



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

**Notice of Public Meeting
Technical Review Committee
AMENDED AGENDA**

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

**Wednesday, July 19, 2023
10:00 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. Temporary Use #23055: 4945 Gulf Blvd (Prima Cantina Restaurant)

Applicant requests to utilize 50 of their on-premise parking spaces to operate a commercial parking lot on a temporary basis between 10 AM and 8 PM on weekends and holidays, not to exceed 90 days per year (LDC Sec. 6.11).

2. Conditional Use Permit #23053: 5300, 5350, 5380, 5390 Gulf Blvd (Sirata St. Pete Beach)

Applicant requests a conditional use permit to construct a new ten-story, 290-unit temporary lodging facility to the north of the existing primary Sirata Beach Resort building, and a new eight-story, 130-unit temporary lodging facility to the south of the existing primary Sirata Beach Resort building, on a 8.62 buildable-acre site (646 total property units, or 74.9 units per buildable acre). This request is made pursuant to Land Development Code Sec. 35.3.(b)(1) on the basis of new construction exceeding 30 units per buildable acre and 50 feet in height.

Next Meeting: August 2, 2023

Agenda amended on June 30, 2023 to add Temporary Use Case #23055.

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: July 19, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests to utilize 50 of their on-premise parking spaces to operate a commercial parking lot on a temporary basis between 10 AM and 8 PM on weekends and holidays, not to exceed 90 days per year (LDC Sec. 6.11).

Funding:

Attachments:

1. 23055 Temporary Use Permit Application
2. 23055 Owner Authorization
3. 23055 Site Plan - Modified
4. 23055 Floor Plan Calculations



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: 23055

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: _____

Parcel ID: _____

Address: 4945 Gulf Blvd. St. Pete Beach, FL. 33706

Current Zoning: _____ FLUM Designation: _____ Lot Area: _____

Existing Use: _____ Proposed Use: _____

APPLICANT/AGENT:

Name: Nando Silvestri

Address: 4945 Gulf Blvd.

City: St. Pete Beach State: FL

Zip: 33706 Phone: 310 913 1729

Email: nandosilvestri@yahoo.com

PROPERTY OWNER:

Name: EE Blvd. Properties, LLC

Address: 15508 Wright Brothers Dr.

City: Addison State: Texas

Zip: 75001 Phone: (214) 517-8156

Email: efonville@efhold.com

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

Designate ⁵⁰ parking spaces to be for beach goers, during the hours of 10:00am-8pm on weekends & holidays. Not exceed 90 days per calendar year.



Owner's Authorization for Agent

I/WE EE BLVD PROPERTIES, LLC
(print name of property owner)

hereby authorize NANDO SILVESTRI
(print name of agent)

to represent me/us in an application for TEMPORARY USE PERMIT APPLICATION
(type of application: variance, conditional use, zoning, etc.) (ATTACHED)

[Signature]
Signature of Owner

Signature of Owner

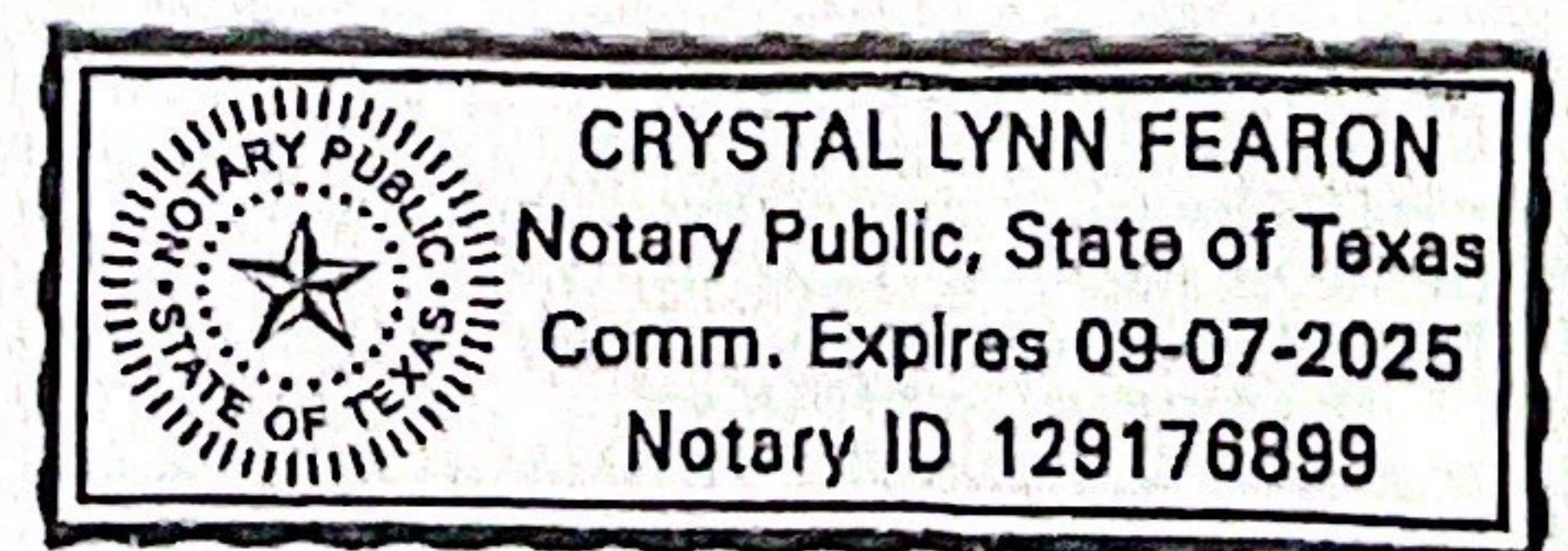
EARL FONVILLE
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 5th day of June
2023 by Earl Fonville who is personally known ✓
or produced _____ as identification.

Crystal Lynn Fearon 6/5/2023
(Notary Signature) (Date)

My Commission Expires: 9/7/2025



PARKING COUNTS:

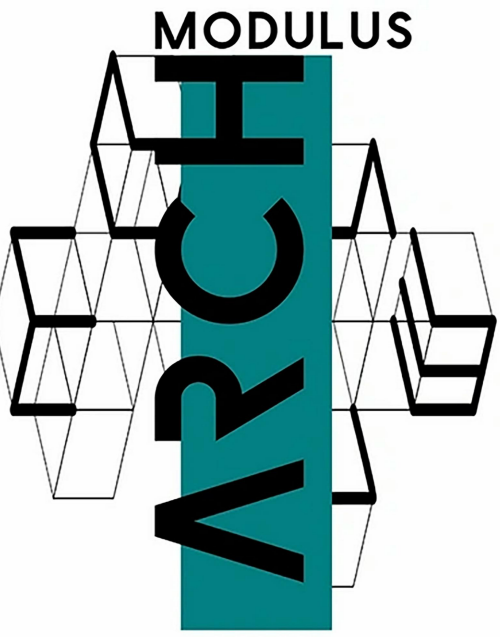
STANDARD PARKING SPACES	74
ADA PARKING SPACES	4
	TOTAL 78
22 SPACES RESERVED FOR BUSINESS	-22
TOTAL SPACES AVAILABLE FOR BEACH PARKING	56



① SITE
1" = 20'-0"

6/28/2023 9:07:13 AM

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Prima Cantina
Nando Silvestri
4945 Gulf Blvd. St. Pete Beach, FL

06/27/2023

PARKING SITE
PLAN

PARKING PLAN
AS100

Project Number 2023.155
Scale 1" = 20'-0"

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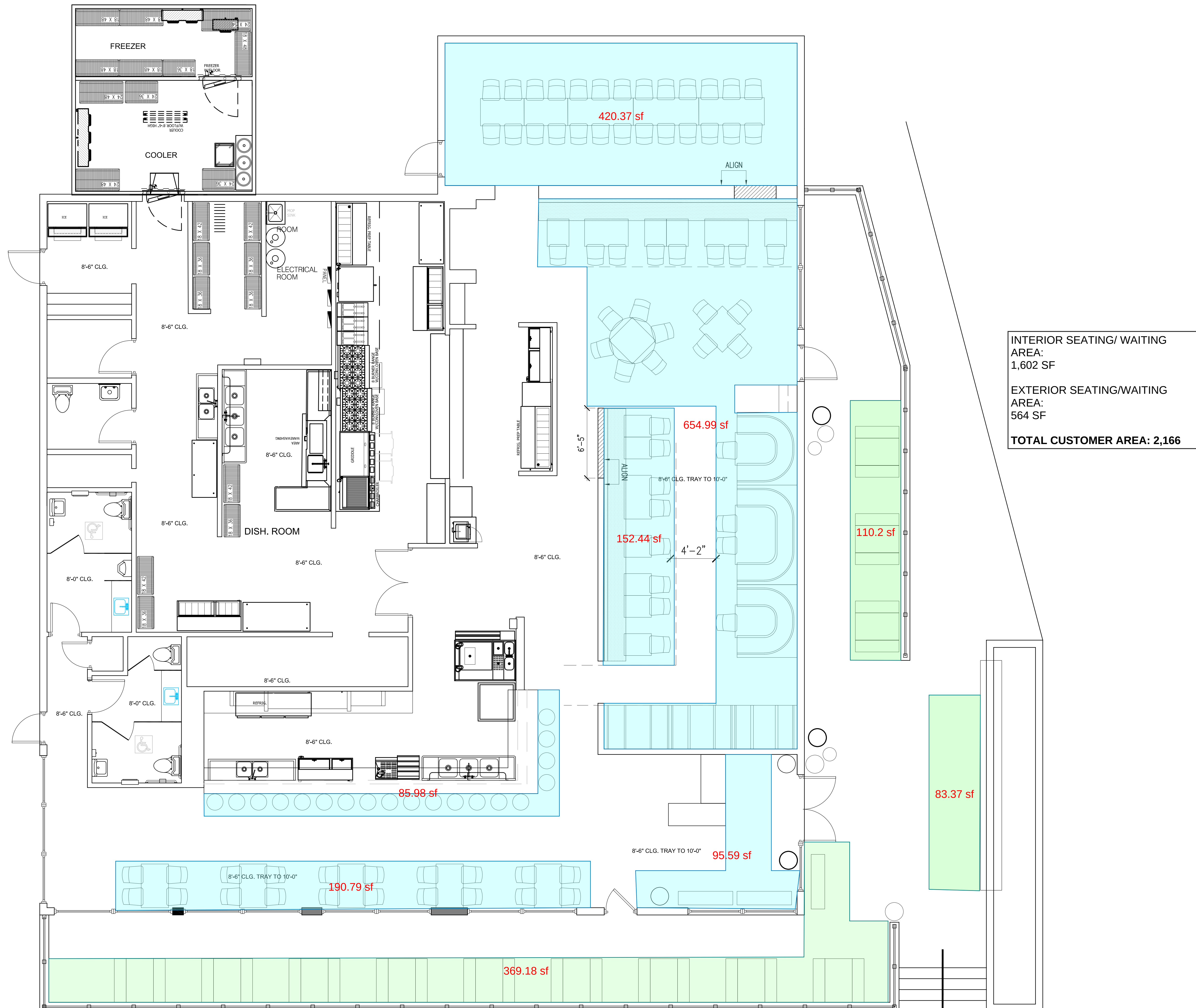
PARKING SITE PLAN

GENERAL NOTES

1. GENERAL CONTRACTOR TO RECEIVE, INSPECT, AND INSTALL ALL FURNITURE.
2. GENERAL CONTRACTOR TO ASSEMBLE ALL FURNITURE AND ATTACH TABLE TOPS TO BASES.
3. GENERAL CONTRACTOR TO NOTIFY OWNER IMMEDIATELY OF ANY DEFECTS OR DAMAGED GOODS.
4. ALL FURNITURE IS OWNER-PROVIDED.

KEY NOTES

① -



Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Any discrepancy between field dimensions and dimensions herein shall be reported to the Designer prior to commencing work.

1/23/23		-
DATE		ISSUE

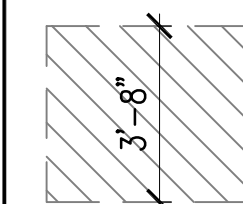
PROJECT:

PRIMA CANTINA
4945 Gulf Blvd
St. Pete Beach, FL

CLIENT :	Nando Silvestri
PROJECT # :	22-21
DRAWN BY:	GB/JF/JJ
REV'D BY:	GB/
DATE:	01/23/2023
SCALE:	1/4" = 1'-0"

DRAWING TITLE:

SYMBOL LEGEND

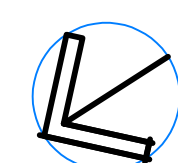


ACCESSIBLE PATH OF TRAVEL

FURNITURE PLAN

SHEET :

ID 6.0



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

FOR REFERENCE ONLY

FURNITURE PLAN

SCALE: 1/4" = 1'-0"

1	
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TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: July 19, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a conditional use permit to construct a new ten-story, 290-unit temporary lodging facility to the north of the existing primary Sirata Beach Resort building, and a new eight-story, 130-unit temporary lodging facility to the south of the existing primary Sirata Beach Resort building, on a 8.62 buildable-acre site (646 total property units, or 74.9 units per buildable acre). This request is made pursuant to Land Development Code Sec. 35.3.(b)(1) on the basis of new construction exceeding 30 units per buildable acre and 50 feet in height.

Funding:

Attachments:

1. CUP 23053 - Submittal Letter, Application, Associated Forms
2. CUP 23053 - Civil Plans
3. CUP 23053 - Landscaping Plans
4. CUP 23053 - Sealed ALTA Survey
5. CUP 23053 - Existing to Proposed Building Footprint
6. CUP 23053 - Fire Protection Exhibit
7. CUP 23053 - Emergency Access Exhibit
8. CUP 23053 - Public Beach Access Exhibit

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

S. Elise Batsel
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5057
Email: ebatsel@stearnsweaver.com

June 16, 2023

VIA HAND DELIVERY

Brandon Berry, Senior Planner
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Application (the “**Application**”) for certain real property
located in the City of St. Pete Beach, Florida commonly known as the Sirata
Resort

Dear Brandon:

In connection with the above referenced Application, enclosed please find the following
documents for your review:

1. Conditional Use Application Acknowledgement Checklist;
2. Conditional Use Application, along with Exhibit “A;”
3. Public Hearing Sign Posting Affidavit ;
4. Owner’s Authorization for Agent, along with the appropriate Sunbiz.org company
information;
5. Copy of the vesting deed;
6. Google Earth aerial view;
7. Two copies (11x17) of the Survey;
8. Two copies (11x17) of the Site Plan;
9. Two copies (11x17) of the Landscape Plans;
10. Two copies (11x17) of Exhibit 1 – Public Beach Access Exhibit;
11. Two copies (11x17) of Exhibit 2 – Existing Building Footprint Exhibit;
12. Two copies (11x17) of Exhibit 3 – Fire Protection Exhibit; and
13. Two copies (11x17) of Exhibit 4 – Fire Access Exhibit.

Brandon Berry, Senior Planner
City of St. Pete Beach
Community Development Department
Page 2
June 16, 2023

Also enclosed is the application fee in the amount of \$1,313.74 made payable to the City of St. Pete Beach. We are finalizing architectural renderings and building elevations and will forward them to you upon receipt. Please let me know if you have any questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Elise Batsel', written in a cursive style.

S. Elise Batsel

SEB/sjw
Enclosures

CONDITIONAL USE 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.

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

ScB 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 conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

ScB On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

ScB I understand that if a conditional use is approved by the City Commission, 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 from the City Commission becomes voided.

ScB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the 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.

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

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

ScB

Signature of Applicant Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

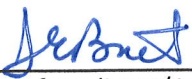


CONDITIONAL USE APPLICATION

		Case Number: _____
PROPERTY OWNER: CP St. Pete, LLC, a Delaware limited liability company	APPLICANT/AGENT (Attach agent authorization form)	
Name: <u>Derek J. Haught, Manager</u>	Name: <u>S. Elise Batsel, Esq. c/o Stearns Weaver Miller</u>	
Address: <u>740 Centre View Boulevard</u>	Address: <u>401 E. Jackson St., Suite 2100</u>	
City: <u>Crestview Hills</u> State: <u>KY</u>	City: <u>Tampa</u> State: <u>FL</u>	
Zip: <u>41017</u> Telephone: _____	Zip: <u>33602</u> Telephone: <u>813-223-4800</u>	
Email: _____	Email: <u>ebatsel@stearnsweaver.com;</u> <u>kreali@stearnsweaver.com; and</u> <u>swalker@stearnsweaver.com</u>	
SUBJECT PROPERTY:		
Address: <u>5390, 5350, 5380 and 5300 Gulf Boulevard</u>		Current Name of Business: <u>Sirata St. Pete Beach</u>
Parcel ID: <u>06-32-16-80172-000-0010</u>	Name of Project: <u>Sirata St. Pete Beach</u>	

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

See Exhibit "A" attached hereto.


Signature of Applicant/Agent

6.15.23
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

See Exhibit "A" attached hereto.

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

See Exhibit "A" attached hereto.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

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

See Exhibit "A" attached hereto.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

See Exhibit "A" attached hereto.

*CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org*

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

See Exhibit "A" attached hereto.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

See Exhibit "A" attached hereto.

- 3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

See Exhibit "A" attached hereto.

- 4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

See Exhibit "A" attached hereto.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

See Exhibit "A" attached hereto.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

See Exhibit "A" attached hereto.

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

See Exhibit "A" attached hereto.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

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

See Exhibit "A" attached hereto.

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

See Exhibit "A" attached hereto.

3. Hydrological features and storm water management infrastructure.

See Exhibit "A" attached hereto.

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

See Exhibit "A" attached hereto.

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

See Exhibit "A" attached hereto.

*CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org*

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance. See Exhibit "A" attached hereto.
7. Fire suppression and facility security. See Exhibit "A" attached hereto.
8. Emergency management and hurricane evacuation provisions See Exhibit "A" attached hereto.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

See Exhibit "A" attached hereto.

EXHIBIT “A”

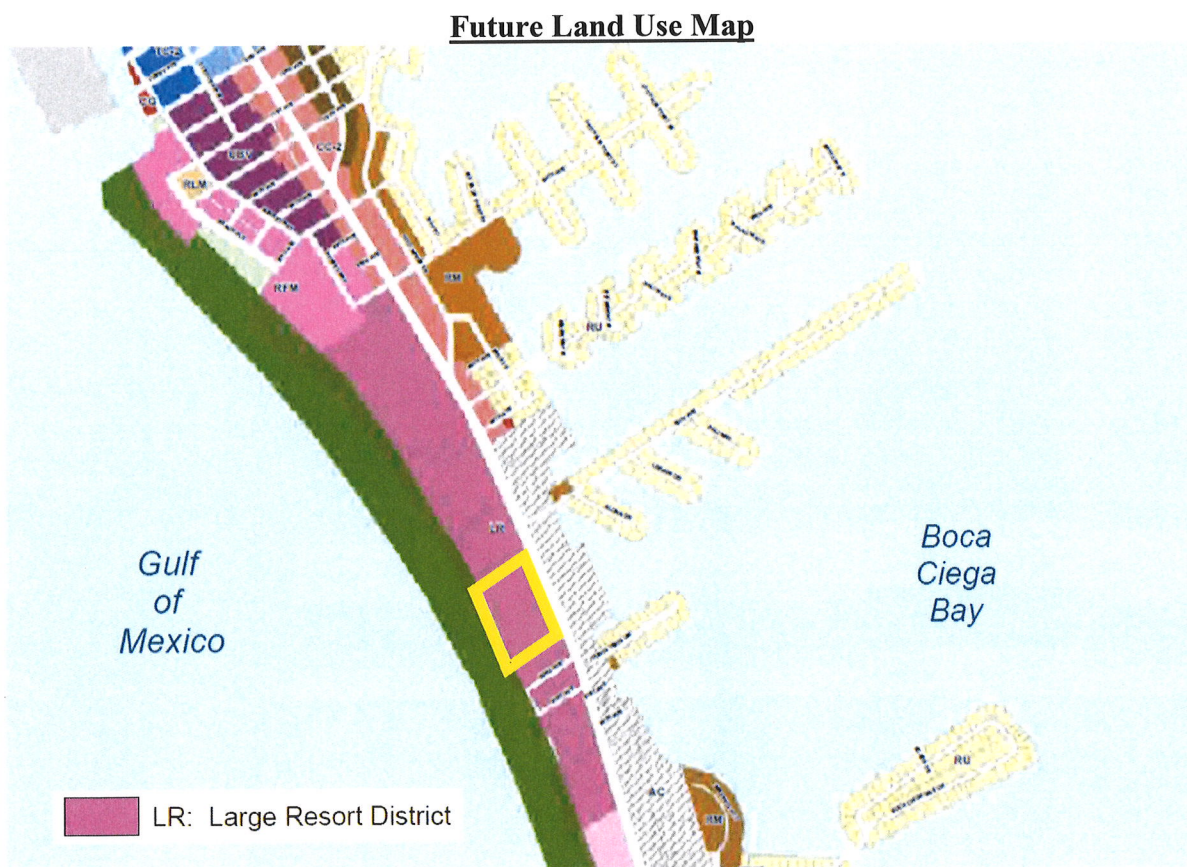
Conditional Use Application Narrative

Property Information

The property subject to this application includes parcel number 06-32-16-80172-000-0010 (the “**Property**”) within the City of St. Pete Beach (the “**City**”). The Property is comprised of +/- 15.45 total acres with +/- 8.62 buildable acres located landward of the Coastal Construction Control Line (the “**CCCL**”). The Property is currently zoned Large Resort and the Future Land Use category of the Property is Large Resort.

Aerial Image





Overview

This CUP application (“CUP”) reflects the proposed redevelopment of the existing Sirata Resort. Today, the Sirata Resort includes two main buildings, ancillary support structures, surface parking, and 382 transient accommodation units. The proposed redevelopment would:

1. Remove the red hatched building depicted in Figure 1, which would eliminate 98 transient accommodation units;

Figure 1



2. Remove several ancillary buildings as depicted in Figure 2;

Figure 2



3. Remove a portion of the building depicted in Figure 3 which would eliminate 57 transient accommodation units; and

Figure 3



4. Add two new hotel buildings on either side of the remaining Sirata Resort as depicted in Figure 4.

The proposed project as depicted in Figure 4 would include:

- I. A new luxury hotel (depicted in blue) with 290 transient accommodation units operated under a luxury name brand with resort amenities (“**Hotel 1**”);
- II. A renovated Sirata Resort (depicted in orange) with 226 transient accommodation units, which will continue to operate as the Sirata Resort (“**Remaining Sirata**”); and
- III. A new Select Service hotel (depicted in green) with 130 transient accommodation units operated under a national brand name with kitchenette amenities (“**Hotel 3**”).

Figure 4



The total number of transient accommodation units proposed is 646 (which is a net increase of 264 units) and related accessory uses (the “**Project**”). Accessory uses include amenities, office, restaurants, meeting space, and retail. In addition, certain amenity areas would also be redeveloped. Resort amenities for Hotel 1 and Hotel 3 would be included within each respective

hotel. Total office space would increase from 3,000 square feet to 6,500 square feet distributed throughout the Project. Meeting space will be reduced from 33,404 square feet today to 30,370 square feet. Restaurant space will increase from 8,380 square feet to 10,890 square feet (this includes a new restaurant and renovation and relocation of existing restaurant). Finally, retail space will increase from 567 square feet to 1,629 square feet.

Conditional Use Request

The City of St. Pete Beach Land Development Code (the “**LDC**”) and Comprehensive Plan (the “**Comp Plan**”) permit the proposed uses at the densities and intensities requested. The heights and densities requested require a conditional use. Specifically the CUP would:

1. Permit development of 646 transient accommodation units on 8.62 acres of the Property located landward of the CCCL in accordance with Section 35.3(b)(1); and
2. Permit development of the Property at a maximum building height 115.8 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).

Conditional Use Criteria

The CUP process requires the following:

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City’s Land Development. The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. *LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

The Project is consistent with numerous goals, objectives, and policies of the Comprehensive Plan. Within the Future Land Use Element, the proposal supports Goals 1, 2, 3, and 4; Objectives 1.2, 1.3, 2.1, 2.2, 2.3, 2.4, 2.7, 2.8, 2.9, 2.11, 2.13, 3.2, and 4.1; and Policies 1.1.4, 1.2.3, 1.2.4, 1.2.6, 1.2.9, 1.3.1, 1.3.2, 1.3.3, 2.1.1, 2.1.12, 2.2.1, 2.3.3, 2.3.4, 2.3.5, 2.3.7, 2.4.1, 2.7.1, 2.7.2, 2.7.7, 2.7.14, 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.9.1, 2.9.2, 2.9.3, 2.9.6, 2.11.1, 2.11.2, 2.11.3, 2.13.2, 2.13.3, 3.2.1, 3.2.3, and 4.1.5.

The Project is located within the Community Redevelopment District, which has various sub-districts and designations. The Project supports Goal 1 of the Community Redevelopment District through Objective 1.1, and Policies, 1.1.4, 1.1.5, 1.1.9, 1.1.10, 1.1.12 and 1.1.13; Goal 2 through Objectives 2.1-2.2, and Policies 2.1.1, 2.2.3, and 2.2.4; Goal 3 through Objective 3.1, and Policies 3.1.1 and 3.1.3. Within the Gulf Boulevard Redevelopment District sub-district, the Project supports Goals 1-3; Objectives 1.1, 1.2, 1.4, 1.5, 1.6, 1.7, 1.8, 2.2, 2.4, 2.5,

2.6, 3.2, 3.3; and Policies 1, 2, 3, 4, 5, 6, 9, 10, 11, 13, and 15. Finally, within the Large Resort District, the Project supports Policies 1, 2, 4, 5, 6, 8, and 9.

In addition to the significant support within the Future Land Use Element, the Project supports various other elements and policies. Transportation Element Goal 1 is supported by the Project through Objective 1.1, and Policies 1.1.1, 1.1.2, and 1.1.3; Objective 1.2 and Policy 1.2.1; Objective 1.3, and Policies 1.3.1, 1.3.2, and 1.3.4; Objective 1.4 with Policies 1.4.3 and 1.4.4; and Objective 1.5 with Policies 1.5.2 and 1.5.3. The Project supports Infrastructure Plan Element Goals 1 and 2; Objectives 1.1, 1.2, 2.1, and 2.2; and Policies 1.1.4, 1.1.5, 1.2.1, 2.1.1, 2.1.6, 2.2.2. Goals 1-2 of the Coastal and Conservation element are supported through Objectives 1.2, 1.4, 1.8, 1.9, 2.2, and 2.4; and Policies 1.2.1, 1.4.1, 1.4.2, 1.4.7, 1.8.2, 1.8.5, 1.9.1, 1.9.3, 1.9.6, 2.2.2, and 2.4.4. Policy 1.4.3 and associated Objective 1.4 and Goal 1 are supported within the Recreation and Open Space element. Finally, the Project supports Goal 1 of the Capital Improvement element through Objectives 1.3 and 1.5; and Policies 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.5.1, 1.5.2, 1.5.3, 1.5.5, and 1.5.7.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*

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

The Comp Plan establishes the character of the Large Resort Character District (the “**District**”) as the preferred location for Large Resort development and redevelopment setting the expectations for overall scale, intensity and character in the District. The Project design will enhance the overall appearance and function of the area while significantly furthering the District’s Goals, Objectives and Policies and the purpose of the Community Redevelopment Area. The Project is bordered on the north by high rise residential, high rise resort to the south, and mid-rise residential/resort condominiums and retail to the east. Development to the east is across Gulf Boulevard within the Activity Center District.

More specifically, the Project is bordered on the north by the Seamark Condominium (“**Seamark**”), a legal nonconforming residential development at a density greater than 60 DU/A and a height of 11 stories, and on the south by the Bellwether Beach Resort (the “**Bellwether**”), a legal nonconforming hotel at a density greater than 75 TAU/acre and a height of 12 stories. The new building heights within the Project range from eight to ten stories at a conforming density just under 75 TAU/acre, which is compatible with the adjacent development with respect to uses, densities and scale of development.

The architectural style is modern Florida Resort Hotel architectural style, which features an all-white exterior with light gray accents and balconies on all guestrooms; a style seen

throughout Florida and the Gulf Coast. The goal is to also create a lush and vibrant landscape design that becomes part of the buildings architecture through the use of planters/green walls and waterfalls. The proposed style and scale is compatible with and will complement the surrounding area.

The Project's site design takes into consideration abutting properties views of the Gulf/beach utilizing buffering, setbacks and building placement. The height/scale of the proposed Project is consistent with the abutting residential and hotel uses to the north and south. Because the Property is over 15 acres in size, the Project is able to incorporate design elements that enhance both beach front and street front elements improving the character of the District. These elements include new beach connections, improved pedestrian connectivity, improved pedestrian/vehicular circulation and public realm along Gulf Boulevard.

The purpose of the District and the Community Redevelopment Area was to encourage this type of redevelopment.

- b. *Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

There are no City, state or federally designated historic, scenic, archaeological, or cultural resources at or on the Property.

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

The Comprehensive Plan identifies the District as the location for Large Resort development and redevelopment setting the expectations for overall scale, intensity and character in the District. The proposed redevelopment as designed will enhance the overall appearance and function of the area while significantly furthering the District's Goals, Objectives and Policies and the purpose of the Community Redevelopment Area.

The Project's design takes into consideration abutting properties views of the Gulf/beach utilizing buffering, setbacks and building placement. The height/scale of the proposed redevelopment is consistent with the abutting residential and hotel uses to the north and south. Due to the redevelopment's larger site, the Sirata Resort is able to incorporate design elements that enhance both beachfront and street front elements improving the character of the District. These elements include beach connections, improved connectivity, improved pedestrian/vehicular circulation and public realm along Gulf Boulevard.

- d. *Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations,*

odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

The Project will not have any significant adverse impacts. The Project is designed to include features that mitigate perceived impacts such as:

- i. Locating hallways internal to the Project;
- ii. Locating the pool at Hotel 1 on the south side of the tower away from Seamark; and
- iii. Locating loading berths and service areas within Hotel 1 and Hotel 3.

In addition, the developer has incorporated specific site design modifications to address the concerns by the residents of Seamark including enclosing two levels of the parking structure of Hotel 1 to screen headlights from Seamark and providing additional building setbacks from the CCCL to protect views.

3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

Preliminary traffic analyses indicate the existing roadway network and nearby intersections have adequate capacity to support (i) existing traffic volumes, (ii) proposed Project traffic, (iii) recently approved projects such as Corey Landings, and (iv) the proposed Tradewinds Resort redevelopment. A traffic impact analysis is underway to confirm the preliminary analysis and provide a detailed analysis of street capacity, street level of service, and an operational analysis of any impacted roadways, intersections, and/or site connections. The Project's primary access points are from Gulf Boulevard, a Florida Department of Transportation ("FDOT") controlled arterial roadway. The applicant met with FDOT to coordinate access locations to minimize the impact to Gulf Boulevard and to maximize safety.

In addition, the Project is designed to add additional queuing on-site so that queueing does not back up onto Gulf Boulevard. Public transit is already available adjacent to the Property. Employees are, and will continue to be, offered subsidies to use public transportation to travel to and from work via bus to reduce the impact to the local roadway network. The Project will meet or exceed all City parking requirements, and when the Project is complete employee and guest parking will all be provided on-site. The current leased overflow parking located across Gulf Boulevard will be eliminated once the Project is complete and employees will no longer need to use leased parking facilities across Gulf Boulevard.

The Project includes multiple sidewalk improvements internal to the Project and along Gulf Boulevard. These improvements will enhance pedestrian connectivity to the beach, within the development and to adjacent developments. These improvements will mitigate neighborhood impacts related to transportation and allow for increased pedestrian safety.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

Currently, there are 379 on-site parking spaces, 102 off-site leased spaces, and no dedicated loading spaces. The Project will include 747 parking spaces, exceeding the requirements of the LDC. The Project provides two screened loading spaces within the new hotels. The parking and loading is an improvement over the current development, which uses off-site parking to fully meet parking demand.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

The Project meets or exceeds all of the LDC provisions required to preserve the public health, safety and welfare. In implementing the current LDC requirements, conditions related to stormwater control, access, vehicle queueing, pedestrian access, beach access, and on-site deliveries are improved and generally preserve the public health safety and welfare. In addition, the two new hotels will be built to modern hurricane resistant standards further preserving the public safety.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

Columbia Sussex Corporation is a family owned company of over fifty years. It is the largest full service owner and operator for Marriott, and owns/operates 41 hotels, with nearly 14,000 hotel rooms, in 17 states. The development history and portfolio, alone, demonstrate the financial and technical capacity to complete the Project.

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

The Project complies with the provisions of the Comp Plan and the LDC. The applicant's design specifically addresses those requirements particular to the proposed use related to height and density.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

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

When the Comp Plan was adopted (as a result of litigation), infrastructure studies were conducted to ensure that adequate infrastructure was available for a maximum build out scenario for all land use categories. Other than sewer (which has been addressed by the City's sewer improvement investment), adequate capacity was shown to exist. Sufficient services are available. Additionally, all of the new development for the Project will undergo a final concurrency analysis at the time of construction plan approval.

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

The FDOT preliminarily reviewed and commented on the Project's design to ensure proper ingress and egress. The Project proposes an internal vehicle circulation network that substantially improves on-site queueing, connects the three hotels, and provides sufficient parking for each of the uses, including patrons and employees. Loading areas are designed into the internal circulation of the site so that deliveries are completed on-site and screened from the public. Finally, pedestrian transit is improved through an inter-connected site, with a ten-foot sidewalk added along Gulf Boulevard, and two beach accesses.

3. *Hydrological features and stormwater management infrastructure.*

The impervious surface ratio will remain relatively unchanged at the Project's completion. The stormwater management on site will be greatly improved. The current site design pre-dates any significant stormwater regulations and currently the stormwater sheet flows off the Property. As proposed, the Project requires the development to control stormwater flow off-site at a rate that is equal to or less than if the site were completely vacant. More importantly, the Project is designed to retain and treat stormwater in underground vaults located on the Property, which will significantly reduce any sheet flow from the Project. As a result of compliance with the modern stormwater regulations, the Project will greatly improve the hydrological features and stormwater management of the Property which will also help with current flooding in the area.

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

The Project incorporates comments and recommendations from the FDOT to locate access points to maximize the efficiency of Gulf Boulevard. Hotel 1 and Hotel 3 are consistent and comparable with the height, massing, design and appearances of the Seamark and Bellwether. Hotel 1 and 3 are located 19.6 and 43.4 feet from the CCCL to preserve existing Gulf views of adjacent properties. In addition, Hotel 1 is setback 59.9 feet from Seamark's property boundary (53.9 feet to guestroom balconies), which is essentially twice what is required by the LDC. Vistas from Gulf Boulevard are protected by significant building setbacks from Gulf

Boulevard, tiered building massing, lush landscaping along Gulf Boulevard and a decorative screen wall that will enhance the pedestrian street level experience.

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

The Project meets or exceeds the open space, landscaping requirements and impervious surface requirements set forth in the LDC, as more particularly depicted and described in the landscape plans prepared by Perry Becker. The existing development includes a great deal of surface parking, that the impervious surface ratio is, essentially, unchanged by the proposed. The impervious surface ratio proposed is 0.8, which is lower than what is permitted by the LDC. The Project's proposed floor area ratio is +/-1.53, well below the permitted maximum of 2.6.

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

The Bellwether will not be negatively impacted by the Project, as it is also a resort hotel use. The primary concern for operational and functional impacts relate to the residents of Seamark. The applicant met with representatives of the Seamark association and implemented several changes to the Project to ensure no unreasonable or disproportionately negative impacts on Seamark. Regarding views and sunlight, Hotel 1 is setback 59.9 feet from Seamark's property boundary (53.9 feet to guestroom balconies), which is essentially twice what is required by the LDC preserving views of the residents of Seamark. The criteria set forth in paragraph six above are met in the following ways:

- i. The entrance to and the north wall of the parking garage will be screened to ensure no light pollution from car headlights will shine into Seamark;
- i. Screening is proposed along the north property line;
- ii. Solid waste and loading/deliveries for Hotel 1 will be internal to the parking structure and screened from Gulf Boulevard mitigating perceived noise, light and odor impacts;
- iii. The Hotel 1 pool was designed to be located south of the Hotel 1 tower to reduce any potential noise and light impacts on Seamark;
- iv. Hotel 1 is proposed to be a luxury brand hotel and, as such, maintenance of the facility will be at a high standard;
- v. Improved queuing on-site will reduce stacking and improve the functionality of Gulf Boulevard benefitting neighboring properties;
- vi. Stormwater system improvements will reduce existing flooding along Gulf Boulevard in front of the Project;
- vii. A ten foot sidewalk will be constructed along Gulf Boulevard; and
- viii. Beach access enhancements will be provided through a 15' pathway and 7' pathway, an easement in favor of the City for the construction of the proposed boardwalk, and a public access easement 10' landward of the mean high water line.

7. *Fire suppression and facility security.*

Buildings design conforms with the current Florida Building Code requirements for High Rise Buildings. Additionally, the building design conforms with *Marriott* Hotel Standards for Life

Safety that exceed those in typical model codes used in jurisdictions like St. Pete Beach. The additional building setbacks mentioned above also promote fire suppression and security by making it much less likely that life safety events will impact neighboring structures.

8. *Emergency management and hurricane evacuation provisions.*

The Comp Plan points out that transient accommodation uses reduce the number of residents needing to evacuate in a storm event. Additionally, tourists tend to cancel plans and evacuate earlier than residents who need to prepare for the storm. Thus, the Project is not expected to have an appreciable impact on evacuation provisions. Additionally, the Project will redevelop property with modern construction and hurricane resilient buildings, which will exceed many of the existing developments of similar scale within the City.

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

- a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*
- b. *The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.*

The layout and design of the Project includes consideration of both building separation and proximity to the CCCL to preserve the view of neighboring properties while also developing a reasonable and workable hotel on the Property.

To the south, the Bellwether is also a resort hotel use and (i) is taller than the proposed development, (ii) is constructed closer to the CCCL than the Project, and (iii) provides essentially no setback to the north along the Project boundary. Hotel 3 is proposed with a side yard setback of 30 feet and a CCCL setback of 43.4 feet, which given the location protects Bellwether's views and access to sunlight.

Seamark's views and access to sunlight are protected by Hotel 1 providing a 59.9 feet setback from the northern Property boundary (53.9 feet to guestroom balconies) and 19.6 setback from the CCCL. When you combine the proposed setbacks with the current location of the Seamark and its amenities, (Seamark is located ON the CCCL and its amenities are seaward of the CCCL), view and access to sunlight are preserved.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

~~Applicant~~ Agent, S. Elise Batsel, 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 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): S. Elise Batsel, Esq. c/o Stearns Weaver Miller

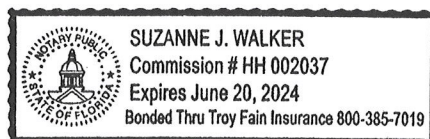
Address: 401 East Jackson Street., Suite 2100, Tampa, Florida 33602

 6.15.23
Signature Date

STATE OF FLORIDA)
HILLSBOROUGH) SS:
~~PINELAND~~ COUNTY)

The foregoing instrument was acknowledged before me this 15th day of June 20 23 by
S. Elise Batsel, who appeared before me, and is personally known to me, or has
produced _____ as identification, and did take an oath.

My commission expires: _____



NOTARY:
Print Name: 
Notary Public, State of Florida
(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



Owner's Authorization for Agent

I/WE CP St. Pete, LLC, a Delaware limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

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

CP St. Pete, LLC, a Delaware limited liability company

By: [Signature]
Signature of Owner

Signature of Owner

Derek J. Haught, its Manager
Print Name of Owner

Print Name of Owner

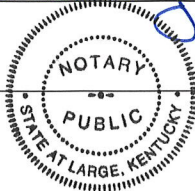
The forgoing instrument was acknowledged before me this 24 day of MAY 2023, by **
DEREK HAUGHT who is personally known or produced
as identification.

**Derek J. Haught, as Manager of CP St. Pete, LLC, a Delaware limited liability company, on behalf of said entity

Mary Sheanshang
(Notary Signature)

MAY 24, 2023
(Date)

My Commission Expires



MARY SHEANSHANG
Notary Public, Kentucky State at Large
My Commission Expires March 23, 2024
Notary I.D. KYNP4797

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
CP ST. PETE, LLC

Filing Information

Document Number	M22000016719
FEI/EIN Number	92-0487118
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State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/07/2022
Event Effective Date	NONE

Principal Address

740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Mailing Address

740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

HAUGHT, DEREK J
740 CENTRE VIEW BOULEVARD
CRESTVIEW HILLS, KY 41017

Annual Reports

Report Year	Filed Date
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
11/07/2022 -- LC Amendment	View image in PDF format
11/01/2022 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

This instrument prepared by and return to:

Bracewell LLP
1445 Ross Avenue, Suite 3800
Dallas, Texas 75202-2724
Attention: Christie Latimer
Phone: 214-758-1091
Fax: 800-404-3970

Parcel Identification No.
06-32-16-80712-000-0010

Consideration: \$207,000.000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given this 1st day of December, 2022 by **GPIF SIRATA LLC**, a Delaware limited liability company, whose mailing address is c/o Crescent Real Estate Equities, LLC, 777 Main Street, Suite 2260, Ft. Worth, Texas 76102 ("**Grantor**"), to **CP ST. PETE, LLC**, a Delaware limited liability company, whose mailing address is 740 Centre View Blvd., Crestview Hills, Kentucky 41017 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain piece, parcel or tract of land lying and being in the County of Pinellas, State of Florida, to wit (the "**Property**"):

See Exhibit A attached hereto

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject only to those matters set forth on **Exhibit B** attached hereto, which reference shall not operate to re-impose the same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

Tatiana Zavala

Witness

Tatiana Zavala

Printed Name

Claudia Johnson

Witness

Claudia Johnson

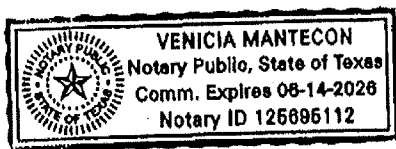
Printed Name

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 22 day of November, 2022, by Andrew Lombardi, as Chief Financial Officer of GPIF SIRATA LLC, a Delaware limited liability company, on behalf of said limited liability company.

(SEAL)



GRANTOR:

GPIF SIRATA LLC,
a Delaware limited liability company

By: Andrew Lombardi

Name: Andrew Lombardi

Title: Chief Financial Officer

Venicia Mantecon
Notary Public in and for the State of Texas

SPECIAL WARRANTY DEED -
SIGNATURE PAGE

EXHIBIT A TO SPECIAL WARRANTY DEED**LEGAL DESCRIPTION**

Tract 1: FEE

(PARCEL 1)

The Southeasterly 75 feet of Tract "A" of SERATA REPLAT, according to the plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, being a strip of land extending from the Shores of the Gulf of Mexico to the West boundary of State Road No. 699 between parallel lines 75 feet apart at right angles to the Southeasterly boundary of said strip being the Southeasterly boundary of said Tract "A" of SERATA REPLAT; all being and lying in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

(PARCEL 2)

That certain Tract of land in Government Lot 2, Section 6, Township 32 South, Range 16 East, extending from the Shores of the Gulf of Mexico to the Westerly line of State Road No. 699 formerly known as State Road No. 233 as described in Official Records Book 1363, Page 90 (clerk's Instrument No. 921433A), Pinellas County Records, lying between parallel lines 250 feet apart at right angles, the Southeastern boundary of which lies parallel to and 200 feet at right angles in a Northwesterly direction from the Northwesterly boundary of BENNETT BEACH UNIT "A", as recorded in Plat Book 16, Page 106; Public Records of Pinellas County, Florida, and as extended in a straight line to the Shores of the Gulf of Mexico and to said Westerly line of State Road No. 699.

(PARCEL 3)

The Northerly 75 feet of the following described Parcel:

From the intersection of the Westerly boundary of Gulf Boulevard (an 80 foot right-of-way) with the North boundary of BENNETT BEACH UNIT "A", according to plat thereof recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, as a Point of Beginning, run South 57°14'46" West, 524.44 feet, more or less, along said North boundary of BENNETT BEACH UNIT "A" to a point on the mean high water mark of the GULF OF MEXICO, said point being designated as Point "A" for convenience, return to the Point of Beginning and thence North 22°54'18" West 203.49 feet along said Westerly boundary of said Gulf Boulevard, thence South 57°14'46" West, 524.44 feet, more or less to the said mean high watermark, thence Southerly along said mean high water mark 203.49 feet, more or less to Point "A".

Tract 2: FEE

Tract "A" SERATA REPLAT, Less the Southeasterly 75 feet thereof, according to plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, (being a strip of land extending from the shores of Gulf of Mexico to the West boundary of State Road No. 699,

between parallel lines 321 feet apart at right angles, the Northwesterly boundary of said strip being the Northwesterly boundary of said Tract "A" SERATA REPLAT).

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

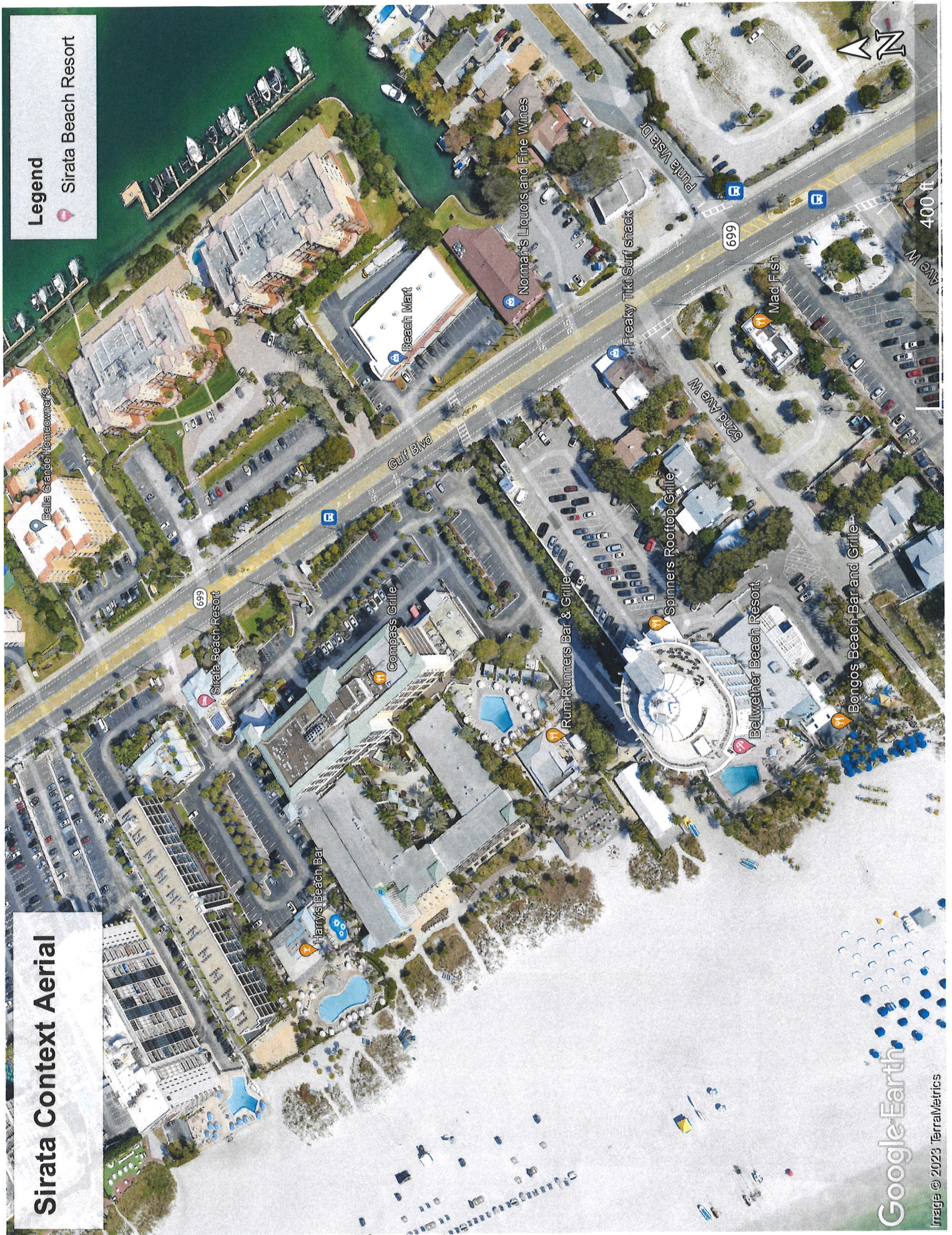
1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Restrictions contained in that certain Warranty Deed from Harold P. Bennett and Lou Bennett, his wife to Vivian M. Mann, recorded in Deed Book 820, page 257, to-wit: The above property is to be restricted for residential purposes, and against what are commonly known as beach shacks and all buildings will have sanitary sewerage disposal systems, each residence to contain not less than four rooms excluding bathrooms and closets"; as modified by Deed Book 952, page 255, to "release, relinquish, discharge and cancel any and all restrictions or covenants as contained in deed of February 18th, 1939 conveying said property from Harold P. Bennett and Lou Bennett, his wife to Vivian M. Mann; insofar as any of such restrictions and covenants could be construed to prevent construction or maintenance on said property of any hotel, apartment house, or restaurant of a type comparable to other improvements in the vicinity; and referenced in that certain Warranty Deed to Nicklaus of Florida, Inc., recorded in Official Records Book 9061, page 1527, Public Records of Pinellas County, Florida.
3. Easement granted to Florida Power Corporation by instrument recorded in Book 1799, Page 465 and Book 2718, Page 533.
4. Easement granted to Florida Power Corporation by instrument recorded in Book 1898, Page 341 and re-recorded in Book 6918, Page 742.
5. Easement granted to Florida Power Corporation by instrument recorded in Book 10232, Page 264.
6. Terms and conditions of Chapter 161, Florida Statutes, and the restrictions on the use of the property as the result thereof as such Coastal Construction Control Lines and Bulkhead Lines now or hereafter proposed or defined, including but not limited to restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line, recorded at Official Records Book 11760, Page 2687, of the Official Records of Pinellas County, Florida.
7. Declaration of Easement, granted from Nicklaus of Florida, Inc., a Florida corporation to Sirata Beach Resort, LLC, a Delaware limited liability company, recorded in Official Records Book 13516, Page 700, of the Official Records of Pinellas County, Florida.
8. Consequences, if any, regarding the following matters disclosed on the survey by AJN Surveying, LLC, under Job No. 16-173492.5, certified to by Alan J. Naumowicz, FS&MN 6689, and dated as of November 28, 2022 (the "Survey"):
 - a. Pool deck encroaches onto subject property;

- b. Building encroaches over setback line;
 - c. Brick tent area encroaches over setback line;
 - d. Concrete steps encroach over coastal construction control line;
 - e. Playground area is located southwesterly of the coastal construction control line;
and
 - f. Columns along the northwesterly boundary line encroach onto subject property
9. Concession and Vehicle Use Agreement dated as of June 2008 between Sirata Beach Florida, as Hotel, and Avis Rent A Car System, LLC, as amended, assigned and extended.

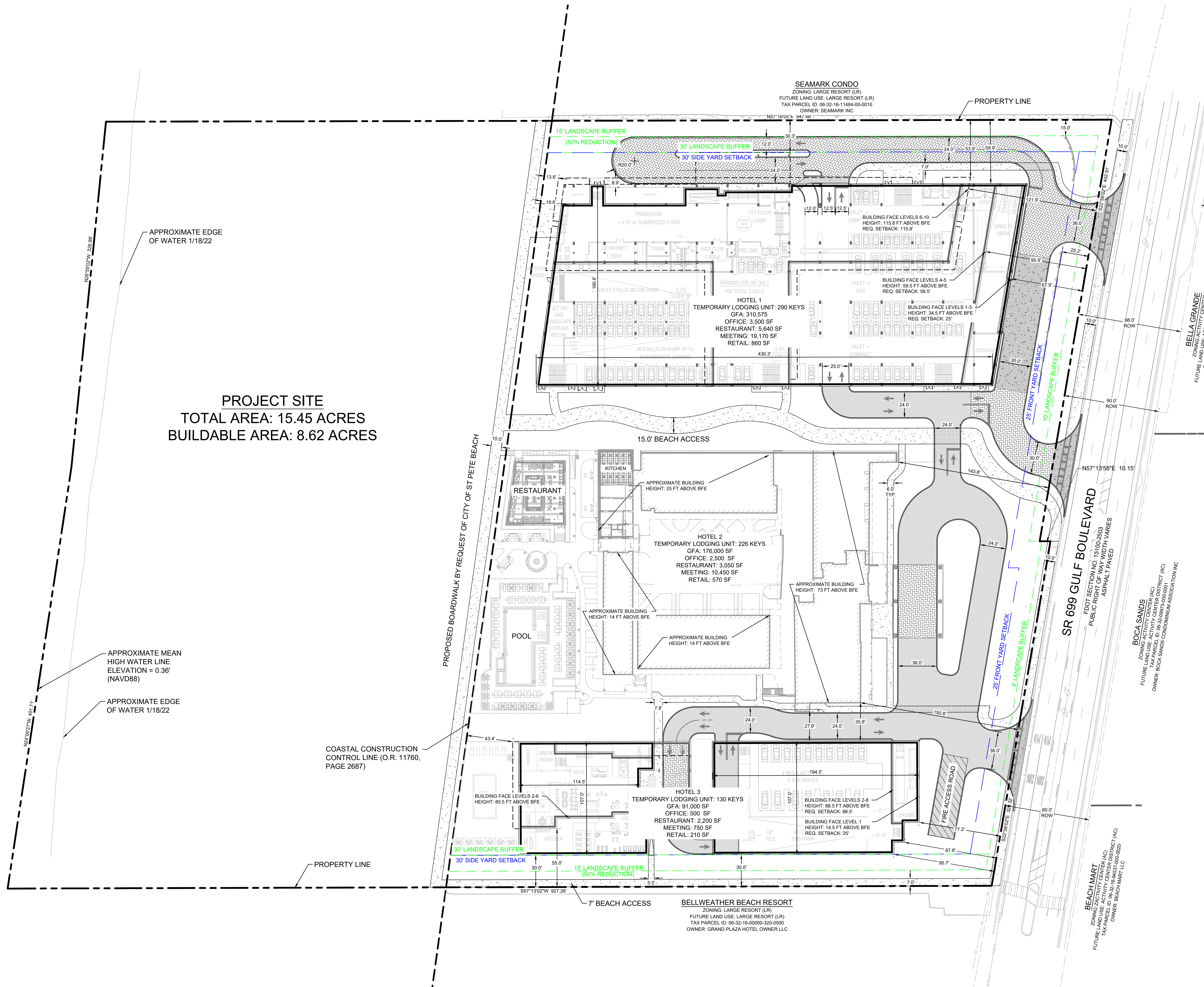
Sirata Context Aerial

Legend

Sirata Beach Resort



Plotted By: Brenda, Claudia - Sheet Set: kha - Layout: C200 - MASTER SITE PLAN - June 14, 2023 - 05:11:35pm - K:\TAM_Civil\45423 - Columbia Sussex\000 - Sirata Beach Resort\CADD\Work\PlanSheets\CUP Plans\CUP-01 - CUP SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and approval by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



PROJECT SITE
TOTAL AREA: 15.45 ACRES
BUILDABLE AREA: 8.62 ACRES

COASTAL CONSTRUCTION
CONTROL LINE (O.R. 11760,
PAGE 2687)

PROPERTY LINE

BELLWEATHER BEACH RESORT
ZONING: LARGE RESORT (LR)
FUTURE LAND USE: LARGE RESORT (LR)
TAX PARCEL ID: 06-32-16-00000-320-0000
OWNER: GRAND PLAZA HOTEL OWNER LLC

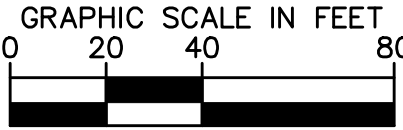
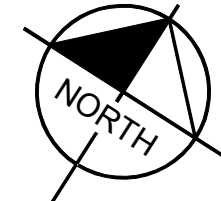
SEAMARK CONDO
ZONING: LARGE RESORT (LR)
FUTURE LAND USE: LARGE RESORT (LR)
TAX PARCEL ID: 06-32-16-11484-00-0010
OWNER: SEAMARK INC

BEACH MART
ZONING: ACTIVITY CENTER (AC)
FUTURE LAND USE: ACTIVITY CENTER (AC)
TAX PARCEL ID: 06-32-16-04327-00-0000
OWNER: BEACH MART LLC

BOCA SANDS
ZONING: ACTIVITY CENTER (AC)
FUTURE LAND USE: ACTIVITY CENTER (AC)
TAX PARCEL ID: 06-32-08972-000-0000
OWNER: BOCA SANDS CONDOMINIUM ASSOCIATION INC

BELLA GRANDE
ZONING: ACTIVITY CENTER (AC)
FUTURE LAND USE: ACTIVITY CENTER (AC)
TAX PARCEL ID: 06-32-08983-000-0000
OWNER: BELLA GRANDE HOLDINGS ASSN INC

SUNRISE RESORT ST PETE BEACH
ZONING: ACTIVITY CENTER (AC)
FUTURE LAND USE: ACTIVITY CENTER (AC)
TAX PARCEL ID: 06-32-16-00000-000000
OWNER: SUNRISE RESORT ON ST PETE BEACH CONDO ASSN INC



LEGEND

- PROPERTY LINE
- PINELLAS COUNTY PARCEL LINE
- COASTAL CONSTRUCTION CONTROL LINE
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- FULL DEPTH ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SIDEWALK / HARDSCAPE
- PROPOSED STONE PAVERS

SITE DATA PLAN		
PROPERTY DATA		
SITE NAME	SIRATA BEACH RESORT	
PROJECT DESCRIPTION	PROPOSED RESORT REDEVELOPMENT	
JURISDICTION	CITY OF ST. PETE BEACH	
PARCEL NUMBER	06-32-16-80172-000-0010	
SITE AREA	TOTAL ACREAGE: 15.45 AC ACREAGE INLAND OF COCL: 8.62 AC	
CURRENT ZONING	LR: LARGE RESORT	
CURRENT USE	HOTELS AND MOTELS (50 UNITS OR MORE)	
FUTURE LAND USE	LR: LARGE RESORT	
EXISTING USE	TEMPORARY LODGING UNITS: 382 UNITS OFFICE: 3,000 SF RESTAURANT: 8,380 SF MEETING: 33,404 SF RETAIL: 567 SF	
TOTAL PROPOSED USE (SEE PLAN FOR USES PER BUILDING)	TEMPORARY LODGING UNITS: 646 UNITS OFFICE: 6,500 SF RESTAURANT: 10,800 SF MEETING: 30,370 SF RETAIL: 1,629 SF	
PARKING		
	REQUIRED SPACES	
HOTEL	0.9/UNIT	582 SPACES
OFFICE	1/300 SF	22 SPACES
RESTAURANT	1/200 SF	60 SPACES
MEETING	1/600 SF	51 SPACES
RETAIL	0	0 SPACES
TOTAL REQUIRED PARKING	715 SPACES (9 ADA)	
TOTAL REQUIRED PARKING	747 SPACES (20 ADA)	
ZONING DATA		
	ALLOWABLE	PROPOSED
IMPERVIOUS SURFACE RATIO (ONSITE)	0.85	0.80
GROSS FLOOR AREA	574,575 SF	
DEVELOPABLE SITE AREA	375,491 SF	
FLOOR AREA RATIO	2.6	1.53
DENSITY (UNITS/ACRE)	75	75
VEGETATION DATA		
	REQUIRED	PROPOSED
PERMEABLE AREA RATIO	0.15	0.20
	ALLOWABLE	PROPOSED
NON-VEGETATIVE GREENSPACE RATIO (PER SEC. 35.13)	0.04 (MAX. 20% OF PROPOSED VEGETATIVE GREENSPACE)	0.003



ALERT TO CONTRACTOR:
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GROUNDING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SIRATA BEACH
RESORT
REDEVELOPMENT

5300 GULF BOULEVARD

FOR
COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD, CRESTVIEW HILLS, KENTUCKY 41017
PHONE: (859) 578-1120

CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

Kimley»Horn

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1480
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SCALE	AS SHOWN	CIVIL DESIGN ENGINEER:
DESIGNED BY	SMH	SCOTT W. GILNER, P.E.
DRAWN BY	AAE	FLORIDA LICENSE NUMBER
CHECKED BY	SWG	6.3945
		DATE:

SET DISTRIBUTIONS	
DATE	DESCRIPTION

REVISIONS	
DATE	DESCRIPTION

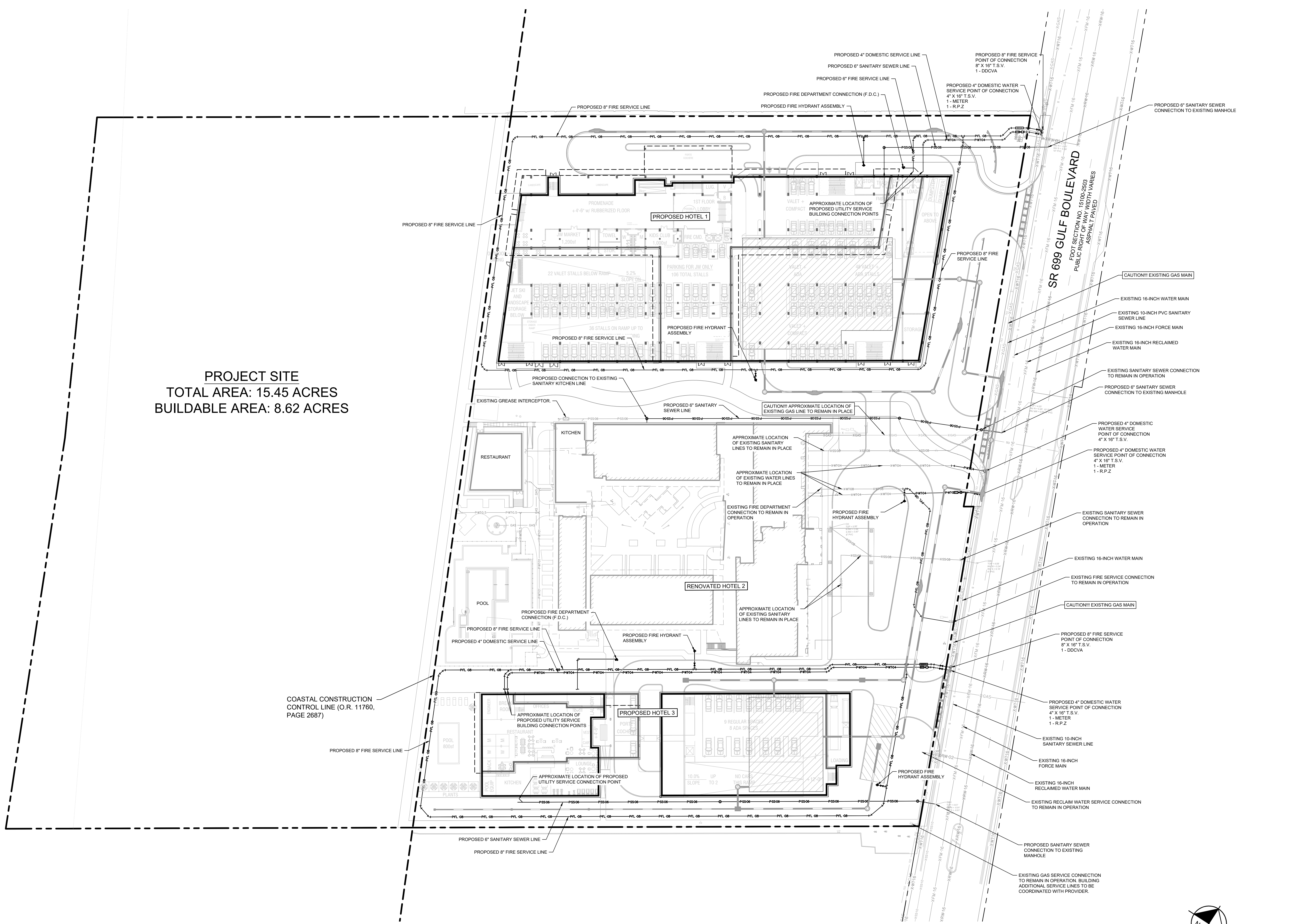
DATE
04/06/2023
PROJECT NO.
145423000
SHEET TITLE

CUP SITE PLAN

SHEET NUMBER

CUP-01

Plotted By: Brenda, Claudia, Sheet Set: Kimgley-Horn, Layout: CUP-02, Master Utility Plan, June 14, 2023, 05:11:57pm, K:\TAW_CUP\45423 - Sirata Beach Resort\CADD\Work\PlanSheets\CUP Plans\CUP-02 - CUP UTILITY PLAN.dwg, This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaptation by Kimgley-Horn and Associates, Inc. shall be without liability to Kimgley-Horn and Associates, Inc.



UTILITIES NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - PVC SDR35 PER ASTM D 3034, GREEN PIPE
 - DUCTILE IRON PIPE PER AWWA C150, WITH PROTECTO 401 LINING OR EQUAL
- WATER LINES SHALL BE AS FOLLOWS:
 - 4" AND LARGER: PVC, AWWA C900, BLUE PIPE DR14, UNDER COUNTY OR STATE ROADS DR 16, ON SITE
 - 3" AND LARGER: DIP, AWWA C150 AND C151 MIN CLASS 200, UNDER COUNTY OR STATE ROADS MIN CLASS 150, ON SITE
 - 3" AND SMALLER: COPPER TUBE, TYPE "L" (SOFT) PER ANSI B16.22 OR PVC PER ASTM D1784 AND ASTM D2241, SDR 21, ON SITE
- FIRE LINES SHALL BE AS FOLLOWS:
 - PVC, AWWA C900, BLUE PIPE, DR14 MIN.
 - DIP, AWWA C150 AND C151, CLASS 200 MIN.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATER LINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

UTILITIES NOTES (CONT.)

- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (PINELLAS COUNTY AND CITY OF ST. PETE BEACH) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- PINELLAS COUNTY OWNED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH:
 - PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS DATED JUNE 2018 [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/ENG_Tech_Specs.pdf](http://www.pinellascounty.org/technical/PDF/ENG_Tech_Specs.pdf)
 - PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/MATERIAL_SPEC-MANUAL.pdf](http://www.pinellascounty.org/technical/PDF/MATERIAL_SPEC-MANUAL.pdf)
 - PINELLAS COUNTY STANDARD DETAILS DATED JULY 2018 [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/STD-DETAILS.pdf](http://www.pinellascounty.org/technical/PDF/STD-DETAILS.pdf)
- THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT CONSTRUCTION MANAGEMENT, PINELLAS COUNTY PUBLIC WORKS PROJECT COORDINATOR, AT (727) 464-8821 72 HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.
- ALL WET TAPS ARE TO BE PERFORMED BY PINELLAS COUNTY UTILITIES.
- FIRE SPRINKLER CONTRACTOR TO SUBMIT FDC PIPE MATERIAL SHOP DRAWINGS FOR THE SOUTHERN STRUCTURE TO THE CITY FOR REVIEW PRIOR TO INSTALLATION.

LEGEND

	PROPERTY LINE		PROPOSED 0.5" WATER LINE
	COASTAL CONSTRUCTION CONTROL LINE		PROPOSED 1" WATER LINE
	EXISTING 4" WATER LINE		PROPOSED 4" WATER LINE
	EXISTING 8" WATER LINE		PROPOSED 6" FIRE LINE
	EXISTING 16" WATER LINE		PROPOSED 8" FIRE LINE
	EXISTING 4" SANITARY SEWER LINE		PROPOSED 6" SANITARY SEWER LINE
	EXISTING 8" SANITARY SEWER LINE		PROPOSED SANITARY SEWER MANHOLE
			PROPOSED DOMESTIC WATER METER
			PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
			PROPOSED REDUCED PRESSURE ZONE
			PROPOSED GATE VALVE (SIZE TO MATCH THE PROPOSED PIPE SIZE)



IN ACCORDANCE WITH RESOLUTION 2022-03 AND LDC SECTION 38.9 THE PROPOSED DEVELOPMENT WILL COMPLY WITH TWO ENERGY AND/OR ENVIRONMENTAL DESIGN STANDARDS. THE MIXED-USE STRUCTURE WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR HIGH-RISE RESIDENTIAL WHILE THE WATERFRONT RESTAURANT BUILDING WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR COMMERCIAL PROJECTS.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SIRATA BEACH RESORT REDEVELOPMENT

5300 GULF BOULEVARD

FOR COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD, CRESTVIEW HILLS, KENTUCKY 41017
PHONE: (859) 578-1120

CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

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COASTAL ENGINEER

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SCALE	AS SHOWN	CIVIL DESIGN ENGINEER:
DESIGNED BY	SMH	SCOTT W. GILNER, P.E.
DRAWN BY	AAE	FLORIDA LICENSE NUMBER
CHECKED BY	SWG	63945
		DATE:

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DATE DESCRIPTION

REVISIONS
DATE DESCRIPTION

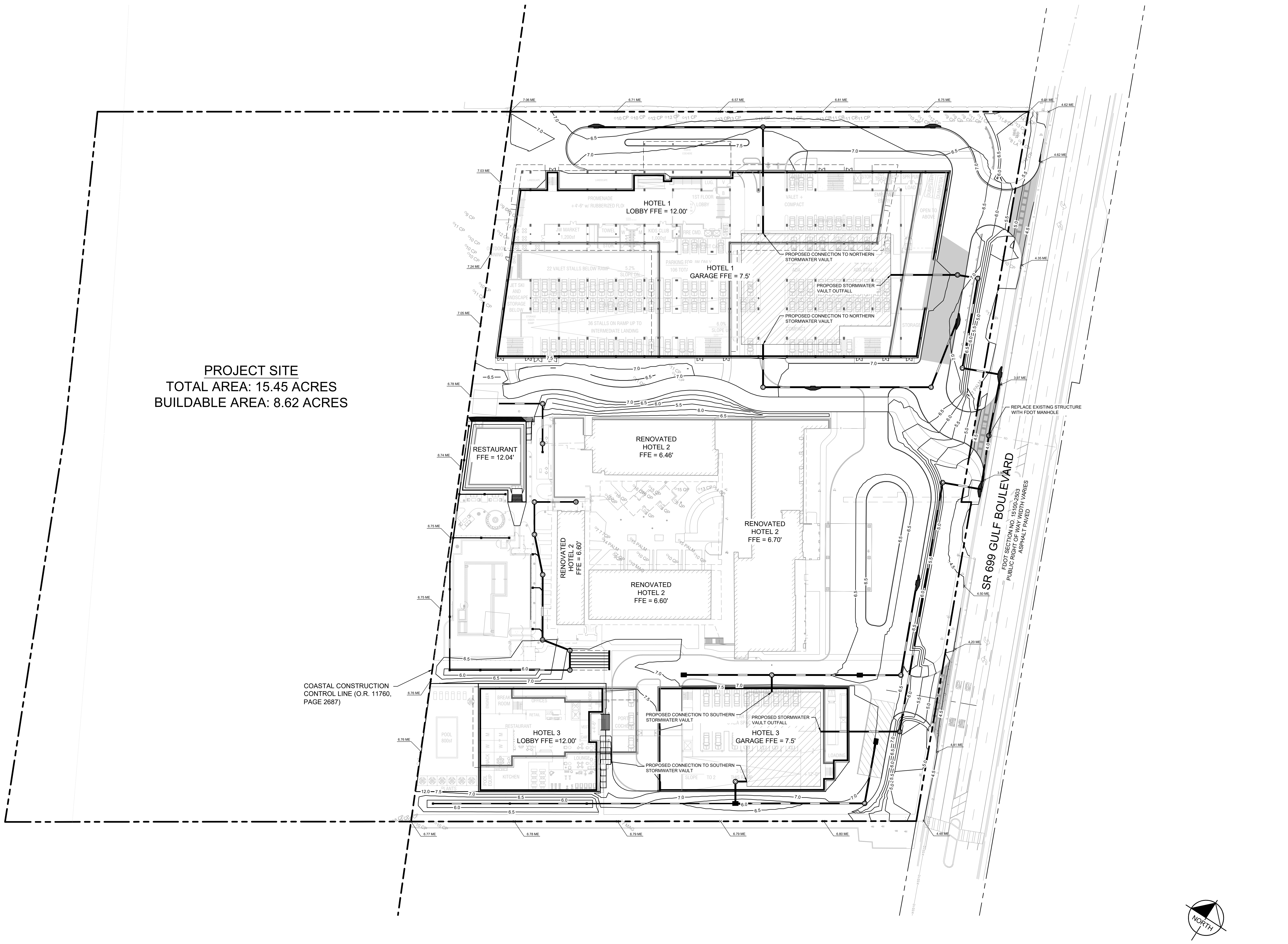
DATE
04/06/2023
PROJECT NO.
145423000
SHEET TITLE

CUP UTILITY PLAN

SHEET NUMBER

CUP-02

Plotted By: Brenda, Claudia, Sheet: Setkha, Layout: C310 GRADING PLAN, June 14, 2023, 05:12:35pm, K:\TAM_civil\145423 - Sirata Beach Resort\CADD\Work\PlanSheets\CUP Plans\CUP-03 - CUP GRADING PLAN.dwg
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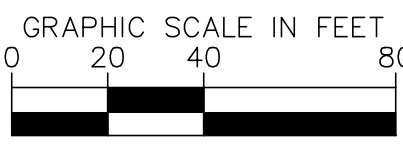
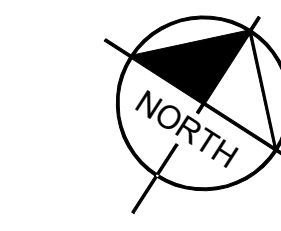


GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- STORM PIPE SHALL BE AS FOLLOWS:
 - ANY DEPTH: RCP PER ASTM C76 AND C443
 - INVERT OF 6 FEET OR SHALLOWER FROM FINAL GRADE: PVC SDR35 PER ASTM D3034, GRAY OR WHITE
 - INVERT DEEPER THAN 6 FEET: PVC SDR26 PER ASTM D3034, GRAY OR WHITE
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE ROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM MANHOLES SHALL HAVE TRAFFIC BEARING RINGS & COVERS.
- LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- PROVIDE 10' MIN. SEPARATION FROM EXISTING TREES TO PROPOSED UTILITY LINES.

LEGEND

- PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE (O.R. 11760, PAGE 2687)
- PROPOSED STORM SEWER PIPE
- PROPOSED SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- EXTENT OF PROPOSED GRADING MATCH EXISTING GRADE



IN ACCORDANCE WITH RESOLUTION 2022-03 AND LDC SECTION 38.9 THE PROPOSED DEVELOPMENT WILL COMPLY WITH TWO ENERGY AND/OR ENVIRONMENTAL DESIGN STANDARDS. THE MIXED-USE STRUCTURE WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR HIGH-RISE RESIDENTIAL WHILE THE WATERFRONT RESTAURANT WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR COMMERCIAL PROJECTS.



ALERT TO CONTRACTOR:

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- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SIRATA BEACH RESORT REDEVELOPMENT

5300 GULF BOULEVARD
FOR
COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD, CRESTVIEW HILLS, KENTUCKY 41017
PHONE: (859) 578-1120
CITY OF ST. PETE BEACH FLORIDA

ARCHITECT
LANDSCAPE ARCHITECT
MEP
STRUCTURAL
COASTAL ENGINEER

CIVIL ENGINEER
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SCALE	AS SHOWN	CIVIL DESIGN ENGINEER:
DESIGNED BY	SMH	SCOTT W. GILNER, P.E.
DRAWN BY	AAE	FLORIDA LICENSE NUMBER
CHECKED BY	SWG	63945
DATE:		DATE:

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DATE	DESCRIPTION

REVISIONS	
DATE	DESCRIPTION

DATE
04/06/2023
PROJECT NO.
145423000
SHEET TITLE

CUP GRADING PLAN

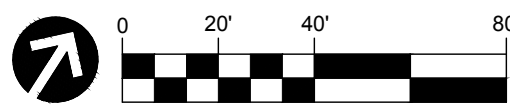
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CUP-03

PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**OVERALL
LANDSCAPE SITE
PLAN**

SCALE IN FEET: 1" = 40'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

REV	DATE	REVISION
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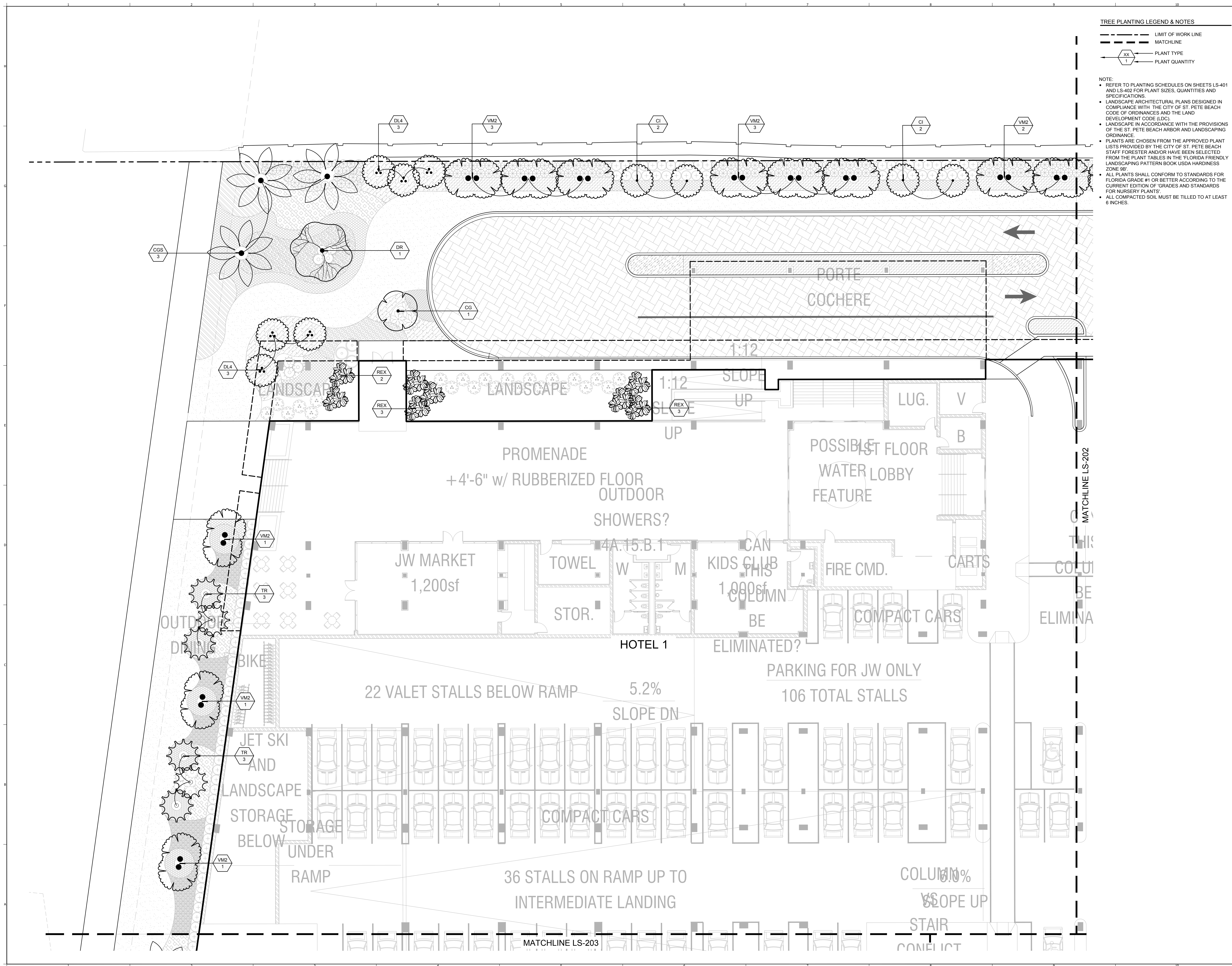
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE:

SHEET NO.:

LS-100



DB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

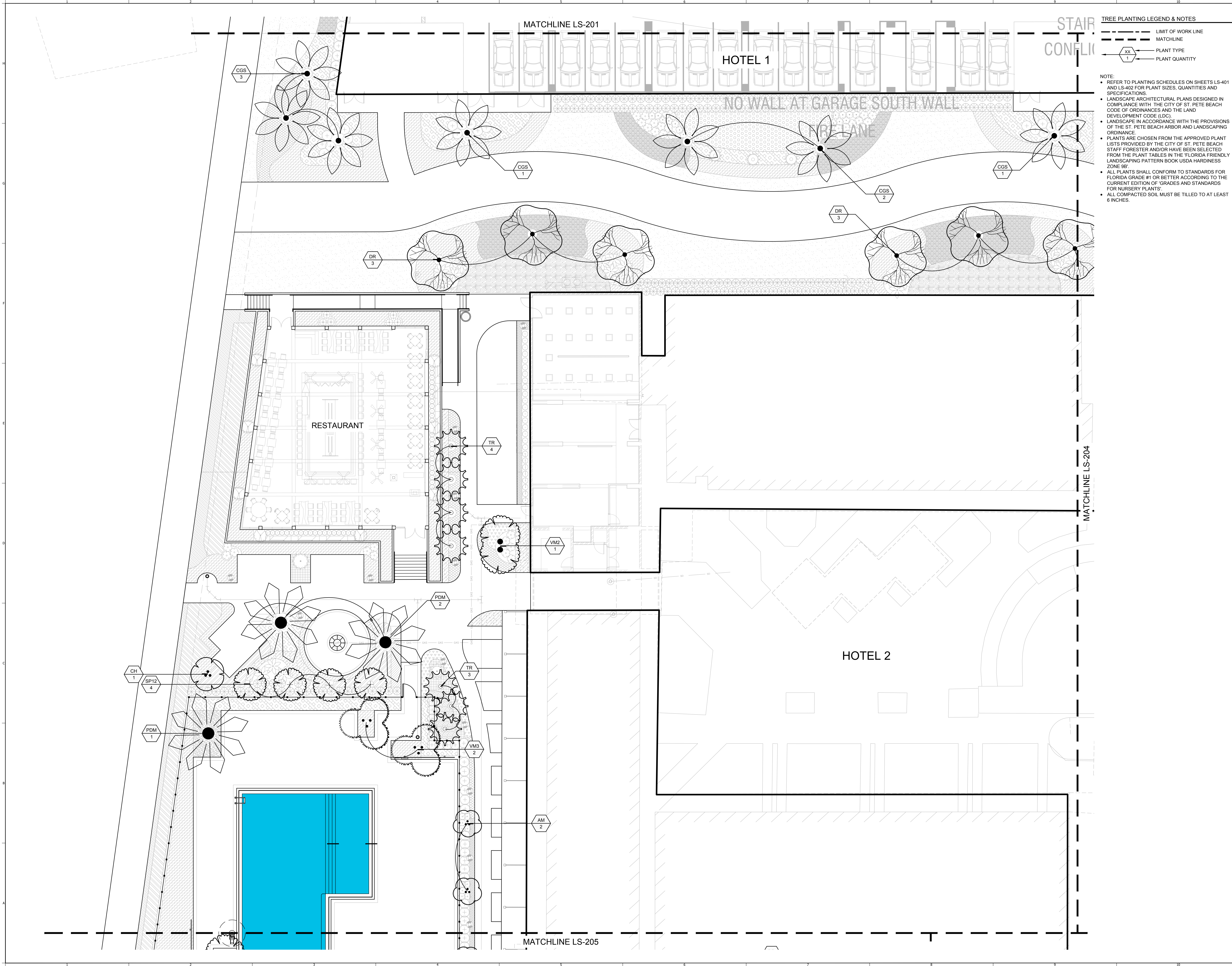
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5/09/23	CONDITIONAL USE PERMIT

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AL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

SHEET NO.:
LS-202



TREE PLANTING LEGEND & NOTES

- LIMIT OF WORK LINE
--- MATCHLINE
XX PLANT TYPE
1 PLANT QUANTITY

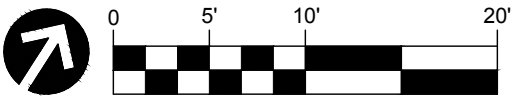
- NOTE:
- REFER TO PLANTING SCHEDULES ON SHEETS LS-401 AND LS-402 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
 - LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF ST. PETE BEACH CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).
 - LANDSCAPE IN ACCORDANCE WITH THE PROVISIONS OF THE ST. PETE BEACH ARBOR AND LANDSCAPING ORDINANCE.
 - PLANTS ARE CHOSEN FROM THE APPROVED PLANT LISTS PROVIDED BY THE CITY OF ST. PETE BEACH STAFF FORESTER AND/OR HAVE BEEN SELECTED FROM THE PLANT TABLES IN THE 'FLORIDA FRIENDLY LANDSCAPING PATTERN BOOK USDA HARDINESS ZONE 9B'.
 - ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
 - ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.

PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
TREE PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

REV	DATE	REVISION
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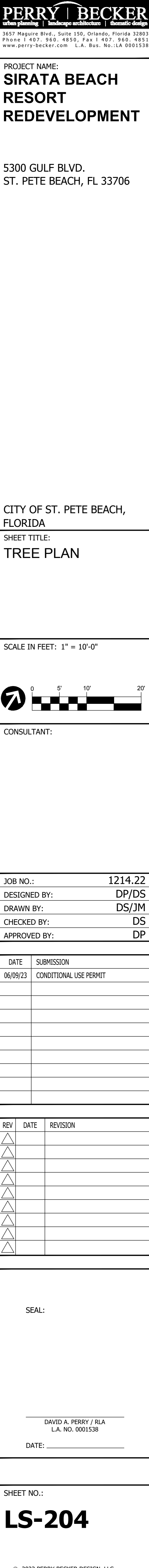
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE:

SHEET NO.:

LS-203

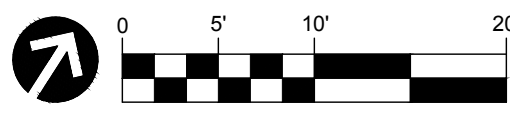


PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
TREE PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

REV	DATE	REVISION
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SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE:

SHEET NO.:

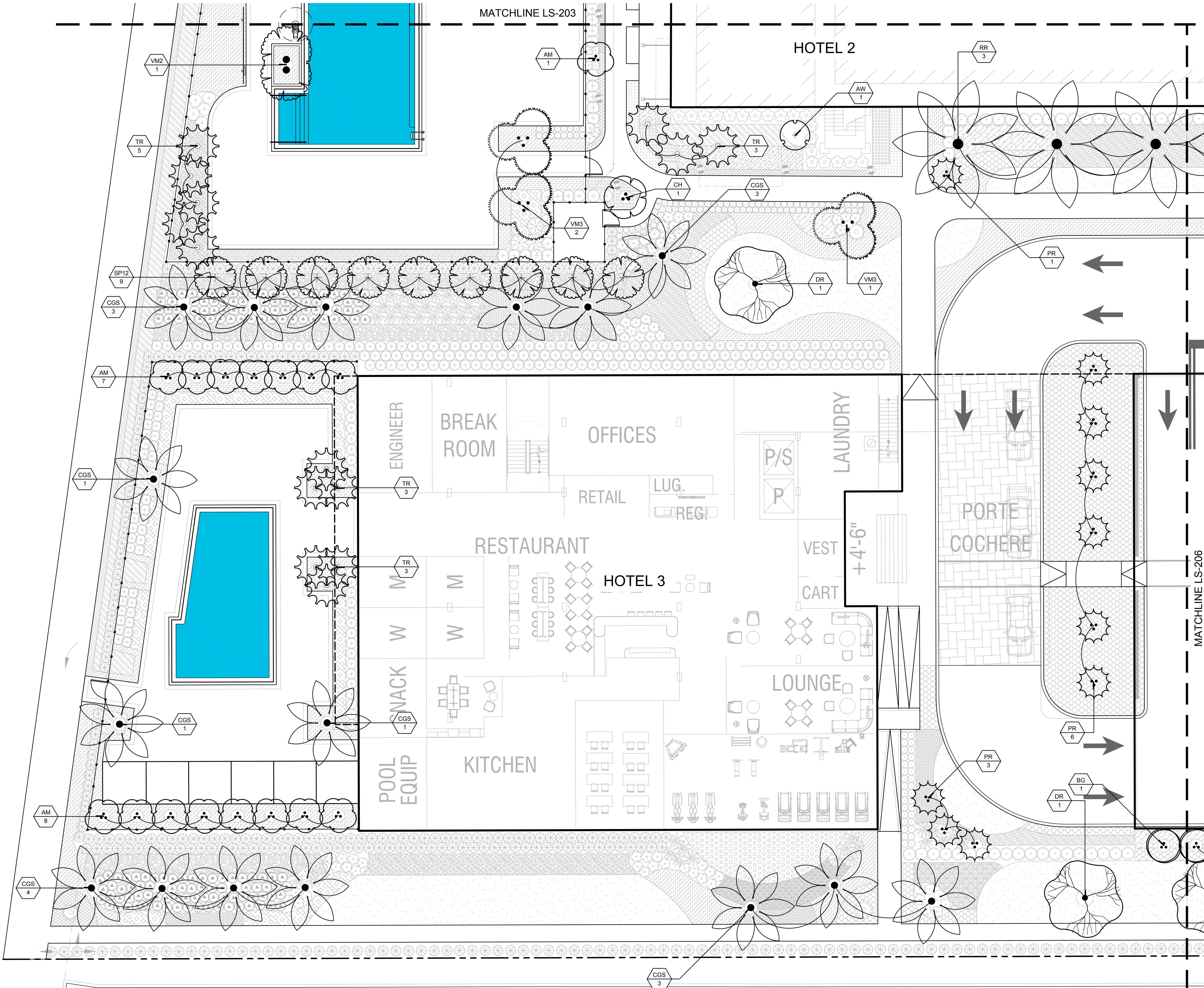
LS-205

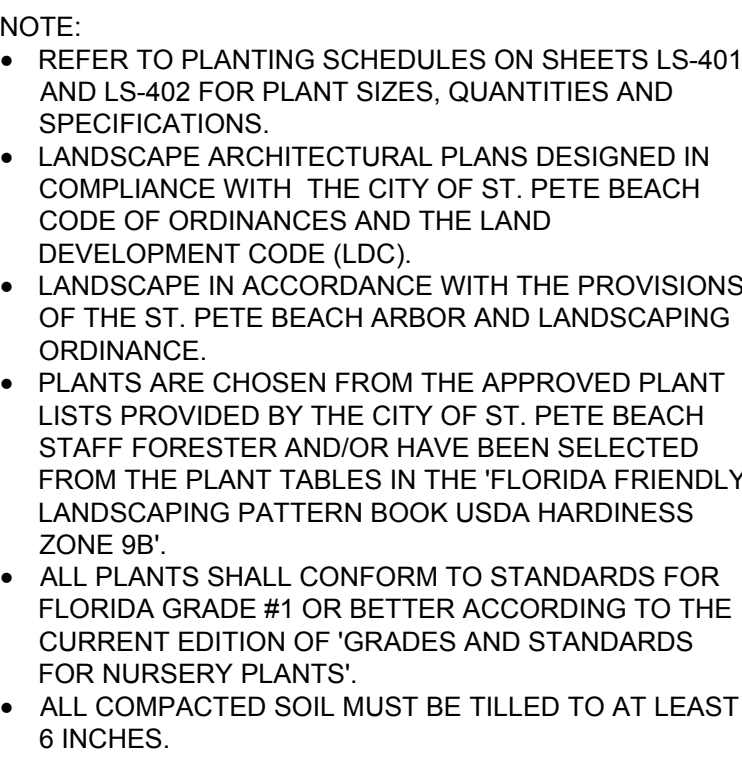
TREE PLANTING LEGEND & NOTES

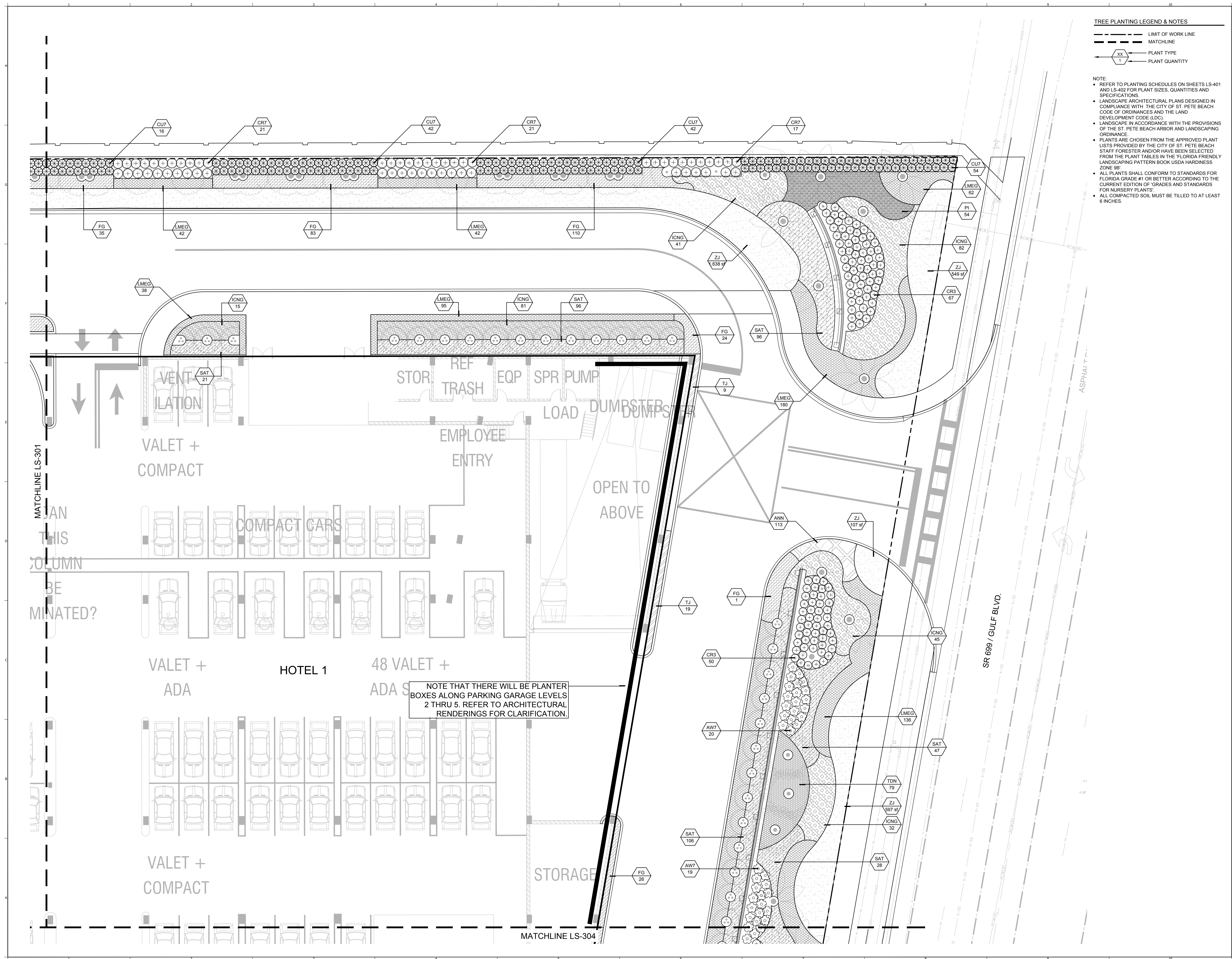
- LIMIT OF WORK LINE
- - - MATCHLINE
- XX PLANT TYPE
- 1 PLANT QUANTITY

NOTE:

- REFER TO PLANTING SCHEDULES ON SHEETS LS-401 AND LS-402 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
- LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF ST. PETE BEACH CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).
- LANDSCAPE IN ACCORDANCE WITH THE PROVISIONS OF THE ST. PETE BEACH ARBOR AND LANDSCAPING ORDINANCE.
- PLANTS ARE CHOSEN FROM THE APPROVED PLANT LISTS PROVIDED BY THE CITY OF ST. PETE BEACH STAFF FORESTER AND/OR HAVE BEEN SELECTED FROM THE PLANT TABLES IN THE 'FLORIDA FRIENDLY LANDSCAPING PATTERN BOOK USDA HARDINESS ZONE 9B'.
- ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
- ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.







PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:

SHRUB PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

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SEAL:

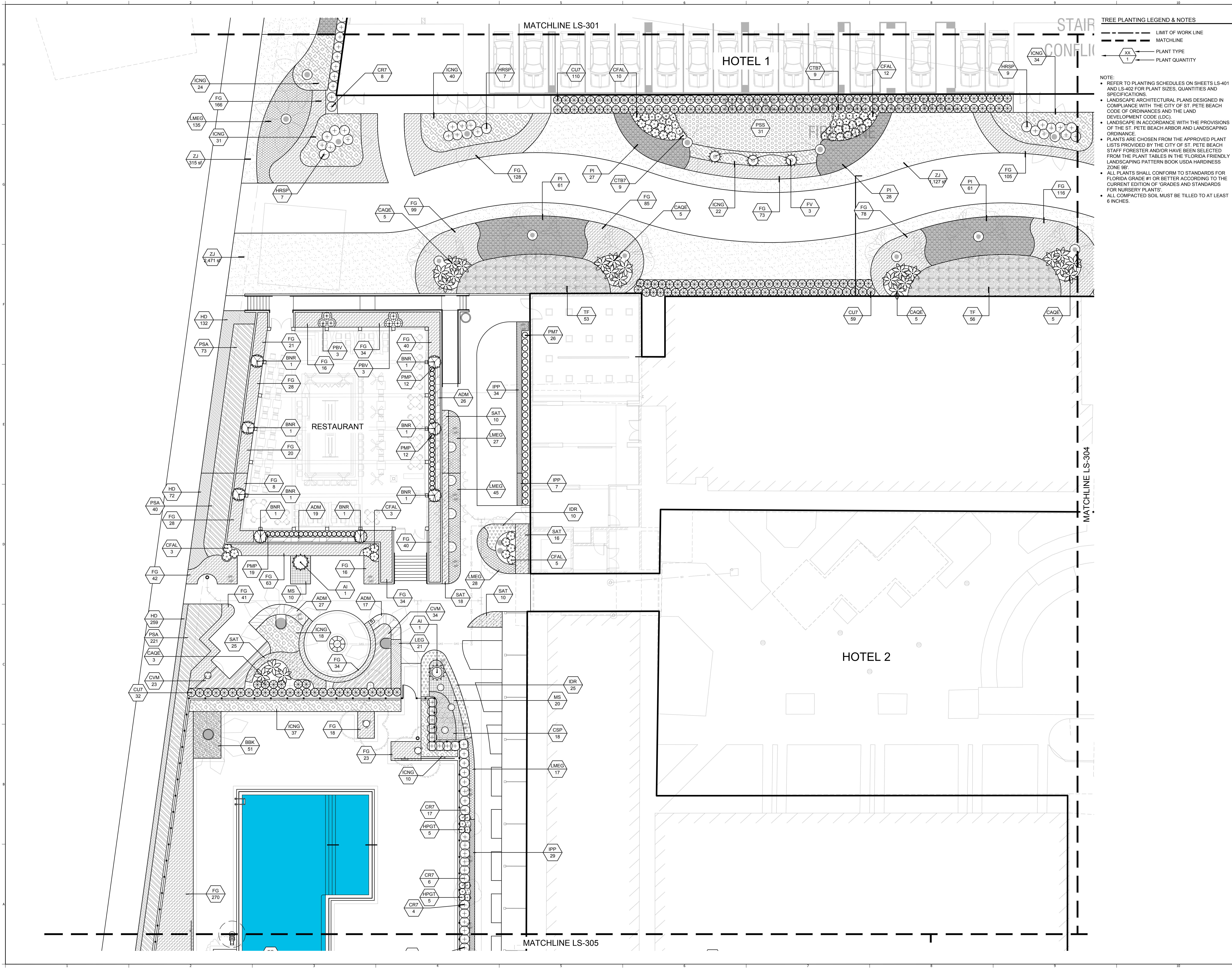
DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE:

DATE: _____

SHEET NO.:

LS-302



TREE PLANTING LEGEND & NOTES

- LIMIT OF WORK LINE
- - - MATCHLINE
- XX PLANT TYPE
- 1 PLANT QUANTITY

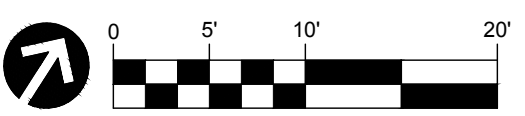
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PROJECT NAME:
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RESORT
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5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
SHRUB PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
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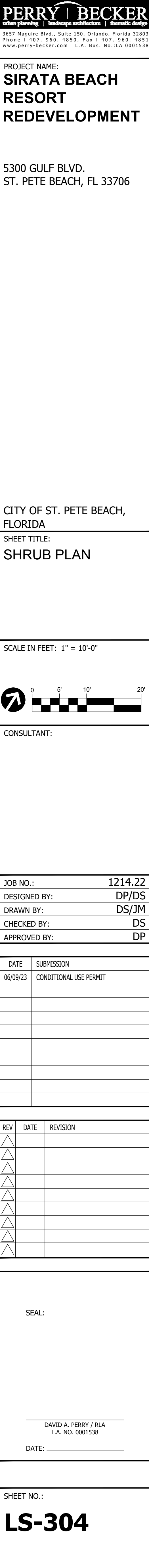
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06/09/23	CONDITIONAL USE PERMIT

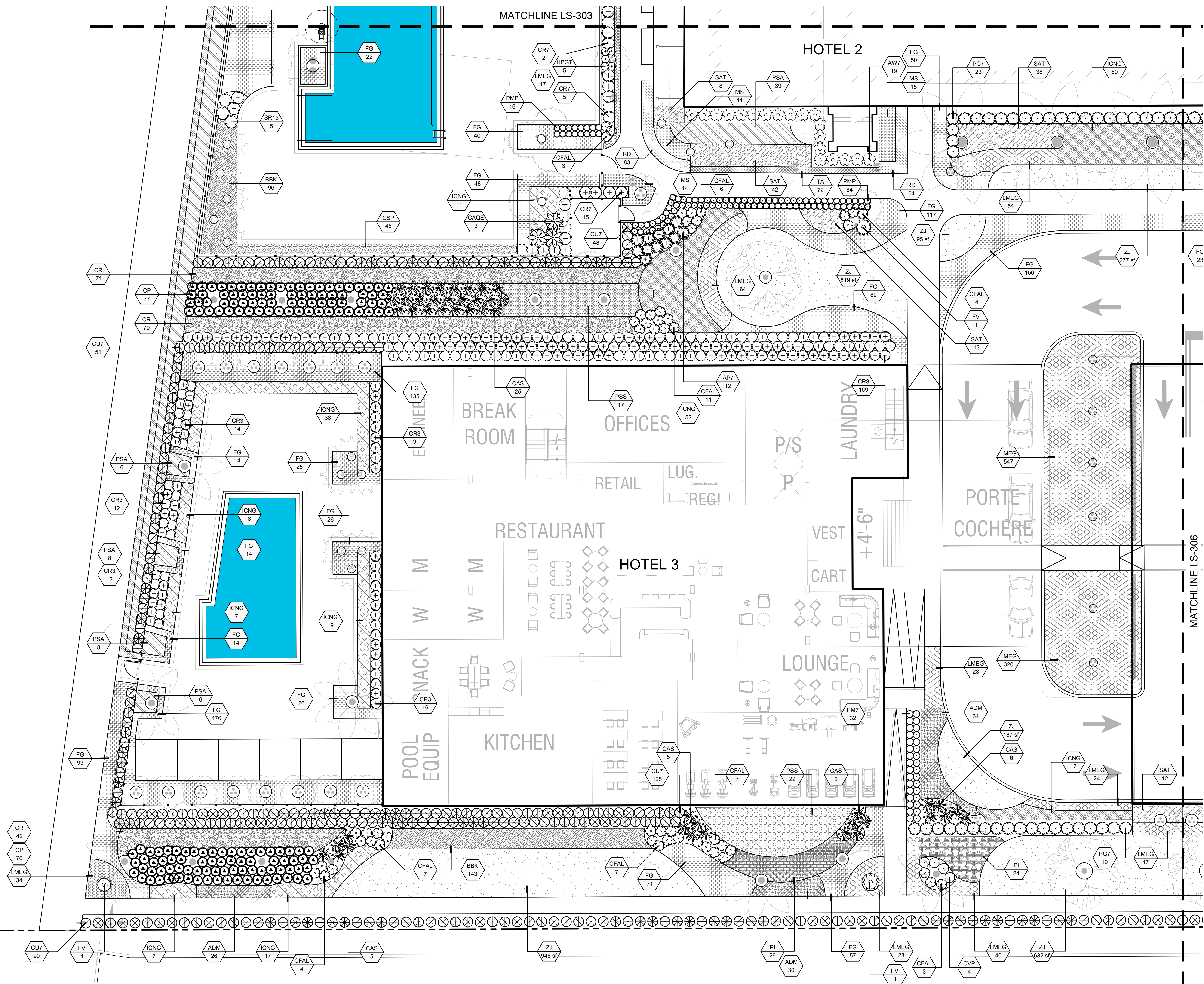
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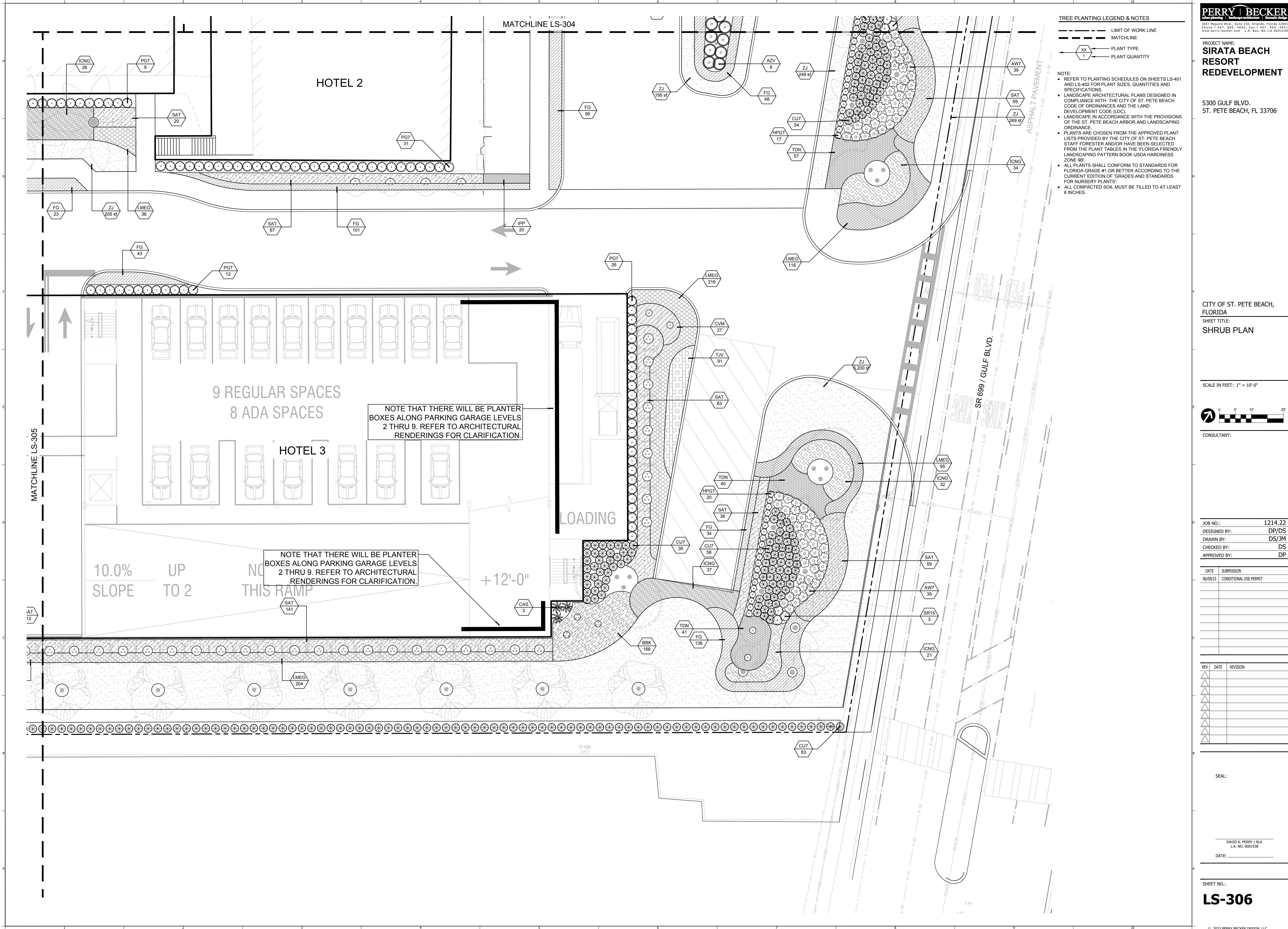
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE:

SHEET NO.:
LS-303







TREE PLANTING LEGEND & NOTES

- LIMIT OF WORK LINE
- - - MATCHLINE
- XX PLANT TYPE
- 1 PLANT QUANTITY

- NOTE:
- REFER TO PLANTING SCHEDULES ON SHEETS LS-401 AND LS-402 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
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 - ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
 - ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.

PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
SHRUB PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

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SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE:

SHEET NO.:

LS-306

PROJECT NAME:
**SIRATA BEACH
RESORT
REDEVELOPMENT**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**PLANTING
SCHEDULES**

SCALE IN FEET: N/A

CONSULTANT:

JOB NO.: 1214.22
DESIGNED BY: DP/DS
DRAWN BY: DS/JM
CHECKED BY: DS
APPROVED BY: DP

DATE	SUBMISSION
06/09/23	CONDITIONAL USE PERMIT

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SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

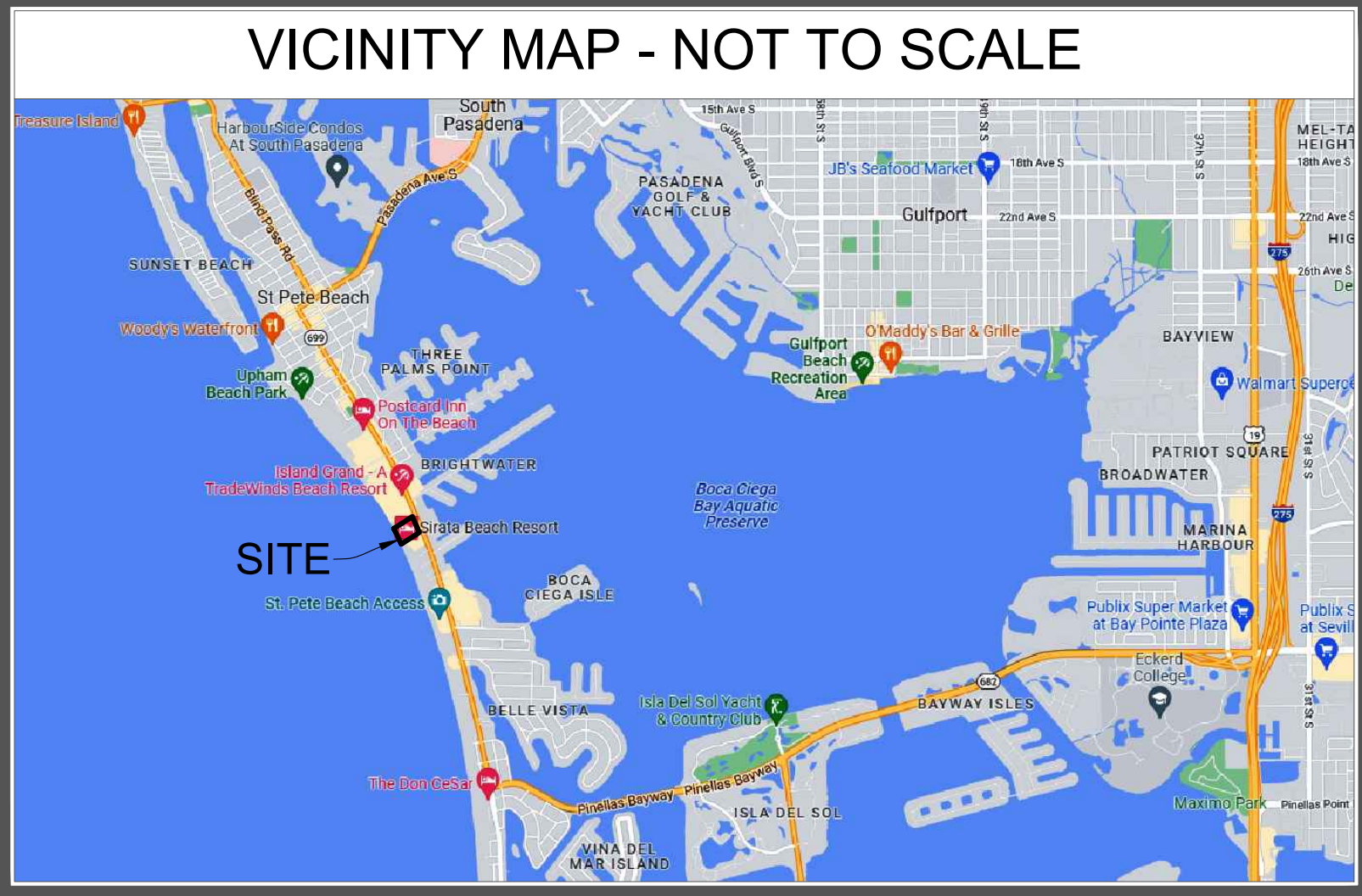
DATE:

SHEET NO.:

LS-401

TREE & PALM PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS	
AM	33	ADONIDIA MERRILLII / CHRISTMAS PALM	F.G.	DOUBLE TRUNK	MIN. 12' HT. EACH TRUNK	DOUBLE TRUNKS, DENSE ROUNDED FORM EACH HEAD, MATCHED APPEARANCE AND SIZE EACH TRUNK	
AW	1	ACOELORRHAPHE WRIGHTII / PAUROTIS PALM	F.G.		MIN 14'-16" O.A. HT. EACH TRUNK	FULL DENSE FOLIAGE TO BASE, FLORIDA FANCY, MIN. 15 TRUNKS, HEAVY FOLIAGE AT BASE, SPECIMEN QUALITY	
BG	61	BAMBUSA TEXTILIS GRACILIS / WEAVER'S BAMBOO	65 GAL		18'-20' HT., 20 CANES PER POT	FULL DENSE VIGOROUS SPECIMEN, FULL FOLIAGE TO 4' OFF GROUND	
BN	1	BISMARCKIA NOBILIS / BISMARCK PALM	F.G.		22' HT. OA, MIN 10' CT.	FLORIDA FANCY, FULL ROUNDED FORM, SPECIMEN QUALITY	
CAH	2	CALLIANDRA HAEMATOCEPHALA / POWDERPUFF TREE	B & B	3-3.5" CAL.	MIN. 10-12' HT., 5-6' SPR.	SYMMETRICAL CANOPY STRUCTURE, MATCHED APPEARANCE, MIN. 4' CT	
CG	1	CAESALPINIA GRANADILLO / BRIDAL VEIL TREE	65 GAL		12'-14' HT	FULL DENSE FOLIAGE, SYMMETRICAL UPRIGHT CENTRAL LEADER	
CGS	56	COCOS NUCIFERA 'GREEN MALAYAN' / COCONUT PALM	F.G.	HEAVY MATCHED CALIPERS	14' G.W.	DENSE VIGOROUS SPECIMEN, FULL HEAD, NO SCARRED TRUNKS	
CH	2	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	F.G.		5'-6' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED SYMMETRICAL APPEARANCE, TRIPLE TRUNK	
CI	10	CALOPHYLLUM INOPHYLLUM / KAMANI	100 GAL	3" CAL	16'-18' HT. O.A.	FULL DENSE FOLIAGE, SYMMETRICAL MATCHED UPRIGHT APPEARANCE, MULT-TRUNK, 5' CT	
CU	3	COCOLOBA UVIFERA / SEA GRAPE	30 GAL		12' HT. X 8' SPD.	FULL DENSE FOLIAGE, SYMMETRICAL MATCHED UPRIGHT APPEARANCE, MULT-TRUNK, 5' CT	
DL4	6	DYPSIS LUTESCENS / ARECA PALM	B & B	MULTI TRUNK, MIN 8-10 TRUNKS	14' O.A.	DENSE, VIGOROUS SPECIMEN, MATCHED APPEARANCE AND DENSITY,SUN GROWN, LA TO FIELD VERIFY	
DR	18	DELONIX REGIA / ROYAL POINCIANA	F.G.	MIN 8" CAL.	16' HT. X 10' SPD.	SPECIMEN QUALITY, SYMMETRICAL ROUNDED BRANCHING STRUCTURE, FULL DENSE FOLIAGE, MIN. 8' C.T., NO SCARRED TRUNKS, FIELD COLLECTED IF NECESSARY.	
LIJ	17	LIGUSTRUM JAPONICUM / JAPANESE PRIVET STANDARD	30 GAL	MULTI TRUNK, MIN 5 HEAVY TRUNKS	TREE FORM, 5' CT., 10' HT. X 10' SPD.	FULL DENSE SYMMETRICAL SPECIMEN, MIN 5 TRUNKS, MATCHED FORM AND APPEARANCE, REMOVE SMALL SECONDARY TRUNKS	
PDM	5	PHOENIX DACTYLIFERA 'MEDJOO'L' / DATE PALM	F.G.	HEAVY MATCHED CALIPERS	10' C.T.	FLORIDA FANCY, NO SCARRED TRUNKS, DIAMOND CUT, MATCHED APPEARANCE, LA TO FIELD VERIFY	
PR	13	PHOENIX ROEBELENI / PYGMY DATE PALM TRIPLE-TRUNK	F.G.	ALL TRUNKS TO HAVE MATCHED CALIPER	5'-7' C.T. EACH TRUNK	DENSE VIGOROUS SPECIMEN, FULL ROUNDED HEADS, MIN 8'-10' EACH HEAD	
PR3	3	PHOENIX RECLINATA / SENEGAL DATE PALM	F.G.	MIN. 15 HEAVY MATCHED HEADS	22' O.A.	FLORIDA FANCY SPECIMEN QUALITY, MIN. 15 TRUNKS, MIN. 22'-24' OA HT, SYMMETRICAL ROUNDED FORM, FULL DENSE HEADS, MATCHED CALIPERS, FULL FOLIAGE AT BASE, BASE TO BE CLEANED UP ONCE INSTALLED, WIDE SPREAD APPEARANCE, EQUALLY MATCHED HEADS	
REX	8	RHAPIS EXCELSA / LADY PALM	15 GAL		MIN. 4' HT, 4' SPR	MULTIPLE STEMS, FULL FOLIAGE, SPECIMEN QUALITY	
RR	4	ROYSTONEA REGIA / ROYAL PALM	B & B	HEAVY TRUNK	G.W. AS SHOWN	FULL ROUNDED FORM HEADS, MATCHED HEIGHTS AND APPEARANCE, SPECIMEN QUALITY, NO SCARRED TRUNKS, HEAVY MATCHED TRUNKS, FLORIDA FANCY, MINIMUM 14' GW	
SP12	13	SABAL PALMETTO / CABBAGE PALMETTO	F.G.	ALL TRUNKS TO HAVE MATCHED CALIPER	12' O.A.	BOOTED, FULL HEADS UNLESS OTHERWISE APPROVED, MIN. 9 FRONDS	
TR	27	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.		12' O.A.	FULL DENSE FOLIAGE, MATCHED APPEARANCE, SYMMETRICAL HEADS, SINGLE TRUNK, MIN 8' CT	
VM2	24	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	F.G.	DOUBLE TRUNK	14' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED APPEARANCE, LA TO FIELD VERIFY	
VM3	5	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	F.G.	MIN. 3 MAIN TRUNKS	14' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED APPEARANCE, LA TO FIELD VERIFY	

SHRUB & GROUNDCOVER PLANT SCHEDULE							
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		REMARKS	
AI	2	ALCANTAREA IMPERIALIS / IMPERIAL BROMELIAD	15 GAL	24" HT. X 36" SPD.		DENSE, FULL SYMMETRICAL FORM	
AP7	31	ALPINIA PURPURATA / RED GINGER	7 GAL	36" OA, MIN 5 PPP		FULL, DENSE FOLIAGE, SYMMETRICAL APPEARANCE	
AW7	143	ACALYPHA WILKESIANA / WILKES' ACALYPHA COPPER PLANT	7 GAL	36" HT. X 24" SPD.		DENSE VIGOROUS SPECIMEN	
AZV	64	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	7 GAL	24" O.A.		MIN. 3 P.P.P., FULL DENSE SYMMETRICAL SPECIMEN	
BNR	8	BOUGAINVILLEA X 'NEW RIVER' / BOUGAINVILLEA PURPLE	25 GAL	MIN 8' HT. TRELLIS GROWN		FULL DENSE FOLIAGE, THORNLESS VARIETY, MATCHED APPEARANCE, 8' FASTENED TO COLUMN TO PROMOTE GROWTH. PROVIDE PHOTO FOR APPROVAL.	
CAQE	29	CRINUM AUGUSTUM 'QUEEN EMMA' / 'QUEEN EMMA' CRINUM	15 GAL	36" O.A.		DENSE VIGOROUS SPECIMEN, SPECIMEN QUALITY, FULL ROUNDED FORM	
CAS	49	CRINUM ASIATICUM / GREEN LILY	45 GAL	36"HT., 36" SPD. FULL		FULL DENSE FOLIAGE, SPECIMEN QUALITY, MATCHED APPEARANCE	
CFAL	85	CORDYLINE FRUTICOSA 'AUNTIE LOU' / AUNTIE LOU TI PLANT	7 GAL	36" HT. X 24" SPD.		FULL DENSE FOLIAGE, MATCHED APPEARANCE	
CP	153	CORTADERIA PUMILA / DWARF PAMPAS GRASS	3 GAL	30" X 24"		FULL TO EDGE OF POT. EXHIBITING INFLORESCENCE AT INSTALL	
CR3	418	CLUSIA ROSEA / PITCH APPLE	3 GAL	18" HT. X 12" SPD.		FULL DENSE FOLIAGE; SHRUB FORM	
CR7	221	CLUSIA ROSEA / PITCH APPLE	7 GAL	30" O.A.		FULL DENSE FOLIAGE; SHRUB FORM	
CTB7	18	CORDYLINE TERMINALIS 'BLACK MAGIC' / BLACK MAGIC TI PLANT	7 GAL	4' HT., 3 P.P.P.		DENSE VIGOROUS SPECIMEN, STONG COLOR, SUN GROWN, OR SUN TRANSITIONED BY NURSERY PRIOR TO DELIVERY	
CUT	1,200	COCOLOBA UVIFERA / SEA GRAPE	7 GAL	36" HT. X 24" SPD.		FULL DENSE FOLIAGE	
CVP	4	CODIAEUM VARIEGATUM 'PETRA' / BRAVO CROTON	7 GAL	20" HT. X 18" SPD.		FULL, DENSE FOLIAGE, STRONG COLOR, SUN GROWN	
FV	48	FURCRAEA GIGANTEA 'VARIEGATA' / FALSE AGAVE	30 GAL	36" O.A.		SPECIMEN QUALITY, FULL DENSE SYMMETRICAL FORM, MATCHED APPEARANCE	
HPGT	55	HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH PARROT HELICONIA	3 GAL	24" HT. X 18" SPD.		FULL DENSE FOLIAGE, MATCHED SYMMETRICAL APPEARANCE	
HRSP	33	HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK' / SEMINOLE PINK HIBISCUS	3 GAL	40" HT., 36" SPD.		FLORIDA FANCY, FULL DENSE FOLIAGE, SYMMETRICAL APPEARANCE	
PB	23	PHILODENDRON BIPINNATIFIDUM / SPLIT-LEAF PHILODENDRON	7 GAL	36" O.A.		FULL DENSE FOLIAGE	
PBV	6	PANDANUS BAPTISTII 'VARIEGATED' / VARIEGATED PANDANUS	3 GAL	18" O.A.		FULL, DENSE SYMMETRICAL	
PG7	120	PODOCARPUS GRACILIOR / FERN PINE	30 GAL	6' HT., 3' SPD.		FULL DENSE SPECIMEN	
PM7	58	PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW	7 GAL	36" HT. X 12" SPD.		DENSE ROUNDED HEDGE FORM, FULL DENSE FOLIAGE	
PMP	419	PODOCARPUS MACROPHYLLUS 'PRINGLES' / PODOCARPUS	3 GAL	15" O.A.		SPECIMEN QUALITY, DENSE, MATURE FOLIAGE, FULL TO EDGE OF POT, FULL ROUNDED FORM	
SR15	48	STRELITZIA REGINAE / ORANGE BIRD OF PARADISE	15 GAL	36" O.A.			
SHRUB AREAS							
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS	
ADM	235	ASPARGUS DENSIFLORUS 'MEYERS' / FOXTAIL FERN	3 GAL	12" O.A.	18" o.c.	FULL, DENSE FOLIAGE, MINIMUM 3 PLANTS PER POT	
AS	33	ALLAMANDA SCHOTTII / BUSH ALLAMANDA	3 GAL	15" HT. X 18" SPD.	24" o.c.	FULL, DENSE FOLIAGE	
BBK	1,002	BOUGAINVILLEA SPP. / BOUGAINVILLEA 'BARBARA KARST'	3 GAL	12" O.A.	18" o.c.	FULL, DENSE, SYMMETRICAL, FLOWERING AT INSTALL	
CR	183	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	7 GAL	36" HT. X 24" SPD.	30" o.c.	FULL DENSE FOLIAGE	
CSP	63	CODIAEUM VARIEGATUM 'SLOPPY PAINTER' / SLOPPY PAINTER CROTON	3 GAL	24" HT X 24" SPRD	24" o.c.	FULL DENSE FOLIAGE, MATCHED APPEARANCE	
CVM	138	CODIAEUM VARIEGATUM 'MAMMEY' / MAMMEY CROTON	3 GAL	20" HT. X 18" SPD.	24" o.c.	FULL, DENSE FOLIAGE, STRONG COLOR, SUN GROWN	
HD	463	HELIANTHUS DEBILIS / DUNE SUNFLOWER	1 GAL	18" O.A.	15" o.c.	FULL DENSE FOLIAGE, MATCHED APPEARANCE	
ICNG	1,216	IXORA COCCINEA 'NORA GRANT' / RED IXORA	3 GAL	15" HT. X 15" SPD.	30" o.c.	DENSE FOLIAGE, MIN 5 HEAVY PRIMARY BRANCHES	
IDR	35	IXORA X 'DWARF RED' / DWARF RED IXORA	3 GAL	15" O.A.	24" o.c.	FULL DENSE FOLIAGE	
IPP	90	IXORA X 'PETITE PINK' / DWARF PINK IXORA	3 GAL	12" HT., 12" SPD.	18" o.c.	FULL DENSE FOLIAGE, FLOWERING AT INSTALL	
LEG	21	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT BORDER GRASS	1 GAL	18" O.A.	18" o.c.	FULL, DENSE FOLIAGE, FULL TO EDGE OF POT	
LMEG	3,659	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LIRIOPE	1 GAL	12" O.A.	18" o.c.	DENSE, VIGOROUS SPECIMEN, FULL TO EDGE OF POT	
MS	215	MICROSORUM SCOLOPENDRIUM / WART FERN	3 GAL	12" O.A.	24" o.c.	FULL, DENSE FOLIAGE, FULL TO EDGE OF POT	
PI	364	PLUMBAGO AURICULATA 'IMPERIAL BLUE' / PLUMBAGO	3 GAL	18" HT., X 18" SPD.	30" o.c.	FULL, DENSE FOLIAGE, FLOWERING AT INSTALLATION	
PSA	503	PENNISSETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	3 GAL	24" O.A.	24" o.c.	FULL DENSE FOLIAGE, SYMMETRICAL MATCHED APPEARANCE	
PSS	70	PHILODENDRON SELLOUM 'SHOWBOAT' / SPLIT LEAF PHILODENDRON	7 GAL	48" HT X 48" SPR	48" o.c.	FULL, DENSE FOLIAGE, FULL ROUNDED FORM	
SAT	1,622	SCHEFFLERA ARBORICOLA 'TRINETTE' / VARIEGATED SCHEFFLERA	3 GAL	18" O.A.	24" o.c.	DENSE VIGOROUS SPECIMEN	
TDN	322	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL	24" HT. X 18" SPD.	24" o.c.	DENSE VIGEROUS SPECIMEN	
TF	119	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	3 GAL	36" O.A.	36" o.c.	FULL DENSE FOLIAGE	
TV	119	TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL	15" O.A.	15" o.c.	FULL DENSE FOLIAGE	
GROUND COVERS							
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS	
ANN	113	ANNUALS - - / ANNUALS	6"POT		12" o.c.	CORD WITH LA FOR SEASONAL SELECTION	
FG	5,410	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL	12" O.A.	18" o.c.	FULL DENSE FOLIAGE, MIN 3 PPP	
RD	147	RHOEO DISCOLOR / OYSTER PLANT	1 GAL	12" O.A.	12" o.c.	FULL TO EDGE OF POT	
TA	763	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL	MIN. 3-5 RUNNERS	12" o.c.	FULL DENSE VIGOROUS GROWTH, MIN. 10" RUNNERS. INSTALL PULVERIZED MULCH IN ALL TA BEDS	
TJ	28	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	3 GAL	18" O.A.	24" o.c.	FULL DENSE FOLIAGE, MIN. 5 RUNNERS, TRELLIS GROWN	
TJV	257	TRACHELOSPERMUM JASMINOIDES 'VARIEGATUM' / VARIEGATED CONFEDERATE JASMINE	1 GAL	FULL TO EDGE OF POT	18" o.c.	FULL DENSE FOLIAGE	
ZJ	26,185 SF	ZOYSIA JAPONICA 'EMPIRE' / EMPIRE ZOYSIA	SOD	SOLID PANELS, SAND GROWN		SOLID PANELS, FREE OF WEEDS & DISEASE, NO BURNED PANELS, LAID TIGHT WITH NO GAPS	



LEGAL DESCRIPTION (O.R. 22281, PAGE 2159):

Tract 1: FEE

(PARCEL 1)

The Southeasterly 75 feet of Tract "A" of SERATA REPLAT, according to the plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, being a strip of land extending from the Shores of the Gulf of Mexico to the West boundary of State Road No. 699 between parallel lines 75 feet apart at right angles to the Southeasterly boundary of said strip being the Southeasterly boundary of said Tract "A" of SERATA REPLAT, all being and lying in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

(PARCEL 2)

That certain Tract of land in Government Lot 2, Section 6, Township 32 South, Range 16 East, extending from the Shores of the Gulf of Mexico to the Westerly line of State Road No. 699 formerly known as State Road No. 233 as described in Official Records Book 1363, Page 90 (clerk's Instrument No. 921433A), Pinellas County Records, lying between parallel lines 250 feet apart at right angles, the Southeastern boundary of which lies parallel to and 200 feet at right angles in a Northwesterly direction from the Northwesterly boundary of BENNETT BEACH UNIT "A", as recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, and as extended in a straight line to the Shores of the Gulf of Mexico and to said Westerly line of State Road No. 699.

(PARCEL 3)

The Northerly 75 feet of the following described Parcel:

From the intersection of the Westerly boundary of Gulf Boulevard (an 80 foot right-of-way) with the North boundary of BENNETT BEACH UNIT "A", according to plat thereof recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, as a Point of Beginning, run South 57°14'46" West, 524.44 feet, more or less, along said North boundary of BENNETT BEACH UNIT "A" to a point on the mean high water mark of the GULF OF MEXICO, said point being designated as Point "A" for convenience, return to the Point of Beginning and then South 22°54'12" West 203.49 feet along said Westerly boundary of said Gulf Boulevard, thence South 57°14'46" West, 524.44 feet, more or less to the said mean high watermark, thence Southerly along said mean high water mark 203.49 feet, more or less to Point "A".

Tract 2: FEE

Tract "A" SERATA REPLAT, Less the Southeasterly 75 feet thereof, according to plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, (being a strip of land extending from the shores of Gulf of Mexico to the West boundary of State Road No. 699, between parallel lines 321 feet apart at right angles, the Northwesterly boundary of said strip being the Northwesterly boundary of said Tract "A" SERATA REPLAT).

SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC. makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the Westerly right-of-way line of SR 699 (Gulf Blvd), having a Grid bearing of S 22°56'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 60' or smaller on Sheet 1 and 1" = 30' or smaller on Sheets 2-3.
- 5) All boundary line dimensions are field measured unless otherwise noted.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject property lies in Flood Zone "AE" and "VE", according to Flood Insurance Rate Map, Map No. 1210302276H for City of St. Pete Beach, Community No. 125149, Hillsborough County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- 8) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 11) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- 12) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- 13) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.
- 14) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "AG0012", having a published elevation of 4.70 feet (NAVD 88).

SURVEYOR'S CERTIFICATION:

To: xxxxxxxx

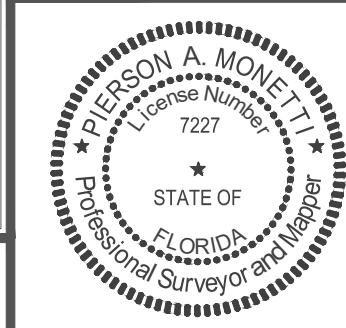
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/18/2023.

Pierson Monetti
2023.05.15 12:30:10
-04'00'

Pierson A. Monetti
Professional Land Surveyor No. 7227
In the State of Florida



Sirata Beach Resort
ALTA Boundary, Topographic, & Tree Survey
55300 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL
Project Number: 220195 **Sheet 1 of 4**



Surveyor's Certificate
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes
Pierson Monetti
2023.05.15
12:30:31 -04'00'
Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
1/18/23	Last field data acquisition	DB

Survey Datum
Horizontal Datum NAD83
Vertical Datum NAVD 88

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"
(PLAT BOOK 16, PAGE 106)

BENNETT BEACH
UNIT "A"
(PLAT BOOK 16, PAGE 106)

(NORTH) NORTHWESTERLY BOUNDARY
OF BENNETT BEACH UNIT "A"

S57°14'46"W 524.44' (R)

514.09'

200' (R)

S57°13'02"W 927.26'

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"

GRAND PLAZA HOTEL OWNER LLC
(O.R. 20377, PAGE 540)

S57°13'02"W 927.26'

SIRCS LB8325

413.17'

75' (R)

200' (R)

S57°14'46"W 524.44' (R)

514.09'

200' (R)

S57°13'02"W 927.26'

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"

GRAND PLAZA HOTEL OWNER LLC
(O.R. 20377, PAGE 540)

S57°13'02"W 927.26'

SIRCS LB8325

413.17'

75' (R)

200' (R)

S57°14'46"W 524.44' (R)

514.09'

200' (R)

S57°13'02"W 927.26'

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"

GRAND PLAZA HOTEL OWNER LLC
(O.R. 20377, PAGE 540)

S57°13'02"W 927.26'

SIRCS LB8325

413.17'

75' (R)

200' (R)

S57°14'46"W 524.44' (R)

514.09'

200' (R)

S57°13'02"W 927.26'

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"

GRAND PLAZA HOTEL OWNER LLC
(O.R. 20377, PAGE 540)

S57°13'02"W 927.26'

SIRCS LB8325

413.17'

75' (R)

200' (R)

S57°14'46"W 524.44' (R)

514.09'

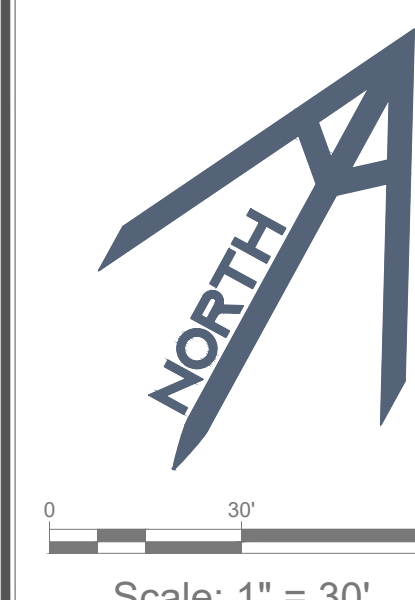
200' (R)

S57°13'02"W 927.26'

POINT OF COMMENCEMENT
TRACT 1 PARCEL 3
INTERSECTION OF THE WESTERLY
BOUNDARY OF GULF BOULEVARD
AND NORTHERLY BOUNDARY OF
BENNETT BEACH UNIT "A"

LEGEND

O.R. ----- Official Records Book
LB ----- Licensed Business
(R) ----- Record Measurement
(P) ----- Plat Measurement
FCM ----- Found Conc. Monument
FIP ----- Found Iron Pipe
FIR ----- Found Iron Rod
FIRC ----- Found Iron Rod and Cap
FMGD ----- Found Mag Nail and Disk
SIRC ----- Set Iron Rod and Cap
SMGD ----- Set Mag Nail and Disk
SX ----- Set X Cross



The diagram shows a tree with a large, rounded canopy labeled "Live Oak". A small circle to the left of the trunk is labeled "Tree location" and "36 LI". The trunk is labeled "Tree species". A horizontal line across the chest of the trunk is labeled "Diameter in inches at chest height" and "36". A vertical line along the trunk is labeled "4".

FAD	Found Aluminum Disk
FAX	Found Axle
FBD	Found Brass Disk
FCM	Found Conc. Monument
FCW	Found Copper Weld
FIP	Found Iron Pipe
FIPC	Found Iron Pipe and Cap
FIR	Found Iron Rod
FIRC	Found Iron Rod and Cap
FBM	Found Benchmark
FMG	Found Mag Nail
FMGD	Found Mag Nail and Disk
FWM	Found Monument in We
FND	Found
FNL	Found Nail
FPIPI	Found Pinched Iron Pipe
FPK	Found PK Nail
FPKD	Found PK Nail and Disk
FX	Found X Cross
SIRC	Set Iron Rod and Cap
SMG	Set Mag Nail
SMGD	Set Mag Nail and Disk

LEGEND

	Electric Vault
	Fiber Vault
	Telephone Vault
	Utility Vault
	Cable Pedestal
	Electric Pedestal
	Fiber Pedestal
	Telephone Pedestal
	Utility Pedestal
	Guy Anchor
	Light Pole
MW	Monitoring Well
	Utility Pole
S	Sanitary Cleanout
	Sign
	Delineator Post
WW	Water Well
	Grate Top Inlet
	Mail Box
	Transformer
SRVC	Service Cabinet
	Benchmark

C ----- Cable Box
E ----- Electric Box
F ----- Fiber Box
R ----- Reclaimed Water B
P ----- Telephone Box
T ----- Traffic Box

Elevation In Feet
 Elevation Shot Location

Date	

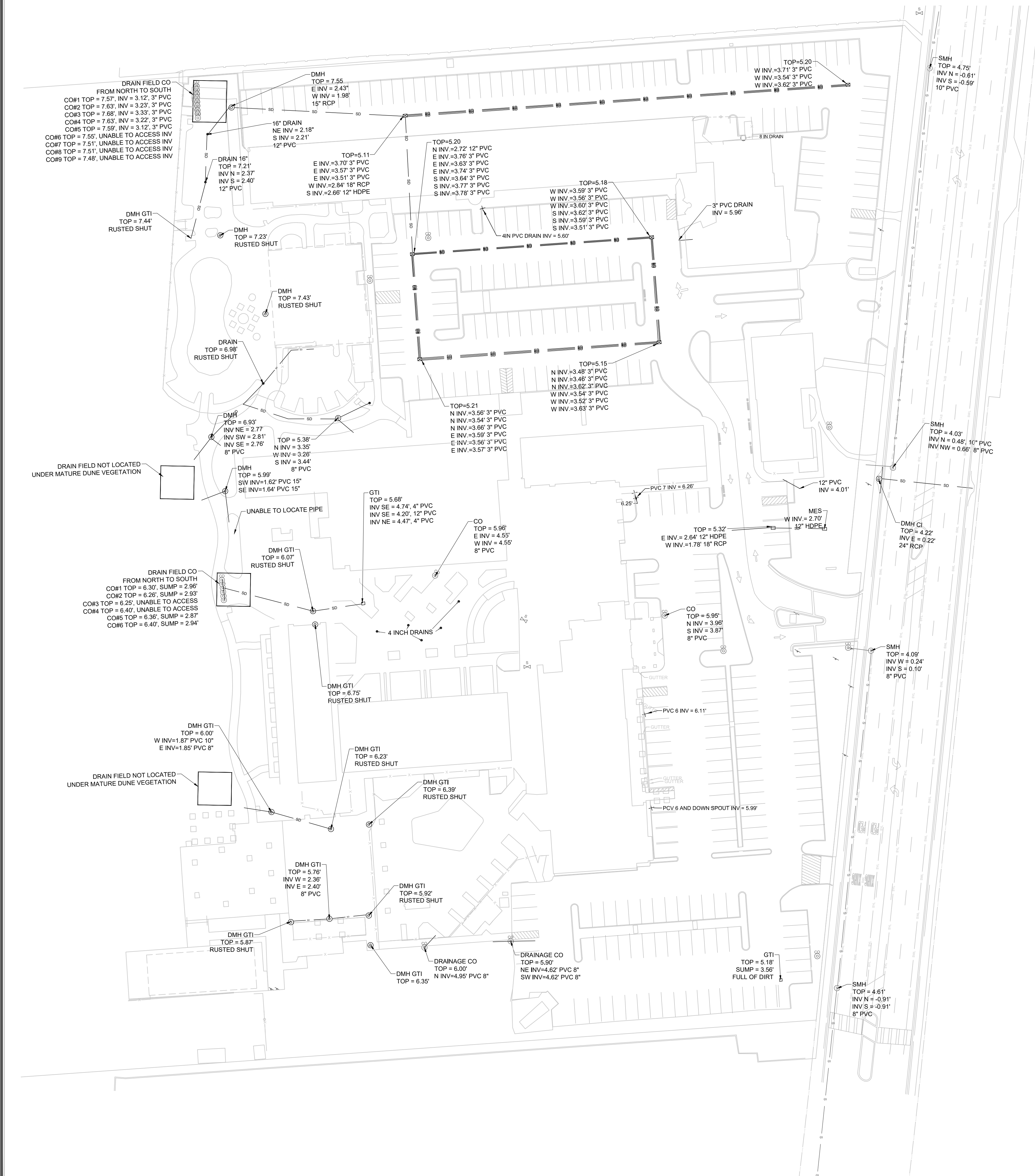


701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

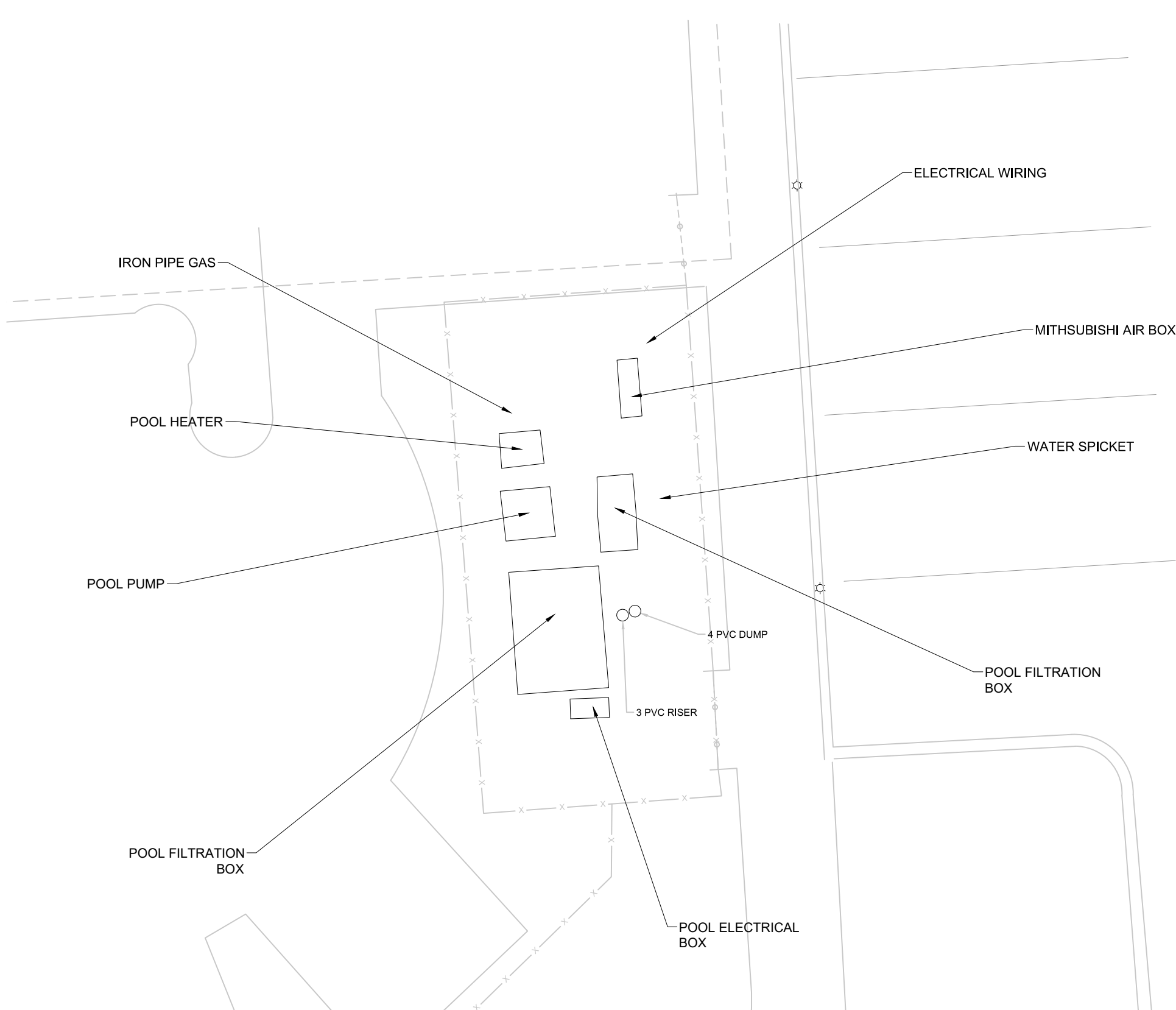
Sirata Beach Resort
ALTA Boundary, Topographic, & Tree Survey
55300 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL

Project Number: 220195	Sheet 2 of 4
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Overall Drainage



Pool Utility Detail (Not To Scale)



LEGEND			
SNL	Set Nail	Electric Handhole	Utility Marker
SX	Set X Cross	Cable Handhole	Water Marker
TP	Traverse Point	Fiber Handhole	Cable Marking
WP	Work Point	Gas Handhole	Utility Vault
SYL	Solid Yellow Line	Irrigation Handhole	Electric Marking
SWL	Solid White Line	Sanitary Handhole	Fiber Marking
DWL	Dashed White Line	Telephone Handhole	Gas Marking
DYL	Dashed Yellow Line	Utility Handhole	Water Marking
OU	Overhead Utility Lines	Water Handhole	Sanitary Marking
S	Sanitary Sewer Line	Electric Meter	Air Release Valve
G	Gas Line	Gas Meter	Force Main Valve
SD	Storm Drain Line	Irrigation Meter	Gas Valve
W	Water Line	Reclaimed Water Meter	Irrigation Valve
C	Communications Line	Sanitary Meter	Reclaimed Water Valve
TT	Train Tracks	Water Meter	Sanitary Valve
F	Fence	Cable Marker	Utility Valve
GR	Guard Rail	Electric Marker	Water Valve
TOB	Top of Bank	Fiber Marker	Drainage Manhole
BP	Backflow Preventer	Gas Marker	Electric Manhole
CO	Cleanout	Irrigation Marker	Manhole
FD	Fire Dept. Connection	Sanitary Marker	Sanitary Manhole
FDH	Fire Hydrant		Grease Manhole
			Cable Vault
			Electric Vault
			Fiber Vault
			Telephone Vault
			Utility Vault
			Cable Pedestal
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			Manhole

SEAMARK CONDO
 ZONING: LARGE RESORT (LR)
 TAX PARCEL ID: 06-32-16-11484-00-0010
 OWNER: SEAMARK INC

PROJECT SITE
 TOTAL AREA: 15.45 ACRES
 BUILDABLE AREA: 8.62 ACRES

BELLWEATHER BEACH RESORT
 ZONING: LARGE RESORT (LR)
 TAX PARCEL ID: 06-32-16-00000-320-0500
 OWNER: GRAND PLAZA HOTEL OWNER LLC

PROPERTY LINE

EXISTING 6-STORY CONDO BUILDING

EXISTING 2-STORY BUILDING

EXISTING 2-STORY BUILDING

HOTEL 2

RESTAURANT

POOL

COASTAL CONSTRUCTION CONTROL LINE (O.R. 11760, PAGE 2687)

SR 699 GULF BOULEVARD

FOOT SECTION 140, 15100-2603
 PUBLIC RIGHT OF WAY WIDTH VARIES
 ASPHALT PAVED

N26°55'02"W 326.99'

N24°00'27"W 401.71'

N57°16'05"E 947.66'

15' SIDE YARD BUFFER (50% REDUCTION)

30' SIDE YARD BUFFER

30' SIDE YARD SETBACK

50.5'

74.8'

55.0'

25' FRONT YARD SETBACK

10' FRONT YARD BUFFER

S22°56'02"E 402.91'

N57°13'58"E 10.15'

85.4'

110.4'

30.3'

76.6'

140.1'

165.1'

30' SIDE YARD BUFFER

30' SIDE YARD SETBACK

15' SIDE YARD BUFFER (50% REDUCTION)

S57°13'02"W 927.26'

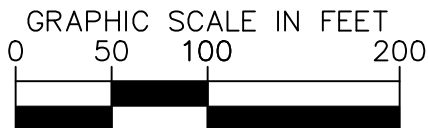
S22°56'02"E 329.32'

25' FRONT YARD SETBACK

8' FRONT YARD BUFFER

X-SS-10

5'10



PROPERTY LINE

COASTAL CONSTRUCTION CONTROL LINE

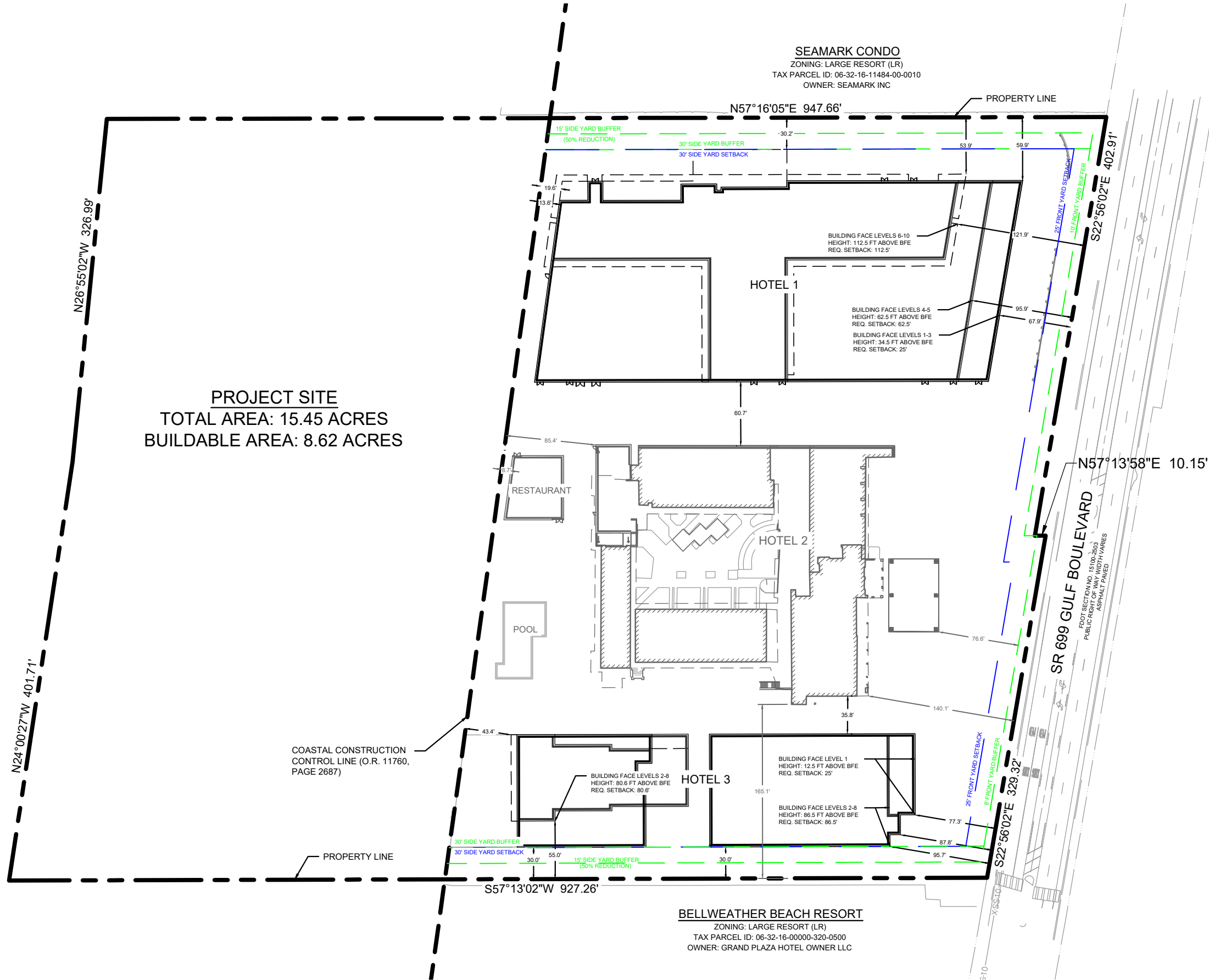
EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO BE REMOVED

PROPOSED BUILDING

Page 63 of 70

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DESIGN ENGINEER: SCOTT W. GILNER FLORIDA REGISTRATION NUMBER 63945	SCALE: AS NOTED DESIGNED BY: SWG DRAWN BY: BHP CHECKED BY: SWG	PROPOSED BUILDING FOOTPRINT EXHIBIT	SAINT PETE RESORT PREPARED FOR: COLUMBIA SUSSEX CORPORATION CITY OF ST. PETE BEACH FLORIDA	DATE 1/30/2023 PROJECT NO. 145423000 SHEET NUMBER EX-02	REVISIONS No. DATE BY
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Kimley»Horn
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600 NORTH FRANKLIN STREET, SUITE 100, TAMPA, FL 33602
PHONE: 813-433-1400
WWW.KIMLEY-HORN.COM RESIDENTIAL No. 38108

SEAMARK CONDO
 ZONING: LARGE RESORT (LR)
 TAX PARCEL ID: 06-32-16-11484-00-0010
 OWNER: SEAMARK INC

PROJECT SITE
 TOTAL AREA: 15.45 ACRES
 BUILDABLE AREA: 8.62 ACRES

HOTEL 1
 BUILDING FACE LEVELS 6-10
 HEIGHT: 112.5 FT ABOVE BFE
 REQ. SETBACK: 112.5'
 BUILDING FACE LEVELS 4-5
 HEIGHT: 62.5 FT ABOVE BFE
 REQ. SETBACK: 62.5'
 BUILDING FACE LEVELS 1-3
 HEIGHT: 34.5 FT ABOVE BFE
 REQ. SETBACK: 25'

HOTEL 2

HOTEL 3
 BUILDING FACE LEVEL 1
 HEIGHT: 12.5 FT ABOVE BFE
 REQ. SETBACK: 25'
 BUILDING FACE LEVELS 2-8
 HEIGHT: 86.5 FT ABOVE BFE
 REQ. SETBACK: 86.5'

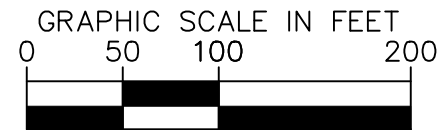
RESTAURANT

POOL

COASTAL CONSTRUCTION CONTROL LINE (O.R. 11760, PAGE 2687)

SR 699 GULF BOULEVARD
 FOOT SECTION 15100-2603
 PUBLIC RIGHT OF WAY WIDTH VARIES
 ASPHALT PAVED

BELLWEATHER BEACH RESORT
 ZONING: LARGE RESORT (LR)
 TAX PARCEL ID: 06-32-16-00000-320-0500
 OWNER: GRAND PLAZA HOTEL OWNER LLC



PROPERTY LINE

COASTAL CONSTRUCTION CONTROL LINE

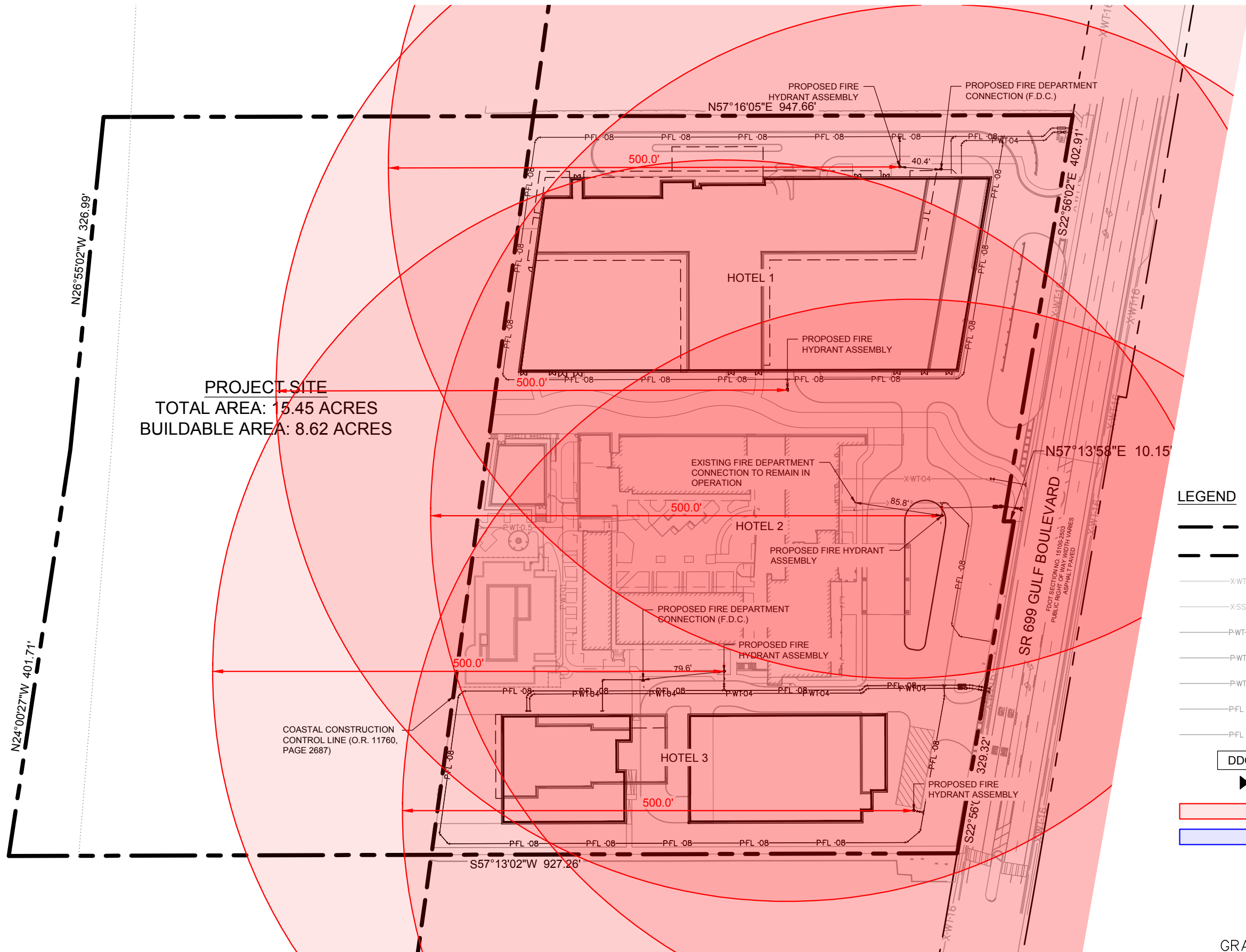
EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO BE REMOVED

PROPOSED BUILDING

SHEET NUMBER	EX-03
PROJECT NO.	145423000
DATE	1/30/2023
CITY OF ST. PETE BEACH	FLORIDA
COLUMBIA SUSSEX CORPORATION PREPARED FOR	SAINT PETE RESORT
EXISTING AND PROPOSED BUILDING OVERLAY EXHIBIT	
SCALE	AS NOTED
DESIGNED BY	SVG
DRAWN BY	BHP
CHECKED BY	SVG
DESIGN ENGINEER:	SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER	63945
DATE:	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 605 NORTH WALKEY STREET, SUITE 100, TAMPA, FL 33602 PHONE: 813-830-1400 WWW.KIMLEY-HORN.COM REGISTRY No. 39100	
No.	
REVISIONS	
DATE	
BY	

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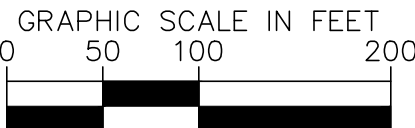


PROJECT SITE
TOTAL AREA: 15.45 ACRES
BUILDABLE AREA: 8.62 ACRES

LEGEND

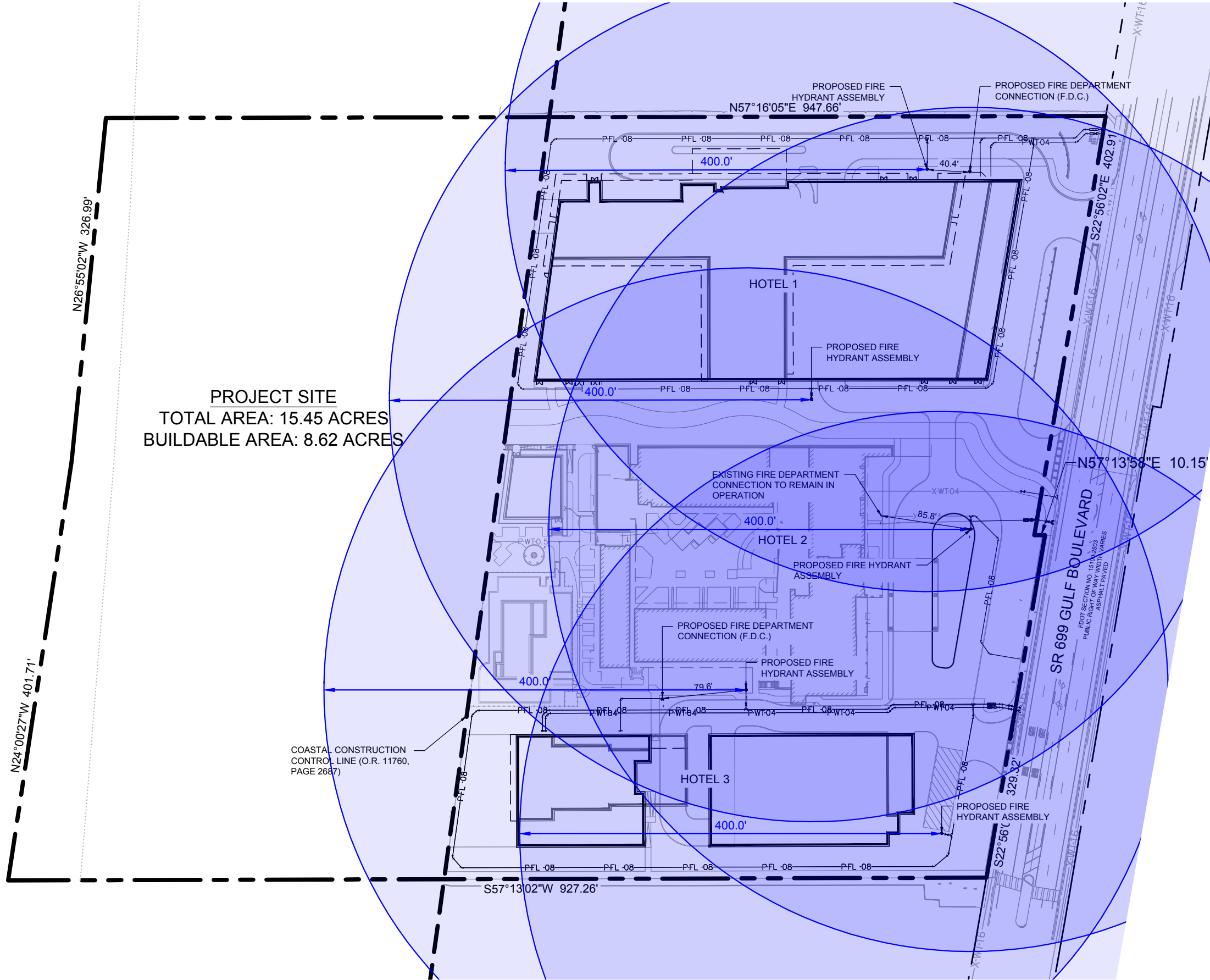
- PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE
- EXISTING 4" WATER LINE
- EXISTING 8" WATER LINE
- PROPOSED 0.5" WATER LINE
- PROPOSED 1" WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED 6" FIRE LINE
- PROPOSED 8" FIRE LINE
- PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- PROPOSED GATE VALVE (SIZE TO MATCH THE PROPOSED PIPE SIZE)
- 500' HYDRANT TO HYDRANT RADIUS
- 400' HYDRANT TO BUILDING RADIUS

DDCVA



DESIGN ENGINEER: SCOTT W. GILNER		FLORIDA REGISTRATION NUMBER 63945		DATE:	
SCALE	AS NOTED	DESIGNED BY SWG	DRAWN BY BHP	CHECKED BY SWG	
FIRE PROTECTION EXHIBIT					
SAINT PETE RESORT PREPARED FOR COLUMBIA SUSSEX CORPORATION CITY OF ST. PETE BEACH FLORIDA					
DATE 1/30/2023					
PROJECT NO. 145423000					
SHEET NUMBER EX-01					
REVISIONS					
No.				DATE	BY

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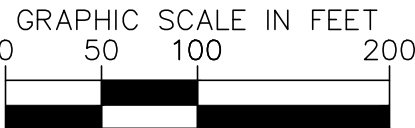
PROJECT SITE
TOTAL AREA: 15.45 ACRES
BUILDABLE AREA: 8.62 ACRES

COASTAL CONSTRUCTION
CONTROL LINE (O.R. 11760,
PAGE 2687)

LEGEND

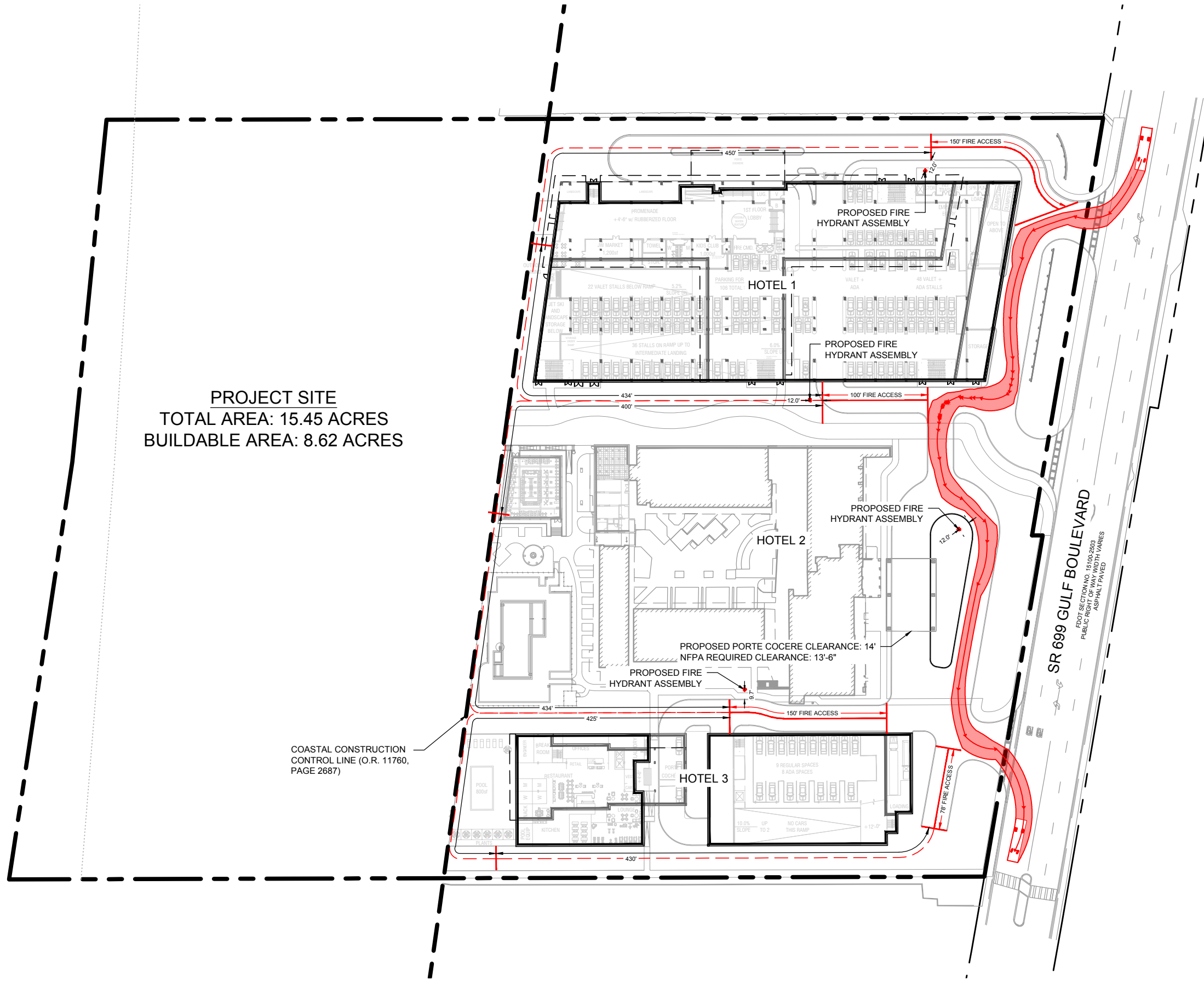
- PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE
- EXISTING 4" WATER LINE
- EXISTING 8" WATER LINE
- PROPOSED 0.5" WATER LINE
- PROPOSED 1" WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED 6" FIRE LINE
- PROPOSED 8" FIRE LINE
- PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- PROPOSED GATE VALVE (SIZE TO MATCH THE PROPOSED PIPE SIZE)
- 500' HYDRANT TO HYDRANT RADIUS
- 400' HYDRANT TO BUILDING RADIUS

DDCVA



DESIGN ENGINEER: SCOTT W. GILNER		FLORIDA REGISTRATION NUMBER 63945		DATE:	
SCALE AS NOTED		DESIGNED BY SWG		DRAWN BY BHP	
FIRE PROTECTION EXHIBIT		SAINT PETE RESORT PREPARED FOR COLUMBIA SUSSEX CORPORATION		CITY OF ST. PETE BEACH FLORIDA	
DATE 1/30/2023		PROJECT NO. 145423000		SHEET NUMBER EX-02	
REVISIONS		No.		DATE	
BY					

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PROJECT SITE
TOTAL AREA: 15.45 ACRES
BUILDABLE AREA: 8.62 ACRES

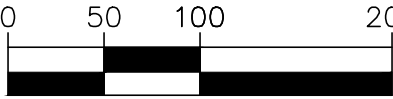
COASTAL CONSTRUCTION
CONTROL LINE (O.R. 11760,
PAGE 2687)



NORTH

GRAPHIC SCALE IN FEET

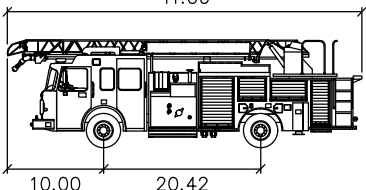
0 50 100 200



LEGEND

--- PROPERTY LINE

-.-.- COASTAL CONSTRUCTION CONTROL LINE



City of St Pete Beach Fire Aerial

feet

Width : 8.33

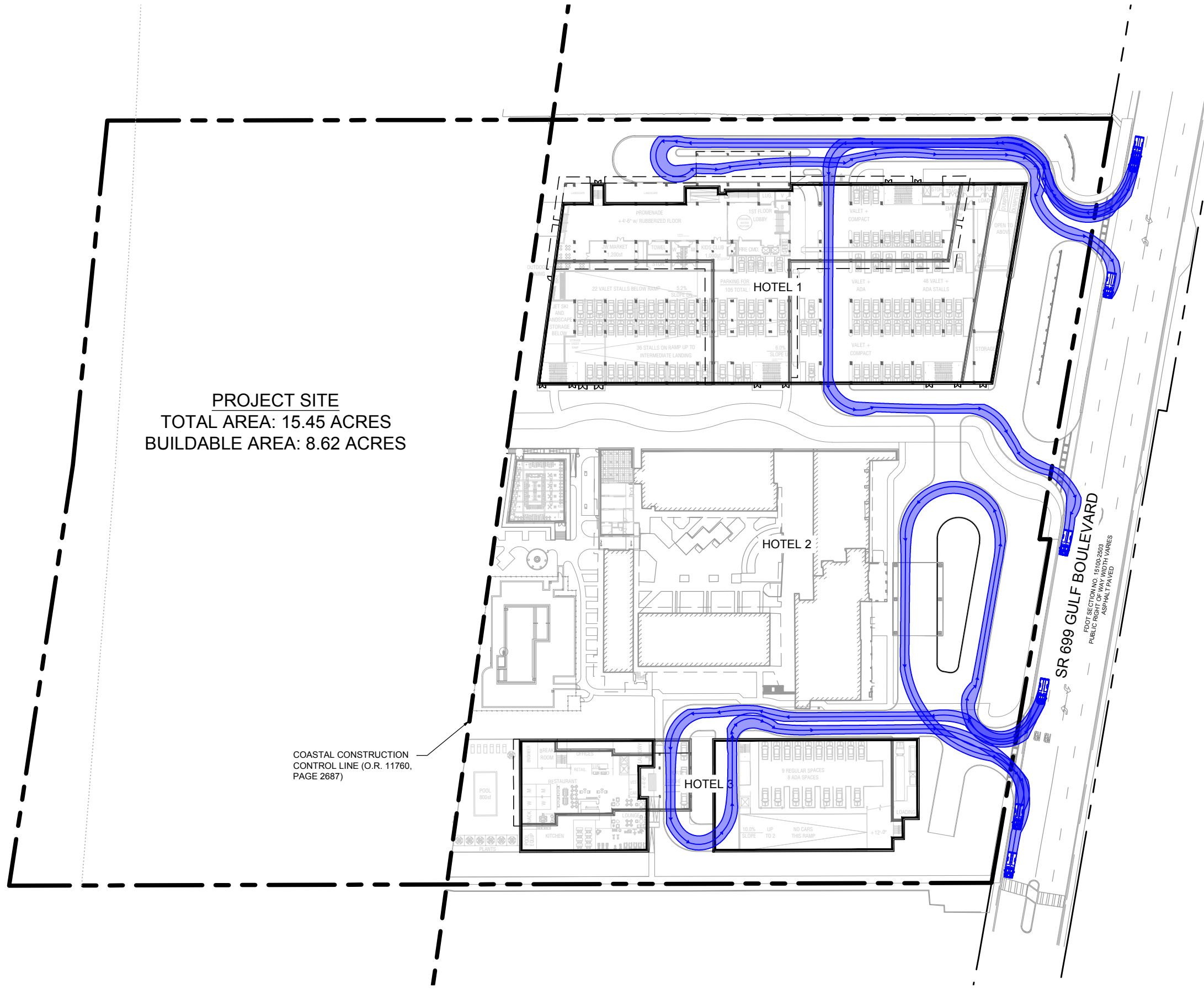
Track : 8.33

Lock to Lock Time : 6.0

Steering Angle : 45.0

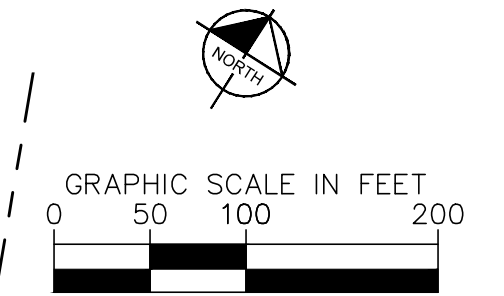
SAINT PETE RESORT		FIRE ACCESS EXHIBIT		Kimley»Horn	
PREPARED FOR COLUMBIA SUSSEX CORPORATION				© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 600 NORTH FRANKLIN STREET, SUITE 400, TAMPA, FL 33602 PHONE: 813-433-1400 WWW.KIMLEY-HORN.COM RESIDENT No. 38108	
DATE 1/30/2023		DESIGN ENGINEER: SCOTT W. GILNER		FLORIDA REGISTRATION NUMBER 63945	
PROJECT NO. 145423000		SCALE AS NOTED DESIGNED BY SWG		DATE: BHP	
SHEET NUMBER EX-01		DRAWN BY BHP		CHECKED BY SWG	
CITY OF ST. PETE BEACH		FLORIDA		REVISIONS	
				No.	
				DATE	
				BY	

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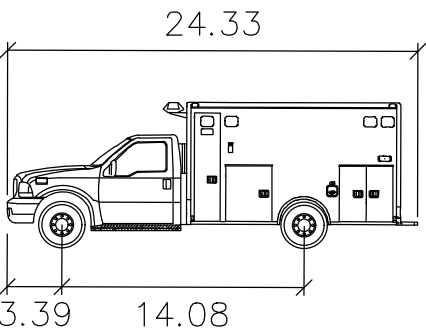


PROJECT SITE
TOTAL AREA: 15.45 ACRES
BUILDABLE AREA: 8.62 ACRES

COASTAL CONSTRUCTION
CONTROL LINE (O.R. 11760,
PAGE 2687)



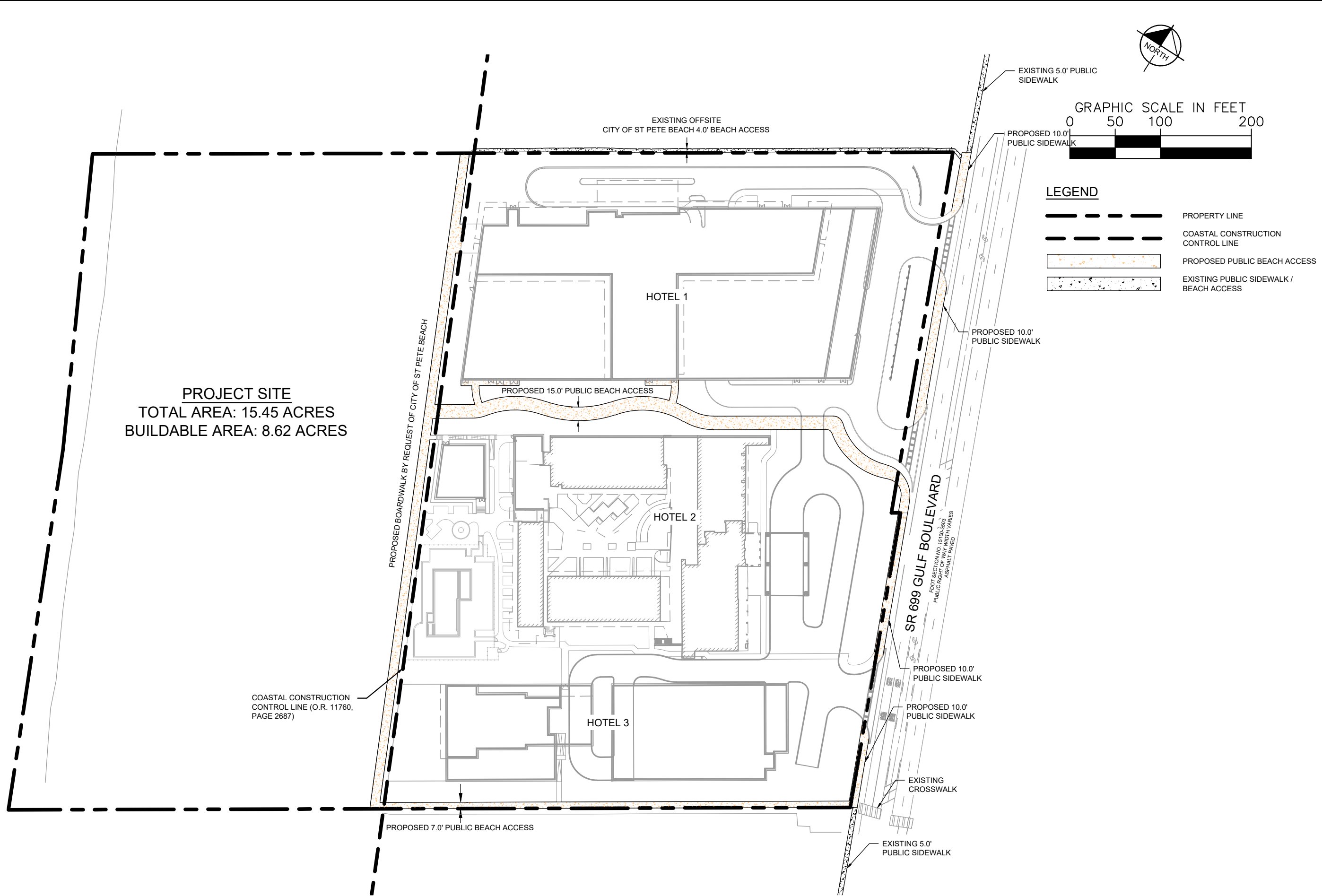
LEGEND
----- PROPERTY LINE
----- COASTAL CONSTRUCTION
CONTROL LINE



Medtec AD-170
feet
Width : 8.00
Track : 7.79
Lock to Lock Time : 6.0
Steering Angle : 46.4

SAINT PETE RESORT		Kimley»Horn		DESIGN ENGINEER: SCOTT W. GILNER		FLORIDA REGISTRATION NUMBER 63945		DATE:		REVISIONS		DATE		BY	
PREPARED FOR COLUMBIA SUSSEX CORPORATION		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 400 NORTH FRANKLIN STREET, SUITE 400, TAMPA, FL 33602 PHONE: 813-433-1400 WWW.KIMLEY-HORN.COM REGISTRATION NO. 38108		DESIGNED BY SWG		DRAWN BY BHP		CHECKED BY SWG		No.		No.		No.	
CITY OF ST. PETE BEACH		FLORIDA		DATE 1/30/2023		PROJECT NO. 145423000		SHEET NUMBER EX-02							

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SAINT PETE RESORT		PUBLIC BEACH ACCESS EXHIBIT		DESIGN ENGINEER: SCOTT W. GILNER FLORIDA REGISTRATION NUMBER 63945		DATE: 1/30/2023	
PREPARED FOR COLUMBIA SUSSEX CORPORATION				SCALE AS NOTED DESIGNED BY DRAWN BY CHECKED BY		DATE: 1/30/2023	
CITY OF ST. PETE BEACH		FLORIDA		DATE: 1/30/2023		PROJECT NO. 145423000	
SHEET NUMBER		EX-01		SHEET NUMBER		SHEET NUMBER	
DATE 1/30/2023		PROJECT NO. 145423000		SHEET NUMBER		SHEET NUMBER	
REVISIONS		No.		DATE		BY	

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