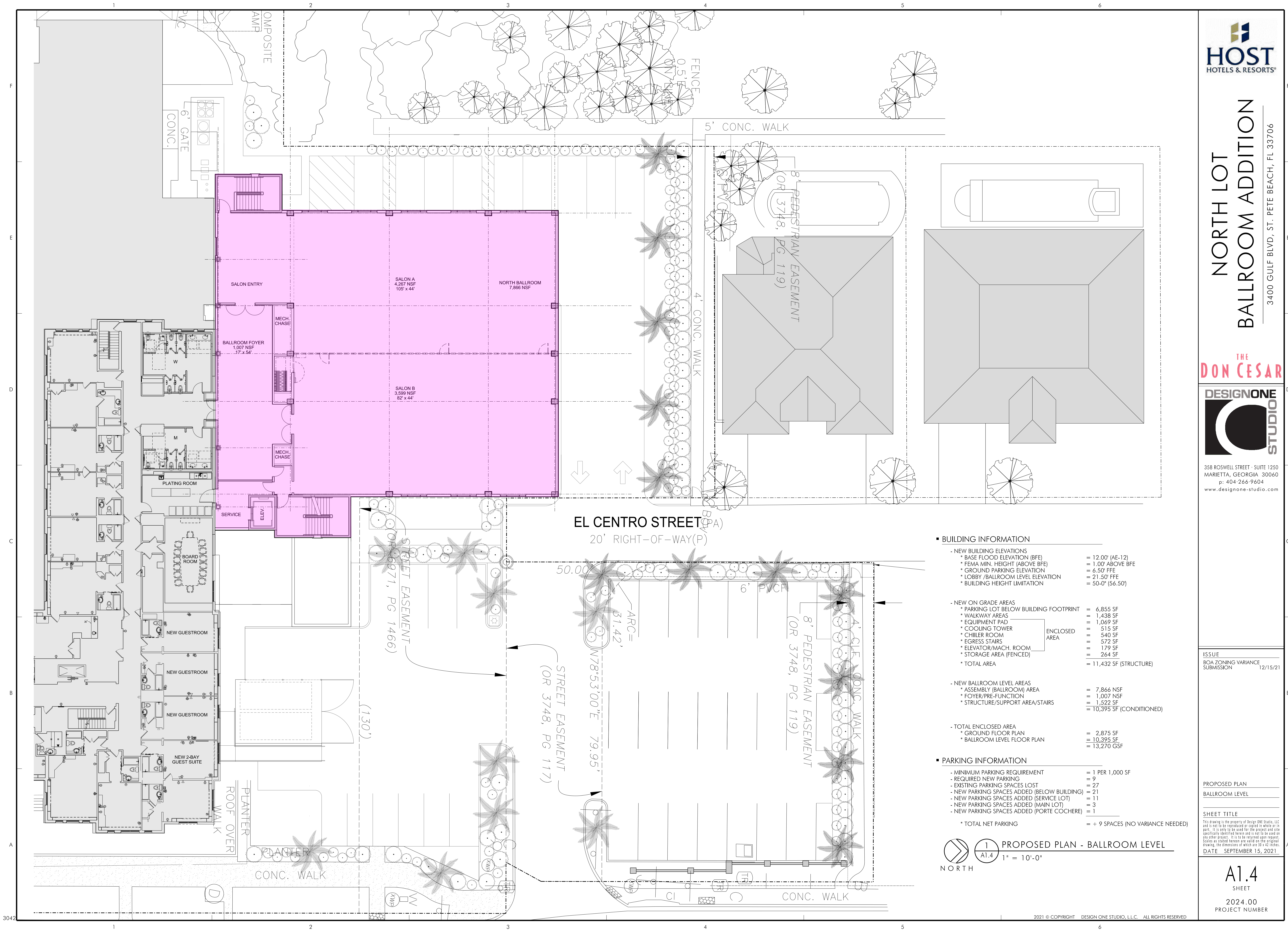
|                             |              |
|-----------------------------|--------------|
| - TOTAL ENCLOSED AREA       |              |
| * GROUND FLOOR PLAN         | = 2,875 SF   |
| * BALLROOM LEVEL FLOOR PLAN | = 10,395 SF  |
|                             | = 13,270 GSF |

■ PARKING INFORMATION

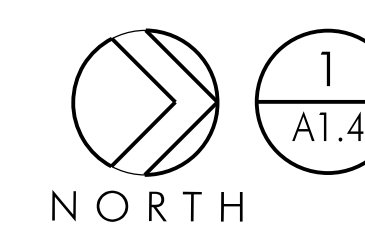
|                                             |                                   |
|---------------------------------------------|-----------------------------------|
| - MINIMUM PARKING REQUIREMENT               | = 1 PER 1,000 SF                  |
| - REQUIRED NEW PARKING                      | = 9                               |
| - EXISTING PARKING SPACES LOST              | = 27                              |
| - NEW PARKING SPACES ADDED (BELOW BUILDING) | = 21                              |
| - NEW PARKING SPACES ADDED (SERVICE LOT)    | = 11                              |
| - NEW PARKING SPACES ADDED (MAIN LOT)       | = 3                               |
| - NEW PARKING SPACES ADDED (PORTE COCHERE)  | = 1                               |
| * TOTAL NET PARKING                         | = + 9 SPACES (NO VARIANCE NEEDED) |



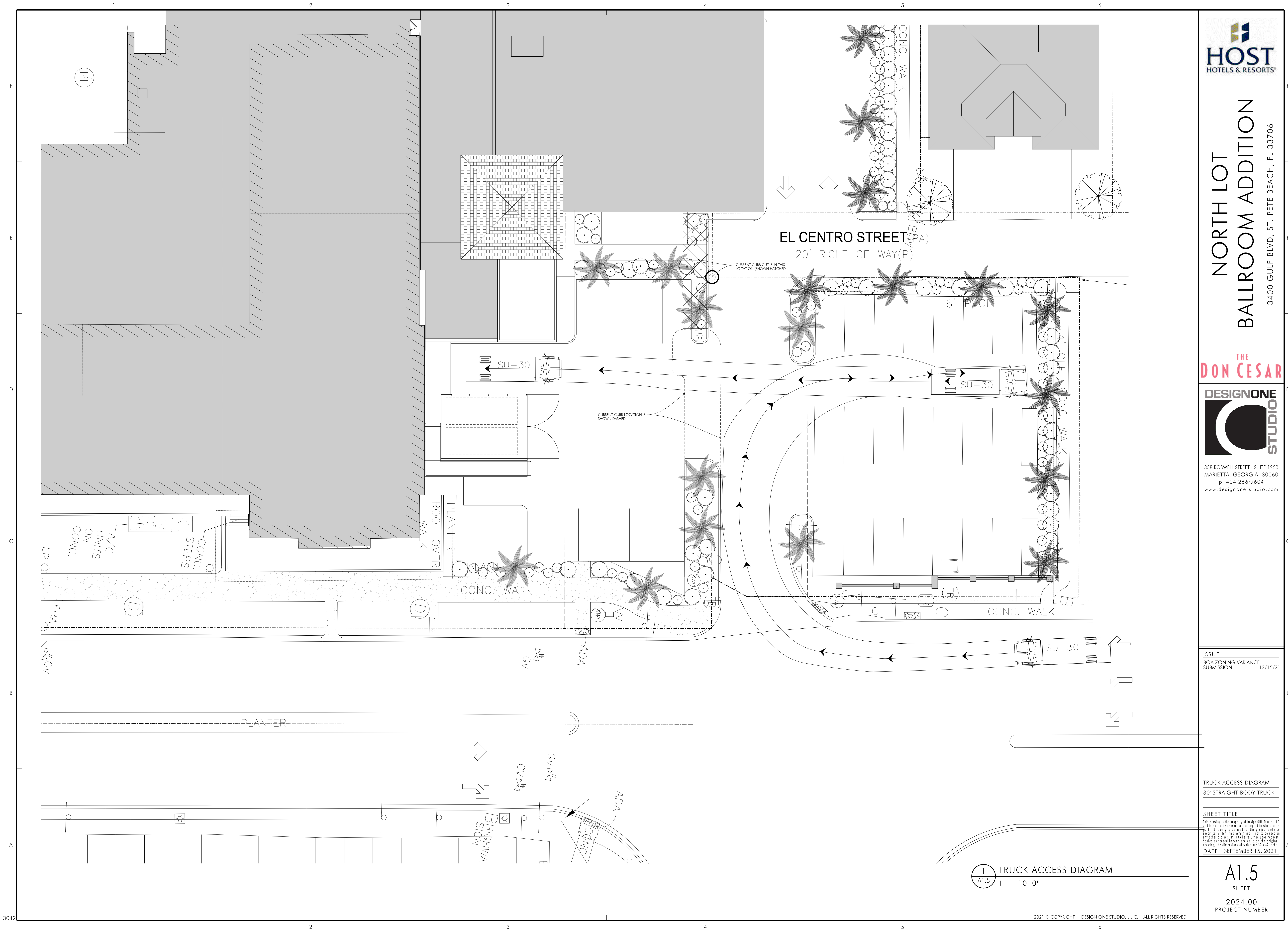
1  
A1.3  
PROPOSED PLAN - GROUND LEVEL  
1" = 10'-0"



|                                             |                                   |
|---------------------------------------------|-----------------------------------|
| ■ BUILDING INFORMATION                      |                                   |
| - NEW BUILDING ELEVATIONS                   |                                   |
| * BASE FLOOD ELEVATION (BFE)                | = 12.00' (AE-12)                  |
| * FEMA MIN. HEIGHT (ABOVE BFE)              | = 1.00' ABOVE BFE                 |
| * GROUND PARKING ELEVATION                  | = 6.50' FFE                       |
| * LOBBY /BALLROOM LEVEL ELEVATION           | = 21.50' FFE                      |
| * BUILDING HEIGHT LIMITATION                | = 50'-0" (56.50')                 |
| - NEW ON GRADE AREAS                        |                                   |
| * PARKING LOT BELOW BUILDING FOOTPRINT      | = 6,855 SF                        |
| * WALKWAY AREAS                             | = 1,438 SF                        |
| * EQUIPMENT PAD                             | = 1,069 SF                        |
| * COOLING TOWER                             | = 515 SF                          |
| * CHILLER ROOM                              | = 540 SF                          |
| * EGRESS STAIRS                             | = 572 SF                          |
| * ELEVATOR/MACH. ROOM                       | = 179 SF                          |
| * STORAGE AREA (FENCED)                     | = 264 SF                          |
| * TOTAL AREA                                | = 11,432 SF (STRUCTURE)           |
| - NEW BALLROOM LEVEL AREAS                  |                                   |
| * ASSEMBLY (BALLROOM) AREA                  | = 7,866 NSF                       |
| * FOYER/PRE-FUNCTION                        | = 1,007 NSF                       |
| * STRUCTURE/SUPPORT AREA/STAIRS             | = 1,522 SF                        |
|                                             | = 10,395 SF (CONDITIONED)         |
| - TOTAL ENCLOSED AREA                       |                                   |
| * GROUND FLOOR PLAN                         | = 2,875 SF                        |
| * BALLROOM LEVEL FLOOR PLAN                 | = 10,395 SF                       |
|                                             | = 13,270 GSF                      |
| ■ PARKING INFORMATION                       |                                   |
| - MINIMUM PARKING REQUIREMENT               | = 1 PER 1,000 SF                  |
| - REQUIRED NEW PARKING                      | = 9                               |
| - EXISTING PARKING SPACES LOST              | = 27                              |
| - NEW PARKING SPACES ADDED (BELOW BUILDING) | = 21                              |
| - NEW PARKING SPACES ADDED (SERVICE LOT)    | = 11                              |
| - NEW PARKING SPACES ADDED (MAIN LOT)       | = 3                               |
| - NEW PARKING SPACES ADDED (PORTE COCHERE)  | = 1                               |
| * TOTAL NET PARKING                         | = + 9 SPACES (NO VARIANCE NEEDED) |



1  
A1.4  
PROPOSED PLAN - BALLROOM LEVEL  
1" = 10'-0"



NORTH LOT  
BALLROOM ADDITION

3400 GULF BLVD, ST. PETE BEACH, FL 33706



358 ROSWELL STREET · SUITE 1250  
MARIETTA, GEORGIA 30060  
p: 404-266-9604  
www.designone-studio.com

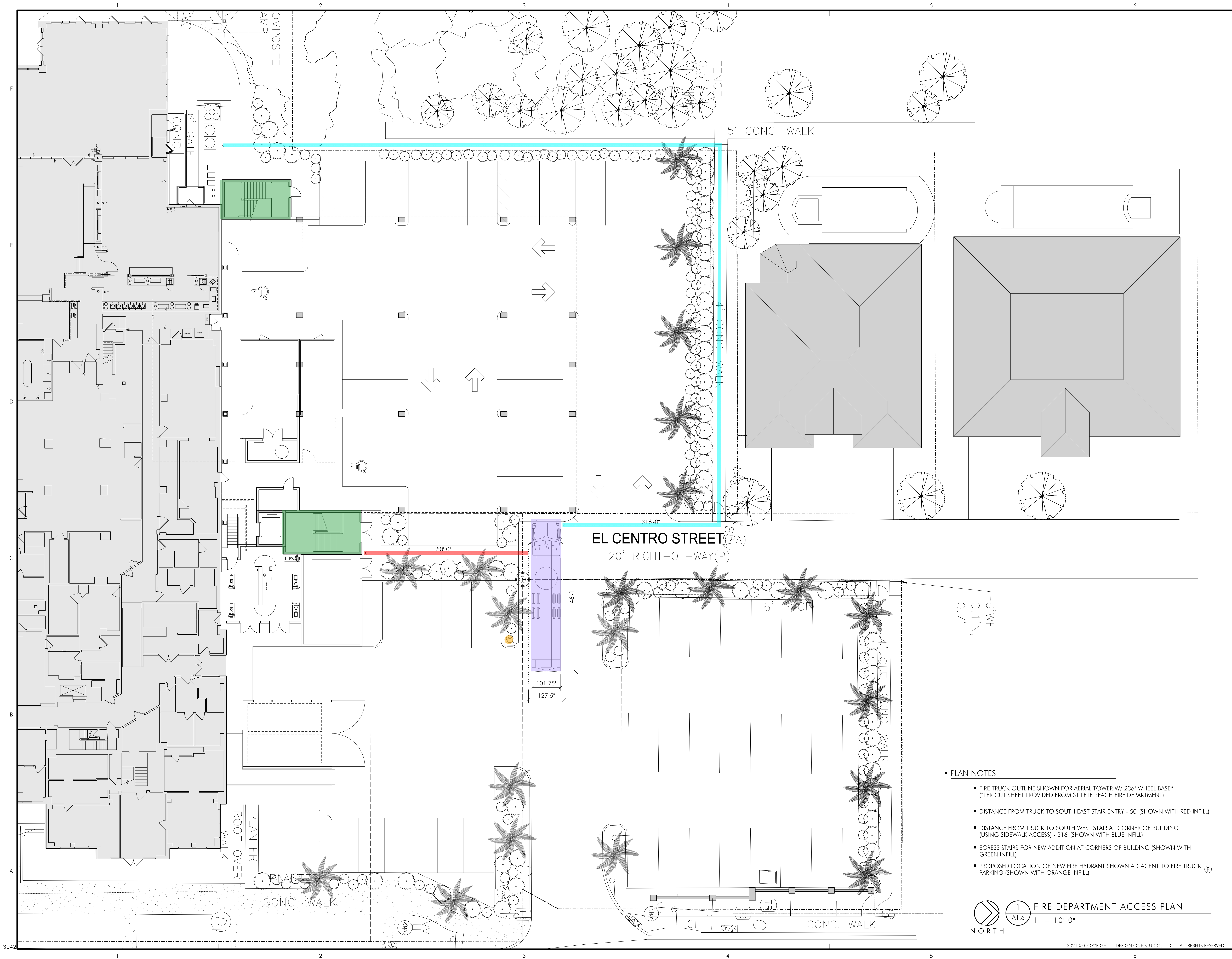
ISSUE  
BOA ZONING VARIANCE  
SUBMISSION 12/15/21

TRUCK ACCESS DIAGRAM  
30' STRAIGHT BODY TRUCK

SHEET TITLE  
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DATE SEPTEMBER 15, 2021

A1.5  
SHEET

2024.00  
PROJECT NUMBER



# NORTH LOT BALLROOM ADDITION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE  
DON CESAR

358 ROSWELL STREET - SUITE 1250  
MARIETTA, GEORGIA 30060  
p: 404-266-9604  
www.designone-studio.com

ISSUE  
BOA ZONING VARIANCE  
SUBMISSION

12/15/21

FIRE DEPARTMENT  
ACCESS PLAN

SHEET TITLE  
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DATE SEPTEMBER 15, 2021

A1.6  
SHEET  
2024.00  
PROJECT NUMBER

NOT RELEASED FOR CONSTRUCTION

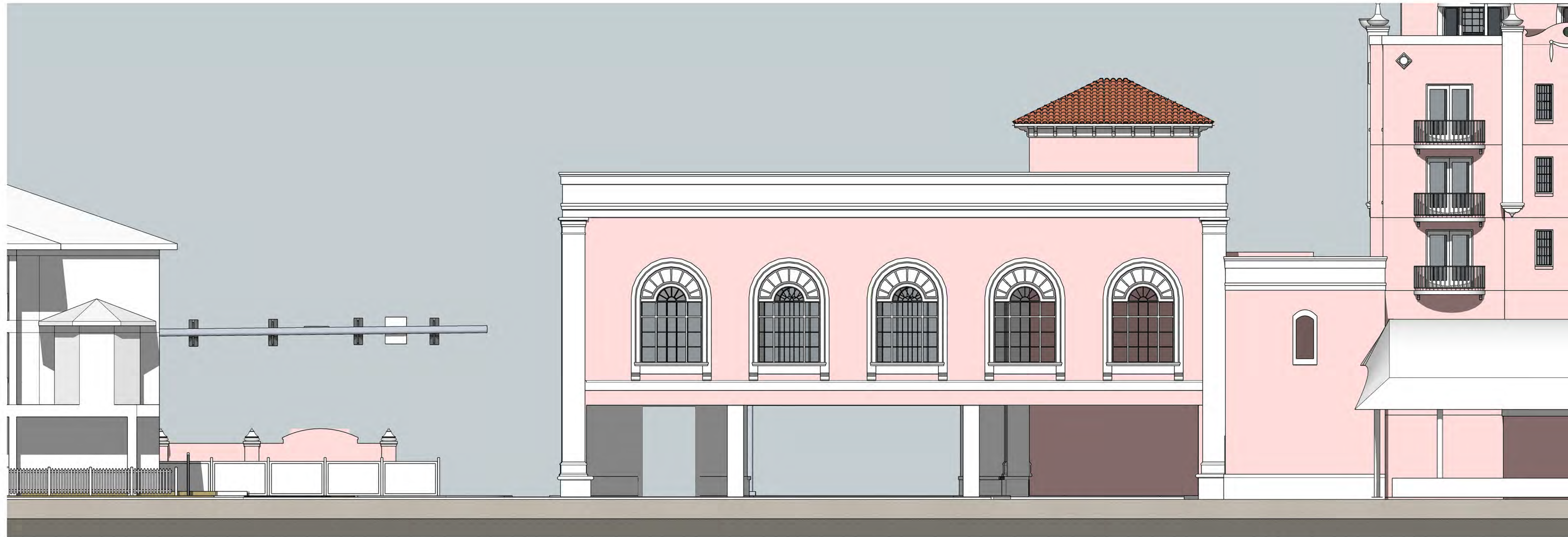
- PLAN NOTES
- FIRE TRUCK OUTLINE SHOWN FOR AERIAL TOWER W/ 236" WHEEL BASE\* (\*PER CUT SHEET PROVIDED FROM ST PETE BEACH FIRE DEPARTMENT)
  - DISTANCE FROM TRUCK TO SOUTH EAST STAIR ENTRY - 50' (SHOWN WITH RED INFILL)
  - DISTANCE FROM TRUCK TO SOUTH WEST STAIR AT CORNER OF BUILDING (USING SIDEWALK ACCESS) - 316' (SHOWN WITH BLUE INFILL)
  - EGRESS STAIRS FOR NEW ADDITION AT CORNERS OF BUILDING (SHOWN WITH GREEN INFILL)
  - PROPOSED LOCATION OF NEW FIRE HYDRANT SHOWN ADJACENT TO FIRE TRUCK PARKING (SHOWN WITH ORANGE INFILL)

1  
A1.6

FIRE DEPARTMENT ACCESS PLAN  
1" = 10'-0"



A EAST (GULF BOULEVARD) ELEVATION  
A2.1 NOT TO SCALE



B WEST (BEACH) ELEVATION  
A2.1 NOT TO SCALE

1 2 3 4 5 6

F

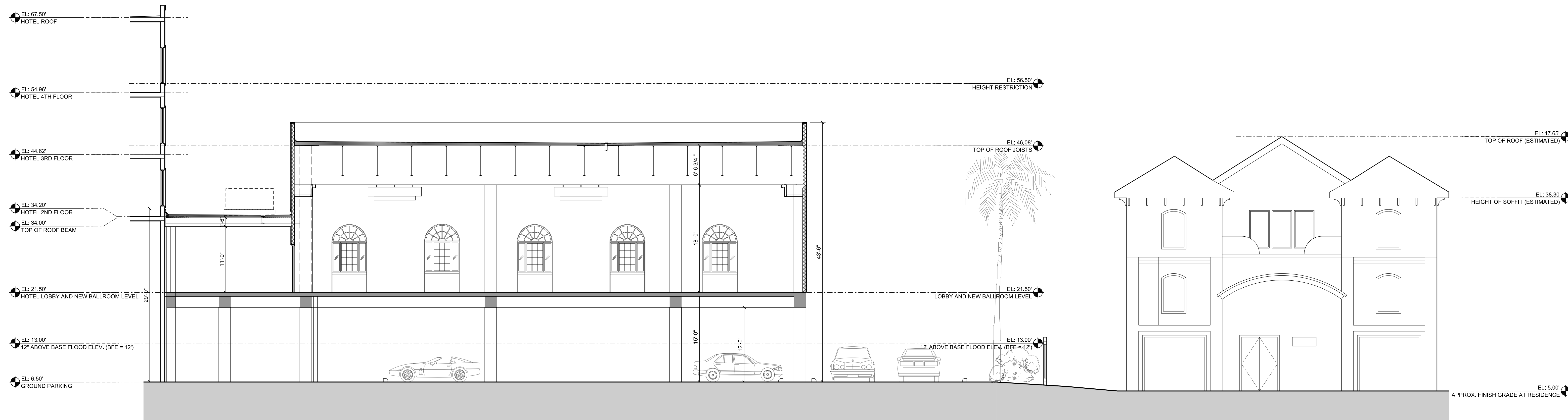
E

D

C

B

A



1 BUILDING SECTION  
A2.2 1/8" = 1' - 0"



NORTH LOT  
BALLROOM ADDITION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE  
DON CESAR



358 ROSWELL STREET · SUITE 1250  
MARIETTA, GEORGIA 30060  
p: 404-266-9604  
www.designone-studio.com

ISSUE  
BOA ZONING VARIANCE  
SUBMISSION 12/15/21

BUILDING SECTION

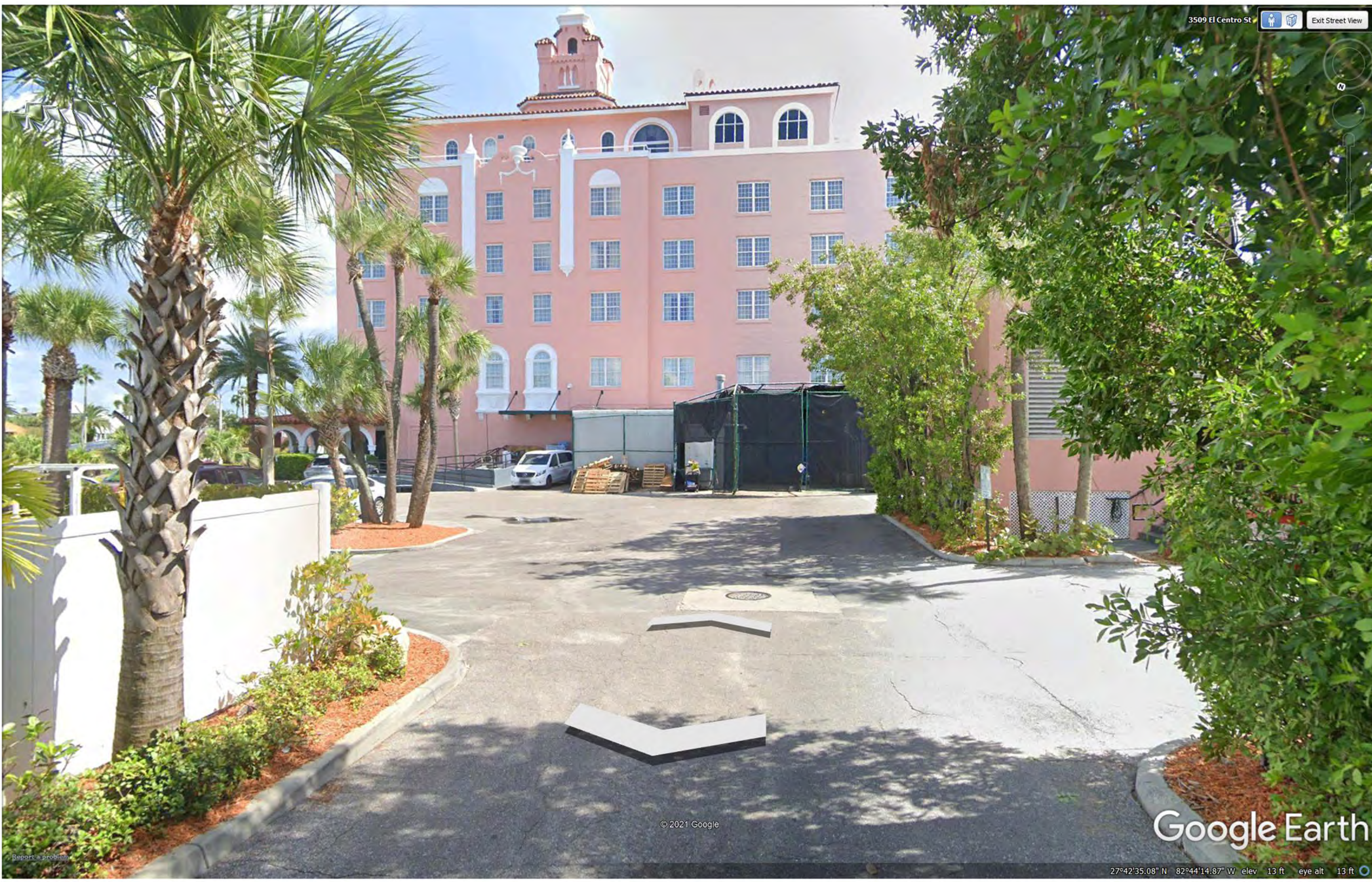
SHEET TITLE  
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DATE SEPTEMBER 15, 2021

A2.2  
SHEET

2024.00  
PROJECT NUMBER



1 EXISTING AERIAL VIEW OVER GULF BOULEVARD  
A3.1 NTS



2 EXISTING VIEW FROM EL CENTRO STREET  
A3.1 NTS



3 EXISTING VIEW FROM GULF BOULEVARD  
A3.1 NTS



4 EXISTING AERIAL VIEW OVER BEACH  
A3.1 NTS



1 NEW BALLROOM AERIAL VIEW OVER GULF BOULEVARD  
A3.2 NTS



2 NEW BALLROOM VIEW FROM EL CENTRO STREET  
A3.2 NTS



3 NEW BALLROOM VIEW FROM GULF BOULEVARD  
A3.2 NTS



4 NEW BALLROOM AERIAL VIEW OVER BEACH  
A3.2 NTS



1 BALLROOM RENDERING FROM PARKING LOT  
A3.3 NOT TO SCALE



1 BALLROOM RENDERING FROM BEACH  
A3.4 NOT TO SCALE

CASE #: 21073PARCEL #: 07-32-16-21857-000-0010SUBMITTAL DATE: 9/14/21 AMOUNT DUE: 552.50 PAYMENT DATE: 9/10/21**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to [bberry@stpetebeach.org](mailto:bberry@stpetebeach.org).
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

| Identification                                                                                   | Name                      | Address                                                                                            | Phone #        |
|--------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------|----------------|
| Owner                                                                                            | HHR St.<br>Pete Beach LLC | 3400 Gulf Blvd.<br>St. Pete Beach, FL 33706                                                        | (240) 744-1000 |
| Applicant/<br>Agent                                                                              | Katie Cole                | 600 Cleveland Street, Suite 800<br>Clearwater, FL 33755                                            | (727) 724-3900 |
| Owner Email Address:<br><a href="mailto:jeff.clark@hosthotels.com">jeff.clark@hosthotels.com</a> |                           | Applicant/Agent Email Address:<br><a href="mailto:Katie.Cole@hwhlaw.com">Katie.Cole@hwhlaw.com</a> |                |

**PROPERTY FOR PROPOSED VARIANCE:**

|                                                     |                                    |                         |
|-----------------------------------------------------|------------------------------------|-------------------------|
| Zoning Designation<br>RFM                           | Future Land Use Designation<br>RFM | Lot Area<br>3.791 acres |
| Legal Description: DON CE-SAR PLACE HOTEL REP LOT 1 |                                    |                         |
| Address: 3400 Gulf Blvd., St. Pete Beach, FL        |                                    |                         |
| Explanation of Request: <u>See attached</u>         |                                    |                         |
|                                                     |                                    |                         |
|                                                     |                                    |                         |
|                                                     |                                    |                         |
|                                                     |                                    |                         |

## VARIANCE APPLICATION

**Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.**

  *JS*   I understand that the City will not accept or process an incomplete application.

  *JS*   I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

  *JS*   On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

  *JS*   I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

  *JS*   I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

  *JS*   I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

  *JS*   I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

**After acknowledgement of these conditions, complete the application form on the following pages.**

  *Jeffrey S. Carl*    
Signature of Applicant

  *9/10/21*    
Date

# Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE HHR St. Pete Beach LLC  
(print name of property owner)  
hereby authorize Katherine Cole (Katie)  
(print name of agent)  
to represent me/us in an application for Variance  
(type of application: variance, conditional use, zoning, etc.)

Jeffrey S. Clark  
Signature of Owner

Signature of Owner

Jeffrey S. Clark  
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 10<sup>th</sup> day of  
September 2021 by Jeffrey S. Clark or who is  
personally known \_\_\_\_\_ produced  
\_\_\_\_\_ as identification.

Lucy M. Haggerty  
(Notary Signature)

9/10/21  
(Date)

My Commission Expires \_\_\_\_\_

LUCY M HAGGERTY  
Notary Public-Maryland  
Prince George's County  
My Commission Expires  
September 21, 2021

# Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE HHR St. Pete Beach LLC  
(print name of property owner)

hereby authorize Jeff Connell  
(print name of agent)

to represent me/us in an application for Variance  
(type of application: variance, conditional use, zoning, etc.)

Jeffrey S. Clark  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

Jeffrey S. Clark  
Print Name of Owner

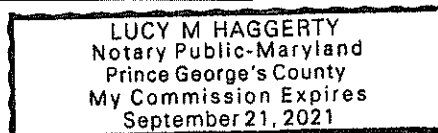
\_\_\_\_\_  
Print Name of Owner

The forgoing instrument was acknowledged before me this 10<sup>th</sup> day of  
September 2021 by Jeffrey S. Clark or who is  
personally known \_\_\_\_\_ produced  
\_\_\_\_\_ as identification.

Lucy M. Haggerty  
(Notary Signature)

9/10/21  
(Date)

My Commission Expires \_\_\_\_\_





### PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, HHR St. Pete Beach LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

#### Applicant/Agent (must fill out agent authorization form):

Name(print): Katherine Cole (Katie)

Address: Katherine Cole

Jeffrey S. Clark 9/10/21  
Signature Date

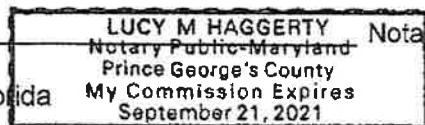
STATE OF FLORIDA )  
 ) SS:  
PINELLAS COUNTY )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2021 by:  
Jeffrey S. Clark who appeared before me, and is personally known to me, or has produced  
as identification, and did take an oath.

My commission Expires:

NOTARY: Lucy M. Haggerty

Print Name: \_\_\_\_\_  
Public, State of Florida \_\_\_\_\_  
(Notarial Seal)



**Findings Necessary for Granting Request:** In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

See attached narrative

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

See attached narrative

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

See attached narrative

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

See attached narrative

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

See attached narrative

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

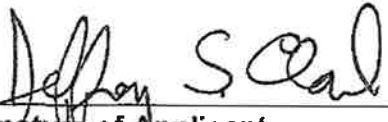
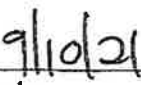
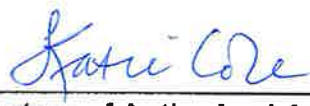
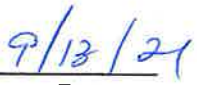
See attached narrative

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

See attached narrative

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

See attached narrative

|                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| Signature of Applicant                                                              | Date                                                                                | Signature of Authorized Agent                                                        | Date                                                                                  |

DATE: September 15, 2021  
TO: City of St. Pete Beach – Planning Department  
FROM: HHR St. Pete Beach LLC (“Applicant”)  
RE: The Don CeSar North Lot Ballroom Expansion & Parking Lot modifications  
Unnecessary and Undue Hardship Variance Application  
3400 Gulf Blvd., St. Pete Beach, FL 33706  
Parcel ID #07-32-16-21857-000-0010 (Parcel A)  
Parcel ID #07-32-16-21857-000-0020 (Parcel B)



### Explanation of Request

The Don CeSar is the most historically significant property along the St. Pete Beach coastline, and perhaps on all of Florida’s West Coast. The Hotel was developed and constructed by Thomas Rowe and opened to the public in 1928. Over the years, the hotel has seen various Owners and uses and in 1974 was added to the National Register of Historic Places. In 1989 the hotel joined the National Trust’s Historic Hotels of America and was designated the only historic resort on Florida’s Gulf Coast. Nevertheless, the hotel is not a locally designated historic hotel and therefore, no Certificate of Appropriateness is necessary. Host Hotels & Resorts acquired the property in 2016 and has since invested in the property with the renovation of all guestrooms and public areas, including the famous Maritana Restaurant.

The Applicant proposes to expand its operations to include a ballroom which provides opportunities for continued success of this historic gem. The Don CeSar is positioned as a destination resort and is visited by travelers from all over the United States as well as Internationally. Its position in the community as one of the largest taxpayers in the City will be jeopardized if the hotel is not allowed to expand and react to the needs of the 21<sup>st</sup> century.

The proposed addition, operationally, provides much needed ballroom and amenity space. As a historic property which is part of the National Historic Hotels, there is limited space in which to renovate, modify, or add usable floor area which still keeps in the historic nature of the property and would, if necessary, meet the requirements of a Certificate of Appropriateness which would be required for a designated property. The facilities help to keep this historic property relevant as one of the premier destination resorts in Florida, enabling it to compete with the more modern facilities that have the luxury of large meeting and event spaces. The proposed location of the expansion is the only available open land to expand the use and not have significant impact to the surrounding neighborhoods. While the property owns a vacant lot on the east of Gulf Blvd, this property is surrounded on three sides by single family homes, is not proximate to the other usable spaces in the hotel, and would not provide the resources necessary for the expansion of a historic property.

The Property has a zoning of Resort Facilities Medium District (RFM) and a future land use map designation of RFM. Parcel A is located on the west side of Gulf Boulevard and comprises 3.791 acres, not including property west of the coastal construction control line; while Parcel B is on the east side of Gulf Boulevard and comprises 2.54 acres and is utilized solely for parking. No modifications to Parcel B are proposed as part of this application. The only proposed modification is on the northern portion of Parcel A which consists of primarily two formerly single family lots which were added to the Don Cesar platted property in 1971. Despite the fact that this subject portion of Parcel A were formally single-family lots, they are now part of the greater Parcel A and have a zoning of RFM resulting in a requirement for extraordinary setbacks on relatively small portions of the greater parcel.

The Applicant requests relief in a small area of the northern portion of the Property for the construction of a new cooling tower for its facilities plant and a ballroom to serve guests and the community. The applicant requests a setback of zero (east) setback for the secondary front yard along El Centro where 25 feet is required; a setback of zero (west) setback for the rear yard for a portion of the Property along Block N of The Don Ce Sar Property Owners Corporation where 20 feet would otherwise be required; and a setback of 30 feet (north) setback for the side where 47.8 feet would otherwise be required. These variances from the required setbacks are directly related to the right of way easement running east/west through the eastern portion of the subject property and its connection to El Centro which then dead ends into the Property.

## FINDINGS NECESSARY FOR GRANTING REQUEST

The proposed application meets the criteria for approval as follows:

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.*
  - The northernmost portion of Parcel A of the Don CeSar Hotel lot includes two formerly single family lots which have frontages along El Centro Street creating a "U" shaped northern boundary of the Property. Based on the buildable area requirements, the buildable area would be limited due to the setbacks required in the RFM zoning district. The parcel proposed for development is a former single family home parcel and as such would normally have limited setbacks; however, there is also a right of way easement and the El Centro right of way which bifurcate the ownership together with the required RFM setbacks which thereby minimize the buildable area – making it unusable for a luxury hotel. The original Don CeSar pre-dates all development restrictions currently utilized in the city of St. Pete Beach and Pinellas County, specifically, the 1986 Growth Management Act of Florida, The City of St. Pete Beach Comprehensive Plan, and the Land Development Code. Because of the historic nature and size of the hotel resort, this presents a unique situation within the Zoning District of the City of St. Pete Beach.
2. *The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.*

The applicant did not create the lot size and setback restrictions which result in the inability to create viable, tourist accommodation services on a former single family parcel. The historic value of the Property necessitates creative options for making the continued use of the Property economically viable and a service to the tourism community. The Property was originally constructed in 1928 and the layout has remained generally consistent since that time.

3. *Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant.*
  - The north portion of the site is bisected by the public right-of-way for El Centro street, resulting in additional front, rear and side yard setbacks that would not typically be required for a more uniform site layout. Additionally, the overall length of the parcel is much larger than other parcels in the surrounding district, resulting in an extreme side yard setback requirement (approximately 48.7') adjacent to the original, historic portion of the hotel. The existing setback on the south side of the hotel property, also adjacent to single family homes, is 11.7 feet, as shown on the survey.

The combination of setback restrictions creates virtually an unbuildable site on the north lot.

4. *The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density.*
  - The proposed addition will not increase density in transient lodging units. The hardship exists due to the nature of the hotel's age, which pre-dates any zoning regulations for this jurisdiction. The proposed addition will enhance the viability of the historic hotel by providing additional function space for our existing guests, which is consistent with the specified use per the current zoning code (RFM – Resort Facilities Medium District) which allows Transient accommodations/hotels. The location of the El Centro right of way is one of the primary drivers of this hardship. While the applicant explored the vacation of a portion of the right of way which would make the variance unnecessary, the elimination of the circulation and loss of improved hotel functionality (access, deliveries, and back of house) made the variance a lesser impact option.
5. *An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship.*
  - We acknowledge this statement. The proposed addition will undoubtedly increase the long-term preservation of this historically significant property, drawing to both local and visiting/traveling guests. The continued success of the The Don CeSar is a benefit to both the neighboring properties and the City of St. Pete Beach.
6. *Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district.*
  - Because of the specific limiting factors of the parcel (i.e., setback restrictions mentioned in question 3), expansion on the available open space of the parcel is significantly diminished. Granting this variance will give the Owner the same opportunity to enhance and expand their property as other smaller, more uniform properties in similar zoning districts as well as those in LR – Large Resort and B/HC – Boutique Hotel/Condo districts.
7. *The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure.*
  - As previously mentioned, The Owner's goal is to keep The Don CeSar relevant and viable in the competitive destination resort market while maintain its position on the Historic Hotels of America ranking. To maintain this course, the hotel has a need for additional ballroom space that is uninterrupted by columns or structure and meets

the market demand. The proposed ballroom is approximately 10,000 square feet and is laid out to maximize the site while staying within reasonable constraints.

8. *The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.*
- This expansion is in harmony with the Comprehensive Plan and Land Development Code for the RFM District, which permits Hotel Developments (transient lodging). The proposed building addition would represent a substantial improvement to the north parcel of the hotel. Currently, this parcel is the location for various utilities, storage, and parking. The proposed building addition would conceal these functions and increase the aesthetics of the site, especially from the Pinellas Bayway (route 682) and adjacent single-family residences. Where there is a single family residence immediately to the north of the proposed development parcel, there is a significant side yard setback provided; despite the fact that the home itself has less than a 10 ft setback. The proposed development and variances allow for the modification of the other parking areas and improvements to those areas, resulting in a renewed and up to code parking, delivery, and back of house area. The addition to the building will mimic the historic architectural language of The Don Cesar and will be complimentary to the neighborhood. Currently, there is an unimproved beach access from Gulf Boulevard that will be improved and provide a fresh, landscaped path to the beach for the neighborhood.