PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, March 4, 2024
2:30 PM

Note corrected time to 2:30 PM above

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the March 4, 2023 agenda.

2. Audience Comments -
Comments shall be limited to 3 minutes for general and agenda items. Please complete and submit a public comment card to the Clerk.

3. Action Items -

a. Conditional Use Permit #23033 (Resolution 2023-27): Tradewinds Resort (5600, 5700, 5750, 5800, 5900, 6000 Gulf Blvd)
Applicant will be requesting continuance of the following to a date certain of March 18, 2024, with time to be discussed at the March 4th meeting:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 35.3.(b)(1) AND 35.4.(b) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF A FOUR-PHASE TEMPORARY LODGING REDEVELOPMENT THAT WILL INCLUDE 1,596 TOTAL TEMPORARY LODGING UNITS, OR 63.18 UNITS PER BUILDABLE ACRE, OF WHICH 629 UNITS ARE ADDITIONAL ABOVE EXISTING, 59,895 SQ. FT. OF MEETING SPACE OF WHICH 14,303 SQ. FT. IS ADDITIONAL ABOVE EXISTING, 79,126 SQ. FT. OF RETAIL AND RESTAURANT SPACE OF WHICH 42,964 SQ. FT. IS ADDITIONAL ABOVE EXISTING, 31,105 SQ. FT. OF OFFICE SPACE OF WHICH 10,486 SQ. FT. IS ADDITIONAL ABOVE EXISTING, AND DEVELOP NEW

LODGING, ACCESSORY AND AMENITY STRUCTURES CONTAINING THE AFOREMENTIONED UNITS, ACCESSORY SPACES AND AMENITIES, AS WELL AS OUTDOOR AMENITIES AND PARKING GARAGES, THAT WILL EXTEND UP TO 116 FEET IN HEIGHT ABOVE BASE FLOOD ELEVATION (BFE) TO THE ROOFLINE AND 128 FEET IN HEIGHT ABOVE BFE WHEN INCLUDING ROOFTOP AMENITIES OR DECORATIVE FEATURES, AND PERMIT TWO ROOFTOP DINING AND DRINKING AMENITIES THAT INCLUDES THE PLAYING OF OUTDOOR MUSIC, TO PARCELS #06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500, AND 01-32-15-00000-110-0400 WITH ADDRESSES OF 5600, 5700, 5750, 5800, 5900, AND 6000 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Action Options: Motion to [recommend approval with conditions/recommend approval/recommend denial] of Resolution 2023-27 to the City Commission.

b. Development Agreement: City of St. Pete Beach and TRADEWINDS SPB DEVELOPER, LLC

Applicant will be requesting continuance of the following to a date certain of March 18, 2024, with time to be discussed at the March 4th meeting:

An agreement between the City of St. Pete Beach, Florida and TRADEWINDS SPB DEVELOPER LLC to implement the development activities and associated public and private improvements contemplated in the development of Conditional Use Permit No. 23033.

Action Options: Motion to recommend [approval/denial] of the development agreement to the City Commission.

4. Discussion Items
5. Adjournment - **Next meeting March 18, 2024**

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Action Request: Upon successful resolution of the three conditional use permit criteria for which staff found partial support:

Motion to recommend approval of Resolution 2023-27 to the City Commission with staff conditions, contingent upon recommendation of approval for the companion development agreement.

Strategic Objective:

Date: March 4, 2024

Prepared By: Brandon Berry, Planner II

Through: Wayne Saunders, Interim City Manager

Summary of Issue: Applicant requests a conditional use permit, as described in the request, that is proposed to proceed across four phases as follows:

Phase 1 – Construction of a twelve-story guest tower of 116 feet in height above BFE containing 154 temporary lodging units, a six-story parking garage of 46 feet in height above BFE, a two-story beach front restaurant of 17 feet in height above BFE, and outdoor pool and guest amenities, that will increase total site unit count to 1,121 lodging units (44.38 units per buildable acre);

Phase 2 – Construction of an eleven-story guest tower of 116 feet in height above BFE with roof deck amenities extending to 128 feet in height above BFE containing 261 temporary lodging units (240 unit increase after demolition of 21 existing lodging units) along with interior retail/restaurant and office space, a two-story building of 37.7 feet in height above BFE containing meeting space, a one-story building of eight feet in height above BFE containing frontage retail, five- and seven-story parking garages of 34 and 54 feet in height above BFE respectively, and outdoor pool and guest amenities, that will increase total site unit count to 1,361 lodging units

(53.88 units per buildable acre);
Phase 3 – Construction of a twelve-story guest tower of 112.34 feet in height above BFE containing 235 temporary lodging units, a one-story building of eight feet in height above BFE containing frontage retail, a four-story parking garage of 24 feet in height above BFE, and outdoor pool and guest amenities, that will increase total site unit count to 1,596 lodging units (63.18 units per buildable acre).
Phase 4 – Construction of a two-story office and lobby building of 13 feet in height above BFE, and outdoor guest amenities, with no increase in site unit count above Phase 3 (63.18 units per buildable acre).

At completion of buildout, the request above is expected to increase the transient population during peak season by 974 additional guests.

The request above is made pursuant to LDC Sec. 35.3.(b)(1).

In addition, the applicant is requesting to permit a rooftop dining and drinking amenity on the second level of the phase 1 beach front restaurant, and on the hotel rooftop in phase 2, both of which will include the playing of outdoor music. This request is made pursuant to LDC Sec. 35.4.(b).

Funding: N/A

Attachments:

1. Resolution 2023-27
2. Staff Report
3. Staff Report Addendum A - Goals, Objectives and Policies Analysis
4. CUP #23033: Civil Site Plan
5. CUP #23033: CUP (Simplified) Site Plan
6. CUP #23033: Elevations
7. CUP #23033: Architectural Renderings
8. CUP #23033: Building Floor Plans
9. CUP #23033: Rooftop View Deck Site Plan
10. CUP #23033: Rooftop View Deck Rendering
11. CUP #23033: Rooftop Dining, Drinking, and Outdoor Music Area Markup
12. CUP #23033: Landscaping Plan
13. CUP #23033: Application (Original)
14. CUP #23033: Application Narrative (Revised 9.22.23)
15. CUP #23033: Affidavit & Authorizations

16. CUP #23033: TRC Responses Document
17. CUP #23033: Response to Staff Comments of 1.25.24
18. CUP #23033: Digital Survey (Signed & sealed physical copy is on file)
19. CUP #23033: Transportation Analysis (2.16.24)
20. CUP #23033: Tradewinds Traffic Methodology (2.15.24)
21. CUP #23033: Applicant Comment Pertaining to Pasadena Ave Exclusion from Study
22. CUP #23033: Financial Impact Study
23. CUP #23033: Construction Management Firm Letter
24. CUP #23033: Assets Confirmation
25. CUP #23033: Management Firm Project Portfolio
26. CUP #23033: Construction Cost Estimates
27. CUP #23033: Property Tax Invoices (2023)
28. CUP #23033: Property Tax Invoices (2022)
29. CUP #23033: Fire Dept Comment Responses 2.1.24
30. CUP #23033: Will Serve Letter Pinellas County (Potable Water)
31. CUP #23033: Duke Energy Will Serve Letter
32. CUP #23033: Tradewinds Concurrency Estimates (Wastewater - By Phase)
33. CUP #23033: Concurrency Estimate (Potable Water)
34. CUP #23033: Draft Sewer Routing Graphic (Prepared by City Public Works)
35. CUP #23033: Typical Vault Sections
36. CUP #23033: Shadow Study
37. CUP #23033: Soils Map
38. CUP #23033: Fiber Soils Information Packet
39. CUP #23033: Wind Assessment
40. CUP #23033: 1754 Properties Company Profile
41. CUP #23033: Parcel Information
42. CUP #23033: Entity Information
43. CUP #23033: 2023 Tradewinds Hurricane Policy and Procedure
44. CUP #23033: Tax Tables
45. CUP #23033: Texas Ave Vacation Title Report
46. CUP #23033: Original Delivery Letter
47. CUP #23033: September 2023 Resubmittal Cover Letter

RESOLUTION 2023-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 35.3.(b)(1) AND 35.4.(b) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE CONSTRUCTION OF A FOUR-PHASE TEMPORARY LODGING REDEVELOPMENT THAT WILL INCLUDE 1,596 TOTAL TEMPORARY LODGING UNITS, OR 63.18 UNITS PER BUILDABLE ACRE, OF WHICH 629 UNITS ARE ADDITIONAL ABOVE EXISTING, 59,895 SQ. FT. OF MEETING SPACE OF WHICH 14,303 SQ. FT. IS ADDITIONAL ABOVE EXISTING, 79,126 SQ. FT. OF RETAIL AND RESTAURANT SPACE OF WHICH 42,964 SQ. FT. IS ADDITIONAL ABOVE EXISTING, 31,105 SQ. FT. OF OFFICE SPACE OF WHICH 10,486 SQ. FT. IS ADDITIONAL ABOVE EXISTING, AND DEVELOP NEW LODGING, ACCESSORY AND AMENITY STRUCTURES CONTAINING THE AFOREMENTIONED UNITS, ACCESSORY SPACES AND AMENITIES, AS WELL AS OUTDOOR AMENITIES AND PARKING GARAGES, THAT WILL EXTEND UP TO 116 FEET IN HEIGHT ABOVE BASE FLOOD ELEVATION (BFE) TO THE ROOFLINE AND 128 FEET IN HEIGHT ABOVE BFE WHEN INCLUDING ROOFTOP AMENITIES OR DECORATIVE FEATURES, AND PERMIT TWO ROOFTOP DINING AND DRINKING AMENITIES THAT INCLUDES THE PLAYING OF OUTDOOR MUSIC, TO PARCELS #06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500, AND 01-32-15-00000-110-0400 WITH ADDRESSES OF 5600, 5700, 5750, 5800, 5900, AND 6000 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

WHEREAS, Section 4.7 of the City of St. Pete Beach's Land Development Code requires the City Commission to adopt conditional use permits by resolution.

WHEREAS, Section 35.3. of the City of St. Pete Beach's Land Development Code requires any temporary lodging use in the Large Resort District proposed to be developed or redeveloped at a density greater than 30 units per acre or 50 feet in height to obtain a conditional use permit.

WHEREAS, Section 4.7 requires any aforementioned conditional use to be reviewed by the Planning Board prior to the City Commission for the purposes of making a recommendation.

WHEREAS, S. Elise Batsel, Esq. c/o Stearns Weaver Miller is the agent for this request.

WHEREAS, 5500-5600 Gulf Blvd. IG LLC, 5700 Gulf Blvd. BR LLC, 5750 Gulf Blvd. CR LLC, Reef Resort Condominium Association, Inc., 5750 Gulf Blvd. CR LLC, and 6000 Gulf Blvd. SP LLC are the applicant/owners for the parcels that comprise this project.

WHEREAS, "applicant" or "owner" as used herein shall include successors, assigns, and legal representatives.

WHEREAS, on June 27, 2023, the agent on behalf of the applicants/owners made complete an application requesting a conditional use permit for the lodging project detailed above.

WHEREAS, on August 2, 2023, staff held a Technical Review Committee (TRC) meeting to discuss conditional use permit 23033, which contained the lodging and associated development portion of this request, referred to as Request #1 in the corresponding staff report.

WHEREAS, on September 22, 2023, the agent for the application responded to staff TRC comments, which included an additional conditional use permit request for rooftop dining, drinking and music.

WHEREAS, on December 8, 2023, staff held a TRC meeting to discuss the amended request for rooftop dining, drinking and music, referred to as Request #2 in the corresponding staff report.

WHEREAS, a companion development agreement has been prepared along with this Resolution, which provides additional performance standards and commitments on behalf of both the city and applicants as it pertains to the long-term development of this request, due to the significant time and expected complexity of its implementation.

WHEREAS, on March 4, 2024, the Planning Board convened to review the request and made a recommendation that the City Commission [ACTION] this Resolution at a vote of _____ to _____;

WHEREAS, on April 15, 2024, the City Commission convened to review the request and [ACTION] this Resolution at a vote of _____ to _____;

WHEREAS, the City Commission has the authority to approve none, some, or all of the requested conditional uses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves the requested conditional use permit application number #23033 submitted by S. Elise Batsel, Esq. c/o Stearns Weaver Miller for 5500-5600 Gulf Blvd. IG LLC, 5700 Gulf Blvd. BR LLC, 5750 Gulf Blvd. CR LLC, Reef

Resort Condominium Association, Inc., 5750 Gulf Blvd. CR LLC, and 6000 Gulf Blvd. SP LLC, incorporated herein by reference, and with the list of conditions enumerated in Exhibit "A" incorporated herein.

SECTION 3. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2024.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Adrian Petrila, Mayor

ATTEST:

_____
Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Andrew Dickman, City Attorney

EXHIBIT "A"

Conditions

Approval Contingency Condition

1) The approval of this request is contingent on the passage of the companion development agreement. Should the companion development agreement be denied, any approval of CUP #23033 through Resolution 2023-27 shall be considered void. Should consideration of the companion development agreement be continued, the applicant may not proceed with any development permission afforded under CUP #23033 or Resolution 2023-27 until such time as the development agreement is approved. The applicant's violation of any term of the companion development agreement is considered a violation of this conditional use permit and renders this conditional use permit subject to rereview by the City Commission at the City Commission's discretion.

Rooftop Dining and Music Conditions

2) Approval is granted for rooftop dining and music only on the second floor of the beach front restaurant constructed in phase 1, and the rooftop of the hotel constructed in phase 2. Any other rooftop dining, drinking, or rooftop playing of music from amplified equipment later established shall require amendment of this conditional use permit. The applicant may establish and operate ground level music areas pursuant to LDC Sec. 39.6.(f), subject to conditions herein.

3) All amplification equipment installed or utilized at any rooftop dining area of the site shall be permanent, and no temporary equipment from visiting musicians shall be used.

4) Prior to certificate of occupancy for phases 1 and 2, the applicant shall coordinate with staff for up to two rooftop dining area noise tests to be performed. These tests shall involve city staff measuring the sound level increase above ambient, if any, from the side property line abutting 5396 Gulf Blvd, the property frontage, and the public beach, while music is being played through amplifiers or instruments that naturally produce significant low frequency noises such as drums. The applicant shall install decibel limiting software or hardware such that a sound reading with rooftop music playing does not exceed three decibels above a preceding or following ambient reading with the music turned off, nor adopted decibel standards in the Code of Ordinances, at the aforementioned locations. Access to the software or hardware shall be limited to a designated manager or other position whose direct contact information shall be made available and maintained with City Code Enforcement staff. The designated employee(s) shall be on duty at all times music is being played from rooftop amplification equipment. In cases where sound pressure changes or other events make it such that sound can be heard from amplification equipment at any of the locations specified above, following a substantiated complaint to the Sheriff's Office or Code Enforcement, or when new outdoor music areas are established, the hotel operator shall make reasonable accommodations to allow for sound tests to be performed and the set decibel level to be reevaluated.

5) The applicant shall install a glass barrier with soundproofing treatment along the southern side of the second-floor bar area of the phase 1 beach front restaurant.

Resort Development: Administrative and Project Review/Construction Requirements

6) Prior to phase 1 site plan approval, the applicant shall prepare a Declaration of Unified Site Plan Covenants or alternative document determined by the City Attorney to be sufficient to declare that the entire subject property is regarded as, and declared to be unified under one indivisible building site, also known as a zoning lot for the purposes of development as defined in Division 2, Section 2.1 of the Land Development Code of the City of St. Pete Beach; and, constitutes a single zoning lot for the purposed of development. Those terms ensure that any service, amenity, operational or occupancy-based restriction, Transportation Management Plan strategy, or other element which is essential to this CUP approval, but not individually provided within each developed building or phase on this property, is permanently maintained across the development. This requirement shall apply regardless of subdivision and/or later changes in ownership in some or all portions of the zoning lot for which development is permitted under this approval.

7) The positive finding of 1754 Properties and affiliates' demonstrated ability to financially and technically complete the improvements and mitigation necessitated by the development is exclusive within the scope of this approval and is not transferrable by right to another applicant except by authorization of the City Commission. Should the property sell during the scope of development requested herein, the City Commission retains the right to request reevaluation via public hearing of the new applicant's capacity to complete proposed improvements pursuant to LDC Sec. 4.4.(a)(6).

8) The following commitments made by the applicant to the City as it pertains to impacts to the SeaMark are made conditions of this request:

    a. A preconstruction assessment of SeaMark will be performed by the applicant;

    b. The applicant shall utilize electrostatic participators or other effective scrubbers to prevent cooking, smoke and other potentially-irritating smells from being evident to a person of normal senses standing at the property line between the phase 1 restaurant and SeaMark property.

9) All construction staging shall take place on the subject property.

10) At time of permitting for the phase 1 hotel, the applicant shall supply the city and county emergency managers with an amended Hurricane Closure and Evacuation Plan that adequately details how the hotel will evacuate guests prior to evacuation notice for Zone A residents. This plan may be negotiated if needed to achieve the intent of the city's Comprehensive Plan and Sec. 5.2.2. of the Forward Pinellas Countywide Rules. Within 90 days of certificate of occupancy, or prior to the first day of hurricane season if either new lodging development is proposed to open within 90 days of hurricane season, the applicant shall record a legally-enforceable mandatory evacuation/closure covenant for the subject development, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. This language shall also be updated in the applicant's existing policy and procedure book. The city may review this criteria at permitting for each new phase to ensure that its intent is met for subsequent development, and require subsequent covenants or other documents if necessary.

Resort Development: Operational and Design Requirements

11) The rooftop public view terrace proposed for phase 2 shall remain open from sunrise to sunset with limitations placed only with the intent of protecting health, safety and welfare after consultation with the City Manager. The terrace shall be available free of charge for visitors over the life of the development and accessible via at least one direct elevator connection from the ground level that is oriented toward pedestrian pathways and prominent from both a building design and wayfinding signage standpoint. A reasonable number of parking spaces, to be determined in consultation with the City Manager, shall be maintained for this space at all hours in which it is available, and no-fee parking shall be made available to visitors who demonstrate residency within the City of St. Pete Beach. As determined by the City Attorney, covenants or other legal documents necessary to maintain the intent of this space and condition may be required. If required, these documents shall be approved and recorded no later than permit issuance for the hotel proposed under phase 2.

12) All hotels subject to this approval shall be constructed to, contain the amenities associated with, and be maintained for the life of the development as, a "four diamond"-rated lodging, or better, in the AAA Travel Guide or by a rating agency of similar authority. Each new restaurant shall be constructed to and maintain for the life of the development at least a "four diamond" rating in the AAA Travel Guide or by a rating agency of similar authority. In the case that such designation cannot be affirmed by the rating agency prior to certificate of occupancy for the subject building(s), the applicant shall submit a signed statement from a professional with experience in hotel quality consultation services confirming that the building(s) have been constructed to achieve such ratings, and providing a list of amenities and features of that or those building(s) that will allow for such an achievement referenced to the AAA Travel Guide or equivalent rating system.

13) The applicant shall demonstrate compliance with the relevant requirements of LDC Sec. 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance for each phase. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7., 39.8., and 39.9., which relate to building design and green building requirements, at time of building permit issuance for each phase. The development shall also comply with relevant provisions of LDC Sec. 39.5. and 39.6., pertaining to lodging operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property's zoning district, parking and coastal construction requirements, and other requirements of the LDC and Comprehensive Plan.

14) Site and building plans for all phases shall be substantially similar to the conceptual site and elevation plans submitted for this request. Any increase in overall building height, density, or number of floors, any encroachment into a required setback, any alteration to a buffer that reduces the total vegetation count below the amount permitted without administrative waiver, any reduction in width of the frontage sidewalk, any reduction in the number or width of the pedestrian beach access points, as well as all other items not listed in LDC Sec. 4.10.(a), shall require this request to return to the City Commission for reevaluation. However, this condition excludes any changes explicitly made to any of the

aforementioned elements by the City Commission through other conditions during the initial approval for this request.

15) The applicant shall prepare renderings that preserve the same isometric orientation as those submitted for the conditional use permit for review at the relevant building permit stage, which shall be made a requirement of permit issuance for the corresponding stage(s). These renderings shall be substantially similar to the renderings submitted and reviewed by the City Commission at the approval hearing, and shall reference any changes in building massing, scale, ornamentation, planar offsets, façade materials or colors, or changes in total window or architectural decoration percentages, between the renderings submitted for the CUP and those submitted for the building permit. The rendering shall also accurately depict the species and planting height of vegetation planted for phase 1 of the project. Any significant deviations between the CUP and building permit renderings, as determined by the City Manager, shall require the plans to be returned to the City Commission. However, this condition excludes any changes explicitly made to any of the aforementioned elements by the City Commission through other conditions during the initial approval for this request.

16) The applicant shall design and offer a resident discount program to residents of the City of St. Pete Beach. The applicant shall recognize a resident as a person with a state-issued driver's license or other proof of residency within the City limits of St. Pete Beach. The applicant shall submit, at time of site plan permitting, the details and discounts to be offered under the program, including any acceptable proof of residency determined.

17) All unloading to the Island Grand, Breckenridge, and new phase 1 development shall take place on site by the completion of phase 1-A. All unloading to any other development within the subject property shall take place on site by completion of phase 2.

18) All deliveries from vehicles exceeding two axles shall take place between the hours of 7:30 AM and 10 PM.

19) The applicant shall not make application for or introduce any new long-term beach recreational amenities for use seaward of the CCCL, including but not limited to large inflatable structures, stages, or similar amenities not explicitly permitted in Land Development Code Sec. 6.12, the city's beach ordinance as amended, or other relevant sections of the Code of Ordinances and Land Development Code. This condition shall not be interpreted to prohibit temporary structures allowable for authorized special events or otherwise authorized under the city's codes and ordinances.

20) The phase 1 pool and deck area located immediately north of the property line shared with SeaMark Condominium shall close to guests at sunset.

Resort Development: Landscaping Requirements

21) The applicant shall submit a conceptual landscaping plan for the entire development during phase 1 site plan permitting, demonstrating compliance with the city's minimum greenspace standards. Deviation from this plan in later phases shall require the applicant to submit an amended plan showing that compliance is maintained. Under no circumstances shall there be an overall reduction in buffer volume, total tree count or landscaping quality standards below that demonstrated in the conceptual CUP landscaping plan.

22) At least 50% of trees and palms by count, and groundcovers by square footage, installed on the site and installed by phase shall be Florida-friendly, as referenced in Land Development Code Sec. 22.4, the University of Florida Florida-Friendly Landscaping™ Plant Guide, or reference material of similar authority. At least 50% of the trees in required buffer areas shall be Florida native adapted for local Zone 10b conditions, or recommended species found in the Land Development Code. During site plan review the applicant shall demonstrate through the landscaping plan that landscaping has been generally grouped by water consumption habits to reduce the need for excessive irrigation, and employs at least one technique that is assessed to reduce volume or overall need for irrigation, such as utilization of highly drought-resistant tree species or rain barrels.

23) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation, and such usage shall be metered. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment.

Resort Development: Site Improvement Requirements

24) All pedestrian crossings of the frontage road shall be raised to promote pedestrian priority, or otherwise constructed in an alternative manner to meet this intent subject to approval by the City Manager.

25) Pedestrian access across the dunes shall be by beach walkover only.

26) The beach walkover installed in phase 1 that functions as a fire truck turnaround shall be permitted by the FDEP. In the instance that the walkover is not approved, the applicant shall accommodate a turnaround landward of the CCCL, which may require relocation of proposed accessory amenities.

27) The applicant shall make all nonconforming signage that has not received a variance to remain compliant with the sign ordinance when that sign is located within an active phase of the project. Replacement signage shall be indicated on the signage plan submitted with the relevant site plan.

28) The applicant shall install and be responsible for emptying trash cans along the southern, center and northern beach accesses. These cans shall be placed at least every 100 feet.

29) All pedestrian pathways, surface parking spaces, and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

30) The applicant shall establish an efficient path for guests of hotel 1 to reach the frontage sidewalk. The path shall be of a quality surface material that complements its surroundings.

31) The applicant shall demonstrate adequate planter screening or other garage elements at each phase to ensure that headlights do not shine to the south or east toward residential dwellings.

32) The applicant shall provide at least one dedicated spot for rideshare vehicles, including the city's circulator, within 200 feet of the phase 1 and 3 hotels' primary guest entrances or parking garage entrances, unless a greater distance is approved by staff during site plan permitting. Two spaces shall be provided for the phase 2 hotel subject to the same distancing requirement. The spaces shall be marked prominently to indicate that they are the pickup and drop-off spot for the circulator, and information shall be provided to guests at check-in or via in-room documentation directing them to the spot for circulator access.

33) One canopy tree or equivalent shall be installed for every 200 square feet of separately-landscaped area surrounding any surface parking lot area remaining on the site, by phase.

Resort Development: Energy and Environmental Requirements

34) The applicant shall achieve and maintain Florida Green Lodging Program "Three Palms" certification and LEED Silver certification for each new building throughout the life of the development. Demonstration that the certifications are active shall be a requirement for site plan and building permit approval for any subsequent phase of the project. Should either certification program be discontinued during the life of this development, the applicant shall provide for an alternative certification, including a crosswalk table of standards if requested by staff to ensure criteria are of similar integrity.

35) The applicant shall achieve at least a 40% water use reduction below federal baseline in plumbing fixtures for each new building. This achievement shall be certified to staff through notation on the building permit and through inclusion of a list of fixtures proposed for installation under each building permit phase, with certification provided prior to CO that the reductions were attained.

36) Through the site plan process, the applicant shall demonstrate no net cubic volume or surface area increase of accessory or ornamental water features site-wide. The applicant shall demonstrate a commitment to water reuse and water saving features such as water cycling, water treatment, and landscaping placement regarding outdoor water features at time of site plan permitting.

37) Except for areas of the rooftop reserved for use as guest spaces or required to be left open for maintenance purposes, the applicant shall install green roofs or utilize another technique demonstrated to reduce the heat island effect and improve thermal performance.

General Conditions

38) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.

39) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

PLANNING DIVISION
CONDITIONAL USE APPLICATION
STAFF REPORT TO THE
CITY OF ST. PETE BEACH PLANNING BOARD

CASE NO.: 23033 **MEETING DATE:** March 4, 2024
OWNER/APPLICANTS: S. Elise Batsel, Esq. c/o Stearns Weaver Miller for 5500-5600 Gulf Blvd. IG LLC, 5700 Gulf Blvd. BR LLC, 5750 Gulf Blvd. CR LLC, Reef Resort Condominium Association, Inc., 5750 Gulf Blvd. CR LLC, and 6000 Gulf Blvd. SP LLC
PREPARED BY: Brandon Berry, Planner
This application is a request for a Conditional Use Permit:

REQUEST:	(1) Permit the construction of a four-phase temporary lodging redevelopment that will include 1,596 total temporary lodging units (63.18 units per buildable acre) of which 629 units are additional above existing, 59,895 sq. ft. of meeting space of which 14,303 sq. ft. is additional above existing, 79,126 sq. ft. of retail and restaurant space of which 42,964 sq. ft. is additional above existing, 31,105 sq. ft. of office space of which 10,486 sq. ft. is additional above existing, and develop new lodging, accessory and amenity structures containing the aforementioned units, accessory spaces and amenities, as well as outdoor amenities and parking garages, that will extend up to 116 feet in height above base flood elevation (BFE) to the roofline and 128 feet in height above BFE when including rooftop amenities or decorative features, that will proceed as follows: **Phase 1** – Construction of a twelve-story guest tower of 116 feet in height above BFE containing 154 temporary lodging units, a six-story parking garage of 46 feet in height above BFE, a two-story beach front restaurant of 17 feet in height above BFE, and outdoor pool and guest amenities, that will increase total site unit count to 1,121 lodging units (44.38 units per buildable acre); **Phase 2** – Construction of an eleven-story guest tower of 116 feet in height above BFE with roof deck amenities extending to 128 feet in height above BFE containing 261 temporary lodging units (240 unit increase after demolition of 21 existing lodging units) along with interior retail/restaurant and office space, a two-story building of 37.7 feet in height above BFE containing meeting space, a one-story building of eight feet in height above BFE containing frontage retail, five- and seven-story parking garages of 34 and 54 feet in height above BFE respectively, and outdoor pool and guest amenities, that will increase total site unit count to 1,361 lodging units (53.88 units per buildable acre); **Phase 3** – Construction of a twelve-story guest tower of 112.34 feet in height above BFE containing 235 temporary lodging units, a one-story building of eight feet in height above BFE containing frontage retail, a four-story parking

	garage of 24 feet in height above BFE, and outdoor pool and guest amenities, that will increase total site unit count to 1,596 lodging units (63.18 units per buildable acre). **Phase 4** – Construction of a two-story office and lobby building of 13 feet in height above BFE, and outdoor guest amenities, with no increase in site unit count above Phase 3 (63.18 units per buildable acre). At completion of buildout, the request above is expected to increase the transient population during peak season by 974 additional guests. The request above is made pursuant to LDC Sec. 35.3.(b)(1); (2) Permit rooftop dining and drinking amenities on the Phase 1 beach front restaurant rooftop and hotel rooftop of Phase 2 that include the playing of outdoor music (LDC Sec. 35.4.(b)).
LOCATION:	**5600** [Parcel # 06-32-16-00000-230-0300], **5700** [Parcel # 06-32-16-00000-230-0200], **5750** [Parcel # 01-32-15-00000-110-0600], **0** [Parcel # 01-32-15-00000-110-0610], **5800** [Parcel #s 01-32-15-18142-000-0000 & 01-32-15-18142-000-0001], **5900** [Parcel # 01-32-15-00000-110-0500], and **6000** [Parcel # 01-32-15-00000-110-0400] **Gulf Blvd**
ACREAGE:	Approximately 40.6 acres, of which 25.26 acres is landward of the Florida Coastal Construction Control Line.
EXISTING LAND USE & ZONING	LR – Large Resort District on the Future Land Use Map; LR – Large Resort District for the portion landward of the CCCL, and P – Preservation for the portion seaward of the CCCL, on the Zoning Map.
SURROUNDING FUTURE LAND DESIGNATIONS:	North – LR – Large Resort South – LR – Large Resort East – CC-2 Commercial Corridor Gulf Boulevard (north portion) and AC – Activity Center (south portion) West – Gulf of Mexico
SURROUNDING ZONING MAP DESIGNATIONS:	North – LR – Large Resort District & P – Preservation District South – LR – Large Resort District & P – Preservation District East – CC-2 Commercial Corridor Gulf Boulevard (north portion) and AC – Activity Center (south portion) West – Gulf of Mexico
SURROUNDING EXISTING USES:	North – Resort Lodging (Hilton Garden Inn) South – Residential Condominiums (SeaMark) East – Restaurants, Office, Residential Condominiums (Regency West), Shopping Center (Bayside Shops)

BACKGROUND

The subject zoning lot is currently comprised of five existing resorts that have been variously developed over the last seventy-five years, as follows:

Tradewinds Island Grand (5500-5600 Gulf Blvd): Comprising the 288-unit Jacaranda, 48-unit Alamanda, 21-unit Hibiscus (proposed for demolition under this scope), and 24-unit Poinciana buildings. Accessory facilities include office, retail, restaurant, conference, outdoor pool and recreation amenities. There is an

expanse of surface parking that separates the southern side of the building from the SeaMark neighbor to the south.

Tradewinds Breckenridge (5700 Gulf Blvd): Comprising the 167-unit Breckenridge building, which contains ground-floor restaurant, retail and office, as well as outdoor pool and recreation amenities and a large tent structure used for gathering and event space. There is surface parking between the Gulf Boulevard frontage and the structures on the property.

Coral Reef Resort (5800 Gulf Blvd): Comprising the extant 64-unit Coral Reef resort condominiums, the remaining two buildings of what was, prior to demolition in the 2010s, a much more substantial lodging complex. Accessory facilities include a pool. The parcel that abuts the pool and lodging building parcels to the south and east is under ownership of Tradewinds, and the lot underwent a consolidation process in 2022-2023 after being split without approval of the City to ensure that there is adequate site area to support the existing site density.

Alden Resort (5900 Gulf Blvd): Comprising the 140-unit Alden Resort, purchased in 2021. Accessory facilities include pools and outdoor recreational facilities. Parking is generally interior to the development and along its front.

RumFish Beach Resort (6000 Gulf Blvd): Comprising the 159-unit RumFish Beach Resort. Accessory facilities include pools, restaurants, and spa facilities. Parking abuts the building to the north and east.

The applicant is seeking to utilize the above-mentioned subject properties as one zoning lot to carry out the development addressed under this scope, constituting a single resort development.

Application Timeline

The applicant held a noticed community meeting for this development on July 14, 2022. While this report's author was not present at the hearing, staff in attendance noted concerns regarding traffic and the integrity of the traffic study, and dissatisfaction with the number of beach access points, as the most significantly-relayed comments. It should be noted that a new traffic study was submitted under this scope in early 2024, and the number of beach access points has expanded from one along the southern lot line to three since the community meeting.

Comment cards pertained to the following:

1) Volume of units requested compared with current occupancy rates
2) Traffic impacts and analysis
3) Adequacy of the then-sole public beach access point along the south side of the property
4) Impacts of trash and plastic on the beach
5) Excessive development on the beach
6) Potential of concrete plants on the site
7) Negotiating southbound turns from 59th Avenue
8) Extent of median extension along the property
9) Red tide recovery plan
10) Whether there will be dog-friendly spaces
11) Compensated parking for locals who use restaurant facilities
12) Impacts from development on breezes from the Gulf of Mexico
13) SeaMark foundation impacts from development
14) Parking location for guests during phases
15) Ensuring pedestrian traffic from Gulf Boulevard through the resorts is maintained.
16) Traffic impacts at 55th Ave
17) Noise from construction
18) Security for guests and visitors
19) Increase cleaning of the beaches
20) Limit guest noise along Gulf Boulevard and the Beach
21) Concerns about height of buildings
22) Preference for a new beach access south of the Coral Reef

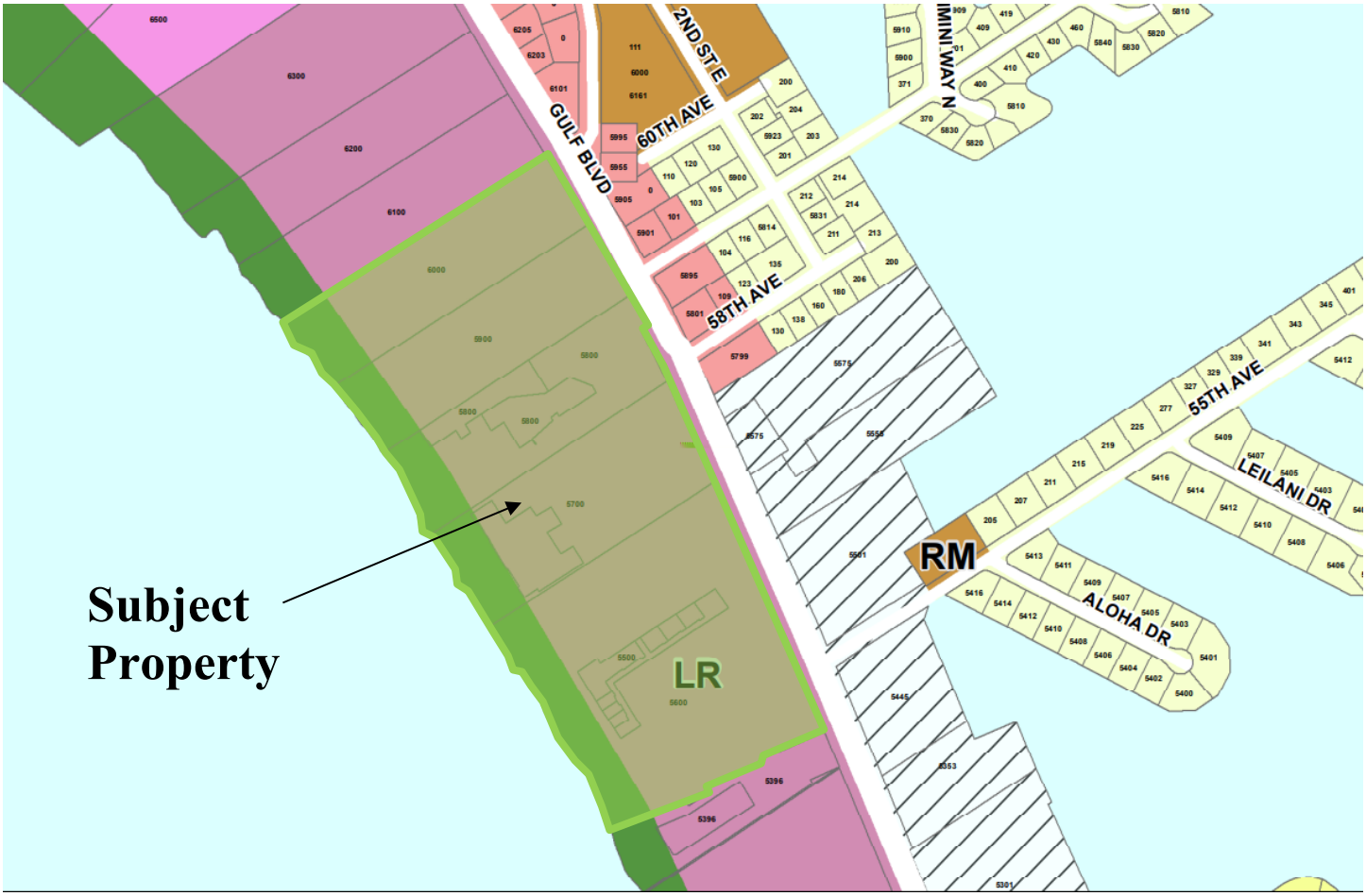
Application Timeline for the Requests:

1. **April 25, 2023**: Applicant submits a preliminary submittal lacking scaled site plan and sealed survey. Application deemed incomplete for minimum review.
2. **June 27, 2023**: Applicant resubmits with scalable civil plans and survey. Application deemed complete for minimum review.
3. **August 2, 2023**: Technical Review Committee for Request #1
4. **September 22, 2023**: Applicant resubmits with Technical Review Committee responses, including the addition of Request #2.
5. **December 8, 2023**: Technical Review Committee for Request #2

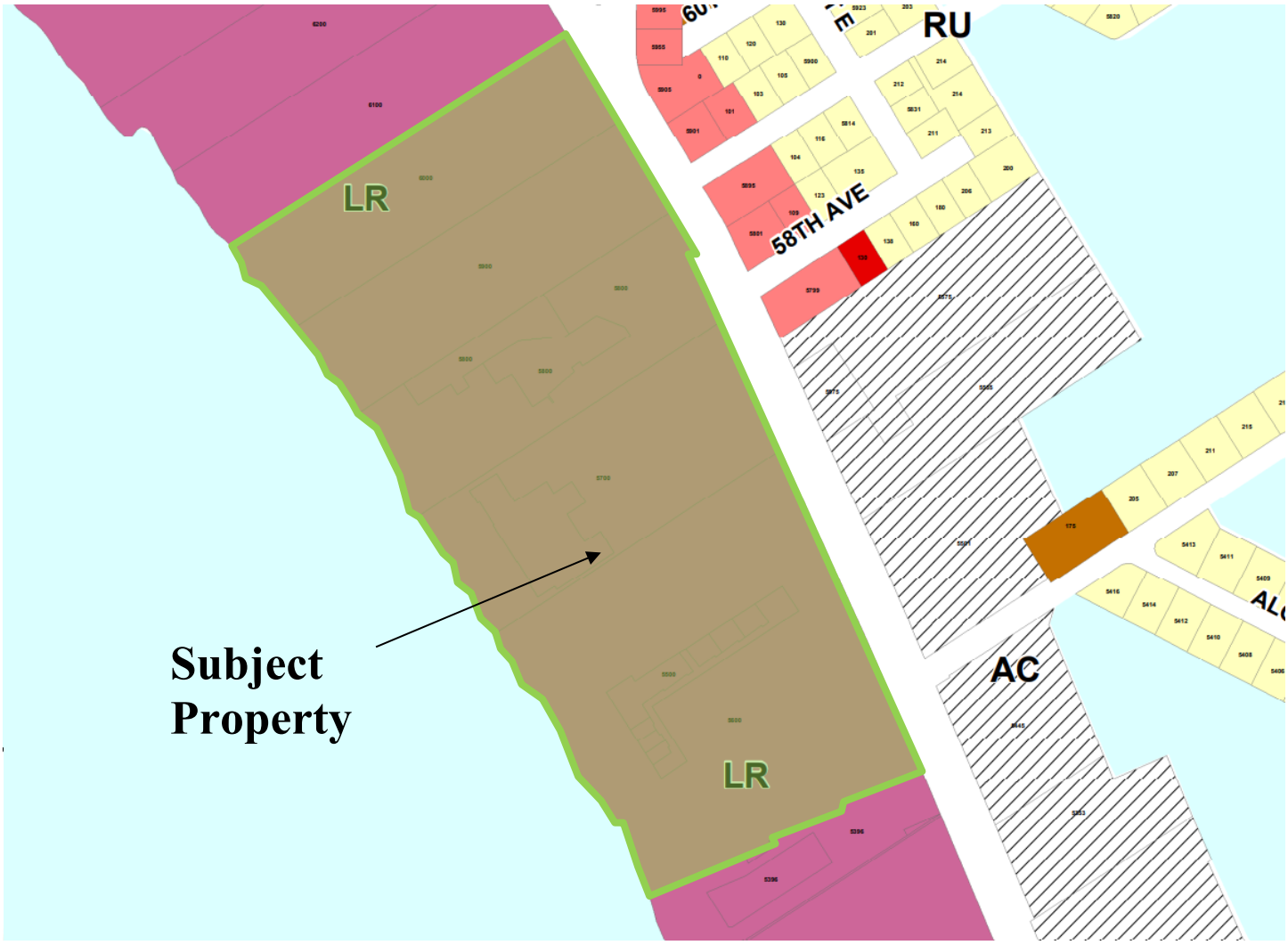
Pursuant to F.S. 166.033(1), the municipality has 180 days to approve or deny an application requiring final action through a quasi-judicial hearing from date of completeness.

Staff reviewed the application at Technical Review Committee on August 2, 2023. Applicant responses are provided in a TRC response document attached to this report.

ZONING MAP



FUTURE LAND USE MAP



AERIAL MAP


Erosion Control Line
2ND ST E
60TH AVE
58TH AVE
GULF BLVD
LEILANI DR
ALOHA DR
Subject Property

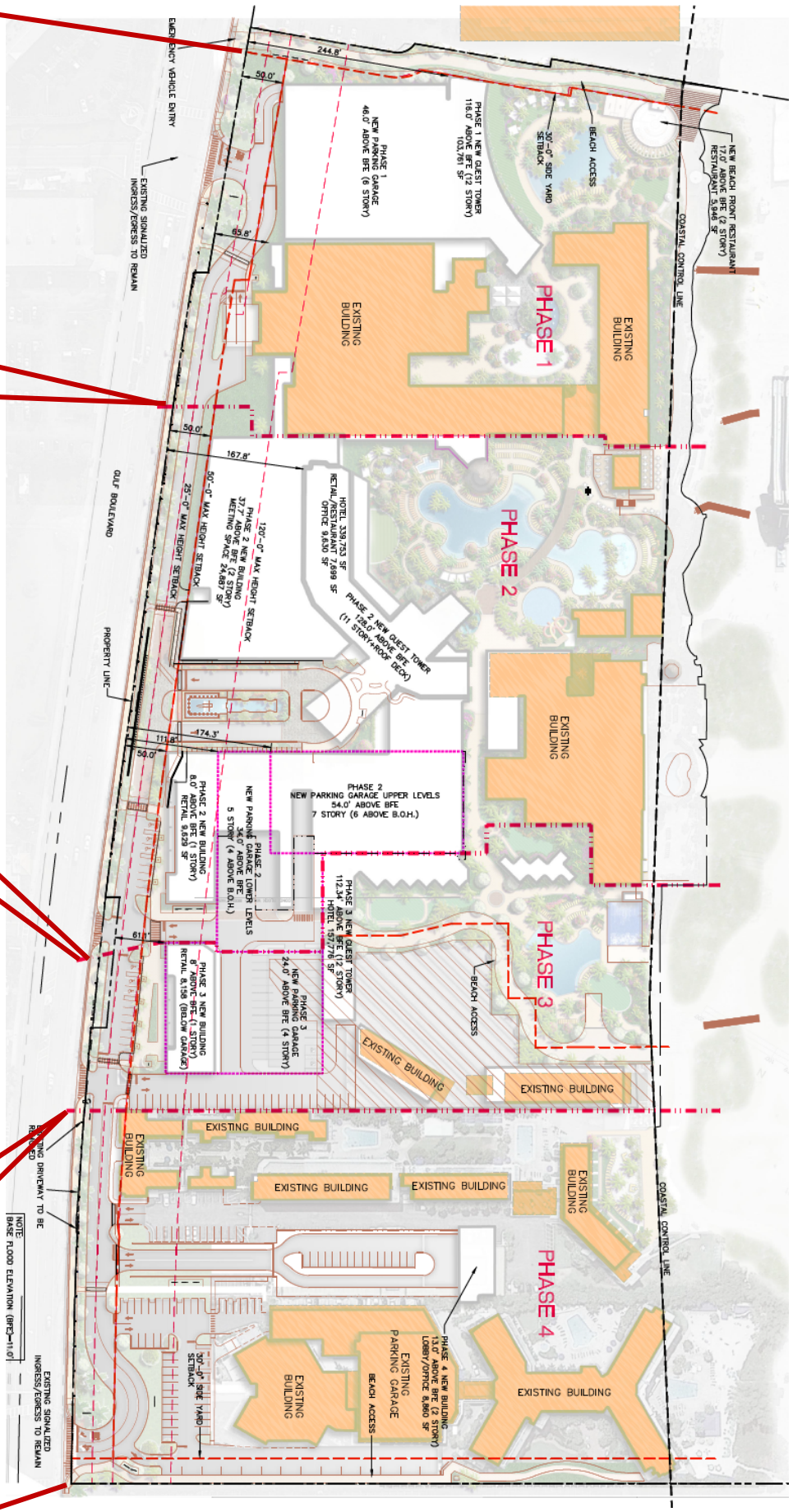
SITE REQUEST

Phase 1:
New 12-story guest tower (+154 lodging units)
New six-story parking garage
New two-story beach front restaurant
New outdoor pool and guest amenities

Phase 2:
New 11-story guest tower (+240 lodging units)
New five- and seven-story parking garages
New meeting space
New hotel retail/restaurant/bar
New office space
New frontage retail
New outdoor pool and guest amenities

Phase 3:
New 12-story guest tower (+235 lodging units)
New four-story parking garage
New frontage retail
New outdoor pool and guest amenities

Phase 4:
New office and lobby building
New outdoor guest amenities



ANALYSIS

Development Standard Analysis

Staff estimates the subject property as comprising roughly 40.6 acres, of which the applicant states that 25.26 acres is landward of the Florida Coastal Construction Control Line and is thus considered buildable for zoning purposes. The portions of the beach that are owned by the property owner are zoned and have a future land use designation of Preservation (P), which is permitted to be utilized as limited, incidental, and generally non-structural extensions of the upland use, but for which the applicant is not entitled any density, intensity, upland impervious surface, or other development entitlements. Permittable elements includes retention of the existing "High Tide Slide", cabana service areas, and dune walkovers.

The buildable acreage of the property exceeding three acres entitles the applicant to request approval for a Large-scale Development, which is any temporary lodging project in the LR District that exceeds 50 (up to 75) units per acre and may include additional floor area in accessory or outparceled commercial facilities. The applicant is not requesting the maximum density, intensity, or impervious surface ratio for the project, but is proposing numerous buildings at or near the maximum height permitted for the district, and also proposes one new lodging development and restaurant that abuts the southern property line at the minimum thirty-foot setback permittable. Development standards are summarized in the table below.

General Development Requirements			
	Required	**Proposed**	**Requirement Met?**
Density (Lodging Units)	Not to exceed 75 units/buildable acre (1,894 units)	63.2 units/buildable acre (1,596 units)	Yes
Impervious Surface Ratio	Not to exceed 85% impervious (21.47 ac)	80% impervious (20.2 ac)	Yes
Vegetative Greenspace Ratio	At least 12% of buildable property acreage (3.03 ac)	Not demonstrated	Yes, per applicant*
Floor Area Ratio	Not to exceed 2.6 FAR (2,860,000 SF)	1.47 FAR (1,615,000 SF)	Yes
Parking spaces	Phase 1: 1,365 spaces Phase 2: 1,773 spaces Phase 3: 2,026 spaces Phase 4: 2,038 spaces	Phase 1: 1,673 spaces Phase 2: 2,036 spaces Phase 3: 2,079 spaces Phase 4: 2,113 spaces	Yes, for all phases
Loading spaces	One per 10,000 SF of new meeting or conference space, plus food service space (Four spaces)	Two full-size spaces (Phase 1-A) Five full-size spaces (Phase 2)**	Yes, at phase 2 where new food service and conference space exceeds 10,000 sq. ft.
Side landscaping buffer	30 feet on each side where abutting development is proposed over 30 feet (15 feet if approved by Commission)	North side – 10 feet*** South side – 30 feet	North side – No, but recommendation only South side – Yes
Height	Not to exceed 116' from BFE, with up to an additional 12' for rooftop amenities	Hotel Phase 1: 116 feet Hotel Phase 2: 116 feet with 12-foot overrun of roof amenities Hotel Phase 3: 112'-4"	Yes, including other non-hotel elements at required setbacks
Yard Requirements			
	Required	**Proposed**	**Requirement Met?**
Front Yard	Portions of buildings up to 50' in height: 25' minimum Portions of buildings over 50' in height: One foot for each foot in building height	**Phase 1:** Parking garage (46 feet above BFE): 50 feet Hotel 1 (116 feet above BFE): 244.8 feet **Phase 2:** Conference space (38 feet above BFE): 50 feet Frontage retail (8 feet above BFE): 50 feet Hotel 2 (116 feet above BFE): 168 feet	Yes

		Parking garage (61 feet above BFE): 174.3 feet **Phase 3:** Frontage retail (8 feet above BFE): 61.1 feet Hotel 3 (112'-4" above BFE): 250' (estimated)	
Side Yard	30' minimum****	Phase 1 Hotel: 30 feet Phase 1 Beach front restaurant: 30 feet	Yes
Rear Yard	No permanent development, except beach walkovers, may extend beyond Florida Coastal Construction Control Line (CCCL).	Phase 1 Restaurant: On CCCL Phase 1 Hotel: 160 feet (approx.) Phase 2 Hotel: 230 feet (approx.) Phase 3 Hotel: 225 feet (approx.)	Yes

* Staff has calculated approximately 1.65 acres of greenspace from the buffer yard planting plan in the landscaping set submitted on September 22, 2023, when subtracting out the dune plantings that do not contribute to this proportion as they are beyond the CCCL. However, this planting plan does not appear to account for interior landscaping. In the applicant's response to staff comments on February 14, 2024, they indicated that this standard will be met. Staff will require this to be demonstrated at site plan approval.
** The trigger for a new loading space is not met until Phase 2, when the applicant is adding significant additional conference and restaurant/bar space as well as five loading spaces. Four spaces is the maximum new number of spaces required – the applicant has not partitioned out new restaurant space, which contributes to loading space requirements, from new retail space, which does not, in their intensity calculations. As such, staff reviewed the plan to the strictest standard.
*** The applicant is not developing the northern two parcels of the site with a structure over 50 feet in height, which triggers this requirement, but is proposing a beach walk. Staff recommends landscaping along the northern property line, but it is not a minimum development requirement.
**** Per the Land Development Code, existing development is exempt from the setback requirements. Any new development must comply with this minimum side yard standard. Therefore, only the side yard where new development is proposed (south) was assessed.

Development increases property-wide above existing are detailed below.

	Existing	**Proposed**	**Percentage Increase**
Lodging Density	967 units	1,596 (+629) units	65%
Accessory Spaces			
Conference	45,592 SF	59,895 (+14,303) SF	31.4%
Retail & Restaurant	36,162 SF	79,126 (+42,964) SF	118.8%
Office	20,619 SF	31,105 (+10,486) SF	50.9%

Public Benefit and Amenity Analysis

All qualifying projects in the Community Redevelopment District that front Gulf Blvd are required to provide certain public amenities at the time of redevelopment, including a ten-foot sidewalk, five-to-eight-foot frontage landscaping buffer, and frontage pedestrian features like rain covers and benches. Other, more indirect benefits that support the City's goals, such as inclusion of green building standards, are also required of all redevelopment projects.
In addition, as a Large-scale Development with new construction exceeding 50% of the aggregate existing floor area on the site and 50% of the buildable site area, the project requires compliance with certain minimum development standards that are above and beyond those required of smaller-scale projects. These requirements are summarized below.

Community Redevelopment District – General Requirements				
	Required	**Proposed**	**Requirement Met?**	**Requirement Exceeded?**
Sidewalk along Gulf Blvd	6' (minimum) to 10' (default) in width	10'	Yes, by phase	No
Frontage landscaping buffer	5' (minimum) to 8' (default) in width	Variable (generally 10'+ of landscaping depth)	Yes	Yes
Pedestrian amenities in landscaping buffer	One amenity per 100' of frontage (18 total)	21 amenities (seven trash cans, 14 benches)	Yes	Yes
Pedestrian lighting fixtures at frontage	Spaced every 30'	Generally spaced every 30' (will be evaluated at site plan)	Yes	No

Green building standards	Two listed green building standards	All new developments will achieve LEED Silver certification and FGLP – Three Palm certification	Yes	Yes, for both LEED and FGLP
Temporary Lodging (Large-scale) Redevelopment – General Requirements				
	Required	**Proposed**	**Requirement Met?**	**Standard Exceeded?**
Public beach access	One access of 10'	Three accesses: 1) 10' – Southern boundary 2) 10' – Center pathway 3) 10' – Northern boundary	Yes	Yes
Beach easement parallel to and along MHWL	As requested by City	15'	N/A	N/A
Airport shuttle	Shuttle service to TPA and CLW	Must be provided by time of certificate of occupancy	Shuttle service details must be provided at site plan.	No
Basic resort amenities	1) Housekeeping 2) Swimming pool 3) Fitness facility 4) Business center	1) N/A 2) Provided 3) Existing and provided 4) Required	Office space is shown in both new buildings, but a business center is not specifically noted.	N/A
Large-scale resort amenities	1) Concierge 2) Restaurant 3) Retail space 4) Conference space	1) N/A 2) Existing and provided 3) Existing and provided 4) Existing and provided	All amenities except concierge are knowingly currently provided, and new restaurant, retail and conference space will be added during this development.	N/A
Boardwalk easement along CCCL	Not required	Easement of unspecified size (10'+) for proposed boardwalk at the request of the City	N/A	Yes

Economic Impact Analysis

Taxes relevant to this request for the preceding two years, paid to the city and county for the subject property, are detailed below. Taxes not determined by staff to be relevant, such as fees paid to the Pinellas Planning Council or Health Department, are not provided, although they are included in the total in the last row of the table. The St. Pete Beach millage rate was 3.15 in 2022, but reduced to 3.0913 for 2023.

The subject property for this request is comprised of numerous parcels. The values in the table below reflect the sum of the statistic for those parcels.

Table 1, 2018-2023 Taxable Value of Subject Parcels

		2023 (Final)*	**2022**
	Taxable Value	$118,667,864.00	$107,873,632.00
Taxes	**St. Pete Beach**	$366,837.99	$339,801.94
	SPB Stormwater	$41,979.69	$41,979.69
	EMS	$88,145.63	$85,256.60
	County General	$562,461.94	$511,299.44
	Total	$2,057,913.96	$1,812,387.55

*This rate is calculated before any early payment discounts.

Projected Value for Proposed Project

The applicant estimates the total construction cost, inclusive of furniture, equipment and overhead, at approximately $504 million across the four phases, with approximately 70% of that cost expended in the first two phases. The construction-related expenses account for approximately 80% ($407 million) of that total cost.

The applicant has also commissioned a financial impact study which provides statistics related to estimated local spending, employment impacts, and of interest based on community input, local tax generation. The study estimates $15.9 million in local property taxes generated over the twenty-year buildout period, or just under $800,000 per year. This represents more than a doubling of taxes paid locally compared with 2023, but it is

unclear if this accounts for inflation, which would be approximately 40% from 2023 to the estimated buildout year of 2047.

Comprehensive Plan on Tax Revenue

The Comprehensive Plan calls for redevelopment in the Large Resort District, in part, to assist with shifting the city's tax burden from residents to businesses. The Plan recommends 30-40% of local tax revenue to be generated by commercial properties for the healthiest economy[1]. Taxes collected at the city level in fiscal year 2022-2023 are detailed below[2].

	Residential			Commercial	Other	Total
	Homestead	*Non-homestead*	*Vacant*			
$ Amount	$3,977,653	$6,057,471	$168,985	$2,534,779	$272,976	$12,998,865
Percentage	30.6%	46.6%	1.3%	19.5%	2.1%	100%[3]

The ratio above reflects an increase in the commercial portion of taxes paid from 12% in 2007[4] to 19.5% in FY 2023, which is an improvement but still significantly below the 30-40% range recommended. Commercial value as a portion of overall property value has fluctuated in the 17-21% range since 2013.

Impact Fees

In addition to ad valorem fees, the City receives one-time transportation impact and connection fees when corresponding building permits are issued. The transportation impact fee is shared with the county. Estimated fees for the proposed application are detailed in the table below.

	Rate	Number	Total Fee
Transportation			
Resort hotel rooms	$3,208.00/unit	629 units	$2,017,832.00
Retail & Restaurant	$3,396.00- 8,205.00/1,000 SF	42,964 SF increase	$174,500.06*
Office	$3,292.00/1,000 SF	10,486 SF increase	$34,519.91
Sewer Connection			
Water meter	$1,700,000.00**		

* Impact fee rates collected for each 1,000 sq. ft. of restaurant space is more than double the rate for each 1,000 sq. ft. of retail space. The applicant has not at this time provided breakdowns of each of these square footages except for that area dedicated to the Phase 1 beach front restaurant. This rate could be higher than the amount listed here.
** The submitted economic impact study estimates $3.9 million in direct impact fees to St. Pete Beach, but does not provide a breakdown between the multimodal and sewer connection fees that apply to this project. This $1.7 million estimate assumes the author calculated the same transportation impact fee estimate as staff.

It should be noted that the transportation impact fees may fluctuate based on additional amenities provided by the applicant, submission of an approved transportation impact study that shows a reduction impact compared with county rates, and pending final use determination of interior commercial and office spaces. Impact fee rates are calculated as static numbers from the General Fee Schedule of Chapter 150, Pinellas County Code of Ordinances. Rates above are estimates, and will not subsume the safety or multimodal improvement fees included in the development agreement for this project if this request and the development agreement are approved as drafted.

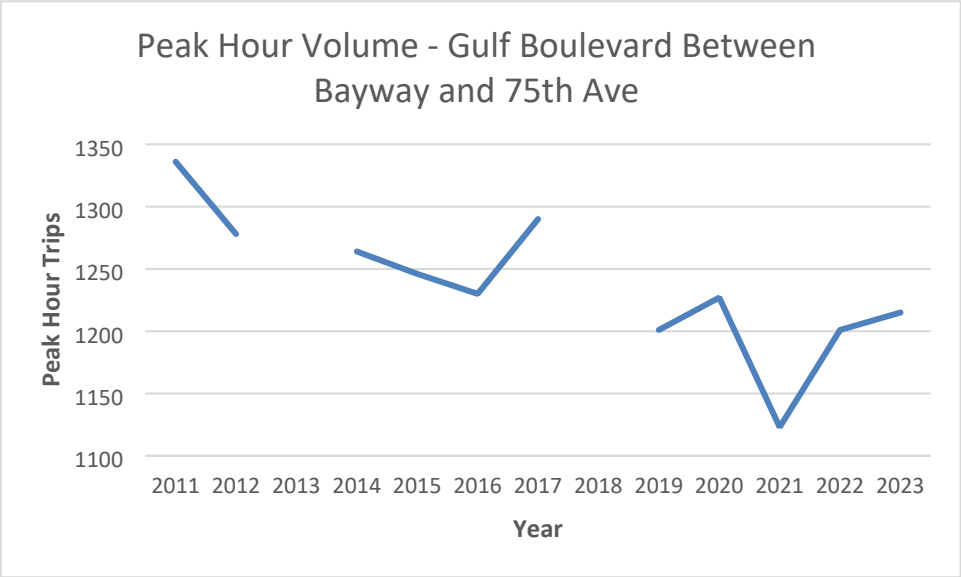
Transportation Analysis

Average Annual Daily Travel (AADT) and Peak Hour Level of Service (LOS) data for available years dating back to 2011 is presented below for the most impacted segment of this proposal, being Gulf Boulevard between 75th

[1] Ordinance 2011-19, pg. 72. Available at https://www.stpetebeach.org/DocumentCenter/View/309/2011-19-PDF.
[2] Distribution of Taxes Levied by Property Type, Pinellas County, Fiscal Year 2022-2023. See attachment to this report.
[3] Due to rounding, this adds up to 100.1% in the provided tax tables.
[4] Ordinance 2011-19, pg. 71. Available at https://www.stpetebeach.org/DocumentCenter/View/309/2011-19-PDF.

Ave and the Bayway[5]. Note that the year reflects the report data year; the data is typically collected the year preceding the report. For instance, 2023 report readings were taken in March 2022.

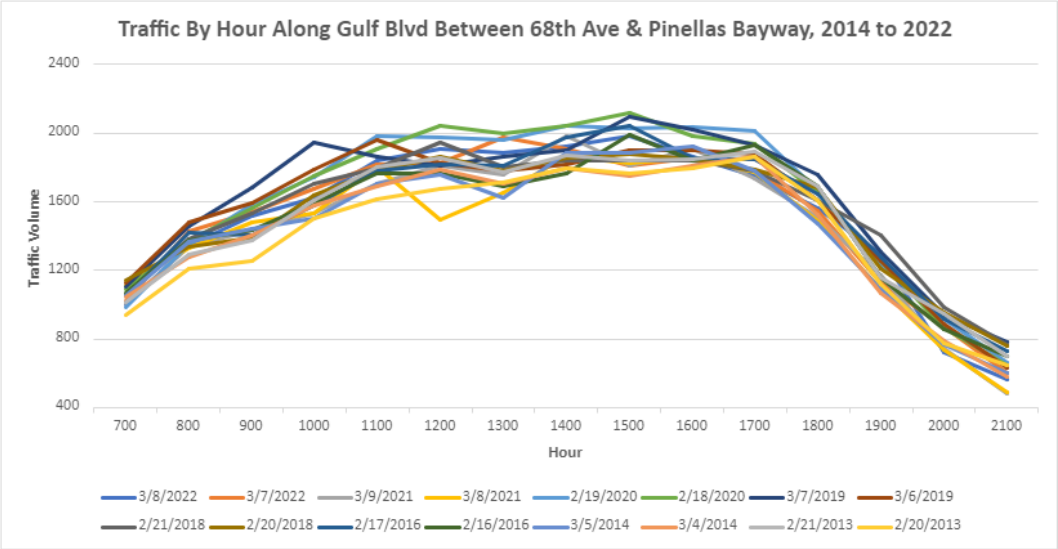
Year	AADT	Volume (Peak Hr)	Vol. % Change from Prior Year	Vol. % Change from 2011	LOS (V/C)
2023	25,124	1,215	+1.17%	-9.06%	D (0.745)
2022	25,142	1,201	+6.95%	-10.10%	D (0.642)
2021	23,000	1,123	-8.48%	-15.94%	D (0.601)
2020	25,000	1,227	+2.16%	-8.16%	D (0.656)
2019	25,357	1,201	-6.90%	-10.10%	D (0.642)
2018	Unavailable				
2017	24,690	1,290	+4.88%	-3.44%	C (0.69)
2016	23,536	1,230	-1.28%	-7.93%	D (0.658)
2015	23,843	1,246	-1.42%	-6.74%	C (0.666)
2014	24,190	1,264	-1.10%	-5.39%	C (0.676)
2013	Unavailable				
2012	24,461	1,278	-4.34%	-4.34%	C (0.683)
2011	25,575	1,336	N/A	N/A	D (0.714)



As shown above, there have been no significant changes in either the directional peak volume or average annual daily trips along Gulf Boulevard between the Bayway and 75th Ave between the 2011 and 2023 reporting years. Peak hour volume is among the lowest recorded outside of 2022 and 2021, which occurred during the height of the COVID pandemic. Even when disregarding the volume peak in 2011, the total volume along the segment was lower than most pre-pandemic years, only exceeding 2018 data counts by approximately one percent.

Unlike other communities which tend to see significant peaks in traffic during the “AM peak” and “PM peak” hours, overall traffic counts for Gulf Boulevard north of the Bayway tend to show growth during the morning hours and a plateau around 11 AM, remaining relatively consistent in volume until approximately 6 PM when volume tapers. During this time period, averaged hourly counts between 2013 and 2022 showed very little variation, with the most significant difference approximately 6% between the highest hour (3 PM) and lowest hour (11 AM). The difference between the averaged 3 PM peak hour and the typical 4 PM peak hour is approximately 1.2%.

[5] Data as reported in the Forward Pinellas Level of Service tables, 2011-2023 reporting years.



Source: FDOT Station 5147 data, 2014-2022 data years

Prior to application for this CUP, the applicant supplied a transportation impact analysis that was completed before the July 2022 community meeting. Staff conferred with the city's initial traffic consultant for this project, and determined the study's underlying data exceeded the recommended one-year validity period. The applicant provided an updated methodology which was reviewed and accepted by the city's traffic consultant in January 2024. An impact analysis was provided in mid-February 2024, which is currently under review with the city's consultant with feedback anticipated prior to the Planning Board hearing.

This project is proposed to take place over four phases in a twenty-year buildout period, with the elements that are considered to produce additional trips being constructed entirely within phases 1-3 (years one to fifteen). The applicant's impact study assumes full buildout of the 629 lodging units as if they are to occur within a single five-year phase, with a 2029 horizon. However, through the developer's agreement, staff is proposing that the applicant update their study data prior to each phase, and that construction of future phases be contingent on demonstration that the remaining phase(s) of the project also meet concurrency. In doing so, the applicant will also be responsible for any cumulative impacts of the project that occur over its lifetime which pass the city's thresholds for proportionate fair share payments.

In keeping consistent with other recent significant development proposals, staff has requested a two percent annual background growth rate be used in the initial traffic study. Staff considers this to be a conservative growth rate, and one that has not been experienced over the past decade along the most affected Gulf Boulevard segment even when accounting for the pandemic downturn. Furthermore, the applicant has agreed to include Corey Landings, Miramar Beach Resort, and Sirata Beach Resort developments in their list of vested growth projects. At time of the drafting of this report, Sirata Beach Resort has not been approved to proceed, nor has the Corey Landings or Miramar projects received approval to begin construction. However, the latter two projects are considered to be committed by the city, and have each received several-year extensions due to recent states of emergency tolling the timeframe to act upon the approved development orders.

At each study update, the applicant will be required to revise their study if the associated development agreement is approved as drafted. This will include inclusion of existing, background, vested, and committed traffic growth changes that have occurred over the preceding five years.

Health, Safety and Welfare Analysis

Information has been requested pertaining to the impact of new development on public services, including public safety entities. This information for 2022 and 2023 is detailed below.

	2023	**2022**

Sheriff's Office Calls[6]	244	258
SPB Fire Calls	144	-
Code Enforcement Cases	1	3

The most frequent calls to the sheriff's office pertained to 911 hangups and open lines (326 calls), which were excluded from the count above along with information requests. Of remaining calls, the most frequent were for trespassing (70 calls), ordinance violations (68 calls), citizen assistance (62 calls), lost and found (28 calls), and disorderly conduct (25 calls).

Fire call information was provided for 2023 only. At 144 calls, the Tradewinds inclusive of all subject properties accounted for 5.1% of all Fire and EMS incidents in St. Pete Beach for the calendar year. The most common calls were for (1) fire alarms, (2) unconscious or fainting, and (3) falls.

The city's code enforcement registered two complaints about watering outside of permitted days and hours at the Island Grand property in 2022, one complaint regarding a parking lot in disrepair and visible storage boxes at the property south of Coral Reef in 2022, and debris on the beach, which was determined to instead be a parking lot, in 2023. All cases have been resolved and closed.

Landscaping Analysis

With the exception of limited new frontage road parking intended for the frontage retail stores that is proposed in phases 2 and 3, and parking that lines the entrance to the Coral Reef, the applicant is proposed to consolidate all surface parking from the property south of the Alden into parking garages over the first three phases of the project. In doing so, the applicant is generally eliminating interior surface parking requirements across the first three phases.

The applicant is required to provide landscaping and general screening as follows:

a) A landscaping buffer of eight feet in depth running along the entire property frontage except at points of ingress and egress, containing at least one tree every 30 feet and pedestrian amenities;
b) A 30-foot landscaping buffer along the southern property line, unless the City Commission chooses to reduce the buffer to 15 feet (not requested);
c) A six-foot landscaping buffer, or screening structure like a solid fence or wall, along the northern property line;
d) Twenty square feet of landscaping for each surface parking space not adjacent to an otherwise-required buffer (minimum landscaping area of 400 square feet);
e) One shade tree for each 30 linear feet of walkway not adjacent to a compliant buffer;
f) One shade tree for each 200 square feet of additional landscaped area;
g) At least 12% of the total buildable site area (three acres) maintained as greenspace.

The city's code does not prescribe any requirements for density of plantings, species, or other elements within the required 30-foot side landscaping buffer, other than to state they are to be reviewed within the city's conditional use process. The southern buffer is densely planted at the front, akin to a high-intensity "Type C" buffer in the city's code, but is much more moderately landscaped at the rear with an array of low-growing "under-story" trees such as myrtles and pigeon plum. The application states this is for the purpose of maintaining the viewshed from the northern-oriented SeaMark Condominium units.

Landscaping provided in the draft plans set relative to the city's code are analyzed below, providing the requirement and stating whether the criteria in the code is met, exceeds the requirement or does not meet the minimum code requirement.

[6] This number excludes "911 hangup or open line" and "information" problem types.

	Minimum	Provided	Standard Met?
Sec. 22.7. – Development standards			
Vehicle use area screening – North side yard	Solid barrier (fence/wall) or a landscaped buffer of six feet with one tree every 30 linear feet.	Landscaped at front, with no landscaping or solid barrier present.	A solid barrier or screening landscaping is required due to lack of parking screening from the northern property.
Interior landscaping areas	20 square feet for each surface parking space not facing a perimeter buffer (2,540 sq. ft), and 26 trees	Approximately 9,000 sq. ft. (along frontage parking areas) and 25 trees	Basic standards are met, but staff would like to see additional trees in surface parking areas around Alden and Rumfish to assist with heat reduction and provide aesthetic and ecological benefits.
Sec. 39.10 – Streetscape design required elements			
Size	8’ depth	Varies – generally 10’ in depth	Exceeded
One tree required every 30 linear feet	30’ spacing	Varies – average of one tree every 20-25 feet (accounting for driveways)	Exceeded
Total tree count	59 trees (1,770 LF frontage)	89 trees	Exceeded
Pedestrian amenities – Two per 200’ linear feet	18 amenities	21 amenities: 14 benches 7 trash cans	Exceeded
Pedestrian-scale lighting fixtures	Spaced every 30 feet	Spaced every 30 feet (generally)	Appears to be met – will be assessed at site plan
Sec. 35.13 – Landscaping	15-30 foot buffer when a new structure over 50 feet is constructed	30’ buffer (south side)	South side: Met
Trees – South side yard	Not specified	One tree approximately every 10 feet	Roughly equivalent to a “Type C” (high intensity) buffer due to width and planting density at the front, with lower-growing and less-dense landscaping at the rear to preserve views.
Sec. 39.11 – Walkways and pedestrian connections			
Walkway trees	One shade or ornamental tree for each 30 linear feet of walkway	Approximately one tree every 30 feet along the center beach access. Gap is present in the building underpass. The pedestrian access between the Rumfish and Alden resorts appears sparsely landscaped.	Will need to be verified by applicant during site plan. Staff would like to see additional trees in greenspace areas of the Alden and Rumfish sites.
General landscaping area trees	One tree for every 200 sf of separate landscaped area	Generally met – additional trees may be required along north side of Hotel 3, and in landscaping island in front of Hotel 2.	Will need to be verified by applicant during site plan. Staff would like to see additional Florida friendly landscaping where viable.

Land Development Code Sec. 4.4 – Standards for review.
When considering an application for approval of a conditional use, the City Commission review shall consider the following standards:

(1) **Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations;**

Staff finds that the conditional use request is generally consistent with the goals, objectives and policies (GOPs) of the Comprehensive Plan, but seeks additional applicant testimony regarding the following cited or applicable goals, objectives and policies. Full staff commentary on cited GOPs can be found at the end of this report in Addendum A.

FLUE - Future Land Use Policies – Green Practices, Residential Character and Introduction to Land Use Categories

Policy 1.2.7 – The project redevelops and introduces significant ornamental and accessory outdoor water features on the site. The applicant should provide additional testimony on the recirculation, flow adjustment during high wind, water treatment, and other water-saving techniques to reduce potable water demand for outdoor facilities.

Policy 1.2.8 – Staff has requested minor revisions to the garage frontage of the development to better mask the purpose of the building, which the applicants states they are attempting to render by the Planning Board hearing. The applicant should share these renderings if available, or explain how this concern will be addressed.

Policy 2.3.1 – The applicant cited this policy, but it appears to reference internal buffers of mixed-use projects rather than buffers between the subject project and abutting land uses as is referred to in other policies. The applicant may wish to address how this policy is relevant to their project.

Policy 2.3.7 – The applicant should address whether the off-site parking at the eastern 3800 Gulf Boulevard block will be permanently discontinued in the near future, given substantial parking improvements proposed for the site that will exceed city minimum requirements by hundreds of spaces.

Policy 2.7.1 – If any improvements to resist erosion are proposed for the site, other than dune installation, the applicant should address those plans.

Policy 2.7.5 – The applicant has agreed to install a glass barrier on the second level of the bar rooftop at the southwestern corner of the property to mitigate customer noise to the abutting SeaMark Condominium. However, this is also the location of what the applicant describes as a quiet pool with other outdoor customer amenities. The applicant should address how this area will be effectively screened from the abutting property.

Policy 2.7.7 – The applicant should address the construction controls being instituted to protect the beach and dune system during construction.

Policy 2.7.9 – It is unclear why this policy was cited, other than to note that the applicant will not be using fill. If another interpretation was intended it should be addressed here.

Policy 2.7.11 – To staff's knowledge, no dredge and fill is planned in this project. If the applicant intended this policy citation to be interpreted differently, it should be addressed.

Policy 2.8.3 – Staff is not aware of any remaining natural drainage courses on the property, and the stormwater will be routed to manmade vaults beneath the parking area. The applicant should address the reason for citing this policy.

Policy 2.11.3 – As cited elsewhere in this staff report, this development would significantly eliminate at-grade viewsheds to the beach from the public frontage. The applicant is proposing a rooftop view terrace on Hotel 2 that will be open to the public, but only limited details have been shared at the time of the drafting of this report. The applicant should address how this terrace would function and its method of preserving views of the beach.

Policy 3.2.2 – It is unclear what retrofitting of hazard mitigation and building materials would take place under this scope. The applicant is currently undertaking an interior renovation to the Breckenridge commercial floor, and renovated the Alden guestrooms in the past five years. However, no renovations are knowingly being performed under the scope of this request.

Special Designation – Community Redevelopment District (CRD)

Objective 1.1 – The applicant has held out lighting and water efficiency as benefits of the LEED certification proposed for the project, but heating and cooling tends to consume substantially more energy than lighting. The applicant should address other energy-saving techniques to be integrated into the project if known at this stage. Furthermore, the applicant should state if any debris recycling is being undertaken in the phase 1 scope.

Policy 1.1.4 – There does not appear to be a direct pedestrian-protected pathway from Hotel 1 to the frontage sidewalk. Staff requests the applicant address how guests will access the frontage and, if a direct path does not exist, that one be established at time of site plan permitting for phase 1.

Policy 1.1.9 – As noted in a previous policy, the applicant should address efficiency improvements other than lighting that are being pursued under this scope.

Policy 1.1.12 – This policy is specific to energy efficient lighting, which staff requests the applicant provide additional detail regarding.

Objective 2.1 – This objective refers to the maintenance and improvement of the quality of life in the city, of which there has been expressed considerable concern about traffic impacts. The applicant has supplied a traffic study showing that the project will not exceed 90% of the affected roadway segment capacity when accounting for background plus project traffic. However, at the date of drafting of this report, the city's consultant is still in the process of reviewing the study. The applicant should be prepared to answer questions if any arise during the review.

Objective 3.1 – As requested under other items in this review, the applicant should share any efficiency improvements proposed for the new development that have not been shared with staff.

Policy 3.1.3 – The applicant should share the degree of pollutant filtration offered by the stormwater vaults, if known at this time. Staff understands there will be no point source piping due to filtration or non-source sheet flow of stormwater, but the applicant should state the general maintenance requirements of their stormwater system to ensure integrity of the Bay to which water will drain.

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

Objective 1.3 – The applicant should address whether their beachfront facilities will be open to the general public at the initial or later phases of the project, and if so, in what capacity.

Policy 3 – Despite significant frontage improvements, the Alden and RumFish still remain largely isolated from a pedestrian connectivity standpoint along the rear of the property. The applicant should address whether the rear connectivity of the development could be improved to better tie these developments into the consolidated site.

Policy 9 - If the applicant is proposing any hazard mitigation other than FEMA construction requirements and hurricane evacuation plan modifications they should address it through testimony.

Infrastructure Plan Element

Policy 2.1.6 – The applicant should address any additional erosion control improvements, above and beyond dune restoration, that will be implemented to provide additional resilience for the subject property.

Coastal and Conservation Element

Policy 1.2.4 – It is unclear how this cited policy pertains to the development at hand, as it is based on the city developing a wetlands and floodplain features policy.

Policy 1.8.5 – The applicant should address any construction techniques being undertaken to preserve water quality.

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

a. **Whether the overall appearance and function of the area will be significantly affected. Consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;** *Staff finds the overall appearance of the area will be significantly affected, particularly the southern approximately 1,250 linear feet of the site where the three new guest hotels, parking garages, and amenity space will be newly-constructed. The proposed Tradewinds development comprises approximately 1,770 linear feet of the 4,750-foot Large Resort District's frontage along Gulf Boulevard (~37%), with the significantly-developed portion comprising approximately one-fourth of the District's frontage.*

In terms of compatibility with existing, remaining structures on the Tradewinds property, staff finds the new structures will be notably taller than the generally four-to-seven story lodging developments that currently occupy and are proposed to remain on the property. Each of the three new eleven-to-twelve story hotels is developed within five feet of the allowable 116' height limit allowed for enclosed stories, and the center Hotel 2 will also contain rooftop facilities, resulting in a structure that is overall approximately 131 feet tall from the ground to highest point of the roof.

The property is flanked by two developed properties, the northern containing the five-story Hilton Garden Inn and the southern the eleven-story SeaMark Condominiums. However it should be noted that, aside from a new two-story office and lobby building placed between the existing Alden and Rumfish developments, the closest portion of any new hotel to the northern lot line will be approximately 560 feet. On the southern end, the proposed phase 1 12-story guest tower will be set approximately 30 feet from the southern lot line shared with the SeaMark.

The phase 1 guest tower is proposed to be one story taller than the abutting SeaMark building. Due to floor height differences, staff estimates that the top of the Tradewinds phase 1 tower will be approximately 13 feet taller than the top of the SeaMark building. However, staff estimates that the overall enclosed portion of Hotel 1 will be significantly less in volume

than the SeaMark building, at approximately 10,000 square feet in volume for the upper stories compared to approximately 15,000 square feet in volume for the upper SeaMark stories.

Staff finds the applicant has designed the site to avoid the "canyon effect" that the city's stepback provisions are specifically written to prevent. The applicant exceeds the required front setback for all structures, and substantially exceeds the required front setback for all lodging developments, with the closest lodging development 168 feet from the front lot line where 116 feet is required. Buildings that "scaffold" from significant heights to lower-rise areas, or to the street, can be more inviting to pedestrians by allowing the tops of buildings to be visible from a human-scale plane.[7]

While the canyon effect is avoided, staff finds that the development is eliminating view corridors across the private portion of the property when viewed from the public frontage at a pedestrian scale. For resort redevelopments subject to this conditional use permit process, the Comprehensive Plan requires consideration of the effect on neighbors through separation between new and existing adjacent development in terms of impact on sunlight and views, as well as more generally the "provision and maintenance of Gulf and Bay views and vistas". As the applicant is requesting approval of a development that will require consolidation of most of the parcels that comprise this property into one unified site, requirements for the maintenance of interior sixty-foot setbacks between new developments across the property's five major existing parcels is being eliminated. Therefore, even when respecting the existing setbacks that are considered grandfathered for any existing building constructed prior to the Large Resort District regulations taking effect, view corridors that are required for new construction on unconsolidated properties are being eliminated under this request due to the consolidation leaving only a requirement for a 30-foot setback along the southern side of the zoning lot for new construction.

The applicant has proposed a solution to the above concern that would involve the establishment of a public amenity/view deck on the roof of the phase 2 hotel. This is addressed in more detail under the CRD-specific criteria later in this report.

In terms of density, staff finds the development to be relatively consistent with the surrounding properties. The applicant is eligible to request up to 75 lodging units per acre, and is asking for 63.2, representing a decrease of approximately 300 units below what the consolidated site would be eligible for at maximum density. To the north of the subject development is the Hilton Garden Inn containing 43 lodging units per buildable acre, and to the south is the SeaMark Condominium, containing what staff estimates to be between 60-65 residential units per buildable acre.

The intensity of the resort amenities proposed for the development will be significantly greater from both a proportionality perspective as well as an overall square footage perspective compared with the existing development, but still well below the total floor area permitted for the site, at 1.47 FAR where 2.6 FAR is permitted. Additionally, the commercial component of the development is approximately 10.5% of the total floor area of the proposed on-premise buildings, or approximately half of the 20% permitted before the development is considered a mixed use and regulated to a higher standard in terms of parking.

[7] Crowhurst Lennard, S.H. (2017, August 17). Designing successful neighborhood squares. Part 7. Facades, setbacks and stepbacks. *International Making Cities Livable.* https://livablecities.org/2017/08/17/blog-designing-successful-neighborhood-squares-part-7-facades-setbacks-and-stepbacks/.

The applicant, at this stage, is not proposing any significant public frontage improvements to accommodate the increased vehicular traffic demand required of the project, but will be constructing an interior frontage access road that will progress by phase. As this is a multiple-phase project in which no particular phase may result in proportionate fair share triggers but the project may cumulatively meet this threshold at some later phase, the city reserves the right to analyze any unmitigated phase cumulatively pursuant to F.S. 163.3180. The applicant and staff are proposing that the traffic study be revised prior to each phase over the life of this project through the associated development agreement, which is intended to address any cumulative degradation or improvement to analyzed segments and intersections included in the analysis scope. The applicant has further agreed to make unsignalized intersections right-in, right-out only, and for trucks to be directed to make left turns only at signalized intersections.

In terms of function from a use perspective, staff finds there will be an intensification but that the overall function of the area will not be significantly affected. The existing Tradewinds is consistent of a resort development with secondary amenities like restaurants that are physically oriented toward guests but are accessible by residents and the public at large, in addition to the typical ancillary guest amenities like fitness centers and conference rooms. Staff has discussed this use with the city's transportation consultant, who has been involved with the creation of the Institute of Transportation Engineers' Trip and Parking Generation manual in past iterations. The consultant has agreed with the applicant's use of the resort hotel code rather than the standard hotel code, the latter which is typically a higher trip-producing use that includes significant convention, banquet, and other such facilities. Resort facilities, on the other hand, have higher internal capture due to all or mostly-inclusive on-site amenities for guests, reducing the need for guests to travel off-site.

b. **Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;** *There are no known historic, archaeological or cultural resources on the property The City's conditional use criteria generally promote the maintenance of Gulf views as a scenic resource, and this development will eliminate a significant portion of the view corridor that exist on the property today as well as some limited viewsheds that would be required to be maintained between the individual parcels comprising the subject site if they were to be developed separately. The applicant is proposing a creative solution to this which is addressed later in this report.*

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.** *Subitem a. above addresses size and scale. Overall, staff finds that the applicant has effectively scaled new construction to both eliminate a potential canyon effect along Gulf Boulevard, and construct new development adjacent to neighboring development that generally aligns in terms of height and massing.*

Staff also finds the hotel building design visible from the street to be of a high quality, featuring congruous elements and colors across the façades and quality textures to featured façade materials. Staff expressed initial concern regarding the phase 3 hotel features that face Gulf Boulevard, as it lacked the embellishment of the more ornate curved façades of the phase 1 and phase 3 hotels. The applicant has attempted to rectify this by adding vertical slat wood-look paneling to the hotel 3 frontage, which does provide additional visual breaks but does not necessarily fulfill the vertical plane offset requirements. This is a marginal issue and can

be rectified at site plan, and staff finds generally the hotel 1-3 building design to be of a high quality.

Staff's initial primary concern related to the features that front Gulf Boulevard, particularly the parking garages and "ST PETE BEACH" wall. The applicant has revised the renderings of the garage initially shared at Technical Review Committee to include vertical wood slatting which helps to mask the garage purpose in tandem with the hanging vegetation, but staff found that the garages still fail to meet the requirement that "the function of the building is not readily apparent except at points of ingress and egress". Despite improvements, the garage elevations and renderings still show substantial openings that are clearly for vehicle storage. In response, the applicant has agreed to add additional details and greenery to the façade, the renderings of which are unavailable as of the drafting of this report. Staff requests the applicant provide the renderings at the Planning Board hearing if available, and prepare renderings at time of site plan showing the view from the sidewalk, street, and north and south approach to ensure this standard is met.

Staff also expressed a concern pertaining to the southern portion of the phase 2 "ST PETE BEACH" wall that is proposed to adorn the front of the two-story meeting center. The initial design showed a 3D relief effect to the wall through precast panels which the applicant states is difficult to envision through 2D renderings and elevations. However, staff's concern was that this portion of the wall would appear to be a solid concrete during daytime when the ornamental uplighting is not in effect. In response, the applicant shared more detailed schematics of the panels with staff and has continued the wood paneling from the northern portion of the wall to the south. Staff finds this could be an effective solution, or the applicant could simply demonstrate through renderings the continued visual fascination the structure provides during daylight and under less ideal conditions than shown in renderings.







Staff notes significant texture and vibrancy differences between the frontage feature wall in the architectural elevations (top left) and architectural renderings (top center), which are shown before revisions. The detail provided (top right) shows stippling texture in the wall that appears could be visually stimulating at a close view, but may lose its texture from a distance or when viewed in motion. The applicant responded to initial staff concerns by extending paneling to the southern portion of the wall. Staff also requests the applicant render the wall in less ideal non-dusk hours to show the texture that will be evident on a standard sunny day.

With the city's removal of the requirement for site-wide demolition and redevelopment to be eligible for large-scale resort density and intensity, which was deconstructed gradually between 2005 and 2015, staff is generally supportive of the site layout as it masks older buildings and provides a consistency in design along the Gulf Boulevard frontage. As mentioned, staff would like to see modest improvements to the phase 3 hotel frontage to provide greater planar offsets. However, overall, the new development appears to be of a modern Florida resort design and generally compatible with the city's design regulations, and marginally compatible with neighboring development, which was constructed long prior to the

city's current design requirements and may not feature the particular façade elements or building massing and scale improvements that are demanded of new development.

Staff finds the frontage to contain potential canopy landscaping that should provide, at maturity, shade for pedestrians utilizing Gulf Boulevard along most portions excluding the center open entrance area containing the water feature. It should be noted that the frontage rendering does appear to show palms at a much taller height than would be required under the Land Development Code, as well as the minimum standard that the applicant is proposing in the landscaping plan. Consistent with the request of past City Commissions, staff is recommending a condition that the final submitted plan be shown consistent with the proposed renderings in terms of building design, façade improvements, and landscaping height and caliper. The applicant has agreed to provide a vignette of the phase 1 plantings prior to site plan, but staff requests this rendering be provided for contrast purposes prior to the City Commission hearing.

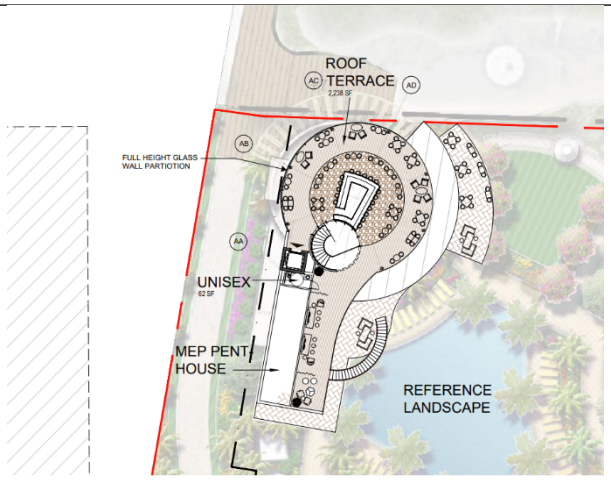
d. **Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues.** *Staff does not anticipate significant additional impacts to the abutting neighbor at 6100 Gulf Boulevard (Hilton Garden Inn). Significant new development toward the northern side of the site is limited to a pedestrian beach walk that abuts the northern property line, which would be required of the neighboring property as well under a redevelopment scenario, and a two-story lobby and office building that is placed between the existing Alden and Rumfish developments. The closest element of any new structure that significantly exceeds the height of an existing structure on the site is a portion of the phase 3 hotel, which will be over 500 feet away from the northern property line.*

At the southern end of the site the applicant is proposing a twelve-story building of which a portion is located 30 feet from the SeaMark condominium property line, and a two-story bar and restaurant along the rear setback (CCCL) that is also 30 feet from the southern lot line.

Pertaining to the phase 1 hotel and garage, staff finds the applicant has generally proposed adequate mitigation to preserve livability for the northern-facing condominium units of the SeaMark. This includes eliminating balconies from the southern-facing portion of the building that faces the condominium, with the curve of the building generally preventing any phase 1 hotel balcony of having a direct orientation toward the SeaMark building as demonstrated through floor plans. As this entire southern portion of the site is currently comprised of surface parking, staff is also generally supportive of consolidating parking into a garage, with the garage oriented such that no parking space is facing toward any portion of the SeaMark building. However, staff would like to see, through permitting, that the same headlight screening is employed for eastern-facing spaces, and that the garage will be constructed with buffers to metal ramps or other elements that could cause significant sound annoyances to abutting properties. Furthermore, the applicant has prepared a wind study demonstrating that the phase 1 hotel development's curvature will not significantly degrade comfort for residents of the SeaMark. Finally, the limited loading spaces on the southern side of the site are entirely contained within the parking garages, and appear to be limited in size to accommodate two-to-four axle vehicles.

In February 2024 the applicant submitted a revised floor plan of the two-story southwestern beachfront restaurant proposed for phase 1 showing a south-facing glass wall to mitigate

sound spillover to the abutting SeaMark, while preserving views for residents. Due to the restaurant's location approximately 80 feet north of the closest SeaMark balconies, significant mitigation is necessary given the nature of the use and potential for raucous and unpredictable noise. Staff supports this installation in tandem with significant sound restrictions for outdoor music played or piped into this area in order to mitigate noise nuisance to abutting residents, and requests that soundproof glazing be employed on the glass wall.

	*Left: The applicant has agreed to install a full-height glass wall on the southern side of the rooftop restaurant to mitigate customer noise spillover to the SeaMark.*

Staff finds the applicant has appeared to adequately address concerns about rooftop noise from the phase 2 hotel, with a parapet of approximately 7-10 feet in height blocking the rooftop amenities portion of the deck from Gulf Boulevard. The amenity deck will also be approximately 500 feet from the southern property line shared with the SeaMark.

The applicant has committed to the use of exhaust dampeners for the restaurant adjacent to the SeaMark to ensure that the development will not create unwanted fumes and smoke, which is supported. Staff does not anticipate the development generating significant dust, fumes, smoke, or odors outside of the restaurant areas. Resort uses tend to be considered "clean industry", and the applicant is not proposing any industrial or heavy commercial uses outside of the restaurants, which are regulated through the city's fats, oils and grease program.

All new lighting is required to be shielded. Staff is also recommending that the entire property be brought into compliance with the city's marine turtle lighting ordinance by the completion of phase 1, which may be superseded by the FDEP or Pinellas County regulations for marine turtle protection, whichever is stricter.

Staff foresees an eventual improvement to delivery conditions at the property, where unloading from larger vehicles is currently primarily performed from the Gulf Boulevard center turn lane. The applicant is proposing five semi-sized loading bays in phase 2, which is sufficient to meet the development requirements for the entire proposed buildout. The applicant has agreed to a staff condition that on-street unloading to the Island Grand and Breckenridge of end of phase 1, with all unloading from the Boulevard ceasing at completion of phase 2. Staff specifically requests the deliveries in phase 1 cease at completion of phase 1-A, being the construction of the garage.

This development is expected to increase vehicular traffic, particularly in the vicinity of the development. As noted previously, rather than a peak hour, Gulf Boulevard tends to show a

plateau in terms of traffic from late morning through the evening, tapering off rapidly in the nighttime hours with slight peaks in the 2-6 PM hour range. Staff expects the most significant impacts from the development to occur at regular check-in and check-out times, or in the range of 10-12 AM and 2-5 PM. The city's consultant has asked for the peak hour assessment of weekday traffic to take place to include the 3 PM hour, which broadens the range for evaluation. As of the writing of this report in mid-February the applicant has submitted a transportation impact analysis, with the city's consultant's feedback expected in time for the Planning Board hearing. Initially, the applicant's engineer's analysis is showing adequate capacity among all analyzed road segments when projecting full project buildout to 2029 and accounting for a 2% background growth rate, and assumed committed impacts of the Sirata Beach Resort, Corey Landings, and Miramar (Emerald Sands) developments. As previously noted and found in the associated development agreement, the applicant will be required to revise the traffic study after completion of each phase to account for updated traffic conditions, with concurrency being evaluated for the subsequent phase.

The applicant is providing significant pedestrian-related improvements to the property, including three beach access points and a ten-foot sidewalk along Gulf Boulevard that follows the phases of the project. Staff is also requesting through a condition that the applicant be responsible for the portion of the development's Gulf Boulevard Safety Study improvements. The applicant will pay $125,000 over ten years for multimodal improvements if the development agreement is passed as written, and an estimated $2.2 million in impact fees prior to creditable mitigation, of which the city receives approximately half. Furthermore, Florida Statutes permit the city to consider any unmitigated phase of the project cumulatively with subsequent phases in terms of calculating the applicant's proportionate fair share commitments. This ensures that if the project exceeds the city's 5% peak hour impact factor cumulatively at any point, and Gulf Boulevard or other affected segments be determined as substandard in a forthcoming project traffic analysis update, the applicant may be responsible for proportionate fair share contributions.

Staff finds that, aside from the aforementioned phase 1 southern beach front restaurant and recreational amenities, the applicant has generally oriented uses that could be significant generators of nuisance activity in a different location toward the center of the site. For those residential-abutting amenities, the applicant appears to have introduced suitable noise mitigation features for the restaurant. New pools, outdoor amenities, and the "Flowrider" amenity are nestled in between new and existing buildings, largely screened from abutting properties and oriented toward the private beachfront.

Concerns related to off-site litter are primarily pertaining to the southern and northern beach walks, as the applicant is proposing trash cans along the Gulf Boulevard frontage and is responsible for the cleanup of their private beachfront. Staff would like to see trash receptacles maintained along the beach pathways as well.

Staff is recommending a condition related to hours of delivery that the applicant would be required to adhere with for on-site deliveries if this use is approved. Although large truck docking bays are oriented toward the center of the site under the garage in the Phase 2 loading area, they will still be utilizing the signalized intersection for entry, which could pose nuisance to abutting residents in the early morning hours.

(3) **Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site**

access requirements, neighborhood impacts, and pedestrian safety; *The applicant recently submitted a traffic impact analysis that assesses the entire project buildout, under a 2% background growth rate that treats the Miramar, Corey Landings, and Sirata developments as vested, through a 2029 buildout year horizon. Staff anticipates the city's consultant will provide feedback on the study prior to the Planning Board hearing for this request.*

As a four-phase development, with significant improvements proposed for the first three phases, staff has drafted with the applicant a requirement of the development agreement that the study data will need to be updated prior to each new phase. This ensures that any future phases are subject to amended background counts, the cumulative operating impacts of the subject development's earlier phases, and other developments that may be approved within that time period. The cumulative impacts of each phase of this project will also be considered cumulative for purposes of proportionate fair share improvements and/or payments. This means that if and when the project has more than a five percent impact on a facility, and the facility is operating below a level of service of "D" as adopted as the minimum standard for the city's roadways, the facility will be eligible for proportionate fair share contributions. This provides the city a higher level of security and commitment from the applicant as it pertains to concurrency, as the applicant would be responsible for a proportionate share of improvements should later phases take place when the road is operating at a substandard level of service, regardless of whether the project phase itself causes significant degradation or the reduction in level of service rating.

The applicant is required to provide for shuttle service to Tampa and Clearwater-St. Petersburg airports, whether as a scheduled or on-demand service. The applicant is also providing $125,000.00 per year over ten years for multimodal improvements above and beyond impact fees paid to the city. While not required to be used as such, $125,000.00 is approximately the cost of operating one Freebee vehicle per year. Approximately 7.3 percent of Freebee passenger start or end at Tradewinds based on 2023 data, which equates to 8,520 passengers. At an average cost of $4.60 per passenger, the service cost $39,192 for Tradewinds passengers in 2023, and would cost an estimated $64,685 based on expected proportional ridership increases from this project (65% unit and passenger increase) unadjusted to inflation or future increases in service cost.

This project will expand the sidewalk in front of the property to ten feet in width by phase, and introduce three beach access points, two of which will be established in the first phase of the project. The center access will be temporary pending final establishment in phase 3, but until then maintains a logical access point through the unimproved parking area south of the Coral Reef, which served as a public thoroughfare extension of 58th Ave until the 1950s. Although consolidation of the magnitude contemplated here is unprecedented, the applicant is technically required to provide only one ten-foot beach access point due to the ratio of new-to-existing floor area on the property and the proposed consolidation. Because of this, the three access points proposed substantially exceed requirements, and would be in general alignment with requirements were the phase 1 through 3 developments to take place under separate projects. They also assist to fill natural gaps in the network, providing logical access points for residents of the Bahia Shores neighborhood at the north end and a meandering path through resort amenities at the center.

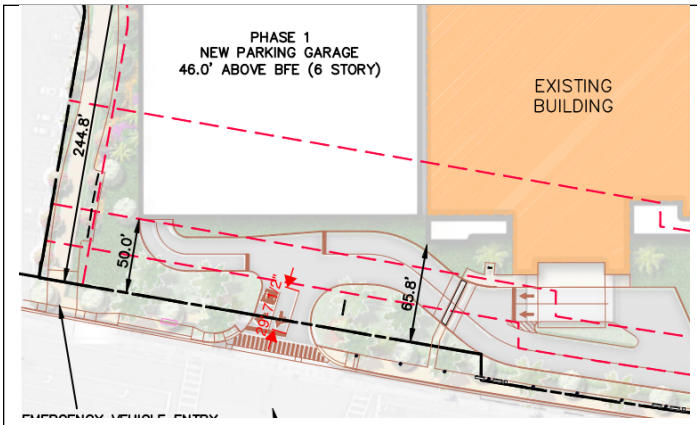
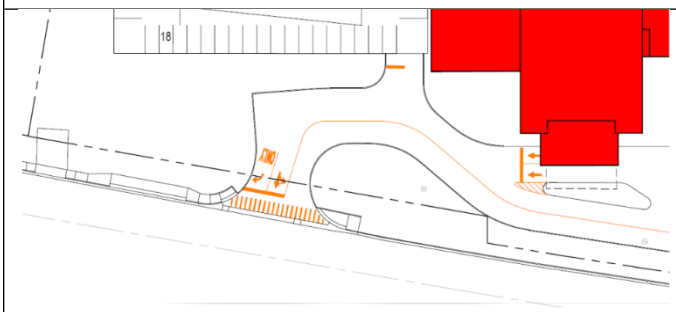
In exchange for permitting the sidewalk to be installed by phase, staff is requesting that the applicant be responsible for the full cost and full buildout of the beach walk prior to phase 2 should the city issue a notice to proceed. This ensures both full-site connectivity for the public, expands the range of the property's beachfront perpetually available for residents and the general public, and allows the design to be better oriented with the dune installation required during phase 1. Should the city

not wish to proceed with the beach walk, the entire sidewalk will need to be installed at the start of phase 2.

The applicant is closing five of the nine access points to the site over the life of the project, although the excessive curb cuts at the northern side of the site are not proposed for closure until phases 3 and 4. These closures are welcome from a safety and access management perspective, as is the removal of the guard gate at the southern 59th Ave signalized entrance to the property in favor of an uninterrupted access road.

Staff expressed concern to the applicant regarding the throat depth of the signalized intersection exit at 55th Ave, which will be the only direct northbound turn lane for phases 1-3 until completion of phase 4 results in a continuous accessway along the site frontage and the ability to turn northbound from the Gulf Winds Drive intersection. While the applicant is responsible for on-site traffic queuing and comfort, and has submitted a traffic queuing plan for the drop-off area in phase 2, the concern with the approximately 30-foot depth is that it could cause backups for vehicles entering the site from Gulf Boulevard at the intersection and attempting to turn south into the Hotel 1 garage at times of peak usage. This could be especially exacerbated by trucks exiting the site, which could cause spillover into the intersection if queuing for a northbound turn.

In response, the applicant has submitted a potential alternative that could be presented to the FDOT if access conditions are determined to be inadequate. This would significantly extend the queuing depth for vehicles leaving the resort, eliminating conflicts at the shortened intersection queue.

	***Left:*** *The current design for the 55th Ave on-site queuing area, showing a throat depth that could accommodate approximately two compact vehicles. Staff is concerned that such a design could cause backups into the public right-of-way if vehicles are attempting to enter the site and turn north into the phase 1 garage, particularly trucks that may either be entering the queue or entering from Gulf Boulevard for delivery purposes.*
	***Left:*** *The applicant's proposed alternative that will be shared with FDOT if the throat depth is proposed to be inadequate. This will significantly extend the queuing lane for exiting vehicles intending to travel north along Gulf Boulevard and, most importantly, eliminate ingress blockages for vehicles.*

Staff does not anticipate any on-street parking impacts, but does welcome the eventual phasing out of on-street unloading, which staff requests through conditions be accomplished by the end of phase 2.

If passed as written, the applicant will be responsible for identified Gulf Boulevard safety improvements in what is currently a draft study. These presently include intersection improvements at 55th Ave and potential medians at 59th Ave and south of 58th Ave along Gulf Boulevard.

The applicant has agreed to right-in, right-out only turns to and from Gulf Boulevard except at the 55th Ave and Gulf Winds Dr signalized intersections. This can reduce conflicts for residents on the eastern side of Gulf Boulevard, particularly in the closure of the center Breckenridge exit that currently is oriented with the Regency West development, the orientation and enforcement of right-only turns where the northern Breckenridge exit is located across from 58th Ave presently, and the removal of the Alden driveways that are across from 59th Ave.

(4) **Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely;** *The applicant is significantly exceeding the required amount of parking for each phase, and is not requesting eligibility for the 10% Gulf Boulevard walkability reduction. While staff has calculated slightly higher parking requirement rates than the applicant provides in their CUP Site Plan table summary, the parking provided at each phase is still substantially higher than required, and staff's calculations do not account for the non-frontage amenity retail for which additional parking is not required. Staff calculates, at completion, the applicant will have 80-100 additional spaces than required by the Land Development Code, with interim hotel development phases ranging between a 100 and 300 space surplus.*

The applicant is required to provide up to four truck loading spaces to accommodate the increased conference and restaurant space that is being installed primarily in phases 2 and 3. The project will be provided with all of these code-compliant spaces in phase 2, oriented to the east of the main garage entrance in a recessed loading area. The applicant is also demonstrating two truck loading areas in the phase 1 parking garage which exceed new loading requirements for that phase, although the garage does not appear to be of sufficient height to consider the spaces code compliant. Staff would like to receive a commitment from the applicant to eliminate loading from Gulf Boulevard for at least the Island Grand and Breckenridge developments under phase 1, with all off-site unloading being eliminated by the end of phase 2.

(5) **Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;** *In addition to addressing concerns pertaining to restaurant odors, noise, and wind impacts shared by the SeaMark Condominium board in late 2022 as addressed previously, the applicant has committed to performing a pre-construction assessment of the SeaMark to identify potential issues as they arise. Staff also generally recommends vibration monitoring during construction as a minimum standard, in addition to other monitoring techniques that may be recommended by the applicant's consultant.*

Staff is recommending, through conditions and the associated development agreement, full-site compliance with current marine turtle lighting regulations, noise mitigation, acceleration of beach access path provision, amenity water reuse and efficiency requirements, minimum installation of Florida friendly and native landscaping, and primary use potable water reductions, to mitigate the impacts of the development. These conditions are over and above the commitments made through the development agreement to fund multimodal improvements, update the traffic study prior to each phase, fully restore the dunes site-wide in phase one, meet long-term performance commitments for stormwater improvements, and other improvements that are handled on a longer-term basis and are more appropriate for an agreement that is subject to yearly monitoring reports to the City Commission.

(6) **Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation;** *The applicant has submitted a company profile stating that 1754 Properties owns $1.5 billion in assets and has been lent on $500 million of them. Furthermore, the applicant has supplied a letter from its statement auditors demonstrating that the company and its affiliates has over $600 million in liquid assets. For reference the expected cost of the subject development, inclusive of overhead, is $504 million per the applicant.*

The applicant's profile demonstrates several highly-rated hotels under their ownership, but it appears that none of the developments profiled are in nearly the same range of units as either the total or even requested increase in units that are proposed here, with other projects generally in the 100-300 "key" range. Furthermore, it appears that their larger developments such as the Delta by Marriott and Hampton Inn UN/Holiday Inn Express were not developed by the applicant, but rather purchased and operated. The applicant is currently developing a luxury resort in Riviera Maya, Mexico that is beachfront-oriented but is being constructed with roughly 15% of the unit count proposed herein, on an acreage less than half the size. Staff is not aware of a currently-operated development in the applicant's portfolio that has a) been developed by the applicant; b) is in the same range of units as the proposed development; and c) has been developed over as significant a period of time as proposed, with performance commitments at various phases.

In response to a staff comment pertaining to the above, the applicant submitted a profile for Cumming Group, who provides project and cost management for construction of complex real estate projects including the subject project. The projects shared were from hoteliers known to be of a high caliber and with lodgings that typically attain four- and five-star ratings, such as Four Seasons and EDITION. However, of the two profiles shared for the Group, only one listed unit count (228 between guestrooms, residences and condos), and both referenced the work being comprised of both new build and renovation rather than solely new build.

Staff requests additional examples of any technical wherewithal of both 1754 Properties and its project management firm that would ensure the development is carried out to the "four diamond" caliber proposed. Staff finds that, should such technical capacity be identified, the applicant should be required to commit to the provision and maintenance of particular amenities and features to ensure that the resorts are operated to a high caliber for the life of the development.

(7) **Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.** *The applicant is required to demonstrate compliance with design requirements, green building standards, and concurrency, among others, at each phase of the site or building plans. The applicant is proposing significant additional achievements in the green building standards than the minimum required by code, which is addressed more in a later section. Pertaining to design, staff finds the overall design of the project to be of an acceptable caliber, aside from the aforementioned concerns.*

The applicant has previously held a community meeting required for the site plan stage of this request in mid-2022, fulfilling the minimum requirement for administrative review. While not a part of the conditional use permit proper, the associated development agreement also requires annual review under state law, which can include a performance monitoring review.

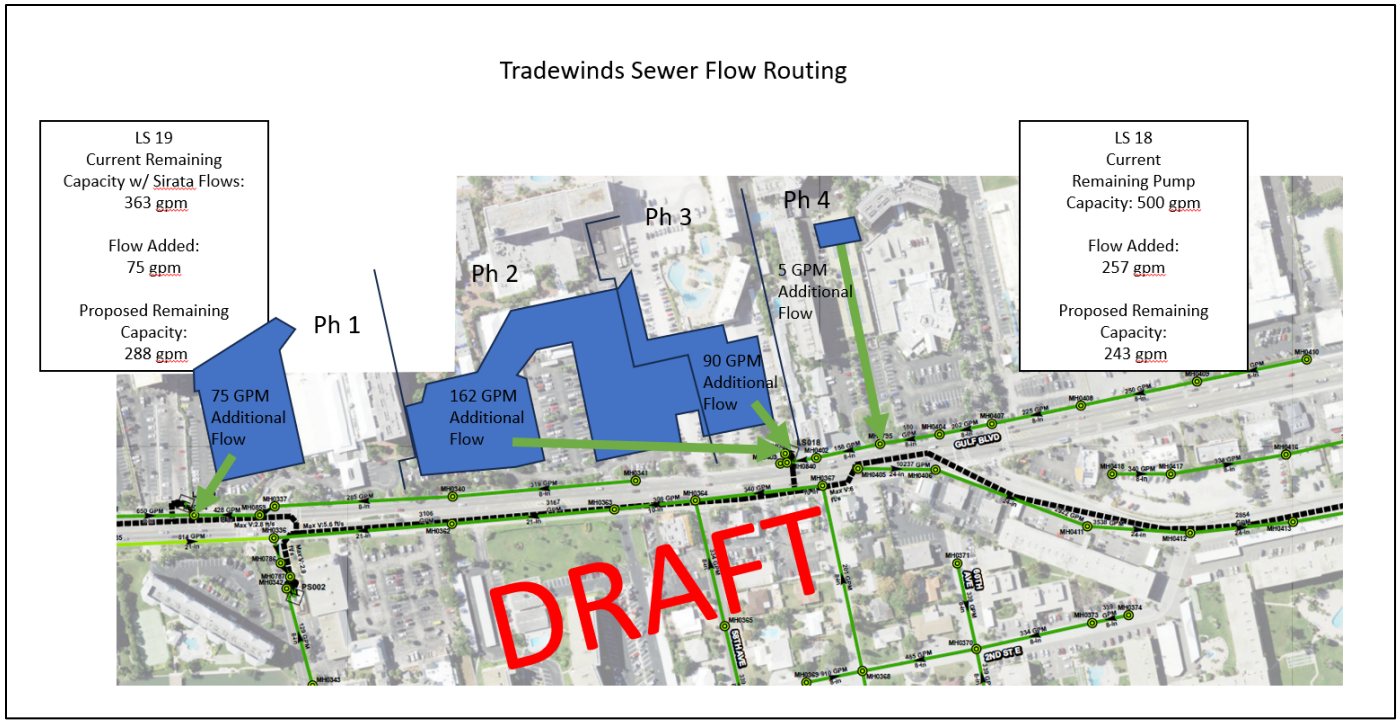
Sec. 4.12. - Criteria for review of conditional use applications.

(a) Conditional use applications within the community redevelopment district shall 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 telecommunications services;

The applicant has supplied sanitary sewer average daily flow and peak hour flow calculations by phase and cumulatively to the city's Public Works Department. The city's engineer has preliminarily accepted these calculations, which demonstrate that the impacted lift station #19 just south of 55th Ave, and lift station #18 just south of 59th Ave, have adequate capacity to support the increased flows. Station #19 will have its capacity reduced 21% from 363 to 288 gallons per minute (gpm) from the phase 1 development, while station #18 will have its capacity reduced 51% from 500 to 243 gpm due to later phases. It should be noted that the routing graphic below is in draft form and subject to change. Furthermore, discharge will need to take place into a gravity manhole, with pumping through the corresponding lift station, rather than a direct force main connection into the city's force main as initially proposed by the applicant.

Regardless of the above, the associated development agreement as drafted will require the applicant to be fully responsible for any off-site improvements necessary to accommodate their increased sewer flow. This is in addition to the estimated $1.7 million in sewer connection fees the applicant will be required to pay through the various phases of the project.



The city's 25-year, 24-hour storm detention capacity requirement is less stringent than the Southwest Florida Water Management District's standard to which the applicant is designing their stormwater retention vault system. In meeting the heighted regional requirement they will meet the city's requirement. The system will retain water which will infiltrate into the ground beneath the holding vault, which is generally proposed to be located along the Gulf Boulevard-facing portions of the garages, by phase. Any runoff that exceeds this capacity will be directed into the Bay subject to SWFWMD filtration requirements, rather than the FDOT system.

The applicant triggers the site-wide drainage requirements in phase 1 of this project due to the floor area ratio of the hotel relative to other development on the property. Because drainage is proposed to be handled by project phase, staff is requesting a trigger in the development agreement that, should later phases of the project not proceed, the applicant is responsible for sitewide improvements to bring the entire subject property into compliance with the city's drainage code.

The Tradewinds property is currently tied into the city's reclaimed water system, and staff expects additional demand at the property given the significant increase in landscaping. Staff is recommending conditions for the applicant to install a majority of the landscaping as Florida friendly, drought tolerant, and grouped according to water needs. This will be assessed by staff at the relevant site plan stage if this use and condition is approved. Furthermore, in keeping with recommendations for other recent projects, staff has included a condition that the reclaimed water system use rain sensors and leak protection alarms to reduce reclaimed water waste.

Staff's primary utility-based concern relates to potable water usage, both due to the significant increase in resort lodging rooms and the increase in outdoor water features such as pools and fountains. Preliminary staff calculations indicate that the total surface area of outdoor water features is slightly decreased across the life of the project, but staff would like to see a commitment from the applicant to a no net cubic increase of outdoor water features by conclusion of phase 4 compared with current conditions due to these features being accessory rather than essential to the primary intent of this development request. Furthermore, staff would like to see that the applicant has included water saving features in the design of outdoor water amenities, such as landscaping to reduce wind evaporation, water treatment and cycling, leak protection alarms, and similar features.

The applicant is proposing to achieve Florida Green Lodging Program (FGLP) "Three Palms" and LEED Silver certification for each new building, both of which exceed local energy and environmental standard minimum requirements. In doing so, the applicant is committing to a 40% reduction in potable water usage below federal baseline, which is double the minimum percentage needed to achieve LEED certification. The applicant is proposing significant reductions in gallons per usage of toilets, urinals, showers, and kitchen faucets, which are among the most significant water-consuming indoor fixtures. In addition, they are committing to water fountain recirculation and wind sensors to reduce loss from shear, and orientation of native/drought tolerant landscaping to reduce outdoor water demand. Given recent persistent drought conditions and the threats they pose to the Tampa Bay region, along with the long-term commitments being made by the developer and the city should the associated development agreement be approved, staff finds these improvements should be made conditions of all project phases.

LEED certification for new construction lasts throughout the life of the building, but FGLP requires recertification every three years, including submittal of yearly progress reports. The programs are complementary in that LEED has a strong focus on permanent improvements such as water and energy efficiency, building and site design, and energy and environmental quality, while FGLP includes emphasis on operational improvements like waste reduction and material reuse, routine maintenance, consistent inspection of mechanical equipment, and similar day-to-day considerations. Given the emphasis in the city's Comprehensive Plan and Land Development Code on green improvements, and the long-term nature of this project, staff requests a condition that the maintenance of FGLP be a condition for proceeding with future project phases, to ensure the certification is maintained across the life of the development.

There are electric and telecommunication facilities available to the property, as this development constitutes redevelopment. Staff is requesting testimony from the applicant pertaining to expected energy savings resulting from integration of LEED Silver certification across the development.

(2) Transportation infrastructure, including ingress and egress from public rights-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 applicant is eliminating five of the project's nine aprons over the development stages, several of which pose conflict points with streets and accesses on the east side of Gulf Boulevard. Coupled with the commitment of the applicant to making the two remaining non-signalized ingresses right-in, right-out only, staff finds that the efficiency and safety of the road network could be improved. This is further augmented by the removal of the guard gate and internal access road being developed by the applicant, which will eventually allow for traversal of the entire project site without need to re-access Gulf Boulevard. The applicant has modified the frontage road to provide raised crossing tables that emphasize pedestrians, and while staff would prefer to see isolated pedestrian access points to the site, the improvements appear to be significantly more pedestrian-friendly than the current frontage especially toward the northern side of the site.

Access to the new development appears to be logical with queuing located a significant distance away from the frontage road, reducing the risk that backed-up vehicles will spill into the road network at peak times. Staff's primary concern with the queuing pertains to egress from the site, particularly in the early stages. The southernmost signalized access provides only a few vehicles in depth of queuing within the north/south turn lane itself, with stacking occurring at two stop signs adjacent to the signalized turn lane. Staff is concerned that guests travelling south along the frontage road could block the southern turn in to the phase 1 hotel in attempting to join into the turn lane, causing backups that this road was intended to prevent. The applicant has proposed an alternative that will be made available to FDOT should this pose access concerns.

The applicant is expanding the frontage sidewalk to ten feet in depth by phase. Although staff would prefer complete interior site connectivity for pedestrians, the applicant is making significant improvements to improve interior access for pedestrians at the rear of the site, tying together new amenity spaces from the southern phase 1 development up through the northern phase 3, which is approximately the southern side of the Coral Reef development. As drafted in the development agreement, this will also include installation of the beach walk when approved to allow the public connection throughout the rear of the property. The applicant will be required to provide Tampa and Clearwater-St. Petersburg airport shuttle service, and will continue to subsidize staff bus passes as noted in the applicant narrative.

New parking garage developments appear logically laid out, and the applicant is providing two more loading spaces than the minimum, at two in phase 1 and five in phase 2 where five are required in phase 2. Staff finds this to be an opportunity to reduce and eventually eliminate on-street unloading of trucks, which poses risks to both drivers and pedestrians utilizing nearby crosswalks who may be obscured to drivers. Staff's only particular concern relates to the location of the truck parking in phase 2, which is immediately adjacent to the garage entrance containing hundreds of parking spaces. As trucks need to back into this zone to unload, staff is concerned that there could be conflicts with guests entering the westbound parking garage lane. The applicant states that there will be adequate signage and indicators, and a dock master present, to assist with directing traffic in this area.

(3) Hydrological features and storm water management infrastructure;

The city adopted its stormwater ordinance in 1983, and significantly amended it in 1997. A significant majority of the development on the combined site precedes any stormwater regulations in the city, and there has been no all-inclusive stormwater evaluation of the site as the Alden and Rumfish were only recently purchased. Therefore, this development triggers the need for the entire site to be made compliant with the city's requirement of holding a 24-hour, 25-year storm event. This standard is the minimum requirement, for which the SWFWMD discharge requirement is higher. Each phase's stormwater holding capacity will be assessed at the relevant site plan stage, and staff has added a trigger within the development agreement that, should the project not proceed at the pace intended by the applicant, full-site stormwater compliance will be required.

(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;

Staff finds the height and massing of the new developments to exceed the stepback standards expected of new development in the Gulf Boulevard Redevelopment District, and generally preserve an appropriate human scale

at the frontage. While the new lodging developments approach or meet the maximum allowable height for the district, they are substantially removed from the frontage. The phase 2 hotel, for instance, has a total height of 132 feet from ground to the highest point of the roof, but a setback of 168 feet at its closest point. For an individual standing at the front property line viewing from five feet above grade, this provides a daylight plane of approximately 39 degrees. Hotel 1 and 3 are set back substantially farther with plane angles of approximately 25 and 24 degrees. While St. Pete Beach does not have a daylight plane requirement, regulations such as those in nearby counties and municipalities institute massing requirements in part to maintain general compatibility, often at a maximum 45 degree angle beginning at a specified height.[8]

Staff comments in other responses pertaining to the compatibility of the phase 1 hotel with the adjacent SeaMark development. The volume of the structure appears to be lesser than the adjacent SeaMark, with a modest height increase. The applicant has demonstrated that there is no expected decrease in wind comfort at the SeaMark property, with some improvements noted.

Staff finds the apparent building material quality, textures, and congruence between façade design of the phase 1 and 2 hotels to be acceptable, and recommends only minor improvements for hotel 3 to provide similar ornamentation as the preceding two developments. Staff's primary concern is with the garage frontages that remain substantially recognizable as such despite improvements from the initial renderings, and the texture and ornamentation of the "ST PETE BEACH" wall, which appears significantly different between renderings and architectural elevations. The wall in particular appears it could look like plain cement in motion or from a distance during daytime if not for the wood-look slatting proposed. The applicant has stated they are preparing updated renderings for the garage façade, which they plan to have available prior to the Planning Board hearing.

The overall layout of the new development on the property appears to be appropriate, with clear delineation between primary vehicle and pedestrian spaces but improvements to the frontage road area that favor pedestrian crossings and visibility. Although the Coral Reef, Alden and Rumfish developments appear to continue favoring vehicles along the frontage, there is proposed significant improvement from the current conditions that lack any defined pedestrian access ways at the front of the property.

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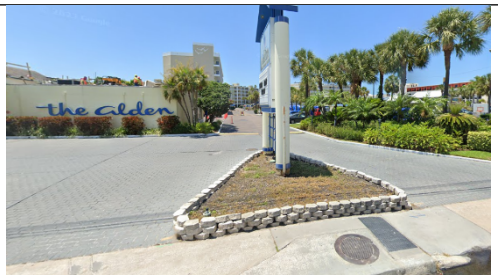
<td> 
</td>
<td rowspan="2">Pedestrian connectivity at the northern side of the site around the Coral Reef, Alden, and Rumfish resorts is currently poor, lacking any dedicated interior pedestrian connections and having only one isolated pedestrian connection near the southern side of the Rumfish (bottom right) that requires crossing through a parking lot. Phases 3 and 4 will provide two pedestrian connections and one beach walk access to the expanded front sidewalk.</td>
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The applicant is proposing a total of five monument signs for the property, which appears generally appropriate given the five distinct developments that exist. Staff would like to see I signage for which a variance has not been obtained be brought into compliance at the appropriate phase. The applicant is not requesting any variances to sign square footage, so staff anticipates that the limited commercial wall signage proposed will meet the current standards in place at time of permitting.

Staff's initial major concern with this project pertained to the "Gulf views and vistas", which is variously referred to throughout the Comprehensive Plan and Land Development Code as a requirement of conditional use permit

[8] For a local example, see Article 6 of Appendix A of the Code of Ordinances for Sarasota County, FL.

review for developments of this size and scale. The Large Resort District provides a minimum lot size for large scale development of three acres, but no maximum lot size as exists in other zoning districts as a potential deterrent for projects to consolidate beyond a certain buildable acreage. Furthermore, the District provides an effective 30 foot maximum side setback for any project that exceeds 300 linear feet average width. The city has no explicit interior setback requirement for viewshed maintenance when interior lot lines are eliminated during property consolidation. This is exacerbated by the setbacks of existing developments being considered exempt from the current setback regulations. Taken together, the project is only required a 30-foot setback on the southern side of the site, with very limited openings remaining interior to the development. This involves the elimination of the parking lot open space at the southern side of the property in favor of the development of phase 1, and the elimination of the open parking viewshed south of the Coral Reef property in favor of the phase 3 hotel development.

The Comprehensive Plan does not provide explicit guidance as to how the views and vistas are to be maintained, or whether the request is to maintain the overall linear footage of viewshed present at a specific point of time in development. The City Commission has discretion through the Land Development Code to increase side setbacks particularly to ensure compatibility with adjacent structures, but does not assign any internal setback requirements for new or redeveloped structures.

	***Left:*** *The current southern view corridor, taken April 2023 (Google Maps). The southern 30 feet will be left open to accommodate a ten-foot beach access and maintain setback requirements, with the phase 1 hotel proposed approximately 30 feet from the southern lot line.*
	***Left:*** *A view corridor toward the center of the site, taken April 2023 (Google Maps), north of the Breckenridge and south of the Coral Reef. This is the general location of the northern part of the phase 2 development and southern portion of the phase 3 development.*

To mitigate staff concerns regarding the elimination of these view corridors, the applicant has proposed to create a 4,880 square foot space on the western rooftop of Hotel 2 that is available to the public without charge and will provide a relatively unfettered view of the beach, due to the rooftop being the westernmost central feature of the phase 2 development. The space will be accessible through a dedicated express elevator via the lobby or garage,

and includes a rentable hotel event space that will be open to the general public when not rented. In discussions with staff, the applicant has indicated that this will be a noncommercial space open to the public.

Staff finds the proposal could potentially provide a unique view of the beach unavailable to most residents east of Gulf Boulevard outside of commercial settings, and potentially align with the Comprehensive Plan, which promotes allowances for creative redevelopment solutions. However, if the area is to serve to counterbalance the viewshed lost along the corridor from a typical pedestrian scale, the space should be a true public "third place", which is neutral, inexpensive or free, is accessible on a routine basis, and does not conflict with other programmed features along the rooftop. These elements allow for spaces to thrive as community spaces.[9]

The applicant has provided a rendering which shows the layout of the space along with a general concept of the beach view that would be afforded. From a purely technical perspective, the area is approximately 40 feet in width, which is a significant reduction from the approximately 300 linear feet that are spread between the southern property line and Island Grand, and between the Breckenridge and Coral Reef. However, due to the location of the public portion of the deck, the view afforded would be relatively unfettered by buildings and provide a greater overall viewshed than afforded under the current site layout, with the exception that the viewshed from the public frontage is now majorly eliminated. It should also be noted that the existing viewshed between the Breckenridge and Coral Reef was enabled in part from the demolition of multiple structures to the southern side of the Coral Reef's original development site in early 2015, which has since been utilized as relatively open parking area.

Impacts on adjacent properties are addressed further in this report, under item (9)b.

(5) Site landscaping, open space provision and impervious surface limitations;

The site is showing compliance with the city's ISR standard of 0.85 ISR maximum for commercial development. Particularly, the applicant is showing a 0.80 ISR, or roughly an acre less impermeable surface than allowable by code.

While the applicant is proposing less than the allowable proportion of impervious surface, this still corresponds to approximately twenty acres of impervious coverage on the subject property. Stormwater compliance alone this alone does not resolve all issues with large expanses of impermeability, such as the heat island effect, which can result in surface temperatures of 120 degrees or greater[10]*. Staff is recommending the installation of rooftop gardens, and the use and maintenance of permeable pavers or other hardscapes across the significant expanses of pedestrian walkways on the site, where viable as a means of mitigation.*

As a long-term project, the applicant has not provided exact detail as to the specific tree, groundcover, and shrub species that are to be installed along each buffer, instead opting to show general location of canopy and understory trees, palms, and so on. However, of the inventory of species selected, staff finds the applicant has a significant number of species that are considered Florida friendly and/or natives, as well as those promoted to fare well in St. Pete Beach and zone 10b conditions. Additionally, the applicant exceeds the minimum number of trees in the front buffer, including providing a significant number as canopy-bearing street trees. Staff recommends a condition requiring the applicant to install the majority of landscaping as Florida friendly, and that landscaping in buffers be grouped according to water needs with the majority Florida native or highly drought-tolerant local species.

Staff has not been able to confirm that the applicant meets the minimum vegetation standard required of all properties in St. Pete Beach. In addition to preserving 15 percent of a lot as permeable, properties must also have 80 percent of that permeable area (12 percent of the site area in this case) maintained as vegetative greenspace. Excluding beachfront promenade plantings, which appear to be entirely seaward of the Florida CCCL and thus do not count toward this minimum standard, the applicant has demonstrated roughly 1.65 acres of greenspace on a site that requires approximately three acres. The applicant has stated they will meet this

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[9] Oldenburg, R. & Christensen, K. (2023, March 22). Third places, true citizen spaces. *The UNESCO Courier.* https://courier.unesco.org/en/articles/third-places-true-citizen-spaces.

[10] Frazer, L. (2005, July). Paving paradise: The peril of impervious surfaces. *Environmental Health Perspectives, 113*(7), A456-A462. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1257665/.

requirement, which staff requests be demonstrated from an overall development perspective under the phase 1 site plan.

(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;

As a lodging facility, the development is intended to operate continuously. Staff's particular concern is with the operation of outdoor activities, especially those at the southern side of the site that within close proximity of the SeaMark Condominium. Florida has no laws governing hours of operation for pools, and the proximity of outdoor activities at the southern end of the site relative to the SeaMark development poses potential concerns related to nuisance noise.[11] Staff would like to see limited hours for both the beach front restaurant and pool area at the southern side of the site to provide reasonable preservation of residential welfare. Other outdoor amenities are located interior to the site, and generally buffered by buildings or hundreds of feet of distance from neighboring properties or the public beachfront.

The city has limited regulations related to required lighting as it pertains to site development, only requiring that artificial lighting be shielded and directed away from adjacent property and the public roadway. Lighting regulations are much more stringent for new development as it pertains to marine turtle lighting, variously requiring window tinting, the usage of specified bulb color and shielding of particular light bulbs, and so forth. While conversations with city Code Enforcement have confirmed that the Tradewinds development is typically responsive to addressing turtle lighting concerns, staff finds that approval of this development is likely to increase the number of guests using the beach, and therefore that adequate mitigation should involve the entire property being brought into compliance with current marine turtle protection regulations by completion of phase 1.

Lodging facilities in St. Pete Beach are restricted from allowing residency to be established, and the applicant is required to file covenants or other binding documents to prevent such conversion.

There have been no witnessed code issues at the property related to buildup of trash or similar violations, and sanitation provisions are evaluated at the site plan stage if the use is approved. Staff is recommending the applicant be responsible for the unloading and maintenance of garbage cans proposed to be provided along the frontage. Furthermore, staff requests that the applicant address how the private beachfront will be cleaned and maintained.

The applicant is largely preserving the existing developments on the property, including the buildings that comprise the Alden and Rumfish. Many of the existing buildings are over 50 years in age, although the applicant has recently begun undertaking multi-million dollar renovations to the Alden guestrooms (permit #2101613), and the Breckenridge commercial areas (permit #2202121). In conversations with the applicant, while additional exterior improvements to these resorts may be made over the project's twenty-year lifespan, none are proposed at this time.

(7) Fire suppression and facility security;

The applicant and fire marshal have resolved significant access-related concerns that could result in substantial site changes if left unaddressed until the site plan stage. Other moderate and minor issues, such as vertical clearance, roadway surface conditions, and other elements that pertain to construction standards rather than two-dimensional site layout have been deferred by the applicant until the site plan stage. Compliance with NFPA codes will be addressed at the site and building permit stage as warranted.

The applicant is responsible for private security on their property. As noted earlier in this report, by far the most common sheriff's office calls in 2022-2023 pertained to 911 hangups (326 calls). Active calls include trespassing (70 calls), disorderly conduct (25 calls) and suspicious persons (19 calls), theft (24 calls), and ambulance/fire department (17 calls).

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[11] Florida Health. Public swimming pools. Retrieved from https://www.floridahealth.gov/environmental-health/swimming-pools/index.html.

(8) Emergency management and hurricane evacuation provisions;

The applicant has a hurricane evacuation plan in place currently, which is attached to this report. As noted in other staff responses, the policy appears to require evacuation at time of hurricane warning rather than watch, the latter which is preferred by staff from a public management perspective to evacuate guests from the island so resources are freed up for resident evacuations. A condition addresses a requirement that the property file an enforceable covenant to this effect by certificate of occupancy for the phase 1 hotel.

The associated development agreement for this project has a requirement that the applicant provide a proportional cost of future planning and study documents for a fire level of service master plan. The purpose of the study is to ensure a continued appropriate emergency services level for the residents and visitors of St. Pete Beach.

(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

The applicant has submitted a shade study demonstrating the impact of the development on adjacent property. The Phase IV northern buildout of the check-in building is placed within the context of the larger RumFish development and has no meaningful impact on sunlight on adjacent property. The southern phase 1 development also shows no apparent direct impact on the SeaMark at any demonstrated hour during either equinox or the spring solstice, with the most significant impact to SeaMark being a shadow over the eastern portion of the parking lot at 4 PM on June 20th.

The applicant addresses through the application narrative the attempts to preserve the beach viewshed for residents in the SeaMark Condominiums, which includes setting the guest tower in phase 1 to the east and at a bias to preserve the building's viewshed, and minimize the height of landscaping at the rear of the 30-foot buffer to reduce conflicts between the SeaMark and the beach. It should be noted that, in the October 2022 letter submitted from SeaMark to the City, none of the issues addressed effects of this development on views from the condominium.

Staff noted in earlier responses the concerns related to maintaining Gulf views and vistas. The Large Resort District stipulates a maximum side setback of thirty feet, although the City Commission may increase the side setback for the portion of a building rising over 50 feet in height when determined to be in the public interest. Staff does not find a basis for this in terms of resolving the frontage viewshed concerns, as an increased side setback for the portion of the phase 1 hotel structure above the sixth story would not increase the view of the beach for a pedestrian or motorist looking west from Gulf Boulevard, nor would it make an apparent difference for the view corridors of buildings on the western side of Gulf Boulevard due to existing and potential height at present acreages. In terms of compatibility with adjacent structures, the southern SeaMark building is 29.7 feet from the lot line shared with Tradewinds at its closest point, while the northern Hilton Garden is 48.4 feet from the shared lot line at its closest point.

The Large Resort District does not contain any maximum lot size provisions, both in terms of absolute size of consolidation permitted or in terms of a lot size at which density or intensity provisions are lessened. As such, aside from building and fire codes that require spacing between structures but do not necessarily prescribe an arrangement to that spacing, the applicant is not explicitly required to maintain specific linear footage of Gulf viewsheds between new or existing structures on the property. If newly-developed today the five developments that comprise the property would be required to maintain approximately 50 to 60 feet between structures on each developable lot, or approximately 260 feet across the property, but this does not account for the significant encroachment of existing structures toward the existing side lot lines that are currently present and permitted to remain.

To mitigate staff concerns, the applicant has proposed a rooftop viewing deck for public access on the northwestern side of the phase 2 guest tower. Staff welcomes Planning Board feedback on the suitability of this feature relative to the pedestrian-scale viewshed eliminated through new development.

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.

Staff does not foresee a significant negative impact in terms of view maintenance for the adjacent SeaMark residence if this development is approved. The Hotel 1 structure has been oriented to generally preserve the existing view. As noted earlier, staff finds it important to provide a barrier on the southern side of the restaurant's bulb-like bar area to mitigate noise on the residential condos to the south, but recognizes that a solid barrier could negatively impact views, and recommends a glass barrier or similar non-opaque surface. The applicant has agreed to provide a glass barrier.

Staff does not foresee any negative viewshed impact from structures to the northern Hilton Garden Inn due to the lack of structural development along the northern side of the site.

SUMMARY OF STAFF FINDINGS

Staff finds the following project impacts as supporting the goals, objectives and policies of the Comprehensive Plan:

1) Three public beach accesses of ten feet or more will be established across the life of the project, two of which will be established (one permanent and one temporary) in phase 1. The applicant will also expand the frontage sidewalk to ten feet in width by phase which will include the planting of adjacent canopy trees, provide a fifteen-foot easement along the wet sand line to expand the public beach system, and provide an easement for a pedestrian beach walk along the CCCL as a recommended development agreement requirement. These benefits variously contribute to increasing resident access to the beach, providing greater comfort in maneuvering Gulf Boulevard, and expanding general public access to the city's beaches.
2) Stormwater management will be improved across the property by phase, with the entire development eventually coming into compliance with the city's modern ordinance. This provides an opportunity to rectify runoff issues present among the subject property's developments that largely preceded city stormwater requirements, and comprehensively plan stormwater mitigation for five developments that have been historically planned for separately.
3) Excepting minor noted issues, staff finds the architecture to be of a high quality and generally obscures aging developments on the property from Gulf Boulevard. While staff would have preferred to see redevelopment of the northern Alden and Rumfish developments, there is no explicit requirement for such.
4) The development will provide an estimated $2.2 million in transportation impact fees before mitigation, $125,000 per year for ten years toward city mobility improvements separate from impact fees, and up to $50,000 toward a fire level of service master plan, as outlined in the associated development agreement. These improvements and contributions are over and above those proposed in the Transportation Management Plan.
5) The applicant will fully restore the dune system over the first phase of the project, providing grading for the Beachcomber development where recent renovations required only vegetation, and restoring dunes behind the Coral Reef and Alden properties that are presently effectively nonexistent. Dunes provide important nesting locations for sea turtles and protection against erosion in addition to the direct benefits provided to the applicant's property.
6) A frontage road will be established that allows traversal of the entire property, by phase, without needing to reenter Gulf Boulevard. Combined with right-in, right-out turns at unsignalized intersections and an elimination of five of the existing nine curb cuts, staff finds this may reduce strain on Gulf Boulevard and

conflicts with drivers exiting properties on the east side of Gulf Boulevard compared to a scenario without these conditions, particularly from those turning southbound.

7) The need for on-street loading will be eliminated by providing new on-site loading areas, with staff requesting the applicant relocate all deliveries to the Island Grand and Breckenridge developments on-site at the completion of the garage in phase 1-A, and all deliveries across the property by completion of phase 2. Doing so provides a safer Gulf Boulevard for drivers and pedestrians, by reducing center lane obstructions.

8) Although Tradewinds and its component properties are not known to be actively causing significant issues with regard to marine turtle lighting, staff is requesting the entire existing site be brought up to new development code standards by completion of phase 1 to mitigate any future issues that may arise.

9) According to the applicant's economic analysis, the development is estimated to contribute an average of $796,700 per year in direct ad valorem taxes, in addition to other direct and indirect benefits to the local economy. The direct spending estimated for the Tradewinds property substantially exceeds the portion that the resort development is estimated to create in off-site spending, at approximately $1.8 billion to $0.4 billion, between 2027 and 2046. This is however consistent with the resort hotel development type, which focuses on developing destination-style amenities for guests that results in the use generating less traffic than a conventional hotel use.

Staff finds the following project impacts in need of mitigation to avoid environmental, public service, and local character impacts, as well as to prevent nuisances:

1) Staff finds that the views and vistas presently maintained across the property when viewed from Gulf Boulevard, as well as those that would be required should each of the developments that comprise the unified site were to develop independently, will be significantly reduced. The applicant has proposed mitigation via the form of a public deck and rentable space on the phase 2 hotel rooftop, which offers a unique non-commercial space and viewshed for residents who are not beachfront property owners. However the success of this proposal will be contingent on the maintenance and accessibility of this space for the public, and the provision of support facilities such as compensated parking for residents.

2) The development will generate additional traffic trips. The applicant has prepared an initial traffic impact analysis that shows a buildout scenario at the 2029 horizon year, despite the entire scope of this subject project anticipated to take up to 20 years for completion. This analysis will govern only until the second and subsequent phases of the project, whereupon the applicant will be required to update the traffic study to account for revised existing traffic and background counts, and any additional committed or vested projects that the city has approved within the intervening years. This prevents the study from being based upon data that becomes increasingly divorced from actual ground conditions, and requires the applicant to contend with potential unmitigated cumulative effects of the project traffic as time goes on.

   At time of writing this report, the traffic analysis has not been reviewed by the city's consultant. However the analysis does show that the impacted roadways (those within St. Pete Beach for which the peak hour impact is greater than 1.0% of capacity) have sufficient capacity to accommodate this project along with the Sirata, Corey Landings, and Miramar projects at a conservative two percent background growth rate when projected to peak season. Impact is unsurprisingly greatest between Gulf Winds Dr and the project access, where the project accounts for 13 to 18 percent of the segment service volume.

3) The development is likely to introduce more guests to the beach, which could degrade beach conditions. The City Commission is undertaking revisions to the consolidated beach ordinance, which could place greater restrictions on beach activities for all developments, new or existing. Staff finds that the applicant will be required to comply with the ordinance along with all other beachfront properties that operate services along the beach, but does seek from the applicant testimony as to any new or existing beach activities they plan to operate or expand. Particularly, the applicant should address to what extent they plan to expand their cabana service area should interior setback areas be eliminated and the service area be permitted to significantly expand interior to the site.

4) Staff finds the potential for noise and other nuisances could increase along the southern side of the property due to the new guest amenities, particularly the two-story beach front restaurant and pool cabana amenity area. The applicant has agreed to mitigate this concern by installing a glass barrier on

the southern side of the bar facing the SeaMark, which staff requests be treated for sound attenuation. Additionally, staff requests the quiet pool area in phase 1 be closed at sunset.

5) The development will increase demand on the sewer system. Draft estimates from the city's engineer demonstrate that the receiving lift stations and gravity mains have sufficient capacity to receive the project's impact, although this estimate is based on current conditions rather than those that may be in place in ten to fifteen years when the later stages of the project commence. Therefore, staff has added a commitment to the development agreement that the applicant shall be responsible for any off-site improvements related to sewer capacity upgrades at such time as the corresponding phase commences.

6) The project will increase potable water and energy usage. The applicant has agreed to a no net exterior increase in water volume of ornamental and amenity features, planting drought-tolerant landscaping that will be grouped based on water needs, utilization of green roofs and permeable pavements, and a 40% reduction below baseline water consumption of interior fixtures through each hotel's LEED Silver certification. These commitments assist to mitigate project impact. In addition to fountain water cycling features, staff requests the applicant explore planting vegetation, treating water, utilizing pool covers in securable locations, and other improvements intended to prevent excessive loss of outdoor water features from wind and evaporation.

STAFF RECOMMENDATION

Staff finds the development proposed under Conditional Use Permit #23053 to be generally consistent with the City's Comprehensive Plan. Staff further finds that the applicant has provided adequate support for 17 out of the 20 CUP criteria, and partial support for three of 20 CUP criteria, subject to recommended conditions. Staff requests additional applicant testimony in support of the following three criteria for which partial support was found, as detailed below. In the case the applicant is found by the Planning Board to have provided adequately-supportive testimony or exhibits that their request meets the listed components of the following three criteria, staff finds the Planning Board is empowered to recommend approval of case #23033 to the City Commission with conditions and under the terms of the associated development agreement.

Criteria 4.4.(a)(3) – The applicant submitted the traffic impact analysis to the city on February 16th, which did not provide sufficient time for staff's consultant to review prior to publication of this report. Staff anticipates that the consultant will have provided review by time of the Planning Board hearing for this case. In the instance that the consultant has no further comments on the study, staff finds this criteria to be met besides addressing the concern below. If the applicant has further comments or questions, staff requests that the applicant's traffic engineer respond to those questions through testimony, or commit to preparing a response with adequate time for the city to evaluate prior to the April 15th City Commission hearing for this case.

Staff generally supports the applicant's commitment to updating the traffic study following each phase, which allows for more timely data to be included in the study and requires the applicant to contend with other development that may be committed, vested, or online at the time of update. However, staff's primary concern is with the inclusion of this project's own phases within the calculations performed for later updates. The applicant is proposing to use Forward Pinellas data for the by-phase updates, which is published each fall but utilizes data generally collected by FDOT the preceding March. If a project phase is completed within this approximate 18-month range, it will not reflect in existing traffic count data. Staff requests that the applicant discuss whether the Forward Pinellas data will still be used as the basis for existing counts with the change from five year to pre-phase study updates, and if so, how project phases completed in this range will be contended with.

Criteria 4.4.(a)(6) – The applicant has provided general information pertaining to the owner's portfolio and history with the Marriott, Hilton, and other brands, along with confirmation that 1754 Properties and its affiliates have more in liquid assets than the estimated total cost of this project. Additionally, the company's management firm has experience with luxury projects such as Four Seasons and EDITION, which assists with the applicant's commitment to develop four- and five-diamond tier facilities. However, based on the writeups received by staff at this point in time, the applicant has not demonstrated similar technical experience of projects of this magnitude, particularly the development of an additional 600-plus rooms and nearly 140,000 square feet of additional guest amenities and accessory facilities. As this conditional use permit is embedded with a

development agreement that will take an estimated 20 years to complete and contains later triggers to provide public benefits, staff would like to ensure the applicant is capable of completing the project.

Staff requests additional support pertaining to the technical capacity of the owner to develop and maintain this project to a luxury status as held out in the application, including any similar projects constructed and managed in similar communities.

Criteria 4.12.(a)(4) – This development will eliminate effectively most linear footage of at-grade view corridors on the property, particularly the one that currently exists at the southern end of the property between the Island Grand Resort and property line shared with SeaMark, as well as a large internal corridor between Coral Reef and Breckenridge. The LDC does not limit or discourage overall property consolidation in this zoning district, nor does it prescribe minimum interior building setbacks other than those necessitated by life/safety codes. However, this criteria still requires consideration of the "provision and maintenance of Gulf […] views and vistas".

In response to initial staff comment on this criteria, the applicant has presented a creative solution in the form of a rooftop public amenity in phase 2. This amenity will not result in the preservation of any at-grade view corridors, but will provide unique views for members of the public who do not live on the beach to watch the beach and sunset outside of a commercial setting, albeit with some effort required to reach the area. Staff has received only limited information on this feature and would like rendered images or drone-obtained photographs of the viewshed that would be enabled through this feature, as well as information about whether a certain number of parking spaces will be reserved for guests. Staff welcomes Planning Board feedback on this feature and its suitability to fulfill this criteria.

Additionally, the applicant may wish to comment on the following items that were mentioned by staff in the evaluation of cited Comprehensive Plan GOPs and CUP criteria generally, or recommended as conditions.

1) Improvements to the parking garage renderings, which have not been reviewed by staff at time of drafting this report, and their effectiveness in screening the parking area;
2) Water-saving improvements that will be integrated with outdoor water features, such as landscaping placement, water cycling, and pool water treatment;
3) Additional techniques being considered or integrated to reduce beach erosion and further protect the property and buildings beyond the installation of dunes, both long-term and during construction;
4) How direct local benefits were calculated for the purposes of the financial impact study;
5) Updated comments from FDOT, if any, regarding the throat depth at 55th Avenue and provision of a superior alternative;
6) Any commitment that can be made to install landscaping at the caliper and height shown in renderings;
7) Estimated extent of additional stormwater detention, and pollutant filtration, provided by proposed stormwater vaults, including how and where detained stormwater will be released;
8) Hours of operation of the pool and restaurant at the rear of phase 1;
9) Orientation of balconies on the western side of Hotel 1 relative to the SeaMark;
10) Location of Hotel 1 restaurant venting relative to the SeaMark;
11) Whether the development's beachfront will be open to residents and visitors;
12) Resident incentives, such as discounts on restaurants or ability for residents to use beachfront facilities (pending beach ordinance changes), including any free or discounted parking;
13) Interior noise mitigation for parking garages, particularly in phase 1 where open areas of the garage face the SeaMark property;
14) Hazard mitigation techniques to be undertaken during development, beyond state and local requirements, if any;
15) Plans for construction material and debris recycling, if any;

16) How stormwater will be directed through natural drainage courses, if any remain;

17) Additional energy efficiency standards that will be integrated into new buildings, particularly those related to heating and cooling;

18) Future plans for consolidation or expansion of cabana services areas;

19) Whether the applicant will need to be reliant on the parking lot at the eastern 3800 block of Gulf Boulevard during any project phases;

20) Ability to utilize semi-permeable surfaces such as turf block for the parking lots of Alden and Rumfish when redeveloped;

21) Other discussions and commitments made with neighborhood organizations or other groups that are not addressed herein.

In the case of the Planning Board finding that the applicant has adequately addressed the three partial criteria listed above, as well as any other concerns that arise among the Board as it pertains to the development's fulfillment of the CUP criteria, staff recommends approval of CUP #23033 with conditions and contingent upon approval of the companion development agreement.

Recommended Conditions

In the event that the Planning Board finds adequate support to recommend approval of CUP #23033 (Resolution 2023-27) to the City Commission, staff recommends the following conditions:

Approval Contingency Condition

1) The approval of this request is contingent on the passage of the companion development agreement. Should the companion development agreement be denied, any approval of CUP #23033 through Resolution 2023-27 shall be considered void. Should consideration of the companion development agreement be continued, the applicant may not proceed with any development permission afforded under CUP #23053 or Resolution 2023-27 until such time as the development agreement is approved. The applicant's violation of any term of the companion development agreement is considered a violation of this conditional use permit and renders this conditional use permit subject to rereview by the City Commission at the City Commission's discretion.

Rooftop Dining and Music Conditions

2) Approval is granted for rooftop dining and music only on the second floor of the beach front restaurant constructed in phase 1, and the rooftop of the hotel constructed in phase 2. Any other rooftop dining, drinking, or rooftop playing of music from amplified equipment later established shall require amendment of this conditional use permit. The applicant may establish and operate ground level music areas pursuant to LDC Sec. 39.6.(f), subject to conditions herein.

3) All amplification equipment installed or utilized at any rooftop dining area of the site shall be permanent, and no temporary equipment from visiting musicians shall be used.

4) Prior to certificate of occupancy for phases 1 and 2, the applicant shall coordinate with staff for up to two rooftop dining area noise tests to be performed. These tests shall involve city staff measuring the sound level increase above ambient, if any, from the side property line abutting 5396 Gulf Blvd, the property frontage, and the public beach, while music is being played through amplifiers or instruments that naturally produce significant low frequency noises such as drums. The applicant shall install decibel limiting software or hardware such that a sound reading with rooftop music playing does not exceed three decibels above a preceding or following ambient reading with the music turned off, nor adopted decibel standards in the Code of Ordinances, at the aforementioned locations. Access to the software or hardware shall be limited to a designated manager or other position whose direct contact information shall be made available and maintained with City Code Enforcement staff. The designated employee(s) shall be on duty at all times music is being played from rooftop amplification equipment. In cases where sound pressure changes or other events make it such that sound can be heard from amplification equipment at any of the locations specified above, following a substantiated complaint to the Sheriff's

Office or Code Enforcement, or when new outdoor music areas are established, the hotel operator shall make reasonable accommodations to allow for sound tests to be performed and the set decibel level to be reevaluated.

5) The applicant shall install a glass barrier with soundproofing treatment along the southern side of the second-floor bar area of the phase 1 beach front restaurant.

Resort Development: Administrative and Project Review/Construction Requirements

6) Prior to phase 1 site plan approval, the applicant shall prepare a Declaration of Unified Site Plan Covenants or alternative document determined by the City Attorney to be sufficient to declare that the entire subject property is regarded as, and declared to be unified under one indivisible building site, also known as a zoning lot for the purposes of development as defined in Division 2, Section 2.1 of the Land Development Code of the City of St. Pete Beach; and, constitutes a single zoning lot for the purposed of development. Those terms ensure that any service, amenity, operational or occupancy-based restriction, Transportation Management Plan strategy, or other element which is essential to this CUP approval, but not individually provided within each developed building or phase on this property, is permanently maintained across the development. This requirement shall apply regardless of subdivision and/or later changes in ownership in some or all portions of the zoning lot for which development is permitted under this approval.

7) The positive finding of 1754 Properties and affiliates' demonstrated ability to financially and technically complete the improvements and mitigation necessitated by the development is exclusive within the scope of this approval and is not transferrable by right to another applicant except by authorization of the City Commission. Should the property sell during the scope of development requested herein, the City Commission retains the right to request reevaluation via public hearing of the new applicant's capacity to complete proposed improvements pursuant to LDC Sec. 4.4.(a)(6).

8) The following commitments made by the applicant to the City as it pertains to impacts to the SeaMark are made conditions of this request:

    a. A preconstruction assessment of SeaMark will be performed by the applicant;

    b. The applicant shall utilize electrostatic participators or other effective scrubbers to prevent cooking, smoke and other potentially-irritating smells from being evident to a person of normal senses standing at the property line between the phase 1 restaurant and SeaMark property.

9) All construction staging shall take place on the subject property.

10) At time of permitting for the phase 1 hotel, the applicant shall supply the city and county emergency managers with an amended Hurricane Closure and Evacuation Plan that adequately details how the hotel will evacuate guests prior to evacuation notice for Zone A residents. This plan may be negotiated if needed to achieve the intent of the city's Comprehensive Plan and Sec. 5.2.2. of the Forward Pinellas Countywide Rules. Within 90 days of certificate of occupancy, or prior to the first day of hurricane season if either new lodging development is proposed to open within 90 days of hurricane season, the applicant shall record a legally-enforceable mandatory evacuation/closure covenant for the subject development, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. This language shall also be updated in the applicant's existing policy and procedure book. The city may review this criteria at permitting for each new phase to ensure that its intent is met for subsequent development, and require subsequent covenants or other documents if necessary.

Resort Development: Operational and Design Requirements

11) The rooftop public view terrace proposed for phase 2 shall remain open from sunrise to sunset with limitations placed only with the intent of protecting health, safety and welfare after consultation with the City Manager. The terrace shall be available free of charge for visitors over the life of the development and accessible via at least one direct elevator connection from the ground level that is oriented toward pedestrian pathways and prominent from both a building design and wayfinding signage standpoint. A reasonable number of parking spaces, to be determined in consultation with the City Manager, shall be maintained for this space at all hours in which it is available, and no-fee parking shall be made available to visitors who demonstrate residency within the City of St. Pete Beach. As determined by the City

Attorney, covenants or other legal documents necessary to maintain the intent of this space and condition may be required. If required, these documents shall be approved and recorded no later than permit issuance for the hotel proposed under phase 2.

12) All hotels subject to this approval shall be constructed to, contain the amenities associated with, and be maintained for the life of the development as, a “four diamond”-rated lodging, or better, in the AAA Travel Guide or by a rating agency of similar authority. Each new restaurant shall be constructed to and maintain for the life of the development at least a “four diamond” rating in the AAA Travel Guide or by a rating agency of similar authority. In the case that such designation cannot be affirmed by the rating agency prior to certificate of occupancy for the subject building(s), the applicant shall submit a signed statement from a professional with experience in hotel quality consultation services confirming that the building(s) have been constructed to achieve such ratings, and providing a list of amenities and features of that or those building(s) that will allow for such an achievement referenced to the AAA Travel Guide or equivalent rating system.

13) The applicant shall demonstrate compliance with the relevant requirements of LDC Sec. 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance for each phase. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7., 39.8., and 39.9., which relate to building design and green building requirements, at time of building permit issuance for each phase. The development shall also comply with relevant provisions of LDC Sec. 39.5. and 39.6., pertaining to lodging operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property’s zoning district, parking and coastal construction requirements, and other requirements of the LDC and Comprehensive Plan.

14) Site and building plans for all phases shall be substantially similar to the conceptual site and elevation plans submitted for this request. Any increase in overall building height, density, or number of floors, any encroachment into a required setback, any alteration to a buffer that reduces the total vegetation count below the amount permitted without administrative waiver, any reduction in width of the frontage sidewalk, any reduction in the number or width of the pedestrian beach access points, as well as all other items not listed in LDC Sec. 4.10.(a), shall require this request to return to the City Commission for reevaluation. However, this condition excludes any changes explicitly made to any of the aforementioned elements by the City Commission through other conditions during the initial approval for this request.

15) The applicant shall prepare renderings that preserve the same isometric orientation as those submitted for the conditional use permit for review at the relevant building permit stage, which shall be made a requirement of permit issuance for the corresponding stage(s). These renderings shall be substantially similar to the renderings submitted and reviewed by the City Commission at the approval hearing, and shall reference any changes in building massing, scale, ornamentation, planar offsets, façade materials or colors, or changes in total window or architectural decoration percentages, between the renderings submitted for the CUP and those submitted for the building permit. The rendering shall also accurately depict the species and planting height of vegetation planted for phase 1 of the project. Any significant deviations between the CUP and building permit renderings, as determined by the City Manager, shall require the plans to be returned to the City Commission. However, this condition excludes any changes explicitly made to any of the aforementioned elements by the City Commission through other conditions during the initial approval for this request.

16) The applicant shall design and offer a resident discount program to residents of the City of St. Pete Beach. The applicant shall recognize a resident as a person with a state-issued driver’s license or other proof of residency within the City limits of St. Pete Beach. The applicant shall submit, at time of site plan permitting, the details and discounts to be offered under the program, including any acceptable proof of residency determined.

17) All unloading to the Island Grand, Breckenridge, and new phase 1 development shall take place on site by the completion of phase 1-A. All unloading to any other development within the subject property shall take place on site by completion of phase 2.

18) All deliveries from vehicles exceeding two axles shall take place between the hours of 7:30 AM and 10 PM.

19) The applicant shall not make application for or introduce any new long-term beach recreational amenities for use seaward of the CCCL, including but not limited to large inflatable structures, stages, or similar amenities not explicitly permitted in Land Development Code Sec. 6.12, the city's beach ordinance as amended, or other relevant sections of the Code of Ordinances and Land Development Code. This condition shall not be interpreted to prohibit temporary structures allowable for authorized special events or otherwise authorized under the city's codes and ordinances.

20) The phase 1 pool and deck area located immediately north of the property line shared with SeaMark Condominium shall close to guests at sunset.

Resort Development: Landscaping Requirements

21) The applicant shall submit a conceptual landscaping plan for the entire development during phase 1 site plan permitting, demonstrating compliance with the city's minimum greenspace standards. Deviation from this plan in later phases shall require the applicant to submit an amended plan showing that compliance is maintained. Under no circumstances shall there be an overall reduction in buffer volume, total tree count or landscaping quality standards below that demonstrated in the conceptual CUP landscaping plan.

22) At least 50% of trees and palms by count, and groundcovers by square footage, installed on the site and installed by phase shall be Florida-friendly, as referenced in Land Development Code Sec. 22.4, the University of Florida Florida-Friendly Landscaping™ Plant Guide, or reference material of similar authority. At least 50% of the trees in required buffer areas shall be Florida native adapted for local Zone 10b conditions, or recommended species found in the Land Development Code. During site plan review the applicant shall demonstrate through the landscaping plan that landscaping has been generally grouped by water consumption habits to reduce the need for excessive irrigation, and employs at least one technique that is assessed to reduce volume or overall need for irrigation, such as utilization of highly drought-resistant tree species or rain barrels.

23) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation, and such usage shall be metered. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment.

Resort Development: Site Improvement Requirements

24) All pedestrian crossings of the frontage road shall be raised to promote pedestrian priority, or otherwise constructed in an alternative manner to meet this intent subject to approval by the City Manager.

25) Pedestrian access across the dunes shall be by beach walkover only.

26) The beach walkover installed in phase 1 that functions as a fire truck turnaround shall be permitted by the FDEP. In the instance that the walkover is not approved, the applicant shall accommodate a turnaround landward of the CCCL, which may require relocation of proposed accessory amenities.

27) The applicant shall make all nonconforming signage that has not received a variance to remain compliant with the sign ordinance when that sign is located within an active phase of the project. Replacement signage shall be indicated on the signage plan submitted with the relevant site plan.

28) The applicant shall install and be responsible for emptying trash cans along the southern,, center and northern beach accesses. These cans shall be placed at least every 100 feet.

29) All pedestrian pathways, surface parking spaces, and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

30) The applicant shall establish an efficient path for guests of hotel 1 to reach the frontage sidewalk. The path shall be of a quality surface material that complements its surroundings.

31) The applicant shall demonstrate adequate landscape screening or other garage elements at each phase to ensure that headlights do not shine to the south or east toward residential dwellings.

32) The applicant shall provide at least one dedicated spot for rideshare vehicles, including the city's circulator, within 200 feet of the phase 1 and 3 hotels' primary guest entrances or parking garage entrances, unless a greater distance is approved by staff during site plan permitting. Two spaces shall be provided for the phase 2 hotel subject to the same distancing requirement. The spaces shall be marked prominently to indicate that they are the pickup and drop-off spot for the circulator, and information shall be provided to guests at check-in or via in-room documentation directing them to the spot for circulator access.

33) One canopy tree or equivalent shall be installed for every 200 square feet of separately-landscaped area surrounding any surface parking lot area remaining on the site, by phase.

Resort Development: Energy and Environmental Requirements

34) The applicant shall achieve and maintain Florida Green Lodging Program "Three Palms" certification and LEED Silver certification for each new building throughout the life of the development. Demonstration that the certifications are active shall be a requirement for site plan and building permit approval for any subsequent phase of the project. Should either certification program be discontinued during the life of this development, the applicant shall provide for an alternative certification, including a crosswalk table of standards if requested by staff to ensure criteria are of similar integrity.

35) The applicant shall achieve at least a 40% water use reduction below federal baseline in plumbing fixtures for each new building. This achievement shall be certified to staff through notation on the building permit and through inclusion of a list of fixtures proposed for installation under each building permit phase, with certification provided prior to CO that the reductions were attained.

36) Through the site plan process, the applicant shall demonstrate no net cubic volume or surface area increase of accessory or ornamental water features site-wide. The applicant shall demonstrate a commitment to water reuse and water saving features such as water cycling, water treatment, and landscaping placement regarding outdoor water features at time of site plan permitting.

37) Except for areas of the rooftop reserved for use as guest spaces or required to be left open for maintenance purposes, the applicant shall install green roofs or utilize another technique demonstrated to reduce the heat island effect and improve thermal performance.

General Conditions

38) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.

39) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

Recommended Motion

Should the applicant provide adequate support for the three partial criteria listed in Staff Recommendation:

Motion to recommend approval of Resolution 2023-27 to the City Commission with staff conditions, contingent upon recommendation of approval for the companion development agreement.

Alternatively, the Planning Board may recommend approval, approval with additional or fewer conditions, or denial.

Addendum A:

Staff Comments on Cited CUP #23033 Application Goals, Objectives and Policies

FUTURE LAND USE ELEMENT:

Future Land Use Policies – Green Practices, Residential Character and Introduction to Land Use Categories

GOAL 1:

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

Staff comment: The applicant states that each building will meet two of the standards required by the Land Development Code, particularly LEED v4.1 Silver (minimum 50 out of 110 possible points) and Florida Green Lodging Program (FGLP) 'three palms' on its four palm scale, which corresponds with earning 70% out of the maximum point total. The FGLP achievement in particular is substantially higher than required by the LDC, with the applicant committing to earning approximately 163% additional points than required for the "one palm" certification necessary to achieve certification in the program. LEED v4.1 BD+C Silver is a step above the lowest rating of Certified, requiring ten more points than the minimum required for certification.

While both programs are promoted through the Land Development Code, the FGLP certification in particular is highly contingent on outreach, educational efforts, recycling and composting, maintenance, and other ongoing softer factors that contrast with the substantial commitments to direct energy reduction and fixture retrofitting that both this and other programs promote to achieve higher certification levels. Furthermore, the program requires certification every three years, which means that achievement for one phase of the project could potentially lapse prior to the start of construction for the following. Given the ongoing environmental vulnerability of our city, and the interpretation of this goal through its objectives and policies, staff would like to see the applicant be required to maintain these certifications throughout the life of the project, with maintenance of certification at the aforementioned levels being made both a requirement of the development agreement and a long-term requirement of the development itself.

The applicant has committed to a 40% plumbing fixture water reduction under the LEED Silver certification, which represents a doubling of the minimum 20% reduction required under program baseline. Pertaining to energy efficiency, the applicant has committed to lighting controls in 90% of individual and 100% of shared spaces, along with balancing daylight factor to reduce reliance on artificial lighting.

Objective 1.2

Transform the City's development and permitting regulations into a Smart Growth and Quality Development Code, promoting flexibility, mixed use, incorporating economic and environmentally sustainable standards and pilot Green practices program incentives.

Staff comment: This objective was quoted by the applicant but relates primarily to the adoption of requirements associated with new construction in the LDC, such as green building requirements, permission for additional mixed-use "bonus" floor area in large-scale lodging projects, and allowing variation in accessory facilities in lodging uses, among others. The applicant is achieving greater than the minimum standards required under the city's adopted green building standards program, and will be implementing techniques in each building rather than at the development level.

While mixed-use zoning is often thought of in the sense of residential mixed with appropriate commercial, institutional or other uses, promoting development that increasingly integrates commercial infill projects to a greater extent with the community can also assist with promoting walkability, and providing additional entertainment and commercial options to the community. To this extent, the applicant is significantly

expanding the amount of commercial development on the property, much of which is proposed to be adjacent to pedestrian walking paths to the beach, which are being newly-established. The beach access points are generally well aligned with the existing Gulf Boulevard crossings, with a minor exception of the center beach access, which requires a doubling-back of approximately 150 feet for residents accessing the site from the Bahia Shores subdivision. However, the access is and will remain convenient for residents of the Regency West condominiums

Policy 1.2.2

The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.

Staff comment: As stated previously, mixed-use can be inclusive of both a project-level and neighborhood-level mix.[1] Neighborhood-level mixed-use is a neighborhood-level commitment. With this project largely constituting redevelopment and infill, the applicant does appear to be making site improvements that better allow access for nearby residents through and along the frontage of the site rather than to it, for which there are existing connections for crossing Gulf Boulevard. As the city removed its workforce housing bonus within the subject property's zoning district during its comprehensive plan settlement process, there is limited ability and incentive for the site to develop to the extent proposed by the applicant while also providing a true site-level mixed use that benefits residents. However, the applicant does appear to be introducing accessible retail and restaurants that will be reachable by foot traffic for someone not staying on the property, and developing additional site amenities that will capture trips that may otherwise be taken by vehicle.

Achieving the local benefits of an inclusive resort that cuts down on vehicle trips without becoming a "walled garden" that fails to spread the benefits of additional tax dollars through local businesses in the community can be a difficult balance. However, the applicant does appear to be providing additional connections for guests to the Boulevard and residents to the beach, while providing the on-site facilities required by the LDC.

Policy 1.2.3

The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida-friendly landscaping techniques including use of reclaimed water, and rain sensor irrigation systems to conserve water resources.

Staff comment: With a buildable site acreage of 25.26 acres, the applicant is required to maintain or create at least 12% (3 ac) as greenspace. The landscaping plan shows approximately 1.7 acres of landscaping landward of the CCCL, but excludes particular "optional" greenspace areas such as the areas around the resort amenities that are not held to specified standards in the LDC other than a minimum tree count per greenspace area and the aforementioned minimum acreage. The applicant will be required to demonstrate the project meets the three acre minimum at time of site plan permitting, which they have stated will be met.

Rather than providing exact species placement, the applicant provides a list of viable groundcover and tree options for each buffer area. While this makes it difficult to assess the exact degree of Florida friendliness of the landscaping plan, the applicant is largely showing a healthy mix of ornamental and Florida-friendly species that seems to favor the latter. Of the eight canopy tree species proposed, seven are promoted by the University of Florida Florida-Friendly Plant Guide or the city's Land Development Code as recommended species. This number is five out of six for palms and 12 out of 17 for understory trees, although it should be noted that the coconut palm promoted in the LDC is currently listed as a concern species for central Florida. Several of the potential groundcover plantings, like cocoplum, gaillardia and muhly grass, are also promoted as Florida friendly. Staff is recommending as a condition

[1] Pena, J. & Shah, S. (2022, March 28). Supporting Active Living Through Mixed-Use Developments. American Planning Association. Retrieved from https://planning.org/blog/9227408/supporting-active-living-through-mixed-use-developments/.

that a minimum percentage of groundcover and trees, by phase, be Florida-friendly and selected for drought tolerant conditions to cut down the need for watering. The LDC already requires sensors and other elements that will be a required element of irrigation plan approval should this use be approved.

Policy 1.2.4

Regulate, maintain and reduce net impervious surfaces, with an emphasis on reducing large expanses of paved parking surfaces, wherever possible, to reduce urban heat and pollution and improve drainage.

Staff comment: The applicant is eliminating the majority of surface parking on the site south of phase 4 (excluding the Coral Reef site) in favor of parking garages, with the redeveloped space largely become buildings and amenity area. Staff recommends the applicant explore green roofs and other options for reducing the heat island effect and greenhouse gas emissions from increased AC demand, particularly along the roofs of new buildings that will not have rooftop parking.

The applicant is showing that 20% of the site, at buildout, will be permeable area, where 15% is required. This represents an improvement of approximately 1.2 acres above the minimum. In general keeping with the intent of Policy 6 and 7 of the Large Resort District, the applicant will be triggering various requirements as they work through the phases of the proposed project, with phase 2 in particular triggering the requirement that the redeveloped portions of the property be made compliant with the landscaping standards of the LDC site-wide due to the increase in FAR and density of the site (53.9 UPA) passing the threshold for “large-scale development” of over 50 units per acre. Staff recommends that the applicant be held to impervious surface reductions at each phase, and eventual site-wide compliance by the end of phase 2, to ensure that the project will make continual improvements to existing conditions over the two decades that it is proposed for construction.

Policy 1.2.6

Advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off into the intracoastal waterways shall be a priority.

Staff comment: Hotel 1’s construction in phase 1 will account for just over 10% of the currently-developed floor area on the property, triggering the need for the property to be made compliant with the city’s drainage ordinance. This includes the requirement for the property to hold a 25-year, 24-hour storm, and preventing peak flows that exceed those existing prior to development. The associated development agreement for this project proposes permitting the applicant to make stormwater improvements by phase, with a trigger requiring full-site compliance should later phases not progress at the rate anticipated by the applicant.

The applicant will utilize an underground series of vaults to retain stormwater for infiltration into the surface beneath. They are required to comply with both the city and Southwest Florida Water Management District (SWFWMD) standards for development, the latter which exceeds city minimum requirements and thus prevails. Extreme storm events which exceed the retention requirements of SWFWMD will be piped under Gulf Boulevard into the Bay rather than released into the FDOT system.

Policy 1.2.8 [*]

Entrance design features and art in public places that do not consume water shall be encouraged.

Staff comment: The applicant is proposing a significant water feature in Phase II that will form the center of the queuing area at the front of the new compound. As noted in other responses in this assessment, the applicant should clearly demonstrate how the water features on the property, particularly those that are ornamental or ancillary to the primary property use, utilize water-saving features as referenced in the staff comment response document received in February 2024. Both pools

and water features are required to utilize potable water, and the Tampa Bay region faces significant threats from long-term drought conditions, with the region facing the worst rainy season drought in two decades during 2023.[2][3]

The applicant is not proposing any pedestrian-scale art amenities along the frontage, but does have an ornamental wall with "ST PETE BEACH" artwork interspersed along the southern frontage of the phase II meeting space building. The City Commission may recommend other features that promote the intent of the Comprehensive Plan and related ordinances.

Policy 1.2.9

Low flow fixtures and high energy efficient rating construction materials, equipment and appliances shall be strongly encouraged and minimum standards shall be adopted in the LDC.

Staff comment: The applicant is proposing LEED Silver and FGLP "Three Palms" certification for the new projects on the site. LEED particularly sets baselines for energy conservation, and both programs exist in addition to the Florida Energy Conservation Code, which is required for all new commercial construction. The certifications variously provide points for actual building and appliance improvements such as use of Energy Star appliances, reduced lighting density, and use of on-site renewable energy sources, as well as operational improvements like recycling, preventative maintenance, and appliance inspections. The applicant states they will include low-flow fixtures that reduce water usage below baseline by 40%.

Objective 1.3

The City's Land Development Code shall be amended to encourage implementation of transportation and alternative mobility and management strategies, including mixed use projects, that reduce dependence on automobiles, reduce greenhouse gas emissions and consumption of non-renewable energy sources.

Staff comment: This standard relates to city adoption of strategies and requirements. The applicant will be required to expand the entire sidewalk frontage to ten feet in width by phase, is proposing three beach access pathways in phases 1, 3 and 4, of which the phase 3 access will be provided in a temporary fashion during phase I, provides substantial resort-wide pedestrian connectivity at the rear of the site through phase 3, and will be required to provide a circulator that provides guest access in an at least on-demand fashion to Tampa and Clearwater-St. Petersburg International Airports. Additionally, the development will provide a 15' pedestrian easement along the wet sand in favor of the public, and through the associated development agreement the applicant has agreed to provide at least a ten-foot beach walk easement on the water side of the Coastal Construction Control Line. As management strategies and impact mitigation improvements the applicant is further providing $125,000 per year for ten years in contributions toward multimodal improvements, and a proportionate share toward Gulf Boulevard safety improvements as a component of their development agreement and conditions of this approval.

In addition to the above, the applicant's mandatory Transportation Management Plan presents frontage road improvements, on-site secured bicycle storage, a public transit reimbursement program for employees, and intra-site circulators for guests as additional strategies to reduce vehicular use and promote multimodalism.

Policy 1.3.1

Support and encourage public and private sector ride-share, vanpooling and shuttle service programs.

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[2] Evans, J. & Chesnes, M. (2023, November 9). Lawn-watering restrictions could be next amid Tampa Bay drought. *Tampa Bay Times.* https://www.tampabay.com/news/environment/2023/11/09/tampa-bay-drought-water-shortage-restrictions-irrigation/,

[3] Southwest Florida Water Management District. (2023, November 14). District declares modified phase I water shortage. *WaterMatters*. https://www.swfwmd.state.fl.us/about/newsroom/news/district-declares-modified-phase-i-water-shortage.

Staff comment: Staff recommends the applicant pursue rideshare discount programs to promote reduced need for personal vehicles usage among guests, and the development will be required to provide an airport circulator as an approval condition for this development. The applicant states they will be developing a cross-property shuttle service in their TMP.

Policy 1.3.2

Encourage and facilitate mass transit ridership subsidies for employees.

Staff comment: The applicant states they currently and will continue to pay for transit use reimbursement so that it is free to all employees.

Policy 1.3.3

Encourage alternative mobility options through safe, comfortable and continuous pedestrian and bicycle pathways linked to the downtown area, recreational facilities, activity and entertainment centers and public beach access points to reduce reliance on the auto.

Staff comment: The applicant is expanding pedestrian access along the property frontage by widening the sidewalk to ten feet by phase. They are also planting a significant number of canopy trees adjacent to the sidewalk, generally one per every 50-60 feet of frontage buffer, save for an approximately-200 foot section in front of the primary phase 2 entrance where shorter under-story trees will be utilized. These canopy trees, and palms with substantive canopy, help to provide pedestrian comfort in navigating the Boulevard, especially during the summer months. The applicant will be further required to landscape the pedestrian pathways to the beach and internal pathways of the site for which standards are set in the Land Development Code, which generally corresponds with one tree per 30 feet.

The city currently operates its Freebee circulator service, which was recently renewed for another three-year term. The applicant will be paying $125,000 each year for ten years to the city for multimodal improvements, which can be utilized to maintain premium headways under Freebee, or for other multimodal improvements sought by the city in the future. Staff is also recommending a condition that the applicant pay for the linear portion of safety improvements recommended in the Gulf Boulevard Safety Study. This is in addition to the estimated $2,017,832.00 in resort hotel room fees, $145,905.74 or more in retail and restaurant space fees, and $34,519.91 in office fees, due in multimodal impact fees at the time of the relevant phases, which is shared between the county and the city. Of this amount, approximately $515,000.00 will be due prior to issuance of Phase I permits, prior to any relevant discounts from multimodal improvements or submission of an alternative traffic assessment. It should also be noted that the county is currently considering a reevaluation of its fee ordinance, which may change the total cost due from the project in multimodal fees during the relevant later phase(s).

GOAL 2:

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

• Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.

• Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

• Maintaining the community’s recreation, open space and beaches.

Staff comment: Although this project comprises four phases, of which all components are subject to this conditional use permit, the actual large scale resort development occurs primarily in phases 1-B, 2, and 3. Phase 4 is a new arrival building for guests on the Alden and Rumfish side of the resort that could be constructed without a conditional use permit, as it contains minimal intensity and no lodging units. The first three phases introduce 154, 240, and 235 units respectively, with the most significant overall development occurring in phase 2, where the project will introduce approximately 14,500 sq. ft. of new conference space, 10,000 sq. ft. of office, and 27,000 sq. ft. of retail and dining in addition to the units.

The applicant is proposing this to be a twenty-year development, with each phase developing and beginning operations within an approximate five-year window. While the intent of this on the applicant's end is to permit the phases of the development to absorb into the market, per discussions, this also benefits the city in that concerns related to the adequacy of local traffic level of service can be iteratively evaluated in light of potential changing conditions. For other facilities, per FL Stat. 163.3233 and the associated development agreement, this project is governed by the laws applicable to it at the time of approval when operating under a valid development agreement, unless they are strict health/safety/welfare provisions adopted under a public hearing that do not prohibit the development of the land uses, intensities and densities contemplated herein or otherwise conflict with governing laws and policies. Therefore, should this project be approved in tandem with the proposed development agreement, the applicant may not be subject to later-adopted heightened development standards related to stricter stormwater mitigation, or other aspects that affect the development requested under this scope, to the extent that they would prevent any development approved. The exception is in obtaining transportation concurrency, which the applicant has agreed will be obtained prior to each subsequent phase of the project.

Staff evaluates this goal more thoroughly through its objectives and policies that follow. Generally, staff finds that the project does substantially increase the potential economic benefit from the tourist trade, and will increase public access to the beach via the three beach walks, although it substantially diminishes the at-grade "maintenance of Gulf views and vistas" by infilling the site with buildings that are eleven to twelve stories in height across the southern and center segments that currently maintain a relatively unencumbered view of the Gulf. The applicant is proposing a rooftop public facility on the phase 2 hotel that presents a creative solution to this.

Tourist lodging is promoted in the comprehensive plan for development and redevelopment in the Large Resort District, and the property shares the resort use of its northern neighbor, the Hilton Garden Inn at 6100 Gulf Blvd. The applicant is also proposing viewshed maintenance and noise mitigation for the southern end of the site to mitigate direct impacts to the SeaMark Condominium that is across the southern property boundary.

Objective 2.1

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

Staff comment: The Comprehensive Plan has been modified twice as it relates to requirements for full-scale redevelopment of temporary lodging sites in the subject property's Large Resort District, first through the referendum-approved Ordinance 2008-15 to reduce the scope of "large scale development" from full site redevelopment (Ordinance 2004-24) to development of more than 67% of the combined aggregate floor area of new and existing buildings, and later to the current definition which classifies it solely as a site of three acres or larger. In doing so, the City has removed the requirement that properties completely or majorly redevelop the existing buildings to make use of the most significant density allowances in the Large Resort District.

The subject property is comprised of five major existing lodging use developments, those being the main Tradewinds site inclusive of the Island Grand resort which includes the Jacaranda building, the

Breckenridge, the remaining two Coral Reef Condominiums, the newly-acquired Alden, and the RumFish. There is significant variation in the ages of buildings across the site, ranging from parts of the Alden that were originally constructed in the 1940s through 1960s and are proposed to remain, and similar ages for the smaller buildings north of the Jacaranda which will be demolished in Phase 2, to newer buildings constructed in the early 1990s. While the Alden and RumFish are proposed to remain in the same general conditions as currently existing, the majority of the remainder of the site will be screened from the Boulevard through infill development of Hotel 1 that will screen the south side of the Jacaranda, and Phase 2 and 3 development that will obscure the Breckenridge and demolish its smaller surrounding buildings in favor of water amenities. With this project primarily comprising infill of an existing developed site, staff is not aware of any significant exterior renovations proposed for any of the existing buildings. However, the resort has recently undergone significant interior renovations in the Breckenridge commercial level and the Alden guest room suites.

[Staff note: The following policy was truncated to the two planning areas relevant to the subject property to save space]

Policy 2.1.1

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

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

Preservation (P), applied to the beaches seaward of the Florida Coastal Construction Control Line, Fuller Island and other environmentally significant natural resource areas; such designated areas shall not be developed except to provide beach access dune walkovers from adjacent developed properties under the provisions of the City's Beach Management Regulations.

Staff comment: The applicant is not proposing any use or dimensional variances under this scope. The request includes retaining existing developed facilities seaward of the Florida CCCL, which is generally permitted to an extent in the LDC and under FDEP regulations pertaining to structural maintenance. Staff is not aware of any permanent development proposed in the preservation zoning portion of this site other than the beach walkovers of which the southern will function as a turnaround, and the maintenance of existing recreational amenities like the High Tide Slide.

Policy 2.1.5

Through the enforcement of the land development regulations, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.

Staff comment: The Large Resort District is generally promoted through its purpose and intent to encourage full-service integrated resort redevelopment projects. The applicant has provided buffering, and conducted a wind study, along the southern side to screen the project from the neighboring SeaMark Condominium. Conditions are proposed to mitigate both guest and music noise from the dwelling portion of the SeaMark property, and the applicant will employ scrubbers to prevent strong

scents from escaping the restaurant area. The northern side is largely remaining without significant exterior redevelopment and abuts another temporary lodging use.

Policy 2.1.8

All temporary lodging units shall be prohibited from conversion to permanent residential dwelling units that exceed the maximum permitted density and intensity standards applicable to the property.

Staff comment: The applicant may be required to file covenants or similarly legally-enforceable restrictions at time of site plan issuance to ensure that the use cannot be converted to residential at the density proposed. Staff has received no indication that the applicant has any intention of operating any portion of the development in a residential manner.

Policy 2.1.9

No temporary lodging unit shall be occupied as a residential dwelling unit. Temporary lodging uses within the Community Redevelopment District shall not be occupied for more than thirty (30) consecutive days by the same temporary lodging unit guest or more than thirty days cumulatively on an annual basis for a resort condominium unit owner. In other words, the thirty days is measured beginning on the first day of any occupancy until 365 days from that date. The City of St. Pete Beach may require affidavits of compliance with this policy from each temporary lodging use and/or unit owner. Seller of temporary lodging unit shall be responsible for advising the purchaser of this requirement. In addition, any seller of a resort condominium project or temporary lodging unit shall be required to record a covenant in the public records of Pinellas County agreeing to said restriction prior to conveyance.

Staff comment: See the preceding comment. This policy is repeated in similar form in the CRD lodging use restrictions in the Land Development Code, which will be evaluated at site plan if this use is approved.

Policy 2.1.12

Consistent with this comprehensive plan, as amended, the standards and densities set forth herein will be maintained.

Staff comment: The applicant is requesting a density that is in the range permittable under the Land Development Code with a conditional use permit. The request is 1,596 total lodging units where 1,894 is the maximum permitted, corresponding to 63.2 units per acre or approximately 11.8 units per acre fewer than the maximum allowable in the zoning district.

Policy 2.1.14

The City shall adopt land development regulations that encourage parcel assembly to remedy defective or inadequate street layout and parking facilities; improve traffic flow on roadways; faulty site design layout and inadequate buffering, open space and drainage in relation to size, adequacy, usefulness; unsanitary or unsafe conditions; deterioration of a site or other improvements; inadequate and outdated building patterns.

Staff comment: All of the individual developments comprising the subject parcel already exceed three buildable acres, which is the developable parcel size at which “large-scale” redevelopment becomes viable. The applicant is consolidating the surface parking of the properties south of the Alden into parking garages, and constructing an interior frontage access road to the limits of each phase to relieve demand for vehicular cross-access across the development. This frontage road will result in the eventual elimination of five curb cuts, which is generally promoted in the comprehensive plan and from a traffic safety standpoint. Consolidation also provides for better coordination of open space, and will

trigger the entire property to eventually comply with the drainage ordinance at the completion of phase 1 due to the scale of the phase 1-B development.

A few of the oldest buildings on the site, between the Breckenridge and Jacaranda buildings, will be demolished under this development proposal. However, the buildings are substantially smaller in size than either abutting building and thus there is very limited redevelopment of older buildings on the site. The applicant is largely infilling the site to create modern resort hotels and amenities.

Objective 2.2

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

Staff comment: This is proposed to be a four-phase project, of which phase 1 will first include construction of a parking garage and then, following, a twelve-story hotel. Staff expects that each phase will include at least one site plan, although there may be multiple depending on the phasing of work undertaken. All permanent site improvements require a site plan.

Policy 2.2.2

The site plan review provisions, as contained in the LDC shall, at a minimum, address the following:

• Allowance for a creative approach for development or redevelopment;

• A requirement that more open space, if practical, be provided than that called for by the strict application of the minimum requirements of the land development regulations;

• A harmonious development of the site with consideration given to the surrounding areas and community facilities, while providing for safe and efficient traffic circulation; and

• The establishment of procedures for the granting of increased structure height not to exceed 50 feet in all areas of the City excluding the Community Redevelopment District which establishes specific height standards by use within each character district; in exchange for increased open space and decreased amounts of impervious surfaces; and

• Procedures that would allow increased height or density above the maximum established in each character district located within the Special Area Designation - Community Redevelopment District shall be prohibited; and

• Other provisions as deemed appropriate by the City in keeping with the intent of the comprehensive plan and land development regulations.

• Land survey within the last twelve (12) months.

Staff comment: These are all requirements of the site plan process that will be addressed at that time. The applicant is providing additional permeable space than required, providing an interior access road and protected pedestrian spaces along the rear of the development in conjunction with each phase, and is not requesting any variances to density or height.

Objective 2.3

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

Staff comment: The applicant is proposing compliance with the stormwater ordinance and dune restoration for the portion of the site addressed under the relevant development phase, with a strip of land left adjacent to the dunes for a beach walk should it be approved by the City and Florida Department of Environmental Protection. A significant number of the trees and groundcovers the applicant is proposing are Florida friendly, although it is unclear to what extent each will be employed across the site. The city is currently undertaking a revised beach ordinance, which addresses private cabana areas and other environmentally-oriented regulations that are intended in part to provide additional regulations to protect marine life. Additionally, staff is recommending a condition that the applicant make all existing exterior lighting turtle-friendly by the completion of phase 1, and provide window tinting along existing developments to reduce glare and prevent artificial light impact to turtle populations.

Economic considerations are addressed elsewhere in this report.

Policy 2.3.1 [*]

Within any mixed use development, as appropriate, proper separation and buffering between residential and non-residential land uses shall be maintained through the administration of the LDC.

Staff comment: It is unclear why this policy was cited. The Tradewinds project does not have any internal residential uses. The applicant does provide an adequate 30-foot buffer along the southern side of the development to buffer the site from the SeaMark Condominiums.

Policy 2.3.3

In order to minimize incompatibilities when residential and non-residential land uses share a common boundary, buffering shall be required, as appropriate.

Staff comment: The applicant is providing a 30-foot buffer as required by code along the southern end of the property where the subject property abuts the SeaMark Condominiums. The density of the buffer significantly changes from east to west, with the western side having significantly less foliage per linear foot and employing understory rather than canopy trees and large palms as provided at the frontage. The applicant states this is to maintain Gulf views for the abutting condominium. Although there are no explicit standards in the code for these buffers, the applicant is generally providing a “Type C” buffer at the eastern side, which is a high-intensity buffer, and between a Type B and Type C buffer at the western side, which is a moderate to high intensity buffer. Staff finds the amount and density of trees to be appropriate, but would like to see the inclusion of hedges and other screening mechanisms where appropriate, which do not appear to be reflected in the landscaping plan at this point in time. Additionally, reduced hours of operation for facilities adjacent to the SeaMark would assist with abatement of unreasonable nuisances.

Policy 2.3.4

The land development regulations shall ensure that commercial land uses are located in a manner which ensures their compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Staff comment: The subject request is located on an existing developed site where utilities are present and public facilities are adjacent. Prior to site plan issuance, the applicant is required to demonstrate concurrency regarding transportation, potable water, solid waste, sewer, and stormwater facilities. Should any facility fall below adopted level of service the impact must be either mitigated, phased, reduced or otherwise made compliant with LDC Sec. 29.7 or the project will be unable to proceed. Additionally, for the transportation network specifically,

reduction below adopted LOS and a project impact of greater than five percent of any facility's capacity at peak hour may require the applicant to pay proportionate fair-share fees relative to the project's impact.

Hotel 1 on the southern side of the site abuts the SeaMark Condominium, which is one story less in height than the hotel and approximately 13 feet less in overall height from ground to rooftop. The building design of the hotel is arced, and the applicant supplied a wind study prepared by engineers certifying that the building is not anticipated to decrease perceptions of wind comfort while actually protecting some areas of the SeaMark property due to the mitigating effect of the building. On the northern part of the site, the closest new development exceeding four stories is over 500 feet from the property line shared with Hilton Garden Inn.

Policy 2.3.5

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

Staff comment: The applicant is largely infilling the site and making site improvements rather than drastically modifying the exterior of the existing lodging buildings. However, the applicant has also made significant interior renovation reinvestments in recent years. These include the Alden undergoing a $13 million guest room renovation in 2021, and the Breckenridge recently receiving a permit for an $8 million commercial level renovation, among others.

Policy 2.3.7 [*]

The City shall, through the LDC, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Staff comment: The applicant has supplied a phasing plan for the four-phase proposal, showing that the property is adequately parked at each phase, even before accounting for the 10% parking reduction available to the development due to its location along Gulf Boulevard. The property currently uses an unimproved parking lot at the 3800 block of Gulf Boulevard for employee and overflow parking during large events, and the applicant should speak to whether this parking area will be discontinued. It should be noted that there is an unrelated application moving forward for development on the overflow parking lot property at present.

Once on the property, the pedestrian areas are substantially buffered from the vehicular areas, at least in the areas that comprise the first three phases. Due to limited property modifications at the northern side, it appears pedestrian access to Alden and RumFish remains primarily along the frontage for both vehicles and pedestrians. However, access to those protected spaces at the rear of the site is substantially improved through frontage alterations that provide pedestrian-emphasized crossings.

Staff expressed concern regarding the lack of interior frontage road pedestrian pathways at TRC, with the applicant responding that access is primarily intended to be along the Gulf Boulevard sidewalk or between buildings once the applicant enters the lodging portion of the site. The applicant should speak to how guests will be effectively funneled to the sidewalk from the resort, particularly along areas of the site where there is significant on-site traffic, such as the phase 2 hotel surrounding and just south of the arrivals area. Other new developments, while the connection may be meandering, do appear to have acceptable access to the sidewalk.

The applicant is providing five centrally-located loading areas in the northern parking garage of phase 2, and will be establishing two small truck loading spots in phase 1 that are unnecessary for the scope of development but not fully code compliant. As the vast majority of the

development triggering additional loading areas occurs during phase 2, staff finds these two spaces to be an appropriate temporary provision, and the Land Development Code does support shared loading spaces as a means of reducing overall property square footage dedicated to parking. Furthermore, staff would like to see the applicant commit to eliminating all on-Boulevard unloading for the Island Grand and Breckenridge developments under Phase 1, with all unloading taking place on-site by completion of Phase 2.

Policy 2.3.9

The City, through administration of the LDC and in cooperation with the Florida Department of Transportation and Pinellas County, shall minimize the amount of direct access onto major roads by controlling the number and location of curb cuts.

Staff comment: As previously noted, the applicant is constructing a frontage access road, by phase, that will relocate traffic that must currently re-access the Boulevard to travel between properties in the subject development. Additionally, the applicant is eliminating five of the existing nine curb cut accesses to the site.

Objective 2.4

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

Staff comment: The new lodging developments appear to generally meet the minimum architectural standards adopted in the LDC. The parking garages, which are the most frontage-facing element of phase 1 and are prominently featured along the frontage in phase 2 and 3, utilize hanging landscaping and patchwork grillwork. As currently expressed through renderings, they do not appear to meet the intent in the LDC that the "function of the building is not readily apparent except at points of ingress and egress". This could be resolved through furnishing additional features recommended in LDC Sec. 39.7, inclusion of additional landscaping, or other complementary improvements that retain the architectural style of the buildings. The applicant states they are in the process of producing revised renderings addressing this concern, which they hope to have available by Planning Board.

Although the project constitutes infill of an existing site in large part, the preservation of existing buildings is permitted for large-scale resort projects. The applicant is significantly redesigning the southern three quadrants of the site to place the newer, unified design elements closer to the street. They also extend rear pedestrian circulation that presently stops at the rear of the Breckenridge, and south of the Breckenridge at its frontage, to the Coral Reef. While staff would like to see this extended to the Alden and RumFish developments, which feature limited circulation improvements outside of the frontage extension, this does produce a more logical layout for a resort site and appears to improve guest nonmotorized circulation on the site.

Policy 2.4.1

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

Staff comment: The application can be viewed as a rehabilitation of the property. There is limited redevelopment of the existing buildings on the site, although there have been extensive interior renovations performed on the site in the past few years.

Objective 2.7

Consistent with this comprehensive plan, as amended, development activities shall be regulated to ensure the protection of natural resources.

Staff comment: The development is required to comply with stormwater attenuation, dune restoration, and marine turtle lighting standards that have been largely implemented or enhanced after the existing developments that comprise the property were constructed. Like all uses in the LR District, the development is prohibited from most forms of permanent construction seaward of the CCCL, and is required to comply with operational beachfront requirements in the city's code of ordinances. The applicant is proposing to maintain beachfront development that extends beyond the CCCL, which is generally permitted in the LDC.

Policy 2.7.1 [*]

The City shall ensure that land is developed in such a manner as to protect natural resources through encouraging the planting of native vegetation, restoration of dunes, beach re-nourishment, and regulating construction along the Coastal Construction Control line.

Staff comment: The application demonstrates potential for significant Florida friendly and Florida native plants within required buffers, although the level of detail needed to fully analyze this is not yet available. Staff recommends as a condition of approval that at least half of the landscaping within required buffers be Florida native, and half property-wide be Florida friendly, with plantings grouped to minimize need for reclaimed water.

The applicant is showing dune restoration by phase, which staff would prefer be performed property-wide by the close of phase 1. The applicant has supplied a general list of dune plantings, many of which are recommended by the FDEP[4], and will need to undertake a planting plan in coordination with the dunes restoration process through the Department. All construction except for dune walkovers will be landward of the CCCL as required by the Land Development Code, although the applicant is proposing to maintain existing facilities that are seaward of the CCCL.

The property is not subject to the same pressures of erosion experienced at the northern and southern beaches in the city, and is not currently in need of renourishment. However, the applicant may wish to provide testimony as to how they may plan to mitigate effects of erosion now or in the future. All of Long Key remains considered critically eroded[5].

Policy 2.7.2

Unique and/or irreplaceable natural resources such as the City's beaches, shores, dunes and mangroves shall be protected from the adverse effects of development. Sand dunes and mangroves may not be disturbed during development and construction activities.

Staff comment: The property currently contains a patchwork dune system that is limited behind the Breckenridge and nonexistent behind the Coral Reef. In installing these segments to current state standards and improving others, the new dunes should provide significant defense against storm events. For longer-term maintenance, the City Commission is currently undertaking amendments to the beach ordinance, which the applicant will be required to comply with if the project is approved.

Policy 2.7.3

[4] Recommended Florida Native Beach and Dune Plants for Beachfront Properties and Dune Restoration (floridadep.gov)
[5] See FDEP *Critically Eroded Beaches in Florida,* pg. 74-75, at https://floridadep.gov/sites/default/files/FDEP_Critically%20Eroded%20Beaches_07-2023_0.pdf.

Development review criteria shall include soil suitability.

Staff comment: This is an existing developed site, but the applicant has provided a soils map. The buildable portion of the site is Palm Beach fine sand (front) and beach (rear). Palm beach soil is known for rapid draining and high permeability, and is frequently suitable for development. A soils study, if necessary, will be required at the building permit stage.

Policy 2.7.4

Species of flora and fauna listed in the Coastal and Conservation Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by federal law or Florida statutes, shall not be removed during development or redevelopment processes.

Staff comment: No land in St. Pete Beach is listed by Fish & Wildlife Service as being a critical wildlife area, but the beach does host nesting turtles and shorebirds like the black skimmer that are at risk for habitat loss and listed on the state threatened list. The applicant is not proposing any new development seaward of the CCCL, and will be required to comply with the revised beach ordinance. Staff is also requesting that all existing exterior lighting be made compliant with the marine turtle lighting ordinance for new construction, and dunes restored along the rear of the property, by phase 1 completion.

Policy 2.7.5 [*]

Recreational development shall be compatible with the environment and shall be subject to performance standards adopted in the land development regulations.

Staff comment: The recreational uses proposed for the development are unlikely to produce significant vibration, smoke, odor, or other elements other than noise that could be disturbing to adjacent properties. The applicant is proposing both a restaurant and pool feature significantly closer to the SeaMark than existing facilities, with the southern approximately 125 feet of the site currently used primarily for parking. Staff is recommending general conditions to control the impact of noise from the rooftop restaurant on the SeaMark property. The applicant should speak to screening implemented within the pool area to mitigate guest noise on the abutting residential property.

Policy 2.7.6

As administered through the LDC, the clearing of trees and wetland vegetation shall be prohibited prior to the issuance of a permit by the City.

Staff comment: Tree removal permits will be issued by phase, with the applicant required to demonstrate landscaping ordinance compliance through the site plan.

Policy 2.7.7 [*]

Through the administration of the LDC coastal vegetative communities, coastal wildlife habitats and dune systems shall be protected from the adverse effects of development. Restoration of dune systems shall be administered through the City's Beach Management Regulations.

Staff comment: The applicant will be installing a new dune seaward of the CCCL, which requires a permit through the FDEP. The operations of the development will be subject to all relevant provisions of the city's beach ordinance, as may be amended. The applicant should address whether they are utilizing any construction controls, other than fencing, to protect the beach and dune system while construction is being undertaken.

Policy 2.7.9 [*]

The City shall ensure that natural water courses are protected in their natural state and are not subject to alteration. Activities that alter the flow of a watercourse that are expressly prohibited include: Damming, diking, or adding fill for the production of additional land for development purposes.

Staff comment: Staff is unclear why this policy was cited, as there are no evident natural water courses on this property. The applicant should address what they are referring to with this policy. If this was cited as a general demonstration that the project will not bring in structural fill, the applicant should state so.

Policy 2.7.10

As administered through the LDC, land use proposals which could potentially increase point-source air and water pollution shall not be permitted, and Green building and site design standards, strategies, practices and technologies that reduce air and water pollution shall be adopted and implemented in the LDC.

Staff comment: The applicant is including Florida Green Lodging Program and LEED certifications in their project, which are held out as viable options through the LDC. The Comprehensive Plan promotes tourism-related industries as clean industries, and the applicant is demonstrating stormwater vaults under the new hotels, which provide pollution attenuation.

Policy 2.7.11 [*]

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the environment.

Staff comment: This is another policy where staff is unaware of its relevancy. The property abuts the beach and construction cannot occur beyond the CCCL. The applicant should address the reason for this citation.

Policy 2.7.14

The City's limited non-potable water resources shall be conserved and protected from depletion or over-development through the implementation of water conservation site design techniques including Florida Friendly and waterwise landscapes through the administration of the Future Land Use Map and Future Land Use Element Policies.

Staff comment: Staff's most significant water-related concern pertains to the use of potable sources for accessory features and facilities on the property, such as pools and fountains. The applicant is generally demonstrating that the required landscaping areas on the property have the capacity to contain significant Florida-friendly landscaping, which staff recommends a minimum percentage be included as required at the site plan stage. Staff also recommends requiring that the applicant show planting groupings by appropriate species to reduce need for reclaimed water use across the property, and integration of at least one water-saving technique such as installation of highly drought-tolerant species or use of rain barrels to supplement irrigation.

Objective 2.8

Consistent with this comprehensive plan, as amended, the City shall seek to improve the storm water drainage system located within its municipal boundaries.

Staff comment: Under a typical single-phase development proposal, the construction of Hotel 1 in phase 1-B would trigger the requirement for the entire property to be made compliant with the stormwater ordinance due to the floor area of the hotel relative to the existing developed site. In discussion with the city's engineer, implementation is likely to involve a master plan with attenuation implemented under each phase. However, given the age of many of the developments on the property, several of which existed prior to the city's drainage ordinance, it is anticipated this requirement will substantially improve drainage on the property, and runoff to Gulf Boulevard, at both the single-phase and overall development level.

Policy 2.8.1

The City shall ensure that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding. A minimum of 10% of the site shall be covered with vegetation post-construction.

Staff comment: The site has minimum, if any, native vegetation coverage. The property's zoning district requires at least 12% of the lot to be greenspace, and the applicant is showing 20% permeable surface where 15% is the minimum. The applicant shall be required to demonstrate compliance with this policy at time of site plan permitting.

Policy 2.8.2

The City shall require that the developer/owner of any new development or redevelopment site to manage storm water runoff in a manner such that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Staff comment: This policy is implemented through the code of ordinances and will be evaluated by the city engineer at time of site plan submission. The base rate of comparison for pre-development conditions is an undeveloped parcel of land.

Policy 2.8.3 [*]

Where feasible finished grades shall be designed to direct water flows along natural drainage courses and through natural terrain.

Staff comment: Staff is not aware of any remaining natural drainage courses on the site, and it appears that all or the vast majority of stormwater detention or retention is occurring within vaults underneath the property's frontage, which is unlikely to be the routed through natural terrain. The applicant should address how this policy applies to their project.

Policy 2.8.4

Impervious surfaces shall be limited through the application of lot coverage standards in the Future Land Use Element.

Staff comment: The applicant is demonstrating 20% permeable surface where 15% is required. It should be noted that semi-permeable surfaces can only comprise a specific percentage of the permeable area, and their credit may be proportional based on the extent to which they drain compared with a natural surface. This will be evaluated at the site plan stage.

Policy 2.8.5

The City shall require that future drainage out-falls associated with both new development and redevelopment are designed to prevent the direct discharge of runoff into either Boca Ciega Bay or the Gulf of Mexico.

Staff comment: The applicant will be discharging into the Bay only under significant storm events that exceed the holding capacity required by SWFWMD, which itself exceeds the requirements of the City. Stormwater will be stored underneath the site in retention vaults, with excess stormwater taken in under extreme events piped to the Bay.

Policy 2.8.6

The City shall employ stormwater best management practices, such as the use of the use of vegetated swales, rain barrels, rain gardens, pervious parking areas, underground ex-filtration or sand filtration and catchments' systems where the lack of space prohibits the use of retention or detention ponds.

Staff comment: The project is implementing underwater stormwater vaults along the private frontage road of the development. As a component of the development agreement, the applicant shall bring the entire subject property into compliance with the drainage ordinance should later phases of the project not proceed. Staff would also like to see the surface parking for Alden and Rumfish, when replaced, to utilize permeable pavement, pavers, turf block, or similar, to promote a more permeable parking surface for the parking areas that are remaining surface parking. Staff is recommending rain gardens, rain barrels, or another reuse-friendly technique to assist with the applicant's reclaimed watering needs.

Objective 2.9

Consistent with this comprehensive plan, as amended, level of service standards set forth in this plan will not be degraded.

Staff comment: The associated development agreement sets the required level of service standards that must be met through the various phases of this project. The agreement is written to require the developer to demonstrate that concurrency is met at time of project impacts.

Policy 2.9.1

As administered by the land development regulations, the City of St. Pete Beach shall not issue any development order (excluding future land use or zoning map amendments) or building permit for any project that results in a reduction of the level of service requirements established and adopted in this comprehensive plan.

Staff comment: The applicant will be required to demonstrate at each phase of development that the project is compliant with the currency management regulations and level of service adopted for each facility. It should be noted that the development agreement is written to require the applicant to comply with the currently-adopted standards, with the exception of transportation concurrency. The city is currently undertaking its seven-year Evaluation and Appraisal Report process, which is only producing a marginal change in the wastewater level of service from 149.4 to 149.9 gallons per day per capita. However, if this project is approved, the development would not be subject to any future revised standards.

Policy 2.9.2

Recognizing the limitations of the potable water supply available to serve this community, the City shall adopt by reference those applicable provisions of water conservation ordinances which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District and in accordance with Florida Green Local Government standards.

Staff comment: The applicant is required to provide for potable water concurrency, and comply with the city's reclaimed watering ordinance as recently amended, as a minimum standard. The

applicant states they are committing to the use of low-flow fixtures in new development, and has converted 180 existing units to low-flow fixtures in the past few years.

The applicant is pursuing LEED certification, which awards points for reduction of indoor potable water usage. Through the certification, they have committed to obtaining at least a 40% reduction in indoor water usage. This is especially valuable for toilets, which alone account for 30-40% of indoor water usage.[6] This commitment is made a condition of approval, along with demonstration of a no net increase in outdoor potable water volume at both the single-phase and overall buildout levels. Periods of sustained drought in the Tampa Bay region in 2023 demonstrate vulnerabilities that are currently only cautionary, but over time could result in shortages. Staff would like to see that the applicant is taking a sustainable approach in the redevelopment of their property.

Policy 2.9.3

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection, emergency medical service, public schools.

Staff comment: The project constitutes infill and is not anticipated to pose requirements for additional public schools or streets. Police, fire protection, and EMS are available. The applicant's financial impact analysis predicts that the development will have a $796,700 yearly direct ad valorem tax contribution to the City on average between 2027 and 2046. For comparison, this is approximately a 117% increase above 2023 city taxes of $336,837, with a unit count increase of only 65%. However, it is unclear if that estimate is in current dollars, for which $796,700 would be worth only $559,878 in the midpoint year of 2037 at a 2.5% annual inflation rate, or real dollars.

Policy 2.9.6

Consistent with this Comprehensive Plan, as amended, building permits for new construction, additions, or certificates of occupancy for a change in use shall be issued only if public facilities necessary to meet the level of service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Staff comment: The city will issue a certificate of concurrency prior to site plan approval for each phase of development if this use is approved. In cases where facilities necessary to serve the development relative to impact are not available, the applicant shall be required to follow requirements listed in LDC Sec. 29.6.

Objective 2.11

Consistent with this comprehensive plan, the City shall continue to maintain the community's open space and promote greater connectivity through alternative mobility options.

Staff comment: The city currently operates its Freebee on-demand circulator, which presently maintains average headways of under 15 minutes. PSTA also operates the SunRunner and Trolley. The applicant is proposing expansion of the development's frontage sidewalk to ten feet in width at each phase. The applicant is also proposing a 15 foot easement along the wet sand, which will expand the public beach system, and a public easement along the dune line that the applicant will be required to fund as a beach walk if desired by the City and FDEP.

The development agreement contains provisions for the applicant to contribute to local multimodal improvements, over and above the commitments paid by multimodal impact fees. Staff also requests

[6] Green Building Coalition. (2023, March 8). *Florida Green Commercial Building Standard Reference Guide.* *https://floridagreenbuilding.org/wp-content/uploads/2023/03/Florida-Green-Commercial-Building-FINALReference-Guide-3-8-2023.pdf*.

the applicant provide a proportional cost of implementing the short- and mid-term solutions proposed in the Gulf Boulevard Safety Study.

Policy 2.11.1

Those lands lying between the mean high water line and the Florida Coastal Construction Control Line are recognized as protected open spaces, as are any public lands which lie between the mean high water line and the water's edge.

Staff comment: No permanent development is proposed seaward of the Florida CCCL. The subject development contains pools and accessory decks behind the Breckenridge and Alden that currently encroach beyond the CCCL, which are permitted to be maintained but not expanded under local and state regulations. The development agreement proposes full dune restoration in the first phase. The applicant is also providing an access easements parallel to the wet sand or mean high water line to allow for increased pedestrian access along the beach.

Policy 2.11.2

Where feasible, preservation areas, parks, and other components of the City's open- space system shall be linked by bike paths, jogging trails, and/or pedestrian pathways.

Staff comment: The applicant is installing a ten-foot sidewalk along the frontage, which they are proposing for each phase. Staff is also requesting the applicant contribute their proportional share of the short- and mid-term solutions of the Gulf Boulevard Safety Study, which includes intersection improvements at the terminus of Gulf Winds Dr/Gulf Blvd, and 55th Ave, and a mid-block crossing at the southern side of the existing Breckenridge parcel.

The applicant is not knowingly supplying any additional bike facilities, but will supply bike storage racks throughout the property as required by the LDC.

Policy 2.11.3 [*]

The City shall continue to administer the land development regulations in a manner aimed at preserving the access to and view of the beach and other recreational facilities for all residents of and visitors to this community.

Staff comment: The applicant has placed limited buffer landscaping, and oriented Hotel 1, in an attempt to preserve the viewshed of the beach for residents of the SeaMark. While the graphic presented in the application appears to show the entire northern side of the building with direct view access, it appears the restaurant would somewhat affect the view for residents of the lowest level or lowest two levels of the SeaMark based on the presented elevations. The applicant should speak to this in their testimony.

One of staff's primary concerns with this development is the lack of any public frontage maintenance of views to the water. At the completion of Phase 3, the development will effectively remove most interior views of the water save for the southern 30' setback to Hotel 1 that is being provided as a minimum code requirement. The Comprehensive Plan calls for both evaluation of maintenance of existing abutting development views and "provision and maintenance of Gulf and Bay views and vistas" as evaluative criteria for developments of this density and height.

To mitigate the concern above, the applicant has proposed a public deck on the roof of the phase 2 hotel. This is discussed in more detail in the staff report.

Objective 2.13

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

Staff comment: The city broadly defines redevelopment to include enlargement of any existing use, This redevelopment is largely at the subject property level rather than to any particular building other than the two small, 21-total-unit buildings around the Breckenridge that are being demolished. There have been extensive interior renovations in the recent past, but staff is not anticipating any major exterior improvements to any building that is proposed to remain at this stage. The applicant has agreed to modify the façade of the Jacaranda building that remains visible from the front to better blend in with the surrounding new development.

Policy 2.13.1

The City shall implement an on-going process of assessing the status of the City's temporary lodging unit inventory through review of zoning and permitting activities.

Staff comment: The applicant is required to obtain a business tax receipt at project completion to demonstrate the number of units on the property. Staff will evaluate the unit count at each phase of this project.

Policy 2.13.2

The City shall, where appropriate, establish a Community Redevelopment District with standards that facilitate re-investment in temporary lodging/ temporary lodging use development on the west side of Gulf Boulevard, within the Town Center Core as small bed and breakfast inns, within the Upham Beach area where the existing small motels are located, and at either end of Corey Avenue as a catalytic waterfront project that may also include marina facilities.

Staff comment: The City has previously pursued but was not ultimately approved for a Community Redevelopment Area with taxing authority. The standards currently in place in the district were developed through the county's Activity Center subcategory, a special planning category that provides more localized planning standards in exchange for enhanced transit and other public benefits. The Comprehensive Plan states that 50-75 units per acre is required to create economic equilibrium between temporary lodging and condo development, and the applicant is pursuing effectively the middle of that range, at 63.2 units per acre.

Policy 2.13.3

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

Staff comment: These referenced standards are included in the Land Development Code and apply to all developments. The applicant may be required to file covenants and other instruments ensuring that the resort will operate as a short-term lodging regardless of ownership scheme.

GOAL 3:

The promoting of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of St. Pete Beach.

Objective 3.1

The City shall continue to participate with the City of Treasure Island and Pinellas County, and appropriate state and federal agencies in the implementation of a coastal management plan.

Policy 3.1.2

The land development regulations shall ensure that all development along the coastline is in accordance with the Coastal Construction Control Line as established by the State of Florida.

Staff comment: The CCCL is the minimum rear setback line for all parcels that comprise the subject property, and new development will significantly exceed this required setback except for the two-story restaurant at the southwest corner of the site proposed for phase 1. This setback is also effectively implemented through the Pinellas Coastal Construction Code amendments to the Florida Building Code, which is a more stringent standard than enforced at the state level and in other counties.

Policy 3.1.3

The Beach Management Regulations shall ensure that all development or any other activities which disturb the coastal dune system are prohibited except when a proper permit has been issued that will include provisions to ensure that the dune system is maintained through restoration and enhancement.

Staff comment: The applicant will be restoring the dunes by phase, and is aware of the requirement to obtain a permit through FDEP.

Policy 3.1.4

The Beach Management Regulations shall be enforced to ensure the restoration and maintenance of the coastal dune system on new developments or redevelopment projects.

Staff comment: The applicant will be restoring dunes on the private portion of the beachfront through this request if approved. As a component of the commercial-level Breckenridge redevelopment, the applicant is undertaking dune planting for the portion of the beachfront behind the building. This will, however, not include any grading.

Policy 3.1.5

Sensitive coastal resources shall be protected, through provisions contained in the land development regulations, from degradation and erosion resulting from improper development practices and recreational misuse.

Staff comment: Most new development proposed for this subject property is located considerably landward of the CCCL, save for the aforementioned two-story restaurant, and all development will require a construction site management plan to ensure no significant and unprecedented negative impacts to abutting property or the beach. The City Commission is currently working through a revised beach ordinance that is proposed to limit areas for beach cabana service to a greater extent than at the present.

Policy 3.1.8

The City shall protect the public health, safety and welfare by requiring that development in high risk areas, such as the hurricane velocity zone, meets all current construction standards and by fully supporting Coastal Construction Zone limitations.

Staff comment: The city is subject to the Coastal Construction Code amendments to the Florida Building Code as a municipality in Pinellas. Development on this site falls into Zone 2 regulations.

Objective 3.2

Recognizing its location within a Coastal High Hazard Area (CHHA), the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building materials.

Staff comment: The vast majority of the development site is seaward of the LiMWA line, and any new construction must comply with "Coastal A" regulations.

Policy 3.2.1

All future development proposals shall be analyzed based upon existing and future interagency hazard mitigation reports.

Staff comment: Storm surge and tropical storm force winds generally pose threats to properties in St. Pete Beach. Many existing regulations and strategies such as Pinellas County 2020 Local Mitigation Strategy goals and objectives, and the city's local regulations, already address such susceptibility, such as prohibitions on most forms of construction seaward of the CCCL, requirements for new lodging facilities to prepare evacuation plans with evacuation occurring prior to Zone A residents, reduction in stormwater runoff, compliance of new construction with current building and floodplain codes, and requirements for dune restoration. The subject use lacks an industrial component and there is not anticipated to be excessive presence of hazardous materials, but if so such storage is regulated through fire and floodplain codes.

Policy 3.2.2 [*]

In as much as is practical, the City of St. Pete Beach shall encourage property owners to retrofit hazard mitigation techniques and building materials into existing structures and shall require such techniques and materials for all major renovation construction projects.

Staff comment: It is unclear what retrofitting of existing buildings will be undertaken in the scope. As previously noted, the applicant has significantly renovated structures on the property in the recent past, but does not appear to have any plans for further renovations in this project. The applicant should address the relevancy of this policy to their development.

Objective 3.3

The City shall assure that future developments are compatible with the topography, soil conditions and the availability of facilities and services.

Staff comment: As previously noted, the subject property is a combination of Palm Beach fine sand (front) and beach sand (rear). Palm Beach sand is considered suitable for construction, and is not limited for building site development[7]. If soil studies are required, they must be supplied with the building permit application for the relevant phase(s) of construction.

Policy 3.3.1

The City shall require elevation certificates for all new development proposals.

[7] Pinellas County. (n.d.). 2008 Comprehensive Plan – Natural Resource Conservation & Management Element. (1-1 – 1-8). Microsoft Word - 1 - Pinellas County Natural Landscape.doc.

Staff comment: This is a requirement of the building permit and inspection process.

Policy 3.3.2

The City shall require that building foundations be designed appropriately for the soil conditions of the building site.

Staff comment: This will be evaluated through the building permit process.

Policy 3.3.3

The City shall permit no new developments where the facilities and services are not available or planned to be available in accordance with the Concurrency Management System as set forth under Division 29 of the City of St. Pete Beach Land Development Code.

Staff comment: As noted in other responses, the applicant will be required to demonstrate facility concurrency at each stage of development prior to issuance of a site plan. The development agreement is written to require compliance with existing adopted level of service standards through all project phases, with the exception of transportation concurrency, which is addressed elsewhere in this report.

GOAL 4:

The City, in cooperation with Pinellas County and neighboring communities, shall establish an effective and workable hurricane evacuation plan.

Objective 4.1

Recognizing its vulnerability to the effects of tropical storms, the City shall maintain an up-to-date hurricane evacuation plan.

Policy 4.1.5

All new temporary lodging uses developed within the City shall prepare and file a Hurricane Closure and Evacuation Plan with the City and with the County's Director of Emergency Management at the time of building permit that complies with all applicable local and County emergency management procedures and requirements.

Staff comment: The applicant has supplied a copy of the 2023 Tradewinds evacuation plan, which specifies that evacuation must occur prior to a hurricane warning, and provides policies for various departments within the organization. Staff has not thoroughly evaluated the plan at this time, but will coordinate with city and county emergency services to review the plan and required amendments should this request be approved.

Special Designation – Community Redevelopment District (CRD)

GOAL 1:

To support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1 [*]

Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment within the Community Redevelopment District by establishing minimum Green building and site design standards that benefit the quality and sustainability of the environment and:

• Conserve water and other natural resources.

• Reduce energy consumption.

• Improve air quality by reducing Greenhouse gas emissions.

• Reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.

• Reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs.

• Reduce urban heat and encourage pedestrian mobility by planting additional shade trees.

• Reduce waste through efficient design and recycling programs.

• Promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.

• Provide trolley stops or improve existing trolley stops as a comfortable, safe, convenient and attractive experience that encourages mass transit use.

Staff comment: The applicant is pursuing two of the adopted standards for green buildings in the Land Development Code through new construction. Staff is recommending conditions to ensure that they remain in effect throughout the life of the development order. The applicant is eligible for points pertaining to reduction in energy consumption through the LEED certification, and has provided limited details pertaining to lighting controls and daylight factor energy saving reductions. Lighting consumes significantly less energy than cooling and heating in most commercial buildings, but still represents approximately 10% of the total consumption on average[8]. Each new development will be held to the Energy Conservation Code of the Florida Building Code as a minimum standard.

Tourism is promoted through the comprehensive plan as a clean industry, and the applicant is not proposing any use that will itself substantially generate GHGs. Emissions are likely to be generated by guests staying in the resort who utilize a personal automobile to reach the property. The applicant is offering alternative strategies to driving through the Transportation Management Plan, and through the development agreement will be required to provide yearly funding for multimodal improvements, which can include maintaining premium headways of the electric Freebee circulator or other personal vehicle alternatives.

The applicant will be required to provide airport shuttle service if this development is approved and can propose additional local access as a component of the Transportation Management Plan. They are also voluntarily proposing a cross-property shuttle.

With the exception of the Alden and RumFish developments, for which a significant amount of surface parking is remaining, the vast majority of parking on the Tradewinds Island Grand, Breckenridge, and Coral Reef outparcels is being consolidated into parking garages. The exceptions are limited retail center parking in Phase 2 that will face the frontage road, and a line of parking between Coral Reef and the frontage road.

[8] U.S. Energy Information Administration. (2023, June 29). Use of energy explained energy use in commercial buildings. https://www.eia.gov/energyexplained/use-of-energy/commercial-buildings.php.

Surface parking elimination can reduce the heat island effect, has aesthetic benefits, and can provide additional square footage on the site for vegetation.

The applicant is planting a significant number of shade trees along the frontage and in pedestrian pathways across the site. This is generally promoted in the Comprehensive Plan to increase pedestrian comfort and reduce reclaimed water demand when the species are of a Florida-friendly variety. In addition to the unimproved beach easements, the applicant is expanding the sidewalk to ten feet, adding three beach access points (two of which are during phase 1), and adding raised connections from the resort to the frontage sidewalk.

Staff is recommending as a condition that each project under the overall scope have a circulator space near the entrance to improve efficiency of the public service.

The applicant will be required to participate in a recycling program as a component of approval, and should state whether any debris recycling will be accommodated during construction phases.

Policy 1.1.1

Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Staff comment: The applicant is exceeding minimum LEED certification requirements by obtaining Silver (50-59 out of 110 points) instead of Certified (40-49 out of 110 points) in each new building and exceeding the minimum “one palm” certification for the Florida Green Lodging Program with intent of achieving a “three palm” certification. This includes reductions in water usage by 40% below federal baselines, which is double the 20% required by LEED to obtain certification.

Policy 1.1.4 [*]

Encourage site design that promotes safe, comfortable pedestrian pathways internally within the site and provides externally pedestrian pathway linkages to activity centers, shopping, dining and entertainment.

Staff comment: Staff finds the improvements at the rear of the site to be generally effective in extending pedestrian connectivity that currently ends at the Breckenridge development up to the Coral Reef development. While there are apparent improvements at the frontage of Alden and Rumfish, they are less pedestrian-focused and involve crossing vehicle lanes. Staff had initially expressed concerns regarding the access between buildings at the frontage of the resort, but after reviewing the resubmitted floor plans it appears there are logical interior connections that funnel guests to appropriate frontage road crossing areas in phases 2 and 3. How guests from the phase 1 hotel will safely reach the Gulf Boulevard sidewalk without crossing the frontage road outside of a designated area is less apparent, and staff is requesting the applicant add a connection from the hotel to the sidewalk, whether parallel to the beach walk or otherwise.

Policy 1.1.5

Encourage employer-sponsored ride-share programs, mass transit subsidies for employees, shuttle services for employees, patrons and guests for work travel, and airport and off-site recreational, parks, entertainment and other tourist destinations.

Staff comment: The applicant states they will continue to provide free transit passes to residents. The development agreement for this request contains a required contribution to city multimodal improvements, and the applicant will be required to provide an airport circulator that services the development as a component of approval. The applicant has also produced a Transportation

Management Plan that includes elements intended to provide and/or promote alternatives to personal vehicle travel, such as an on-site circulator for guests.

Policy 1.1.9 [*]

Encourage the use of low flow fixtures and high energy efficient rating construction materials, equipment and appliances.

Staff comment: The applicant has committed to the use of low-flow fixtures, and states they have retrofitted approximately 20% of the existing rooms with them in the past few years. New fixtures will be targeted to a 40% reduction below baseline. EPA WaterSense products provide a minimum 20% reduction, and LEED provides four out of a possible six points for the 40% reduction proposed.

As with water usage, LEED provides points for the utilization of energy-efficient fixtures, appliances, and other components of the project. However, the applicant has not stated if or to what extent they will be implemented above Florida Building Code requirements outside of the lighting efficiency improvements shared with staff. If that information is known at this stage, it should be shared.

Policy 1.1.10

Encourage the use of Waterwise Florida landscapes and drought tolerant plant material.

Staff comment: The applicant has provided a list of potential landscaping that could be installed within buffers and along pedestrian pathways, rather than specifying exact material. A healthy majority of the trees and groundcovers are considered Florida-friendly and/or promoted through the Land Development Code. Staff is recommending that a minimum percentage of landscaping on the site be Florida friendly, that it be demonstrated as grouped according to watering needs to reduce the need for excessive watering, and for required buffering landscaping to be comprised of a certain percentage of Florida native landscaping, which can provide ecosystem support and reduce maintenance requirements.[9] Staff has also requested the applicant prepare renderings prior to the City Commission hearing that demonstrate the actual caliper, height, and species that will be planted within phase 1.

Policy 1.1.11

Encourage the use of reclaimed water and rain sensor irrigation systems.

Staff comment: Staff is recommending a condition that the applicant tie all new landscaping areas into the city's reclaimed water system, which will be metered. The Land Development Code requires rain sensors for irrigation, and staff is recommending reductions in reclaimed water use for landscaping via landscaping best practices, along with leak detection systems for newly-installed hardware as previously recommended by the Planning Board.

Policy 1.1.12 [*]

Encourage the use of energy efficient and solar lighting.

Staff comment: The applicant has provided limited details as to the energy savings that will be integrated into the project via lighting improvements, including controls for virtually all fixtures. Staff has asked the applicant provide testimony as to other expected energy efficiency standards for lighting to be integrated into the development.

[9] U.S. Department of Agriculture. (n.d.). Why native species matter. https://www.usda.gov/peoples-garden/gardening-advice/why-native-species-matter.

Policy 1.1.13

Encourage the use of advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off.

Staff comment: The applicant is proposing underground stormwater vaults along the frontage of each development, which will be installed by phase. The applicant will need to at minimum demonstrate that the site is compliant with the stormwater ordinance by phase, which is superseded by heighted requirements of SWFWMD. This demonstration is required prior to site plan issuance for each corresponding phase. Staff is also recommending a condition of the associated development agreement that the entire site be made compliant with the city's stormwater requirements should the hotel in phase 1-B be completed and subsequent phases not be constructed within a specified timeframe, to ensure that a choice by the applicant to not complete later phases will not be at odds with city requirements.

GOAL 2:

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

• Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.

• Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

• Maintaining the community's recreation, open space and beaches.

Objective 2.1 [*]

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

Staff comment: As noted earlier, while the project meets the definition of redevelopment due to it including "enlargement of any existing […] use", the significant majority of the project is infill of existing developed resort property. The owner has undertaken extensive renovations to several buildings on the property over the past handful of years, but staff is not aware of any significant alterations proposed to existing development on the property as a result of this request, with the exception of an addition to the front of the Breckenridge which will be masked by other frontage-facing new development. As shown on the phasing plan, the applicant will be demolishing the twenty-unit, two-story Hibiscus lodging building, a two-story courtyard building near the frontage, a one-story office building, a tent, and tennis courts, during Phase 2 to accommodate new development.

The parcels that comprise this property have been assembled over time into their present conditions, and this request would consolidate all property from 5600 Gulf Boulevard (Tradewinds Island Grand) to 6000 Gulf Boulevard (RumFish Beach Resort) into one development, referred to in the code as a "zoning lot". The Comprehensive Plan and Land Development Code lack a maximum parcel size for Large Resort District development, both in terms of an absolute unit limitation as exists for proposed lodging developments in the Activity Center and Town Center Corey Circle District, for example, and from a reduction in benefits limitation such as exists for the Boutique Hotel-Condo District, where properties larger than three acres cannot benefit from a twenty units per acre lodging unit bonus.

Staff initially expressed concerns pertaining to the proposed two-story restaurant in the southwestern corner of the property in terms of potential impact to the abutting SeaMark Condominium. In response, the applicant has agreed to install a glass barrier along the southern side of the bulbous bar area at the rear to inhibit noise spillover from guests. While music can be controlled through Code limitations related to decibel levels, operational conditions are challenging to implement without structural improvements for guest areas.

The applicant will be responsible for stormwater, landscaping, and pedestrian improvements across the site, which will over the four phases make the property compliant with Comprehensive Plan requirements for new development. Staff is also recommending requirements through the associated development agreement or associated conditions that the applicant make substantial contributions toward multimodal improvements, rectify turtle lighting concerns at the property, and increase beach access from the Gulf Boulevard frontage. Mitigation is achieved through the provision of a frontage road to remove circulating internal traffic from Gulf Boulevard, providing a contribution toward a level of service study for fire department services, and by conducting transportation studies by phase, to achieve a more accurate mid-term evaluation of local traffic impacts.

The project will increase traffic along Gulf Boulevard, for which the city adopts a minimum level of service of “D”. As previously noted, the development agreement provides a process whereby traffic must be evaluated prior to each phase to ensure that the study reflects changing conditions along the Boulevard over the timespan of the project. The applicant has provided the preliminary analysis which demonstrates that the project does not cause any segment of the project to exceed its capacity at peak hour, adjusted to peak season, utilizing a conservative yearly background growth rate of 2%, and including the Sirata, Miramar, and Corey Landings projects. This study assumes a full site buildout by 2029, which is unlikely given the timetables provided by the applicant. Therefore, the study will be updated prior to each phase to reflect changing conditions.

There has been public concern expressed about the impact of major resort redevelopment on maintenance of public services. Tradewinds accounted for 5% of all fire and EMS incidents citywide in 2021, 6.3% of all incidents in 2022, and 5.1% of all incidents in 2023, according to the City’s Deputy Fire Chief. The applicant’s tax bill for 2023 included $366,837 due to St. Pete Beach prior to any early payment discounts, and is estimated by the applicant to be $796,700 average annually across the life of the project development if this request is approved.

Policy 2.1.1

Where appropriate, development and redevelopment should include the following pedestrian-friendly design features:

• Continuous sidewalks with a minimum width of ten feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, trolley shelters, and pedestrian-scale street lighting.

• Street trees to provide pedestrian-scale as well as shade and comfort to the pedestrian.

• Buildings should be served by primary walkways that directly link the main building entrance to the street, parking structure and parking areas.

• Pedestrian walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.

• Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.

• Direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

• Additional sidewalk width and distinctive interesting sidewalk patterns for outdoor café; seating.

• Internal vehicular access between adjacent properties that allows vehicular movement between properties without returning to the street to reduce curb cuts and improve traffic flow on roadways.

• Shared access driveways to reduce curb cuts and pedestrian-vehicular conflict.

Staff comment: The applicant will be installing a ten-foot sidewalk along the frontage at each phase, including street trees along the bulk of the frontage landscaping area (excluding a portion in front of the new entry feature), providing pedestrian connections with the frontage sidewalk, constructing an internal frontage road that consolidates entrances and exits across the parcels that make up the current development site by phase, and providing shared access driveways.

Objective 2.2

Parking lots and driveways should be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Staff comment: The applicant is consolidating the number of curb cuts from nine to four, and constructing an access road that will (through phases) connect the entire resort together without requiring that vehicles reenter Gulf Boulevard. The applicant is also extending the pedestrian connections within the amenity area at the rear of the new buildings, and will be expanding the frontage sidewalk to ten feet in width as the phases progress. Staff initially expressed concerns pertaining to the connections between the resort and sidewalk, but it appears the applicant is generally appropriately funneling guests toward appropriate crossing points. The exception is in hotel 1, which does not have an apparent direct pedestrian connection with the frontage sidewalk. Staff is recommending all frontage road crossing points be elevated speed tables, with a clear approach, to ensure that pedestrians are prioritized. The applicant appears to be depicting these on the site plan.

Policy 2.2.2

New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Staff comment: The applicant is reducing the number of curb cuts from nine to four over the phases of construction. However, it should be noted that new cross-access is not established until Phase 2, where there is an apparent connection from the northern side of the Phase 2 parking garage to Coral Reef, which will be further extended along the frontage road during Phase 3. The Alden and Rumfish sites will not be tied into the overall development through frontage road connections until the completion of Phase 4.

Curb cuts are to be eliminated as follows:

Pre-construction	Phase 1	Phase 2	Phase 3	Phase 4
9	9	7	6	4

Policy 2.2.4

Parking lots and driveways should provide pedestrian connections to entrances. Dedicated walkways through parking lots should be included in the design.

Staff comment: The existing Tradewinds properties, particularly Coral Reef, Alden and Rumfish, have poor to no direct pedestrian-prioritized connections with Gulf Boulevard, requiring guests to walk through parking lots and in some cases across drive lanes for the most direct connection with the frontage sidewalk. While Island Grand on the southern side of the subject property has protected connection points with the sidewalk, their placement is haphazard and unprioritized across the existing frontage road.

	**Left**: An existing pedestrian access to Gulf Boulevard in front of the arrivals porte-cochere. The path is meandering and not visually distinct from the pavement. Screenshot from Google Streetview, taken April 2023.
	**Left:** Another pedestrian connection with Gulf Boulevard, directly east of the porte-cochere seen in the preceding photo. The "frontage walk" is well landscaped and contains pedestrian-scale features that are promoted in the LDC, but the connection is not distinct and does not emphasize the pedestrian. Other connection points to the east require walking through parking stalls. Screenshot from Google Streetview, taken November 2018.

Staff generally supports the improvements the applicant is proposing along the frontage, although as mentioned in the previous response it will be ten or more years before the most-needed improvements at the northern end will be seen as they will be provided in phases 3 and 4. Staff recommends that all new pedestrian connections are elevated to prioritize the pedestrian, and utilize in-ground warning lights or other features that provide drivers additional visual indicators that guests are utilizing the walks.

Policy 2.2.5

Parking lots should include trees to provide shade and reduce temperature for pedestrians.

Staff comment: There are minimal surface parking areas remaining on the site, with the two major surface areas comprising the parking in front of the frontage retail and the area surrounding the Alden and RumFish. While the landscaping islands in the RumFish portion of the development particularly appear that they could accommodate additional vegetation, there is ample vegetative area compared with the present. Planting requirements will be addressed with the applicant at site plan application.

GOAL 3:

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

Objective 3.1 [*]

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

Staff comment: The applicant is pursuing LEED and FGLP certifications for the developments. While details have not been shared at this time other than the commitment to lighting efficiency and a 40% reduction in water usage, LEED variously provides points for energy optimization, use of renewable energy, parking reduction, extending lifecycles of buildings, and establishing indoor environmental quality. Open space and outdoor water reductions are also points-providing activities. The applicant should speak in detail about any efficiency improvements proposed that have not been shared with staff.

The applicant will be required to restore the dunes behind the subject property. Staff is also recommending the entire site inclusive of exterior and existing lighting be made compliant with marine turtle lighting standards for new development at completion of Phase 1.

Policy 3.1.1

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

Staff comment: The applicant will be achieving LEED Silver and FGLP “Three Palms” certifications for the developments, which are both established standards recommended in LDC Division 39. Particularly, as adopted for the FGLP, the applicant may also achieve the certification for existing structures on the site. LEED v4.1 BD+C achievement is available for new single- and multi-structure developments.

Policy 3.1.3 [*]

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

Staff comments: The applicant will be making a $125,000.00 yearly contribution for multimodal improvements over ten years, among which includes the city’s current contract with Freebee, in addition to impact fees paid for the development that is shared with the city and county. Staff is also recommending as a condition of approval that the applicant be responsible for the short- and mid-term frontage improvements recommended as part of the Gulf Boulevard Safety Study.

The applicant is proposing to leave significant expanses of surface parking on the sites of Alden and Rumfish resorts, but will be consolidating the vast majority of the remaining parking across the site into parking garages. The applicant is planning to install underground stormwater vaults, by phase, to mitigate runoff. Staff requests they address through testimony the extent of pollutant filtration offered by the vaults.

The applicant will be required to provide for bike parking, but does not appear to be offering any additional bicycle infrastructure as part of their proposal. Bike infrastructure improvements are also not included as part of the aforementioned Safety Study.

The application confirms that the applicant will continue to offer bus passes to employees as an incentive to use bus transit, and the applicant is required to provide shuttle service to both TPA and CLW on-demand or at scheduled service should this use be approved.

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1:

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

Objective 1.1

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

Staff comment: As demonstrated through the conceptual site plan and renderings, existing development will generally remain as it currently exists on the southern side of the site. However, with the exception of a portion of the six-story Jacaranda building, the majority of the existing and remaining development south of the Coral Reef property will be blocked by newly-developed buildings. Staff finds that the guest towers themselves, and the retail and other frontage amenities, appear to be of acceptable aesthetic quality under adopted code provisions and utilize high-quality façade elements. Guest towers proposed in Phases 1 and 2 appear to meet the planar offset requirements and other design requirements that extend to the Gulf Boulevard Redevelopment properties. Staff does not anticipate the applicant will need to make extensive revisions to the design of either building to comply with the minimum code criteria.

Staff expressed minor concerns to the applicant pertaining to the texture of the “ST PETE BEACH” wall, frontage features of the phase 3 hotel, and parking garage screening elements. An updated rendering showing revised screening elements is forthcoming at time of the writing of this report, and the applicant has added details to address the other two concerns. This is addressed in more depth in the staff report.

Objective 1.2

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

Staff comment: This is a temporary lodging use, not residential. The applicant is prohibited from converting the development to residential at the densities proposed.

Objective 1.3 [*]

The Gulf Boulevard Redevelopment District shall maintain, and where practical, expand parks and recreational activities, including waterfront recreation that serves residents and visitors.

Staff comment: The applicant is providing three additional beach access walks to the beach across the phases of this project. The applicant should address through testimony whether their commercial beachfront facilities will be open to members of the public. To staff’s knowledge, the applicant is not seeking any additional nor abandoning any of their waterfront facilities.

Objective 1.6

Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Staff comment: The applicant is providing for three public beach access points across the scope of development, one which will be permanently installed in phase 1, one which will be temporarily established in phase 1 with permanent installation in phase 3, and one of which will be established along the northern lot line of the development in phase 4. Each of these access points will be at least ten feet in width.

As one unified development project, and with no overall size limitation on development projects in the Large Resort District, the applicant is only specifically required to provide one beach access point of ten feet in width at the property due to floor area triggers. Practically, if it were possible to develop the Island Grand, Breckenridge, Coral Reef, Alden, and Rumfish resorts as proposed separately with the floor area triggers currently proposed by the applicant, it appears the Breckenridge and Coral Reef (Phases 2 and 3) phases of the project would each trigger the requirement for one ten-foot access, with Phase 1 and 4 not meeting the new development thresholds for a beach access point.

Objective 1.7

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Staff comment: Floodplain, building and fire code requirements will be imposed at the building permit stage. Code Enforcement routinely inspects properties to ensure compliance with local regulations.

The applicant has submitted a wind study prepared by a licensed engineer demonstrating that the curved hotel in Phase 1 is not expected to negatively impact existing comfort levels at the abutting SeaMark property, with some improvements noted as well.

Staff is recommending a condition requiring beach walkovers, including walkovers rated for fire access as determined necessary during site plan review.

Objective 1.8

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

Staff comment: This development is proposed to contain a temporary lodging use, not residential. The issuance of this conditional use permit would be in keeping with this objective.

GOAL 2:

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

Objective 2.1

Gulf Boulevard shall be reclaimed as a functioning local street to the maximum extent permitted by FDOT to operate within the Gulf Boulevard Redevelopment District for vehicular, non-vehicular and pedestrian circulation.

Staff comment: The applicant is proposing significant additional landscaping along the project frontage to provide shade for pedestrians. While the landscaping plan is not specific to the exact vegetation to be installed within each buffer and along the frontage, as noted in other responses there appears to be a significant amount of Florida-friendly vegetation in the planting schedule of which a minimum proportion staff finds should be made a condition of approval for this development.

If approved, the corresponding development agreement would require the applicant to provide the city $125,000 per year for ten years toward mobility services and improvements. This is in addition to the $2 million in resort unit fees and $180,000 or more in retail, restaurant and office impact fees that would be split between the city and county over (largely) the first three project phases, barring any demonstrated reductions. The applicant will also be installing a ten-foot sidewalk along the frontage by phase.

The applicant will be required to install pedestrian-scale lighting fixtures along the sidewalk within the new landscaping buffer. Staff is also recommending as a condition of approval that the applicant be responsible for short- and mid-term safety improvements along their frontage that are identified in the Gulf Boulevard Safety Study. This currently includes median improvements in front of the proposed Phase 3 development, the Alden, and Coral Reef.



Left: Red lines demonstrate the general boundaries of the Tradewinds development along Gulf Boulevard.

Solid magenta circles show proposed intersection improvements.

Yellow circles show existing mid-block crossings.

Green lines show existing medians.

Magenta lines show proposed median improvements.

This schematic is from the August 2023 working draft of the Gulf Boulevard Safety Study and is subject to change.

The applicant is not proposing additional bicycle lanes along the Gulf Boulevard frontage, although it appears both pedestrian and cyclist access to the property is improved through the frontage improvements. Staff would prefer to see an acceleration of the access point closures to the site, but recognizes the technical challenges involved with such action due to the presence of utilities and other development-supporting features along the frontage.

Objective 2.2

Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Staff comment: The agent for the application has shared with staff an extensive evacuation policy currently in place at Tradewinds. It appears that the policy requires guests to evacuate within six hours of the declaration of a mandatory evacuation order. This objective, as further referenced and detailed elsewhere in the Comprehensive Plan, requires that guests evacuate prior to mandatory evacuation orders for Zone A residents, which is a more substantial policy than is currently in place. In keeping with county policies for alternative density approvals, staff is recommending that evacuation policy documents be updated to instead begin guest evacuation at the hurricane watch (24-36 hours prior to the storm), rather than warning (24 hours prior to the storm) stage, with adherence an enforceable condition.

Within 90 days of the issuance of a certificate of occupancy, the applicant must prepare and submit to the city's emergency management coordinator a mandatory evacuation and closure covenant pursuant to the Pinellas County Countywide Rules and Policy 8 of the Large Resort District. Staff has drafted a condition to this effect.

Objective 2.5

Large-scale temporary lodging redevelopment shall be required to develop and implement a Transportation Management Plan that includes shuttles to and from the airport and may include shuttles to off-site amenities and attractions, an employee ridesharing or vanpooling program and a guest bicycle program.

Staff comment: The applicant is currently working on preparing a traffic impact analysis, which will include a Transportation Management Plan and will be required to reference the airport shuttle to both Tampa and St. Pete-Clearwater international airports. They state they currently provide and will continue to provide transit to employees at no cost.

Objective 2.6

Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Gulf Boulevard Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Staff comment: The applicant is providing at least three public beach access points, two of which will be provided in Phase 1, as well as a ten-foot sidewalk as the phases progress. The Gulf Boulevard Safety Study is not recommending any bicycle improvements along the Boulevard, but staff is recommending the applicant be responsible for the financial cost of any other short- or long-term improvements recommended in the study.

GOAL 3:

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.2

Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to major

residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

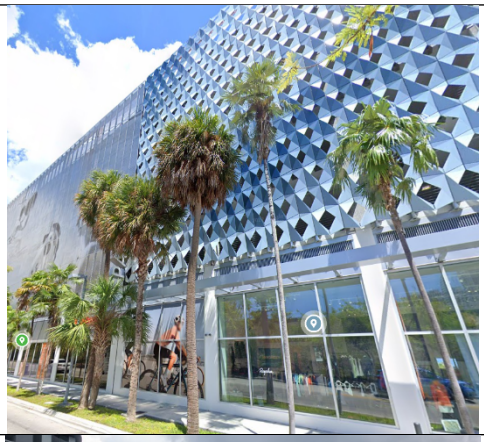
Staff comment: The applicant is installing a ten-foot sidewalk along the property frontage by phase, along with a total of three pedestrian beach accesses, a pedestrian easement along the wet sand, and an easement for a beach walk adjacent to the dunes should such an amenity ever be pursued by the City and approved by the FDEP. Staff is also recommending that each phase of the project be required to provide for at least one circulator pick-up and drop-off point to increase efficiency in guest usage of the service.

The applicant is providing $125,000 per year for ten years for multimodal improvements over and above the fees paid through local taxes and one-time multimodal fees, which may but is not required to be spent by the city to expand or operate Freebee circulator service. The cost per year accounts for the operating cost of approximately one vehicle under the 2023 budget. Estimates are provided in the staff report, but in general, the amount is expected to be sufficient to cover proportional increased demand from Tradewinds guest usage of the Freebee service over the ten years.

Objective 3.3

Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Staff comments: Earlier comments in this addendum address specific staff comments on the design of new development on the property. Generally, staff finds the design of Hotels 1 and 2 to be of sufficient quality to meet minimum required standards in the Land Development Code, but has minor recommendations related to the design of Hotel 3, improvements to existing buildings and frontage features, and recommendations related to additional screening of the parking garages.





While building and fire codes require minimum sizes of openings and other elements in new parking garage design, there are recently designed garages throughout the state that are both screened and visually interesting.

Top left: The southern façade of the City View Parking Garage in Miami's Design District. *Source: Google Maps*

Left: The Diplomat Beach Resort Hollywood parking garage *Source: Struturflex*

	**Bottom left:** The northwest façade of Miami Midtown 5 *Source: Google Maps*

Despite minor design recommendations, staff generally welcomes the applicant's decision to consolidate the vast majority of parking across the site subject to development into parking garages. In addition to potentially providing aesthetic improvements over large expanses of surface parking, parking consolidation into structures can assist with reducing the heat island effect, can increase pedestrian comfort in accessing uses on the property, and can provide additional areas for greenspace.

Greenspace improvements are modest in the center of the site and minimal at the northern side except for a limited greenspace buffer abutting the Hilton Garden Inn that will contain the third beach access point. There are significant greenspace and water amenity improvements proposed at the southern side of the site during phase 1, where the new parking garage and hotel will be placed in an area now largely used for surface parking, and new greenspace square footage will be added to the rear of the property in the amenity area. Staff also supports the additional greenspace along the frontage, where trees with substantial canopies can be installed to provide protection to pedestrians using the sidewalk. At completion of phase 4 the applicant is showing an ISR of 0.8 where 0.85 is permitted, representing approximately 1.2 acres of additional permeable surface above the minimum required by the district regulations. Staff seeks testimony from the applicant as to what percentage of that permeable space is to be utilized as greenspace, as 12% (approximately three acres) of the site is required to be maintained with vegetative groundcover.

All new development of the tallest proposed elements, being the guest towers, will substantially exceed the required front setback of 116 feet, at setbacks of 155 feet or greater. Other frontage buildings will also meet or exceed required setbacks but are more modest in scale, with frontage retail and conference space proposed for buildings of one and two stories in height and frontage garages ranging from four to six stories. Meeting and especially exceeding required front setbacks helps to avoid the "canyon effect" of looming, many-story buildings that crowd property frontages that can cast long shadows and limit light, along other negative impacts[10]

The applicant is required to provide and maintain across the development particular large-scale amenities addressed in the Land Development Code. This requirement is addressed in the primary staff report.

Policy 1:

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

[10] Matthews, Dr. T. & van der Kamp, Dirk. (2017, September 6). "Canyon Effect" in Australian cities. *The Machinery of Government*. https://medium.com/the-machinery-of-government/canyon-effect-in-australian-cities-ce496190c760#:~:text=It%20occurs%20when%20tall%20buildings%20flank%20both%20sides.

Staff comments: Staff has addressed and provided recommendations pertaining to the design of the buildings and remaining frontage-visible features in the response to Objective 1.1 of Goal 1 of the GOPs for the Gulf Boulevard Redevelopment District, located earlier in this report.

Policy 2:

The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Staff comments: The applicant is aware of the requirement to obtain site plan review for each phase prior to the corresponding phase commencing. There will be no overall site plan issued for this project, but instead a series of site plans that follow each phase that will address the development occurring therein.

Staff has shared various concerns throughout this report related to water and energy usage, design, view maintenance, and sufficient contributions on behalf of the developer to cover needed public services, among others, but finds generally that the project is capable of contributing to the revitalization of Gulf Boulevard as a resort destination, providing for safer multimodal circulation, increasing beach access, and developing retail and entertainment options for guests and residents, which are explicit goals of the Gulf Boulevard Redevelopment District. Successfully achieving these conditions will be contingent on the applicant adhering with required conditions and demonstrating compliance with the elements for which staff has requested additional support.

Policy 3: [*]

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

Staff comment: The applicant is expanding the number of access points along and through the site via the provision of a wider sidewalk, three beach access points, and two pedestrian access easements along the beach side of the parcel. Staff generally finds the connectivity between the new lodging developments and the existing developments south of the Coral Reef to be logical and promote pedestrian usage of the rear of the property instead of the frontage where conflicts could arise, but would like to see greater connectivity in Phase 4 of the Alden and Rumfish developments with the remainder of the site. Connections at present appear to be incidental and not as well integrated as in development south of the Coral Reef.

Policy 4:

On-site overhead utilities shall be placed underground as part of all development projects.

Staff comment: Any on-site utilities must be placed underground. The utility lines along the Gulf Boulevard frontage are posed for undergrounding within the next two years.

Policy 5:

Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathways.

Staff comment: The applicant will be required to provide a sidewalk easement along the southern property frontage due to encroachment into private property. The applicant currently has frontage utilities present, including a lift and pump station toward the southern and center sides of the site, and backflow preventers and other elements along the northern side. In cases where additional frontage utility easements are required, staff will coordinate with the applicant during the site plan stage.

Policy 6:

Property owners/developers are encouraged to meet with area neighborhood associations/ business groups prior to submitting a major redevelopment project for City review.

Staff comment: The applicant held a community meeting in July 2022, which is a city requirement pertaining to new development prior to administrative site plan submittal. The applicant has also supplied a list of separate meeting dates with the SeaMark, Regency West, and Sunrise Condominium Associations, and the Brightwater Beach Estates Association, from 2021 and 2022 for review.

Policy 9: [*]

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Staff comment: The development agreement requires the applicant to provide dune restoration across the subject property during the first phase of this project, with stormwater mitigation taking place by phase. The stormwater improvements will require the lot to mitigate runoff as if it were undeveloped land. Dune restoration will take place under the purview of FDEP, and assists to mitigate erosion and inundation, and provide habitat for animals. Additionally, all new structures built under this scope will need to be made FEMA compliant. The owner/operator must also file a hurricane closure and evacuation plan. The applicant should provide testimony as to any other hazard mitigation to be undertaken.

Policy 10:

To improve traffic flow and reduce pedestrian/bicyclist – vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.

Staff comment: The applicant is providing, by phase, complete vehicular connectivity across the frontage of the subject property where it presently only exists between the Breckenridge and Island Grand developments. The applicant will also be eliminating five of the nine existing curb cuts, with the most significant gains taking place in phases 2 and 4 where two curb cuts each will be eliminated. No curb cuts will be eliminated in phase 1.

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.

Staff comment: In addition to the financial commitments and other conditions and terms of the development agreement, the applicant has submitted the proposed intra-site transporter, resort amenities reducing off-site trips, and employee transit reimbursements as TMP strategies.

Policy 13:

Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.

Staff comment: The applicant is meeting required front setbacks for all proposed elements, and significantly exceeding required front setbacks for the three guest towers of 11-12 stories, at 160 feet or greater where 116 feet is required. Additionally, the "stepback" design the applicant is proposing for upper floors is generally promoted from a livability standpoint to make buildings more approachable from the human scale and allow individuals to have a view of the tops of buildings.[11]

Policy 14:

The assembly of smaller parcels into larger development sites will be encouraged.

Staff comment: The applicant is assembling several smaller parcels into one unified development, which will be required to be achieved through covenant, unity of title, or other documents suitable to the city attorney prior to initial site plan issuance to ensure that no portion of the development is later disposed or sold without reevaluation of the entire development proposed herein.

Policy 15:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

Staff comment: A site plan is required prior to issuance of the building permits associated with each phase of development if this conditional use permit request is approved.

Large Resort (LR) Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited.

Staff comment: Staff provides analysis of design elsewhere in this document, but generally finds the human-scale elements of the development to be interesting and inviting, particularly the commercial areas. The applicant will be required to demonstrate compliance with the required design elements at time of permitting.

Policy 2:

At least one functional public beach access a minimum of ten (10) feet average width shall be provided on all temporary lodging use development projects if: (a) the buildable site is at least three gross acres in size; and (b) new construction exceeds 67% or more of the total aggregate floor area located on the buildable site; and (c) the buildable site has a westerly boundary abutting the Gulf beaches or is part of an overall unified development that has a westerly boundary abutting the Gulf beaches. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Any combined public beach access shall be an average

[11] Crowdhurst Lennard, S.H. (2017, Aug. 17). Designing successful neighborhood squares. Part 7. Facades, setbacks and stepbacks. International Making Cities Livable. Retrieved from https://livablecities.org/2017/08/17/blog-designing-successful-neighborhood-squares-part-7-facades-setbacks-and-stepbacks/.

fifteen (15) feet in width. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Staff comment: The applicant is proposing three ten-foot beach accesses, two of which will be provided in phase 1, one of which is temporary for later permanent establishment in phase 3, and a third in phase 4. The phase 4 beach access is proposed to be positioned so that the Hilton Garden Inn, if later redeveloped, would be able to expand the access point to provide a wider connection.

Policy 4:

Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Staff comment: The access points are not oriented to be available for non-emergency vehicles. Fire department vehicle access is established along the southern property line to the beach and the existing development in phase 1, through the other new development areas during phases 2 and 3, and north of the Alden and Rumfish developments in Phase 4.

Policy 5:

All large scale development and redevelopment projects approved under Scenario 2 as defined under Permitted Uses & Standards for this Large Resort character district category may be required to provide an easement to the City for unimproved public access landward of the mean high water line to provide a continuous, uninterrupted pedestrian beach system along the Gulf of Mexico prior to a building permit being issued.

Staff comment: The applicant is proposing an easement along the wet sand, which staff recommends be fifteen feet in keeping with recommendations for other nearby developments.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be required on the entire building site where any large-scale development or development of an entire site occurs, with particular emphasis on the Gulf Boulevard frontage.

Staff comment: The applicant is proposing, in large part, hardy and Florida-friendly landscaping in required buffers and throughout the site by phase. The landscaping plan is not currently at the level of granularity to show exact vegetation and tree location, but staff finds the inventory of plant material to largely support the city's goals of achieving high-quality and Florida-friendly native landscaping. Furthermore, the applicant is proposing canopy trees and palms along the frontage, which will provide aesthetic benefits and shade to pedestrians.

Policy 8:

Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Staff comment: This will be required if the use is approved.

Policy 9:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Staff comment: The applicant does not currently and does not propose any of the developments on the site to operate as residential facilities. Such conversion is prohibited at the densities contemplated in this application.

Transportation Element

GOAL 1:

Provide for a safe, convenient and energy efficient multimodal transportation system shall be available for all residents and visitors to the city, that serves to increase mobility, reduce the incidence of single-occupant vehicles and efficiently utilize roadway capacity.

Objective 1.1

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

Policy 1.1.1.

The City shall review all proposed development or redevelopment for consistency with this element and any potential impacts upon the adopted LOS standards.

Staff comment: The applicant submitted a traffic analysis prepared prior to the community meeting in 2022 which demonstrates that either 613 or 650 rooms (numbers used vary) would not result in degradation of the level of service among the analyzed road segments for a project of the aforementioned impact. It should be noted that this study has not been reviewed by the city's transportation consultant.

Staff, in conjunction with the city's consultant, prepared comments pertaining to a traffic methodology submitted by the applicant and a different planning firm that were returned in late December 2023. The study was provided to staff in mid-February 2024, and staff is presently awaiting feedback from the city's consultant, which is expected prior to the Planning Board hearing.

Staff has agreed with the basic parameters of the study, such as the choice to use a conservative two percent growth rate for background growth. Through the development agreement, the applicant has agreed to reassess traffic prior to each phase for concurrency purposes, regardless of how much of the development has been completed at that stage, to ensure that the development reflects up-to-date conditions along Gulf Blvd and other assessed segments. However, the recently-submitted study assesses the entire impact of the proposed development as if it were to occur by 2029, which is a five-year buildout. This is an unrealistic scenario, and staff has been informed that the applicant intends for each phase to be constructed and permitted to absorb into the market over an approximate five-year period. However, the use of this scenario demonstrates to the community the impact of such a project if it were to occur in an accelerated timeframe. The assessment of later project phases, including changes in background growth, forthcoming approved projects and any growth in existing traffic, will be reassessed under the timetables as addressed in the development agreement. This provides staff a more robust immediate understanding of the Gulf Boulevard impacts that are expected long-term, while allowing study conditions to be updated to reflect growth from factors outside of the development over the planned twenty-year development period.

Policy 1.1.2

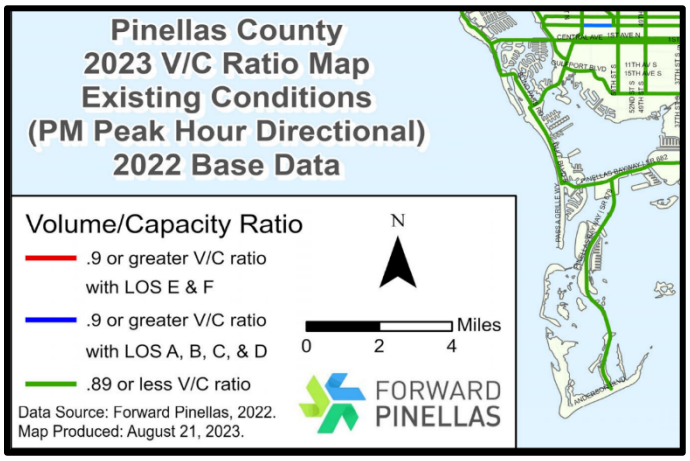
All new development and redevelopment proposals shall be reviewed under the City's Mobility Management System through the application of Transportation Element policies and site plan review processes. Such policies are listed below:

All development projects generating new trips shall be subject to payment of a multimodal impact fee.

> […]
>
> b. Development projects that generate more than 300 new peak hour trips are designated as Tier 2.
>
> i. Developers of Tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to address the impacts of the project.
>
> ii. The cost of transportation management strategies implemented for Tier 2 projects may be applied as credit toward the project's multimodal impact fee assessment or payment of the fee could be included as part of a transportation management plan.

Staff comment: The policy above was truncated as the methodology analysis accepted by the city's consultant shows a net generation of 328 peak hour trips from the new rooms, and 70 peak hour trips from new frontage retail, for a total of 398 new peak hour trips added to 447 existing peak hour trips from existing rooms. This makes the project a Tier 2 due to it generating more than 300 trips, requiring a traffic study which the applicant recently submitted for review.

The city's LDC and Comprehensive Plan does not directly define a deficient road corridor, but holds the LOS peak hour standard of "D" to be the minimum standard, and thus staff interprets a LOS of "E" or "F" to be considered a deficient corridor. This is in line with the definition provided in Pinellas County Code of Ordinances Chapter 150, which further specifies that a volume/capacity (V/C) ratio of 0.9 with no scheduled mitigating improvements makes a corridor deficient. Per the 2023 Forward Pinellas Level of Service Report, the LOS of the Gulf Blvd segment between the Bayway and 75th Ave has a LOS of "D", and a V/C of 0.745 (1215 peak hour trips), where 1630 peak hour trips is corridor capacity, and 1467 or more peak hour trips would exceed the 0.9 ratio for a deficient corridor.



Right: As of the 2023 Level of Service Report (2022 traffic counts), all of St. Pete Beach's evaluated road segments meet minimum "D" Level of Service.

Policy 1.1.3

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

Staff comment: The applicant shall be required to pay impact fees at the time of building permit issuance should this use be approved, minus any qualifying improvements instituted to mitigate project impacts. These adjustments exclude the $1.25 million in multimodal improvement fees the applicant has agreed to pay the city over ten years.

Objective 1.3

Through land development code regulations the City will strive to provide for safe, convenient and efficient multimodal parking and access ways.

Staff comment: The applicant is required to provide an additional ten percent of required on-site parking as bicycle parking. The applicant is also generally improving pedestrian connectivity between the resort and frontage roads, as well as additional pedestrian-only guest zones at the rear of the property.

Policy 1.3.1

The City shall enforce parking standards which provide for safe and convenient on-site traffic flow.

Staff comment: The applicant will be exceeding parking minimums at the completion of each project phase. Truck parking seems to be well integrated into both the phase 1-A garage and phase 2 hotel, with two limited two-to-four axle truck parking spaces integrated into the Hotel 1-A garage and Hotel 2's ground floor parking area containing dedicated space for five trucks. The placement of the Phase 2 spaces are well-hidden from the street and the beach within an alcove of the garage, but staff does have concerns related to the docking maneuvers of the trucks themselves, which appears to require backing up into the sole travel lane that carries guests to a garage containing over four hundred parking spaces. The applicant has responded to this concern by stating that there will be a dock master present and signage with indicators warning drivers on approach.

Objective 1.4

The City's transportation system shall emphasize safety and aesthetics.

Policy 1.4.1

The City shall encourage the maintenance and landscaping of the existing roadway system.

Staff comment: The applicant is installing substantial new landscaping, as noted in other responses and in the analysis provided in the staff report. Much of this landscaping will be focused along the property frontage.

Policy 1.4.2

The City shall enforce the requirements of the Sign Ordinance along roadways in order to reduce visual confusion and safety hazards.

Staff comment: The applicant generally alluded to this standard, stating that signs would be reviewed under separate cover. Staff is requesting the applicant make compliant any signage that is not already compliant with the sign ordinance, or has received a variance to remain, as a condition of approval.

Policy 1.4.3

The City, in cooperation with the County and State, shall control access points of driveways and roadways to the roadway system.

Staff comment: The applicant has received provisional review from the FDOT for vehicle access points to Gulf Boulevard. The project does not create any access points to local roads for which city staff comments would be solicited.

Objective 1.5

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

Policy 1.5.3

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

Staff comments: The applicant is expanding the width of the frontage sidewalk to ten feet by phase and improving internal pedestrian circulation both to the frontage sidewalk and within the rear of the development. There are limited bicycle-related improvements on or adjacent to the property, as none are recommended as a component of the Gulf Boulevard Safety Study. The applicant has also not been requested to provide such improvements.

Infrastructure Plan Element

GOAL 1:

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

Objective 1.1

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

Staff comment: The development agreement outlines the commitments of the city and developer related to sewage, solid waste and potable water concurrency. The agreement includes provisions to hold the developer to the standards for these facilities established at time of development approval, consistent with FL Stat. 163.3233. The applicant shall be required to obtain approval for sewage at the time of each phase being brought online, which is handled locally. Solid waste and potable water commitments are made by the county.

The applicant submitted revised peak hour by-phase and overall counts for sewer impact in mid-February, which the city's engineer has preliminarily reviewed and found there to be adequate lift station capacity in the vicinity at present. However, should that capacity be consumed prior to successive project phases, the development agreement provides that the applicant is wholly responsible for on- and/or off-site upgrades necessary to accommodate the increased demand.

Policy 1.1.1

The level of service standards shall be:

Facility	Level of Service Standard
Sanitary Sewer	149.4 gallons per day per capita

Solid Waste	1.3 tons per person per year
Potable Water	120 gallons per day per capita

Staff comment: The applicant will be required to comply with these listed LOS standards over the life of the project. The development agreement recommends the applicant be subject to the standards in place at time of adoption.

Policy 1.1.4

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

Staff comment: The applicant has supplied a will serve letter from Pinellas County Utilities, which will require the applicant to submit design plans, calculations, and secure utility easements as necessary. This will be assessed through concurrency review for the project at the site plan stage. Site and building plans cannot be issued for any phase of the project until the applicant has demonstrated concurrency with city requirements.

Policy 1.1.5

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

Staff comment: The applicant shall be required to demonstrate concurrency among all evaluated facilities (sanitary sewer, solid waste, potable water, stormwater, transportation) at time of site plan issuance.

GOAL 2:

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

Objective 2.1

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

Staff comment: The applicant shall be required to demonstrate stormwater mitigation at the time of site plan approval if this conditional use permit is approved.

Policy 2.1.1

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

Staff comment: The applicant shall be required to demonstrate the development adheres with all LOS requirements, including stormwater, prior to site plan issuance. Through the development agreement associated with this request adherence with the drainage ordinance is to be handled by phase, with triggers in place for requiring full site compliance in the case that later phases of the project do not proceed.

Policy 2.1.6 [*]

In support of the master drainage plan, the land development regulations shall contain provisions which, at a minimum, protect natural drainage features found within the City as follows:

• The flood-carrying and flood storage capacity of the 100-year flood plain shall be maintained;

• The prevention of erosion, retardation of runoff and protection of natural functions and values of the flood plain be considered while promoting public usage; and

• The City shall require development or development proposals to be consistent with the performance standards regulating development within the designated flood plain.

Staff comment: Staff is not aware of any remaining natural drainage features on the site. The current Tradewinds Island Grand, Coral Reef, Alden, and Rumfish developments, with the exception of the Jacaranda building, largely precede the city's drainage ordinance. While the intent is for drainage to be addressed in phases, with triggers for full-site compliance should later phases not proceed, staff anticipates the potential for significant improvements given the age of the existing developments that will occupy the consolidated development site. Staff requests testimony from the applicant pertaining to estimated stormwater improvements resulting from this project compared with the current developed site, particularly under heighted SWFWMD requirements.

The owner is currently undertaking a significant renovation and limited remodel of the Breckenridge commercial floor, which will include dune plantings along the rear, but no grading. There is also effectively no dune system existing behind the Coral Reef and Alden properties, the latter of which is particularly susceptible to storms due to the majority of its major structures preceding city floodplain regulations. Requiring dunes that are constructed to FDEP standards will provide additional protection to the new and present upland structures. As with the drainage regulations, the applicant should address any additional erosion control improvements that will be implemented to provide additional resilience for the subject property.

Objective 2.2

Establishment of a level of service for drainage.

Staff comment: This is a requirement of the City, which has established that all development must accommodate a 25-year, 24-hour storm event. This will be assessed through drainage analysis at the site plan review stage.

Policy 2.2.1

Drainage Level of Service: Drainage facilities shall accommodate the twenty-five (25) year, twenty-four (24)-hour storm event. Unless the City provides a community-wide stormwater facility or utility, retention must be on-site and accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of the project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces and parking areas. The project must also provide detention for all storm flows. Detention must prevent peak flows after development from exceeding the peak flow prior to development. All drainage facilities shall meet all applicable local, State and federal water quality standards.

Staff comment: The applicant is responsible for demonstrating compliance with the city's drainage requirement listed in this policy, as well as any elevated requirements of the state, at each phase of development. All retention and detention is to be accommodated on property for city stormwater requirements; requirements that exceed city minimums may be coordinated with the SWFWMD for discharge, subject to agency policies. The applicant should speak to the elevated stormwater requirements that will be met in their proposed development.

Policy 2.2.2

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

Staff comment: Concurrency review will follow at the site plan stage for the corresponding phase if this use is approved. A concurrency certificate must be issued at time of site plan approval for each phase, subject to the commitments made in the development agreement. This will require compliance with the concurrency standards adopted at the time of hearing if the use is approved, with the exception of transportation concurrency, for which the study will be updated preceding each phase across the life of the project.

Policy 2.2.5

In accordance with the water quality standards established by Sections 62-302 and 62-4, Florida Administrative Code, the City shall regulate storm water discharge.

Staff comment: This policy was cited by the applicant but addresses the city's responsibility, which is adopted through stormwater and drainage regulations in the Code of Ordinances.

GOAL 3:

Land development regulations shall be used to implement this Infrastructure Element.

Objective 3.1

Land development regulations, consistent with the Comprehensive Plan, shall be maintained and implemented.

Policy 3.1.1

Land Development regulations shall be adopted which address the requirements of the Infrastructure Element Goals, Objectives, and Policies

Measure: Achievement and maintenance of standards expressed in the Infrastructure Element

Staff comment: The applicant cited this policy but it refers to a city requirement. The applicant is responsible for showing adherence with adopted infrastructure standards at the site plan stage.

Coastal and Conservation Element

GOAL 1:

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

Objective 1.1

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

Policy 1.1.4

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

Staff comment: The applicant is fully responsible for on-site retention of stormwater by phase, with triggers in place for eventual full site retention if the later phases of the project do not proceed. Stormwater will be retained on site, and discharged into the Bay when extreme events overtake the capacity of the underground vaults, subject to SWFWMD requirements.

Objective 1.2

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

Policy 1.2.1

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

Staff comment: The applicant has supplied a 343 cubic-foot vault section and addresses retention requirements generally in the context of heighted SWFWMD requirements. This evaluation is typically handled at the site plan stage, although staff asks for preliminary information in other responses in this document. The city's engineer will evaluate stormwater runoff and pollutant load attenuation by phase if this use is approved.

Policy 1.2.2

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

Staff comment: There is no new construction proposed seaward of the Coastal Construction Control Line, although the applicant is proposing to retain existing pool and patio facilities, and a portion of the Rumfish building, that extends beyond said Line. The current setback requirement for all new structures is the Florida CCCL, which is a stricter standard than implemented by the state but which generally applies to new construction in Pinellas County. As implemented in the Land Development Code, structures built prior to the Large Resort District regulations adopted in 2011 are exempt from setback regulations, which includes those constructed relative to the CCCL rear setback line. However, there are preservation standards present in the Land Development Code which provide removal triggers for such structures.

Policy 1.2.3

The City shall protect the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity are maintained.

Staff comment: FEMA regulations pertaining to flood-carrying capacity of the floodplain will be evaluated by the city's floodplain coordinator at time of building permit review if this use is approved.

Policy 1.2.4 [*]

The City shall support and encourage the development of a strict flood plain management program by state and local governments to preserve hydrologically significant wetlands and other natural flood plain features.

Staff comment: This was cited by the applicant but it is unclear how it pertains to the subject development. There are no known significant wetlands on the property, and this policy is a

requirement of the city rather than the applicant. The applicant will be required to reconstruct the dune system if this use is approved, which can assist with upland protections, but it is unclear how that preserves natural floodplain features other than the strict requirements for new construction implemented by FEMA. The applicant should address this policy through testimony if other support is being provided for its inclusion.

Policy 1.2.5

The City shall minimize the amount of impervious surface in order to promote groundwater filtration, minimize runoff and stabilize water quality.

Staff comment: As noted in other responses, the applicant is proposing 5% less impervious surface than the maximum permitted by code, or approximately 1.2 acres of additional permeable surface.

Objective 1.4

The City shall conserve, appropriately use and protect native vegetation.

Policy 1.4.1

The City shall require that all new development preserve at a minimum 25 percent of the native vegetation on site when applicable. This should not be interpreted to allow development in wetland, or protected areas.

Staff comment: As infill of developed property, there is not known to be any significant native landscaping remaining on the subject site. Staff is recommending the applicant be responsible for the planting of the majority of the vegetative surface area, and total tree count, as Florida friendly. In buffers, where the City implements minimum planting standards related to coverage, height and caliper, staff is recommending that at least the majority of plantings be Florida native.

Policy 1.4.2

Native vegetation shall receive priority in the landscaping.

Staff comment: Staff finds a significant proportion of the potential landscaping inventory proposed by the applicant is Florida friendly and native. At this point in time, the applicant has not specified exact planting locations or species in buffer and greenspace areas across the site. Staff requests, as a condition of approval, that at least 50% of landscaping planted in required buffer areas be Florida native.

Policy 1.4.3

The City shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline and trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

Staff comment: Dune restoration is overseen by the FDEP, who publishes a list of acceptable native shoreline vegetation for planting.[12] The applicant is currently undertaking a planting without grading behind the Breckenridge development.

[12] FDEP. (2021, August 3). Recommended Florida native beach and dune plants for beachfront properties and dune restoration. https://floridadep.gov/sites/default/files/Recommended-Beach-and-Dune-Plants-2021.pdf.

Policy 1.4.4

The City shall encourage the removal of exotic invasive plants, as listed by Florida's Exotic Pest Plants Council, including, but not limited to the Australian Pine (Casaurina spp.), Chinese Tallow (Aleurites spp.), Carrotwood (Cupianopsis anacardioides), Punk (cajeput) tree (Malaleuca leucodendron), and Brazilian Pepper (also known as the Florida Holly) (Schinus terebinthefolius), requiring removal at the time of development or redevelopment of a property having such vegetation.

Staff comment: The applicant meets the definition of both development and redevelopment in this proposal and will be required to remove any listed invasive plantings at time of site plan permitting, which is implemented in the Land Development Code as well as this policy.

Policy 1.4.5

The City shall consider soil conditions and vegetation classifications when designating land use categories in order to measure their suitability.

Staff comment: The majority of the developable portion of this property is Palm Beach sandy soil, a moderately alkaline soil type. Many of the city's recommended tree types, such as magnolia, sweetgum, holly, sugarberry and buttonwood trees tend to fare well in sandy soils, and staff has confirmed that the majority of canopy and understory trees listed on the landscaping plan tolerate sandy soils. The applicant is also able to supplement existing soils with loam or other suitable soils where necessary.

Policy 1.4.6

Fill shall not be used to elevate structures in native vegetation areas.

Staff comment: The city has adopted supplemental regulations through the Code of Ordinances that prohibits fill in the VE zone, which through policy and a pending update to the floodplain regulations includes the Coastal AE zone of which a significant portion of this subject property is included. Additionally, there are no known native vegetation areas remaining on this property.

Policy 1.4.7

Although limited natural resources remain in the City of St. Pete Beach, every effort shall be taken to protect these resources as follows:

• Recreational development shall be compatible with the surrounding environment;

• The clearing of trees and wetland vegetation shall be prohibited, unless a mitigation plan is submitted and approved by the City, the objective being no net loss of wetlands and trees ; and

• All applications for site development approval shall be subject to site plan review in accordance with the land development regulations.

Measure: Greater use of native vegetation within new projects and the continued protection of existing shorelines

Staff comment: Tree clearing mitigation will be addressed at the site plan stage to ensure that there is adequate newly-planted or remaining vegetation at each phase should later phases not be undertaken.

All new recreational development on the property will be landward of the existing and proposed dune line. The applicant is not proposing any new on-beach recreational amenities, although there is a possibility that they will wish to expand their cabana service area. The City Commission is currently undertaking amendments to the city's beach ordinance, which will address elevated requirements for cabana service areas.

The applicant will be responsible for site plan permitting at each phase of development should this use be approved.

Objective 1.8

As an ongoing objective, the City shall make efforts to assure that Boca Ciega Bay maintains the Outstanding Florida Waters designation.

Policy 1.8.2

In order to reduce non-point source pollutant loading, a storm water management plan shall follow the regulations set out in Chapter 17-25, FAC.

Staff comments: The applicant will be responsible for a stormwater management plan at site plan review, by phase, if this use is approved.

Policy 1.8.5 [*]

The City shall, and require others to, utilize construction and maintenance methods that do not adversely affect water quality or water flow.

Staff comment: The applicant is required to file a construction site management plan along with the building permit application. Silt fences and other preventative techniques will be required during construction, but the applicant may wish to propose additional methods to ensure that water quality is not impacted by work being performed.

Objective 1.9

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

Staff comment: The city qualifies as a waterfront community but is not currently a member of the Waterfronts Florida Program. The applicant does operate working waterfront facilities at the waterfront adjacent to the subject parcel, including charter and sunset cruises from a vessel at the Breckenridge, a parasailing vessel, boat shuttle, and four jet skis at the Alden, and an inflatable banana boat at the Tradewinds, as of the issuance of the 2023 business tax receipt. They also operate the "High Tide Slide", an inflatable slide along the private portion of the beachfront. To staff's knowledge there is no intent to discontinue any of these amenities.

The applicant is not proposing any new permanent or temporary structures seaward of the dune line. The Land Development Code permits limited tiki huts, equipment rental stands, and storage boxes on the beach.

Policy 1.9.1

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

Staff comment: The city's rear setback for new construction is the CCCL, and the applicant is not proposing any construction except for new dunes and crossovers seaward of it. Existing facilities that encroach beyond the line are proposed to remain.

Policy 1.9.3

Dune preservation shall be required by development regulations to protect the primary dunes, and which shall address prohibitions on excavations, destruction of native vegetation, and other activities which affect the natural fluctuation of the dunes.

Staff comment: The applicant is proposing to restore the dunes behind the property by phase.

Objective 1.11

In accordance with this Comprehensive Plan the City will periodically assess its public beach access needs.

Policy 1.11.1

The City shall continue providing adequate public access to beaches and shorelines.

Measure: Assurance of adequate beach access

Staff comment: The applicant is providing three beach access points of ten feet in width, two of which will be established in phase 1 and the third which will be established in phase 4.

GOAL 2:

The City shall provide a set of guidelines for development that protects the lives and property of its residents from the effects of natural disasters.

Objective 2.1

The City shall, to the extent practical, limit public expenditures that subsidize development within the Coastal High Hazard Area consistent with the Future Land Use Map as adopted.

Staff comment: The applicant is responsible for their portion of utility and facility upgrades necessary to accommodate their proposed development, as well as adopted impact fees and other proposed safety improvement and multimodal fees that are included within the development agreement. Staff is aware of concerns related to the expenditure of public funds to subsidize public services to the development, such as EMS and fire, for which a basic analysis is included in the staff report.

Policy 2.1.3

The City shall continue to plan and fund infrastructure and services consistent with the level of service adopted herein and shall ensure that permits for development and redevelopment activities are issued only if public facilities necessary to meet the level of service standards adopted pursuant to this Comprehensive Plan are available concurrent with the impacts of the development.

Measure: Nature of public expenditures in the Coastal High Hazard Area

Staff comment: The development agreement addresses requirements of the applicant to demonstrate concurrency with public facilities. The applicant is responsible for proportional

improvements associated with upgrades to facilities to accommodate their development, if necessary, which will be evaluated at each phase of development.

Objective 2.2

Because a majority of the community is located within the Coastal High Hazard Area, defined as the area below the elevation line of the category one storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) model, the City shall require appropriate development and construction standards to mitigate the adverse effects of coastal hazards.

Staff comment: The applicant shall be required to comply with all Florida Building Code and FEMA regulations that apply to the project at time of construction permitting.

Policy 2.2.1

The City of St. Pete Beach, acknowledging its particular vulnerability to coastal hazards as a barrier island community, recognizes the entire City within the Coastal High Hazard Area and the first geographic area to be evacuated in the event of a hurricane threat.

Staff comment: The applicant has submitted an evacuation plan for the current development that addresses this, which staff is requesting be updated to require evacuation at time of hurricane watch rather than warning if this use is approved, and for the plan to be extended to the entire development. A significant portion of the applicant's buildable property is seaward of the LiMWA line, placing much of the developable property in the Coastal AE zone. These standards are largely equivalent to the Coastal V standards from a new construction standpoint.

Policy 2.2.2

The City shall maintain allowable densities in the Coastal High Hazard Area consistent with the Future Land Use Map of this Comprehensive Plan.

Measure: No new developments or structures which do not meet coastal hazard mitigation standards

Staff comment: Allowable density is not being exceeded. The applicant is requesting 1,596 units on 25.26 buildable acres, equating to approximately 63.2 units per acre or 298 units fewer than could be requested under current density provisions.

Objective 2.4

The City shall continue to try to reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

Policy 2.4.2

The emergency management coordinator, as designated by the City, shall oversee the maintenance and ongoing updates of the hurricane plan; act as a liaison between state, regional, county and city emergency response and planning agencies; and ensure coordination between emergency management and development activities in the City.

Staff comment: The applicant is responsible for preparing and submitting an amended emergency management plan. The city's fire marshal is involved with both site plan and conditional use permit review, which involves evaluating access to and through the property for public safety purposes. As of mid-February, while numerous revisions have been deferred to

the site plan stage, staff is not aware of any significant access-related requirements of the fire marshal that have not been addressed.

Policy 2.4.4

Recognizing the entire community is located within the Coastal High Hazard Area and the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, and coastal setback requirements, as amended.

Staff comment: The applicant's property falls within Zone 2 of the Pinellas County Coastal Construction Code amendments to the Florida Building Code, which provides stricter standards. These codes generally prohibit marine turtle nesting disturbances, dune ridge destruction, and limit excavation, among others.

Recreation and Open Space Element

GOAL 1:

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

Objective 1.1

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

Staff comment: The applicant will be directly expanding the portion of the beach that is accessible to the public along the approximately 1,600 feet of public beach that abuts the consolidated property to its rear. The development agreement is proposing a required 15-foot public access easement for this segment.

As noted above, three beach access points are being provided across the property. Each of these accesses will be at least ten feet in width.

Policy 1.1.8

The City shall maintain adequate public access points to all recreation sites including beaches, waterways, and shores.

Staff comment: The Comprehensive Plan does not address what constitutes adequate access, but does through the Future Land Use Element set triggers for beach access requirements. Despite the magnitude of this development project, the Comprehensive Plan sets access requirements based on proportion of new floor area relative to existing floor area, meaning that the project technically only requires one ten-foot access. The applicant is providing three access of at least ten feet in width. The phasing of the site relative to existing property boundaries provides challenges in evaluating the access requirements of each individual parcel should they develop separately instead of under one unified development, but staff roughly approximates that the Breckenridge and Tradewinds-owned Coral Reef parcels would each be responsible for one ten-foot access point based on the new floor area developed relative to existing floor area. At three beach access points, the applicant would still be providing one additional point than necessary.

Policy 1.1.9

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

Measure: Parks and recreation facility standards and access requirements met

Staff comment: It is unclear why the applicant included this policy, as they are not subject to parks concurrency due to the development lacking any permanent residential units.

Objective 1.3

In accordance with this Comprehensive Plan, lands designated as Recreation/Open Space or Preservation will be protected from incompatible land uses.

Policy 1.3.1

The City shall implement land development regulations which include specific open space definitions and standards for landscaping and signs, the protection of open space and natural vegetation, as well as the use of green space for buffering between land uses.

Staff comment: The applicant complies with the rear setback requirement, and vastly exceeds it for the majority of new proposed development, which is the Florida CCCL. The applicant is not proposing any new permanent development seaward of the CCCL, which has a zoning designation of Preservation. There is no Recreation/Open Space-zoned land on the property.

Policy 1.3.2

The City shall encourage the provision of open space areas within private developments.

Staff comment: The applicant will be required to provide a minimum of three acres of landscaping interior to the site.

Policy 1.3.4

Open space shall be used to buffer incompatible recreational activities or land uses.

Staff comment: The applicant will be required to install a 30-foot-wide landscaping buffer along the southern side of the site during phase 1 to buffer the development from the SeaMark Condominiums.

Capital Improvements Element

GOAL 1:

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

Objective 1.3

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

Staff comment: Proportionate share contributions from this development are not permitted to resolve existing deficiencies. The applicant will need to demonstrate concurrency with all facilities at time of site

plan approval for phase 1 if this use is approved, and the impact of the project will be tracked cumulatively across phases for proportionate fair share purposes.

Policy 1.3.3

The City shall, when appropriate, collect impact fees in cooperation with other levels of government.

Staff comment: The city's only impact fee that applies to this project is transportation, which the city collects on behalf of and shares with the county. For a resort lodging use, with an increase of 629 lodging units, the estimated fee collected for the resort hotel room portion will be $2,017,832.00. Other amenities include frontage retail fees of $180,425.65 or more based on what proportion of the development is used for retail versus restaurant space. This amount is subject to change based upon any demonstrated mitigating improvements or traffic analysis resulting in fee reduction.

Policy 1.3.4

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

Staff comment: This will be completed at the corresponding site plan stage for each phase if the use is approved. The site plan for a specific phase will not be issued unless the city's concurrency management regulations are met.

Policy 1.3.5

Land use decisions and available or projected fiscal resources shall be coordinated with the Capital Improvements Schedule to ensure that level of service standards will be met.

Staff comment: The applicant is responsible for any on-site improvements, as well as their share of off-site improvements necessary to operate the development, if the use is approved. As noted elsewhere, statute permits the applicant be held responsible for the cumulative triggers of transportation proportionate fair share. This is such that if later phases of this project cause a cumulative impact that results in significant transportation system degradation under specified instances, the applicant will need to pay their share based on overall project impacts. The city's concurrency regulations specify the levels of service that must be maintained, which the development agreement clarifies refers to those adopted at time of passage if approved.

Policy 1.3.6

The adopted levels of service for public facilities within the jurisdiction of the City shall be those adopted in the other elements of the Comprehensive Plan.

Staff comment: The city has adopted levels of service for sewer, potable water, solid waste, and stormwater as required by statute, as well as transportation, that will apply to this project.

Objective 1.4

In recognition of the fact the community is located within the identified Coastal High Hazard Area, as redefined by Chapter 163.3178(2)(h), Florida Statutes, public expenditures that subsidize development in Coastal High Hazard Areas shall be limited, to the extent practical, to those improvements necessary to existing development or new development that is consistent with the adopted Future Land Use Map.

Staff comment: This redevelopment request is consistent with the Future Land Use Map. The applicant is responsible for improvements to public facilities that are necessary to accommodate their development, whether through impact fees, proportionate fair share, or on- or off-site improvements.

Policy 1.4.1

The City shall expend funds in Coastal High Hazard Areas only for existing development or new development that is consistent with the adopted Future Land Use Map.

Staff comment: The development is consistent with the Future Land Use Map.

Objective 1.5

Concurrency Management - The City shall use level of service standards to measure the adequacy of existing public facilities and to ensure that future development will be served with adequate public facilities.

Policy 1.5.1

Pursuant to Chapter 163, F.S. the City shall require that the City shall not issue any development permits for development unless the applicant or developer submits an application for concurrency, utilizing best available data and professionally accepted methodologies, as well as documentation from the facility provider, that demonstrates to the City's satisfaction that public facilities required by the subject development will be in place concurrent with the impacts of development. Furthermore, the applicant shall assure the City that the subject development will not reduce the level of service associated with public facilities serving the development below the adopted level of service standards. Public facilities for the purpose of concurrency shall mean facilities related to traffic, drainage, solid waste, potable water, and wastewater.

Staff comment: The applicant will be responsible for certifying concurrency at each phase of development through the corresponding site plan. As noted in the associated development agreement, the standards applied will be consistent with the adopted standards in place at time of approval with the exception of transportation, which will include evaluating level of service based on newly-approved committed or vested projects, updated existing traffic rates, and revised background growth rates.

Policy 1.5.2

The following criteria shall be used to determine when concurrency has been satisfied for potable water, sanitary sewer, solid waste, and drainage:

a. The necessary facilities and services are in place at the time the development order is issued;

b. A development order is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or

c. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, to be available when the impacts of development occur.

Staff comment: Potable water and solid waste are handled by Pinellas County, and the applicant is required to obtain certification that services will be available at time of certificate of occupancy during the site plan stage. Drainage facilities in the context of the city’s stormwater ordinance are assessed by the city’s engineer and will also need to be in place at time of certificate of occupancy. The city is responsible for sewer service, and the associated development agreement ensures that upgrades and improvements are the responsibility of the developer. This will include relocation of Lift Station #18 if necessary, as well as offsite improvements necessary to accommodate increased demand.

Policy 1.5.3

The following criteria shall be used to determine when concurrency has been satisfied for roads:

a. The necessary facilities and services are in place or under construction at the time the development permit is issued;

b. A development permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than three (3) years after the issuance of the development order, and the facilities and services are included in the City's five (5)-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three (3) years of the Florida DOT five (5)-year work program; or

c. At the time a development permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement to be available or under construction not more than three (3) years after the development permit is issued.

Staff comment: There are no scheduled improvements along Gulf Boulevard, being the most impacted segment, in the five-year work program. The applicant's traffic study is currently under review, and the city's consultant will accept or challenge findings of the applicant's engineer prior to the Planning Board hearing. However, the study currently suggests that no turn lane is warranted at Gulf Boulevard and Gulf Winds Dr, nor at Gulf Boulevard and 55th Ave, prior to final buildout. Instead, the traffic engineer suggests that a two-way left turn lane is warranted at the Gulf Boulevard and Coral Reef access point.

Policy 1.5.5

The City shall not issue a development permit within those areas of the City where public facilities do not meet the adopted level of service standards. The areas to be evaluated to determine whether public facilities meet the adopted level of service standard are described for each type of public facility, as follows:

a. Roads -City-wide

b. Sanitary sewer-City-wide;

c. Solid waste- City-wide;

d. Drainage- City-wide;

e. Potable water-City-wide.

Staff comment: This will not occur. However, it should be noted that the city's concurrency ordinance does permit issuance of development orders when development occurs within but does not cause a segment to become a traffic restriction area. Florida Statutes permits the applicant be responsible for the cumulative impacts of their project relative to the city's proportionate fair share requirements when previous phases are unmitigated, triggering the need for the applicant to be responsible for upgrades should their project significantly degrade the road network and result in a LOS of less than the city's adopted minimum of "D".

Policy 1.5.6

The City shall establish a monitoring system to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element and to determine whether concurrency certificates shall be issued.

Staff comment: Concurrency is monitored through reports.

Policy 1.5.7

A concurrency certificate shall be required prior to the issuance of any final development permit. Final development permits shall contain a specific site plan for development including the densities and intensities of development.

Staff comment: The final development permit is the site plan permit, which for this development will be handled by phase. Densities and intensities will be listed within the site plan data table for the corresponding phase.



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CONSULTANT

CONSULTANT

Disclaimer 1: NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDA's drawings DOES NOT represent the local Methods, Techniques and Means of Construction. Contractor shall issue their own shop drawings and only use NMDA's Contract Drawings as reference to meet the design intent.

Disclaimer 2: All Structural, Mechanical, Electrical and Plumbing Layout and Requirements are to be completed, verified and approved by the local Registered Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-1.0

EXISTING SITE PLAN
SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-1.0 EXISTING SITE.dwg Layout: C-1.0 Printed: Wed, 14 Feb 2024 - 16:43



NOTE:
BASE FLOOD ELEVATION (BFE)=11.0'

PROJECT DATA - PHASE 1

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
SUBTOTAL	**136,952**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**889,133**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**0.81**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,121 Temporary Lodging Units
Proposed Accessory Use	45,592 SF Meeting Space 42,108 SF Retail & Restaurant 20,619 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		154 du
FAR	2.6 max	0.81
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	44.37 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.1

SITE PLAN - PHASE ONE

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.1 SITE PLAN.dwg Layout: C-2.1 Printed: Thu, 15 Feb 2024 - 8:10



PROJECT DATA - PHASE 2

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
STREET RETAIL	9,629
SUBTOTAL	**608,134**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**1,360,315**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**1.24**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,361 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 69,327 SF Retail & Restaurant 30,249 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		394 du
FAR	2.6 max	1.24
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	53.87 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

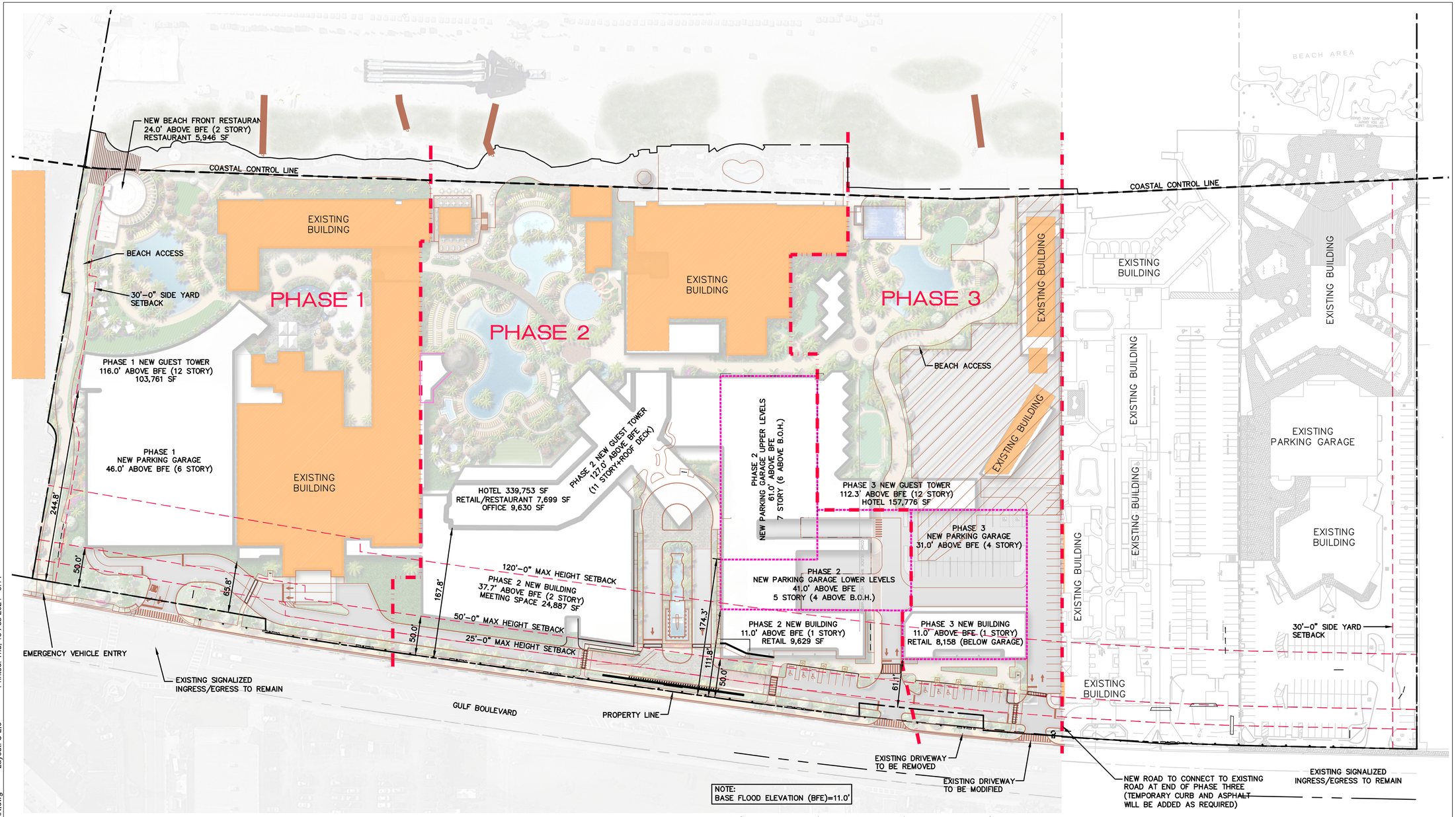
SHEET NO.

C-2.2

SITE PLAN - PHASE TWO

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.2 SITE PLAN.dwg Layout: C-2.2 Printed: Thu, 15 Feb 2024 - 8:12



PROJECT DATA - PHASE 3

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
STREET RETAIL	17,787
SUBTOTAL	**854,500**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	1,606,681
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.46

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 77,485 SF Retail & Restaurant 30,249 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	PROJECT CONDITION
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

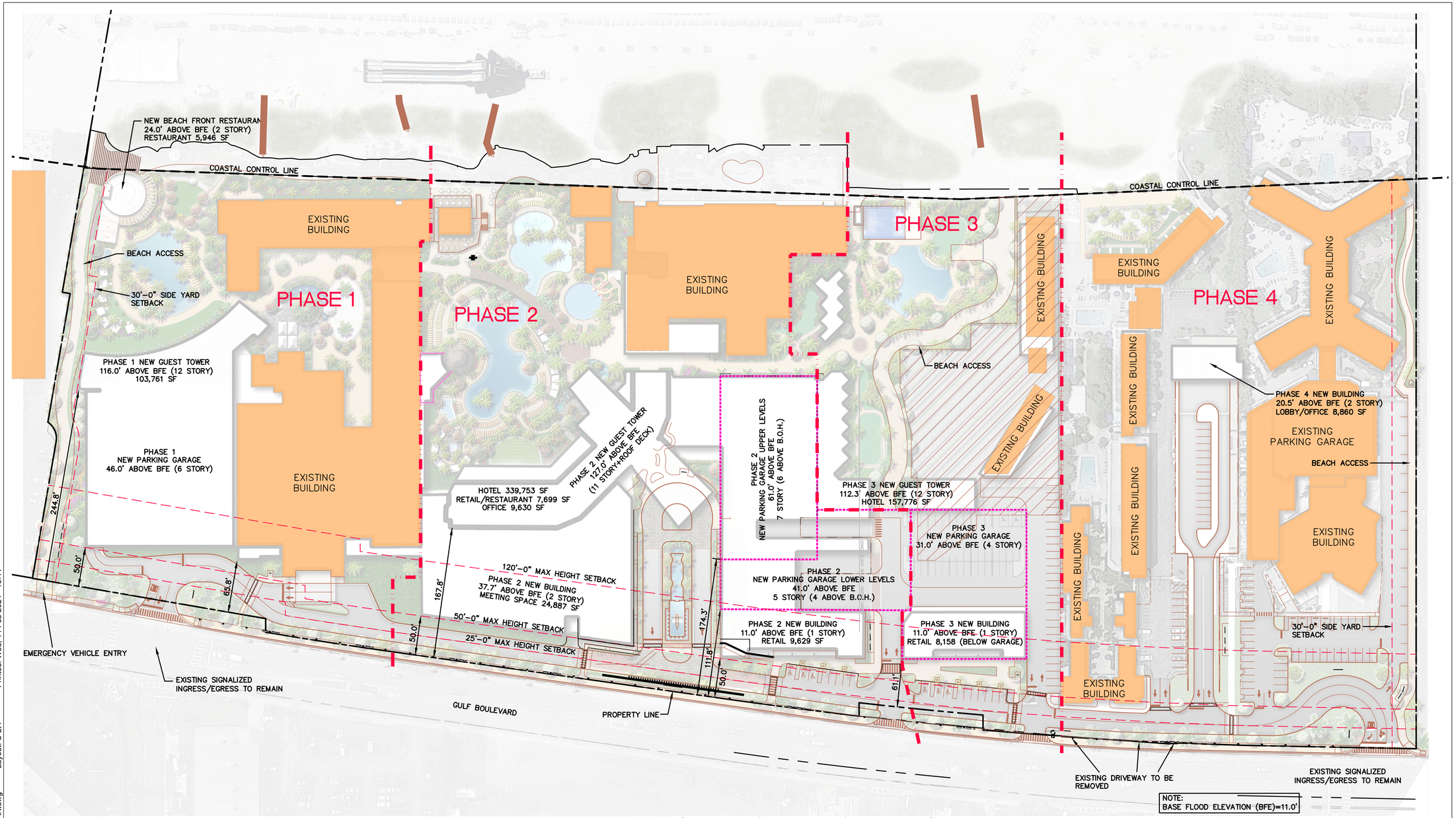
SHEET NO.

C-2.3

SITE PLAN - PHASE THREE

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.3 SITE PLAN.dwg Layout: C-2.3 Printed: Thu, 15 Feb 2024 - 8:14



PROJECT DATA - ALL PHASES

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
PHASE 4	8,860
STREET RETAIL	17,787
SUBTOTAL	**863,360**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**1,615,541**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**1.47**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 79,126 SF Retail & Restaurant 31,105 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoning District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
Required Amenities	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

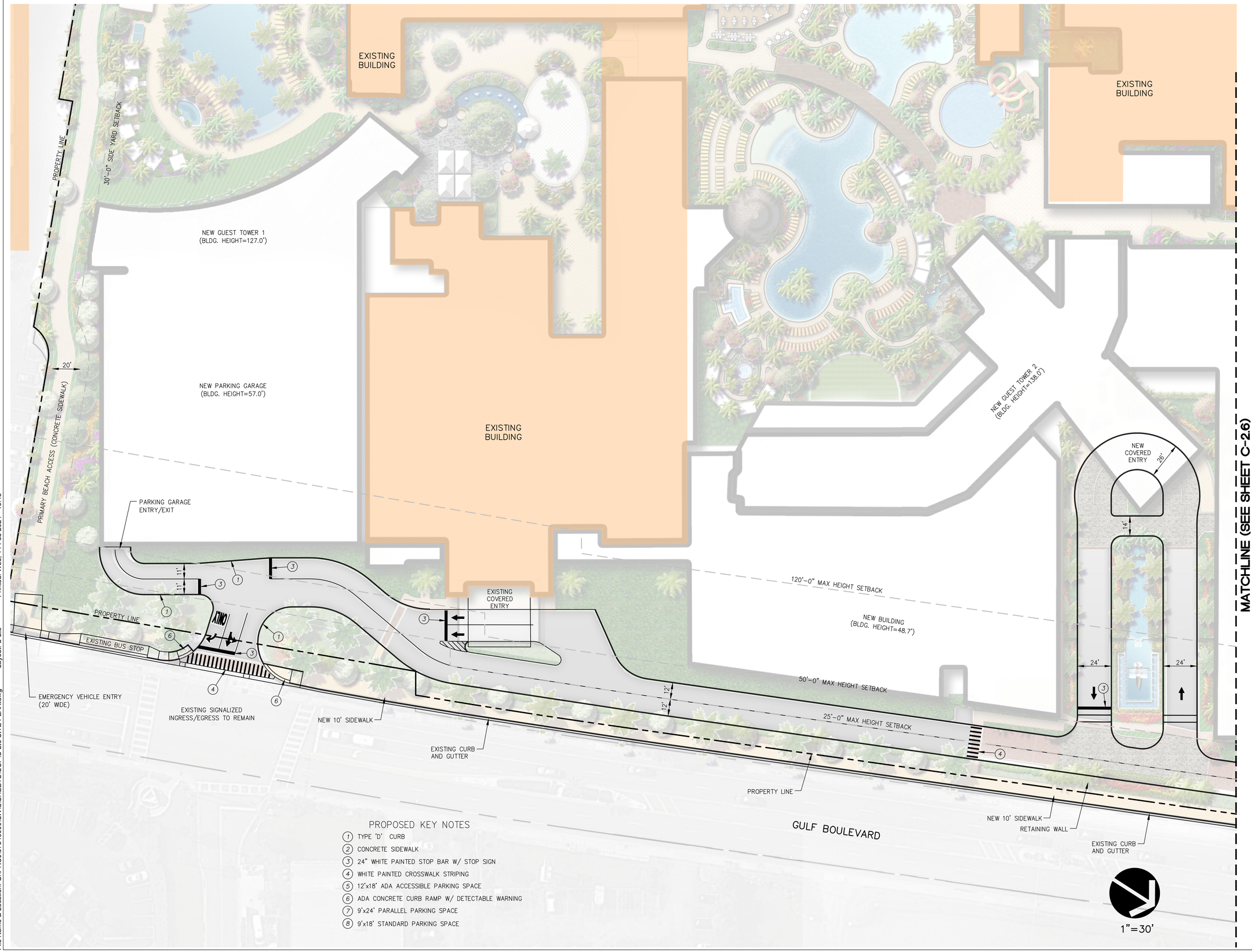
SHEET NO.

C-2.4

SITE PLAN - PHASE FOUR

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.4 SITE PLAN.dwg Layout: C-2.4 Printed: Wed, 14 Feb 2024 - 16:44



PROPOSED KEY NOTES

1. TYPE 'D' CURB
2. CONCRETE SIDEWALK
3. 24" WHITE PAINTED STOP BAR W/ STOP SIGN
4. WHITE PAINTED CROSSWALK STRIPING
5. 12'x18' ADA ACCESSIBLE PARKING SPACE
6. ADA CONCRETE CURB RAMP W/ DETECTABLE WARNING
7. 9'x24' PARALLEL PARKING SPACE
8. 9'x18' STANDARD PARKING SPACE

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

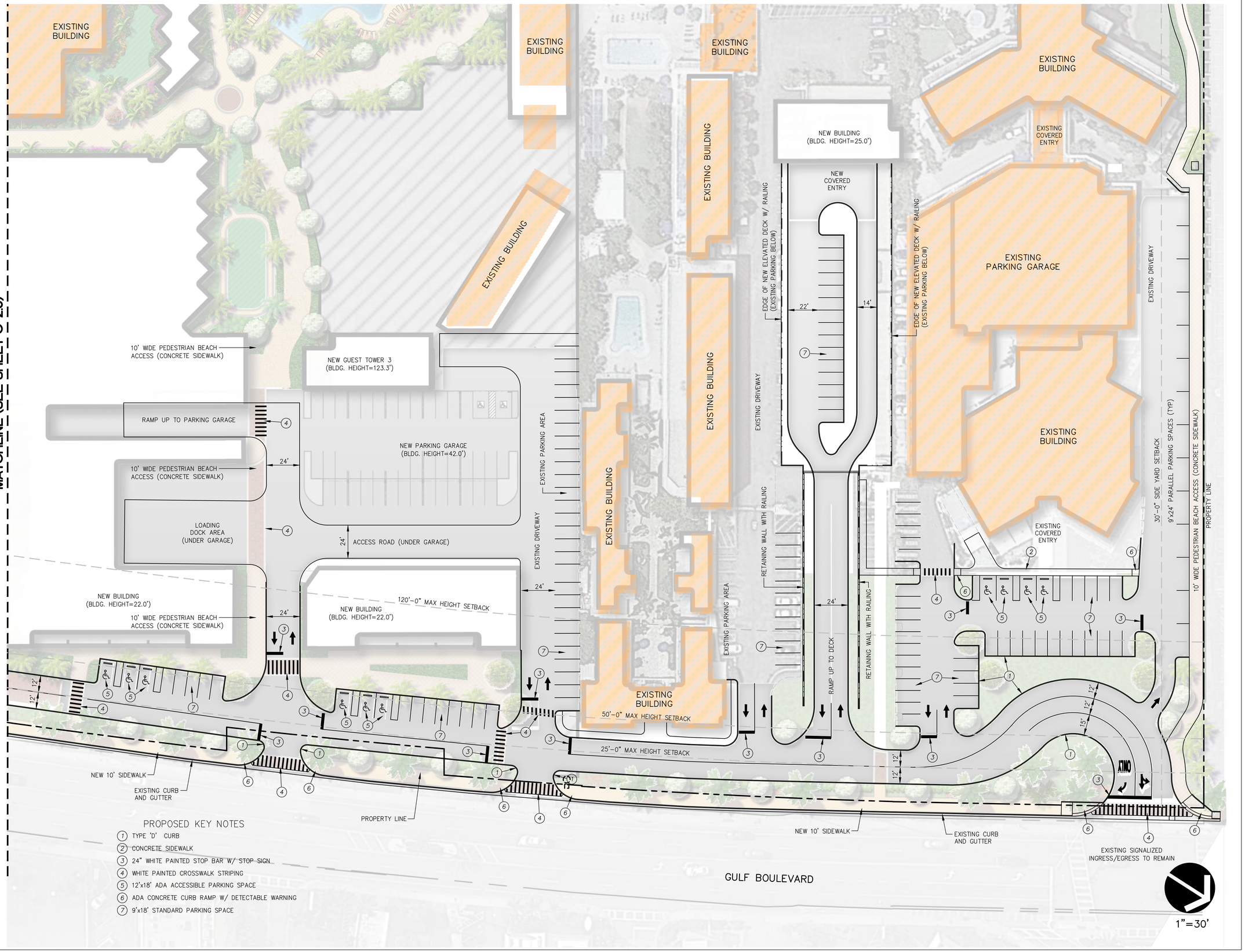
CONDITIONAL USE SITE PLAN

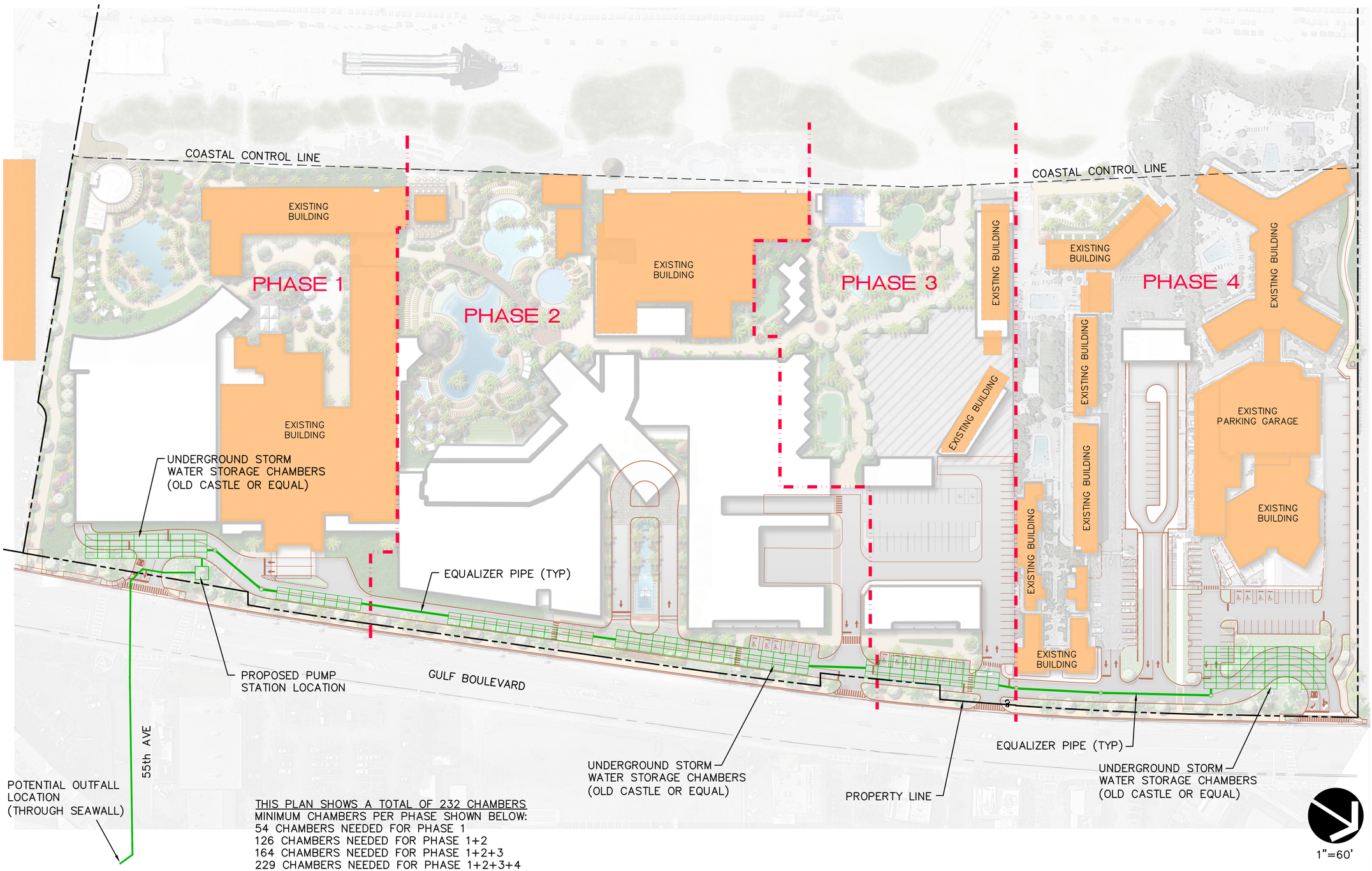
SHEET NO.

C-2.5

SITE PLAN-DETAIL 1
SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.5 SITE PLAN.dwg Layout: C-2.5 Printed: Wed, 14 Feb 2024 - 16:45


MATCHLINE (SEE SHEET C-2.5)
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

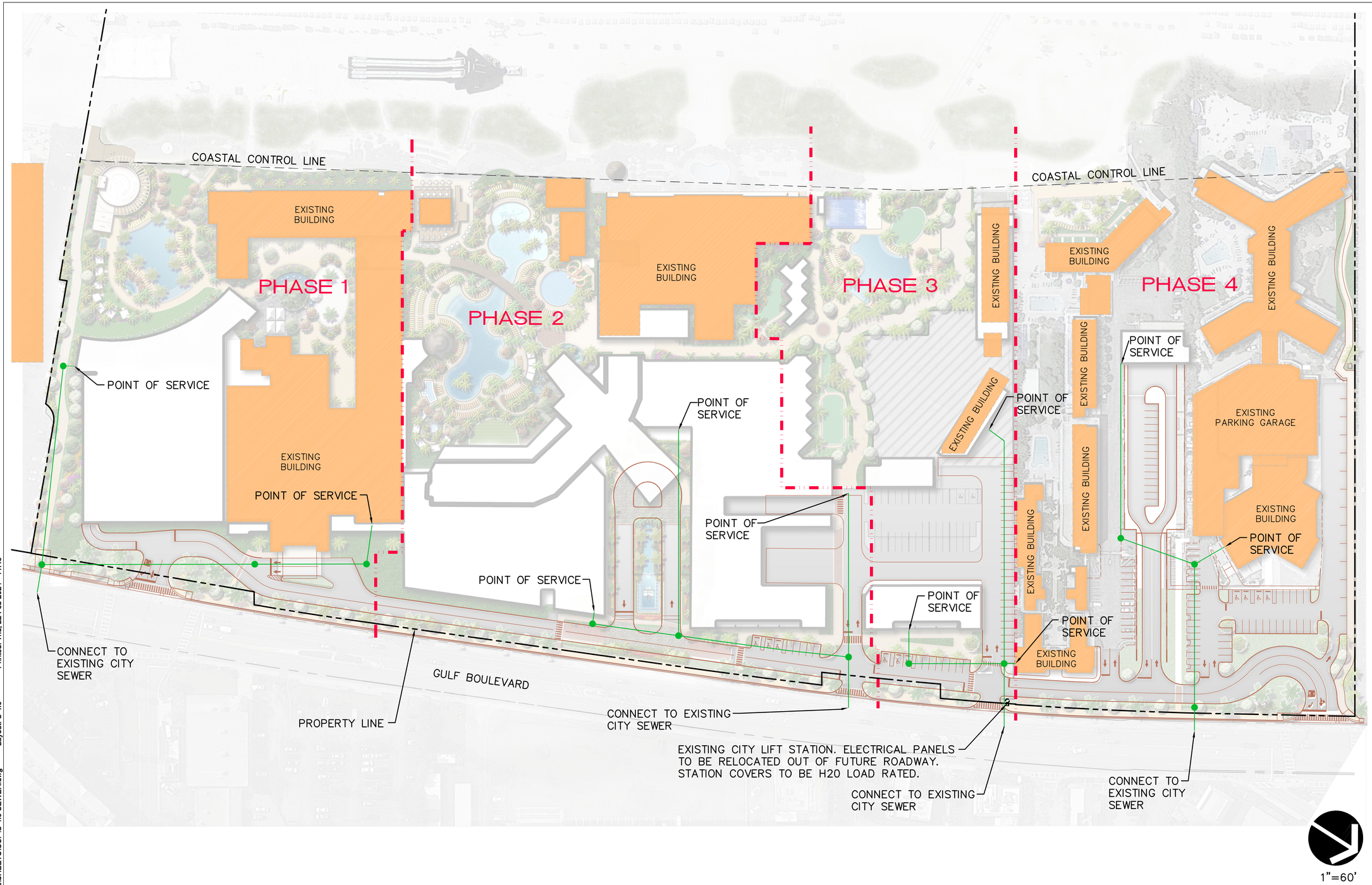
SHEET NO.

C-3.0

STORM WATER STORAGE PLAN

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-3.0 DRAINAGE.dwg Layout: C-3.0 Printed: Wed, 14 Feb 2024 - 16:45



1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

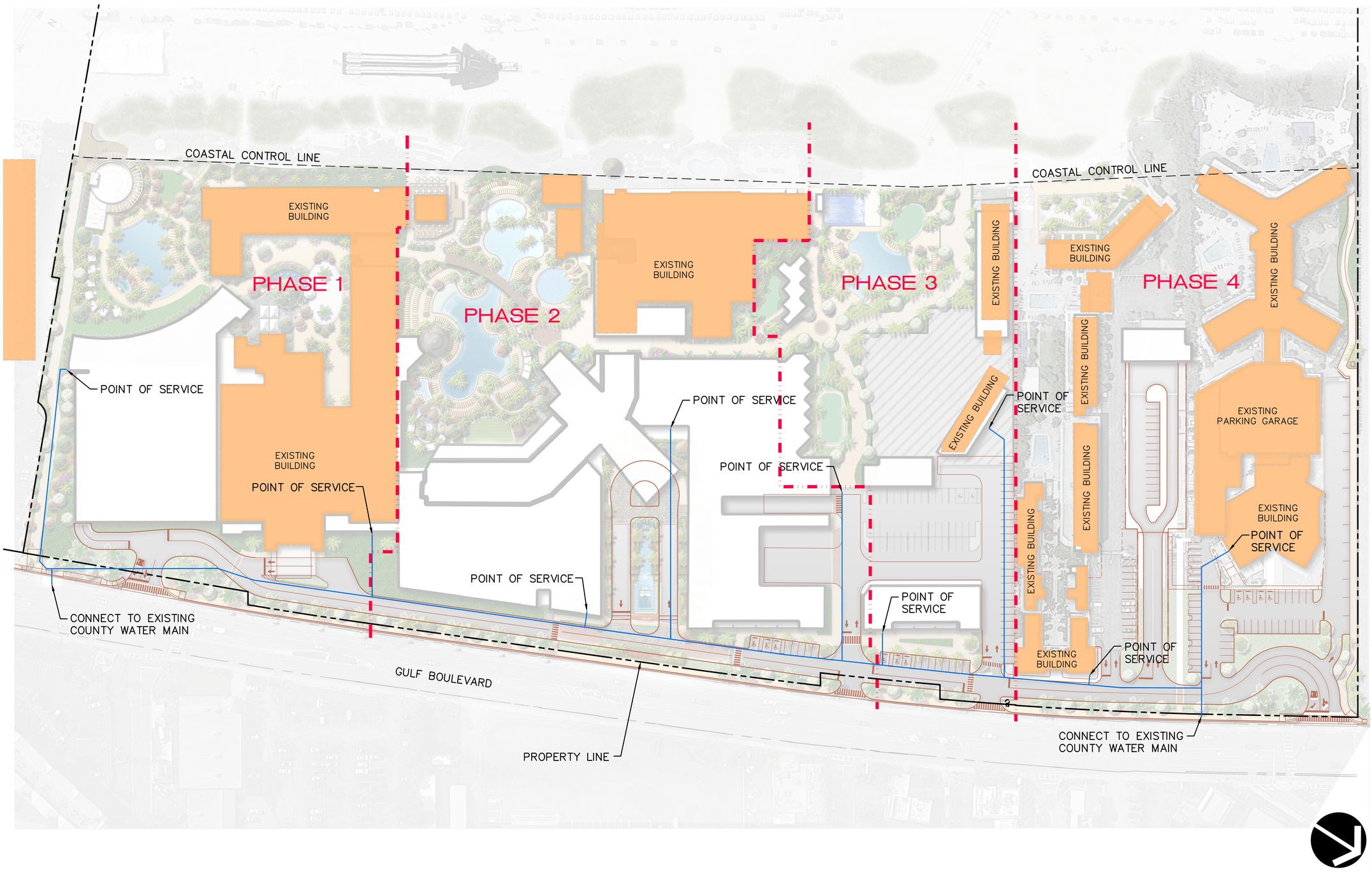
SHEET NO.

C-4.0

SANITARY SEWER PLAN

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-4.0 SEWER.dwg Layout: C-4.0 Printed: Thu, 22 Feb 2024 - 11:48



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
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PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-5.0

POTABLE WATER PLAN

SCALE : AS NOTED

File Name & Location: G:\PRO\J\07546000\CIVIL\SHEETS\CUP\C-5.0 WATER.dwg Layout: C-5.0 Printed: Wed, 14 Feb 2024 - 16:46

GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
2. MINIMUM CLEAR ZONE WIDTH ON THE FIRE TRUCK ACCESS ROUTE SHALL BE 20 FEET WIDE AND 13.5 FEET HIGH.
3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50–FT.
5. ALL PORTIONS OF THE NON–SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150–FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450–FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND

FIRE TRUCK ROUTE

450' (or less) HOSE LENGTH

BEACH ACCESS

353ft

199ft

JACARANDA

DOOR

FIRE TRUCK TURN AROUND AREA

EXISTING FDC

380ft

PHASE 1

234ft

PROPOSED FDC

PROPOSED HYDRANT

POINCIANA

BRECKENRIDGE

CORAL REEF

WAHOO BLDG

RUMFISH

ALDEN SUITES

SHIFT EXISTING FDC

FIRE TRUCK INGRESS/EGRESS

EXISTING FIRE HYDRANT

EXISTING SIGNALIZED INGRESS/EGRESS TO REMAIN

1"=60'

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.1 FIRE TRUCK.dwg Layout: C-6.1 Printed: Wed, 14 Feb 2024 - 16:46

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023
2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-6.1

FIRE TRUCK ACCESS EXHIBIT - PHASE ONE

SCALE : AS NOTED

GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
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3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50-FT.
5. ALL PORTIONS OF THE NON-SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150-FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450-FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND
FIRE TRUCK ROUTE
450' (or less) HOSE LENGTH

BEACH ACCESS
353ft
199ft
430ft
293ft
450ft
JACARANDA
DOOR
EXISTING FDC (TO BE RELOCATED)
POINCIANA
BRECKENRIDGE
FIRE TRUCK TURN AROUND AREA
EXISTING FDC
380ft
PHASE 1
PROPOSED HYDRANT
EXISTING FDCs TO BE RELOCATED TO MEET ACCESS REQUIREMENT
127ft
433ft
PHASE 2
234ft
PROPOSED FDC
PROPOSED HYDRANT
FIRE TRUCK TURN AROUND AREA
130ft
FIRE TRUCK ACCESS WILL BE BELOW BUILDING
250ft
FIRE TRUCK ACCESS WILL BE BELOW PARKING GARAGE
RAMP UP FROM LOT
197ft
CORAL REEF
WAHOO BLDG
RUMFISH
ALDEN SUITES
BEACH AREA
APPROXIMATE M.H.W.L.
ZONE VE: EL 17
ZONE VE: EL 16
ZONE VE: EL 15
ZONE VE: EL 13
ZONE AE: EL 12
ZONE AE: EL 11
APPROX. FLOOD ZONE LINE
MEAN HIGH WATER LINE 11/20/2000 (MHWL2)
APPROXIMATE MEAN HIGH WATER LINE
N30°05'34"W 225.31' DEED M.H.W.L. DEED

FIRE TRUCK INGRESS/EGRESS
SHIFT EXISTING FDC
EXISTING FIRE HYDRANT
EXISTING SIGNALIZED INGRESS/EGRESS TO REMAIN
PROPOSED HYDRANT
PROPOSED FDC
PROPOSED HYDRANT
FIRE TRUCK AND SERVICE TRUCK INGRESS/EGRESS

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023
2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-6.2

FIRE TRUCK ACCESS EXHIBIT - PHASE TWO

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.2 FIRE TRUCK.dwg
Layout: C-6.2
Printed: Wed, 14 Feb 2024 - 16:47

GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
2. MINIMUM CLEAR ZONE WIDTH ON THE FIRE TRUCK ACCESS ROUTE SHALL BE 20 FEET WIDE AND 13.5 FEET HIGH.
3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50-FT.
5. ALL PORTIONS OF THE NON-SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150-FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450-FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND
FIRE TRUCK ROUTE
450' (or less) HOSE LENGTH

BEACH ACCESS
JACARANDA
PHASE 1
PHASE 2
PHASE 3
BRECKENRIDGE
POINCIANA
CORAL REEF
WAHOO BLDG
RUMFISH
ALDEN SUITES
FIRE TRUCK TURN AROUND AREA
EXISTING FDC
EXISTING FDC (TO BE RELOCATED)
EXISTING FDCs TO BE RELOCATED TO MEET ACCESS REQUIREMENT
PROPOSED HYDRANT
PROPOSED FDC
PROPOSED HYDRANT
FIRE TRUCK ACCESS WILL BE BELOW BUILDING
FIRE TRUCK ACCESS WILL BE BELOW PARKING GARAGE
MAINTAIN EXISTING FIRE TRUCK TURN AROUND
RAMP UP FROM BELOW
DOOR
353ft
199ft
430ft
380ft
234ft
433ft
293ft
450ft
127ft
130ft
150ft
140ft
150ft
134ft
250ft
168ft
197ft
169ft
FIRE TRUCK INGRESS/EGRESS
SHIFT EXISTING FDC
EXISTING FIRE HYDRANT
EXISTING SIGNALIZED INGRESS/EGRESS TO REMAIN
PROPOSED HYDRANT
PROPOSED FDC
PROPOSED HYDRANT
FIRE TRUCK AND SERVICE TRUCK INGRESS/EGRESS
FIRE TRUCK INGRESS/EGRESS
1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023
2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-6.3

FIRE TRUCK ACCESS EXHIBIT - PHASE THREE

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.3 FIRE TRUCK.dwg Layout: C-6.3 Printed: Wed, 14 Feb 2024 - 16:47

GENERAL NOTES:

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3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
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5. ALL PORTIONS OF THE NON–SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150–FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450–FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND
FIRE TRUCK ROUTE
450' (or less) HOSE LENGTH

BEACH ACCESS
353ft
199ft
430ft
293ft
450ft
150ft
381ft
448ft
424ft
380ft
433ft
127ft
234ft
130ft
140ft
134ft
250ft
339ft
293ft
168ft
197ft
169ft
DOOR
FIRE TRUCK TURN AROUND AREA
EXISTING FDC
PHASE 1
PHASE 2
PHASE 3
PHASE 4
EXISTING FDC (TO BE RELOCATED)
PROPOSED HYDRANT
EXISTING FDCs TO BE RELOCATED TO MEET ACCESS REQUIREMENT
PROPOSED HYDRANT
EXISTING FDC
PROPOSED HYDRANT
MAINTAIN EXISTING FIRE TRUCK ACCESS ALONG SIDE OF UPPER DECK AREA
EXISTING HYDRANT
EXISTING FDC
NO FIRE TRUCK ACCESS ON UPPER DECK
MAINTAIN EXISTING FIRE TRUCK TURN AROUND
MAINTAIN EXISTING FIRE TRUCK TURN AROUND
RAMP UP FROM LOBBY
PROPOSED FDC
PROPOSED HYDRANT
SHIFT EXISTING FDC
FIRE TRUCK INGRESS/EGRESS
EXISTING FIRE HYDRANT
EXISTING SIGNALIZED INGRESS/EGRESS TO REMAIN
PROPOSED HYDRANT
PROPOSED FDC
PROPOSED HYDRANT
PROPOSED HYDRANT
FIRE TRUCK INGRESS/EGRESS
PROPOSED HYDRANT
EXISTING FDC
EXISTING SIGNALIZED INGRESS/EGRESS TO REMAIN

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

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PROJECT NO. HCE 7546000

KEY MAP

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2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

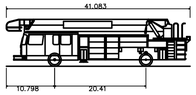
SHEET NO.

C-6.4

FIRE TRUCK ACCESS EXHIBIT - PHASE FOUR

SCALE : AS NOTED

File Name & Location: G:\PRO\J\07546000\CIVIL\SHEETS\CUP\C-6.4 FIRE TRUCK.dwg Layout: C-6.4 Printed: Wed, 14 Feb 2024 - 16:48



St.Pete Platform Fire Truck	
Overall Length	41.083ft
Overall Width	8.330ft
Overall Body Height	11.917ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	44.20°

PHASE 1

PHASE 2

PHASE 3

PHASE 4

RAMP UP FROM LOT

1"=60'

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NUNZIO MARC DESANTIS ARCHITECTS
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CONSULTANT

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023
2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-6.5

FIRE TRUCK ACCESS EXHIBIT - VEHICLE TRACKING

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.5 FIRE TRUCK.dwg Layout: C-6.5 Printed: Wed, 14 Feb 2024 - 16:48

GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
2. MINIMUM CLEAR ZONE WIDTH ON THE FIRE TRUCK ACCESS ROUTE SHALL BE 20 FEET WIDE AND 13.5 FEET HIGH.
3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50–FT.
5. ALL PORTIONS OF THE NON–SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150–FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450–FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND

FIRE TRUCK ROUTE

PHASE 1

PHASE 2

PHASE 3

PHASE 4

EXISTING FDC

PROPOSED FDC

PROPOSED HYDRANT

EXISTING HYDRANT

RAMP UP FROM LOWER LEVEL

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

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2	ADDITIONAL CITY COMMENTS	02/05/2024

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

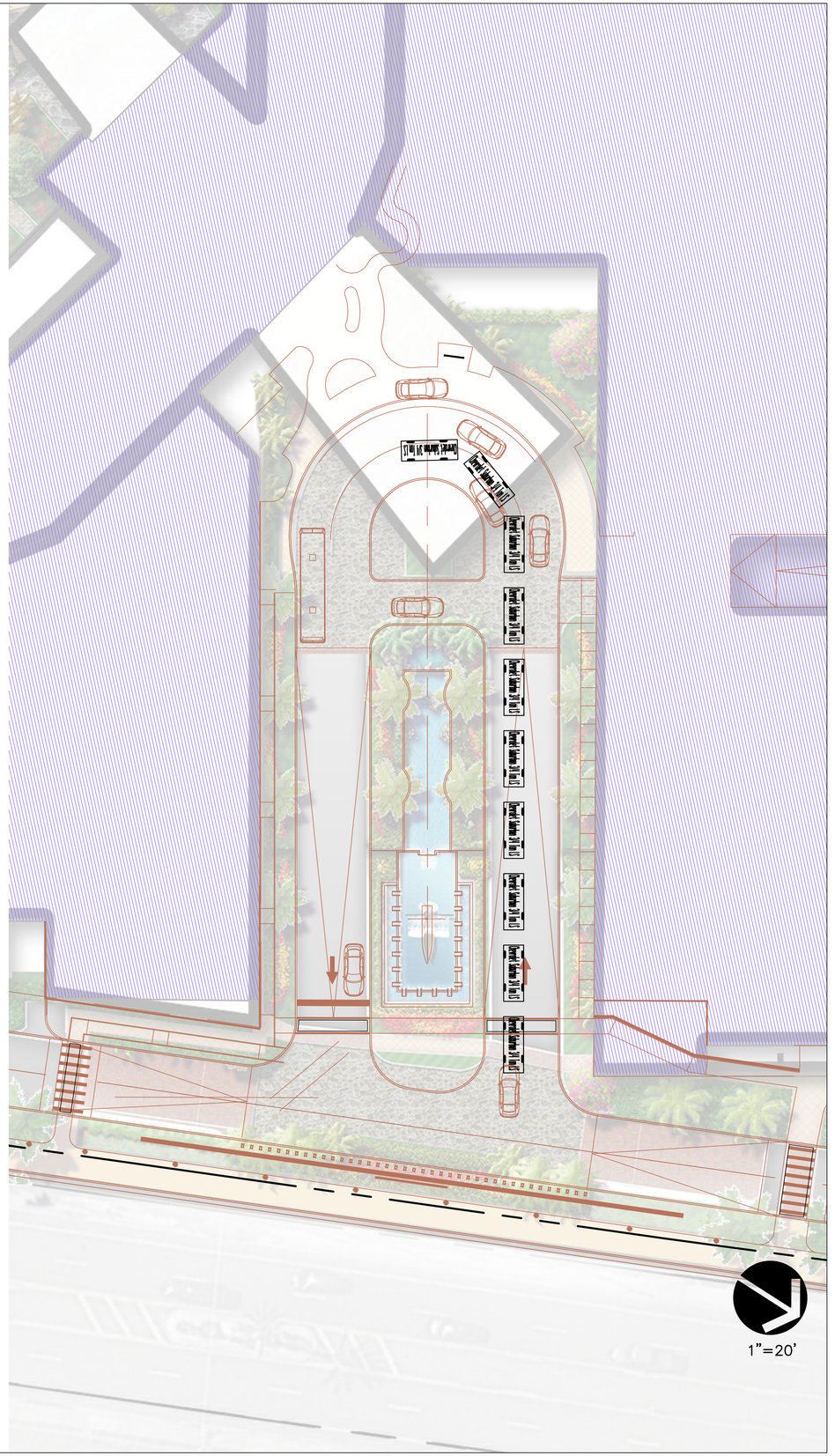
SHEET NO.

C-6.6

FIRE TRUCK ACCESS DIMENSION EXHIBIT

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6.6 FIRE TRUCK.dwg Layout: C-6.6 Printed: Wed, 14 Feb 2024 - 16:48



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

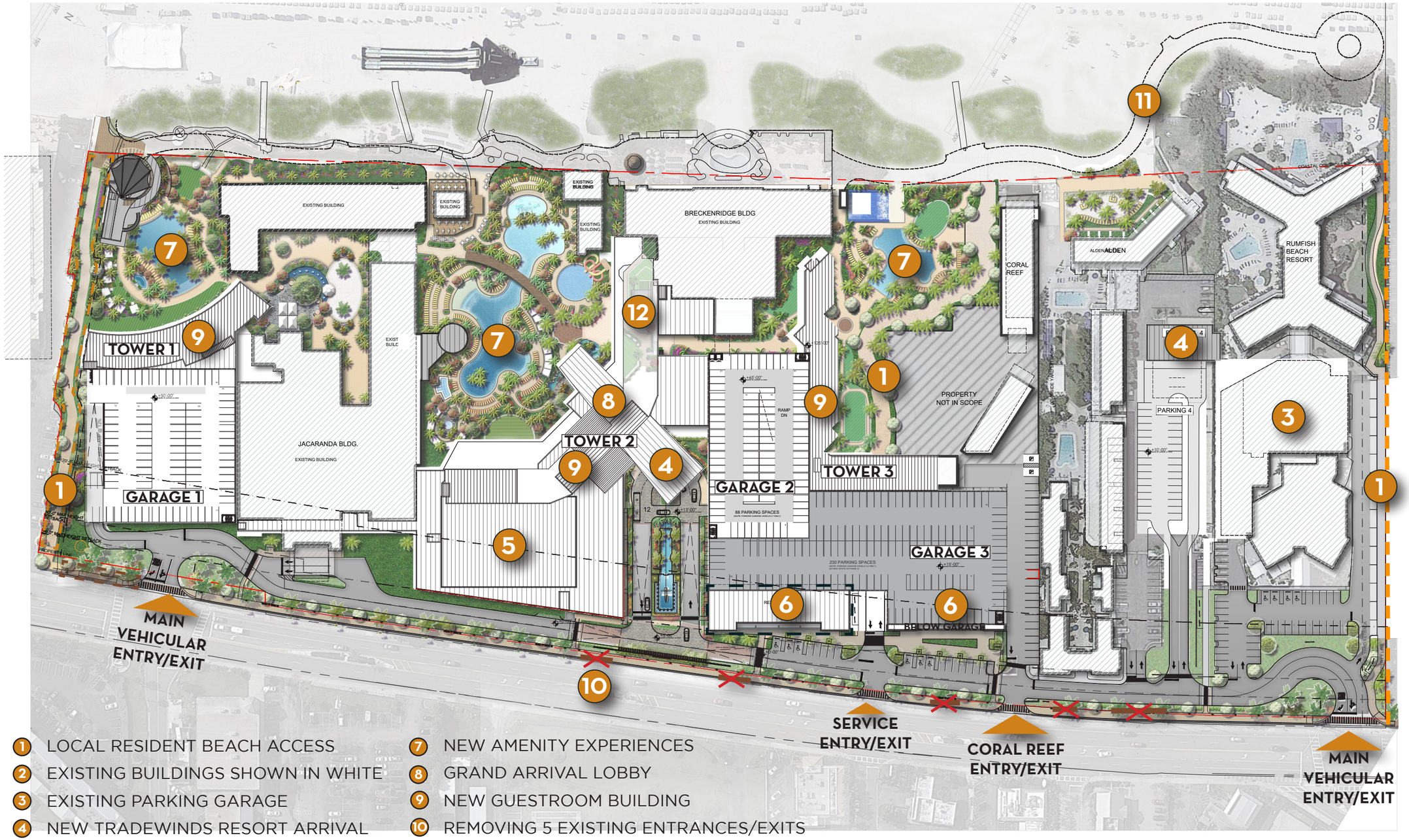
C-7.0

ENTRANCE CAR STACKING EXHIBIT

SCALE : AS NOTED

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-7.0 ENTRANCE CAR STACKING.dwg Layout: C-7.0 Printed: Wed, 14 Feb 2024 - 16:49

CONCEPTUAL SITE PLAN



1. LOCAL RESIDENT BEACH ACCESS
2. EXISTING BUILDINGS SHOWN IN WHITE
3. EXISTING PARKING GARAGE
4. NEW TRADEWINDS RESORT ARRIVAL
5. NEW MEETING SPACE
6. NEW STREET RETAIL
7. NEW AMENITY EXPERIENCES
8. GRAND ARRIVAL LOBBY
9. NEW GUESTROOM BUILDING
10. REMOVING 5 EXISTING ENTRANCES/EXITS
11. PROPOSED CITY SPONSORED BOARDWALK
12. PROPOSED ROOFTOP PARK

PROJECT DATA - ALL PHASES

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
PHASE 4	8,860
STREET RETAIL	17,787
SUBTOTAL	**863,360**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**1,615,541**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**1.47**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 79,126 SF Retail & Restaurant 31,105 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site
Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

ROLLING PARKING SUMMARY

EXISTING	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	967	45,592	36,162	20,619	1,185	1,378		193

PHASE 1-A	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	967	45,592	36,162	20,619	1,185	1,811		626

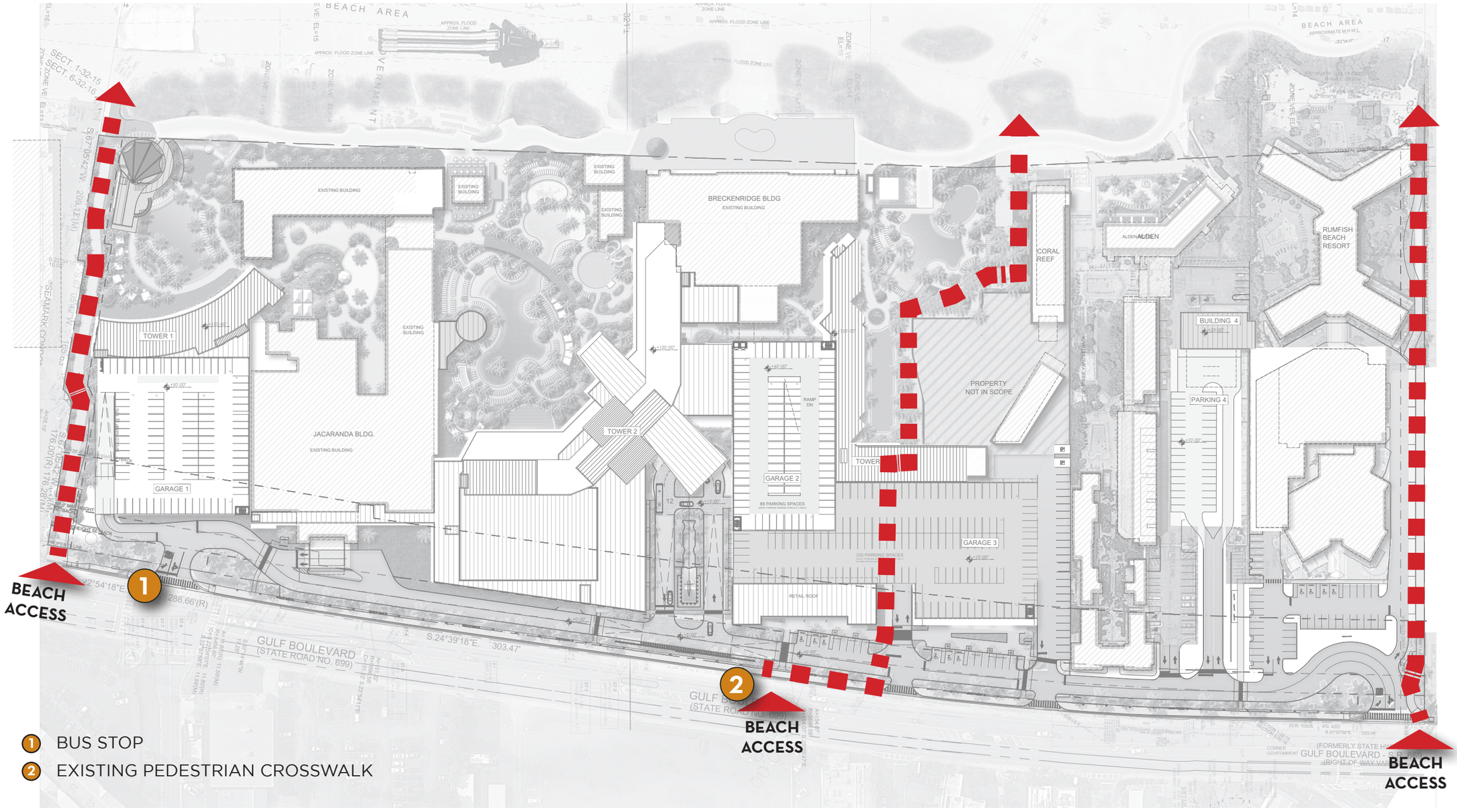
PHASE 1-B	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,121	45,592	42,108	20,619	1,340	1,673		333

PHASE 2	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,361	59,895	69,327	30,249	1,752	2,036		284

PHASE 3	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,596	59,895	77,485	30,249	1,940	2,079		139

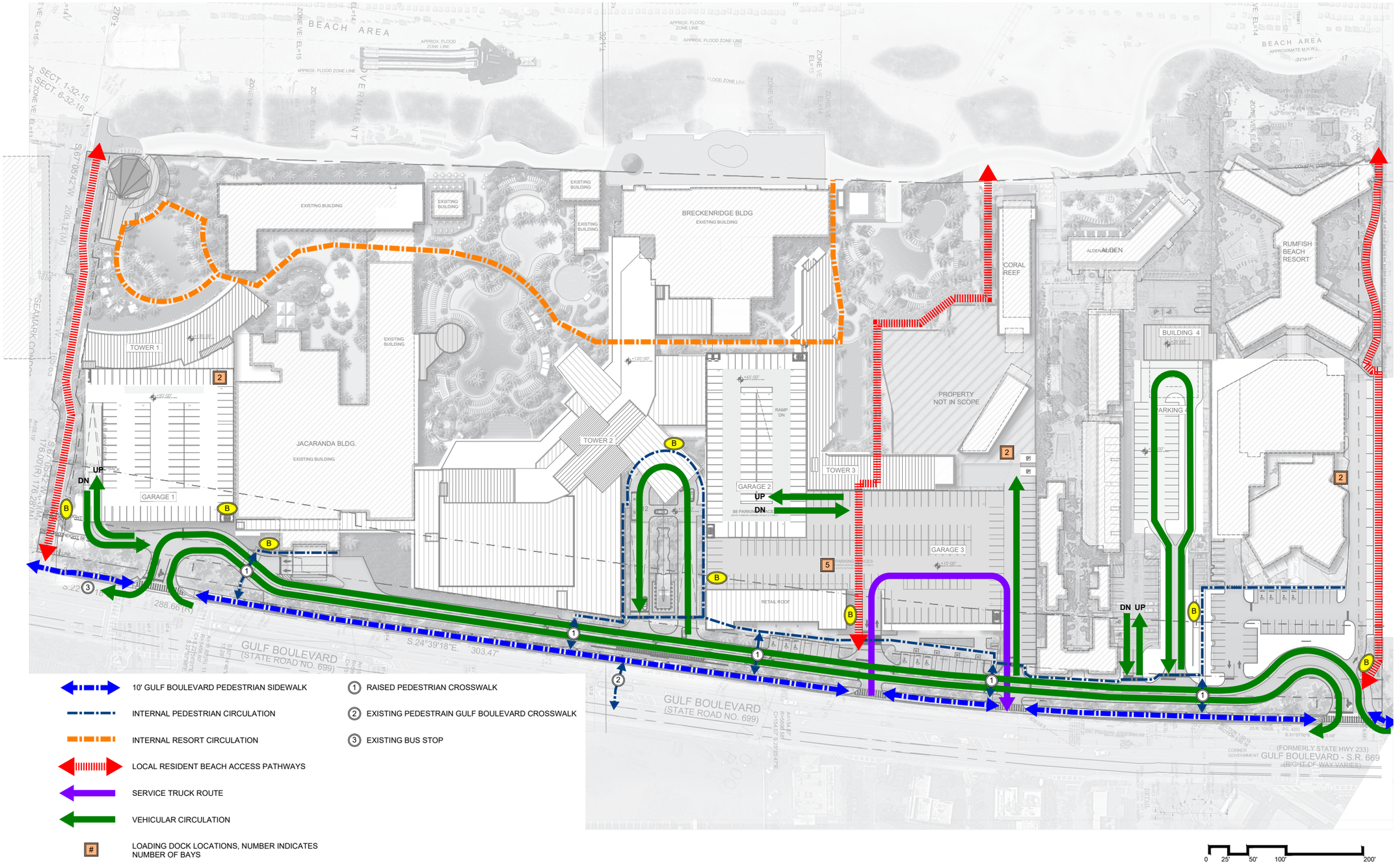
PHASE 4	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,596	59,895	79,126	31,105	1,993	2,113		120

BEACH ACCESS



1. BUS STOP
2. EXISTING PEDESTRIAN CROSSWALK

CIRCULATION DIAGRAM



10' GULF BOULEVARD PEDESTRIAN SIDEWALK

INTERNAL PEDESTRIAN CIRCULATION

INTERNAL RESORT CIRCULATION

LOCAL RESIDENT BEACH ACCESS PATHWAYS

SERVICE TRUCK ROUTE

VEHICULAR CIRCULATION

LOADING DOCK LOCATIONS, NUMBER INDICATES NUMBER OF BAYS

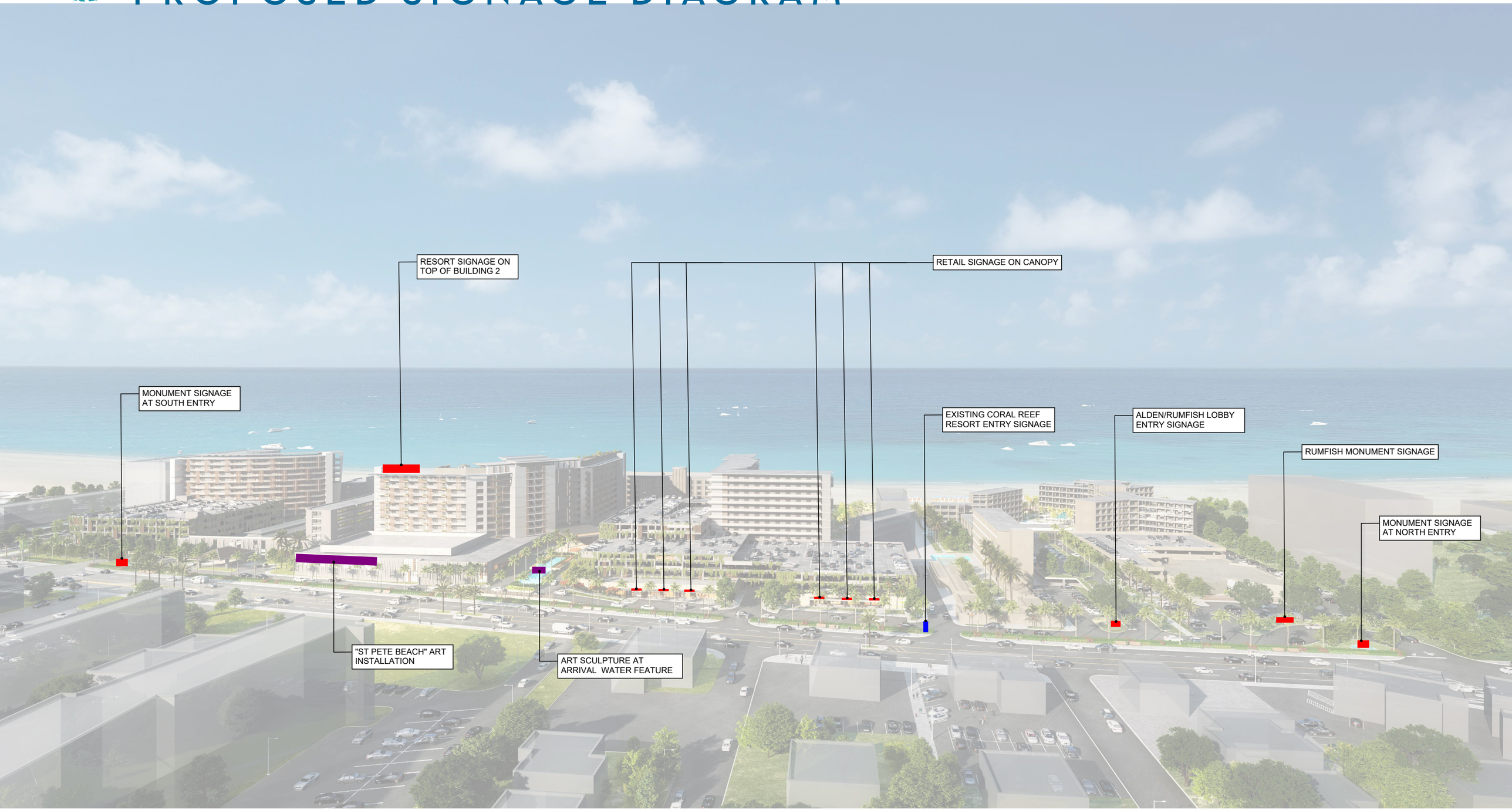
BIKE RACK LOCATIONS

1 RAISED PEDESTRIAN CROSSWALK

2 EXISTING PEDESTRAIN GULF BOULEVARD CROSSWALK

3 EXISTING BUS STOP

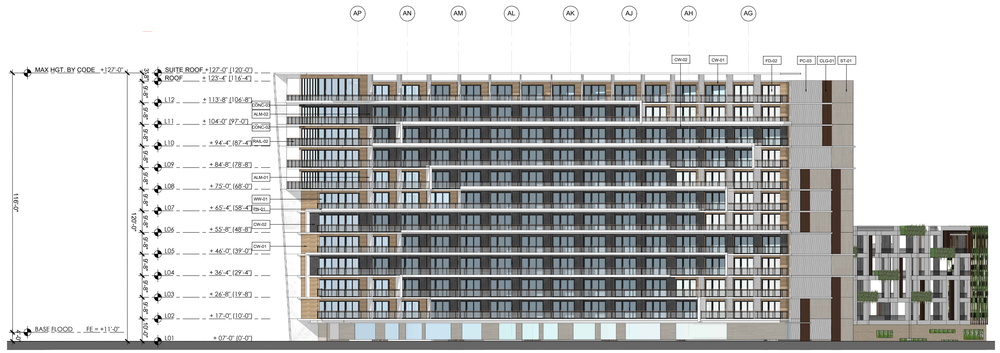
PROPOSED SIGNAGE DIAGRAM





02 ELEVATION - TOWER 1, NORTHEAST

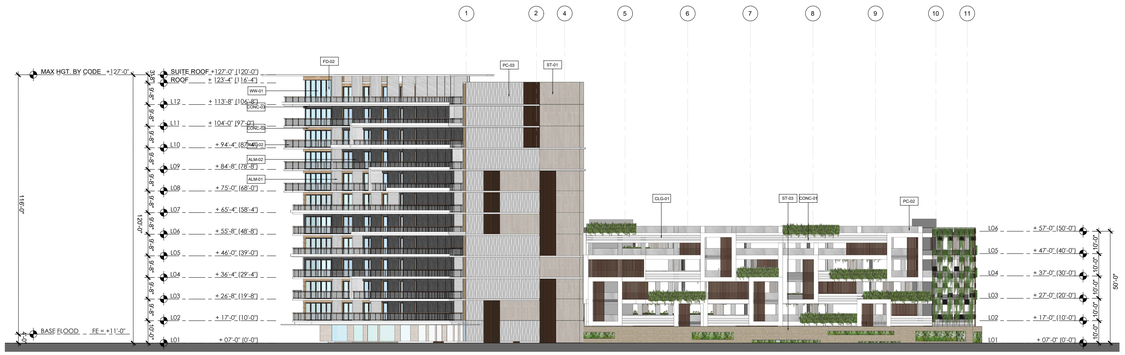
SCALE : 1/32" = 1'-0"



01 ELEVATION - TOWER 1, SOUTH

SCALE : 1/32" = 1'-0"

MATERIAL INDEX	
ENVELOPE BUILDING FINISHES	
CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
PC - 03	PRECAST CONCRETE PANEL - TYPE 2
RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR


1
2
4
5
6
7
8
9
10
11
MAX HGT. BY CODE +127'-0"
SUITE ROOF +127'-0" [120'-0"]
ROOF +123'-4" [116'-4"]
L12 +113'-8" [106'-8"]
L11 +104'-0" [97'-0"]
L10 +94'-4" [87'-4"]
L09 +84'-8" [78'-8"]
L08 +75'-0" [68'-0"]
L07 +65'-4" [58'-4"]
L06 +55'-8" [48'-8"]
L05 +46'-0" [39'-0"]
L04 +36'-4" [29'-4"]
L03 +26'-8" [19'-8"]
L02 +17'-0" [10'-0"]
L01 +07'-0" [0'-0"]
BASE FLOOR EL = +11'-0"
FD-02
PC-03
ST-01
CLG-01
ST-03
CONC-04
PC-02
WW-01
CONC-03
CONC-02
RAIL-02
ALM-01
CONC-01
ST-03
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L04 +37'-0" [30'-0"]
L03 +27'-0" [20'-0"]
L02 +17'-0" [10'-0"]
L01 +07'-0" [0'-0"]
10'-0"
10'-0"
10'-0"







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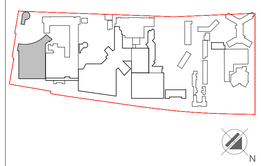
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

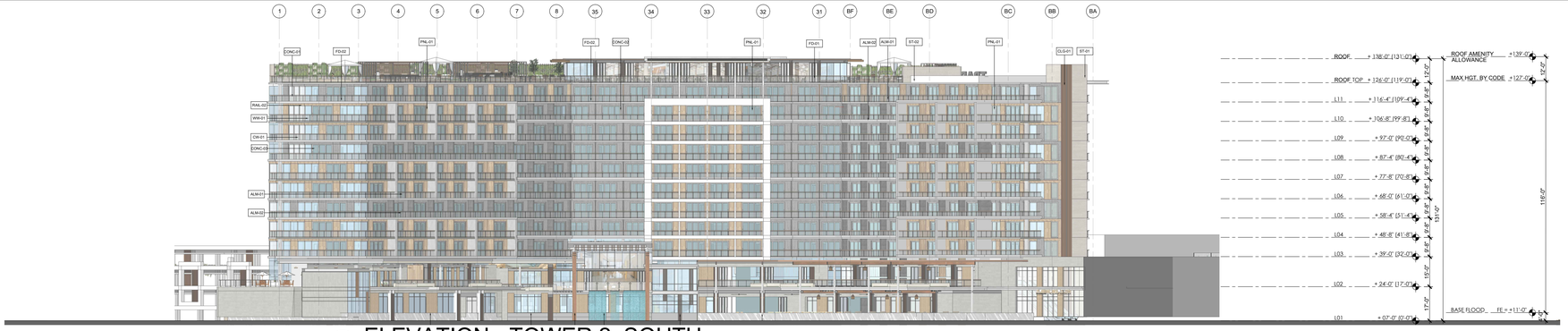
ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

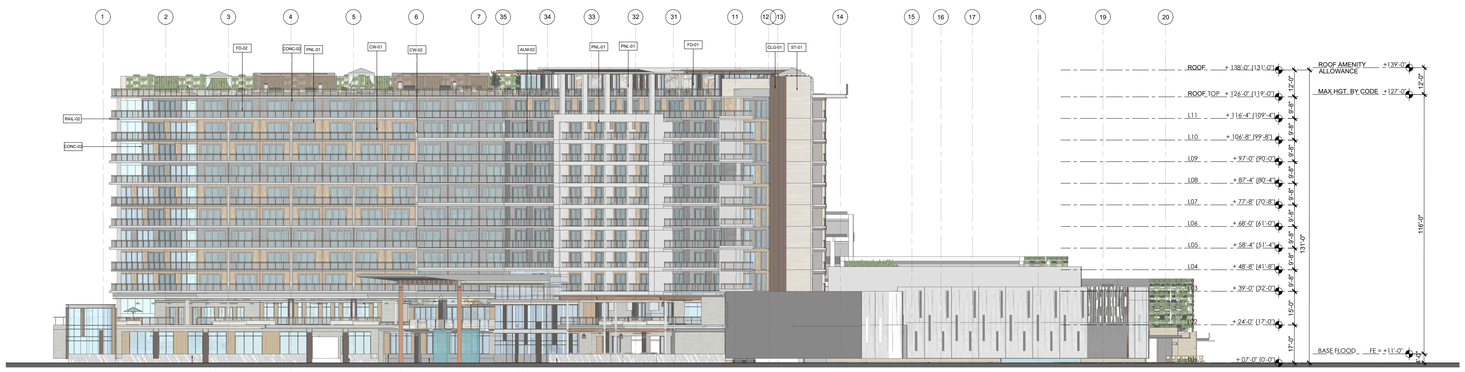
A3.11

PERSPECTIVE VIEWS - TOWER 1 & RESTAURANT



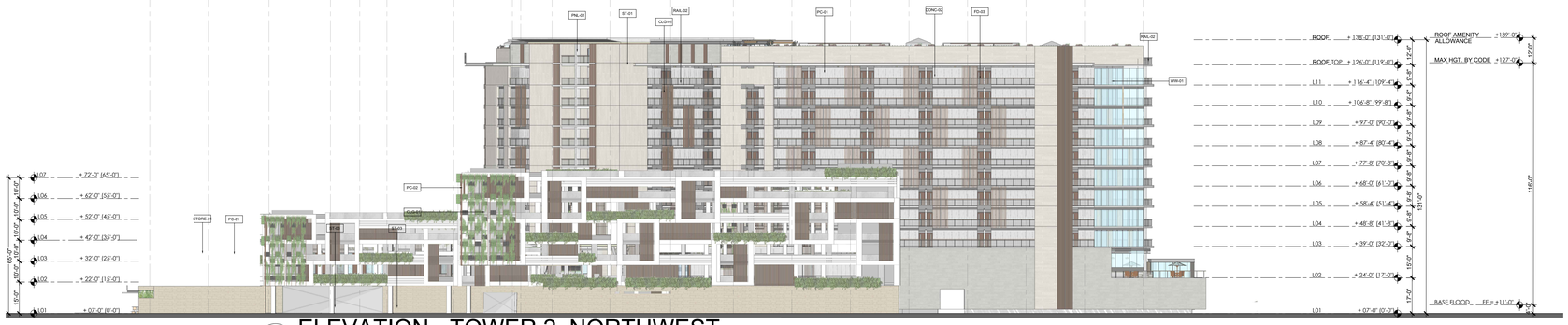
01 ELEVATION - TOWER 2, SOUTH

SCALE : 1/32" = 1'-0"



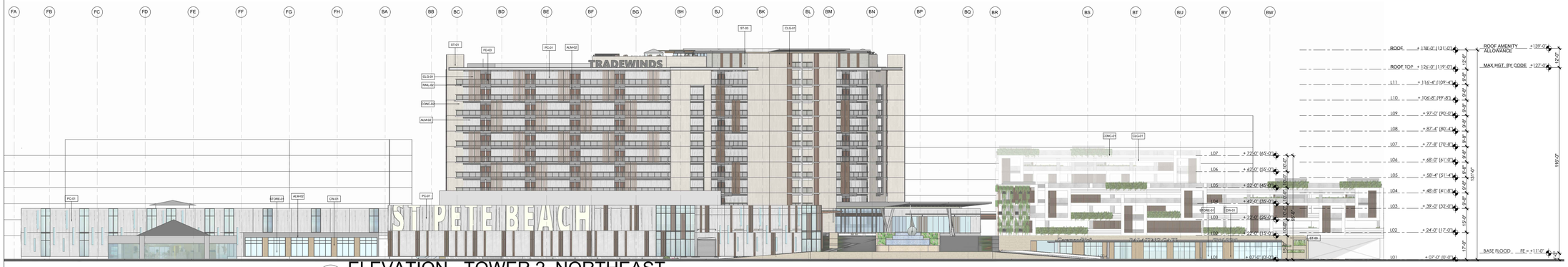
02 ELEVATION - TOWER 2, SOUTHEAST

SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 2, NORTHWEST

SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 2, NORTHEAST

SCALE : 1/32" = 1'-0"

MATERIAL INDEX

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RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR

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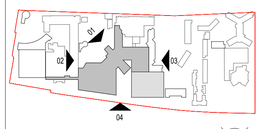
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A3.20

ELEVATIONS - TOWER 2
SCALE : 1/32" = 1'-0"









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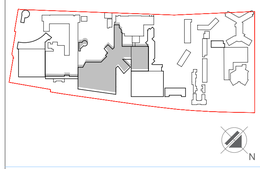
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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ISSUE DATE: 04-14-2023

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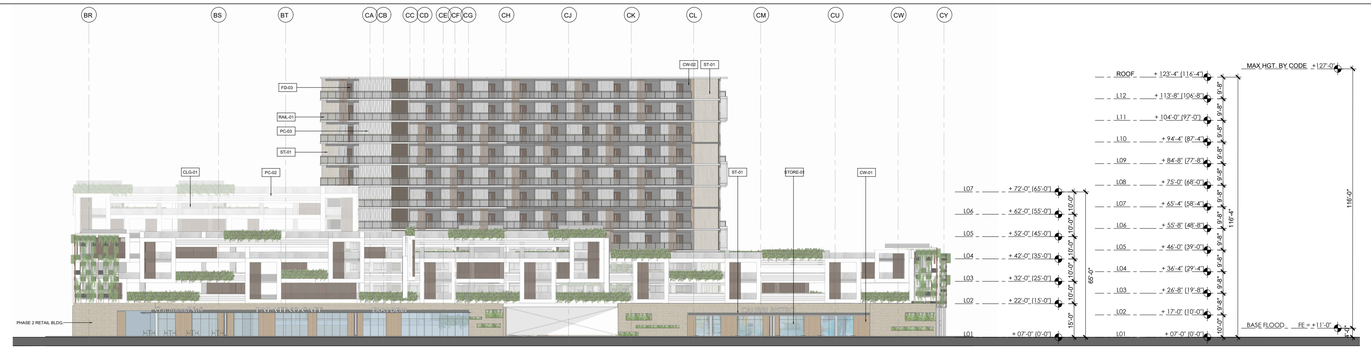
SHEET NO.

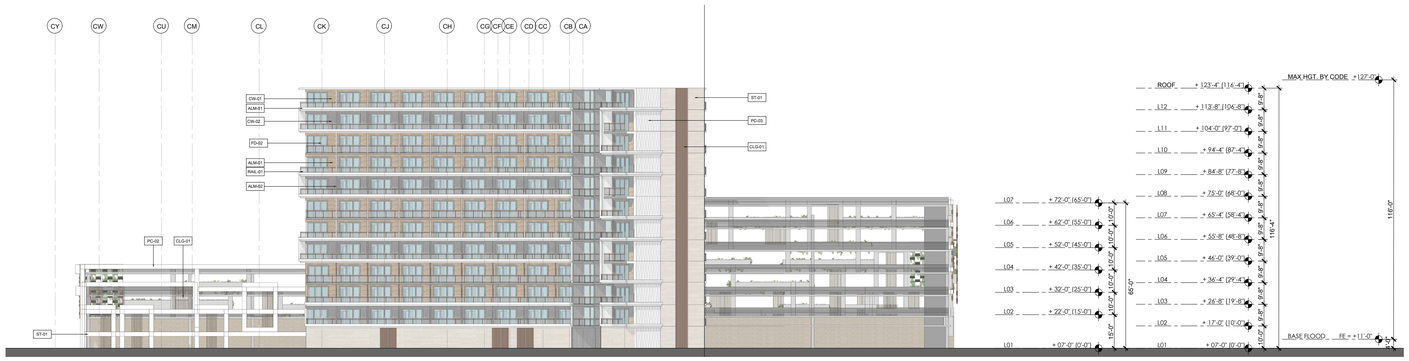
A3.21

PERSPECTIVE VIEWS - TOWER 2



01 ELEVATION - TOWER 3, NORTHEAST

SCALE : 1/32" = 1'-0"



02 ELEVATION - TOWER 3, SOUTHWEST

SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 3, NORTHWEST

SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 3, SOUTHEAST

SCALE : 1/32" = 1'-0"

MATERIAL INDEX

ENVELOPE BUILDING FINISHES

CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
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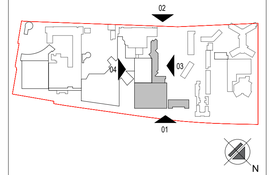
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

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A3.30

ELEVATIONS - TOWER 3
SCALE : 1/32" = 1'-0"







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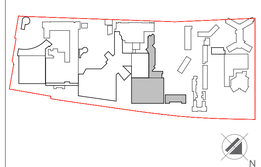
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

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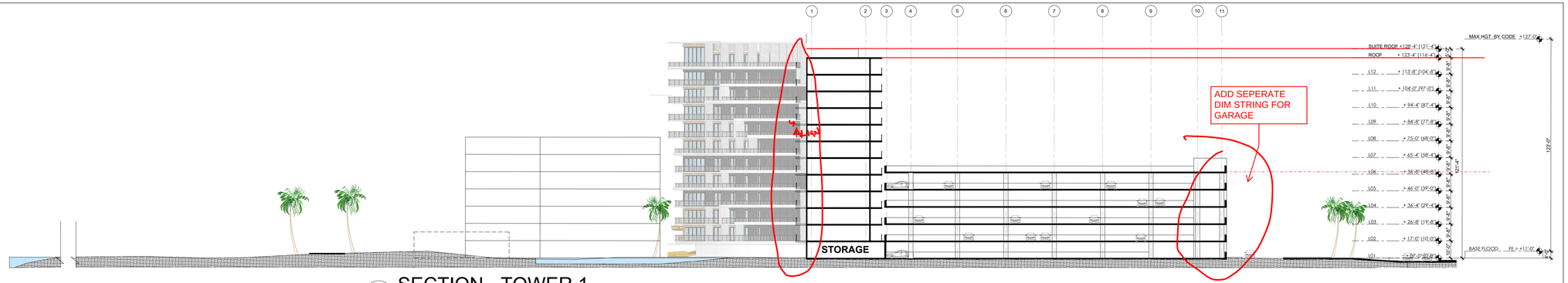
SHEET NO.

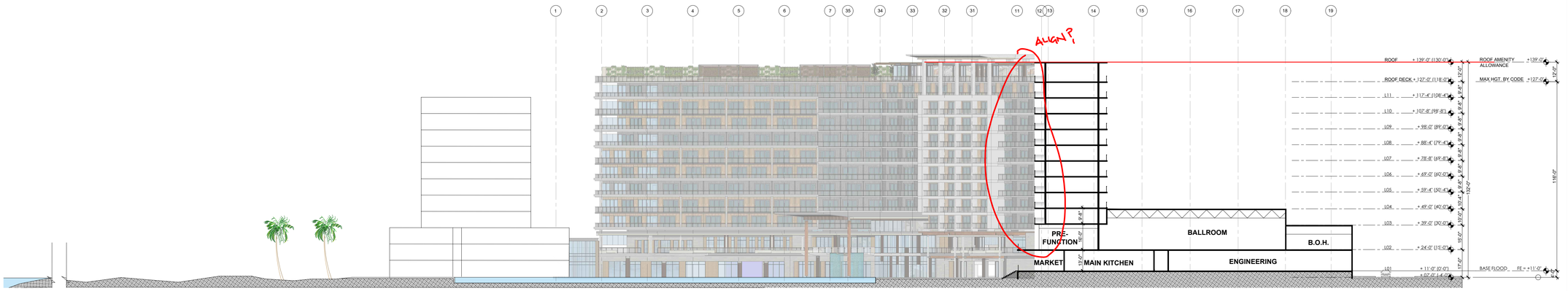
A3.31

PERSPECTIVE VIEWS - TOWER 3



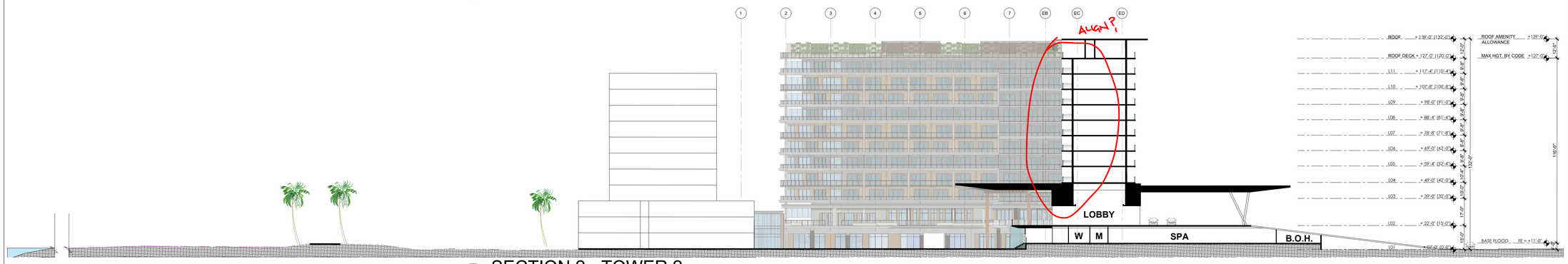
01 SECTION - TOWER 1

SCALE : 1/32" = 1'-0"



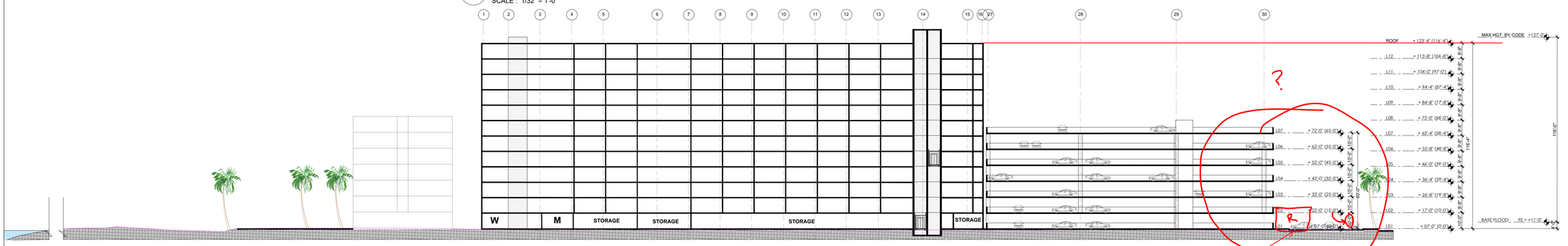
02 SECTION 1 - TOWER 2

SCALE : 1/32" = 1'-0"



03 SECTION 2 - TOWER 2

SCALE : 1/32" = 1'-0"



04 SECTION - TOWER 3

SCALE : 1/32" = 1'-0"

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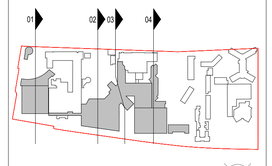
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

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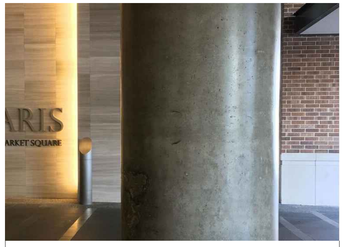
A4.10

SECTIONS - TOWERS 1, 2, & 3

SCALE : 1/32" = 1'-0"



CONC-01 POLISHED CONCRETE - COLUMN



CONC-02 POLISHED CONCRETE - COLOR 1



CONC-03 POLISHED CONCRETE - COLOR 2



CONC-04 COMPOSITE WOOD CLAD ON CONCRETE COLUMN



PC-01 PRECAST CONCRETE PANEL - TYPE 1



PC-02 PRECAST CONCRETE FRAME



PC-03 PRECAST CONCRETE PANEL - TYPE 2



RAIL-01 GLASS HANDRAIL



RAIL-02 METAL DECORATIVE HANDRAIL



PNL-01 ACM PANELS - COLOR 1



PNL-02 ACM PANELS - COLOR 2



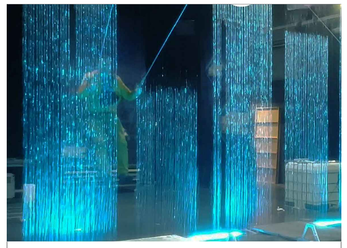
CLG-01 VERTICAL SLATS - WOOD LOOK



ALM-01 GUESTROOM DEMISING WALL - TYPE 1



ALM-02 GUESTROOM DEMISING WALL - TYPE 2



WT-01 GLASS WATER WALL



SS-01 SHADE SAIL



WW-01 WINDOW WALL SYSTEM



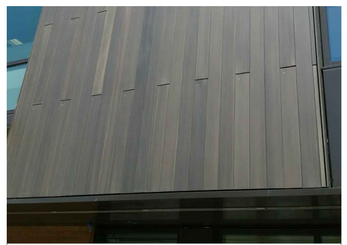
STORE-01 ALUMINUM STOREFRONT



CW-01 COMPOSITE WOOD SLATS - COLOR 1



CW-02 COMPOSITE WOOD SLATS - COLOR 2



CW-03 COMPOSITE WOOD SLATS - COLOR 3



ST-01 STONE VENEER - TYPE 1



ST-02 STONE VENEER - TYPE 2



ST-03 STONE VENEER - TYPE 3



FD-01 FOLDING EXTERIOR DOOR



FD-02 SLIDING GLASS PATIO DOOR



COMPOSITE WOOD VENEER DOOR

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

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A5.10

MATERIALS



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5500 GULF BLVD
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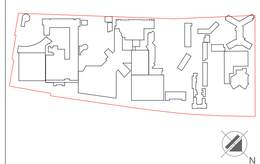
KEY MAP



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SHEET NO.

A0.01

RENDERING - VIEW 1



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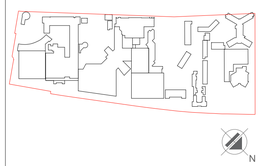

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SHEET NO.

A0.02

RENDERING - VIEW 2



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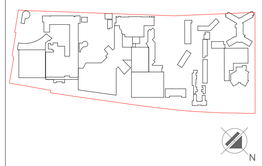
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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A0.03

RENDERING - VIEW 3



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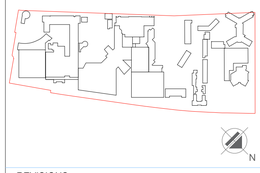
PROJECT NO. A10065

KEY MAP



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A0.04

RENDERING - VIEW 4



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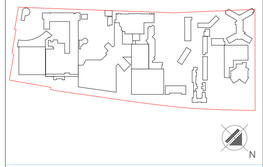
KEY MAP



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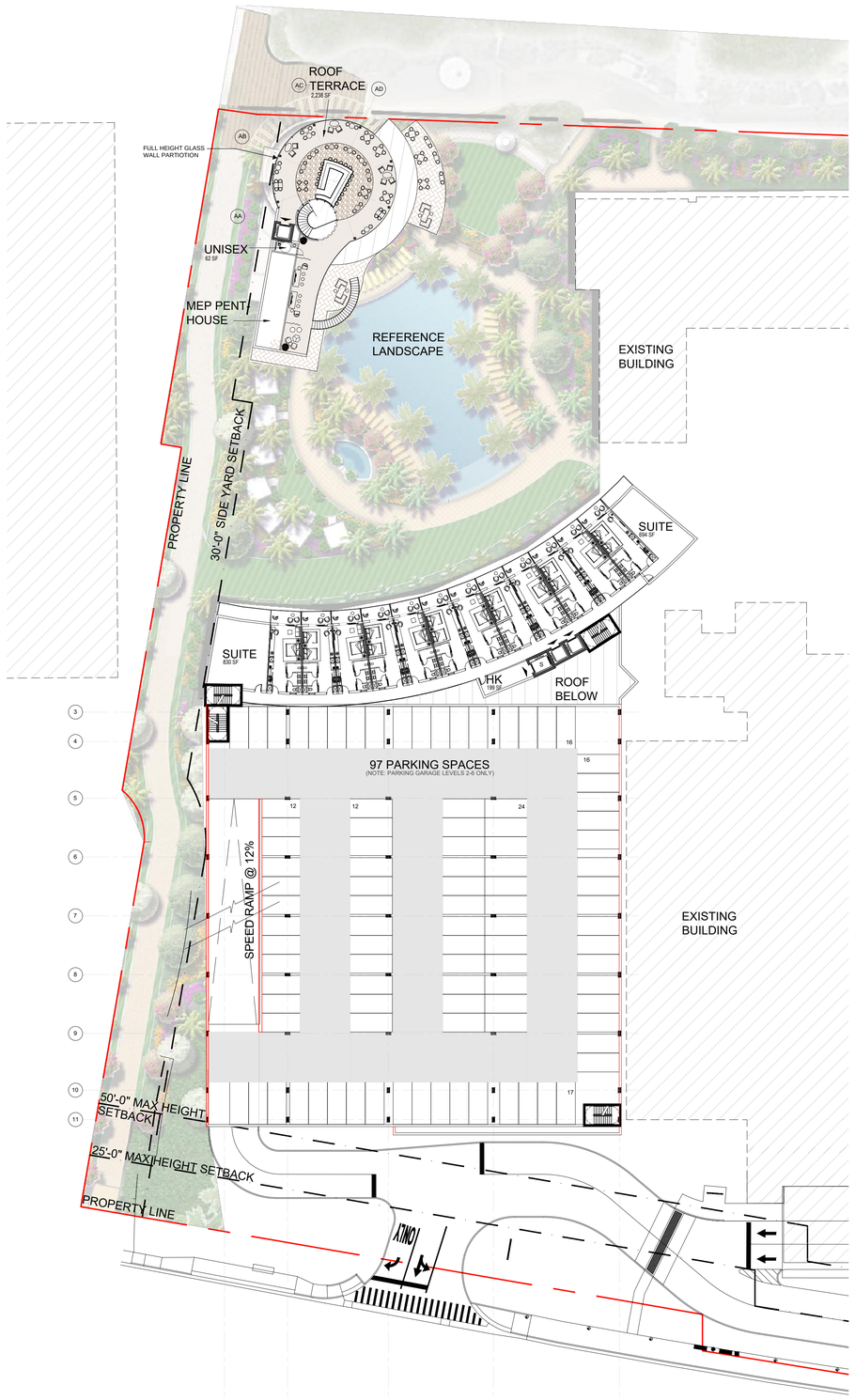
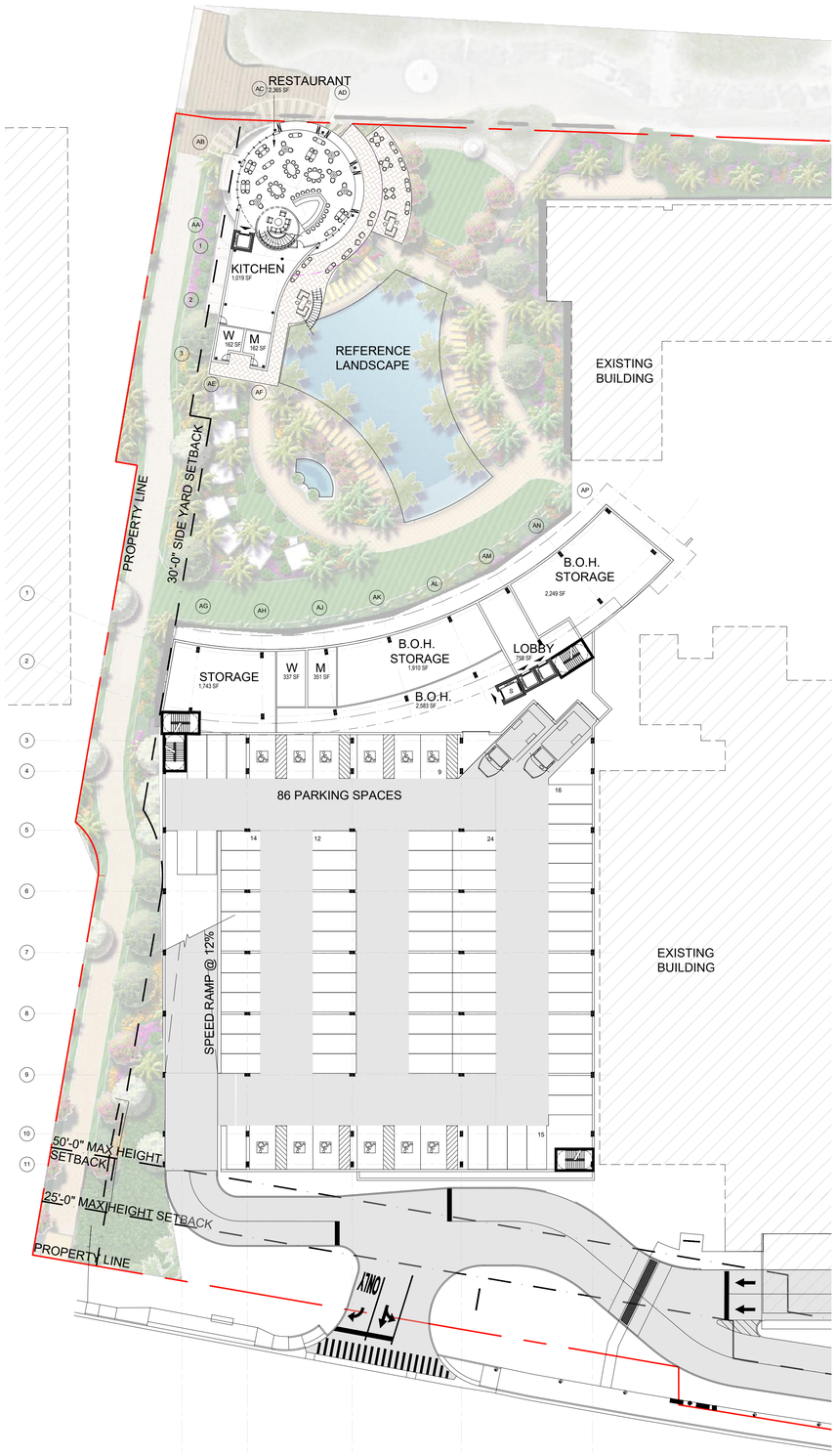
A0.05

RENDERING - VIEW 5



02 FLOOR PLAN - TOWER 1, LEVELS 2-7

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVEL 1

SCALE : 1/32" = 1'-0"

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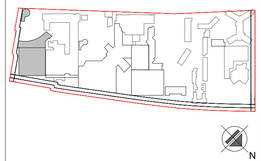
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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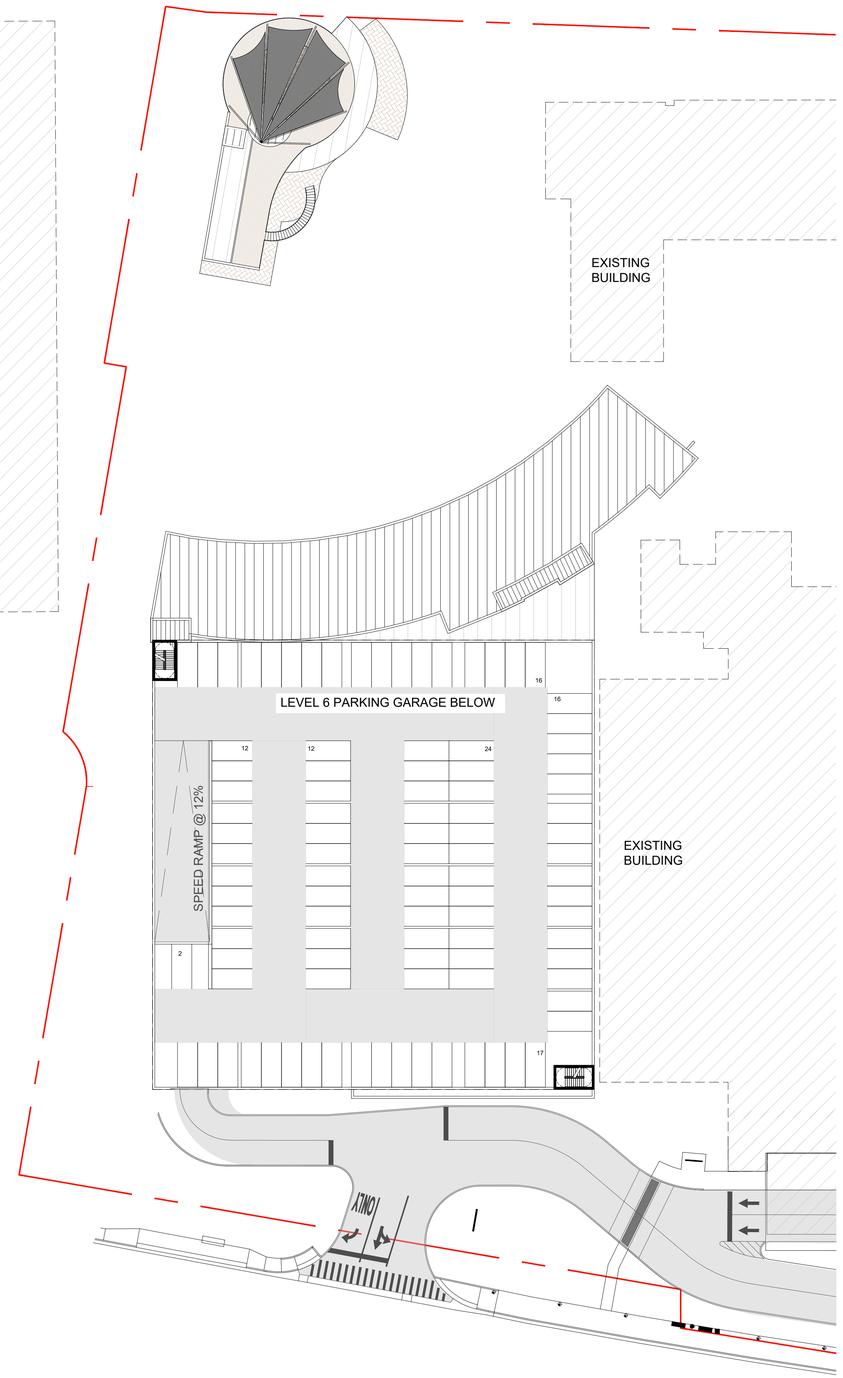
A2.10

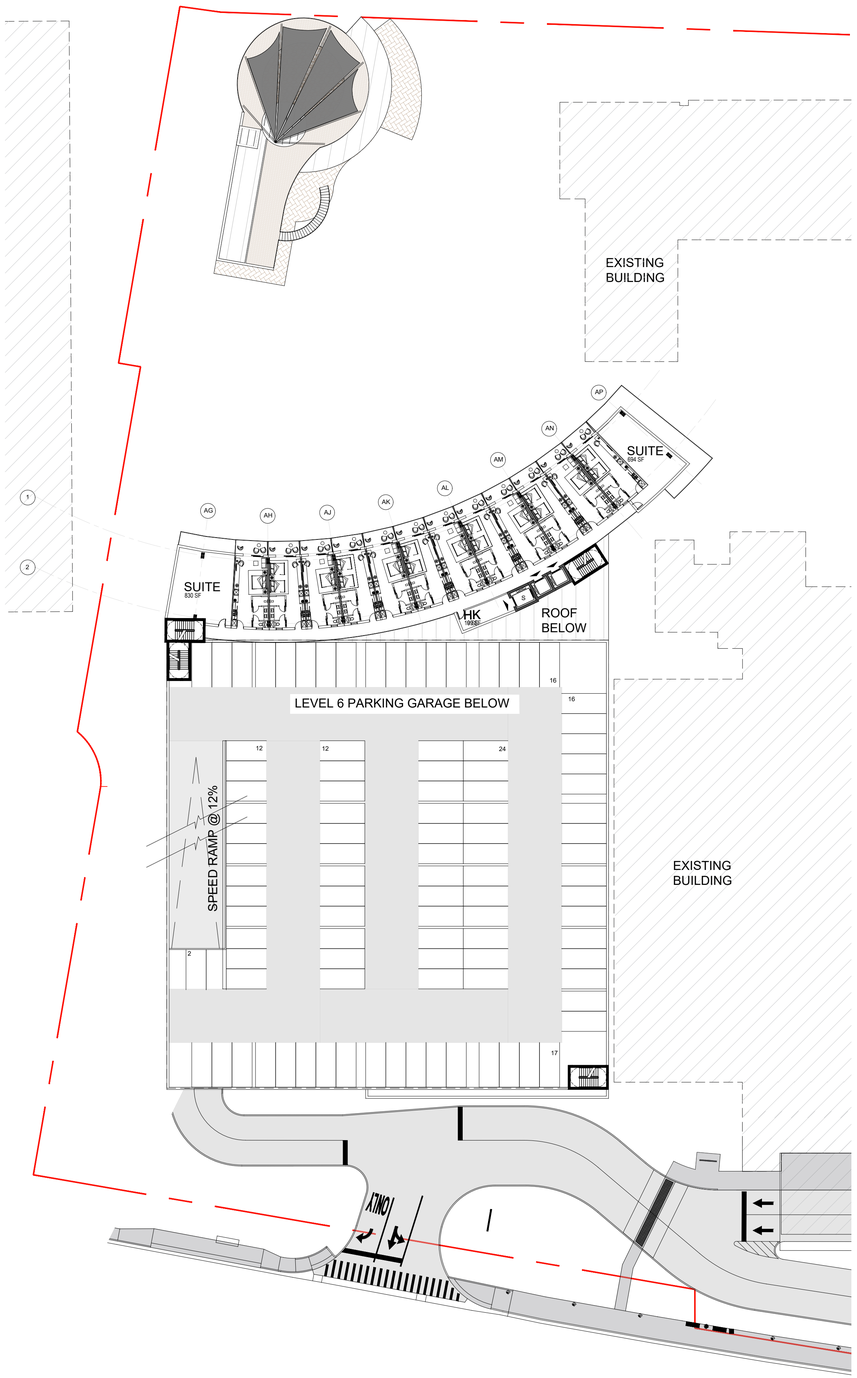
FLOOR PLAN - TOWER 1, LEVELS 1-7

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 1, ROOF

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVELS 8-12

SCALE : 1/32" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

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PROJECT NO. A10065

KEY MAP



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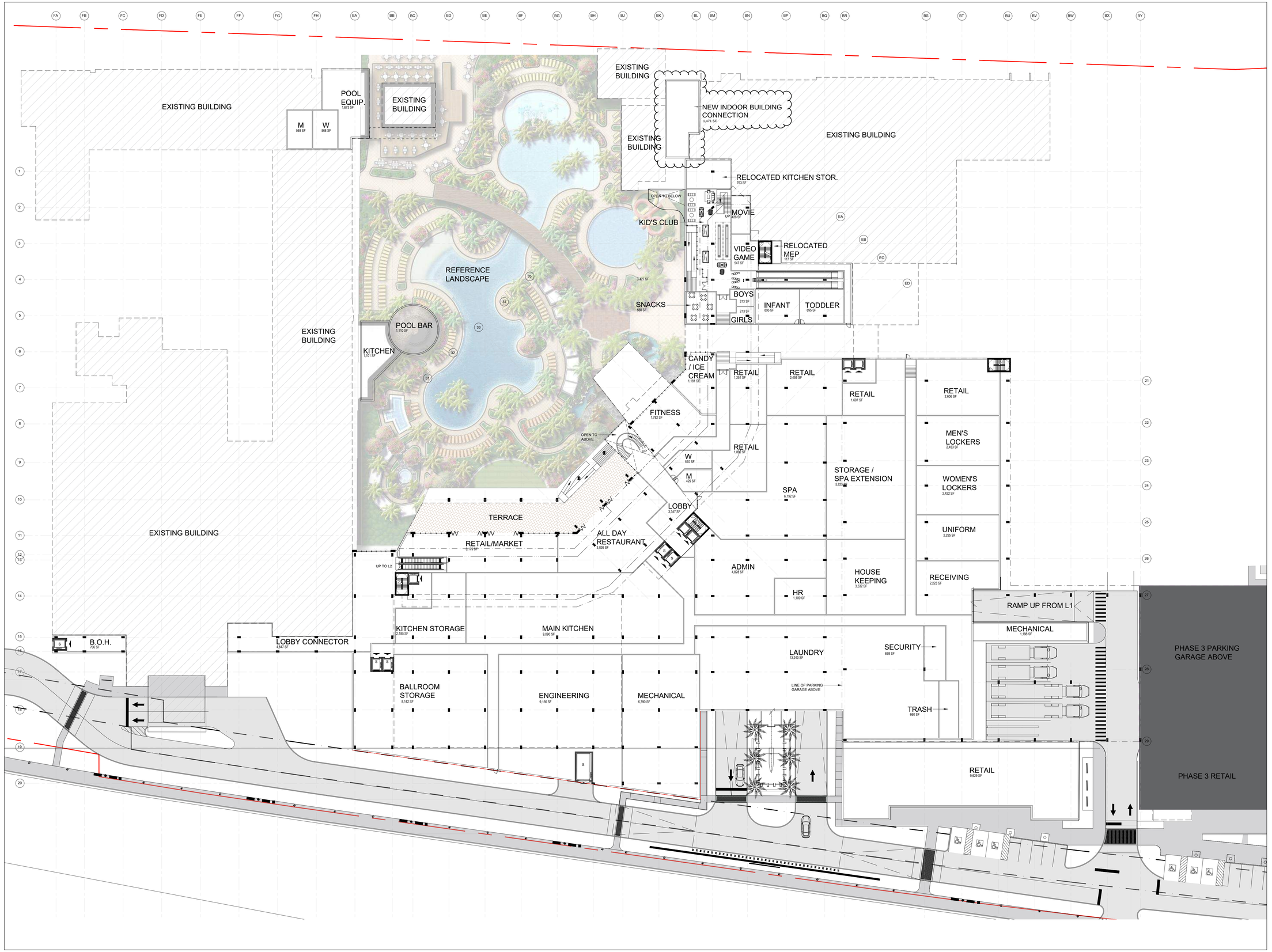
SHEET NO.

A2.11

FLOOR PLAN - TOWER 1, LEVELS 8-12, ROOF

SCALE : 1/32" = 1'-0"



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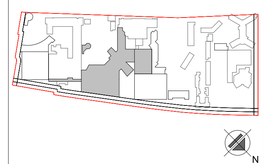
PROJECT NO. A10065

KEY MAP



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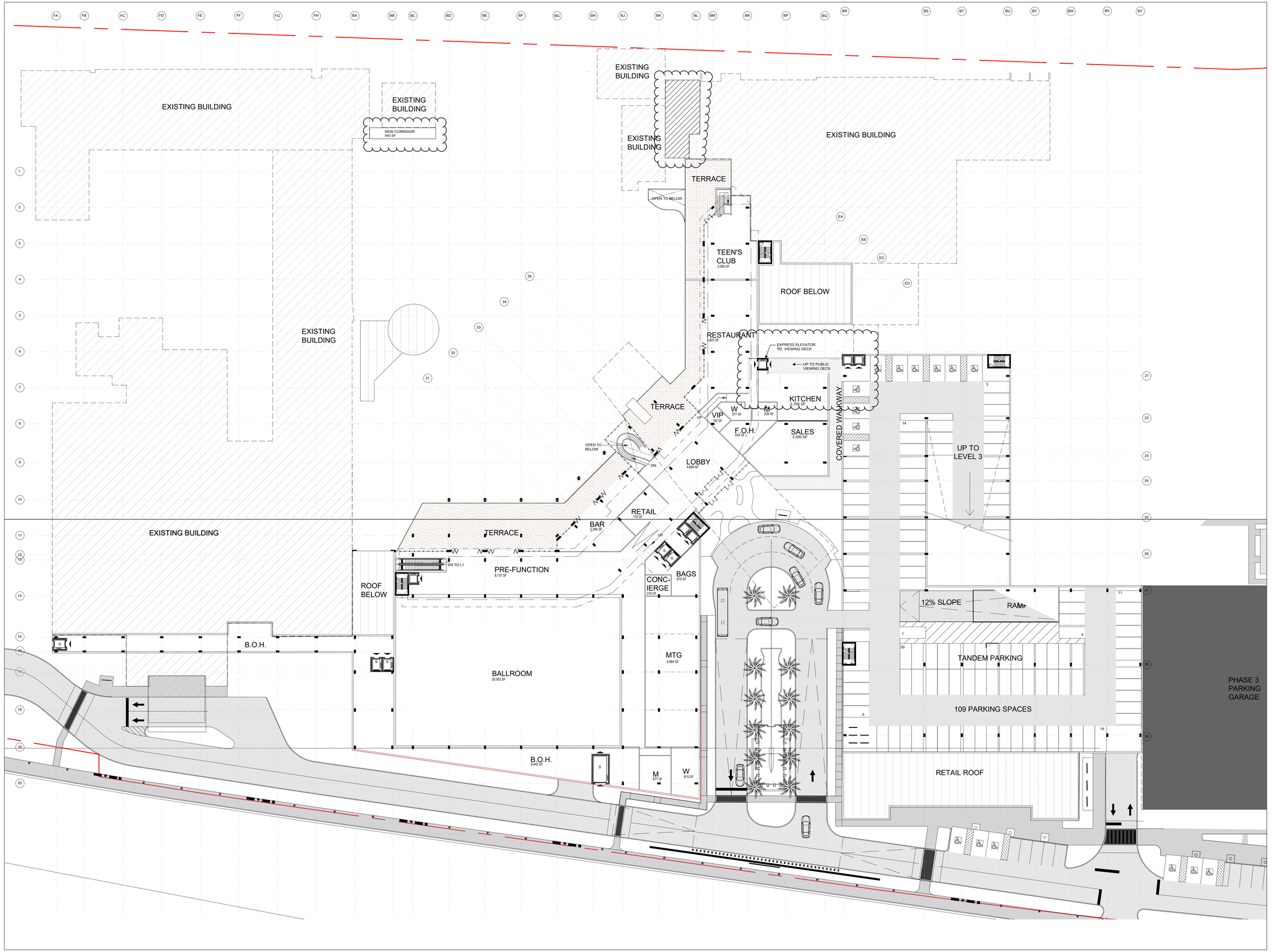
A2.20

FLOOR PLAN - TOWER 2, LEVEL 1

SCALE : 1/32" = 1'-0"



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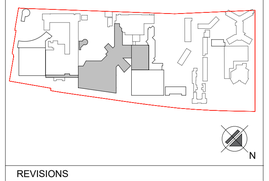
PROJECT NO. A10065

KEY MAP



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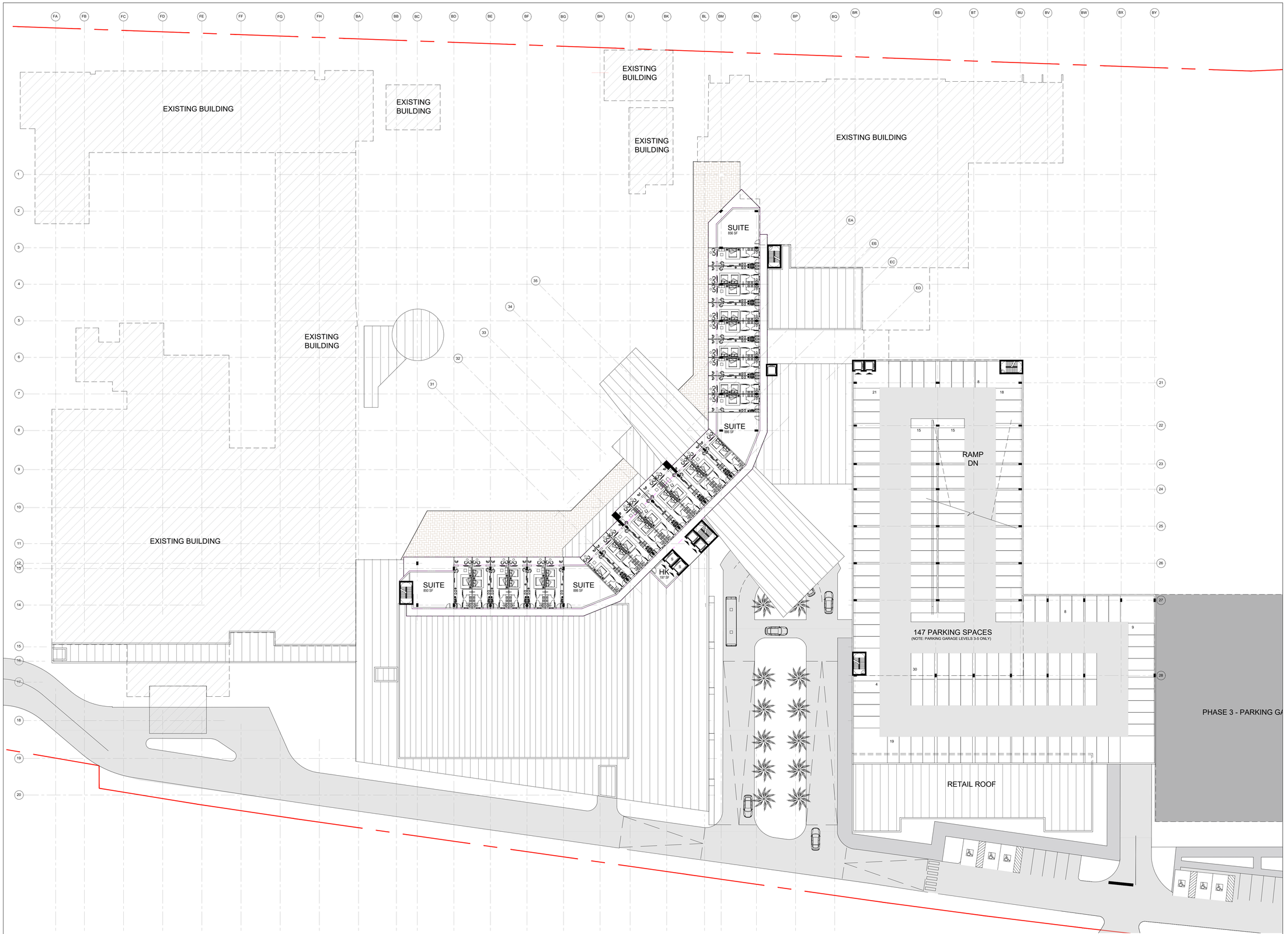
A2.21

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1/32" = 1'-0"



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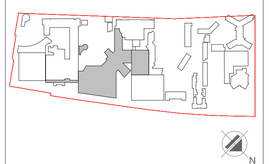

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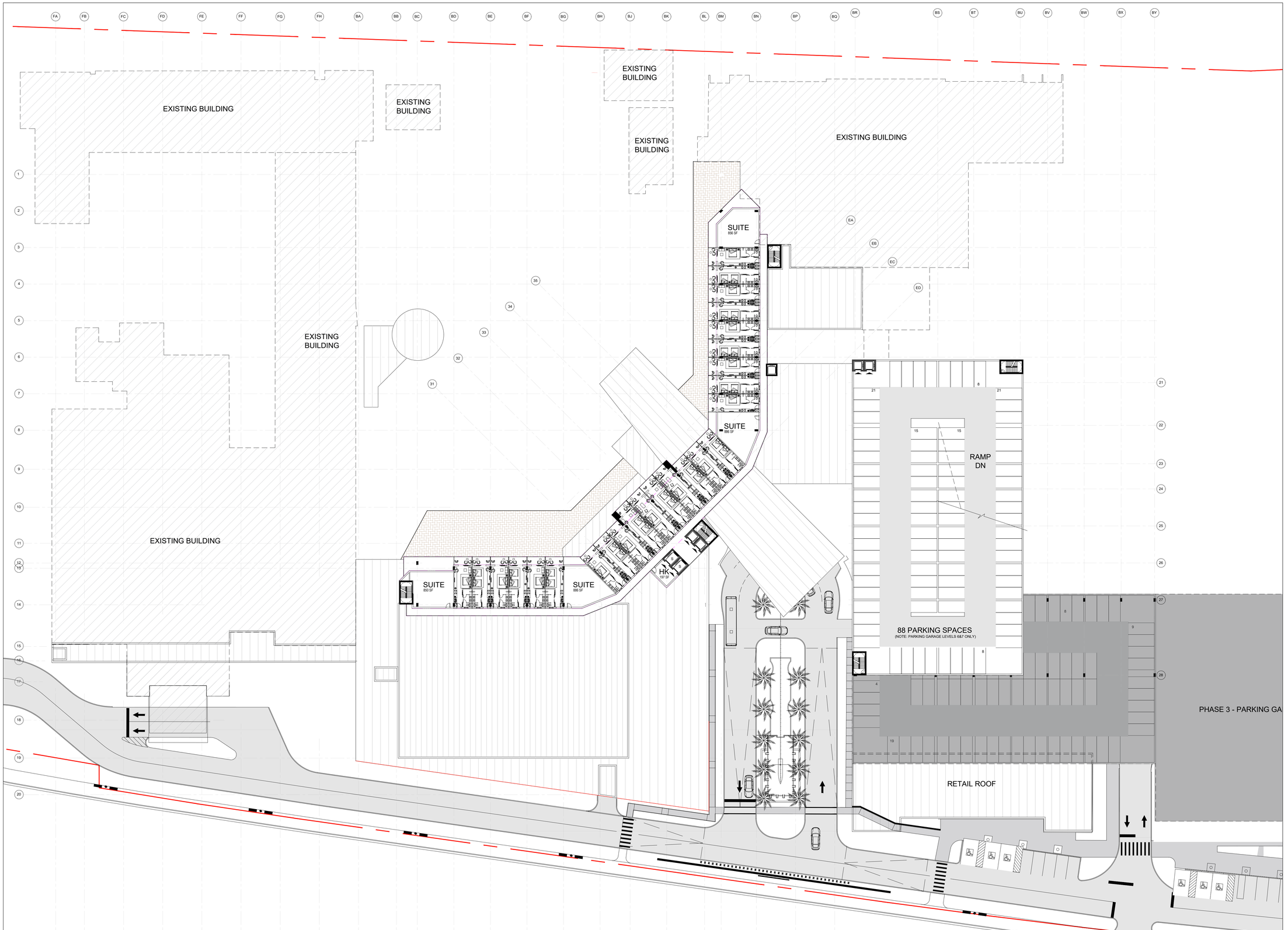
FLOOR PLAN - TOWER 2, LEVELS 3-4

SCALE : 1/32" = 1'-0"



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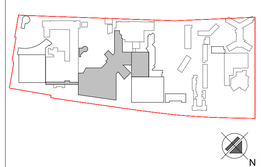

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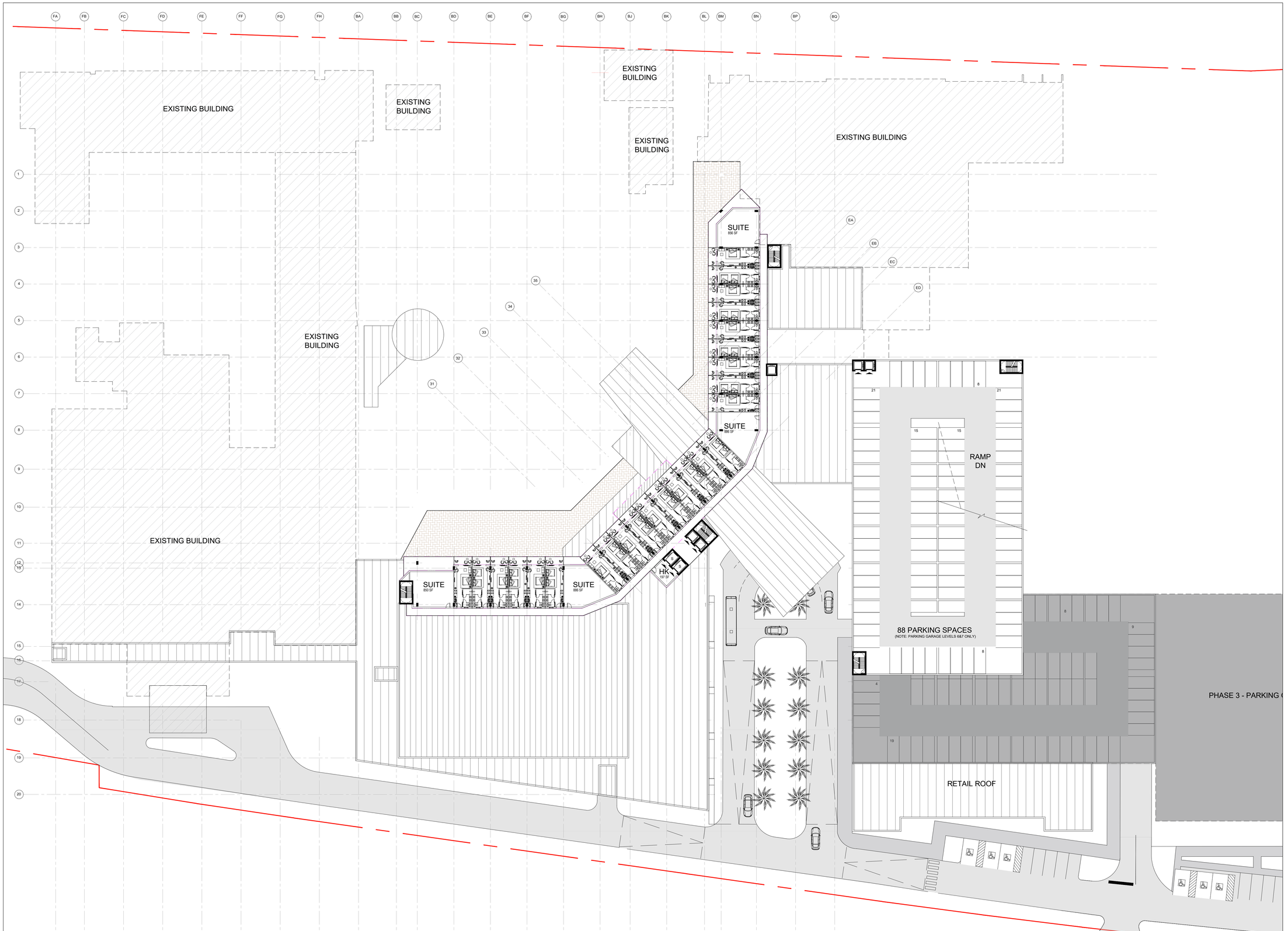
A2.23

FLOOR PLAN - TOWER 2, LEVELS 5-10

SCALE : 1/32" = 1'-0"



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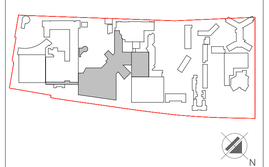

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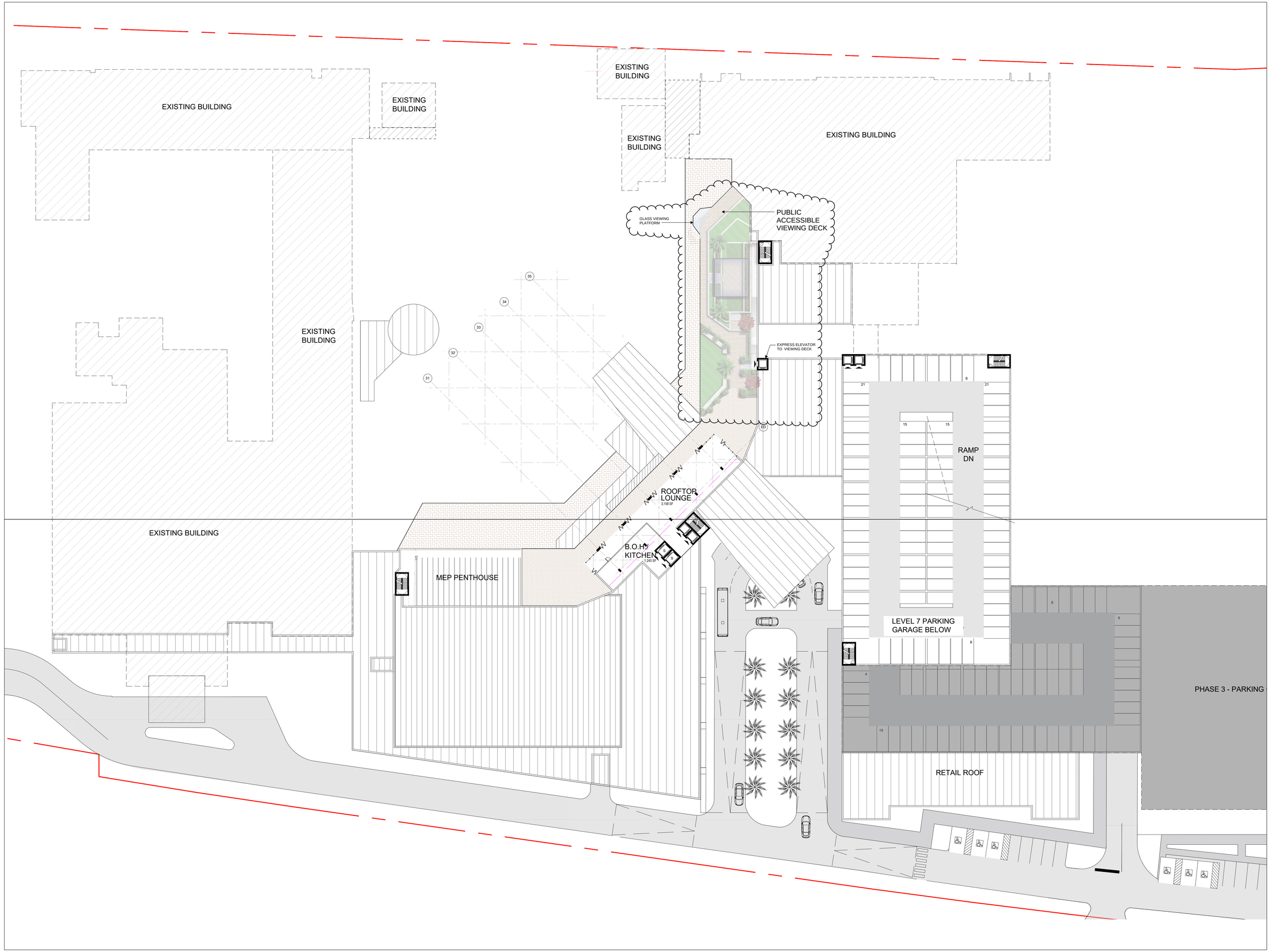
A2.24

FLOOR PLAN - TOWER 2, LEVEL 11

SCALE : 1/32" = 1'-0"



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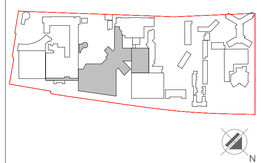
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

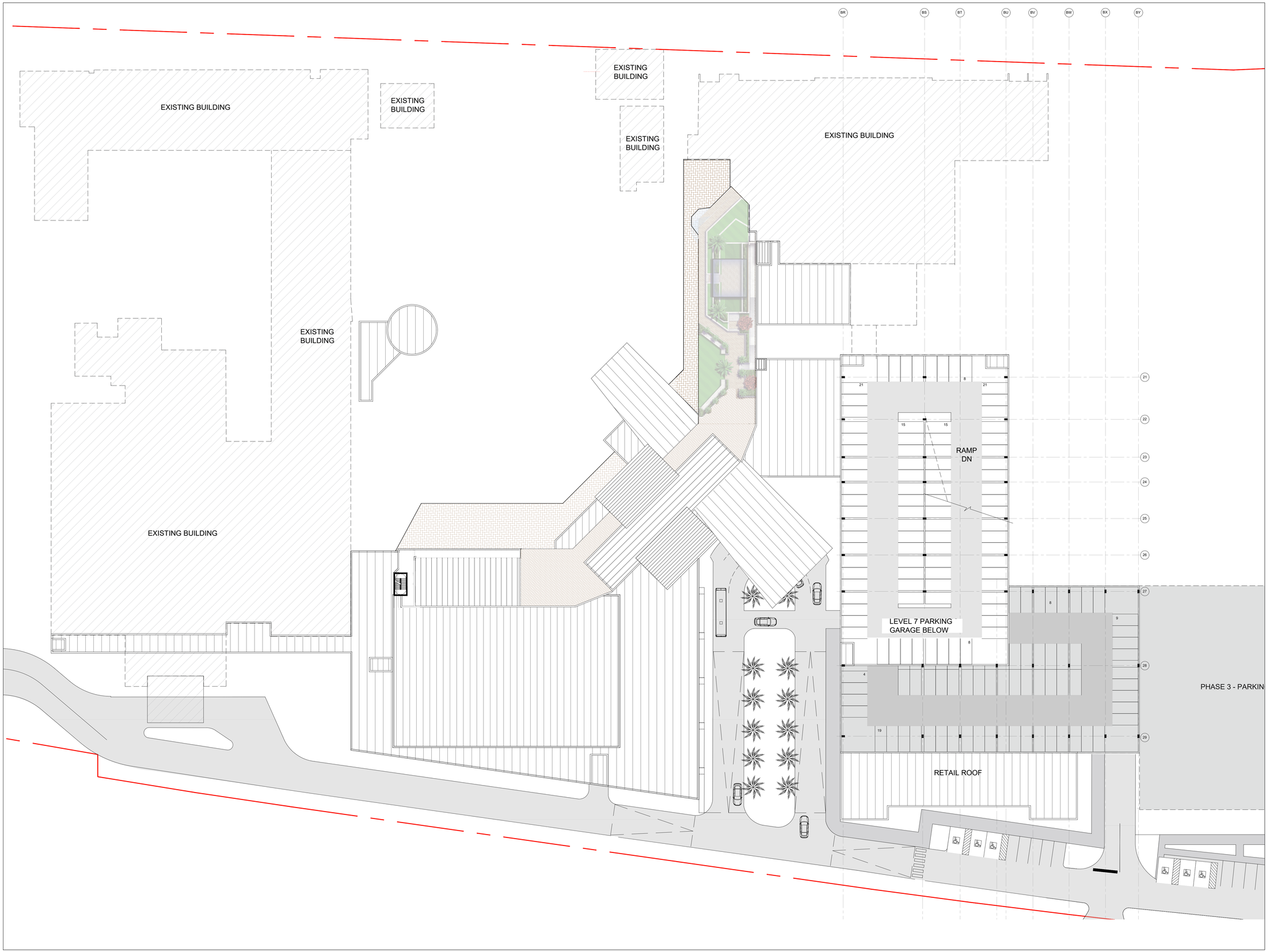
CONDITIONAL USE PERMIT

SHEET NO.

A2.25

FLOOR PLAN - TOWER 2, LEVEL 12

SCALE : 1/32" = 1'-0"



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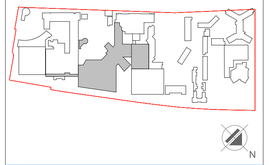
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

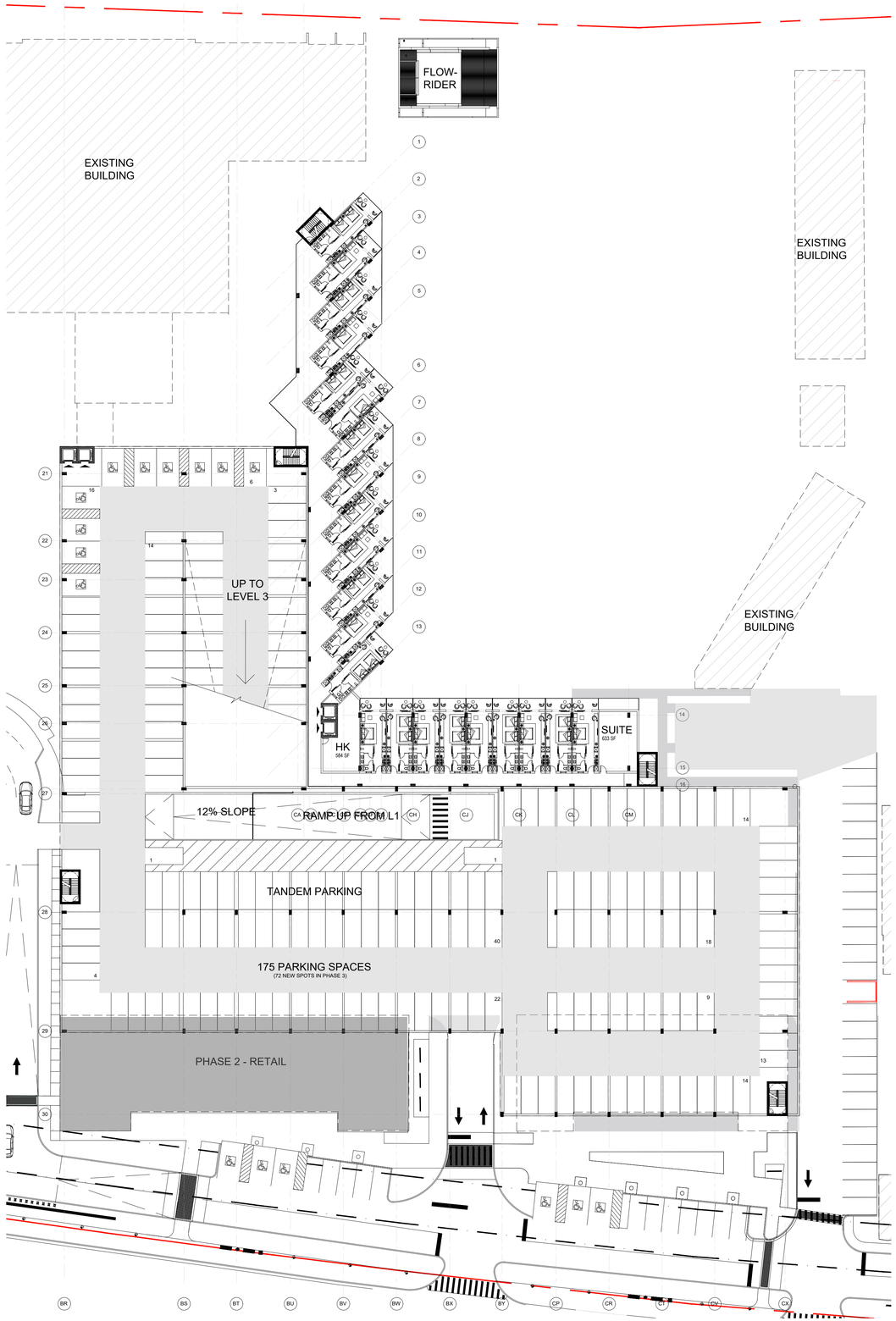
CONDITIONAL USE PERMIT

SHEET NO.

A2.26

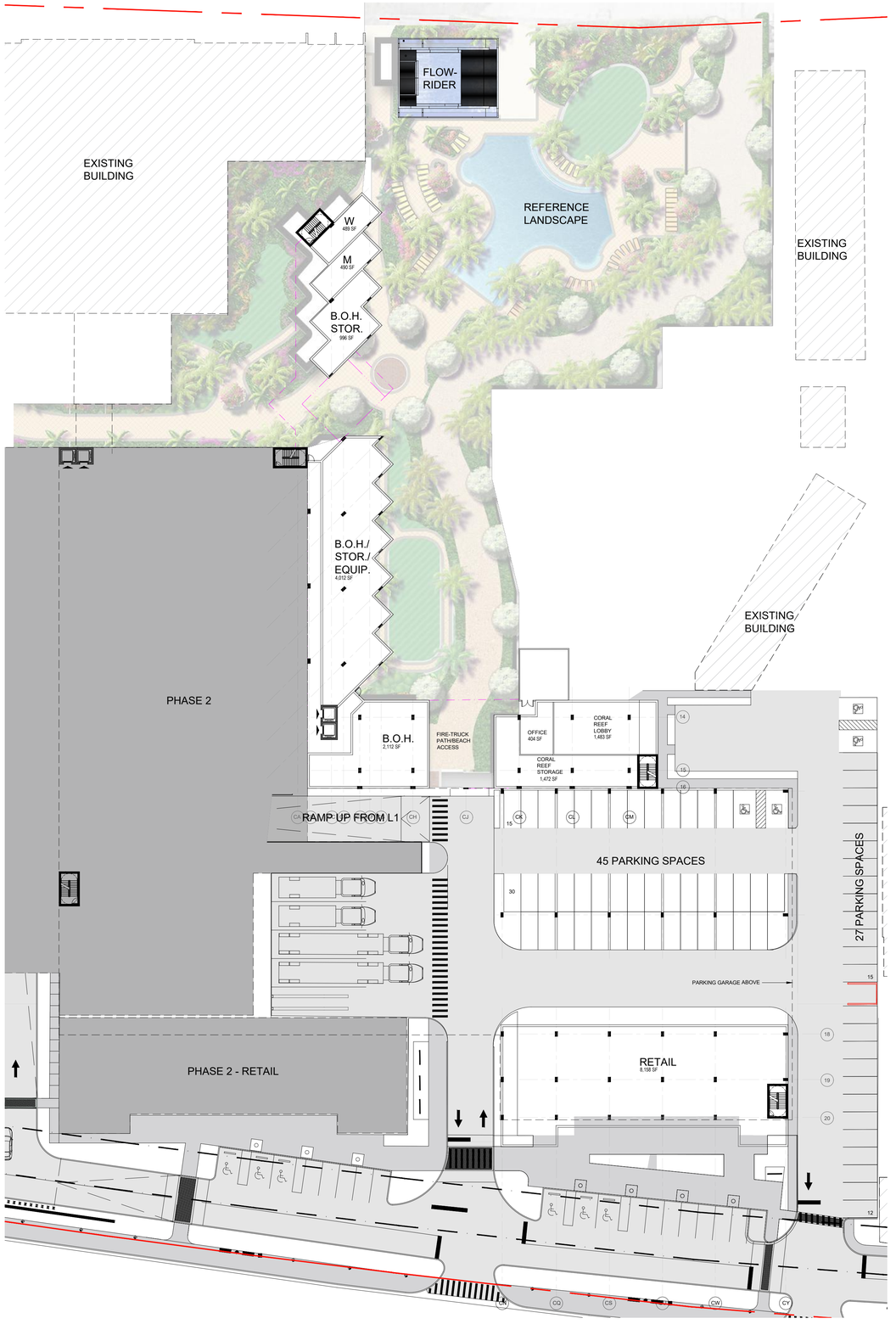
FLOOR PLAN - TOWER 2, ROOF

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, LEVEL 2

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 1

SCALE : 1/32" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

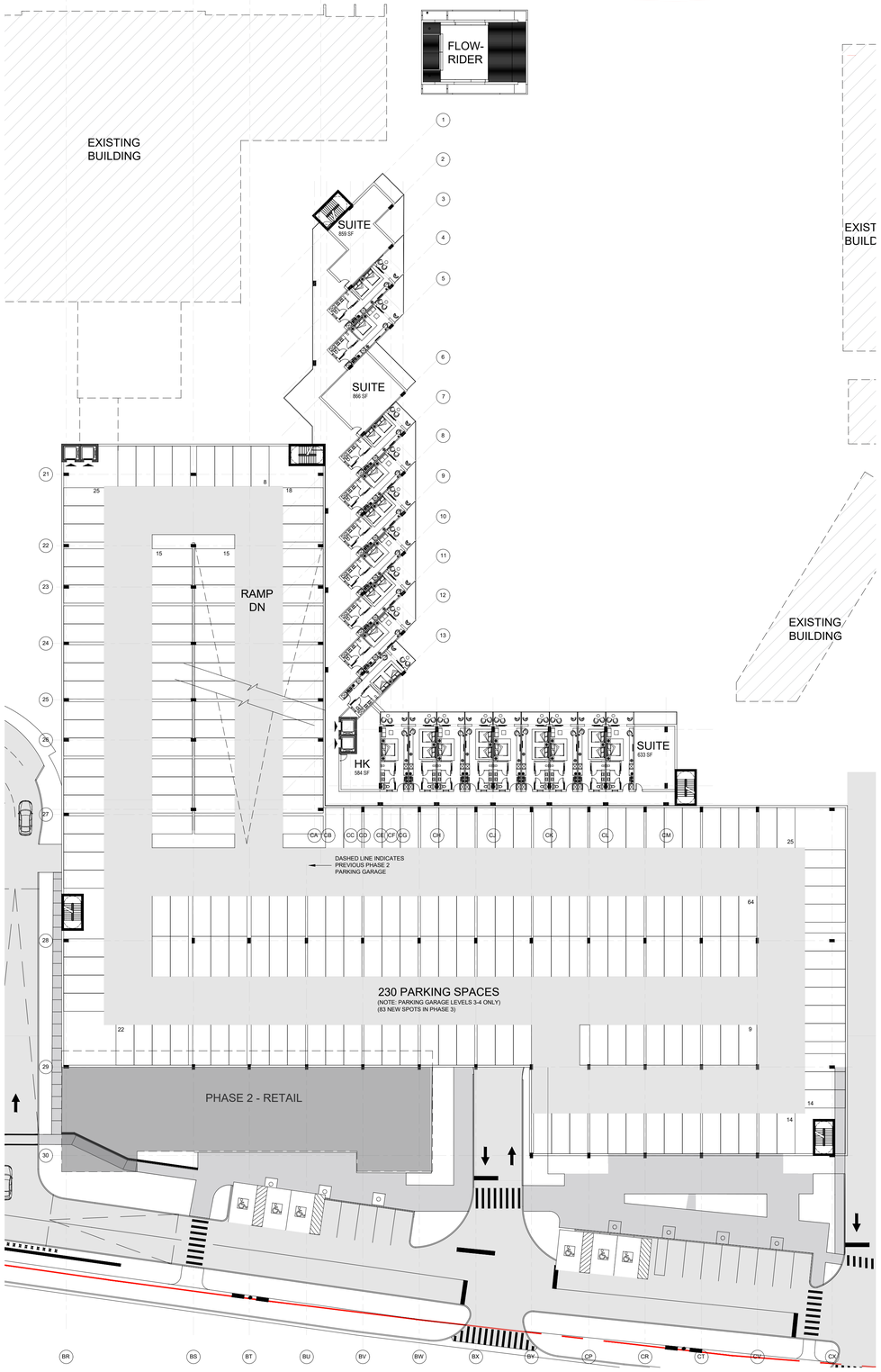
CONDITIONAL USE PERMIT

SHEET NO.

A2.30

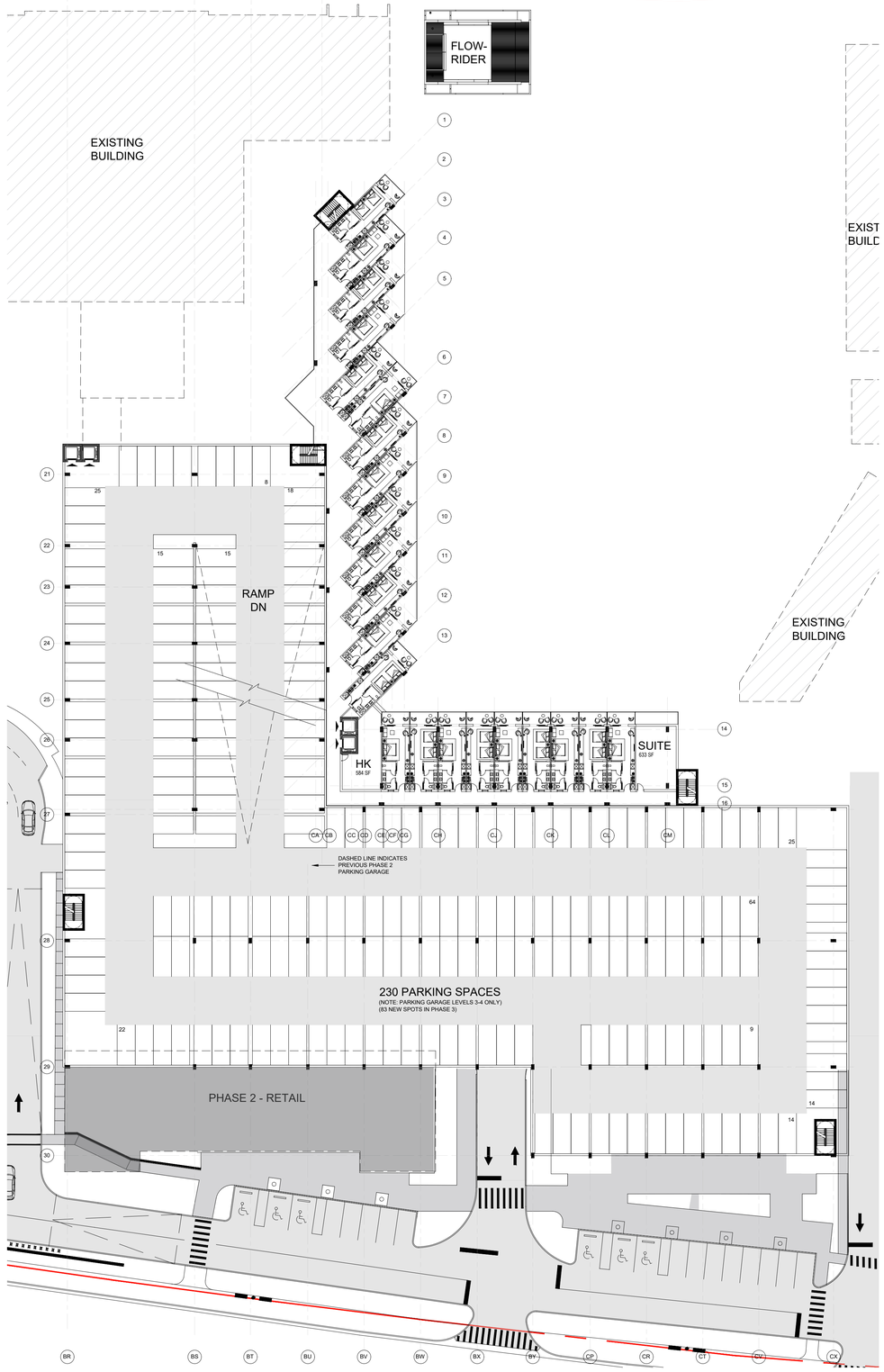
FLOOR PLAN - TOWER 3, LEVEL 1 & 2

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, LEVELS 4

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 3

SCALE : 1/32" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
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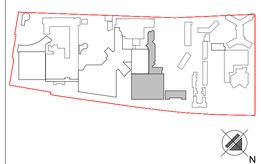
PROJECT NO. A10065

KEY MAP



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ISSUE DATE: 04-14-2023

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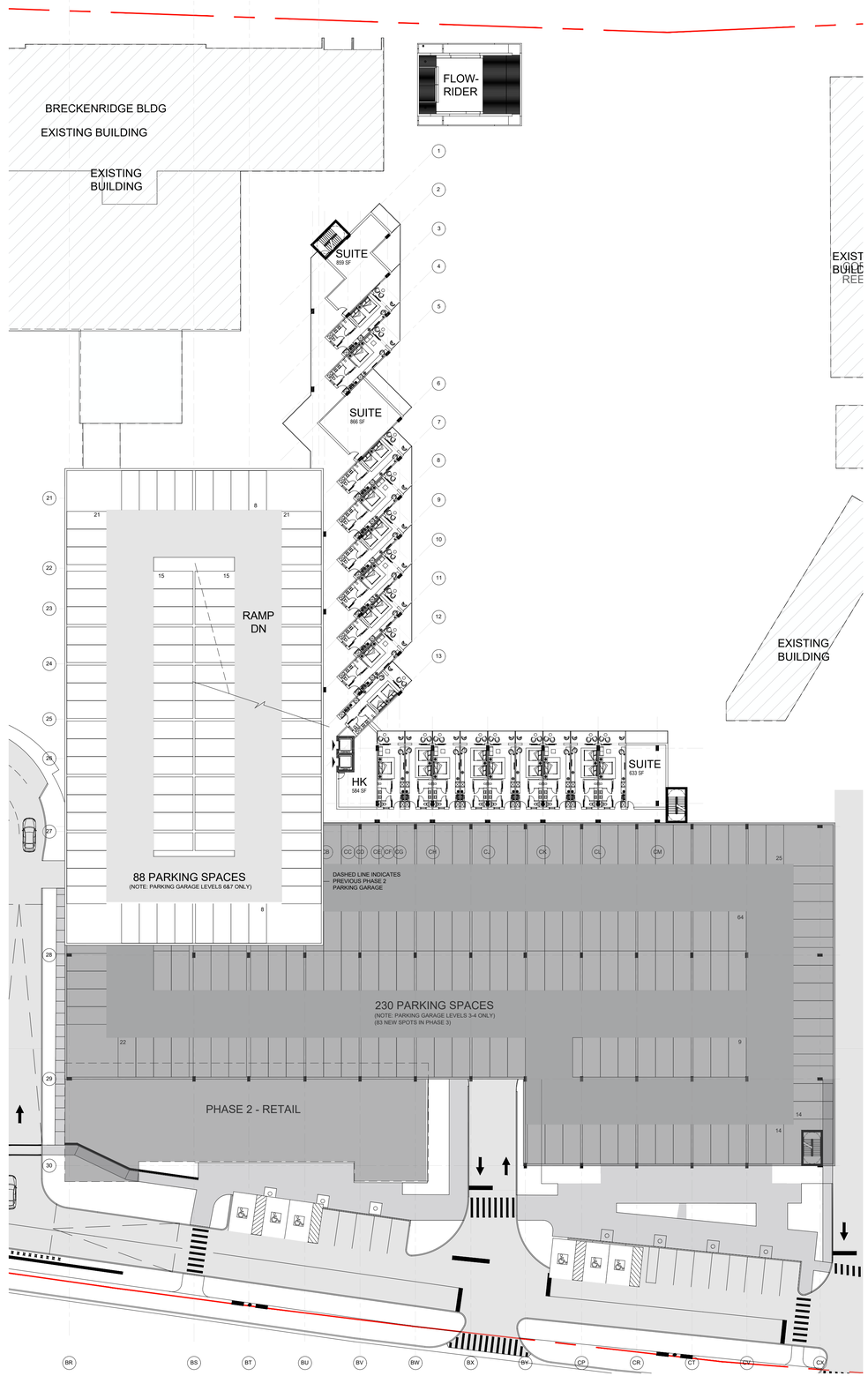
A2.31

FLOOR PLAN-TOWER 3, LEVEL 3,4

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 6,7,9,10,12

SCALE : 1/32" = 1'-0"

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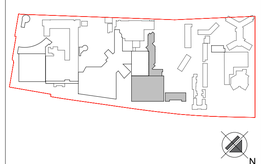
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

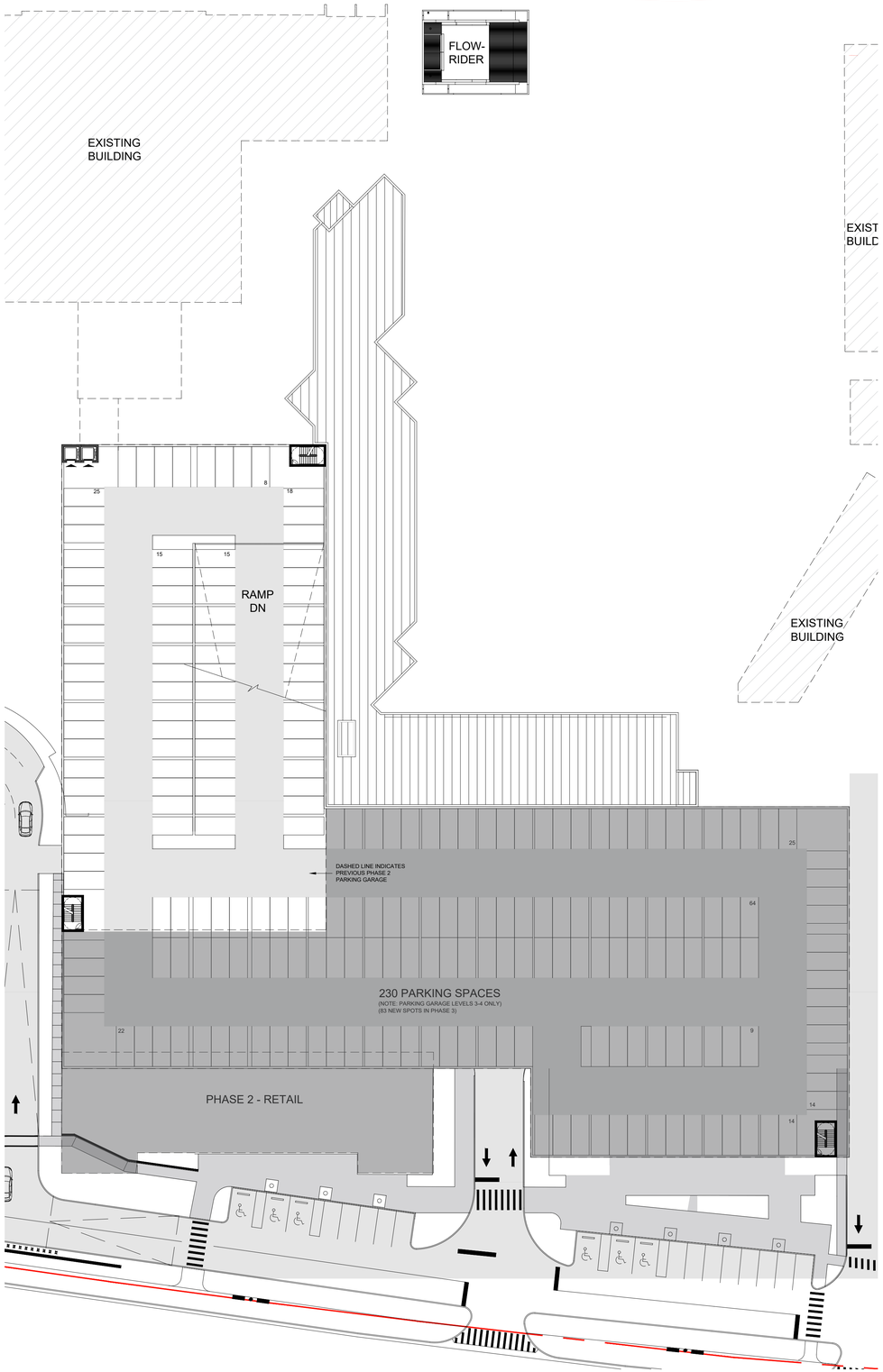
CONDITIONAL USE PERMIT

SHEET NO.

A2.32

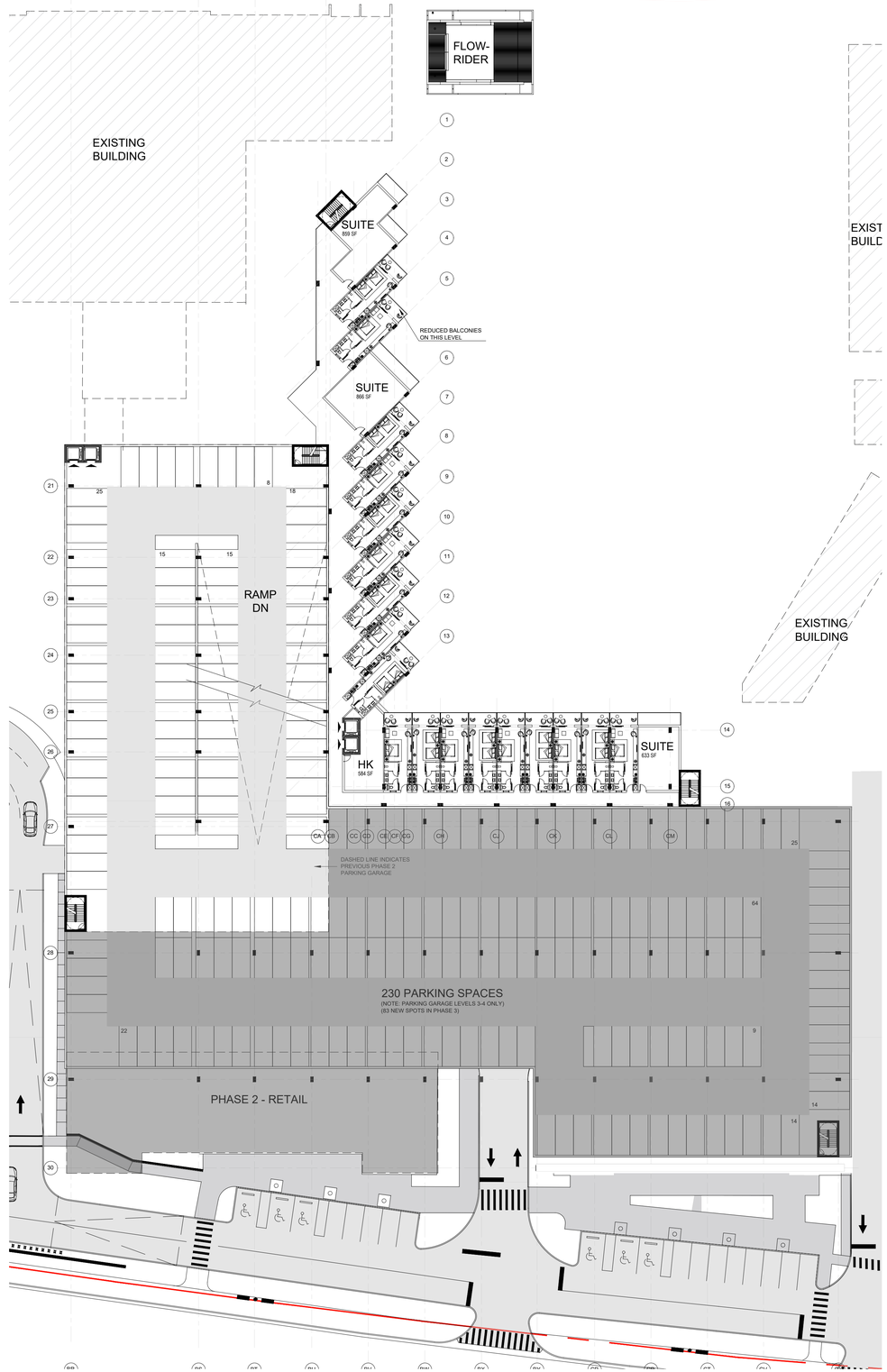
FLOOR PLAN-TOWER 3, LEVEL 6,7,9,10,12

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, ROOF

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVELS 5,8,11

SCALE : 1/32" = 1'-0"

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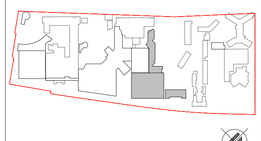

N

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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

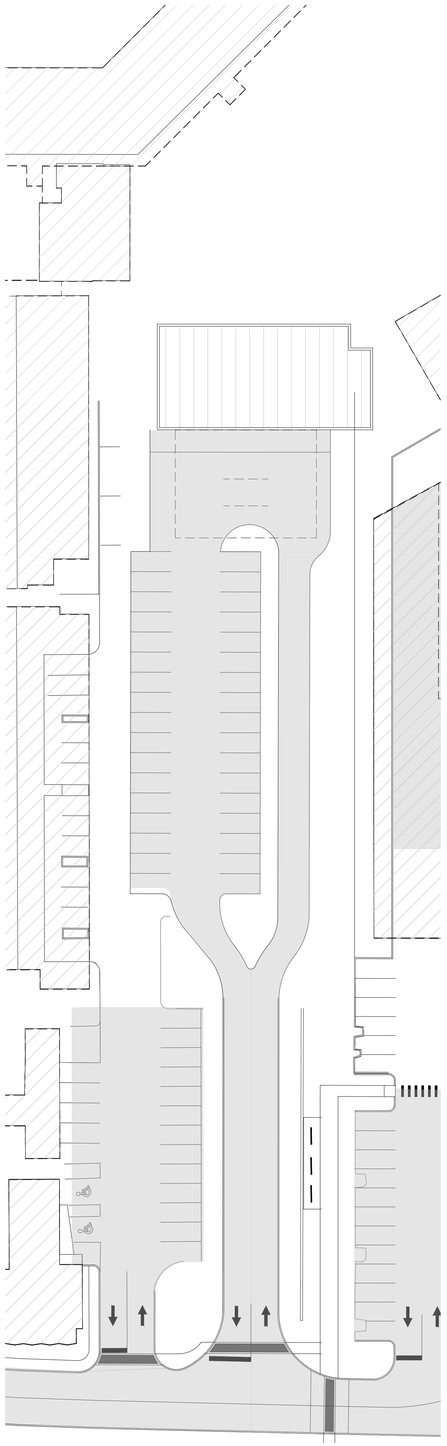
CONDITIONAL USE PERMIT

SHEET NO.

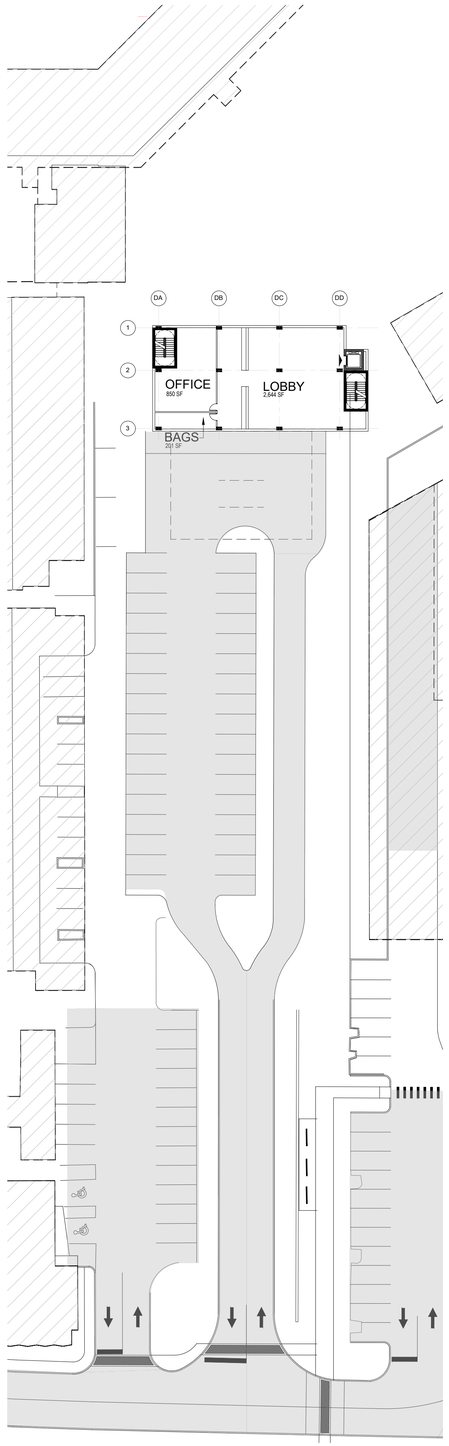
A2.33

FLOOR PLAN - TOWER 3, LEVELS 5,8,11, & ROOF

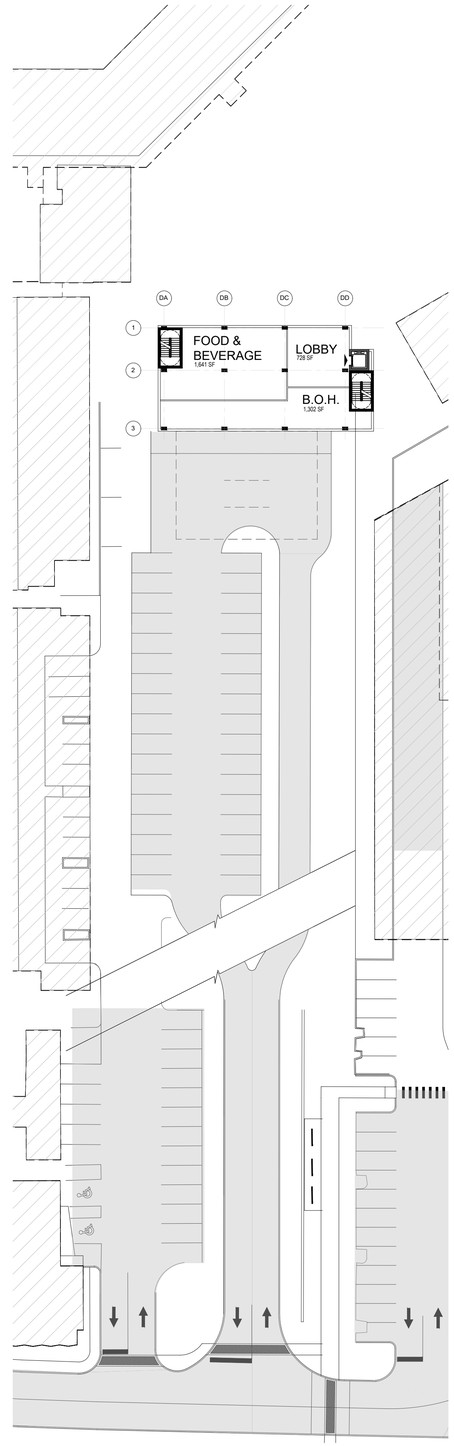
SCALE : 1/32" = 1'-0"



03 FLOOR PLAN - BUILDING 4, ROOF
SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - BUILDING 4, LEVEL 2
SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - BUILDING 4, LEVEL 1
SCALE : 1/32" = 1'-0"

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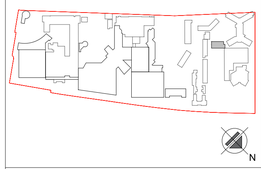
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

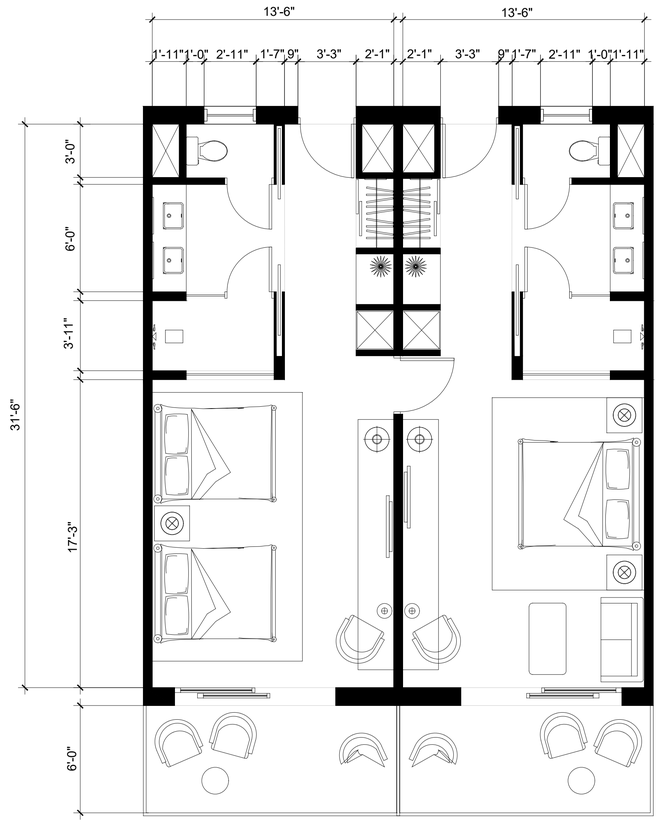
ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A2.40

FLOOR PLAN - BUILDING 4, LEVEL 1, 2, & ROOF
SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - ENLARGED TYP. GUESTROOM

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

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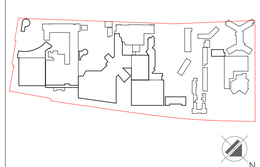


REVISIONS

NO.:	DESCRIPTION:	DATE:

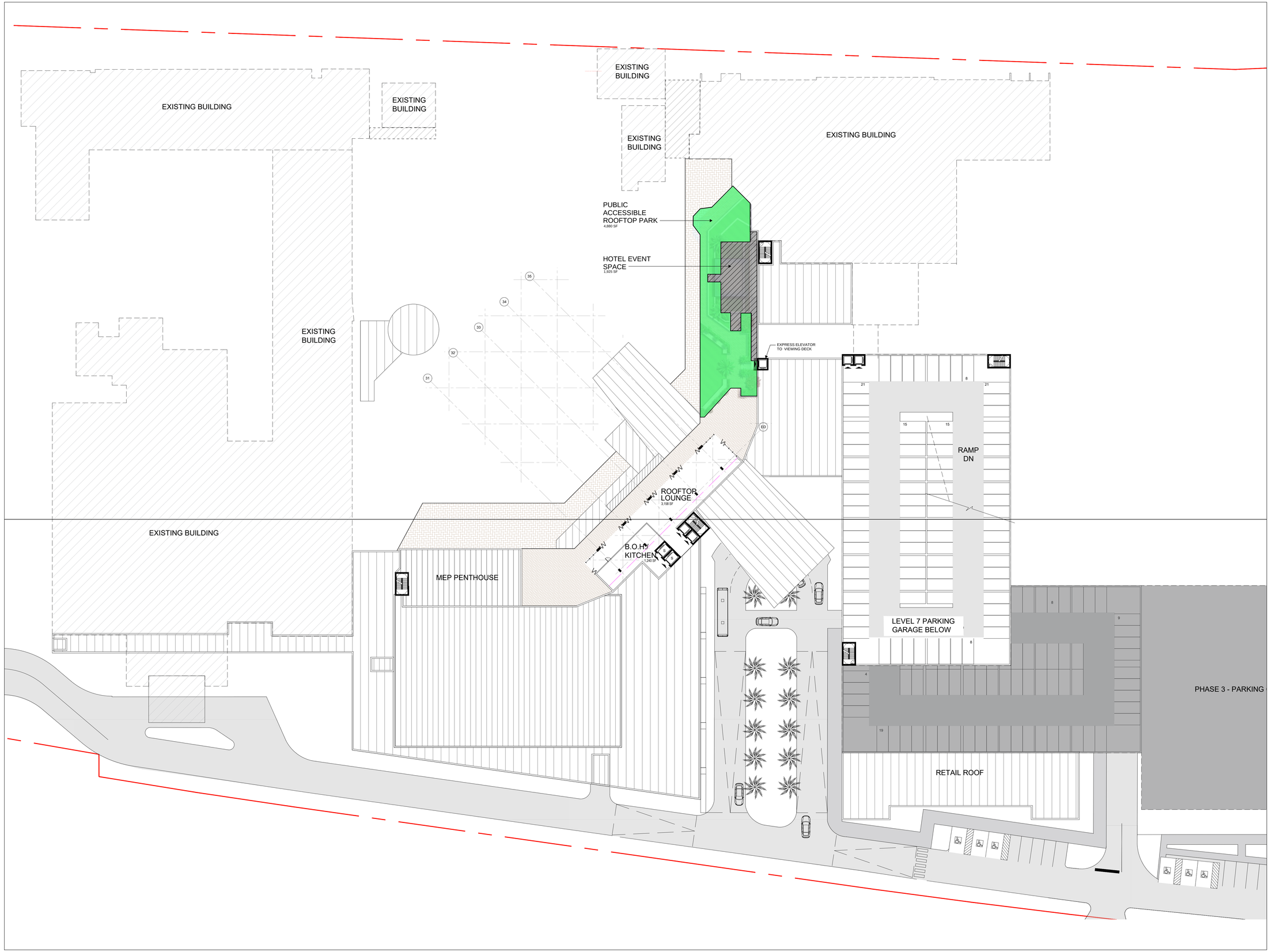
ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A2.50

FLOOR PLAN - ENLARGED TYP. GUESTROOM
SCALE : 1/4" = 1'-0"



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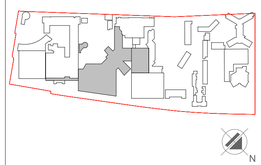
KEY MAP



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CONDITIONAL USE PERMIT

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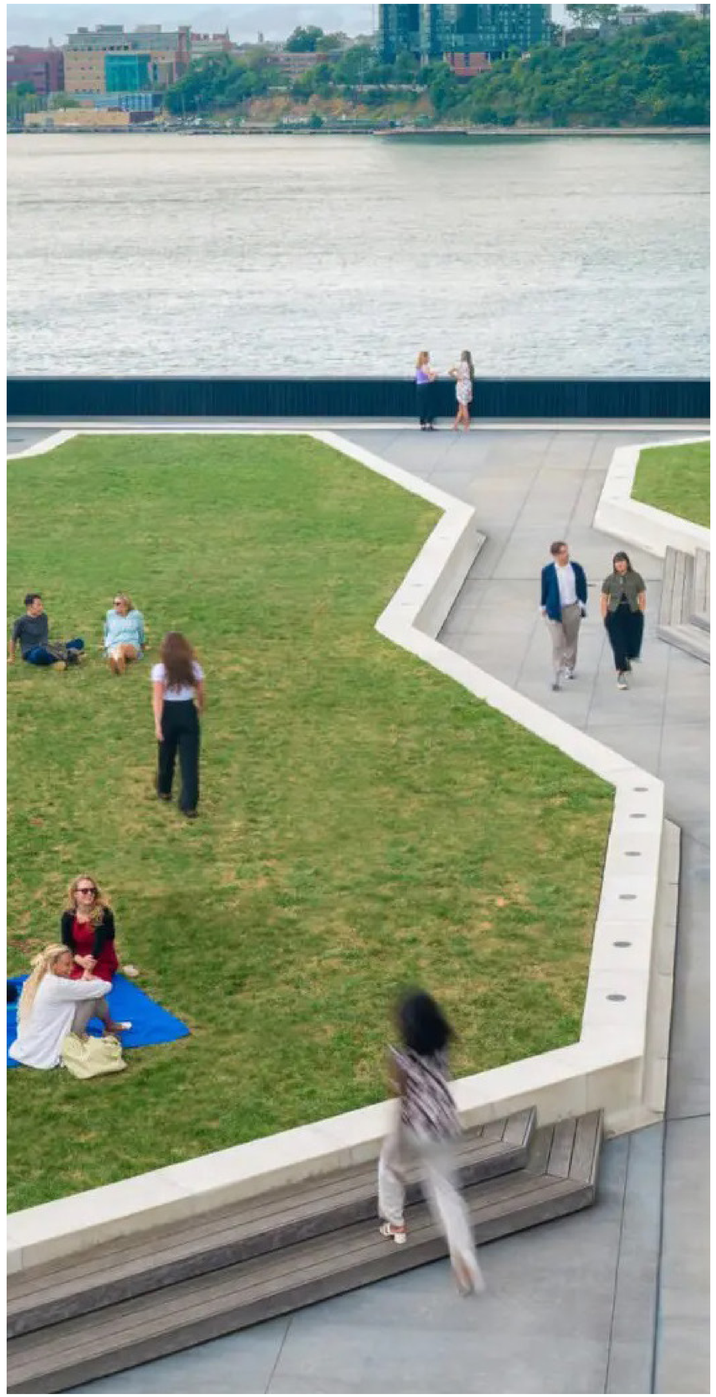
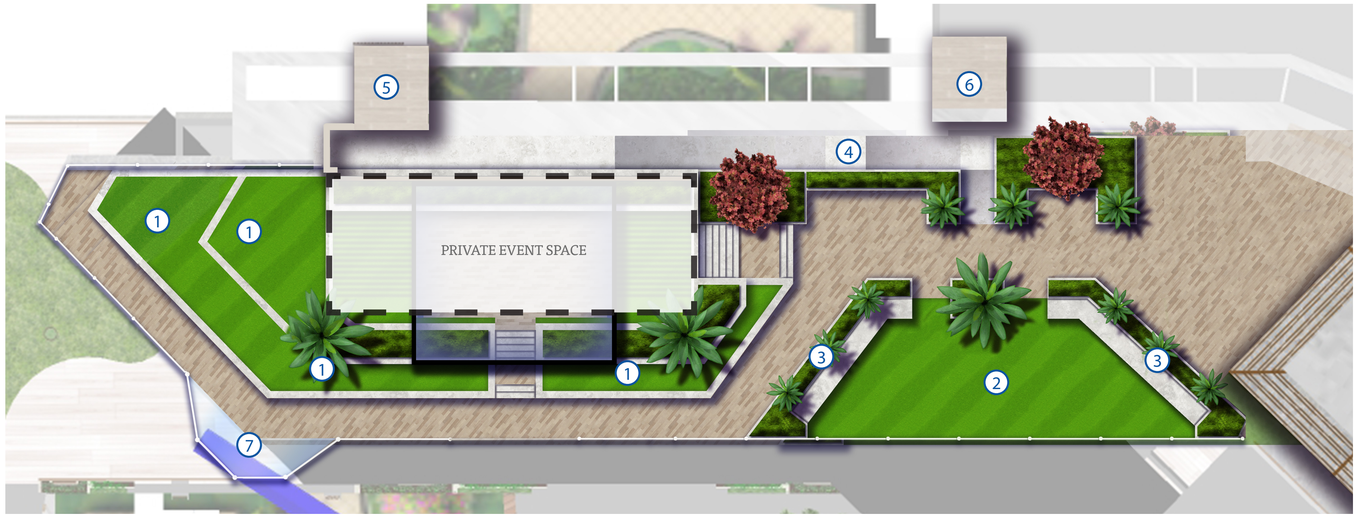
A2.25

FLOOR PLAN - TOWER 2, LEVEL 12

SCALE : 1/32" = 1'-0"





LEGEND

1. TERRACED LAWN
2. EVENT LAWN
3. RAISED PLANTER W/ BUILT-IN SEATING
4. HANDICAP RAMP
5. ENTRY STAIRWELL
6. EXPRESS ELEVATOR
7. GLASS BALCONY

Scale: 1”=10’

0’ 10’ 20’ 30’

N



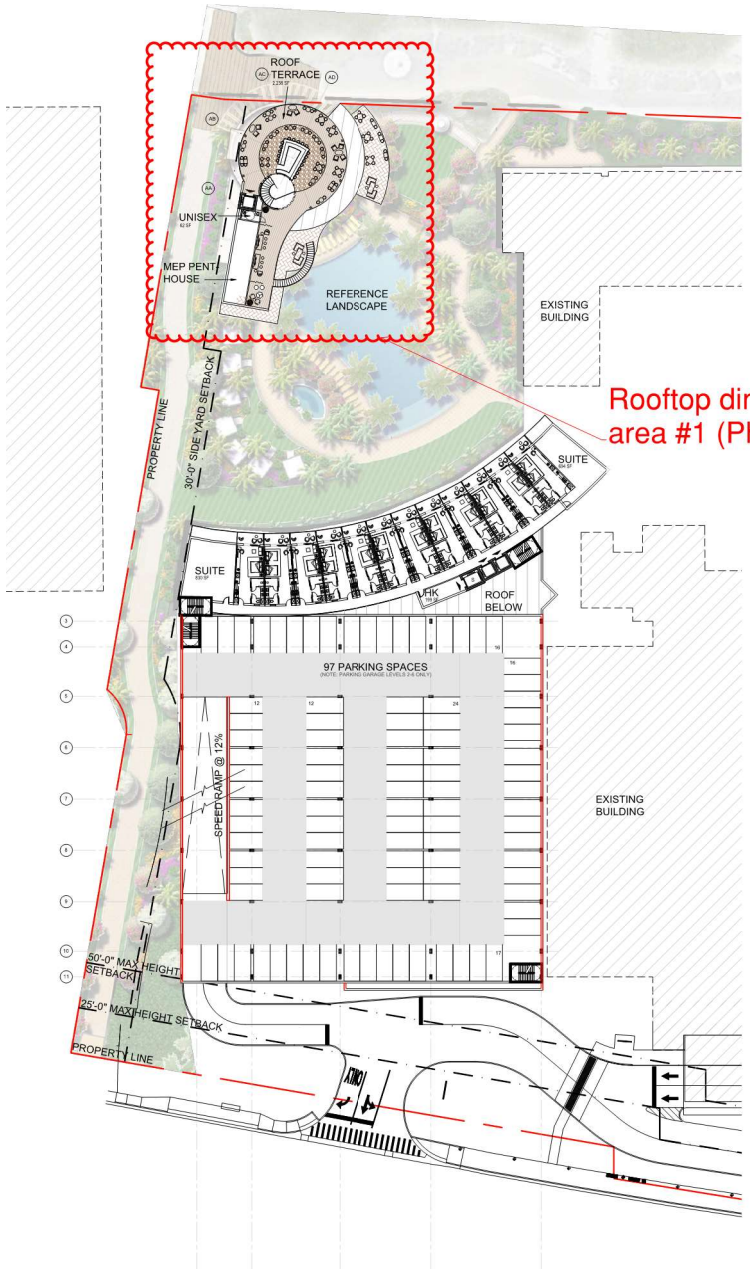
TRADEWINDS ROOFTOP | ST. PETERSBURG, FL

ROOFTOP PARK | CONCEPT 2-B

PN: 1101.21B | DATE: 02/05/2024

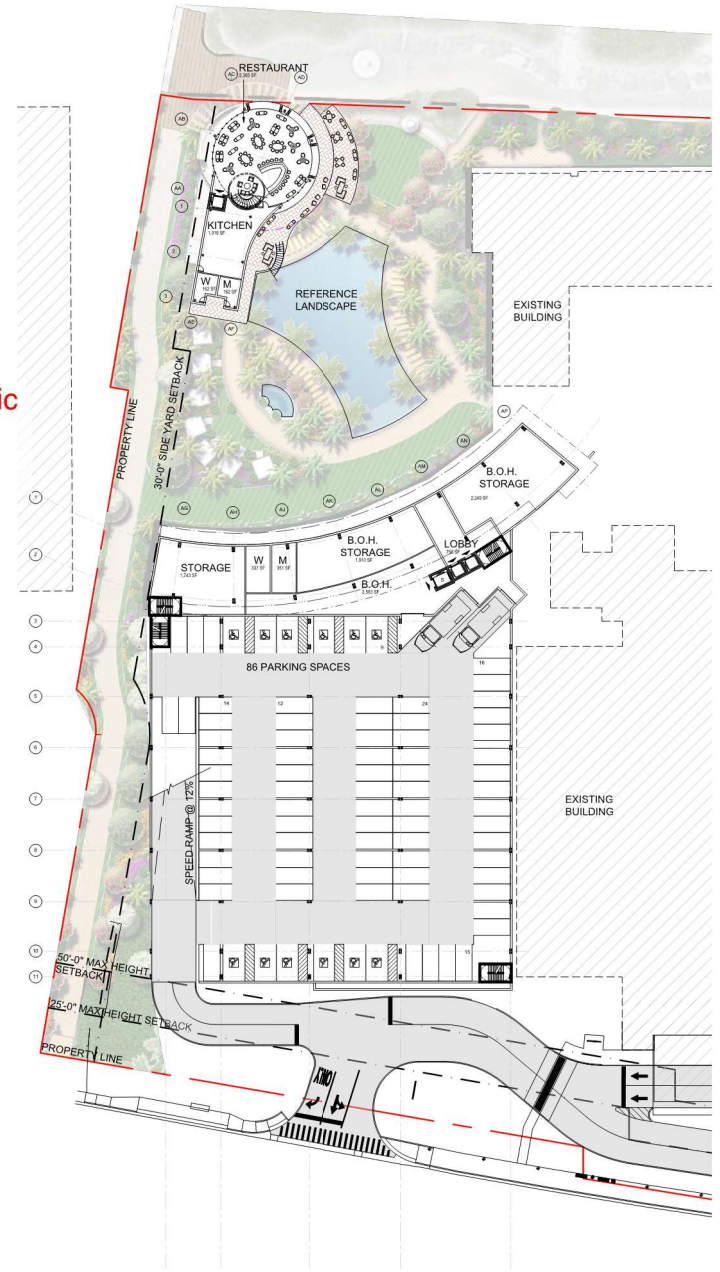
PERRY | BECKER

3657 Maguire Blvd., Suite 150, Orlando FL 32803 Tel: 407.960.4850 | Fax: 407.960.4851 | www.perry-becker.com



Rooftop dining/drinking/music area #1 (Phase 1)

02 FLOOR PLAN - TOWER 1, LEVELS 2-7
SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVEL 1
SCALE : 1/32" = 1'-0"

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Disclaimer 1: CUP drawings are NOT intended to be used for construction. NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDA's drawings do not include all information required for the Permit Set. Contractors are responsible to produce and take their own shop drawings and verify use NMDA's Contract Drawings as reference to meet their design intent.

Disclaimer 2: All Structural, Mechanical, Electrical and Plumbing Layout and Requirements are to be completed, crafted and approved by the local Registered Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety Codes and Regulations having jurisdiction over the Project's site.

TRADEWINDS ISLAND GRAND RESORT
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

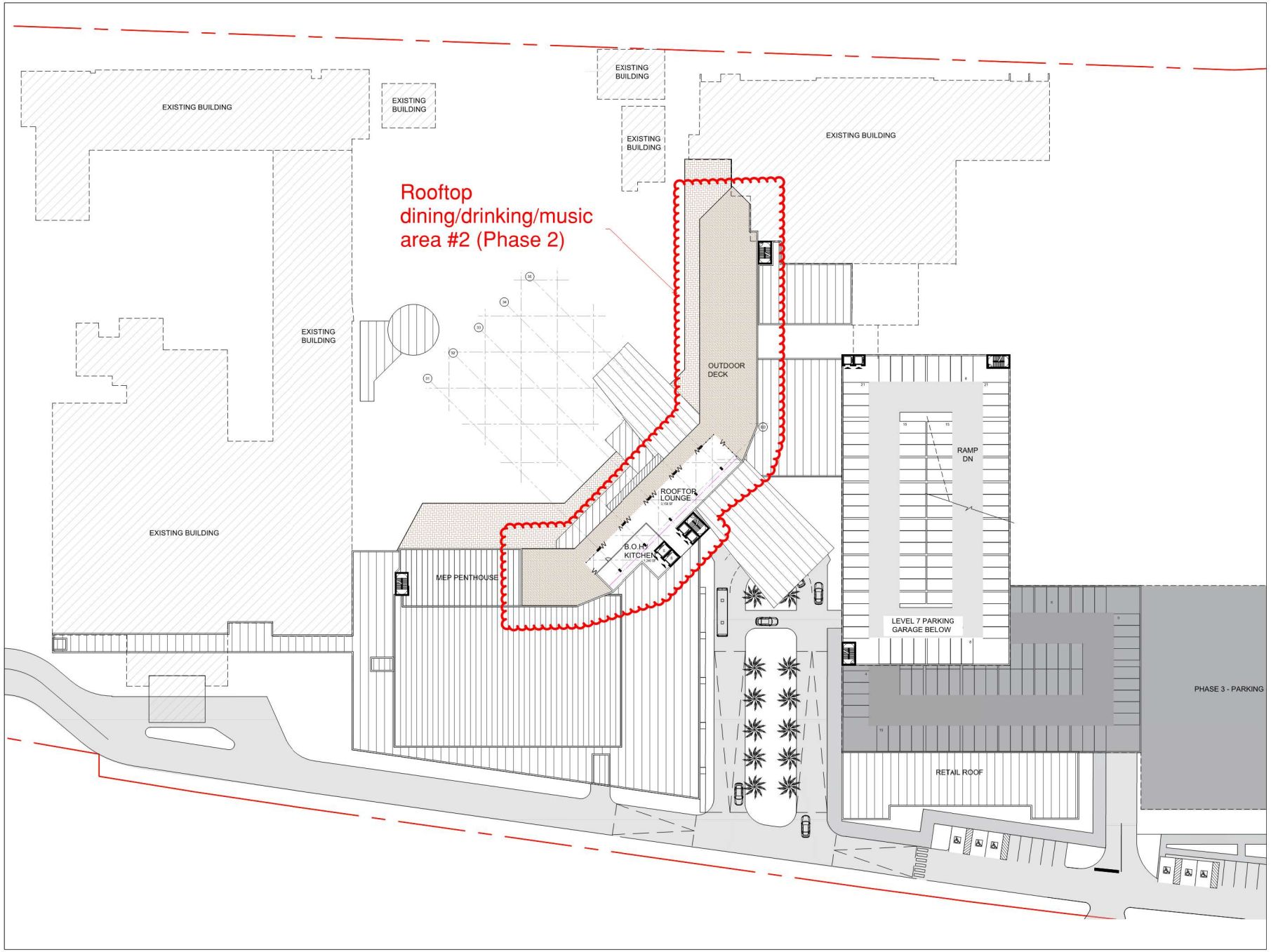
CONDITIONAL USE PERMIT

SHEET NO.

A2.10

FLOOR PLAN - TOWER 1, LEVELS 1-7

SCALE : 1/32" = 1'-0"



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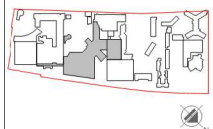
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

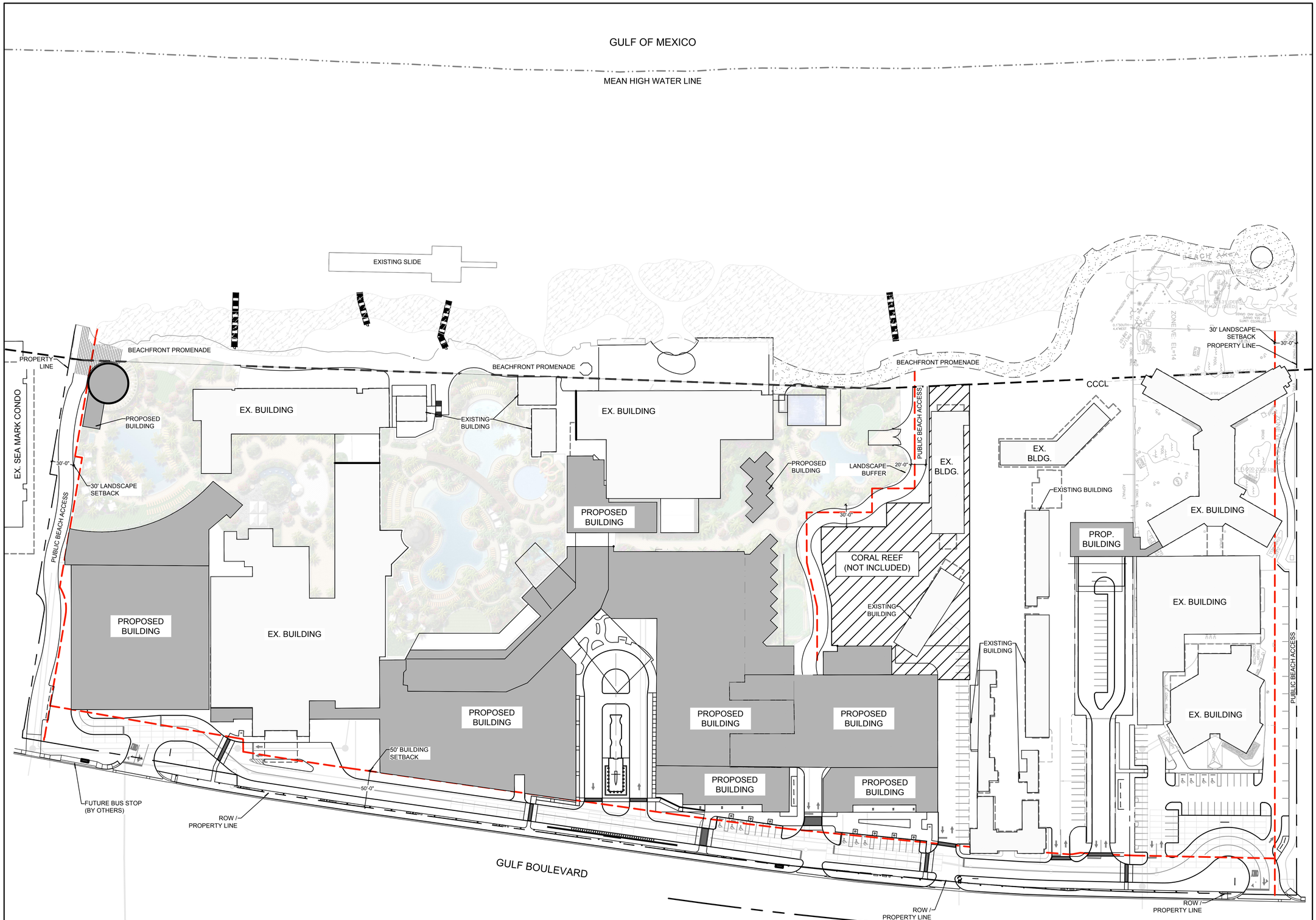
CONDITIONAL USE PERMIT

SHEET NO.

A2.25

FLOOR PLAN - TOWER 2, LEVEL 12

SCALE : 1/32" = 1'-0"



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Disclaimer 1: NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDA's drawings DOES NOT represent the local Methods, Techniques and Means of Construction. Contractor shall issue their own shop drawings and only use NMDA's Contract Drawings as reference to meet the design intent.

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 30 60 120

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.200

OVERALL PLAN

SCALE : 1"-60'

PLANT SCHEDULE - GULF BOULEVARD FRONTAGE

CANOPY TREE — 21
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BIRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

CANOPY PALM — 35
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 5
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 39
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
FEJOA SELOUM / PINEAPPLE GUAVA
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

GULF BLVD STREETSCAPE — 24,997 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - VEHICULAR USE AREAS

CANOPY TREE — 12
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BIRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

CANOPY PALM — 4
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 7
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

SCREENING SHRUB — 32
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

VUA - INTERIOR LANDSCAPE — 4,889 SF
SHRUBS MIN 2' HT. AT PLANTING
ALLAMANDA CATHARTICA / GOLDEN TRUMPET
CHRYSOBALANUS ICACO / COCO PLUM
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS / BUTTONWOOD
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HELIANTHUS DEBILIS / DUNE SUNFLOWER
ILEX VOMITORIA / YAUPON HOLLY
LANTANA CAMARA / LANTANA
LANTANA INVOLUCRATA / WILD SAGE
LICANIA MICHAUXII / GOPHER APPLE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENTAS LANCEOLATA / STAR CLUSTER
PLUMBAGO CAPENSIS / CAPE PLUMBAGO
SCAEVOLA PLUMIERI / INKBERRY
SERENOA REPENS / SAW PALMETTO
STACHYTARPHETA JAMAICENSIS / BLUE PORTERWEED
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
VIBURNUM OBOVATUM / WALTER'S VIBURNUM
ZAMIA PUMILA / COONTIE CYCAD

RESORT PLANTING — 21,687 SF
SHRUBS MIN. 2' HT. AT PLANTING
ACALYPHA WILKESIANA / WILKES' COPPERLEAF
ALOCASIA ODORA 'CALIFORNIA' / CALIFORNIA ELEPHANT EAR
ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CODIAEUM VARIEGATUM / CROTON
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
CORDYLINE FRUTICOSA 'FLORICA' / FLORICA TI PLANT
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HEDYCHIUM CORONARIUM / WHITE GINGER
HELIANTHUS DEBILIS / DUNE SUNFLOWER
HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH HELICONIA
HIBISCUS ROSA-SINENSIS 'LIPSTICK' / LIPSTICK CHINESE HIBISCUS
IXORA COCCINEA 'NORA GRANT' / NORA GRANT PINK IXORA
LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUSA X / BANANA
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PETREA VOLUBILIS / QUEEN'S WREATH
PHILODENDRON X 'XANADU' / XANADU PHILODENDRON
PSYCHOTRIA NERVOSA / WILD COFFEE
SCHEFFLERA ARBORICOLA 'TRINETTE' / TRINETTE VARIEGATED SCHEFFLERA
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - SOUTH BUFFERYARD

CANOPY TREE — 10
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BIRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

NATIVE PALM — 16
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 23
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

BUFFERYARD — 9,274 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - BEACH FRONT PROMENADE/DUNES

CANOPY PALM — 23
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 46
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

DUNE PLANTINGS — 88,057 SF
ARGUSIA GNAPHALODES / SEA ROSEMARY
CANAVALIA ROSEA / BEACH BEAN
COCCOLOBA UVIFERA / SEA GRAPE
GAILLARDIA ARISTATA / BLANKET FLOWER
HELIANTHUS DEBILIS / DUNE SUNFLOWER
HELIOTROPIUM GNAPHALODES / SEA LAVENDER
IPOMOEA IMPERATI / BEACH MORNING GLORY
LANTANA INVOLUCRATA / WILD SAGE
MUHLENBERGIA FILIPES / MUHLY
PANICUM AMARUM 'SOUTHPA' / BITTER PANICGRASS
SCAEVOLA PLUMIERI / INKBERRY
SCAEVOLA TACCADA / BEACH NAUPAKA
SERENOA REPENS / SAW PALMETTO
SPARTINA PATENS / SALT MEADOW CORD GRASS
SURIANA MARITIMA / BAY CEDAR
UNIOLA PANICULATA / SEA OATS

PLANT SCHEDULE - CENTRAL BUFFERYARD

CANOPY TREE — 16
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BIRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

NATIVE PALM — 23
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

BUFFERYARD — 7,815 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - NORTH BUFFERYARD

CANOPY TREE — 1
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BIRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

NATIVE PALM — 17
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 1
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
FEJOA SELOUM / PINEAPPLE GUAVA
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

SCREENING SHRUB — 54
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

BUFFERYARD — 3,736 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

REQUIRED PLANTING CALCULATIONS:

STREET TREES FOR GULF BOULEVARD:
REQUIREMENT: 1 TREE PER 30 LF OF ROAD; 1 TREE PER EVERY 180 SF OF LANDSCAPE IN BUFFER AREA THAT IS 10% OF TOTAL ROW WIDTH (10')
TOTAL LINEAR FEET: 1,776.86 LF
REQUIRED STREET TREES: 60 TREES (1,776.86 LF / 30 = 59.22)
PROVIDED STREET TREES: 100 TREES
REQUIRED LANDSCAPE TREES: 99 TREES (1 TREE EVERY 18'LF)
PROVIDED LANDSCAPE TREES: 100 TREES

PUBLIC WALKWAYS (GULF FRONT PROMENADE):
REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY; 1 TREE PER EVERY 200 SF OF LANDSCAPE AREA
TOTAL LINEAR FEET: 1,599.68 LF
TOTAL LANDSCAPE AREA: N/A *LANDSCAPE TO BE DESIGNED ALONG WITH AMENITY AREAS. WILL MEET TREE REQUIREMENTS WHEN DESIGNED.
REQUIRED WALKWAY TREES: 32 TREES PER SIDE (1,599.68 LF / 50 = 31.99)
PROVIDED WALKWAY TREES: EAST SIDE: 26 TREES; WEST SIDE: 43 TREES

PUBLIC WALKWAYS (SOUTH BUFFER WALKWAY):
REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY; 1 TREE PER EVERY 200 SF OF LANDSCAPE AREA
TOTAL LINEAR FEET: 511.278 LF
TOTAL LANDSCAPE AREA: 9,387 SF
REQUIRED WALKWAY TREES: 11 TREES PER SIDE (511.27 LF / 50 = 10.22)
PROVIDED WALKWAY TREES: NORTH SIDE: 30 TREES; SOUTH SIDE: 21 TREES
REQUIRED LANDSCAPE TREES: 47 TREES (9,387 SF / 200 = 46.9)
PROVIDED LANDSCAPE TREES: 50 TREES

PUBLIC WALKWAYS (CENTRAL BUFFER WALKWAY):
REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY; 1 TREE PER EVERY 200 SF OF LANDSCAPE AREA
TOTAL LINEAR FEET: 535.43 LF
TOTAL LANDSCAPE AREA: 7,815 SF
REQUIRED WALKWAY TREES: 11 TREES (535.43 LF / 50 = 10.70)
PROVIDED WALKWAY TREES: 39 TREES
REQUIRED LANDSCAPE TREES: 39 TREES (7,815 SF / 200 = 39)
PROVIDED LANDSCAPE TREES: 39 TREES

PUBLIC WALKWAYS (NORTH BUFFER WALKWAY):
REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY; 1 TREE PER EVERY 200 SF OF LANDSCAPE AREA
TOTAL LINEAR FEET: 654.73 LF
PLANTABLE LINEAR FEET: 265.87 LF (654.73 LF - 388.85 LF = 265.88 LF) (388.85 LF COORDINATED IN EXISTING CONDITIONS NOT PLANTABLE AS SHOWN)
TOTAL LANDSCAPE AREA: 3,736 SF
REQUIRED WALKWAY TREES: 5 TREES (265.87 LF / 50 = 5.31)
PROVIDED WALKWAY TREES: 19 TREES
REQUIRED LANDSCAPE TREES: 19 TREES (3,736 SF / 200 = 18.68)
PROVIDED LANDSCAPE TREES: 19 TREES

NOTES:
1. ALL SHRUBS WILL BE MINIMUM 2' HEIGHT AT PLANTING
2. TOTAL LANDSCAPE AND PERVIOUS AREAS (LANDSCAPE AREAS, COMPACTED SHELL PATHWAYS) EQUAL +/- 4.02 ACRES (16% OF SITE)
   - (PERVIOUS AREA TAKEOFFS FOR AMENITY AREAS ARE ESTIMATED BASED UPON CURRENT CONCEPTUAL LAYOUT. FINAL PERMEABLE AREA QUANTITY MAY VARY AND WILL BE PROVIDED AT TIME OF FINAL CONSTRUCTION PLANS/FUTURE SUBMISSION TO MEET ALL ST. PETE BEACH CODE)
3. DURING THE COURSE OF FINAL DESIGN AND CONSTRUCTION, ANY PLANT MATERIAL CLASSIFIED AS INVASIVE OR PROHIBITED EXOTIC THAT IS IDENTIFIED IN EXISTING AREAS TO BE AFFECTED WILL BE REMOVED.

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TRADEWINDS ISLAND GRAND RESORT
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

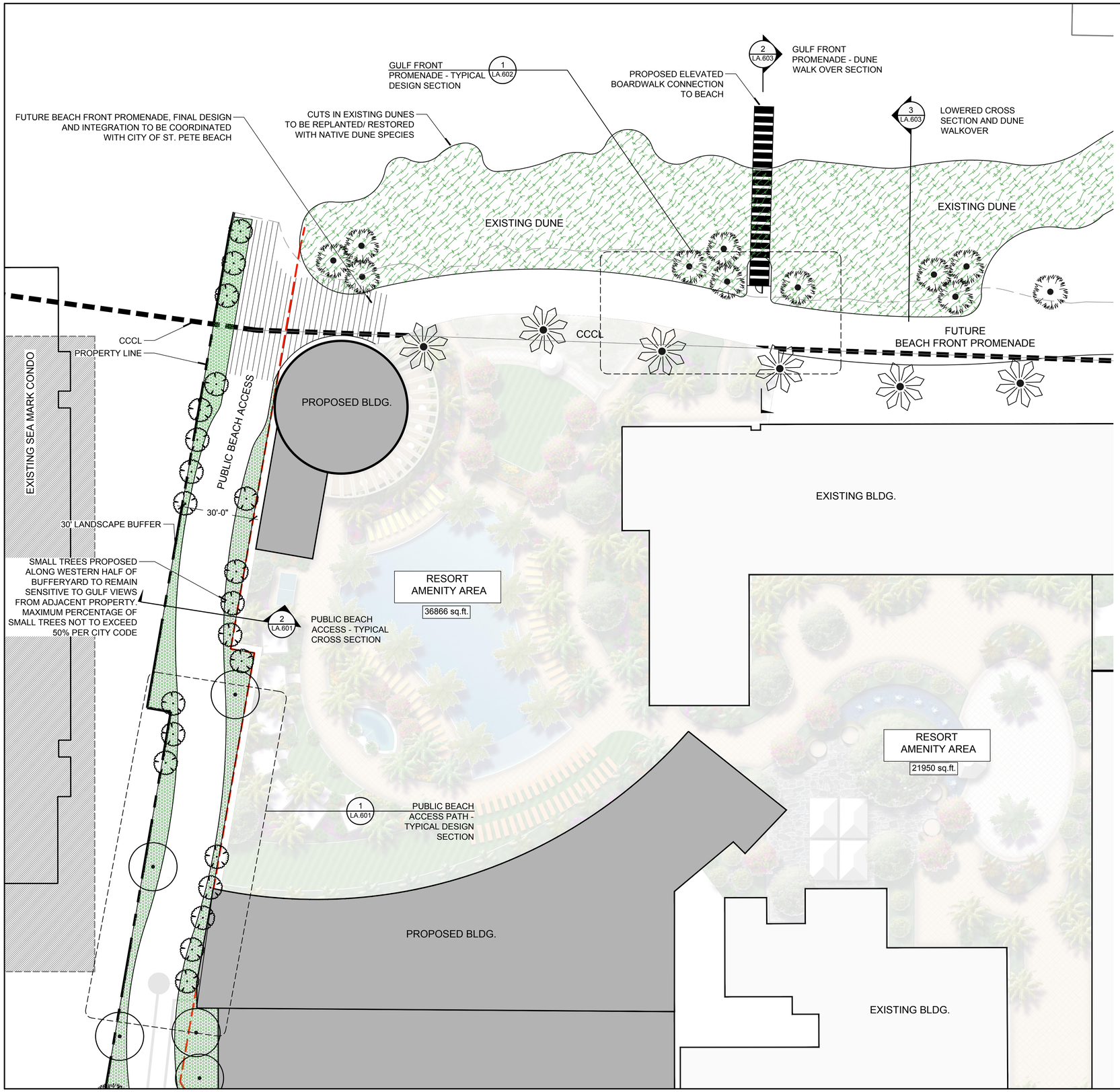
CONDITIONAL USE PERMIT

SHEET NO.

LA.200.1

PLANTING SCHEDULE & NOTES

SCALE : 1"-60'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:

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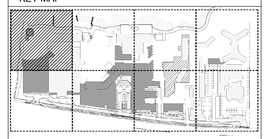
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



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REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.201

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
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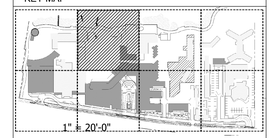
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



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REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.202

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

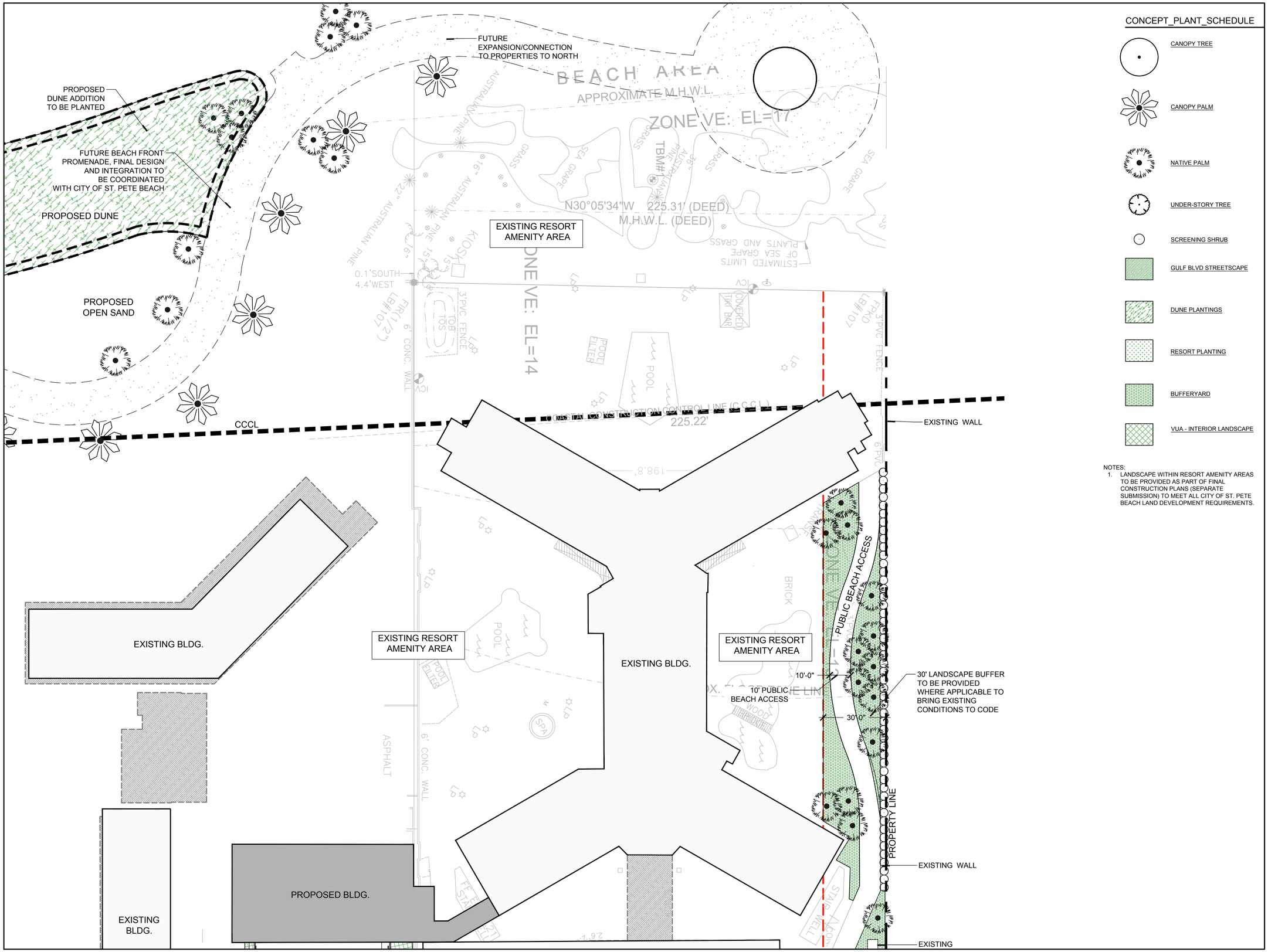
CONDITIONAL USE PERMIT

SHEET NO.

LA.203

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

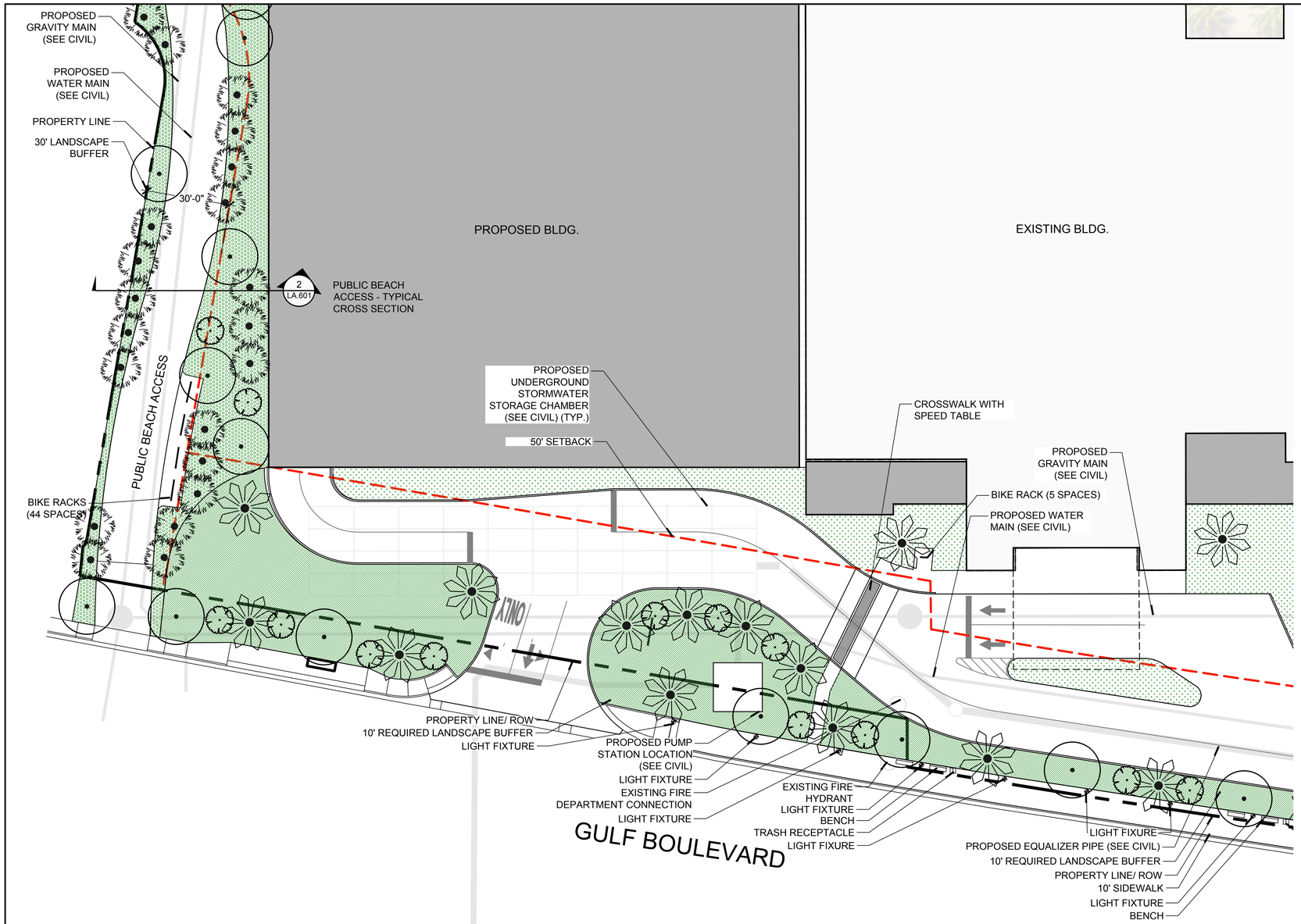
CONDITIONAL USE PERMIT

SHEET NO.

LA.204

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
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NOTES:

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

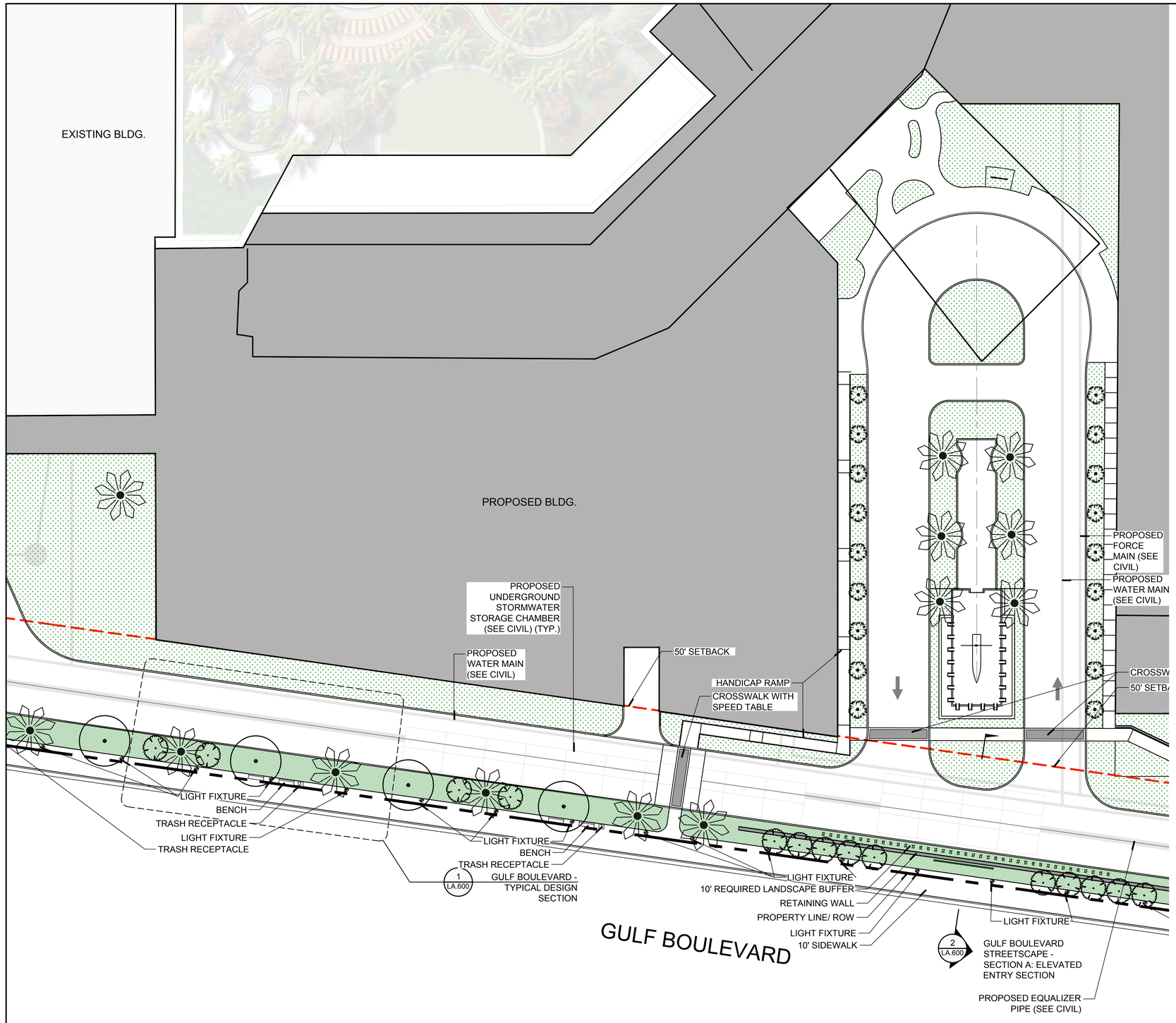
CONDITIONAL USE PERMIT

SHEET NO.

LA.205

CODE PLANTING PLAN

SCALE : 1"=20'



CONCEPT_PLANT_SCHEDULE

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- CANOPY PALM
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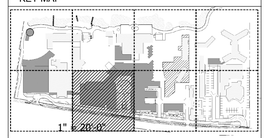
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



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REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

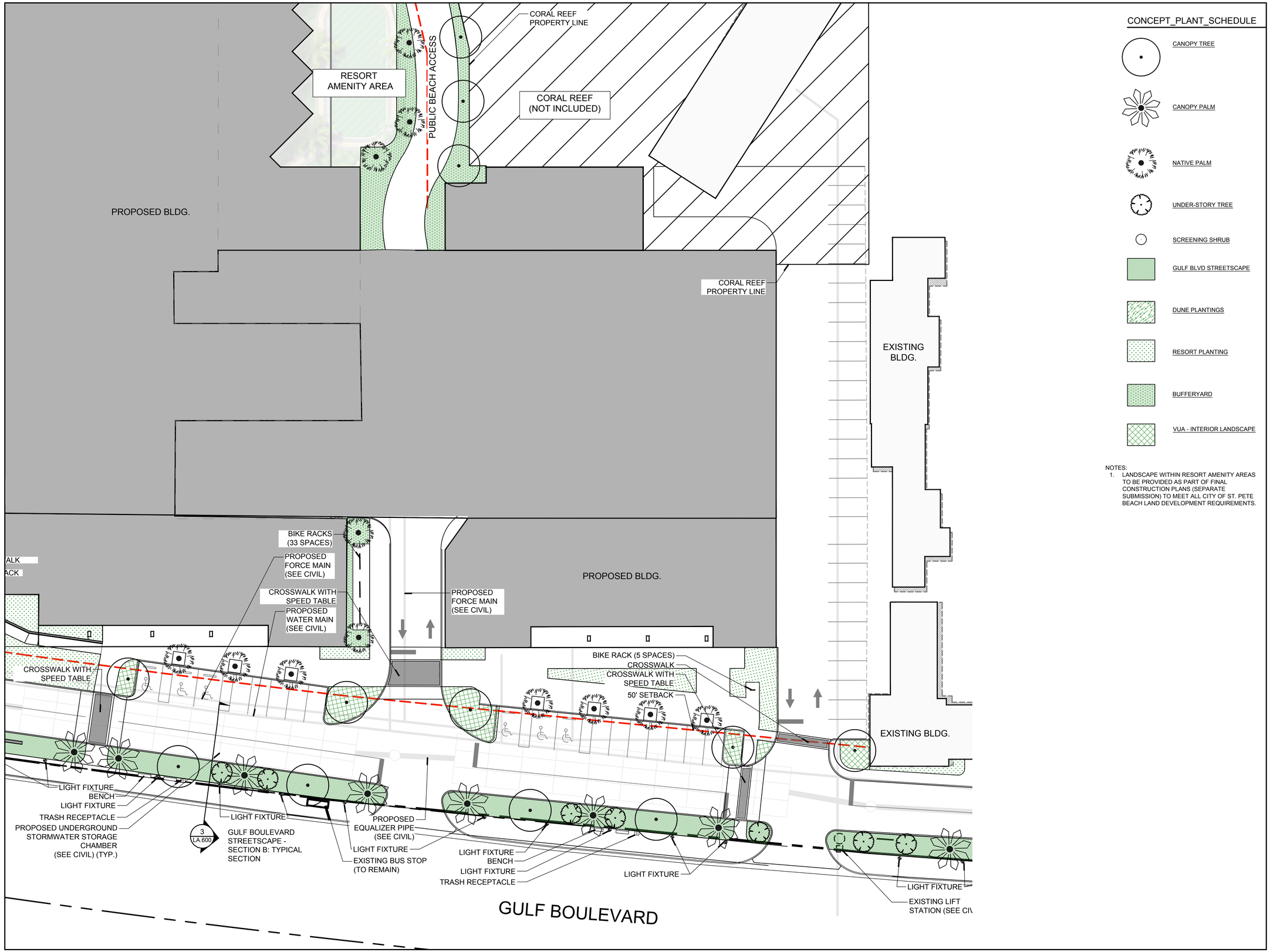
CONDITIONAL USE PERMIT

SHEET NO.

LA.206

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:

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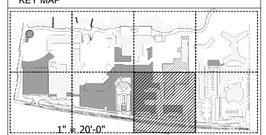
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

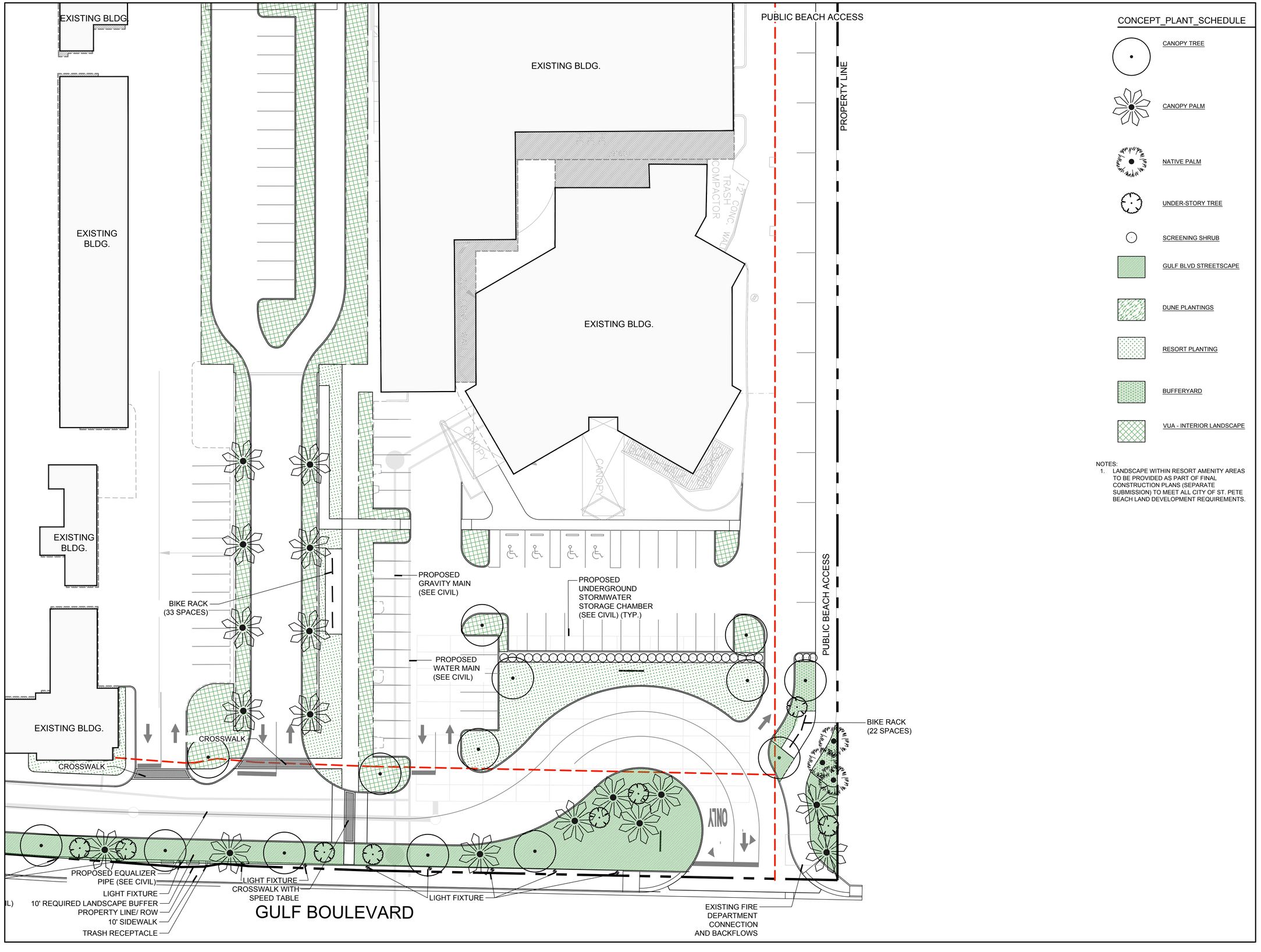
CONDITIONAL USE PERMIT

SHEET NO.

LA.207

CODE PLANTING PLAN

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:

1. LANDSCAPE WITHIN RESORT AMENITY AREAS TO BE PROVIDED AS PART OF FINAL CONSTRUCTION PLANS (SEPARATE SUBMISSION) TO MEET ALL CITY OF ST. PETE BEACH LAND DEVELOPMENT REQUIREMENTS.

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

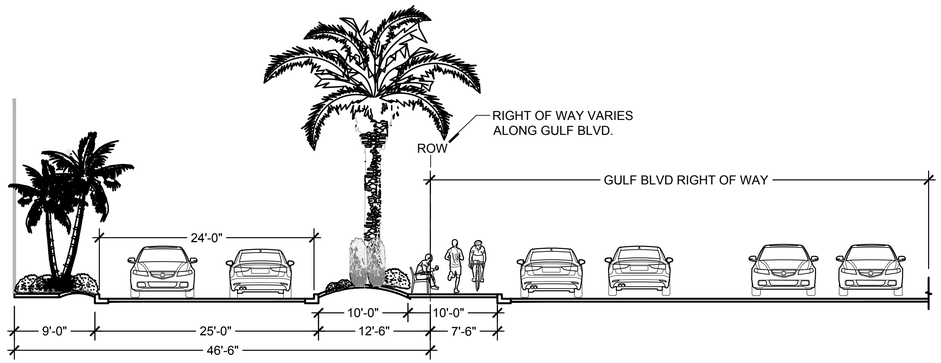
CONDITIONAL USE PERMIT

SHEET NO.

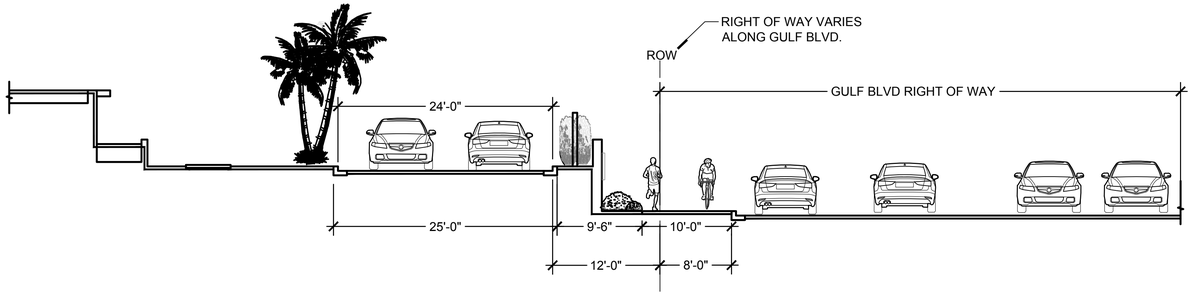
LA.208

CODE PLANTING PLAN

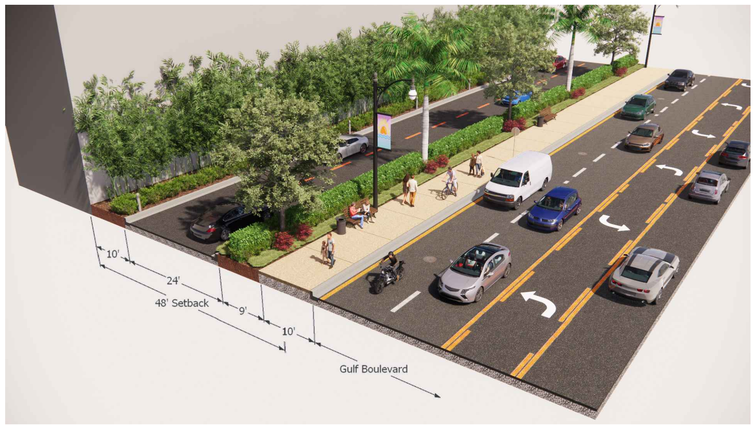
SCALE : 1"-20'



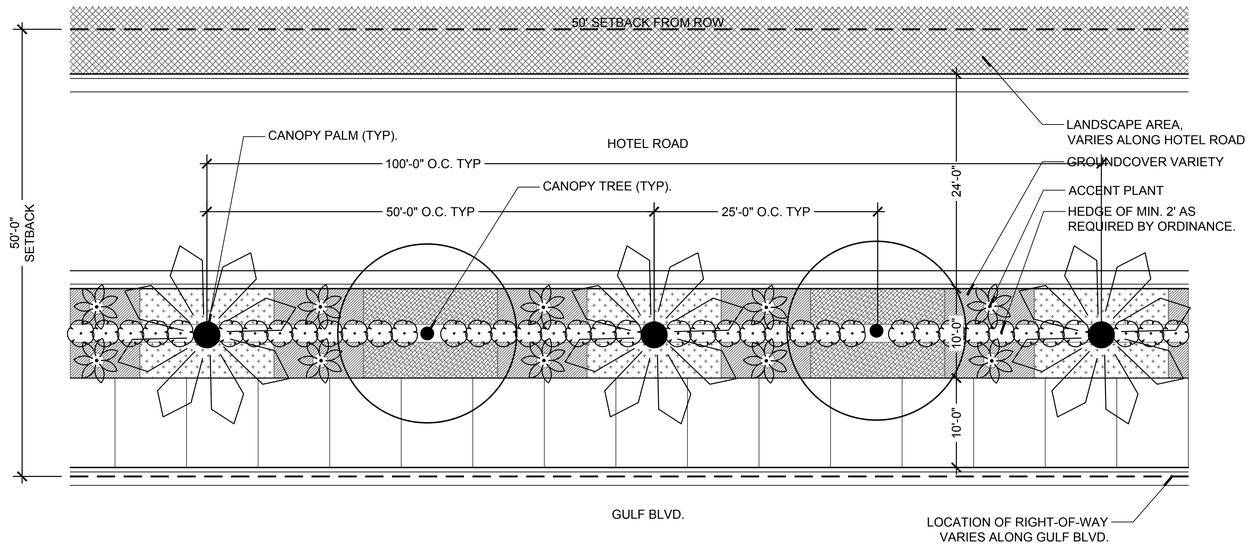
3 GULF BOULEVARD STREETSCAPE - SECTION B: TYPICAL SECTION
1/8" = 1'-0"



2 GULF BOULEVARD STREETSCAPE - SECTION A: ELEVATED ENTRY SECTION
1/8" = 1'-0"



4 GULF BOULEVARD BUFFER
1/4" = 1'-0"



1 GULF BOULEVARD - TYPICAL DESIGN SECTION
1/8" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

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1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

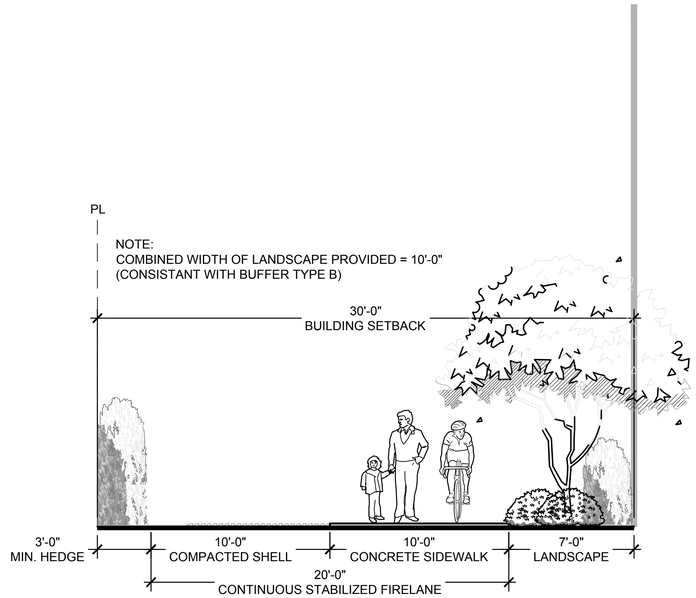
CONDITIONAL USE PERMIT

SHEET NO.

LA.600

SECTIONS AND ELEVATIONS

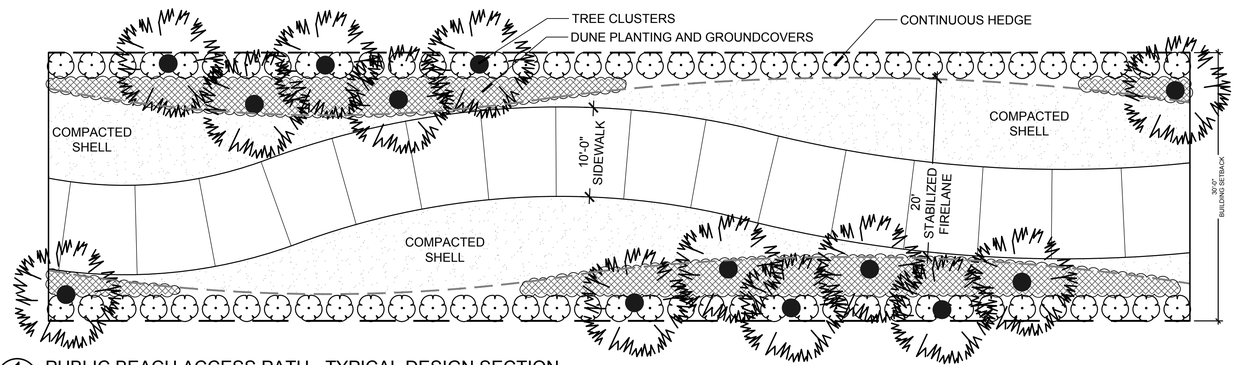
SCALE : SEE DETAIL



2 PUBLIC BEACH ACCESS - TYPICAL CROSS SECTION
1/4" = 1'-0"



3 BEACH ACCESS EXAMPLE
1/4" = 1'-0"



1 PUBLIC BEACH ACCESS PATH - TYPICAL DESIGN SECTION
1/8" = 1'-0"

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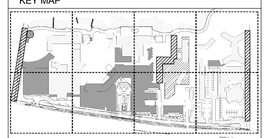
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.601

SECTIONS AND ELEVATIONS

SCALE : SEE DETAIL

CANOPY PALM



COCOS NUCIFERA `GREEN MALAYAN` / COCONUT PALM



PHOENIX DACTYLIFERA / DATE PALM



ROYSTONEA ELATA / FLORIDA ROYAL PALM



SATAKENTIA LIUKIUENSIS / SATAKE PALM

NATIVE PALM



ROYSTONEA REGIA / ROYAL PALM



SABAL PALMETTO / CABBAGE PALMETTO

UNDERSTORY TREE



BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA



CARYOTA MITIS / CLUMPING FISHTAIL PALM



CASSIA SURATTENSIS / GLOSSY SHOWER TREE



COCCOLOBA DIVERSIFOLIA / PIGEON PLUM



CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD



ILEX VOMITORIA / YAUPON HOLLY



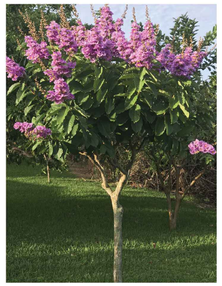
JATROPHA HASTATA / JATROPHA TREE



JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER



LAGERSTROEMIA INDICA / CRAPE MYRTLE



LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE



MYRICA CERIFERA / WAX MYRTLE



PERSEA BORBONIA / REDBAY



PTYCHOSPERMA MACARTHURII / MACARTHUR PALM



RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE



ROYSTONEA REGIA / ROYAL PALM



TECOMA STANS ANGUSTATA / YELLOW BELLS



THRINAX RADIATA / FLORIDA THATCH PALM

CANOPY TREE



BUCIDA BUCERAS / GEOMETRY TREE



CONOCARPUS ERECTUS / BUTTONWOOD



CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD



JUNIPERUS SILICICOLA 'BRODIE' / SOUTHERN RED CEDAR



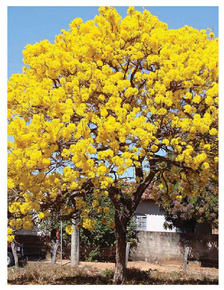
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE



QUERCUS VIRGINIANA / SOUTHERN LIVE OAK



SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY



TABEBUIA ARGENTEA / SILVER TRUMPET

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TRADEWINDS ISLAND GRAND RESORT
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.700

CODE PLANTING IMAGES

SCALE : N.T.S.

GULF BLVD STREETSCAPE


CHRYSOBALANUS ICACO / COCO PLUM


CLUSIA GUTTIFERA / SMALL LEAF CLUSIA


COCCOLOBA UVIFERA / SEA GRAPE


CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD


CONRADINA CANESCENS / FALSE ROSEMARY


FEIJOA SELLOWIANA / PINEAPPLE GUAVA


FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG


GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA


HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH


HELIANTHUS DEBILIS / DUNE SUNFLOWER


MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS


PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS


PSYCHOTRIA NERVOSA / WILD COFFEE


SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO


UNIOLA PANICULATA / SEA OATS


ZAMIA FLORIDANA / COONTIE PALM

VUA - INERIOR LANDSCAPE


ALLAMANDA CATHARTICA / GOLDEN TRUMPET


CHRYSOBALANUS ICACO / COCO PLUM


COCCOLOBA UVIFERA / SEA GRAPE


CONOCARPUS ERECTUS / BUTTONWOOD


GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA


HELIANTHUS DEBILIS / DUNE SUNFLOWER


ILEX VOMITORIA / YAUPON HOLLY


LANTANA CAMARA / LANTANA


LANTANA INVOLUCRATA / WILD SAGE


LICANIA MICHAUXII / GOPHER APPLE


MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

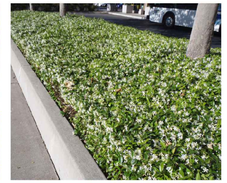

PENTAS LANCEOLATA / STAR CLUSTER

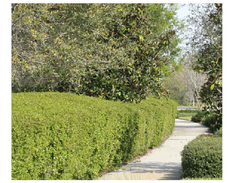

PLUMBAGO CAPENSIS / CAPE PLUMBAGO


SCAEVOLA PLUMIERI / INKBERRY


SERENOA REPENS / SAW PALMETTO


STACHYTARPHETA JAMAICENSIS / BLUE PORTERWEED


TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE


VIBURNUM OBOVATUM / WALTER'S VIBURNUM


ZAMIA PUMILA / COONTIE PALM

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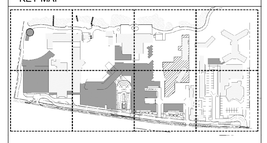
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

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CONDITIONAL USE PERMIT

SHEET NO.

LA.701

CODE PLANTING IMAGES

SCALE : N.T.S.

BUFFERYARD


CHRYSOBALANUS ICACO / COCO PLUM


CLUSIA GUTTIFERA / SMALL LEAF CLUSIA


COCCOLOBA UVIFERA / SEA GRAPE


CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD


CONRADINA CANESCENS / FALSE ROSEMARY


FEIJOA SELLOWIANA / PINEAPPLE GUAVA


FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG


GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA


HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH


HELIANTHUS DEBILIS / DUNE SUNFLOWER


MALVAVISCUS ARBOREUS / GIANT TURK'S CAP


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PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS


PSYCHOTRIA NERVOSA / WILD COFFEE


SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO


UNIOLA PANICULATA / SEA OATS


ZAMIA FLORIDANA / COONTIE PALM

DUNE PLANTINGS


ARGUSIA GNAPHALODES / SEA ROSEMARY


CANAVALIA ROSEA / BEACH BEAN


COCCOLOBA UVIFERA / SEA GRAPE


GAILLARDIA ARISTATA / BLANKET FLOWER


HELIANTHUS DEBILIS / DUNE SUNFLOWER


HELIOTROPIUM GNAPHALODES / SEA LAVENDER


IPOMOEA IMPERATI / BEACH MORNING GLORY


LANTANA INVOLUCRATA / WILD SAGE


MUHLENBERGIA FILIPES / MUHLY


PANICUM AMARUM 'SOUTHPA' / BITTER PANICGRASS


SCAEVOLA PLUMIERI / INKBERRY


SCAEVOLA TACCADA / BEACH NAUPAKA


SERENOA REPENS / SAW PALMETTO


SPARTINA PATENS / SALT MEADOW CORD GRASS


SURIANA MARITIMA / BAY CEDAR


UNIOLA PANICULATA / SEA OATS

SCREENING SHRUB


CLUSIA GUTTIFERA / SMALL LEAF CLUSIA


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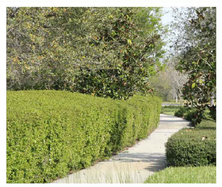
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TRADEWINDS ISLAND GRAND RESORT
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.702

CODE PLANTING IMAGES

SCALE : N.T.S.

RESORT PLANTING


ACALYPHA WILKESIANA / WILKES' COPPERLEAF


ALOCASIA ODORA 'CALIFORNIA' / CALIFORNIA ELEPHANT EAR


ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN


CHRYSOBALANUS ICACO / COCO PLUM


CLUSIA GUTTIFERA / SMALL LEAF CLUSIA


COCCOLOBA UVIFERA / SEA GRAPE


CODIAEUM VARIEGATUM / CROTON


CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD


CONRADINA CANESCENS / FALSE ROSEMARY


CORDYLINE FRUTICOSA 'FLORICA' / FLORICA TI PLANT


FEIJOA SELLOWIANA / PINEAPPLE GUAVA


FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG


GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA


HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH


HEDYCHIUM CORONARIUM / WHITE GINGER


HELIANTHUS DEBILIS / DUNE SUNFLOWER


HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH HELICONIA


HIBISCUS ROSA-SINENSIS 'LIPSTICK' / LIPSTICK CHINESE HIBISCUS


IXORA COCCINEA 'NORA GRANT' / NORA GRANT PINK IXORA


LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF


MALVAVISCUS ARBOREUS / GIANT TURK'S CAP


MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS


MUSA X / BANANA


PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS


PETREA VOLUBILIS / QUEEN'S WREATH


PHILODENDRON X 'XANADU' / XANADU PHILODENDRON


PSYCHOTRIA NERVOSA / WILD COFFEE


SCHEFFLERA ARBORICOLA 'TRINETTE' / TRINETTE VARIEGATED SCHEFFLERA


SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO


UNIOLA PANICULATA / SEA OATS


ZAMIA FLORIDANA / COONTIE PALM

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Disclaimer 1: NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDA's drawings DOES NOT represent the local Methods, Techniques and Means of Construction. Contractor shall issue their own shop drawings and only use NMDA's Contract Drawings as reference to meet the design intent.

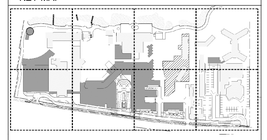
Disclaimer 2: All Structural, Mechanical, Electrical and Plumbing Layout and Requirements are to be completed, verified and approved by the local Registered Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISION

NO.:	DESCRIPTION:	DATE:
1	CUP - TRC RESPONSE	09/22/2023

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

LA.703

CODE PLANTING IMAGES

SCALE : N.T.S.

Paid $1741.14 on 4/25/23 -TB

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: 23033 **23033**

PROPERTY OWNER: See Exhibit "A" attached hereto

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Email: _____

~~APPLICANT~~/AGENT (Attach agent authorization form)

Name: S. Elise Batsel, Esq. c/o Stearns Weaver Miller

Address: 401 E. Jackosn St., Suite 2100

City: Tampa State: FL

Zip: 33602 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com; kreali@stearnsweaver.com; and swalker@stearnsweaver.com

SUBJECT PROPERTY:

Address: See Exhibit "A" attached hereto

Current Name of Business: See Exhibit "A" attached hereto

Parcel ID: See Exhibit "A" attached hereto

Name of Project: See Exhibit "A" attached hereto

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

See Exhibit "B" attached hereto.

Signature of ~~Applicant~~/Agent

4/24/23
Date

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 "B" 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 "B" 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 "B" 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 "B" attached hereto.

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 "B" 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 "B" 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 "B" 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 "B" attached hereto.

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 "B" 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 "B" 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 "B" 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 "B" 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 "B" attached hereto.

3. Hydrological features and storm water management infrastructure.

   See Exhibit "B" 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 "B" attached hereto.

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

   See Exhibit "B" attached hereto.

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 "B" attached hereto.
7. Fire suppression and facility security.
   See Exhibit "B" attached hereto.
8. Emergency management and hurricane evacuation provisions.
   See Exhibit "B" 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 "B" attached hereto.

EXHIBIT "A" TO CONDITIONAL USE APPLICATION

Resort Name	Property Owner	Property Address	City, State Zip	Parcel ID	Vesting Deed Information
Tradewinds	5500-5600 Gulf Blvd. IG LLC, a Delaware limited liability company	5600 Gulf Blvd.	St. Pete Beach, FL 33706	06-32-16-00000-230-0300	OR 20743, Page 0436
Breckenridge	5700 Gulf Blvd. BR LLC, a Delaware limited liability company	5700 Gulf Blvd.	St. Pete Beach, FL 33706	06-32-16-00000-230-0200	OR 20743, Page 0443
Coral Reef #1	5750 Gulf Blvd. CR LLC, a Delaware limited liability company	5750 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0600	OR 20743, Page 0465
Coral Reef #2	Reef Resort Condominium Association, Inc., a Florida corporation	Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0610	OR 0896, Page 1488
Coral Reef #3	Reef Resort Condominium Association, Inc., a Florida corporation	5800 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-18142-000-0000	OR 8883, Page 2374
Coral Reef #4	Reef Resort Condominium Association, Inc., a Florida corporation	5800 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-18142-000-0001	OR 8883, Page 2374
Alden Suites	5750 Gulf Blvd. CR LLC, a Delaware limited liability company	5900 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0500	OR 21466, Page 0479
Rumfish	6000 Gulf Blvd. SP LLC, a Delaware limited liability company	6000 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0400	OR 20743, Page 0472

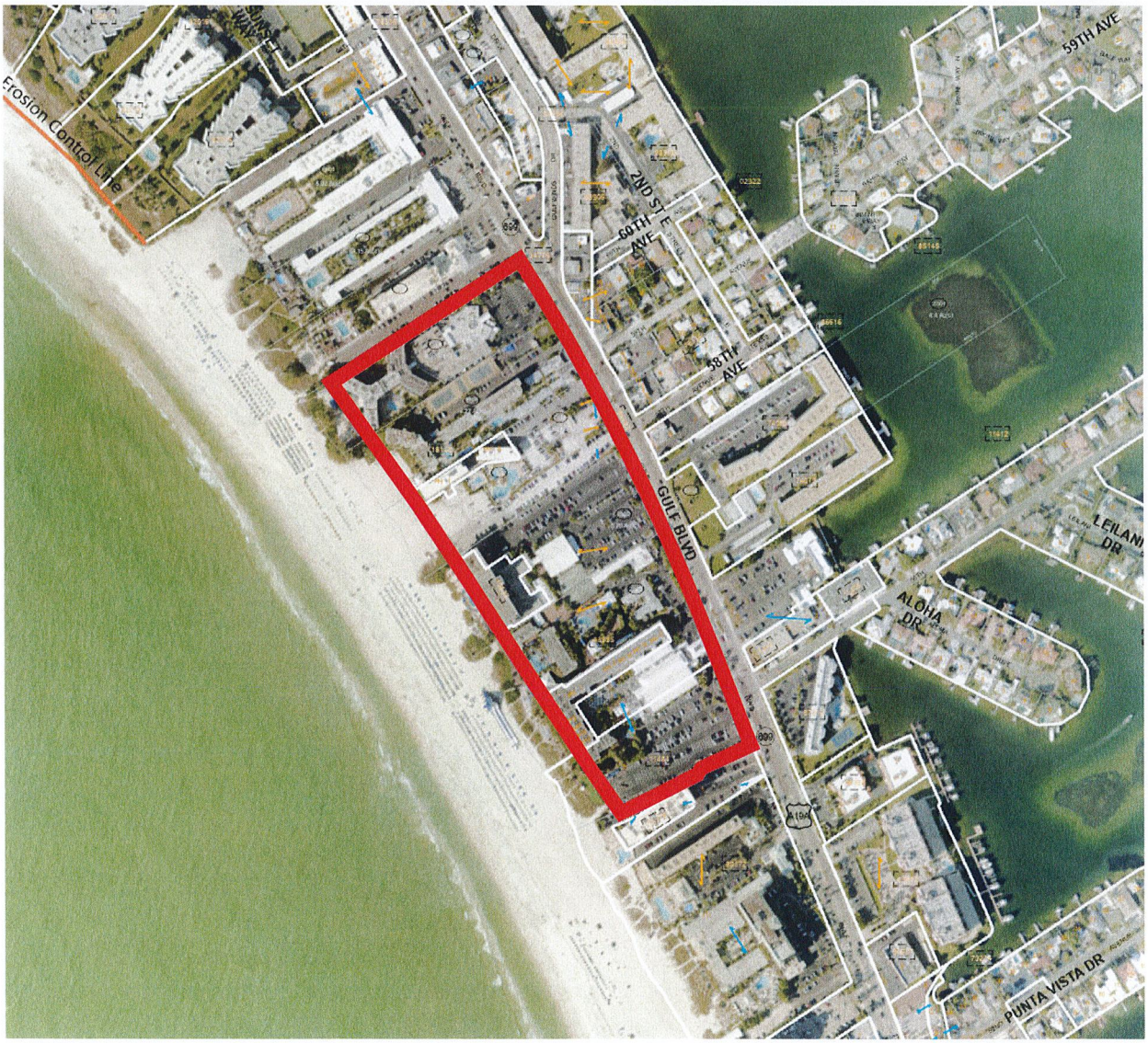
EXHIBIT "B"

Conditional Use Application Narrative

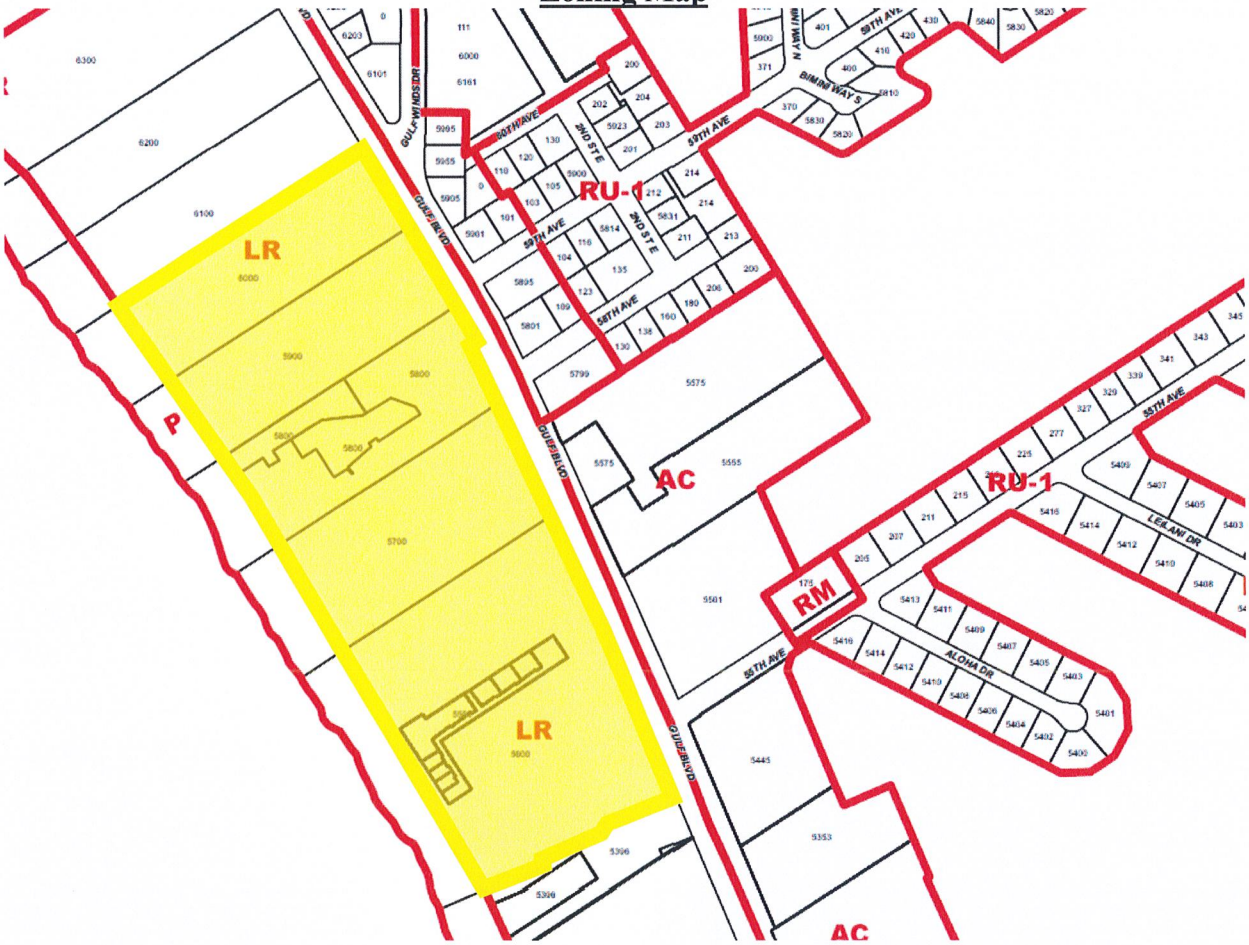
Property Information

The property includes parcel identification numbers 06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500 and 01-32-15-00000-110-0400 (collectively, the "**Property**"). The Property is comprised of +/- 25.26 acres located landward of the Coastal Construction Control Line (the "**CCCL**") along Gulf Boulevard. The Property is located in the City of St. Pete Beach (the "**City**"). The Property is zoned Large Resort and the Future Land Use category of the Property is Large Resort.

Aerial Image



Zoning Map



Future Land Use Map



Conditional Use Request

The applicant request a Conditional Use Permit ("**CUP**") as follows:

1. Permit development of 1,596 transient accommodation units and 170,126 square feet of accessory facilities (office, restaurant, and conference space) on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with Sec. 35.3(b)(1).

2. Permit development of the Property at a building height 116 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).

Property

The CUP approval would permit the redevelopment of the Tradewinds Resort with a net of 629[1] new transient accommodation units in three new towers and add +/- 68,000 square feet of additional accessory uses (such as restaurant, retail and meeting space) throughout the Property (the "**Project**").

The applicant proposes to expand and redevelop the Property, which would ultimately include 1,596 transient accommodation units and 170,126 square feet of accessory facilities. Currently the Tradewinds Resort includes 967 existing transient accommodation units and 102,373 square feet of accessory uses.[2]

The majority of the Project will be located within three new towers on the Property, as depicted on the Conditional Use site plan (the "**CUP Plan**"). The towers will be built in phases with surface and structured parking provided during each phase.

Conditional Use Requirements

*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):*

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.*

---

[1] 650 new transient accommodation units are proposed for construction, and 21 existing transient accommodation units are proposed for demolition for a net of 629 new transient accommodation units.

[2] The 967 existing transient accommodation units include 446 hotel/motel rooms, 288 resort condominiums, and 233 timeshare units, each of which is a "Transient Accommodation Use" under the LDC.

The Project is consistent with the goals, objectives, and policies of the Comprehensive Plan including those listed below.

A. Future Land Use Plan Element

- Goal 1
  - Objective 1.2
    - Policies 1.2.2; 1.2.3; 1.2.4; 1.2.6; 1.2.8; and 1.2.9
  - Objective 1.3
    - Policies 1.3.1; 1.3.2; and 1.3.3
- Goal 2
  - Objective 2.1
    - Policies 2.1.1; 2.1.5; 2.1.8; 2.1.9; 2.1.12; and 2.1.14
  - Objective 2.2
    - Policy 2.2.2
  - Objective 2.3
    - Policies 2.3.1; 2.3.3; 2.3.4; 2.3.5; 2.3.7; and 2.3.9
  - Objective 2.4
    - Policy 2.4.1
  - Objective 2.7
    - Policies 2.7.1; 2.7.2; 2.7.3; 2.7.4; 2.7.5; 2.7.6; 2.7.7; 2.7.9; 2.7.10; 2.7.11; and 2.7.14
  - Objective 2.8
    - Policies 2.8.1; 2.8.2; 2.8.3; 2.8.4; 2.8.5; and 2.8.6
  - Objective 2.9
    - Policies 2.9.1; 2.9.2; 2.9.3; and 2.9.6
  - Objective 2.11
    - Policies 2.11.1; 2.11.2; and 2.11.3
  - Objective 2.13
    - Policies 2.13.1; 2.13.2; and 2.13.3
- Goal 3
  - Objective 3.1
    - Policies 3.1.2; 3.1.3; 3.1.4; 3.1.5; and 3.1.8
  - Objective 3.2
    - Policies 3.2.1 and 3.2.2
  - Objective 3.3
    - Policies 3.3.1; 3.3.2; and 3.3.3
- Goal 4
  - Objective 4.1
    - Policy 4.1.5

B. Special Designation – Community Redevelopment District

- Goal 1
  - Objective 1.1

- Policies 1.1.1; 1.1.4; 1.1.5; 1.1.9; 1.1.10; 1.1.11; 1.1.12; and 1.1.13

- Goal 2
  - Objective 2.1
    - Policy 2.1.1
  - Objective 2.2
    - Policies 2.2.2; 2.2.4; and 2.2.5
- Goal 3
  - Objective 3.1
    - Policies 3.1.1 and 3.1.3
    -

C. Gulf Boulevard Redevelopment District

- Goal 1
  - Objective 1.1
  - Objective 1.2
  - Objective 1.3
  - Objective 1.6
  - Objective 1.7
  - Objective 1.8
- Goal 2
  - Objective 2.1
  - Objective 2.2
  - Objective 2.5
  - Objective 2.6
- Goal 3
  - Objective 3.2
  - Objective 3.3
- Policies 1; 2; 3; 4; 5; 6; 9; 10; 11; 13; 14; and 15
-

D. Large Resort District

- Policies 1; 2; 4; 5; 6; 8; 9

E. Transportation Plan Element

- Goal 1
  - Objective 1.1
    - Policies 1.1.1; 1.1.2; and 1.1.3
  - Objective 1.3
    - Policy 1.3.1
  - Objective 1.4
    - Policies 1.4.1; 1.4.2; and 1.4.3
  - Objective 1.5
    - Policy 1.5.3
    -

F. Infrastructure Plan Element

- Goal 1
  - Objective 1.1
    - Policies 1.1.1; 1.1.4; and 1.1.5
- Goal 2
  - Objective 2.1
    - Policies 2.1.1 and 2.1.6
  - Objective 2.2
    - Policies 2.2.1; 2.2.2; and 2.2.5
- Goal 3
  - Objective 3.1
    - Policy 3.1.1

G. Coastal and Conservation

- Goal 1
  - Objective 1.1
    - Policy 1.1.4
  - Objective 1.2
    - Policies 1.2.1; 1.2.2; 1.2.3; 1.2.4; and 1.2.5
  - Objective 1.4
    - Policies 1.4.1; 1.4.2; 1.4.3; 1.4.4; 1.4.5; 1.4.6; and 1.4.7
  - Objective 1.8
    - Policies 1.8.2 and 1.8.5
  - Objective 1.9
    - Policies 1.9.1 and 1.9.3
  - Objective 1.11
    - Policy 1.11.1
- Goal 2
  - Objective 2.1
    - Policy 2.1.3
  - Objective 2.2
    - Policies 2.2.1 and 2.2.2
  - Objective 2.4
    - Policies 2.4.2 and 2.4.4
    -

H. Recreation and Open Space

- Goal 1
  - Objective 1.1
    - Policies 1.1.8 and 1.1.9
  - Objective 1.3
    - Policies 1.3.1; 1.3.2; and 1.3.4

I. Capital Improvements

- Goal 1
  - Objective 1.3
    - Policies 1.3.3; 1.3.4; 1.3.5; and 1.3.6
  - Objective 1.4
    - Policy 1.4.1
  - Objective 1.5
    - Policies 1.5.1; 1.5.2; 1.5.3; 1.5.5; 1.5.6; and 1.5.7

The Property is located within the Large Resort special area of the Gulf Boulevard Redevelopment District. The Project proposes ***exactly*** the type of redevelopment envisioned for the Large Resort District in the Comprehensive Plan. This redevelopment district was established to "recognize the importance of temporary lodging uses" and "discourage" high-rise residential development. The purpose and intent of the Large Resort District is to encourage hotel redevelopment at the purposeful exclusion of multifamily residential development by incentivizing hotel redevelopment with additional density. The additional density is required to ensure the land is more valuable as a hotel use to encourage redevelopment and investment so that high-rise residential development does not overtake the City's Gulf beaches "as it has in most other beach communities in the State."

Promotion of commercial reinvestment instead of residential redevelopment will "stimulate the local economy," to "correct the disproportionate tax burden" that is a direct result of a "lack of commercial reinvestment." Specifically, the Comprehensive Plan states, "To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means."

The Project proposes exactly what the character district seeks: investment in redevelopment for hotel purposes that include additional, modern amenities that will increase property values slowly, and eventually shift the tax burden back to resort properties from residential properties. While the proposed hotel development will have an impact on finite City resources, when compared to residential condominium development the proposed development will (i) have a "reduced daily vehicular travel demand," (ii) require less evacuation resources, and (iii) increase property value without homestead exemptions, all of which are specific stated goals of the Large Resort special area.

The Project promotes all nine policies of the Large Resort District as set forth below.

1) The Project includes aesthetically pleasing architectural design features that protect neighboring properties, ensure Gulf Boulevard is not a "condo canyon," and ensure facades are varied. The Project will include areas that shield support uses from the ground level. In addition, there are no monolithic structures or blank walls in the

Project. From the street, the pedestrian experience will be greatly enhanced with a 10' sidewalk and lush landscaping. [3]

2) A main beach access of at least 10 feet in width will be provided for public access. *(Note: Additional public beach accesses will be provided.)*

3) See 2 above.

4) The main beach access is designed for pedestrian traffic over marked paths. Alternate access for emergency responders is also provided.

5) The applicant has agreed to provide a 10' easement to the City for unimproved public access landward of the mean high water line so that uninterrupted pedestrian access along the Gulf is ensured.

6) Professional landscaping, designed to comply with the Land Development Code (the "**LDC**"), will be provided along Gulf Boulevard, within the Project, and at certain areas adjacent to the beach.

7) The landscaping will be improved for the entire Project, including those portions where buildings are not razed.

8) The Project will comply with all County and local hurricane evacuation procedures.

9) The Project will be limited to transient accommodation units and accessory uses.

The Project complies with all limitations set forth in the Large Resort District regulations. The Project will comply with all impervious surface, height, buffering, and setback requirements. ***No waivers or variances to the LDC are requested.*** In summary, the Project is ***exactly*** the type of development the Large Resort special area was designed to attract, and complies with all requirements and/or limitations included within the special area parameters.

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;*

      1) The Project will significantly enhance the appearance and function of the area by redeveloping a dated surface parking and hotel development and replacing it with a modern, architecturally and aesthetically pleasing redevelopment that complies

[3] Note: Development team will submit a full set of elevations and renderings in a supplemental package.

with the current stormwater drainage code and more hurricane resilient building code.

2) The Project will significantly increase the functionality of Gulf Boulevard by reducing the access points by more than 50%, queueing guests on the Property instead of Gulf Blvd, and providing an internal roadway that promotes internal capture.

3) The functionality of the area will be improved by implementation of the new stormwater management standards that will significantly decrease the sheet flow of stormwater that currently flows directly onto Gulf Blvd.

4) Walkability in the area will be improved by replacing 5' sidewalks with 10' sidewalks and enhanced landscaping along Gulf Blvd. The aesthetics of the area will also be improved as the Project is designed so that all of the resort support facilities will now be internal or shielded from the view of the public.

5) New beach accesses will be provided for use by the community.

The Project does not introduce any new uses on the Property and the current uses are compatible with the adjacent uses to the north and south. The scale and heights of the Project are comparable to the hotel to the north, and the condominiums to the south. Through thoughtful design, the development team designed the Project to maintain the views of the condominiums adjacent on the southern boundary.

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 historic, archaeological, or cultural resources 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;*

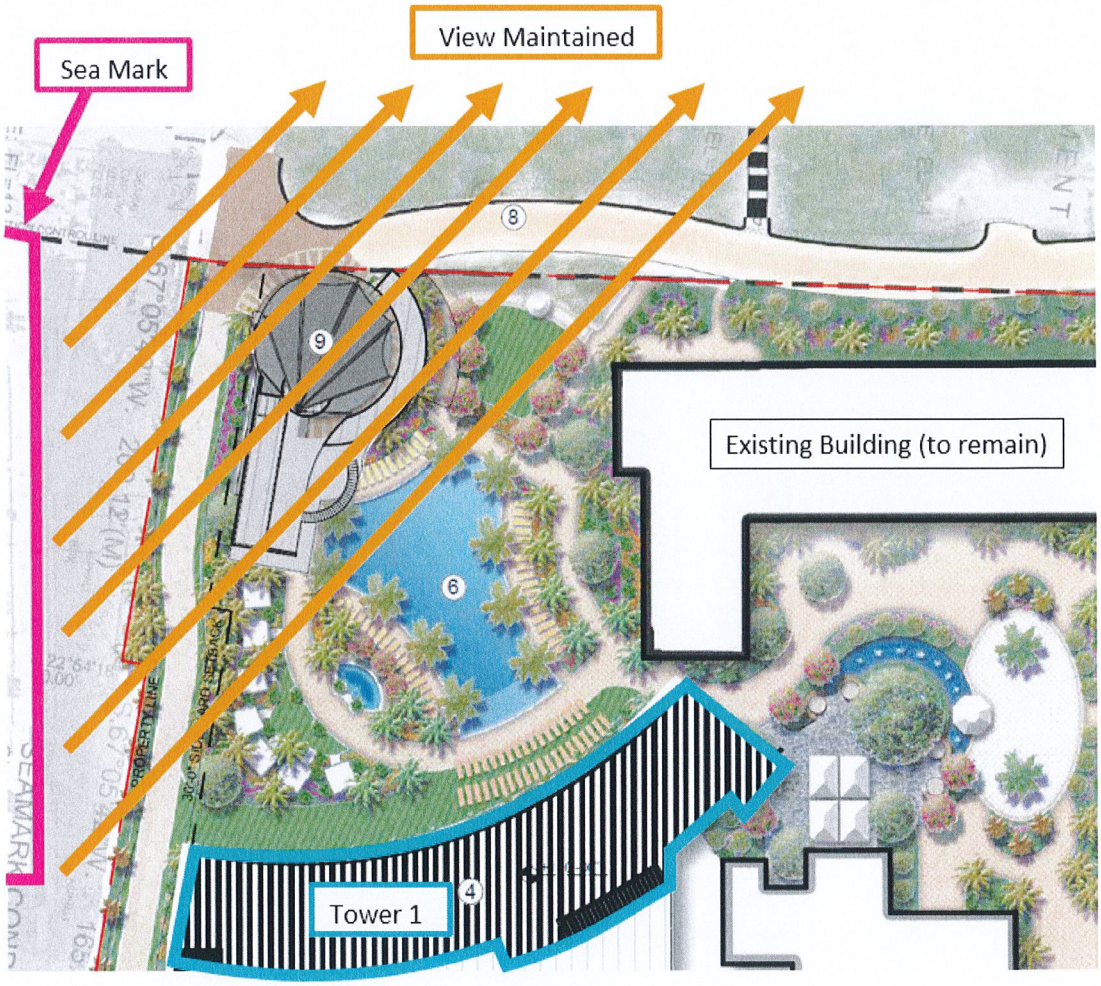
The Project proposes uses and scaling compatible with adjacent development, based on thoughtful design to avoid creating incompatibilities.

Redevelopment on the northern portion of the Property is minimal and includes upgraded landscape, hardscape, amenity, transportation and drainage improvements only. Thus, the compatibility between the Project and the hotel to the north will be maintained.

To the east and west (Gulf Boulevard and the beach, respectively), new development is scaled to ensure the character of the area is maintained. Along Gulf Boulevard, buildings are set back with heights that step-up incrementally so that a "condo canyon" is avoided.

The developer will install significant screening and landscaping to ensure the street level view is in character with the Large Resort District. Along the beach, development is landward of the Coastal Construction Control Line with new towers set back toward the interior of the Property. As depicted in the CUP site plan, new development along the Coastal Construction Control Line is limited to hotel amenity and support uses.

Sea Mark condominiums are located along the southern boundary of the Property, Sea Mark is an 11 story condominium project. The area of the Project directly adjacent to the Sea Mark is thoughtfully designed to ensure compatibility between uses. The height of Tower 1 (the adjacent development) is 12 stories, which is compatible with the 11 story Sea Mark building. Tower 1 is also set back and designed to sit at an angle so that the views of Sea Mark residents are not disturbed.



The Project includes landscaping, screening, and setbacks that all meet or exceed code. ***The applicant is not seeking any waivers or variances from the LDC***. Building design avoids monolithic architecture with varied facades and layouts to ensure the style is in keeping with the intent of the vision for the Large Resort District's redevelopment goals and objectives.

Through thoughtful design, the Project is compatible with adjacent development and consistent with the LDC and Comprehensive Plan.

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 create any significant adverse impacts on the livability and usability of nearby land. The Project is designed to mitigate potential adverse impacts by:

- Designing acoustic systems to reduce reflection and maintain music and PA sounds on the Property;
- Locating family oriented amenities central to the Project so that corporate and adult areas guests are located adjacent to the Sea Mark condominium;
- Installing exhaust dampers to ensure the restaurant adjacent to the Sea Mark does not create unwanted fumes and smoke;
- Installing ground level lighting to reduce light pollution;
- Locating loading berths central to the Property;
- Queueing guest vehicles on site;
- Using staff services to control and maintain solid waste; and
- Using professional security services to ensure safety for both the guests and the public.

Vehicular traffic impacts are mitigated as discussed elsewhere in this application through the provision for an internal roadway, reduction in access points, on-site queueing, and ample off-street parking. Any late night operations must be approved by the City and follow strict City ordinances related to noise.

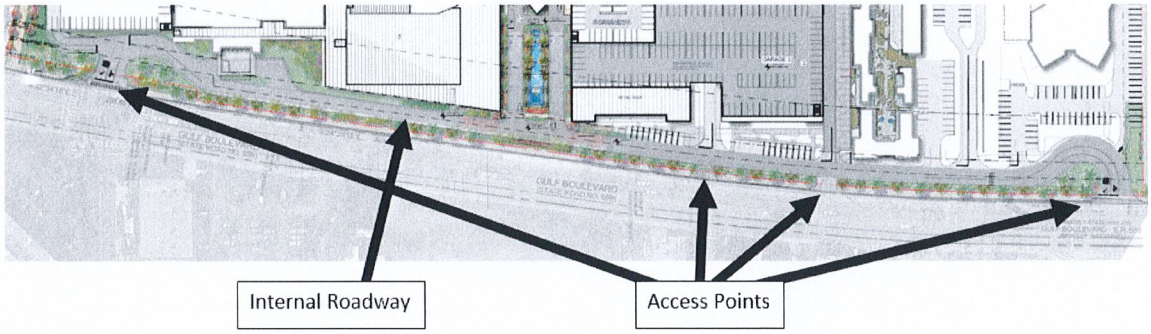
3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements,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

Transportation Analysis:
Initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The results of that study will confirm the level of service capacity is either adequate or it will identify deficiencies. If the studies identifies deficiencies, this application will be supplemented to address any such deficiency.

Elimination of Gulf Blvd. Curb Cuts:

It is important to note that access to the Property will be significantly improved as part of the Project construction. Currently, the Property includes nine access points onto Gulf Boulevard. The Project will ***eliminate five access points***, leaving just four access points.

Creation of Internal Roadway
The Project will provide a new internal frontage roadway that will provide ample space for on-site queueing (rather than queuing directly onto Gulf Blvd.) and reduce the number of trips on Gulf Boulevard through internal trip capture.



In addition, the reduction of access points will improve the functionality of Gulf Blvd.

Transit:
There is significant transit available in the area. Currently, there are three different transit options servicing the Property (1) PSTA local route 90, (2) the SunRunner, and (3) the Central Avenue Trolley. Additionally, the Applicant promotes the use of transit by employees by paying for transit use so that it is free to all employees. This practice will continue with the Project.

On-Street Parking:
The Project will not affect on-street parking. The Project will meet all off-street parking requirements.

Stormwater Management Upgrade:
By complying with the current stormwater management regulations in the LDC, the Project will significantly improve the stormwater that is currently directly flowing onto Gulf Blvd. (and causing entire lanes to flood during heavier rainfall); thus improving transportation conditions.

Through specific Project design and transportation improvements, neighborhood impacts are minimized and pedestrian safety is improved.

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);*

The Project will comply with all (i) LDC parking requirements for parking and loading; (ii) LDC requirements for truck turning, drive isles and space dimensions; (iii) Florida Building

Code requirements, and (iv) Fire Marshall requirements, which will ensure needed parking and loading, will be provided, and function properly.

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

   For the reasons stated above, the health, safety and welfare of the public will be well preserved and in many instances improved. The public will also be benefitted by the redevelopment of an aging property which is encouraged in the Comprehensive Plan through additional beach access, improving stormwater drainage within the City, improving pedestrian connectivity along Gulf Boulevard, reducing access points to Gulf Boulevard, and providing internal traffic capture through an internal site roadway.

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,*

   The developer, 1754 Properties, is the current owner/operator of the Tradewinds Resort. 1754 Properties, is an institutional owner, developer, lender and operator of hotels around the world. The team has executed over 50 successful investments with equity partners. 1754 Properties has a demonstrated history of successful redevelopment.

   Additionally, any improvements, whether on the Property or adjacent right of way, must comply with all local, state, and federal requirements to ensure improvements are technically complete. Finally, the City requires that certain improvements within the public realm must be bonded.

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 Comprehensive Plan and LDC. ***No waivers or variances are requested***.

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.*

   The densities and intensities established by the Comprehensive Plan are based on infrastructure studies conducted by the City that contemplate the impacts of the maximum development contemplated by the Comprehensive Plan. For this Property, the assumption was that the

Property would be developed at 75 units per acre. These studies ensured that proper infrastructure and services could be maintained if the maximum densities and intensities set forth in the Comprehensive Plan are developed. Development throughout the City is less than the maximum permitted under the Comprehensive Plan, and the project Proposes development less than the maximum permitted by the Comprehensive Plan. Thus, the various infrastructure required for the Project is adequate and available[4]. Additionally, Sec. 29.4 of the LDC requires a certificate of concurrency as part of the Conditional Use Approval permitting process that will confirm adequate public facilities.

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.*

   As previously stated, initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The study will either confirm the level of service capacity is adequate or identify deficiencies. If deficiencies are identified by the study, the applicant will supplement this application to address any such deficiency.

   Because the Property is so large, Tradewinds is able to construct a 1500-foot internal access road to take queuing and other Project traffic off Gulf Blvd.

   Parking areas and structures were designed to comply with the LDC and the Florida Building Code to ensure proper function. The developer is improving pedestrian access to the beach by providing three beach access points and an improved ten-foot wide sidewalk along approximately 1,750 feet of Gulf Boulevard frontage.

3. *Hydrological features and storm water management infrastructure.*

   The Project will be engineered, permitted, and approved by strict local, state, and federal agencies for stormwater management. The current site pre-dates formal stormwater codes, and as such, rain "sheet flows" off the site. Redevelopment requires an engineering overhaul of the site to retain and treat the additional runoff created when comparing the development to a non-developed site. The Project must comply with the modern provisions such that the regular development process will improve the stormwater management of the City. Such a large development will have a noticeable impact on the drainage of Gulf Boulevard, which will not have to accept as much runoff after development is completed.

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*

[4] Note that we contemplate that the transportation analysis which will supplement this application will ensure adequate transportation capacity.

facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

The Project was designed with a scale similar to adjacent properties on Gulf Boulevard. The buildings in the Project are located to ensure the height, design, and massing have a minimal, mitigated impact on neighboring properties. The thoughtful design of the Project also protects the public with enhanced building setbacks. Increased setbacks, enhanced landscaping and a 10' sidewalk will improve the pedestrian experience along Gulf Boulevard. Building facades are varied to avoid monolithic structures and high quality building materials are proposed. Any advertising and signage must comply with the LDC through separate permitting.

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

   The Project will comply with all Comprehensive Plan and LDC limitations regarding landscaping, open space, and impervious surface. Extensive landscaping is proposed for the site that will meet or exceed the LDC. [5]

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.*

   This application does not request any special operations or functions. Any use, business, or operation requests associated with the Project in the future must go through regular City approval and applications processes. Operational and functional requirements, if any, will be addressed by later applications.

7. *Fire suppression and facility security.*

   The Project will comply with all fire code requirements and have a professional management staff that will facilitate security.

8. *Emergency management and hurricane evacuation provisions.*

   As noted in the Comprehensive Plan, transient accommodations have a smaller impact on hurricane evacuations than multifamily residential development. However, all properties in the City must be prepared for a storm event. The existing resort already has a hurricane preparation plan, and the owners/managers have worked with the City in the past to provide staging and housing for emergency responders.

   Redevelopment of the Project will comply with all emergency management provisions as required by FLUE Policies 2.9.1, 2.9.6, 3.2.1, and 5.1.2, as well as Transportation Element Policy 1.1.1. The new hotels must also file a Hurricane Closure and Evacuation Plan with the City pursuant to FLUE Policy 4.1.5.

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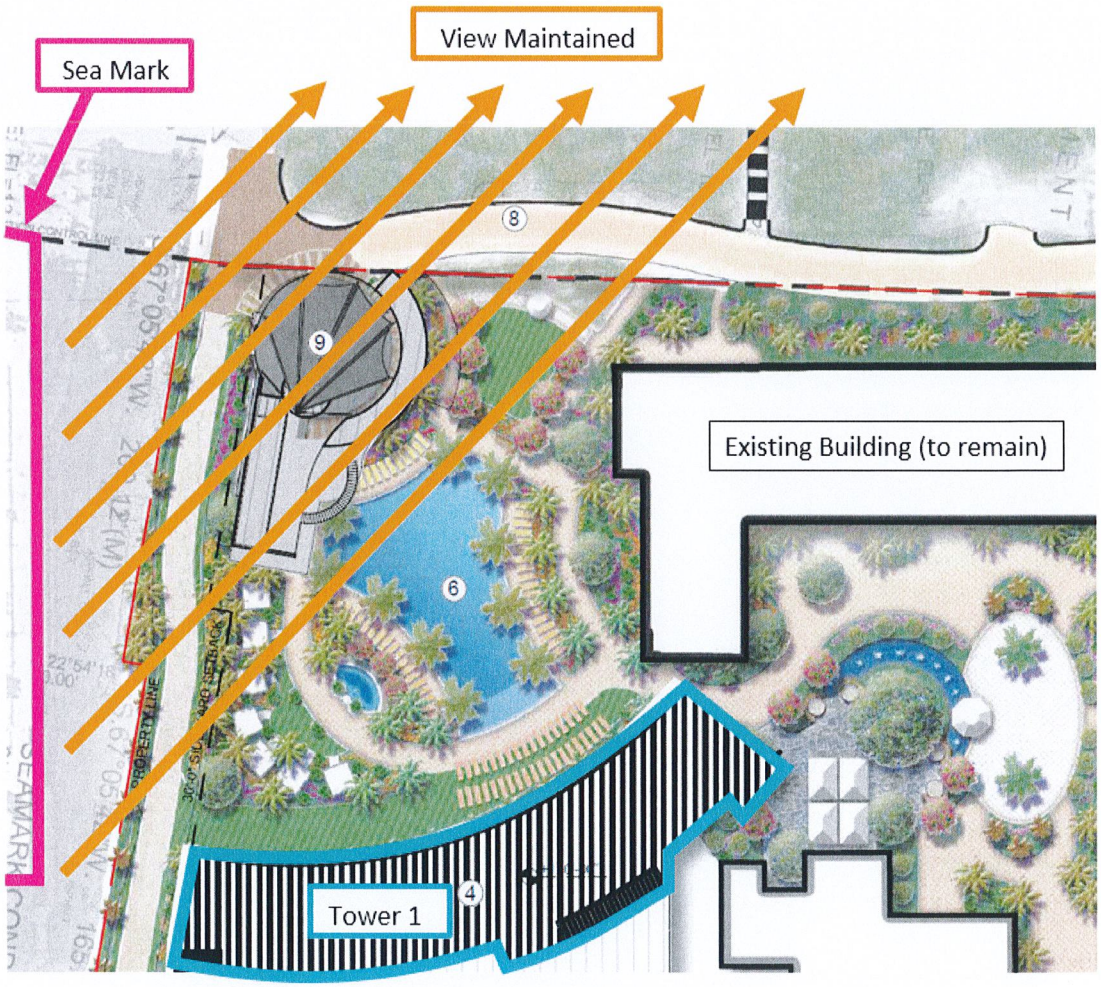
[5] A landscape plan will supplement this application.

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*

   As stated, the existing structures along the north boundary of the property will remain. Thus, there is no impact to the adjacent hotel to the north. To the south lies the Sea Mark condominium. Tower 1 is proposed adjacent to the Sea Mark, which has been specifically designed with a proper setback (both along the side and rear lot lines) to protect the Sea Mark. The height and design ensure the views of the Sea Mark are minimally impacted. Tower 1 will be to the right of the existing line of sight to the beach when taking into account existing development. Since Tower 1 is north of the Sea Mark, little to no impact to sunlight is expected.



   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.

All new buildings within the Project will have significant setbacks from the Coastal Construction Control Line so that there is no impact to the waterfront from neighboring properties. As stated above, the architect designed Tower 1 to ensure that the views of the Sea Mark condominium residents are maintained.

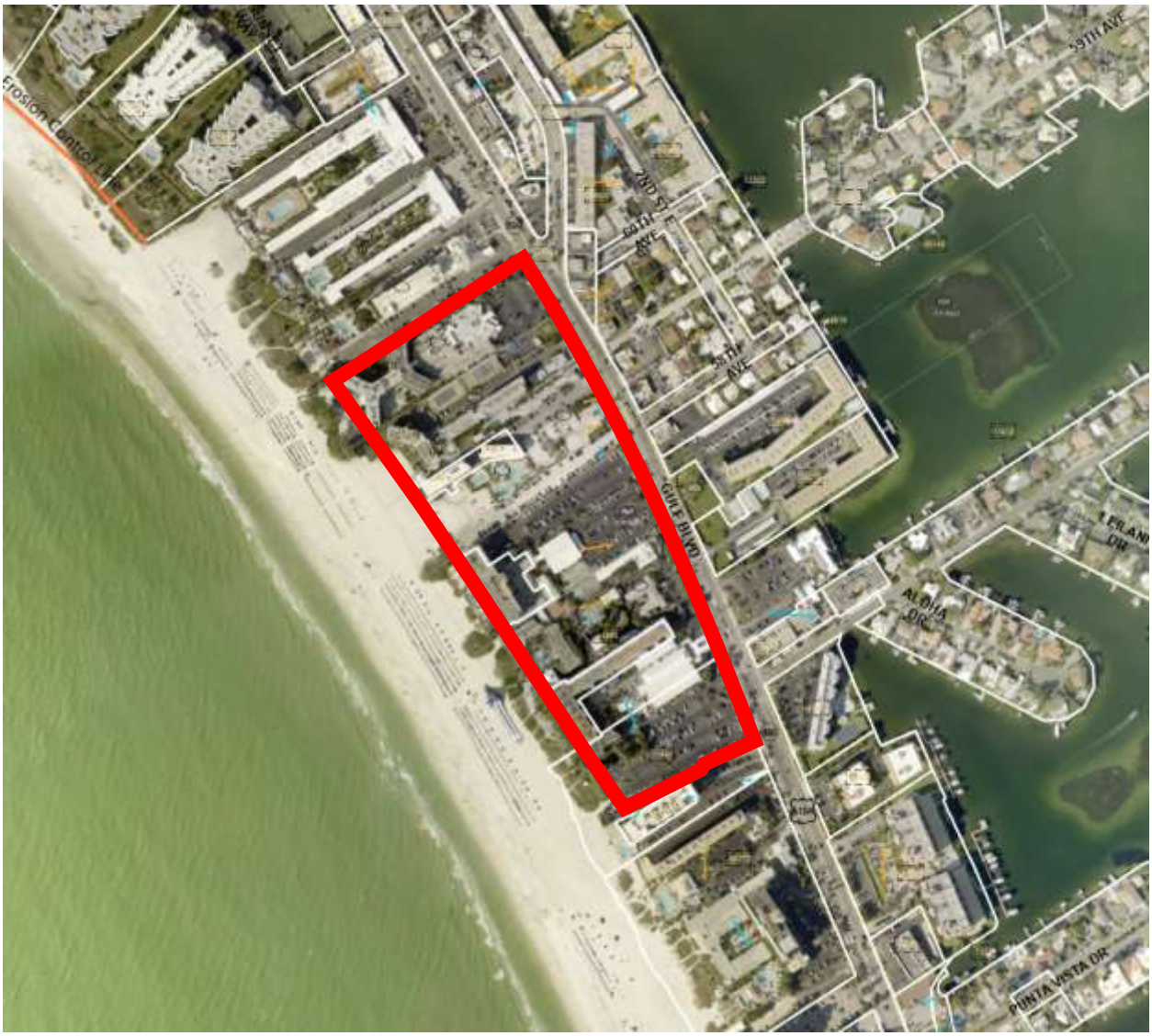
EXHIBIT "B"

Conditional Use Application Narrative

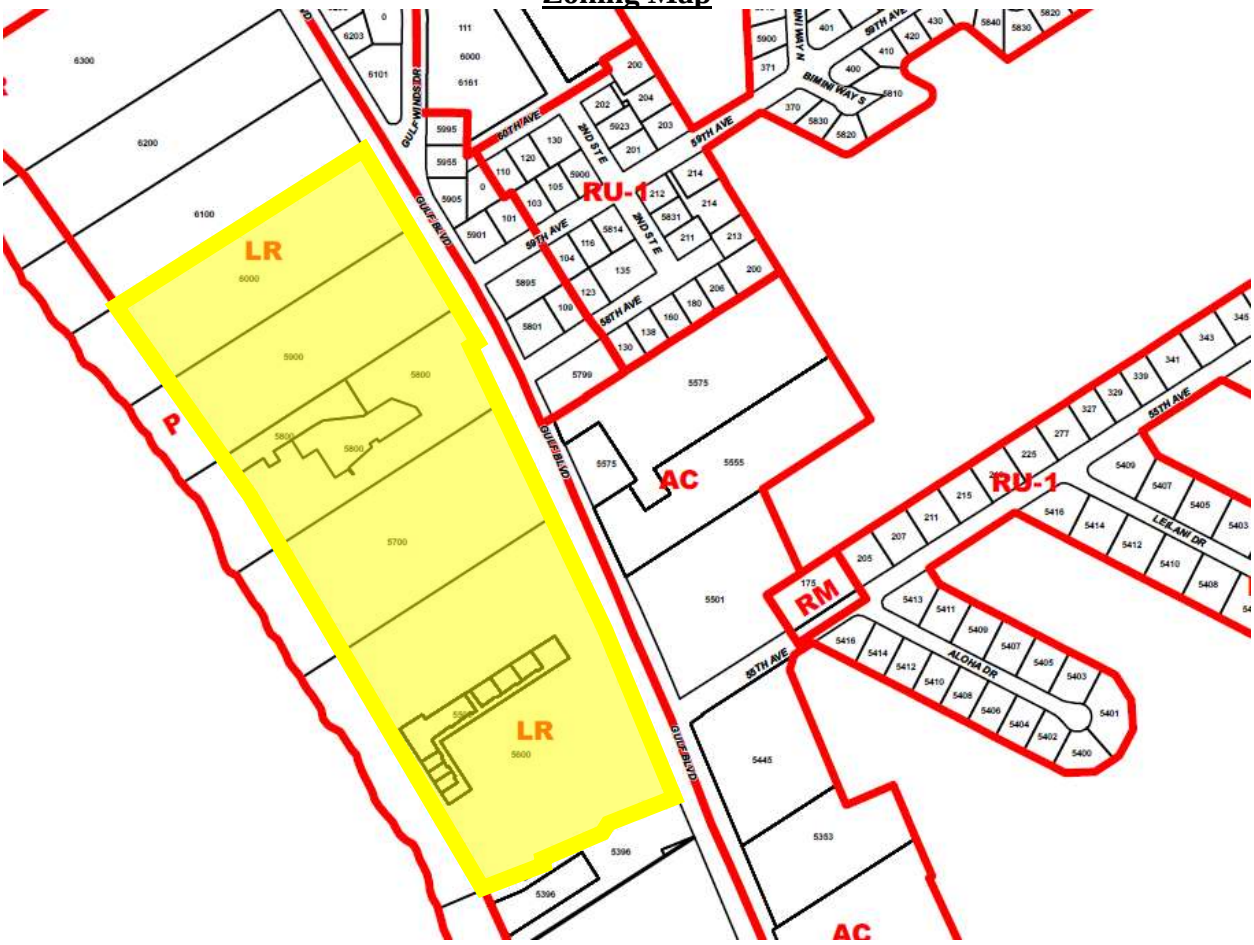
Property Information

The property includes parcel identification numbers 06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500 and 01-32-15-00000-110-0400 (collectively, the "**Property**"). The Property is comprised of +/- 25.26 acres located landward of the Coastal Construction Control Line (the "**CCCL**") along Gulf Boulevard. The Property is located in the City of St. Pete Beach (the "**City**"). The Property is zoned Large Resort and the Future Land Use category of the Property is Large Resort.

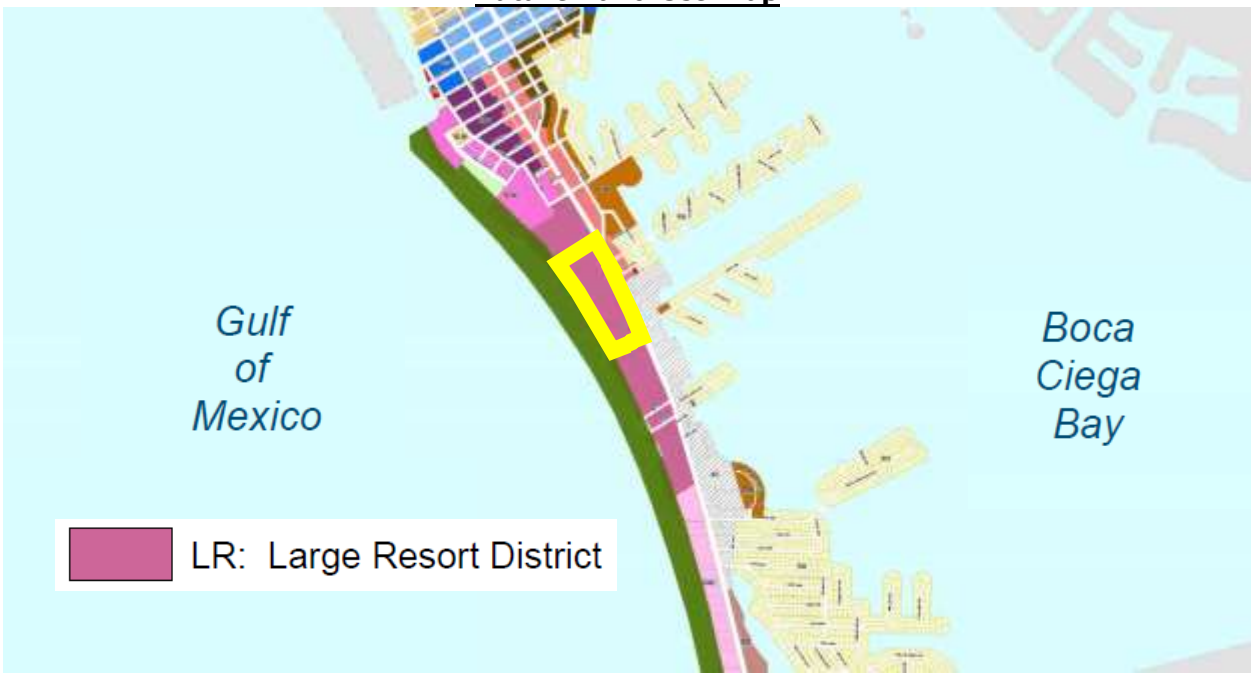
Aerial Image



Zoning Map



Future Land Use Map



Conditional Use Request

The applicant request a Conditional Use Permit ("**CUP**") as follows:

1. Permit development of 1,596 transient accommodation units and 170,126 square feet of accessory facilities (office, restaurant, and conference space) on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with Sec. 35.3(b)(1).

2. Permit development of the Property at a building height 116 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).

3. Permit rooftop amenities that include dining, drinking, and/or outdoor music in accordance with 35.3(d)(3).

Property

The CUP approval would permit the redevelopment of the Tradewinds Resort with a net of 629[1] new transient accommodation units in three new towers and add +/- 68,000 square feet of additional accessory uses (such as restaurant, retail and meeting space) throughout the Property (the "**Project**").

The applicant proposes to expand and redevelop the Property, which would ultimately include 1,596 transient accommodation units and 170,126 square feet of accessory facilities. Currently the Tradewinds Resort includes 967 existing transient accommodation units and 102,373 square feet of accessory uses.[2]

The majority of the Project will be located within three new towers on the Property, as depicted on the Conditional Use site plan (the "**CUP Plan**"). The towers will be built in phases with surface and structured parking provided during each phase.

Conditional Use Requirements

*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):*

[1] 650 new transient accommodation units are proposed for construction, and 21 existing transient accommodation units are proposed for demolition for a net of 629 new transient accommodation units.

[2] The 967 existing transient accommodation units include 446 hotel/motel rooms, 288 resort condominiums, and 233 timeshare units, each of which is a "Transient Accommodation Use" under the LDC.

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 the goals, objectives, and policies of the Comprehensive Plan including those listed below.

   A. Future Land Use Plan Element

      - Goal 1
        - Objective 1.2
          - Policies 1.2.2; 1.2.3; 1.2.4; 1.2.6; 1.2.8; and 1.2.9
        - Objective 1.3
          - Policies 1.3.1; 1.3.2; and 1.3.3
      - Goal 2
        - Objective 2.1
          - Policies 2.1.1; 2.1.5; 2.1.8; 2.1.9; 2.1.12; and 2.1.14
        - Objective 2.2
          - Policy 2.2.2
        - Objective 2.3
          - Policies 2.3.1; 2.3.3; 2.3.4; 2.3.5; 2.3.7; and 2.3.9
        - Objective 2.4
          - Policy 2.4.1
        - Objective 2.7
          - Policies 2.7.1; 2.7.2; 2.7.3; 2.7.4; 2.7.5; 2.7.6; 2.7.7; 2.7.9; 2.7.10; 2.7.11; and 2.7.14
        - Objective 2.8
          - Policies 2.8.1; 2.8.2; 2.8.3; 2.8.4; 2.8.5; and 2.8.6
        - Objective 2.9
          - Policies 2.9.1; 2.9.2; 2.9.3; and 2.9.6
        - Objective 2.11
          - Policies 2.11.1; 2.11.2; and 2.11.3
        - Objective 2.13
          - Policies 2.13.1; 2.13.2; and 2.13.3
      - Goal 3
        - Objective 3.1
          - Policies 3.1.2; 3.1.3; 3.1.4; 3.1.5; and 3.1.8
        - Objective 3.2
          - Policies 3.2.1, 3.2.2, and 3.2.3
        - Objective 3.3
          - Policies 3.3.1; 3.3.2; and 3.3.3
      - Goal 4
        - Objective 4.1
          - Policy 4.1.5

   B. Special Designation – Community Redevelopment District
      - Goal 1

        - Objective 1.1
            - Policies 1.1.1; 1.1.4; 1.1.5; 1.1.9; 1.1.10; 1.1.11; 1.1.12; and 1.1.13
    - Goal 2
        - Objective 2.1
            - Policy 2.1.1
        - Objective 2.2
            - Policies 2.2.2 and 2.2.4
    - Goal 3
        - Objective 3.1
            - Policies 3.1.1 and 3.1.3
            -

C. Gulf Boulevard Redevelopment District

    - Goal 1
        - Objective 1.1
        - Objective 1.2
        - Objective 1.3
        - Objective 1.6
        - Objective 1.7
        - Objective 1.8
    - Goal 2
        - Objective 2.1
        - Objective 2.2
        - Objective 2.5
        - Objective 2.6
    - Goal 3
        - Objective 3.2
        - Objective 3.3
    - Policies 1; 2; 3; 4; 5; 6; 9; 10; 11; 13; 14; and 15
    -

D. Large Resort District

    - Policies 1; 2; 4; 5; 6; 8; 9

E. Transportation Plan Element

    - Goal 1
        - Objective 1.1
            - Policies 1.1.1; 1.1.2; and 1.1.3
        - Objective 1.3
            - Policy 1.3.1
        - Objective 1.4
            - Policies 1.4.1; 1.4.2; and 1.4.3
        - Objective 1.5
            - Policy 1.5.3

F. Infrastructure Plan Element

- Goal 1
  - Objective 1.1
    - Policies 1.1.1; 1.1.4; and 1.1.5
- Goal 2
  - Objective 2.1
    - Policies 2.1.1 and 2.1.6
  - Objective 2.2
    - Policies 2.2.1; 2.2.2; and 2.2.5
- Goal 3
  - Objective 3.1
    - Policy 3.1.1

G. Coastal and Conservation

- Goal 1
  - Objective 1.1
    - Policy 1.1.4
  - Objective 1.2
    - Policies 1.2.1; 1.2.2; 1.2.3; 1.2.4; and 1.2.5
  - Objective 1.4
    - Policies 1.4.1; 1.4.2; 1.4.3; 1.4.4; 1.4.5; 1.4.6; and 1.4.7
  - Objective 1.8
    - Policies 1.8.2 and 1.8.5
  - Objective 1.9
    - Policies 1.9.1 and 1.9.3
  - Objective 1.11
    - Policy 1.11.1
- Goal 2
  - Objective 2.1
    - Policy 2.1.3
  - Objective 2.2
    - Policies 2.2.1 and 2.2.2
  - Objective 2.4
    - Policies 2.4.2 and 2.4.4
    -

H. Recreation and Open Space

- Goal 1
  - Objective 1.1
    - Policies 1.1.8 and 1.1.9
  - Objective 1.3
    - Policies 1.3.1; 1.3.2; and 1.3.4

I. Capital Improvements

- Goal 1
  - Objective 1.3
    - Policies 1.3.3; 1.3.4; 1.3.5; and 1.3.6
  - Objective 1.4
    - Policy 1.4.1
  - Objective 1.5
    - Policies 1.5.1; 1.5.2; 1.5.3; 1.5.5; 1.5.6; and 1.5.7

The Property is located within the Large Resort special area of the Gulf Boulevard Redevelopment District. The Project proposes ***exactly*** the type of redevelopment envisioned for the Large Resort District in the Comprehensive Plan. This redevelopment district was established to "recognize the importance of temporary lodging uses" and "discourage" high-rise residential development. The purpose and intent of the Large Resort District is to encourage hotel redevelopment at the purposeful exclusion of multifamily residential development by incentivizing hotel redevelopment with additional density. The additional density is required to ensure the land is more valuable as a hotel use to encourage redevelopment and investment so that high-rise residential development does not overtake the City's Gulf beaches "as it has in most other beach communities in the State."

Promotion of commercial reinvestment instead of residential redevelopment will "stimulate the local economy," to "correct the disproportionate tax burden" that is a direct result of a "lack of commercial reinvestment." Specifically, the Comprehensive Plan states, "To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means."

The Project proposes exactly what the character district seeks: investment in redevelopment for hotel purposes that include additional, modern amenities that will increase property values slowly, and eventually shift the tax burden back to resort properties from residential properties. While the proposed hotel development will have an impact on finite City resources, when compared to residential condominium development the proposed development will (i) have a "reduced daily vehicular travel demand," (ii) require less evacuation resources, and (iii) increase property value without homestead exemptions, all of which are specific stated goals of the Large Resort special area.

The Project promotes all nine policies of the Large Resort District as set forth below.

1) The Project includes aesthetically pleasing architectural design features that protect neighboring properties, ensure Gulf Boulevard is not a "condo canyon," and ensure facades are varied. The Project will include areas that shield support uses from the ground level. In addition, there are no monolithic structures or blank walls in the

Project. From the street, the pedestrian experience will be greatly enhanced with a 10' sidewalk and lush landscaping. [3]

2) A main beach access of at least 10 feet in width will be provided for public access. *(Note: Additional public beach accesses will be provided.)*

3) See 2 above.

4) The main beach access is designed for pedestrian traffic over marked paths. Alternate access for emergency responders is also provided.

5) The applicant has agreed to provide a 10' easement to the City for unimproved public access landward of the mean high water line so that uninterrupted pedestrian access along the Gulf is ensured.

6) Professional landscaping, designed to comply with the Land Development Code (the "**LDC**"), will be provided along Gulf Boulevard, within the Project, and at certain areas adjacent to the beach.

7) The landscaping will be improved for the entire Project, including those portions where buildings are not razed.

8) The Project will comply with all County and local hurricane evacuation procedures.

9) The Project will be limited to transient accommodation units and accessory uses.

The Project complies with all limitations set forth in the Large Resort District regulations. The Project will comply with all impervious surface, height, buffering, and setback requirements. ***No waivers or variances to the LDC are requested.*** In summary, the Project is ***exactly*** the type of development the Large Resort special area was designed to attract, and complies with all requirements and/or limitations included within the special area parameters.

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;*

      1) The Project will significantly enhance the appearance and function of the area by redeveloping a dated surface parking and hotel development and replacing it with a modern, architecturally and aesthetically pleasing redevelopment that complies

[3] Note: Development team will submit a full set of elevations and renderings in a supplemental package.

with the current stormwater drainage code and more hurricane resilient building code.

2) The Project will significantly increase the functionality of Gulf Boulevard by reducing the access points by more than 50%, queueing guests on the Property instead of Gulf Blvd, and providing an internal roadway that promotes internal capture.

3) The functionality of the area will be improved by implementation of the new stormwater management standards that will significantly decrease the sheet flow of stormwater that currently flows directly onto Gulf Blvd.

4) Walkability in the area will be improved by replacing 5' sidewalks with 10' sidewalks and enhanced landscaping along Gulf Blvd. The aesthetics of the area will also be improved as the Project is designed so that all of the resort support facilities will now be internal or shielded from the view of the public.

5) New beach accesses will be provided for use by the community.

6) Rooftop amenities include features and design to minimize adverse effects to neighbors to the south to include: staff recommended landscaping along the upper level for the upper story beach bar, and a solid wall at the back side of the second floor, which faces Sea Mark, intentionally designed to reduce noise and smell impacts on Sea Mark.

The Project does not introduce any new uses on the Property and the current uses are compatible with the adjacent uses to the north and south. The scale and heights of the Project are comparable to the hotel to the north, and the condominiums to the south. Through thoughtful design, the development team designed the Project to maintain the views of the condominiums adjacent on the southern boundary.

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 historic, archaeological, or cultural resources 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;

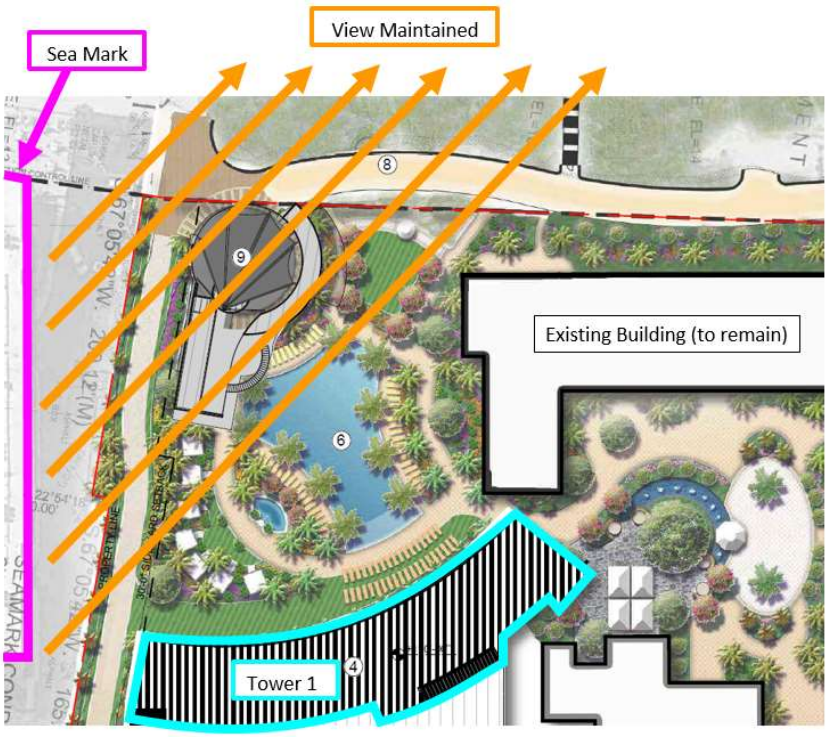
The Project proposes uses and scaling compatible with adjacent development, based on thoughtful design to avoid creating incompatibilities.

Redevelopment on the northern portion of the Property is minimal and includes upgraded landscape, hardscape, amenity, transportation and drainage improvements only. Thus, the compatibility between the Project and the hotel to the north will be maintained.

To the east and west (Gulf Boulevard and the beach, respectively), new development is scaled to ensure the character of the area is maintained. Along Gulf Boulevard, buildings are set back with heights that step-up incrementally so that a "condo canyon" is avoided. The developer will install significant screening and landscaping to ensure the street level view is in character with the Large Resort District. Along the beach, development is landward of the Coastal Construction Control Line with new towers set back toward the interior of the Property. As depicted in the CUP site plan, new development along the Coastal Construction Control Line is limited to hotel amenity and support uses.

Sea Mark condominiums are located along the southern boundary of the Property, Sea Mark is an 11 story condominium project. The area of the Project directly adjacent to the Sea Mark is thoughtfully designed to ensure compatibility between uses. The height of Tower 1 (the adjacent development) is 12 stories, which is compatible with the 11 story Sea Mark building. Tower 1 is also set back and designed to sit at an angle so that the views of Sea Mark residents are not disturbed.

Public beach accesses in excess of what is required by the land development code are provided to provide ample access and views to the beach. The by-right development (without a CUP) has no limitations or restrictions on linear feet of development, so building at the CUP height versus 50 feet will have no effect on views of other neighbors and citizens.



The Project includes landscaping, screening, and setbacks that all meet or exceed code. ***The applicant is not seeking any waivers or variances from the LDC***. Building design avoids monolithic architecture with varied facades and layouts to ensure the style is in keeping with the intent of the vision for the Large Resort District's redevelopment goals and objectives.

Through thoughtful design, the Project is compatible with adjacent development and consistent with the LDC and Comprehensive Plan.

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 create any significant adverse impacts on the livability and usability of nearby land. The Project is designed to mitigate potential adverse impacts by:

- Designing acoustic systems to reduce reflection and maintain music and PA sounds on the Property;
- Locating family oriented amenities central to the Project so that corporate and adult areas guests are located adjacent to the Sea Mark condominium;
- Installing exhaust dampers to ensure the restaurant adjacent to the Sea Mark does not create unwanted fumes and smoke;
- Installing ground level lighting to reduce light pollution;
- Locating loading berths central to the Property;
- Queueing guest vehicles on site;
- Using staff services to control and maintain solid waste;
- Using professional security services to ensure safety for both the guests and the public; and
- Buffering of rooftop amenities nearest the Sea Mark Condominium

Vehicular traffic impacts are mitigated as discussed elsewhere in this application through the provision for an internal roadway, reduction in access points, on-site queueing, and ample off-street parking. Any late night operations must be approved by the City and follow strict City ordinances related to noise.

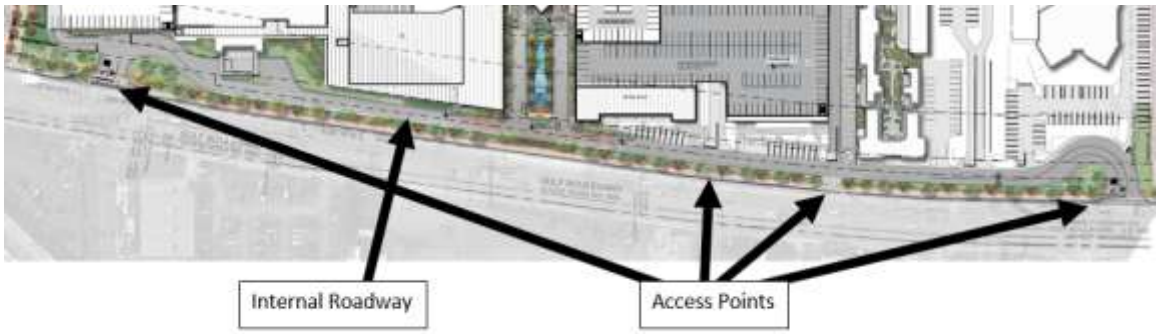
3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements,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

Transportation Analysis:
Initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers

have requested a meeting with the City on the methodology for the analysis. The results of that study will confirm the level of service capacity is either adequate or it will identify deficiencies. If the studies identifies deficiencies, this application will be supplemented to address any such deficiency.

Elimination of Gulf Blvd. Curb Cuts:
It is important to note that access to the Property will be significantly improved as part of the Project construction. Currently, the Property includes nine access points onto Gulf Boulevard. The Project will ***eliminate five access points***, leaving just four access points.

Creation of Internal Roadway
The Project will provide a new internal frontage roadway that will provide ample space for on-site queueing (rather than queuing directly onto Gulf Blvd.) and reduce the number of trips on Gulf Boulevard through internal trip capture.



In addition, the reduction of access points will improve the functionality of Gulf Blvd.

Transit:
There is significant transit available in the area. Currently, there are three different transit options servicing the Property (1) PSTA local route 90, (2) the SunRunner, and (3) the Central Avenue Trolley. Additionally, the Applicant promotes the use of transit by employees by paying for transit use so that it is free to all employees. This practice will continue with the Project.

On-Street Parking:
The Project will not affect on-street parking. The Project will meet all off-street parking requirements.

Stormwater Management Upgrade:
By complying with the current stormwater management regulations in the LDC, the Project will significantly improve the stormwater that is currently directly flowing onto Gulf Blvd. (and causing entire lanes to flood during heavier rainfall); thus improving transportation conditions.

Through specific Project design and transportation improvements, neighborhood impacts are minimized and pedestrian safety is improved.

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);*

   The Project will comply with all (i) LDC parking requirements for parking and loading; (ii) LDC requirements for truck turning, drive isles and space dimensions; (iii) Florida Building Code requirements, and (iv) Fire Marshall requirements, which will ensure needed parking and loading, will be provided, and function properly.

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

   For the reasons stated above, the health, safety and welfare of the public will be well preserved and in many instances improved. The public will also be benefitted by the redevelopment of an aging property which is encouraged in the Comprehensive Plan through additional beach access, improving stormwater drainage within the City, improving pedestrian connectivity along Gulf Boulevard, reducing access points to Gulf Boulevard, and providing internal traffic capture through an internal site roadway.

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,*

   The developer, 1754 Properties, is the current owner/operator of the Tradewinds Resort. 1754 Properties, is an institutional owner, developer, lender and operator of hotels around the world. The team has executed over 50 successful investments with equity partners. 1754 Properties has a demonstrated history of successful redevelopment.

   Additionally, any improvements, whether on the Property or adjacent right of way, must comply with all local, state, and federal requirements to ensure improvements are technically complete. Finally, the City requires that certain improvements within the public realm must be bonded.

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 Comprehensive Plan and LDC. ***No waivers or variances are requested***.

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.*

   The densities and intensities established by the Comprehensive Plan are based on infrastructure studies conducted by the City that contemplate the impacts of the maximum development contemplated by the Comprehensive Plan. For this Property, the assumption was that the Property would be developed at 75 units per acre. These studies ensured that proper infrastructure and services could be maintained if the maximum densities and intensities set forth in the Comprehensive Plan are developed. Development throughout the City is less than the maximum permitted under the Comprehensive Plan, and the project Proposes development less than the maximum permitted by the Comprehensive Plan. Thus, the various infrastructure required for the Project is adequate and available[4]. Additionally, Sec. 29.4 of the LDC requires a certificate of concurrency as part of the Conditional Use Approval permitting process that will confirm adequate public facilities.

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.*

   As previously stated, initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The study will either confirm the level of service capacity is adequate or identify deficiencies. If deficiencies are identified by the study, the applicant will supplement this application to address any such deficiency.

   Because the Property is so large, Tradewinds is able to construct a 1500-foot internal access road to take queuing and other Project traffic off Gulf Blvd.

   Parking areas and structures were designed to comply with the LDC and the Florida Building Code to ensure proper function. The developer is improving pedestrian access to the beach by providing three beach access points and an improved ten-foot wide sidewalk along approximately 1,750 feet of Gulf Boulevard frontage.

3. *Hydrological features and storm water management infrastructure.*

   The Project will be engineered, permitted, and approved by strict local, state, and federal agencies for stormwater management. The current site pre-dates formal stormwater codes, and as such, rain "sheet flows" off the site. Redevelopment requires an engineering overhaul of the site to retain and treat the additional runoff created when comparing the development to a non-developed site. The Project must comply with the modern provisions such that the regular development process will improve the stormwater management of the City. Such a large

[4] Note that we contemplate that the transportation analysis which will supplement this application will ensure adequate transportation capacity.

development will have a noticeable impact on the drainage of Gulf Boulevard, which will not have to accept as much runoff after development is completed.

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 was designed with a scale similar to adjacent properties on Gulf Boulevard. The buildings in the Project are located to ensure the height, design, and massing have a minimal, mitigated impact on neighboring properties. The thoughtful design of the Project also protects the public with enhanced building setbacks. Increased setbacks, enhanced landscaping and a 10' sidewalk will improve the pedestrian experience along Gulf Boulevard. Building facades are varied to avoid monolithic structures and high quality building materials are proposed. Any advertising and signage must comply with the LDC through separate permitting.

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

   The Project will comply with all Comprehensive Plan and LDC limitations regarding landscaping, open space, and impervious surface. Extensive landscaping is proposed for the site that will meet or exceed the LDC.[5]

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.*

   This application does not request any special operations or functions. Any use, business, or operation requests associated with the Project in the future must go through regular City approval and applications processes. Operational and functional requirements, if any, will be addressed by later applications.

7. *Fire suppression and facility security.*

   The Project will comply with all fire code requirements and have a professional management staff that will facilitate security.

8. *Emergency management and hurricane evacuation provisions.*

   As noted in the Comprehensive Plan, transient accommodations have a smaller impact on hurricane evacuations than multifamily residential development. However, all properties in the City must be prepared for a storm event. The existing resort already has a hurricane preparation plan, and the owners/managers have worked with the City in the past to provide staging and housing for emergency responders.

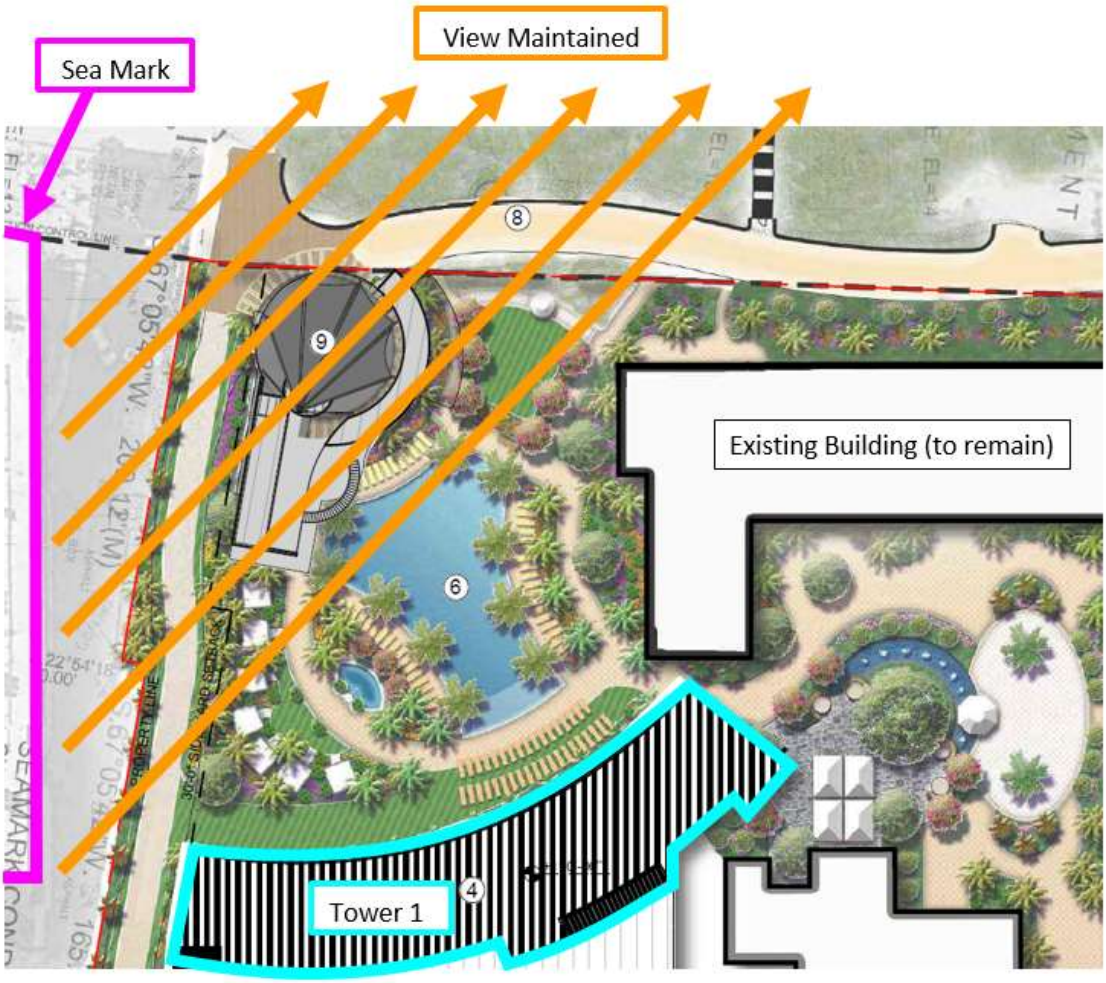
[5] A landscape plan will supplement this application.

Redevelopment of the Project will comply with all emergency management provisions as required by FLUE Policies 2.9.1, 2.9.6, 3.2.1, and 5.1.2, as well as Transportation Element Policy 1.1.1. The new hotels must also file a Hurricane Closure and Evacuation Plan with the City pursuant to FLUE Policy 4.1.5.

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*

      As stated, the existing structures along the north boundary of the property will remain. Thus, there is no impact to the adjacent hotel to the north. To the south lies the Sea Mark condominium. Tower 1 is proposed adjacent to the Sea Mark, which has been specifically designed with a proper setback (both along the side and rear lot lines) to protect the Sea Mark. The height and design ensure the views of the Sea Mark are minimally impacted. Tower 1 will be to the right of the existing line of sight to the beach when taking into account existing development. Since Tower 1 is north of the Sea Mark, little to no impact to sunlight is expected.



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.

All new buildings within the Project will have significant setbacks from the Coastal Construction Control Line so that there is no impact to the waterfront from neighboring properties. As stated above, the architect designed Tower 1 to ensure that the views of the Sea Mark condominium residents are maintained.

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.

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

_____ 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.

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

_____ 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.

_____ 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.

_____ 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

_____ 4/24/23

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

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

4.24.23

Signature *Date*

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

The foregoing instrument was acknowledged before me this 24th day of April 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: 6/20/2024

SUZANNE J. WALKER
Commission # HH 002037
Expires June 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY:
Print Name: Suzanne J. Walker
Notary Public, State of Florida
(Notarial Seal)

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5500-5600 Gulf Blvd. IG 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.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **20**23 **by** Joseph Smith **who is personally known** _____ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 **(Date)**

My Commission Expires May 08, 2023

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

ATTACHMENT TO OWNER'S AUTHORIZATION FOR AGENT

PARCEL ID: 06-32-16-00000-230-0300

5500-5600 GULF BLVD. IG LLC, a
Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5500-5600 GULF BLVD. IG LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5700 Gulf Blvd. BR 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.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **20**23 **by** Joseph Smith **who is personally known** _____ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 (Date)

My Commission Expires May 08, 2023

PARCEL ID: 06-32-16-00000-230-0200

5700 GULF BLVD. BR LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5700 GULF BLVD. BR LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5750 Gulf Blvd. CR 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.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **20**23 **by** Joseph Smith **who is personally known** ✓ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 132190
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 **(Date)**

My Commission Expires May 08, 2023

PARCEL ID: 06-32-16-00000-230-0600
01-32-15-00000-110-0500

5750 GULF BLVD. CR LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5750 GULF BLVD. CR LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 6000 Gulf Blvd. SP 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.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **20**23 **by** Joseph Smith **who is personally known** _____ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 (Date)

My Commission Expires May 08, 2023

PARCEL ID: 01-32-15-00000-110-0400

6000 GULF BLVD. SP LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 6000 GULF BLVD. SP LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

Owner's Authorization for Agent

I/WE Reef Resort Condominium Association, Inc., a Florida not for profit corporation
(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.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____day of _____ 20__, by ____ _____who is personally known _____or produced _____as identification.

(Notary Signature) **(Date)**

My Commission Expires _____

PARCEL ID: 01-32-15-00000-110-0610
01-32-15-18142-000-0000
01-32-15-18142-000-0001

REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation

By: Joseph H Morgan
Print Name: JOSEPH H. MORGAN
Its: HOA PRESIDENT

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 26th day of May, 2023, by Joseph H. Morgan, as HOA President of REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of said entity, [___] who is personally known to me, or [✓] who has produced the following identification: FL. Drivers License (check one).

Dianna L. Bichard
Name: Dianna L. Bichard (print)
NOTARY PUBLIC
Commission No.: _____
Commission Expiration Date: _____

DIANNA L. BICHARD
MY COMMISSION # GG 330925
EXPIRES: July 8, 2023
Bonded Thru Notary Public Underwriters

#11556291 v1

TRADEWINDS RESORT - CUP - TRC COMMENT RESPONSES 9/22/2023

ISSUING DEPARTMENT / COMMENT	DATE OF COMMENT	RESPONSIBLE PARTY	DUE	RESPONSES
PUBLIC WORKS				
The proposed development will need to comply with City of St. Pete Beach Code of Ordinances Chapter 106 - Flood Control. See attached Drainage Plan Checklist	7/31/2023	HE	Building Permit	Noted, will address at permitting.
Please provide existing and proposed contributions to the City's Sanitary Sewer System in gallons per minute. Provide calculations showing how these flow rates have been determined.	7/31/2023	HE	Building Permit	Preliminary concurrency documentation included in TRC response submission.
•Will the City's existing sanitary sewer lift station require relocation? Sheet LA.207 of the submitted Landscape Plans include a callout for "Lift Station (See Civil)", but no reference to this lift station is included in the Civil Plans. Please clarify the intent.	7/31/2023	HE	Building Permit	The existing City lift station can remain. Redevelopment requires a new cover for the lift station well that meets H-20 traffic loaded ratings. The valve box will be integrated into landscape buffer between Gulf Boulevard and Frontage Road.
BUILDING				
No comments at this time.	7/31/2023			N/A
CODE ENFORCEMENT				
No comments at this time	7/31/2023			N/A
RECREATION				
No comments at this time	7/31/2023			N/A
FIRE				
Fire Department Access Roads				
All buildings-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside and provides access to the interior of the building per NFPA 1, 2018ed: 18.2.3.2.1 as well as distance to any portion of the facility/portion of an exterior wall of the first story of the building per NFPA 1: 18.2.3.2.2.1.	7/31/2023	HE/NMDA	Condition of Approval	Exterior door locations added to Civil sheet C-6.
18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.	7/31/2023	HE/NMDA	Condition of Approval	Exterior door locations added to Civil sheet C-6.
18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.	7/31/2023	HE/NMDA	Condition of Approval	All hose pull dimensions added to Civil sheet C-6. All unsprinklered buildings meet the 150' max pull length from the applicable access road.
18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).	7/31/2023	HE/NMDA	Condition of Approval	All hose pull dimensions added to Civil sheet C-6. All sprinklered buildings meet the 450' max pull length from the applicable access road.
•Provide how access is achieved to the new restaurant building behind Hotel 2 and new kitchen area in Hotel 2. Shall comply with NFPA 1 2018ed Section 18.2.3.2	*7/31/2023*	*HE/NMDA*	*Condition of Approval*	*Comment omitted in updated City comments dated 08/02.*
•Truck apparatus access shall be provided to the above and areas highlighted as part of that route.	*7/31/2023*	*HE*	*Condition of Approval*	*Comment omitted in updated City comments dated 08/02.*
•Add fire hydrant at SE side by Hotel 3 to fire access exhibit as reflected on Page EX-01.	*7/31/2023*	*HE*	*Condition of Approval*	*Comment omitted in updated City comments dated 08/02.*
•Provide fire department access road width at fire access exhibit. NFPA 1: 18.2.3.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft. The turning radius of fire department access road shall be as approved by the AHJ (1:18.2.3.5.3.1)	7/31/2023	HE	Condition of Approval	Road widths added to enlarged Civil Plans. All access roads meet 20' minimum dimension.
•T23 cannot go on the beach for access. Proper building access shall be provided to meet NFPA 1 Section 18.2.3.2.1 and 18.2.3.2.2.1 for all buildings.	8/2/2023	HE		The updated Fire Access Plan eliminates proposed truck access from the beach.
•Vertical clearance minimum 14 ft. (1:18.2.3.5.1.2.2)	8/2/2023	HE		All fire truck access pathways that traverse under buildings have a 14'-6" minimum clearance.

•The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1: 18.2.4.1.1)	7/31/2023	HE	For Information only	Fire Access roads are not obstructed with parking or any other items.
•Provide fire truck maneuverability exhibit reflecting turning radii and drive aisle widths to include fire access road in front of Hotel 3. (NFPA 1: 18.2.3.5.3, 18.2.3.5.1)	*7/31/2023*	*HE*	*Condition of Approval*	*Comment omitted in updated City comments dated 08/02.*
•Page CUP-01: Provide width of fire access road in front of Hotel 3.	*7/31/2023*	*HE*	*Condition of Approval*	*Comment omitted in updated City comments dated 08/02.*
•Dead-end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire department apparatus to turn around. (NFPA 1: 18.2.3.5.4)	7/31/2023	HE	Condition of Approval	The updated Civil Plans provide an approved turn-around where dead-ends exceed 150 feet in length.
•South access between Tower 1 and Jacaranda over landscaping and lounge chairs o Access to FDC for Poinciana building and Breckenridge building North and South exterior by boiler room.	*8/2/2023*	*HE*		*Comment omitted in updated City comments dated 08/02.*
oAccess between Tower 2 and Breckenridge under building, through landscaping and over a bridge	8/2/2023	HE		The minimum vertical clearance under Tower 2 is 14'-6", which permits Fire Truck access into the amenity area. The new amenity area design accommodates truck access and turnaround with no use of any pedestrian bridge.
oBeachfront promenade-City conceptual plans is for sand solidifier which will not withstand the loads of a fire apparatus.	8/2/2023	HE		The updated fire access eliminates proposed truck access from the beach.
oT23 cannot go on the beach for access or use pool deck behind Breckenridge for fire access road.	8/2/2023	HE		The updated fire access eliminates proposed truck access from the beach.
oFencing depicted on renderings starting at North end of Breckenridge and extending to the North. How is access achieved to Coral Reef FDC and Wahoo access. Also T23 cannot go on the beach for access.	8/2/2023	HE		The updated fire access eliminates proposed truck access from the beach. The revised access route allows for access to Coral Reef FDC.
oTurnaround must be provided at the N end of the beach promenade. (1: 18.2.3.5.4)	8/2/2023	HE		The updated fire access includes a turnaround at the north end of the beach promenade. Note: promenade route is the estimated pathway; the exact limits of the pathway will be approved during permitting, to comply with fire access requirements.
oo Access at 5900 Gulf Blvd from Gulf Blvd shall continue all the way to Wahoo building since several FDC's along route.	8/2/2023	HE		Access is provided at 5900 all the way to Wahoo building with existing turnaround area maintained.
•NFPA 1: 18.2.3.5.5 Bridges. 18.2.3.5.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards. 18.2.3.5.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. 18.2.3.5.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.	8/2/2023	HE		There is no bridge access for fire trucks in the project. Any previous indicated locations have been modified and/or removed from access routes.
•Fire department access roads surface type shall be in accordance with NFPA 1 Section 18.2.3.5.2	8/2/2023	HE		Acknowledged.
•How is fire access delineated for apparatus to drive on?	8/2/2023	HE		Signage will be provided where accessible routes go into the property.
•Fire department access roads shall be designed to support the loads of the heaviest fire apparatus, which is 70,000 lbs.	8/2/2023	HE	Information only	Acknowledged.
•Truck apparatus should fit in the area and have the ability for aerial ladder to be extended for rescue operations.	8/2/2023	HE	Information only	Acknowledged.
•Any gate or arm gates shall be provided with EVAC system for automatic operation.	8/2/2023	HE		Any gate locations along a fire access route will be provided with knox box or other EVAC system for access.
FD vehicle movement exhibit (page EX-01)				
• FD vehicle movement exhibit shall be provided reflect road widths, turning radii, etc.	8/2/2023	HE	Condition of Approval	New FD vehicle movement exhibit included in updated documents.
•T23 specs attached.	7/31/2023		Information only	Acknowledged.
Fire Flow Requirements for Buildings				

•Fire flow shall be in accordance with the minimum flow requirements of NFPA 1 2018ed Section 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.	7/31/2023	HE	At Site Plan Review	Acknowledged (required at site planning).
Fire Hydrants				
•Fire truck access to the hydrants and FDC's shall be provided and not stopped 100-150 ft away from the fire hydrants and FDC's. Also include in highlighted route.	*7/31/2023*	*HE*		*Comment omitted in updated City comments dated 08/02.*
•Provide fire hydrant locations throughout property.	8/2/2023	HE		Fire hydrant locations shown on updated Civil sheet C-6
•The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)	7/31/2023		Information only	Acknowledged.
•FDC and Fire hydrants shall be located not more than 12 ft from the fire department access road (1:18.5.1.6)	7/31/2023		Information only	Acknowledged.
•Fire hydrant spacing shall be in accordance with the requirements of NFPA 1 2018ed Section 18.5.3 The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road. The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid. NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following: (1)The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m). (2)The maximum distance between fire hydrants shall not exceed 500 ft (152 m).	7/31/2023	HE	Information only	Acknowledged.
•Fire hydrant fire flow NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow. 18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4. 18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4. Δ 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table 18.5.4.3 shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department. 18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.	7/31/2023	HE	At Site Plan Review	Acknowledged (required at site planning).
•Fire hydrants shall be within 100 ft of the FDC. (NFPA 14: 6.4.5.4)	8/2/2023	HE	At Site Plan Review	Acknowledged.
•A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2) Add fire hydrant location and FDC locations to Landscape Plans.	7/31/2023	HE/PB	Information only	Acknowledged. Hydrant and FDC locations added to landscape plans.
•Provide cross sectional detail of hydrant installation.	7/31/2023	HE	At Site Plan Review	Per discussion with staff, hydrant detail to be included during site plan review.
Fire Department Connection (FDC)				
•Reflect all FDC locations (existing and new).	8/2/2023	HE		FDC locations shown on updated Civil sheet C-6.
•Provide FDC details. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.	7/31/2023	HE	At Site Plan Review	Acknowledged, to be provided at time of site plan review.

•Is FDC by Grand Palm Colonnade going to be relocated since it is in the middle of the driveway?	8/2/2023	HE		Yes, the FDC at GPC will be relocated to outside of the Frontage Road drive lane.
•Provide type and size of underground line for FDC's.	7/31/2023	HE	At Site Plan Review	Per discussion with staff, sizing of underground lines to be engineered and provided during site plan review.
•High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 2016ed Section 7.12.2	7/31/2023	HE	Building Permit	Acknowledged.
•Signage shall be provided for all FDC's. See example below.	7/31/2023		Information only	Acknowledged.
Fire Mains				
Fire mains (Hotel 1: 8" fire service line: 6" fire service line to building; Hotel 3 8" fire service line"? Fire service line to building)				*Comment omitted in updated City comments dated 08/02.*
•Hotel 1: Provide pipe type for fire service lines.	*7/31/2023*	*HE*	*At Site Plan Review*	*Comment omitted in updated City comments dated 08/02.*
•Hotel 3: Provide size and type for fire service line to building.	*7/31/2023*	*HE*	*At Site Plan Review*	*Comment omitted in updated City comments dated 08/02.*
•Hotel 3: Reflect fire mains on plans include size and type of pipe.	8/2/2023	HE	At Site Plan Review	Per discussion with staff, sizing of underground lines to be engineered and provided during site plan review.
•NFPA 1141 2012ed Section 9.3.11 Dead-end mains shall not exceed 600 ft (183 m) in length for main sizes less than 10 in. (250 mm) in diameter.	8/2/2023	HE	At Site Plan Review	Acknowledged.
TRANSPORTATION				
No comments at this time	7/31/2023			N/A
Refer to updated comments for parking table summary	8/2/2023			The updated Site Plan incudes an updated parking table.
•Please note that parking should only be used for the primary use of the property. If the intention is to sell any of the additional parking provided, that will need to be listed in the CUP.	8/2/2023	OWNER		Acknowledged, there is no intention to sell parking. Parking is for customers only.
•23.5(d) - Bicycle parking should be equal to 10% of the total required vehicle parking for the development. o184 bike rack spaces are required for the development. Each property needs to have a minimum of 5 bike rack spaces placed near the main entrance, the rest can be located in parking garages or dispersed throughout the property.	8/2/2023	HE/NMDA/PB		Bike racks relocated at the main entrance, and dispersed throughout the project at other key locations; including: beach access points, retail spaces, conference center entrance, and Rumfish restaurant. The remaining bike parking is in the parking garages.
•23.12 - please indicate where the 14 required loading spaces will be located once the project is complete and demonstrate compliance with the other requirements for loading zones listed in LDC Section 23.4.	8/2/2023	HE/NMDA/PB	Site Plan submission	Since this application combines much of the property into one resort, the design shares loading spaces, as contemplated by the code. Site design consolidates loading to the center of the site. The main loading dock will be located in Phase II and will contain 5 loading bays. This loading dock is centrally located and will be connected to all of the new relocated BOH spaces to make it easier to receive and distribute across the resort. We will also provide two, small-truck loading areas in Phase I, which will have connection to the existing conference space at Grand Palm Colonnade, and the existing loading areas at Coral Reef and Rumfish will remain "as-is". This will provide a total of 11 loading spaces for the property. It's worth noting that 11 loading spaces is a lot. There will be no shortage of space. If this project was built to baseline standards, the loading bay would resemble a warehousing and distribution facility and greatly exceed the need on site. All of the nonresidential uses on site will work in concert, so this project is perfect for shared off-street loading.
•In the 10 ft landscape buffer between the sidewalk and Gulf Blvd, please include shade trees where possible to provide shade to pedestrians	8/2/2023	PB		Shade trees added to the Landscape Plans; refer to enlarged Landscape Plans.
•Please ensure that all sidewalks that cross a drive aisle or driveway remain consistent in finish with the abutting sidewalks and have ADA compliant tactile pads on either side. (23.11(a)(10))	8/2/2023	HE/NMDA/PB	Site Plan submission	Per TRC discussion, sidewalks that cross frontage road will be delineated differently from road surface and slightly raised. All sidewalks and intersections will be ADA compliant

•Can the Coral Reef and truck entrance be combined to reduce the number of entrances to the site from 4 to 3? Would it be possible to reduce the number of curb cuts to three, and direct Coral Reef traffic to one of the two entrances/exits at signalized intersections?	8/2/2023		Site Plan submission	The proposal already reduces curb cuts along Gulf Boulevard from 9 to 4. The applicant prefers 4 curb cuts to maintain entry to Coral Reef and provide a separate entry for the service drive to not impede Coral Reef resident access and provide in and out circulation for service.
•What is the traffic control plan for the entrances at the signalized driveways, so that traffic does not back into the Gulf? The City would like these entrances to be right in, right out movements only, especially for the truck traffic. Trucks should be making left turn movements at the signalized entrances.	8/2/2023	HE/NMDA/PB	Site Plan submission	Design team agrees to make non-signalized access points right-turn in/out only.
•23.11(c)(1) - Please demonstrate that no more than 25% of the total required parking being provided is compact (8'x16''). oUp to 10% of the total compact spaces provided may be designated as golf cart (6'x10') or motorcycle (4'x10') parking if desired.	8/2/2023	NMDA		The current plans do not include compact spaces. If final engineering requires compact spaces, that number will not exceed 25%.
•Do you intend to operate with a valet? If a tandem valet operation is in place, please provide a Valet Plan in accordance with 23.4(d).	8/2/2023	OWNER	Site Plan submission	Yes, the project plans for limited valet parking. The CUP site plan includes 30 tandem spaces on level 1 of the Phase 2 garage next to Hotel drop-off. These tandem spaces exceed the code required parking, and are therefore not necessary to meet parking demand. A Valet Plan will be provided at time of permitting to comply the code, but requires detail unavailable at this point. Providing the valet plan at a later date has no bearing on the CUP approval because the tandem spaces exceed the code requirement.
•The following is required for the construction of the 10 ft sidewalk along Gulf Blvd:				
oA Perpetual Easement Agreement with the City and FDOT for any portion of the sidewalk that is constructed not in the Right of Way	8/2/2023	OWNER/SW	Site Plan submission	Acknowledged
oA Site Plan showing the 10 ft sidewalk	8/2/2023	NMDA/HE		Acknowledged
oOwnership and encumbrance report	8/2/2023	OWNER/SW		Acknowledged
oSketch and legal description showing the easement being provided to the City for sidewalk construction	8/2/2023	OWNER/SW/DEUEL/NMDA		Acknowledged
oPlotting of any other existing easements within the boundaries of the sidewalk easement by the surveyor who prepares your sketch and legal description	8/2/2023	OWNER/SW/DEUEL/NMDA		Acknowledged
PLANNING & ZONING				
1) Approval of any conditional use permit in which a development agreement is to be undertaken to carry out the phases of the project shall be conditioned on the successful negotiation and adoption of said development agreement. The city reserves the right to negotiate additional conditions that may be required to protect the public interest or health, safety and welfare in the carrying out of the agreement itself, pursuant to LDC Sec. 45.7, that do not abrogate any conditions assigned under the CUP approval. Please refer to 163.3221 through 163.3243, FL Stat., and Division 45 of the Land Development Code, noting the following significant differences between the two: a.One of the two required adoption hearings must be before the Planning Board; b.The City provides a maximum ten-year timeframe, rather than 30 years, for any development agreement, further providing for up to a ten-year negotiated extension.	7/31/2023	OWNER	Information only	1) Acknowledged. The applicant began the development agreement negotiation and approval process with the City Attorney. The development agreement is expected to run concurrent with the CUP approval process. a. Acknowledged. b. Section 45.5 of the City's Land Development Code states "The term of a development agreement shall not exceed ten years or such time as the act may provide." The Act provides for a timeline greater than 10 years.

2) While timing of public benefit provision will be addressed during negotiation of the development agreement, please let staff know if there is any reason why full dunes restoration and the MHWL easement dedication could not be accommodated by completion of Phase 1-B of this project. Could the access roadway be completed under an earlier phase to assist with traffic circulation?	7/31/2023	OWNER		The project proposes dune restoration by phase. The implementation of the City boardwalk is unknown, which could impact this process, and the cost is prohibitive to fund with just Phase 1 improvements. The MHWL easement, however, can be provided with Phase 1-B, because that location is known and consistent. This commitment is captured in the development agreement. The access roadway is discussed in the development agreement, as well, and proposed by phase. The access roadway will impact utilities, stormwater, and existing circulation. The roadway cannot be engineered to work with the current infrastructure of Phases 2-4. It must be implemented by phase to avoid disrupting access and re-building utilities at each phase.
3) At the completion of Phase III, the span of development between the southern end of the site and the northern existing lot line of 5800 Gulf Blvd appears to be comprised of nearly 1200 linear feet of continuous building. Please amend the narrative to explain how this project will provide and maintain Gulf views and vistas, and preserve the view of the beach for all residents and visitors, as provided under the Comprehensive Plan, Future Land Use Policies, Policy 2.11.3., and the adopted CUP criteria.	7/31/2023	OWNER/SW/NMDA		Newly constructed towers have been thoughtfully designed to protect the views from the neighboring buildings to maintain existing vistas. Public beach accesses in excess of what is required by the land development code are being provided to provide ample access and views to the beach. The by-right development (without a CUP) has no limitations or restrictions on linear feet of development. So building at the CUP height versus 50 feet will have no effect on views. In addition, it is important that the comprehensive plan be read and applied consistent with Florida law, and no one policy or provision can be taken out of context from the whole.
4) In the Large Resort District, at-grade outdoor music is permitted provided that it complies with the primary building setbacks and Citywide noise ordinance. However, rooftop music associated with outdoor eating and drinking areas must be approved through a CUP. Please amend the application if you intend for any of the elevated eating and drinking areas to be approved for outdoor music.	7/31/2023	OWNER/SW		The updated application includes a request for approval for rooftop amenities.
5) Conditional use approval for this project shall not be construed to authorize the approval of any structures seaward of the CCCL for which FDEP and future, separate city approvals are required. Maintenance of existing spaces, such as the pool and deck, may be permitted pursuant to LDC Sec. 25.3. Is a new pavilion proposed behind Rumfish (see Phase IV plan)?	7/31/2023	HE/NMDA		The structure shown on Civil Phase IV, sheet C-2.4 was a mistake and was removed from Phase IV Civil document.
6) Please submit documentation alluding to the financial health of the ownership firm to both complete this project and operate it to the standards noted in the application.	7/31/2023	OWNER		Regarding completion, the applicant is an institutional owner, operator, and lender of hotels, reports and multifamily assets. The principals have experience with over $1.5 billion in asset ownership, lending over $500 million, and ownership in over 30 hotels, 2,000 multifamily units, and 5 million s.f. of industrial and retail spaces. Regarding operation, the applicant intends on hiring Highgate to manage the property commensurate with growth of the site. Highgate manages over 87,000 hotel rooms across the US, Europe, Caribbean, and Latin America. There revenue exceeds $15 billion.
7) Will any of the new hotel amenities that are oriented for guest use, such as the pools, be held out to the public through a day pass or otherwise?	7/31/2023	OWNER		The hotels reserve their amenities for guests; no day passes for pools, etc. Cabanas, lounge chairs, and chairs can be rented by the general public based on availability.
8) Are there plans to offer any resident incentives, such as reduced-cost amenities or otherwise?	7/31/2023	OWNER		Tradewinds offers a discount of 20% at dining and retail, as well as complementary passes to the High Tide Slide, mini-golf, paddleboats, and tennis courts to neighboring property owners. (Note: the offer comes with service and blackout limitations, as noted in the offer.)

9) Prior to boardwalk construction, how will the center public beach access function? Are members of the public able to utilize this portion of the private beach? Will the public be able to set up their umbrellas and chairs at the beach access outlet?	7/31/2023	OWNER/SW		Any City easement over the "boardwalk" must tie to that permitting process because the footprint is unknown. Thus, this portion of the beach will have no special public reservation until that time. Use of the beach for umbrellas and chairs for most of the resort's beach isn't practical because the resort already sets up cabanas, lounge chairs, and chairs for rent. The public will have access to the easement adjacent to the mean high water line, which totals approximately 1/3 of an acre, or can rent resort cabanas, lounge chairs, and chairs based on availability.
10) Is an easement proposed to be provided for the boardwalk? If so, will reversion rights be expected if the project is not undertaken within a certain period of time?	7/31/2023	OWNER/SW		The Development Agreement terms address this easement.
11) Information sufficient to certify concurrency has not been provided at this time. Comments from the city's consultant regarding the traffic study methodology were forwarded to the applicant on July 23rd. The ability to carry out this project, if approved, is contingent on the applicant demonstrating concurrency for transportation, sewer, stormwater, solid waste, and potable water facilities at time of Site Plan approval.	7/31/2023	HE/TRAFFIC	Condition of Approval	The transportation study methodology remains under review by City staff. Results of the transportation study are critical to confirm transportation concurrency. The resubmission includes preliminary concurrency review for other services. Final concurrency remains part of the eventual construction process.
12) Understanding that the application question #1 response quotes directly from the Comprehensive Plan, is the statement that the project will produce reduced daily vehicular traffic demand indicating that the project, at proposed density, will produce less traffic demand than an equivalent condominium use at allowable density? If so, does this refer to peak hour, average daily, and/or another measure?	7/31/2023	TRAFFIC		As noted in the comment, the statement is quoted from the Comprehensive Plan; this isn't a claim of the Applicant. The Comprehensive Plan goes into great detail as to why the additional density permitted for transient accommodation units is preferred over equivalent condominium density. The disparity of traffic generation is one of the reasons why condominium density is discouraged (and why maximum density for condominiums was reduced under the Comprehensive Plan to discourage development of condominiums). The Applicant understands the Comprehensive Plan statement as referring to equal units as a reason for deliberately setting condominium density lower. Since question #1 is asking about consistency with the goals, objectives, and policies of the Comprehensive Plan, the response is focused on providing the type of development **encouraged** by the Comprehensive Plan. It's a valid response, because the proposed development is, in fact, encouraged by the Comprehensive Plan, but it's not meant to compare traffic generation at theoretical densities.
LANDSCAPING COMMENTS				
13) Pursuant to Large Resort District Policy 6, all large-scale development requires the entire property to be made consistent with the landscaping standards found in the LDC. There is no buffer shown along the northern side of 6000 Gulf Blvd as required. There appears to be sufficient parking available on-site in all phases pursuant to the Rolling Parking Summary; this side of the lot may need to be renovated to allow for a wider buffer.	7/31/2023	NMDA/PB/HE		The improvements within the typical buffer area exist today. The existing building conditions prevent provision of a full 30' landscape buffer on the north side of the project without eliminating the existing entry/arrival drive for the Rumfish Hotel, which is also critical for fire access. The CUP plan proposes revision to the area, which improves from the existing condition and provides a 10' wide beach access near the north boundary for community beach access, while still maintaining the critical fire access to the existing building.
14) Please select Florida-friendly, shade-producing understory trees such as buttonwoods that are evergreen or semi-evergreen and with root habits that will not damage the sidewalk for the contrast with canopy palms along the frontage.	7/31/2023	PB		Florida-friendly shade-producing understory trees now incorporated into landscape design.

15) Two frontage amenities are required for each 200 feet of property frontage, and pedestrian-scale lighting fixtures are required every 30 feet, along the Gulf Blvd frontage. Please adjust the landscaping plan to reflect these requirements. You can see a recommended list of amenities in LDC Sec. 39.10.(b)(5).	7/31/2023	PB		The landscape rendering section of the frontage road shows proper amenities, such as benches, lighting, and trash receptacles. The updated Landscape Plans include the required amenities.
16) From the Landscaping Plan it appears existing fire department connects and the pump station will be the only frontage utilities, but there is also a reference to the lift station in the civil plans that does not appear to be shown. Please clarify. Elements that are not required by emergency services to remain a certain color should be painted dark green and screened with a hedge pursuant to LDC Sec. 39.12(c). Any new water meters installed to service the project shall be charged the rate listed in the City's Code of Ordinances at time of permitting for the corresponding phase of the project.	7/31/2023	PB	Site Plan submission	Per discussion with staff during the TRC meeting, the plan leaves the wet-well where it is and relocates equipment off of frontage road. Additionally, the updated Landscape Plans include a note that all "non-emergency" related elements to be painted dark green and screened with hedges where possible.
TRAFFIC/TRANSPORTATION COMMENTS				
17) There appears to be very limited walkability at the frontage of the development along the access road. Please consider a sidewalk along the northern side of the access road.	7/31/2023	NMDA		The CUP plan proposes a new 10' wide sidewalk along Gulf Boulevard for pedestrian circulation. The intent is for pedestrians to use this sidewalk to traverse along the frontage road, with a goal of discouraging walking adjacent to the frontage road, so that the frontage road is useful to pull traffic off Gulf Boulevard safely. The design for internal pedestrian circulation focuses on having pedestrians connect through the buildings for a safety and convenience.
18) After Phase II is complete, will all check-ins for the entire development take place in the entryway in the center loop? Please provide a queuing analysis to calculate how many vehicles could stack in the loop without spilling out into the access road.	7/31/2023	HE/NMDA/TRAFFIC		There will be two check-in locations, the main check-in at Hotel 2 drop-off and a second one at Alden and Rumfish check-in that is intended to occur in new lobby provided in Phase IV. The updated civil plans include a queueing diagram.
19) The application notes that at least one beach access will be 10 feet in width. From the site civil, it appears the center and north access will be ten feet, and the southern will be approximately 12 feet. Please confirm.	7/31/2023	PB/HE/NMDA		Three beach access routes are provided: one at the north end, one in the center, and one on the south end. The north route is 10' wide, the middle route is 20' wide, and south the beach access path is 30' wide in total with a 20' wide fire access pathway and landscaping buffer. The additional notation in the application is simply meant to identify the "code required" beach access as the south access provided with phase 1. The additional accesses are in addition to code requirement, which provides flexibility if final engineering causes the additional access paths to vary slightly.
20) This project will require a Transportation Management Plan pursuant to Element II of the Comprehensive Plan should it be approved. Please consider the following amenities: a.Contribution to the city's Freebee service, or provisions for a private circulator to area attractions; b.Coordination with other properties pursuing "large scale" development approval (currently: Sirata) on shared services such as the airport shuttle to offer either more frequent service, and/or shuttling to local area attractors; c.Discounts on rideshare services for guests.	7/31/2023	TRAFFIC/OWNER	With Transportation Study	Acknowledged. The Development Agreement includes the specific amenity terms.
21) Per comments shared with the applicant on 7/11/23, please confirm that the two one-story frontage retail buildings proposed under Phases II and III are to contain retail only. If higher-intensity uses such as select personal services or restaurants are to be proposed under later permitting, there may be a requirement to amend the traffic study and pay additional review and impact fees to compensate for the heightened demand.	7/31/2023	NMDA/OWNER		The two, one-story retail buildings are for retail or hotel accessory uses.

22) It appears three loading spaces will be provided in the Phase II garage. Is it possible to provide at least one loading space to accommodate existing meeting space in the Phase 1-A garage?	7/31/2023	NMDA	Site Plan submission	Providing a loading space in Phase 1-A garage increases the level 1 garage height, which increases the overall height of the garage beyond 50'-0" in height. That height exceeds the permitted 50'-0" height setback from the property line.
23) Multimodal impact fees will be collected at time of building permit issuance pursuant to Pinellas County Code of Ordinances Section 150.	7/31/2023		Information only	Acknowledged
24) Staff would like to see raised crosswalks, lighted beacons, and/or other safety measures for the two pedestrian crossings proposed along the frontage road to mitigate vehicular conflicts. Surfaces of pedestrian walkways shall be a distinct material to provide visual differentiation.	7/31/2023	PB/HE/NMDA		The updated Site Plan incudes these recommendations.
25) Will parking for the Alden be provided in the Phase III garage? If so, please provide a pedestrian route from the garage to the building. It appears customers would need to walk through the parking lot to access the front of the building at present.	7/31/2023	NMDA		The Phase III garage doesn't include Alden parking.
OPERATIONAL COMMENTS				
26) Staff have noted marine turtle lighting issues on the following areas of the project site (note: additional areas may be discussed by the code enforcement representative at TRC): 1) The south-facing portion of the Coral Reef building; 2) The parking lot area around the outdoor tent on the Tradewinds campus. Are any steps being taken, either through this project or in advance, to cure any existing marine turtle lighting deficiencies that may exist at the property?	7/31/2023	OWNER/SW/NMDA/PB/HE		These comments do not relate to the CUP application. The management team coordinated with staff in response to concerns, which are ongoing (with or without the CUP).
27) Will the Hertz rental business be rolled into the Phase 1-A garage?	7/31/2023	OWNER		Redevelopment does not contemplate continuing the Hertz rental business.
28) Do you have an estimate for the number of new jobs that will be created if this project is approved? Do you have estimated average salary information for the newly-created positions?	7/31/2023	OWNER/SW		The timing of phasing will greatly impact the potential salary information, so it's impossible to reasonably estimate salaries. It's possible the development could create up to 600 positions.
DEVELOPMENT/CONSTRUCTION COMMENTS				
29) The development project will require at least two green building standards to be integrated. Staff would prefer higher-caliber standards applied to newly-constructed buildings rather than retrofitting of small spaces. Please explain how this requirement will be integrated into the project, and if more than two standards, or higher-quality standards (LEED Gold, Platinum, etc.) above the required two will be provided.	7/31/2023	NMDA/OWNER		All new buildings will meet the requirements of certification for at least two of the green building standards provided in Sec. 39.9. The projects are intended to meet Bronze certification by FGBC and 3 Palm designation by the Florida Green Lodging Program
30) Design and operational standards of LDC Sec. 39.5, 39.6, 39.7, 39.8, 39.10, 39.11, and 39.12 are required to be adhered with in the scope of this project. Please note the following: a.At least 60 percent of any building elevation must be comprised of windows or other architectural embellishments. It appears the northwest elevation of Tower 3 may not meet this standard, unless the isometry does not reflect the windows or other elements present. At time of permitting, elevations must be submitted certifying that all buildings in the project comply with this standard.	7/31/2023	NMDA	Building Permit Phase	Acknowledged.
b.The beach walks should be landscaped with shade trees every 30 linear feet pursuant to LDC Sec. 39.11.(a).	7/31/2023	PB		The Landscape Plan meets LDC requirements except where the beach access crosses in front of the Seamark Condo building on south end of site. The reduction of tall shade trees there intentionally preserves the views of condo owners on the lowest level, as requested during communications with condo owners.
c.Please demonstrate where solid waste areas will be located, and if any consolidation with the existing resorts will take place. Will solid waste from the Phase 1-B resort be stored in the BOH storage area at level one?	7/31/2023	NMDA	Site Plan submission	The intended design locates solid waste in trash rooms near the loading dock. No, Phase 1-B locates solid waste in a room near the loading dock.

d.Parking garages that abut public streets or pedestrian access ways shall be “designed such that the function of the building is not readily apparent except at points of ingress and egress”. While the planters help to this end, there are still visually-significant openings in the garage floors per architectural renderings. Please integrate grillwork, arches, or other architectural embellishments to further mask the purpose of these structures from the public street.	7/31/2023	NMDA		Updated parking garages adjusted with a combination of architectural grilles, lattices, and planter areas reducing the visual openings.
e. It appears there are no spaces in the Phase 1-A garage that could produce light spillover from parked/idling vehicles toward the abutting condominium building due to ramp location. Please note that if the internal design of this structure changes, this will need to be reevaluated. Please also provide embellishments or planters at the west and east rows on each level to ensure that spillover from parking vehicles does not occur.	7/31/2023	NMDA	Building Permit Phase	Acknowledged. The same approach is used on the west and east.
f.No building plane may continue uninterrupted for more than 100 feet without an offset of at least five feet. Significant architectural projections may count toward this standard. Several of the proposed buildings, particularly the guest tower buildings, do not appear to comply with this standard. Please discuss this standard with staff if you have any questions, and consider updating the design renderings in advance of the public hearings.	7/31/2023	NMDA	Building Permit Phase	Acknowledged, design renderings updated after discussion with staff.
31) Please submit a sign package showing the tentative location of ground-based and building-based signage, square footage, and provisions for lighting. Will existing signage for each resort remain, either in location or be relocated to new entrances? What is the proposed size of the “St. Pete Beach” wall/sign shown in renderings? Is any signage proposed for the freestanding retail buildings?	7/31/2023	NMDA/OWNER		Design team prepared a sign package included with TRC response submission.
32) Provide detail on any large art or architectural elements, other than signs, that may be installed along the project frontage – e.g. check-in loop fountain feature(s).	7/31/2023	NMDA/PB		Two locations for art installations exist: a fountain to the main entry, and an art installation on the back of the meeting space building.
33) Please consider at-grade, natural sound attenuation on the southern end of the site, such as bamboo, to prevent spillover of noise from the pool area to the Seamark Condominiums. Staff are also concerned about noise spillover from the upper-story beach bar at the southwestern corner. Can a wall or other attenuation feature be installed along the upper level to mitigate this?	7/31/2023	NMDA/PB		The Seamark board and members communicated to the applicant and specifically asked that the landscaping not block the view of lower units. Noise attenuation at the lower levels focuses on small speakers and directional considerations. Landscaping along the upper level for the upper story beach bar is acceptable. Note that the back side of the second floor, which faces Seamark, is a solid wall intentionally designed to reduce noise and smell impacts on Seamark.
34) A2.50 shows a typical guestroom – please confirm that two units are shown in the drawing, and that lockout rooms are not intended.	7/31/2023			Yes, the typical guestroom shows two separate units with a connector door. The unit count properly includes two units with no need for change.
35) Note only: Amenity analysis will take place in the staff report. Three beach access points exceeds minimum development requirements for a development project per the comprehensive plan, but the widths of each aside from the one noted to be 10’ in the application have not been ascertained.	7/31/2023	HE/PB/NMDA	Informational only	Acknowledged.
36) Please discuss with staff any updates pertaining to the November 16, 2022 letter written by Joseph Smith addressing the concerns of Seamark, Inc.	7/31/2023	Owner		The only additional information is the completion of a wind assessment/study, which is included with this resubmission.
GENERAL COMMENTS				
Future Land Use Policies				
37) Please provide additional support for the following GOPs addressed in the application:				
a.Policy 1.2.4. – Please provide existing and proposed ISR at each phase of the project on the Civil Plans;	7/31/2023	PB	Building Permit Phase	The CUP Site Plan does not include the level of engineering detail necessary for providing specific ISR values. However, the CUP does not request any IRS waiver or variance. The code requires compliance at each phase's Building Permit submission.

b.Policy 1.2.7. & 1.2.8. – There is a large water feature in the center of the Phase II drop-off area, and substantial additional water recreation areas throughout the project. How are water-friendly techniques be utilized to limit evaporation and water loss in these facilities?	7/31/2023	PB		Implementing these strategies in the water feature are important to the developer because of the cost to refill evaporating water. The exact strategies are unknown today, but could include incorporation of some runoff, and operational procedures like shutting down features during high winds. The developer welcomes suggestions and examples implemented by other development in the City. Implementation for amenities is more difficult because the water must be acceptable for bathing. Again, the developer desires to limit costs and is open to suggestions from other developments within the City.
c.Policy 1.2.9. – Which facilities are proposed to integrate the minimum two green building standards? To what standards are the buildout of these facilities proposed (certified/silver/etc.)?	7/31/2023	NMDA/OWNER		All new buildings will meet the requirements of certification for at least two of the green building standards provided in Sec. 39.9. The projects are intended to meet Bronze certification by FGBC and 3 Palm designation by the Florida Green Lodging Program
d.Policy 1.3.3. – Are off-site mobility features, or contributions to public facilities, proposed?	7/31/2023			The Development Agreement terms addresses this issue.
e.Policy 2.2.2. – Is the 0.2 permeable space reflected on the Site Plan entirely comprised of greenspace? Please provide a breakdown, noting that only vegetation and select semi-permeable materials like rock, shell, and artificial turf on a permeable base should be included in this calculation, with the latter comprising no more than 4% of the total site area (20% of the required permeable area).	7/31/2023	PB	Building Permit Phase	The CUP Site Plan does not include the level of engineering detail necessary for providing specific ISR values. However, the CUP does not request any IRS waiver or variance. The code requires compliance at each phase's Building Permit submission.
f.Policy 2.3.7. – The center beach access is in the middle of the access road, and there is another access from the street that also crosses the access road. Please indicate how pedestrians will be prioritized in these crossings.	7/31/2023			Each beach access crosswalk across the frontage road includes raised sidewalks, signage, and flashing lights.
g.Policy 2.3.9. – Will any access points be closed off prior to the phase in which their frontage is affected?	7/31/2023			No; closure of access points occurs by phase because alternate infrastructure won't exist for non-redeveloped sites.
h.Policy 2.7.3 – Is a soils map available for the property?	7/31/2023	HE		Soil map included in resubmission.
i.Policy 2.7.11 – Is any dredging proposed?	7/31/2023			No; reference to this policy simply notes the project doesn't propose dredging.
j.Policy 2.7.14 – What water-wise techniques are proposed? See also earlier comment regarding the fountains and recreational pools.	7/31/2023			Use of Florida native and resilient plantings will reduce non-potable water use. This policy is not applicable to the water features and pools because they cannot use non-potable water.
k.Policy 2.8.3 – Do natural water courses remain on the Tradewinds property?	7/31/2023			No; reference to this Policy simply notes the project doesn't change natural water courses.
l.Policy 2.8.6 – Are rain barrels, rain gardens, and other low impact techniques being proposed, or is this referring to underwater vaulting/treatment?	7/31/2023			Reference to this policy related to underwater storm water vaulting, which is called out by the policy.
m.Policy 3.2.3 – Is there a reason this was not included in the list of supportive policies?	7/31/2023			No; the updated narrative includes Policy 3.2.3.
Community Redevelopment District				
n.Policy 1.1.5 – Is the shuttle proposed to offer additional destinations than just the airport? Provide proposed frequency and destinations list.	7/31/2023			No; the hotel currently provides on demand shuttle service, which will continue after redevelopment.
o.Policy 1.1.12 – Will solar panels be installed? If so, is there an estimate of total resort energy demand that will be accommodated by these panels?	7/31/2023			No; the reference to this policy relates to energy efficient lighting usage throughout the new development.
p.Policy 1.1.13 – Other than vaulting, what advanced stormwater controls are proposed (if any)?	7/31/2023			None; vaulting is an advanced stormwater control.
q.Policy 2.2.4 – See earlier comment regarding Alden access to the property from the Phase III parking garage.	7/31/2023			The Alden is parked on site, not via the Phase III garage. The Alden parking provides dedicated walkways through the parking area.
r.Policy 2.2.5 – The limited remaining surface parking does not appear to have any vegetation planted within the parking area during any phase, except very limited landscaping along the frontage of Rumfish in Phase IV. How is this policy relevant?	7/31/2023			Given that the vast majority of new parking is proposed within parking garages, the updated narrative removes reference to this policy.
Gulf Boulevard Redevelopment District				

s.Policy 7 - Which area associations have been met with?	7/31/2023	OWNER		Seamark Condo Association: • December 14, 2021: Online board members conversation • January 22, 2022: Online board members conversation • May 2, 2022: online board presentation and coordination for association meeting • May 17, 2022: online presentation to the association Regency condo I and II • January 26, 2022: Leslie Close, Regency West Condo Association Board President Online Meeting • February 7, 2022: Regency West Condo Associations Meeting (In-person) Sunrise condo association • January 26, 2022: Meeting with board president, Annie Fleeting Brightwater Beach Estates Association • July 1, 2022: Online association meeting • August 3, 2022: Online association meeting
Infrastructure Element				
Policy 1.2.1 - (Reiterated) What water conservation devices are being utilized?	7/31/2023	PB/NMDA		All new buildings incorporate low-flow water fixtures.
Coastal and Conservation				
u.Policy 1.4.4 - Is there a significant presence of exotic invasives on the Tradewinds property currently? At what phases will they be removed if so?	7/31/2023	PB		No; however, that is a result of the applicant's actions in maintaining the site. Reference to this policy simply notes the project's conformance with the same. The updated Landscape Plan provides a note regarding exotic invasive species.
38) Please discuss with staff the following community meeting comments:				
a.Will the beach access south of Coral Reef be at least eight feet in width?	7/31/2023			Yes.
b.Does 1754 Properties LLC have any Siesta Key hotels in its portfolio?	7/31/2023			No.
c.Will there be any retrofitting of existing resort facilities, beyond the completed and ongoing renovations, that will result in a transition to low-flow fixtures?	7/31/2023			Updating to low-flow fixtures includes approximately 180 units over the last 2 1/2 years.
d.From renderings there appear to be no above-ground building or significant feature encroachments that further encroach into the Coral Reef view shed, above and beyond existing buildings. Please confirm. What is the building just southwest of the Coral Reef property proposed to be?	7/31/2023			There is no "new" buildings proposed southwest of Coral Reef, if referring to item #7 on overall Site Plan A1.02, this is a FlowRider surfing amenity, which is only 11' tall.
e.A resident email following the community meeting stated that it was claimed the expansion would bring in $19,000,000 in new taxes. Can this be substantiated, and over what time period will this take place?	7/31/2023			The applicant considers something in the range of $19,000,000 a reasonable estimate of taxes when combining Florida sales tax, Pinellas Discretionary tax, Pinellas Tourist Development tax, and Real Estate taxes. This estimate presumes revenue at buildout. The taxes in the year of buildout might be different based on inflation and tax changes. Under today's terms, $19,000,000 is reasonable, which is the best estimate available.
f.Are there any dog-friendly spaces on property?	7/31/2023			Yes, there are dog friendly spaces on property.
g.Question regarding whether parking will be comped for residents/visitors using the parking garage.	7/31/2023			No, parking will require a fee for guests.
h.Is pour and cure construction viable, or will piles need to be driven? Will proposed construction hours be available by the time of the CUP hearing?	7/31/2023			These determinations won't be known before the CUP hearing.
i.Are there any plans to expand security, both on site and on the beach?	7/31/2023			Yes.

j.Will beach cleaning schedule expand if this project is approved?	7/31/2023			Yes.
k.Notwithstanding the beach walk, are there plans for any additional beach amusements besides the existing high tide slide?	7/31/2023			No.
l.Hotel occupancy is projected to be 70.5% in Florida in 2023, down from 72.0% in 2019, per AHLA. Multiple questions pertain to perceived under-occupancy at existing Tradewinds properties. Will the new developments be oriented toward different customer bases than the existing ones? Any general comments on current Tradewinds occupancy?	7/31/2023	OWNER		The newer rooms will command a higher rate, but are not necessarily marketed differently. Tradewinds experiences over 100 sell-out nights per year, which is significant for a hotel with seasonal demand changes. The average hotel occupancy in the US is well below 70%. Tradewinds operates with an occupancy rate over 70%, which is considered a high-occupancy, well performing hotel. Higher performance is unexpected of any hotel because of times rooms are out of service for repair, seasonal periods, and periods of low occupancy (the week after Thanksgiving and the weeks when children return to school). In sum, Tradewinds is a well performing hotel, and while the 70% quoted by the comment suggests 70% is poor performance, that's actually above average.
m.Are there plans for any of the new developments to be condominiumized?	7/31/2023			No; there are no plans and the code prohibits condominiums at the proposed density.
n.Will there be a need for a temporary concrete batching plant on site while development is undertaken?	7/31/2023			These determinations won't be known before the CUP hearing.
o.Does or will Tradewinds possess a red tide plan?	7/31/2023			Yes.
p.There do not appear to be any plans to change foot traffic at the north end of the site, is that correct?	7/31/2023			The CUP submission includes a third, north beach access. The resubmission expands this access.
39) Provided any required documents, or plan or application updates, discussed at TRC are received by end of day September 22, 2023, it is viable to schedule this case for the October 16 Planning Board meeting. More details will be shared at the meeting. Is this acceptable to you?	7/31/2023		Informational only	Yes.

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

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Email: ebatsel@stearnsweaver.com

February 14, 2024

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

Re: Conditional Use Permit No. 23033 - Tradewinds Redevelopment ("CUP") Response to Additional Staff Comments and Associated Development Agreement - Updated January 25, 2024

Dear Brandon:

In connection with the above referenced CUP, attached for your review are responses to staff comments of January 25, 2024. Additionally, the following documents are available for download:

1. CUP Site Plan, dated 2/14/2024;
2. Civil Site Plan, dated 2/14/24;
3. Financial Impact Study;
4. Rooftop View Deck Rendering;
5. Rooftop View Deck Site Plan;
6. Drainage Concept Plan;
7. Typical Vault Sections;
8. Will Serve Letter Pinellas County, dated 1/23/24;
9. Tax Invoices for 2022 and 2023;
10. Construction Cost Estimates;
11. Elevation Sheet A3.20, dated 2/14/24;
12. Elevation Sheet A3.30, dated 2/14/24;
13. Architectural Rendering Sheet A0.03, dated 2/14/24;
14. Architectural Rendering Sheet A0.05, dated 2/14/24;
15. Build Floor Plan Sheet A2.10, dated 2/14/24; and
16. Fire Department Comment Responses, dated 2/1/24.

Once you and your staff have the opportunity to review, please feel free to call me with any question or comments at (813) 222-5057.

Very truly yours,

S. Elise Batsel

RESPONSE TO UPDATED PLANNING STAFF COMMENTS
DATED JANUARY 25, 2024

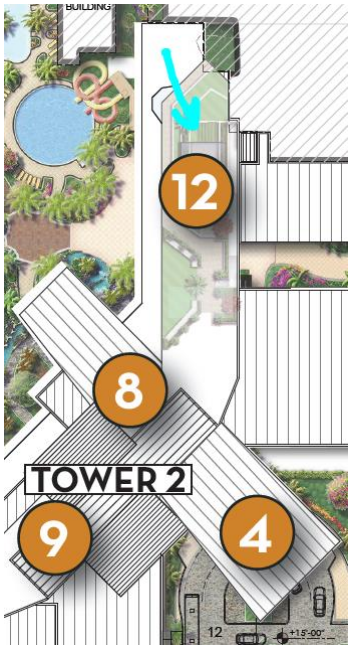
Zoning staff have produced the following additional comments following review of the CUP criteria and development agreement last amended January 24, 2024. These comments reflect input from the City Manager, Fire Department, and Engineering (in red text) along with initial planning staff requests in black text.

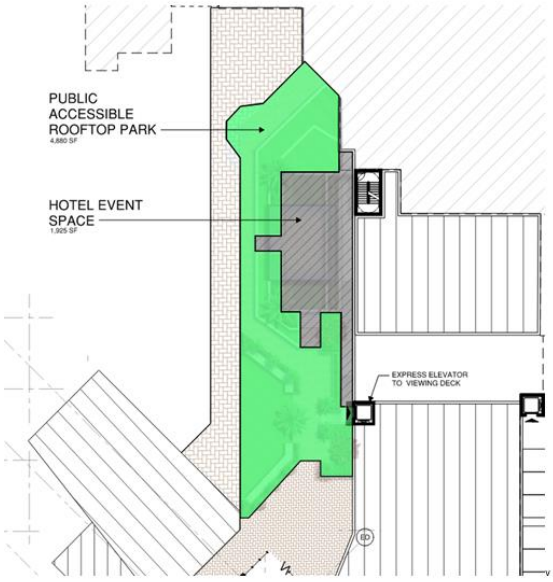
Hotel Operations & Amenities

1) Provide details for the Phase 2 hotel rooftop public amenity deck, as follows:
   a. A floor plan showing the location, extent and square footage of the deck area;
   b. Details on how the public will access the area, if any occasional programming, general amenities, seating, or commercial activities are proposed for the area, and how the area will operate as a public space generally;
   c. Drone footage and/or renderings of the viewshed expected from the roof deck;
   d. Hours of operation for the area, if public parking will be provided or compensated, and details on whether the space can be reserved.
   e. Any landscaping or other screening of the area relative to other commercial activities on the rooftop.

Applicant's Response: In order to enhance the existing Gulf views and vistas for the entire St. Pete Beach community, the applicant proposes to construct a 4,880 square foot rooftop viewing amenity/deck on a portion of the roof above the 11th floor of the Tower 2 building as generally depicted in Figure 1 below (the "View Terrace"). The View Terrace will be open to the public from sunrise until sunset to enhance the public's view of the Gulf of Mexico, sunrise and sunset.

The View Terrace will be accessible by members of the public through a dedicated express elevator that is accessed either directly from the exterior covered garage, or through the TradeWinds lobby. Parking will be available in the structured parking garage off the main lobby of Tower 2, but we anticipate many residents will walk over using the crosswalks, public access points and the TradeWinds lobby to access the View Terrace. The View Terrace will be open to the public subject to reasonable rules and regulations that ensure the safety and enjoyment of the View Terrace for everyone. In order to ensure that the public has adequate access to the View Terrace, the Viewing Terrace space cannot be reserved. However, the Applicant has designed a 1,925 square foot private event space adjacent to the publicly accessible View Terrace (labeled as the Hotel Event Space in the figures below and labeled as No. 5 "Shade Structure" in the View Terrace Exhibit attached hereto) that can be reserved for a cost from the Tradewinds. If there are no private events scheduled in this space, it will be available for the public use during the View Terrace hours of operation.





The View Terrace will include a terraced lawn, raised planters with built-in seating, accessible ramps and a glass balcony. Attached is a rendering and layout depicting the View Terrace (and the private event space available for a cost prepared) by Perry Becker.

2) Will there be a certain star (or equivalent AAA Travel Guide diamond, etc.) rating pursued for the resorts that make up this resort development?

Applicant's Response: The new amenities will be a Four Star, AAA Four Diamond, Resort. Restaurants will range from casual to Four/Five Diamond.

3) While there are recognized frontage improvements, Alden and Rumfish appear to continue to be disconnected from the rest of the development. Other than the potential beach walk, are there any additional efforts that can be made to connect them in the rear pedestrian area? More landscaping within Phase 4 would help with connectivity.

Applicant's Response: Unfortunately, the existing location of the Coral Reef building limits the ability for significant connectivity across that area of the Project. The significant frontage improvements create the best opportunity for connection, which is why the development includes so much connectivity in that area. Phase 4 will more closely link these two properties, and complete the connection along the frontage, which is where most of the cross-property services are located anyway.

Owner/Development Information

4) Please provide a bank letter of credit, or other document suitable to the City Manager, for the ownership LLC to demonstrate that the owner has the financial capacity to complete the improvements and mitigation proposed and/or recommended.

Applicant's Response: The Applicant is in the process of obtaining a letter from the applicable financial institution he applicant and its investment partners have a liquidity of over $500 million. We will provide a copy upon receipt.

5) The company profile submitted on 9/22/23 outlines several projects the owner has undertaken, but the majority appear to be purchases and restorations of smaller existing developments in more urban contexts. The Riviera Maya development appears to be entirely new development, and the Ranchero Pescadero shows significant expansion of an existing resort as proposed here, but both projects are less than 20% of the size at buildout as the Tradewinds is proposed to be and the Riviera Maya project does not appear to have commenced. To demonstrate technical capacity, staff would like to see examples of redevelopment projects the ownership team has successfully undertaken over multiple phases of a similar resulting density and intensity, and/or a demonstration that the owner will employ development professionals with experience and success in such projects. Additionally, have any significant challenges been faced with either of the two previously-mentioned developments?

Applicant's Response: 1754 has engaged the Cumming Group a leading international firm specializing in cost management, project management, construction management, and development management of large, complex and multi-phased real estate projects for numerous institutional clients across the country and internationally. As the single largest, privately owned construction and development project and cost management firm in the United States, the Cumming Group assists clients, including 1754 Properties, LLC, in effectively managing complex development projects, ensuring high quality work, safe building construction, and controlling construction costs in every vertical market, notably in hospitality. We pride ourselves on offering our clients local-based team members who benefit from global and sector leadership support. Our Florida-based team alone is comprised of 120 construction project managers and cost managers.

In Florida, the Cummings Group local teams possess an in-depth understanding of working with coastal municipalities and governing bodies, such as FEMA. They are well-acquainted with the unique challenges associated with building in coastal areas and are experienced in navigating the local environmental and geographical complexities with the utmost care and professional experience. Some of their current coastal projects include over $100 billion of new development including the Bulgari, Miami Beach, Naples Four Seasons Resort and Private Residences, Phase Two at the Four Seasons Hotel at the Surf Club, Aman Residences, Miami, FL, and many others. We are happy to provide a more extensive list of projects that the Cumming Group manages to further exhibit the technical capabilities to execute and manage the Tradewinds project upon request. Cummings is currently managing development projects in Florida, across the United States and Europe.

6) Provide a total of ad valorem taxes paid in 2022 and 2023 for all properties within the subject development scope. Provide an estimate of total taxes paid, by phase, for new

development. If projected rates substantially exceed the estimates provided by the most recently-published ICC Building Valuation Data table for the subject construction classification, please explain the difference. Please also provide estimated construction costs by phase (building permit valuation).

Applicant's Response: With respect to taxes, we enclose the 2022 and 2023 tax properties within the CUP (excluding individual condominium tax information). We have engaged Oxford Economics to provide an Economic Study that contains the tax projections, included with our materials. The applicant has consulted with major contractors such as Moss to estimate construction costs based on their ample experience building complex and phased projects with various jurisdictions within the greater Tampa Bay area. Given that the project has not yet been engineered and construction plans have not yet been prepared, these are the best guess estimates of construction costs available at this stage of planning. The applicant can provide more specific construction costs estimates for each phase as part of the applicable site plan approval and construction permitting process for each phase as the civil engineering plans and architectural design plans for the applicable phase would have been completed prior to those respective submittals.

Design and Renderings

7) Design concerns are as follows:

a. The function of the garage is still evident from the frontage, which is prohibited by code in this zoning district. Please consider additional screening elements to obscure its purpose.

Applicant's Response: Garage façades were updated to include more solids, architectural grills and details, and more greenery. Additional walls and screening elements were added to the garage façades per discussion with City staff on February 5, 2024, to ensure parked cars are not visible from the street level. We will submit those prior to the Planning Board hearing if possible (as it takes time to render new elements). Please note that we have to meet the Code requirement in order to receive permitting or we would not be able to proceed with the development. We will continue to work with staff on this issue.

b. The texture of the "ST PETE BEACH" wall appears different between the renderings and the texture board provided at the end of the architectural elevations package. Staff is concerned with whether the adornment will be sufficient to avoid the wall looking like solid, plain concrete from a distance or in passing.

Applicant's Response: Per discussion with staff on February 5, 2024, the concrete wall design was updated to add additional wood panels to further break up the look of a continuous wall. As further discussed, the wall panels include a significant 3D relief effect that does not fully break out on the elevations and renderings. The wall sections will not be a flat panels, rather the in and out nature of the design will create interesting shade and shadow on the wall that will change throughout the day to further avoid looking like a continuous, solid surface.

c. Hotel 3's frontage elements are not as ornate as the frontage elements of Hotels 1 and 2, and appear to lack the dimensionality required by the code.

Applicant's Response: Additional architectural elements added to the Phase 3 tower, which screen the Phase 3 tower in a similar style as Phases 1 and 2 towers.

d. It appears the portion of the Jacaranda building still visible from the frontage could be better integrated with the newer elements.

Applicant's Response: Per staff's recommendation in meeting on February 5, 2024, the frontage façade of Jacaranda building is updated with new paint color scheme to help integrate this building with the new construction design.

e. Will there be any façade improvements to better integrate the Alden and Rumfish with the rest of the development?

Applicant's Response: There was a significant investment in recent years to build the RumFish Grill, the portion of the RumFish building closest to the street and most visible from Gulf Blvd. The design is modern design and aesthetic. There are no plans to modify this building at the current time.

8) The renderings show significantly taller landscaping along the frontage than required by code, and taller than what the landscaping plan is referencing. If the landscaping will not be accurate to the rendering at planting, please revise the rendering. Staff requests the landscaping plan be updated with specific species and planting location for Phase 1, and will recommend the overall landscaping plan match or exceed the rendering in planting quality at each subsequent phase.

Applicant's Response: An engineered landscaping plan is not available because the site has not been fully "engineered." Engineered landscape plans requires completed civil engineering for the site. Given the long term phasing of the site, and the existing improvements, it's impossible to fully engineer the entire site at the CUP phase (as the CUP site plan is a zoning level approval). However, the consultant team is able to prepare a vignette to represent the proposed landscaping for Phase 1, which can be a basis for the expected plantings for the rest of the site. Fully engineered landscaping plans will be provided at Site Plan submission, to include full renderings that will match the general design shown at this CUP stage.

Traffic/Transportation

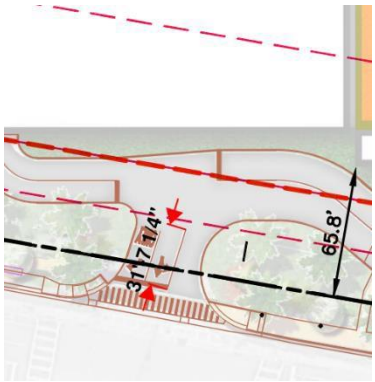
9) There appear to be seven loading spaces provided across the first two phases of this project, the first two which will accommodate two-to-four axle trucks and the later five which appears can accommodate semis. Staff would like to see all on-Boulevard unloading eliminated from the development by the end of Phase I, with all unloading taking place on site.

Applicant's Response: ***On-boulevard loading will be eliminated for Island Grand and Breckenridge with Phase 1 (note, Breckenridge loading is internal currently and not done on Gulf Boulevard). All additional on-boulevard loading can be eliminated by end of Phase 2 as the new central loading dock will provide central location for loading and dispersed to buildings as needed internally from there.***

10) The semi-truck loading area in Phase 2 is right around the corner from the ramp to the parking garage, which appears to be a blind corner. How will trucks safely dock into this area without negatively impacting entering or exiting guests vehicles? What are the expected hours of deliveries? Alterations to this area will need to be coordinated with the fire officials to ensure that they are able to utilize this area effectively for truck turnaround.

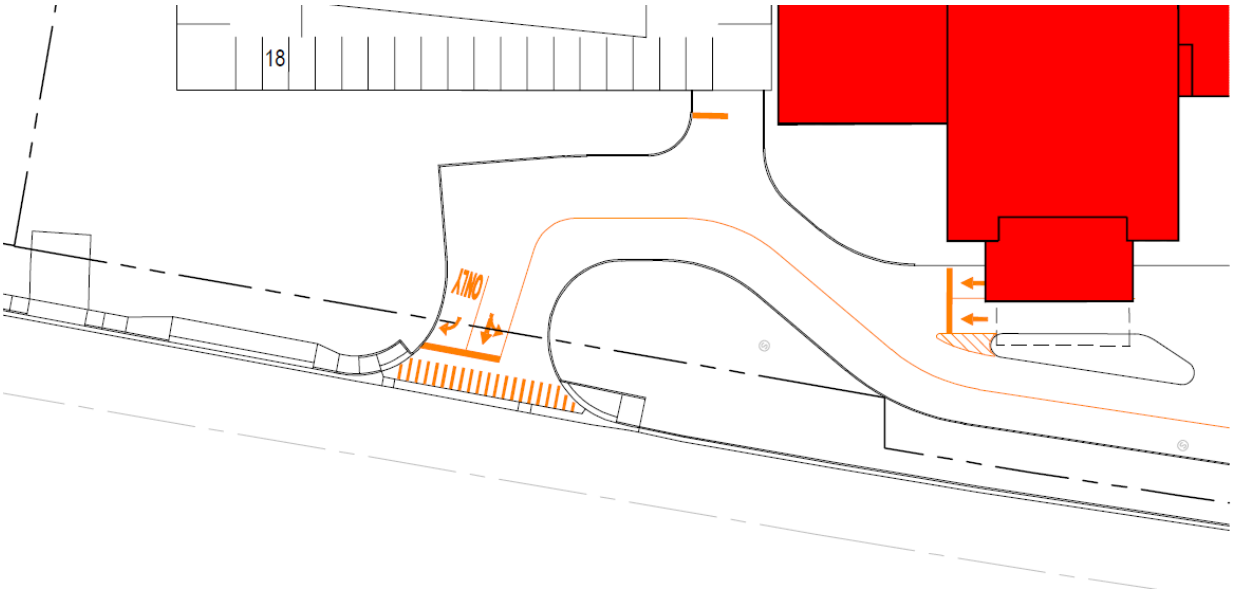
Applicant's Response: ***There will be adequate signage and signaling/flashing lights located at the dock and garage ramp to notify drivers going up and coming down from the garage. The loading dock will also have a dock master that will monitor and schedule all incoming deliveries. Deliveries would be scheduled for earlier morning hours, but may have sporadic smaller deliveries throughout the day.***

11) The 55th Ave signalized intersection exit is very short in depth, providing what appears to be only two queue spots for standard vehicles and inadequate space for a larger truck to queue in the lane for a left-hand northbound turn. Staff has concerns that this will cause significant backups at time of peak usage, prior to phase 4 where the access road is finished, which could cause backups into Gulf Boulevard due to vehicles blocking the access road intersection. How will this concern be addressed? Please provide an egress plan at peak hour demonstrating impacts on the interior access road. Can deliveries be limited to off-peak hours only to help mitigate potential backups in this location?



Applicant's Response: ***As discussed with staff, the design team is confident the access will function properly as designed. More importantly, all site access permits must be approved by FDOT, which will include an analysis of entry throat depth. Should FDOT require additional throat depth at the time of permitting, the Applicant will work with staff to accommodate an acceptable access design.***

If FDOT requires modification of the access, the applicant can relocate the Phase 1 garage entrance to the north end of the garage. This change will eliminate the left hand turning movement across the access egress that leads into the parking garage, which would eliminate the conflict staff mentions, as mocked up and show below.



The parking garage entrance would be a right in from the north (looping back from the porte cochere similar to the existing condition). If necessary, these minor changes can be integrated into the civil plans at site plan approval.

12) Turnaround at the southwestern rear beach access of the site will either need to be handled through an agreement on an as-needed basis with assistance from a dedicated Tradewinds staff person(s), or pedestrian access will need to take place separately from the fire access road.

Applicant's Response: The Applicant will provide a dedicated employee, or series of employees, on an "as-needed" basis to assist with the fire access turnaround. Please also note, the beach assess is 30' wide and fire access road is only required to be 20' wide, so there is adequate roof for both at this location.

13) Staff requests the construction of Gulf Boulevard turn lanes into the development at any remaining or modified entrance, by phase.

All site access permits must be approved by FDOT. The decision to require or include turn lanes will be controlled by that FDOT approval process. Should turn lanes be required by FDOT at the time of permitting, the Applicant will work with staff to accommodate the turn lanes as part of the site plan approval process for each phase.

Concurrency

To staff's understanding, concurrency will be pursued by phase subject to the standards in place at time of approval, excepting out transportation, which will be subject to the conditions in the development agreement. Please confirm.

Applicant's Response: Confirmed. Concurrency cannot be finalized until the site is engineered, which as stated, will occur at the Site Plan phase, which is consistent with state law.

12) **Stormwater:** Per conversations, the applicant will pursue stormwater improvements by phase, with the city's 25 year, 24 hour standard being met only for the extent of land shown within the subject phase in the civil plans. Please confirm. Staff has also added a trigger into the development agreement that all subsequent phases will need to be made compliant with the stormwater ordinance should later phases of the development not proceed, as the phase 1 hotel triggers drainage improvements for the entire development inclusive of all land in the 5500-6000 zoning lot site due to the FAR of the building.

Please provide a diagram demonstrating the holding capacity of at least the phase 1 stormwater vault relative to the city's requirements, inclusive of any heighted requirements of FDOT and/or SWFWMD. Please provide detail as to whether the vault with retain or detain the water, and if the latter, whether it will be piped into the FDOT stormwater system.

Applicant's Response: The SWFWMD requirements will control because (i) they are more stringent than the City requirements, and (ii) the site system won't connect to the FDOT system. Included with this submission is a typical vault section and conceptual vault layout. Each vault assumes a 3-ft in height, which contains 343 cubic feet of storage space. The vaults are grouped together to form a larger storage area, and constructed so that water can flow between adjacent vaults (and between vault groups when later phases are completed). For Phase 1, a minimum of 54 vaults are required for a total storage volume of 18,522 cubic feet. This volume is based on the water quality storage requirement from SWFWMD. Per SWFWMD, and previous conversations with both FDOT and City staff, flow requirements do not apply because the system doesn't discharge into the FDOT system. The vault system will retain the water quality storage volume required by SWFWMD, which will infiltrate into the ground through the open bottom of the chambers. Any runoff beyond this amount (in heavier storm events) will be piped to the Bay similar to the FDOT system, but through an independent discharge that will avoid burdening the FDOT system.

13) **Sewer:** Provide, by phase, peak hour flow impact expressed in gallons per minute utilizing data in F.A.C. 62-6.008 and a peaking factor selected based on best practices. Preliminary lift station routing should be shown for all phases, with an expectation that the plan will be substantially similar between the CUP conceptual plan and site plan. Per the development agreement, lift station relocation and upgrades are the responsibility of the developer.

Applicant's Response: The site has not been fully engineered, and therefore lift station routing cannot be finalized at this stage. In response to a meeting with staff on January 29, 2024, the Applicant's civil engineering team provided the requested peak hour flow rates to staff so that staff can review the available capacity in response to this comment. Per that

meeting, that Applicant understands that the City's system has sufficient capacity. If, however, lift station upgrades are required during Site Plan review, the Applicant acknowledges such upgrades would be the responsibility of the Applicant. Concurrency will be analyzed again at the site plan approval stage as required by the LDC.

14) **Transportation:** Per past conversations with the applicant, there is an expectation that the new resort developments will take time to absorb ("ramp up") after opening. Staff will request that the applicant provide occupancy statistics of completed project phases for the date(s) in which subsequent updates to the traffic counts are taken to ensure that the previous phase development has absorbed into existing traffic. If occupancy rates are demonstrated to be lower for the prior-phase development than the resort as a whole, staff requests the difference remain in the committed portion of the development. Furthermore, should the Forward Pinellas Level of Service Report be used for existing rates, no project may be moved from the committed, vested, or future subject project impact category to the existing traffic category until after the project has been operational for at least six months prior to the collection of the counts used in the LOS Report.

Understanding that the statute requires excluding any project phase for which mitigation has already been demonstrated, staff requests that the proportionate fair share calculations be cumulative across the life of the project, and that mitigation be required for any subsequent phase(s) that demonstrate(s) substantial degradation resulting in or exacerbating a level of service deficiency.

Finally, as previously mentioned, background growth should be the greater of two percent or observed growth. Using lesser, when background growth could be higher than two percent, could result in undercounting. Observed background growth should use a five-year lookback rate.

Staff recommended amendments to IV.H., as reviewed with the city's traffic consultant, are as follows:

Transportation/Mass Transit. The public roads and mass transit facilities serving the Project must meet the adopted level of service both before and after the traffic impacts of the Project are considered. The payment of impact fees for each phase will be paid to the City prior to a building permit being issued for that phase. Developer provided a transportation study (the "**Study**") as part of the CUP application process. The Study assumed all transportation impacts attributable to the CUP affect the roadway network at the time of CUP approval and all phases of the development are completed within five years. Accordingly, Developer shall update the Study for any phase commencing after the five year period considered in the Study. The Study shall be updated in the following ways: (i) update the estimated project trip generation to exclude any phases that have obtained a Certificate of Occupancy, except that Developer shall provide occupancy rates for completed phases of the project on the date(s) in which updated traffic counts are taken and the proportionate difference between observed and expected occupancy, if

lower, remains in the estimated project trip generation counts; (ii) update existing volumes based on the latest available Level of Service report prepared by Forward Pinellas ; (iii) the background traffic growth rate shall be the ~~lesser~~ greater of 2% or the actual volumetric growth rate observed during the time period dating back to the Study; (iv) generation assumed from projects approved, but not yet completed, at the time of the Study shall be removed if any such projects have either been completed more than six months prior to the collection date of the data used to determine existing traffic in the Forward Pinellas Level of Service Report, or are no longer approved; and (v) the horizon date shall be the expected completion date of the phase seeking approval (the "**Updated Study**"). If the Updated Study identifies roadway or intersection deficiencies, the phase shall mitigate the impacts in accordance with Sec. 163.3180, Fla. Stat., with the trigger for proportionate fair share calculated cumulatively across the life of the development.

Applicant's Response: As we discussed with City staff and the City Attorney's office, in order to simplify and clarify the transportation management provisions in the Development Agreement, and to ensure that traffic is studied prior to each phase of development, the Applicant agrees to submit a new traffic study in accordance with the modified approved methodology (studying links only within the City's jurisdiction) at each phase. To accommodate this change to the traffic study timing, we will eliminate the reference to "with the exception of transportation" in Section 4 of the Development Agreement related to transportation concurrency such that the concurrency requirements follow at each phase. We will propose language for the Development Agreement to the City Attorney consistent with this response.

Energy, Water and Environment

15) Provide water and energy savings proposed to be pursued through FGLP and FGBC certifications for the structures themselves, both as an overall percentage reduction and the fixtures which will meet EPA WaterSense or other standards. Staff would like to see a commitment to significant reduction in potable water usage due to the threat of drought that persists in our region.

Applicant's Response:

- ***All new buildings will be certified LEED Silver.***
    - ***Plumbing fixtures aligned to the suggested flow rates below to achieve a 40% water use reduction.***
        - ***WC – Dual Flush 1.6/0.8 gpf***
        - ***Urinal – 0.125 gpf***
        - ***Bath Lav – 0.5 gpm***
        - ***Shower – 1.75 gpm***
        - ***Kitchen Faucet – 1.75 gpm***
    - ***Provide Lighting Controls for minimum 90% of individual occupant spaces and 100% of multi-occupant spaces.***
    - ***Achieving 2% daylight factor in 50% of all spaces occupied for critical visual tasks.***

- ***Parking garages will include EV charging stations.***
- ***New buildings will include impact windows, which offer higher efficiency insulation.***
- ***Water fountain design will recirculate and include wind sensors to adjust flow in periods of high wind to avoid excessive losses.***
- ***The Project landscape design will use of a combination of native, drought tolerant, and/or Florida Friendly plants thereby reducing the requirements for excessive irrigation, and the ability to reduce the overall watering requirements once the materials are established.***

16) Staff estimates that the total surface area of outdoor water features is not increasing above existing, but the proposal is significantly redeveloping outdoor water features that are accessory and not a necessary component of a lodging use at the scale proposed. Staff would like to see a no net volume increase in outdoor water features, and inclusion of water-saving features like water cycling, treatment, planting of vegetation to prevent evaporation from wind, and so on.

Applicant's Response: The Project's outdoor water features proposed, not including pools and related amenities, will not create a net volume increase in outdoor water features.

17) Staff will recommend a condition pertaining to no fertilizer use during the rainy season.

Applicant's Response: There has been staff discussion regarding the applicant maintaining the quality of the landscaping proposed. A condition limiting fertilizer use to this degree would put the Project at odds with that goal. Some fertilizer is necessary to maintain the landscaping at peak visual appeal throughout the year. The Project proposes significant stormwater improvements with no direct run-off into the dunes and updated stormwater treatment systems for what runoff does occur. That, and the increased use of native, drought tolerant, and/or Florida Friendly plants, which will reduce the need for fertilizer, will significantly reduce any negative impacts from fertilizer use. During the rainy months, the Applicant is willing to limit irrigation and use environmental natural fertilizers, but a total ban on fertilizers is not preferred.

18) Are any additional erosion control improvements proposed above and beyond the dune restoration?

Applicant's Response: Restoration of the dunes should effectively prevent runoff from the developed site from reaching the beach. In addition, stormwater runoff on site will be collected via the improved drainage system and not directed toward the beach. These factors will prevent further erosion. Only the runoff caused by rain falling directly on the beach (seaward of the dunes) will have the ability to cause erosion during heavy storm events, which follows the natural condition.

Amenities

19) Are there currently plans to consolidate any of the current cabana service areas during any phase(s) of development?

Applicant's Response: The cabana service currently, and would continue to, serve the entire resort.

20) Staff requests the applicant be responsible for the construction of the beach walk, upon and following FDEP and City Commission approval.

Applicant's Response: It's the Applicant's understanding that the beach walk would require several permits, cooperation of many property owners, and construction along portions of the beach not controlled by the Applicant. Further, since this would be a City initiated project the timing, expense and approval is unknown. The Applicant is happy to work with the City if beachwalk is approved by providing the beachwalk easement, but cannot agree to be responsible for construction with so many unknown factors (timing, cost, location, materials etc.) at this stage.

Landscaping

21) Vegetative greenspace ratio in the landscaping plan does not appear to meet the 12% lot minimum (3.03 ac) when excluding the dune planting portion of the lot seaward of the CCCL. However, it is not clear the landscaping inventory includes all of the greenspace on site. Will this requirement be met? Staff understands this has been addressed in the 9/22/23 TRC response document but wants to ensure there are no issues in later project phases.

Applicant's Response: The Project will comply with the code.

22) Plants in the inventory appear to be of a high quality, but as specifics are not provided at this point in time, staff would like to see at least 50% of the landscaping on site be Florida friendly and 50% in required buffers be Florida native. Please let staff know if this poses concerns.

Applicant's Response: The Project will comply with this additional standard that exceeds .

Noise Mitigation

23) Staff will recommend that the southern side of the second story of the beach front restaurant proposed for phase 1 be enclosed, preferably with glass to preserve lower-unit views from the SeaMark, in order to mitigate customer noise. This requirement will be proposed in addition to limitations on music volume as discussed at the December 1, 2023 TRC. If an alternative is proposed to meet this concern, please let staff know.

Applicant's Response: The design was adjusted to incorporate a glass wall along this edge of the beach front restaurant to block sound migration to Sea Mark and adjacent property.

Fire

24) Address all significant fire access-related comments to the satisfaction of the fire marshal. Project architect and city fire marshal held a video conference on 1/19 to address outstanding concerns, but it is critical that the access concerns to the three referenced buildings are resolved prior to Planning Board.

Applicant's Response: Full fire responses are included within the attached letter from the NMDA dated February 1, 2024.

25) Staff requests the applicant make a $50,000 total contribution to the emergency services level of service study, with payment to be addressed through the development agreement.

Applicant's Response: The Applicant agreed to this contribution as part of the Development Agreement (note: this should not be a CUP condition because the contribution is included in the Development Agreement).

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17–27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT–OF–WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN–OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP.	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
⊠	CABLE TV BOX	⊖	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☼	LIGHT POLE
⊠	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
□DH	ELECTRIC VAULT/HAND HOLE	⁂	POWER/UTILITY WOOD POLE
□E	ELECTRIC METER	⊡	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	⊠	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
⚲	FIRE HYDRANT	SSC	SANITARY SEWER CLEANOUT
⚑	FLAG POLE	⊸	SIGN
⚲	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER	▯	TELEPHONE PEDESTAL
⊠	GAS VALVE	✤	TEMPORARY BENCHMARK
▤	GRATE INLET	⊟	TRAFFIC SIGNAL JUNCTION BOX
⟵	GUY WIRE ANCHOR	⊠	WATER METER
♿	HANDICAP PARKING SPACE	⊠	WATER VALVE
✪	IRON PIPE (FOUND)	×	X–CUT (FOUND)

DESCRIPTION:

TRADEWINDS (OR 20743, PG 436)

PARCEL 1 (FEE SIMPLE)

TRACT A:

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

TRACT B:

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

PORTIONS OF PARCEL 1 ARE NOW KNOWN, DESIGNATED AND DESCRIBED AS FOLLOWS:

UNITS CU–1, CU–2226, CU–3226, CU–4226, CU–5226, CU–6226 AND CU–7226, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE I, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS, AND

UNITS CU–2, CU–3, CU–4, CU–2210, CU–2237, CU–2238, CU–2252, CU–3210, CU–3234, CU–3237, CU–3238, CU– 3252, CU–3257, CU–4210, CU–4220, CU–4234, CU–4237, CU–4238, CU–4248, CU–4252, CU–4257, CU–5210, CU–5234, CU–5237, CU–5238, CU–5248, CU–5252, CU–5257, CU–6210, CU–6220, CU–6234, CU–6237, CU–6238, CU–6249, CU–6252, CU–6257, CU–7210, CU–7220, CU–7234, CU–7237, CU–7238, CU–7248, CU–7252, CU–7257 AND CU–8248, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE V, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS;

THE FOREGOING CONDOMINIUM UNITS ARE EACH A "CONDOMINIUM UNIT" AND COLLECTIVELY THE "COMMERCIAL UNITS," AS DEFINED IN AND IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

LESS AND EXCEPT FROM PARCEL 1:

ALL UNITS, OTHER THAN THE COMMERCIAL UNITS, WITHIN JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

PARCEL 2 (AMENITIES EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY AMENITIES AND FACILITIES ACCESS EASEMENT AGREEMENT AS RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2078, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (BUILDING EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE JACARANDA BUILDING, RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2130, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 4 (DECLARATION EASEMENTS)

TOGETHER WITH NON–EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY THE DECLARATION OF CONDOMINIUM OF JACARANDA BEACH VILLAS CONDOMINIUM, AS RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

CORAL REEF (OR 20743, PG 465)

PARCEL 1 (FEE SIMPLE)

TRACT A

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

TRACT B

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

LESS AND EXCEPT FROM PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 57°11'48" EAST FOR 70.00 FEET; THENCE SOUTH 69°41'32" EAST FOR 65.63 FEET; THENCE SOUTH 32°48'12" EAST FOR 22.06 FEET; THENCE SOUTH 57°11'48" WEST FOR 122.42 FEET; THENCE NORTH 34°55'27" WEST FOR 10.21 FEET; THENCE SOUTH 55°04'33" WEST FOR 21.18 FEET; THENCE SOUTH 34°55'27" EAST FOR 10.21 FEET; THENCE SOUTH 48°57'18" WEST FOR 76.02 FEET; THENCE SOUTH 38°48'04" EAST FOR 19.78 FEET; THENCE SOUTH 44°16'39" WEST FOR 3.59 FEET; THENCE NORTH 38°48'04" WEST FOR 17.00 FEET; THENCE SOUTH 57°11'48" WEST FOR 38.89 FEET; THENCE NORTH 32°48'12" WEST FOR 83.12 FEET; THENCE SOUTH 57°11'48" WEST FOR 39.78 FEET; THENCE NORTH 32°48'12" WEST FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) NORTH 57°13'15" EAST FOR 94.61 FEET; 2) THENCE NORTH 88°36'37" EAST FOR 99.92 FEET; 3) THENCE NORTH 57°11'48" EAST FOR 11.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM PARCEL 1:

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

ALSO LESS AND EXCEPT FROM PARCEL 1:

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

PARCEL 2 (RECIPROCAL EASEMENTS)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED JULY 22, 2014 IN OFFICIAL RECORDS BOOK 18469, PAGE 2578, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (OUT PARCEL EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 RESERVED IN FEE SIMPLE DEED RECORDED APRIL 7, 1995 IN OFFICIAL RECORDS BOOK 8960, PAGE 1488, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 57°11'48" EAST FOR 70.00 FEET; THENCE SOUTH 69°41'32" EAST FOR 65.63 FEET; THENCE SOUTH 32°48'12" EAST FOR 22.06 FEET; THENCE SOUTH 57°11'48" WEST FOR 122.42 FEET; THENCE NORTH 34°55'27" WEST FOR 10.21 FEET; THENCE SOUTH 55°04'33" WEST FOR 21.18 FEET; THENCE SOUTH 34°55'27" EAST FOR 10.21 FEET; THENCE SOUTH 48°57'18" WEST FOR 76.02 FEET; THENCE SOUTH 38°48'04" EAST FOR 19.78 FEET; THENCE SOUTH 44°16'39" WEST FOR 3.59 FEET; THENCE NORTH 38°48'04" WEST FOR 17.00 FEET; THENCE SOUTH 57°11'48" WEST FOR 38.89 FEET; THENCE NORTH 32°48'12" WEST FOR 83.12 FEET; THENCE SOUTH 57°11'48" WEST FOR 39.78 FEET; THENCE NORTH 32°48'12" WEST FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) NORTH 57°13'15" EAST FOR 94.61 FEET; 2) THENCE NORTH 88°36'37" EAST FOR 99.92 FEET; 3) THENCE NORTH 57°11'48" EAST FOR 11.42 FEET TO THE POINT OF BEGINNING.

ALDEN SUITES (OR 21466, PG 479)

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUN THENCE NORTH 56°53' EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 260 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF SAID TEXAS AVENUE FOR A POINT OF BEGINNING; THENCE RUN SOUTH 56°53' WEST, PARALLEL TO THE SAID SOUTH LINE OF TEXAS AVENUE TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE WATERS OF THE GULF OF MEXICO TO A POINT 225 FEET AT RIGHT ANGLES FROM THE FIRST MENTIONED COURSE; THENCE NORTH 56°53' EAST AND PARALLEL TO THE FIRST MENTIONED COURSE TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE HIGHWAY NO. 233 TO THE POINT OF BEGINNING; SAID LAND LYING WHOLLY WITHIN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; LESS THAT PART LYING WITHIN 31 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1384, PAGE 282 (CLERK'S INSTRUMENT NO. 931529A), PINELLAS COUNTY RECORDS.

RUMFISH RESORT (SANDPIPER) (OR 20743, PG 472)

THAT PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

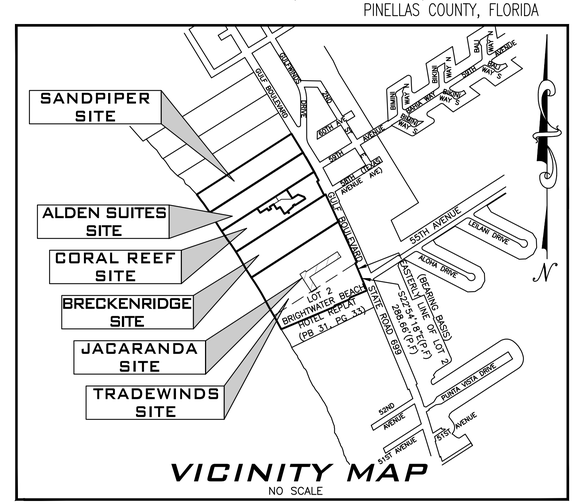
BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF THE GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUNNING NORTH 56° 53'00" EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 485 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF SAID TEXAS AVENUE, FOR A POINT OF BEGINNING; THENCE SOUTH 56° 53'00" WEST, PARALLEL TO THE SAID SOUTH LINE OF TEXAS AVENUE, TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE WATERS OF THE GULF OF MEXICO TO A POINT 225.00 FEET AT RIGHT ANGLES FROM THE FIRST MENTIONED COURSE; THENCE NORTH 56° 53'00" EAST AND PARALLEL TO THE FIRST MENTIONED COURSE TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE HIGHWAY NO. 233 TO THE POINT OF BEGINNING.

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF THE GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUNNING THENCE NORTH 56° 53'00" EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 485 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF TEXAS AVENUE, FOR A POINT OF BEGINNING; THENCE SOUTH 56° 53'00" WEST, 893.5 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER MARK OF THE GULF OF MEXICO; THENCE NORTH 30° 05'34" WEST, ALONG SAID MARK, 225.31 FEET, MORE OR LESS; THENCE NORTH 56° 53'00" EAST, 886.0 FEET, MORE OR LESS, TO THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 233 (GULF BOULEVARD); THENCE SOUTH 32° 00' EAST, 225.04 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING.

SEE SHEET 2 FOR BRECKENRIDGE DESCRIPTION

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA


SANDPIPER SITE
ALDEN SUITES SITE
CORAL REEF SITE
BRECKENRIDGE SITE
JACARANDA SITE
TRADEWINDS SITE
GULF BOULEVARD
55TH AVENUE
58TH AVENUE
LOT 2 BEACH BRIGHTWATER HOTEL REPLAT (PB 31, PG 33)
EASTERLY LINE OF LOT 2 S22°54'18"E (P1) 22°54'18"E (P2) 268.68' (P2)
(BEARING BASIS)
STATE ROAD 699
PASS-A-GRILLE WAY
PASS-A-GRILLE WAY
PASS-A-GRILLE WAY

SEC. 1, TWP. 32 S., RNG. 15 E. & SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

BRECKENRIDGE (OR 20743, PG 443)

PARCEL 1 (FEE SIMPLE)

TRACT A

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

TRACT B

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

LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 488, AND THEREAFTER SUBJECTED TO THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602 (THE "DECLARATION"), AS DEPICTED AND DESCRIBED ON EXHIBIT "A" TO THE DECLARATION AS FOLLOWS:

BRECKENRIDGE BEACH VILLAS CONDOMINIUM PHASE 1:

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

BUILDING FOOTPRINT DESCRIPTION:

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

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SECOND FLOOR AIRSPACE DESCRIPTION:

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

PERIMETER BOUNDARIES:

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

LOWER BOUNDARY DESCRIPTION:

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

UPPER BOUNDARY DESCRIPTION:

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

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SECOND FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SECOND FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 694, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 699 (THE "FIRST AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FIRST AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 2:

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

BUILDING FOOTPRINT DESCRIPTION:

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

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

THIRD FLOOR AIRSPACE DESCRIPTION:

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

PERIMETER BOUNDARIES:

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

LOWER BOUNDARY DESCRIPTION:

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

UPPER BOUNDARY DESCRIPTION:

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

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

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 260, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 265 (THE "THIRD AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE THIRD AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 3:

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

BUILDING FOOTPRINT DESCRIPTION:

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

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

FOURTH FLOOR AIRSPACE DESCRIPTION:

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

PERIMETER BOUNDARIES:

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

LOWER BOUNDARY DESCRIPTION:

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

UPPER BOUNDARY DESCRIPTION:

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

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

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 260, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 265 (THE "THIRD AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE THIRD AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 4:

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

BUILDING FOOTPRINT DESCRIPTION:

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

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

FIFTH FLOOR AIRSPACE DESCRIPTION:

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

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FIFTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 672 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

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

UPPER BOUNDARY DESCRIPTION:

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

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

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2594, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2599 (THE "FOURTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FOURTH AMENDMENT AS FOLLOWS:

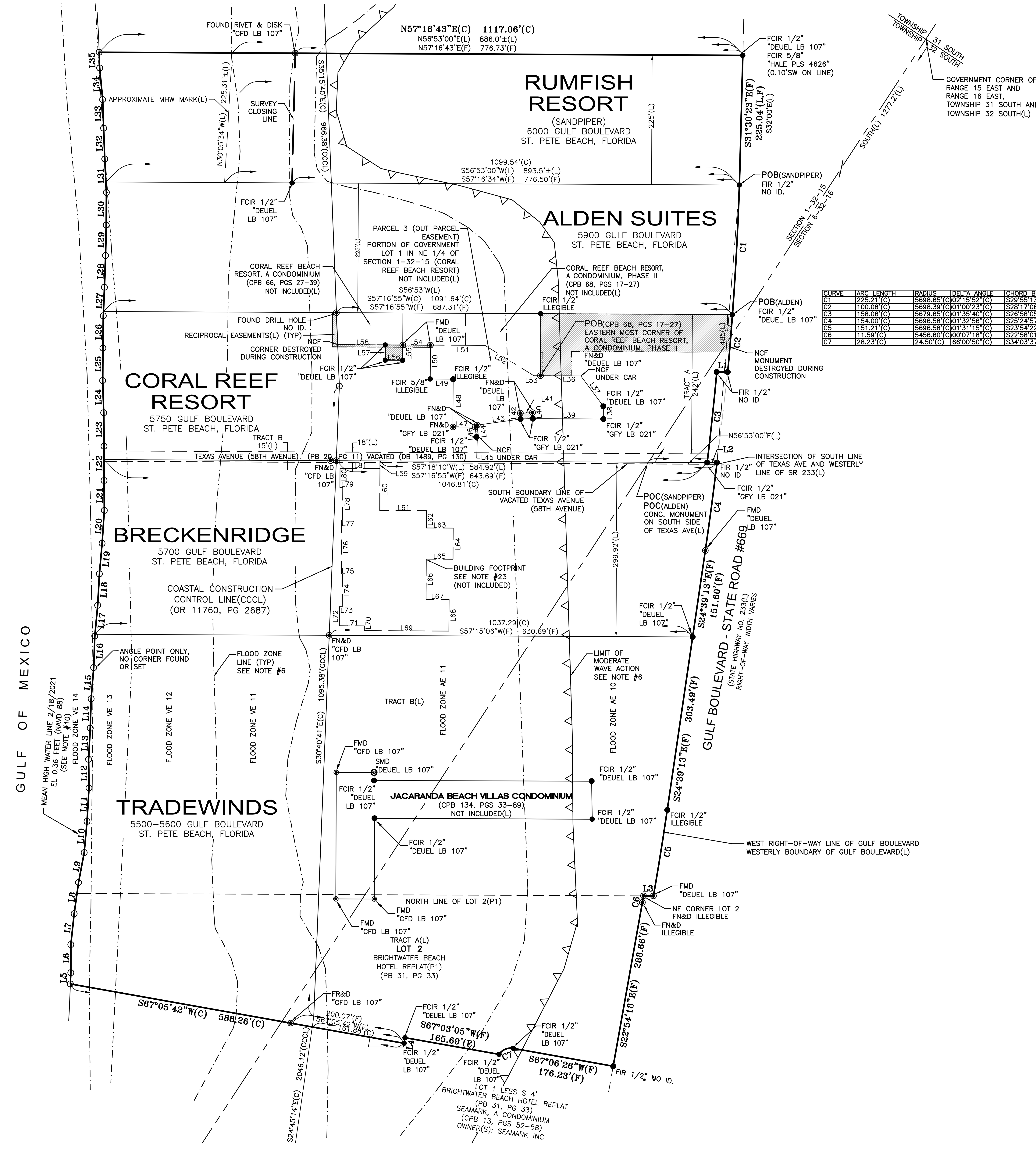
BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 5:

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

BUILDING FOOTPRINT DESCRIPTION:

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

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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.21'(C)	5698.65'(C)	02°15'52"(C)	S29°55'13"E(F)	225.20'(F)
C2	100.08'(C)	5698.39'(C)	01°00'23"(C)	S28°17'06"E(F)	100.08'(F)
C3	158.06'(C)	5679.65'(C)	01°35'40"(C)	S26°58'05"E(F)	158.05'(F)
C4	154.00'(C)	5696.58'(C)	01°32'56"(C)	S25°24'57"E(F)	153.99'(F)
C5	151.21'(C)	5696.58'(C)	01°31'15"(C)	S23°54'22"E(F)	151.21'(F)
C6	11.59'(C)	5456.60'(C)	00°07'18"(C)	S22°58'01"E(F)	11.59'(F)
C7	28.23'(C)	24.50'(C)	66°00'50"(C)	S34°03'37"W(F)	26.69'(F)

LINE	BEARING	DISTANCE
L1	S57°13'25"W(F)	19.00'(F)
L2	N57°16'55"E(F)	17.04'(F)
L3	S57°17'14"W(F)	17.28'(F)
L4	S23°10'55"E(F)	9.90'(F)
L5	N30°40'29"W(C)	19.62'(C)
L6	N32°56'39"W(C)	48.77'(C)
L7	N26°55'15"W(C)	53.92'(C)
L8	N25°01'16"W(C)	54.42'(C)
L9	N22°14'44"W(C)	53.08'(C)
L10	N27°51'22"W(C)	54.21'(C)
L11	N29°37'57"W(C)	58.22'(C)
L12	N33°46'03"W(C)	49.79'(C)
L13	N29°58'44"W(C)	53.92'(C)
L14	N31°15'30"W(C)	51.35'(C)
L15	N28°18'16"W(C)	54.19'(C)
L16	N31°00'27"W(C)	54.90'(C)
L17	N27°38'54"W(C)	53.49'(C)
L18	N29°49'00"W(C)	54.60'(C)
L19	N27°58'34"W(C)	53.16'(C)
L20	N29°11'20"W(C)	57.31'(C)
L21	N33°24'29"W(C)	51.99'(C)
L22	N33°07'24"W(C)	59.28'(C)
L23	N33°27'37"W(C)	58.39'(C)
L24	N34°55'17"W(C)	55.77'(C)
L25	N32°32'20"W(C)	56.26'(C)
L26	N32°21'34"W(C)	56.24'(C)
L27	N30°37'13"W(C)	49.63'(C)
L28	N31°04'18"W(C)	55.11'(C)
L29	N31°39'22"W(C)	52.76'(C)
L30	N32°46'37"W(C)	56.67'(C)
L31	N35°42'41"W(C)	58.24'(C)
L32	N35°15'46"W(C)	53.47'(C)
L33	N34°45'11"W(C)	49.58'(C)
L34	N38°27'25"W(C)	55.21'(C)
L35	N34°51'24"W(C)	27.20'(C)
L36	N57°16'20"E(C) N57°11'48"E(L)	70.00'(L,C)
L37	S69°37'00"E(C) S69°41'32"E(L)	65.63'(L,C)
L38	S32°43'40"E(F) S32°48'12"E(L)	22.06'(L,F)
L39	S57°18'40"W(F) S57°11'48"W(L)	122.36'(F) 122.42'(L)
L40	N35°10'30"W(F) N34°55'27"W(L)	10.18'(F) 10.21'(L)
L41	S55°09'05"W(F) S55°04'33"W(L)	21.18'(L,F)
L42	S34°50'55"E(F) S34°55'27"E(L)	10.21'(L,F)
L43	S48°59'53"W(F) S48°57'18"W(L)	75.88'(F)76.02'(L)
L44	S37°57'50"E(C) S38°48'04"E(L)	19.70'(C) 19.78'(L)
L45	S42°58'57"W(C) S44°16'39"W(L)	3.47'(C) 3.59'(L)
L46	N38°45'38"W(F) N38°48'04"W(F)	17.05'(F) 17.00'(L)
L47	S57°14'04"W(F) S57°11'48"W(L)	38.93'(F) 38.89'(L)
L48	N32°41'22"W(F) N32°48'12"W(L)	83.15'(F) 83.12'(L)
L49	S57°23'36"W(F) S57°11'48"W(L)	39.77'(F) 39.78'(L)
L50	N32°43'25"W(F) N32°48'12"W(L)	58.76'(F) 58.08'(L)
L51	N57°15'01"E(C) N57°13'15"E(L)	94.61'(L,C)
L52	N88°48'01"E(C) N88°36'37"E(L)	100.00'(C) 99.92'(L)
L53	N57°16'20"E(C) N57°11'48"E(L)	11.42'(L,C)
L54	S57°15'01"W(F)	47.99'(F)
L55	S32°41'09"E(F)	26.40'(F)
L56	S57°14'38"W(F)	30.22'(F)
L57	N32°49'03"W(F)	26.29'(F)
L58	S57°20'14"W(C)	82.66'(C)
L59	S32°41'50"E	13.21'
L60	S32°44'15"E	72.80'
L61	N57°15'45"E	81.00'
L62	S32°44'15"E	30.00'
L63	N57°15'45"E	46.50'
L64	S32°44'15"E	54.00'
L65	S57°15'45"W	46.50'
L66	S32°44'15"E	69.87'
L67	N57°15'45"E	40.00'
L68	S32°44'15"E	54.90'
L69	S57°15'45"W	146.90'
L70	N32°44'15"W	8.24'
L71	S57°15'45"W	43.43'
L72	N32°44'15"W	33.17'
L73	N57°15'45"E	5.00'
L74	N32°44'15"W	56.90'
L75	S57°15'45"W	2.00'
L76	N32°44'15"W	93.30'
L77	N57°15'45"E	2.00'
L78	N32°44'15"W	56.79'
L79	S57°15'45"W	5.00'
L80	N32°44'15"W	33.17'
L81	N57°15'45"E	69.33'

N

0' 100' 200'
SCALE: 1" = 100'

LEGEND

A/C	AIR CONDITIONER	MHWM	MEAN HIGH WATER MARK
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE	NCF	NO CORNER FOUND OR SET
BFPD	BACK FLOW PREVENTION DEVICE	NGS	NATIONAL GEODETIC SURVEY
B/T	BUILDING TIE	NO.	NUMBER
(C)	CALCULATED	OH	OVERHEAD WIRES
CB	CATCH BASIN	OR	OFFICIAL RECORD BOOK
CBW	CONCRETE BLOCK WALL	(P1)	PLAT BOOK 31, PAGE 33
CCCL	COASTAL CONSTRUCTION CONTROL LINE	(P2)	PLAT BOOK 21, PAGE 68
(CPB)	CONDOMINIUM PLAT BOOK	PB	PLAT BOOK
(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGES 33-93)	(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
CRW	CONCRETE RETAINING WALL	PG	PAGE/PAGES
CI	CURB INLET	PID#	PERMANENT IDENTIFIER NUMBER
℄	CENTERLINE	PLS	PROFESSIONAL LAND SURVEYOR
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CONC.	CONCRETE	POC	POINT OF COMMENCEMENT
CPB	CONDOMINIUM PLAT BOOK	PRM	PERMANENT REFERENCE MONUMENT
C/T	CURB TIE	PSM	PROFESSIONAL SURVEYOR & MAPPER
CRW	CONCRETE RETAINING WALL	PVC	POLY VINYL CHLORIDE PIPE
D	DELTA (CENTRAL ANGLE)	PVCF	POLY VINYL CHLORIDE FENCE
DB	DEED BOOK	P/T	PAVEMENT TIE
DIA.	DIAMETER	R	RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	RNG.	RANGE
EL	ELEVATION	R/T	ROOF TIE
(CPB)	FIELD	R/W	RIGHT-OF-WAY
FB	FIELD BOOK	SEC.	SECTION
FCIR	FOUND CAPPED IRON ROD	SF	SQUARE FEET
FCM	FOUND CONCRETE MONUMENT	SAN.	SANITARY
FIP	FOUND IRON PIPE	SCIR	SET CAPPED IRON ROD
FIR	FOUND IRON ROD	SCO	SANITARY CLEAN-OUT
FN&D	FOUND NAIL AND DISK	SMD	SET "MAG" NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)	SN&D	SET NAIL AND DISK
FR&D	FOUND RIVET AND DISK	SQ. FT.	SQUARE FEET
F/T	FENCE TIE	SW/T	SIDEWALK TIE
GI	GRATE INLET	TBM	TEMPORARY BENCHMARK
HC	HANDICAP PARKING SPACE	TOB	TOP OF BANK
ID.	IDENTIFICATION	TOS	TOE OF SLOPE
L#	LINE - SEE LINE TABLE	TYP	TYPICAL
(L)	LEGAL DESCRIPTION	TWP.	TOWNSHIP
LB	LICENSED BUSINESS	VERT.	VERTICAL
LP	LIQUID PROPANE	VZ	VERIZON
MHWL	MEAN HIGH WATER LINE	WF	WOOD FENCE
		WRW	WOOD RETAINING WALL
		W/T	WALL TIE

SYMBOL LEGEND

⊷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
ⓑ	BOLLARD	○	IRON ROD (SET)
▣	CABLE TV BOX	⊖	IRRIGATION CONTROL VALVE
ⓒⓞ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☼	CONCRETE LIGHT POLE	☼	LIGHT POLE
▣	CONCRETE UTILITY POLE	◎	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
▣	ELECTRIC BOX	(#)	PARKING SPACES
□EHH	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
□E	ELECTRIC METER	▣	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	RW	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
	FIRE HYDRANT	SCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
°g	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER	▣	TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
▤	GRATE INLET	TR	TRAFFIC SIGNAL JUNCTION BOX
←	GUY WIRE ANCHOR	W	WATER METER
♿	HANDICAP PARKING SPACE	W	WATER VALVE
○	IRON PIPE (FOUND)	×	X-CUT (FOUND)

Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:12:44 -04'00'

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

REV.#	DESCRIPTION	DATE	BY

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

BOUNDARY SURVEY
5500-6000 GULF BOULEVARD
ST. PETE BEACH
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
NUNZIO MARC DESANTIS ARCHITECTS
1617 HI LINE DRIVE, SUITE 190
DALLAS, TX 75207

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

WORK ORDER NO.	2012-7
FIELD DATE: 2/26/2022	
DRAWN BY: TBM	FB: 253 PG: 02
SCALE: 1" = 100'	
SHEET NO. 3 OF 6	

May 10, 2023 - 7:59am I:\CAD Projects\Projects\2012\2012-7-17\ACAD\2012-7-B-TRADEWINDS All Properties.dwg

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY NO.
NUMBER	
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
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P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

CONCRETE

BRICK

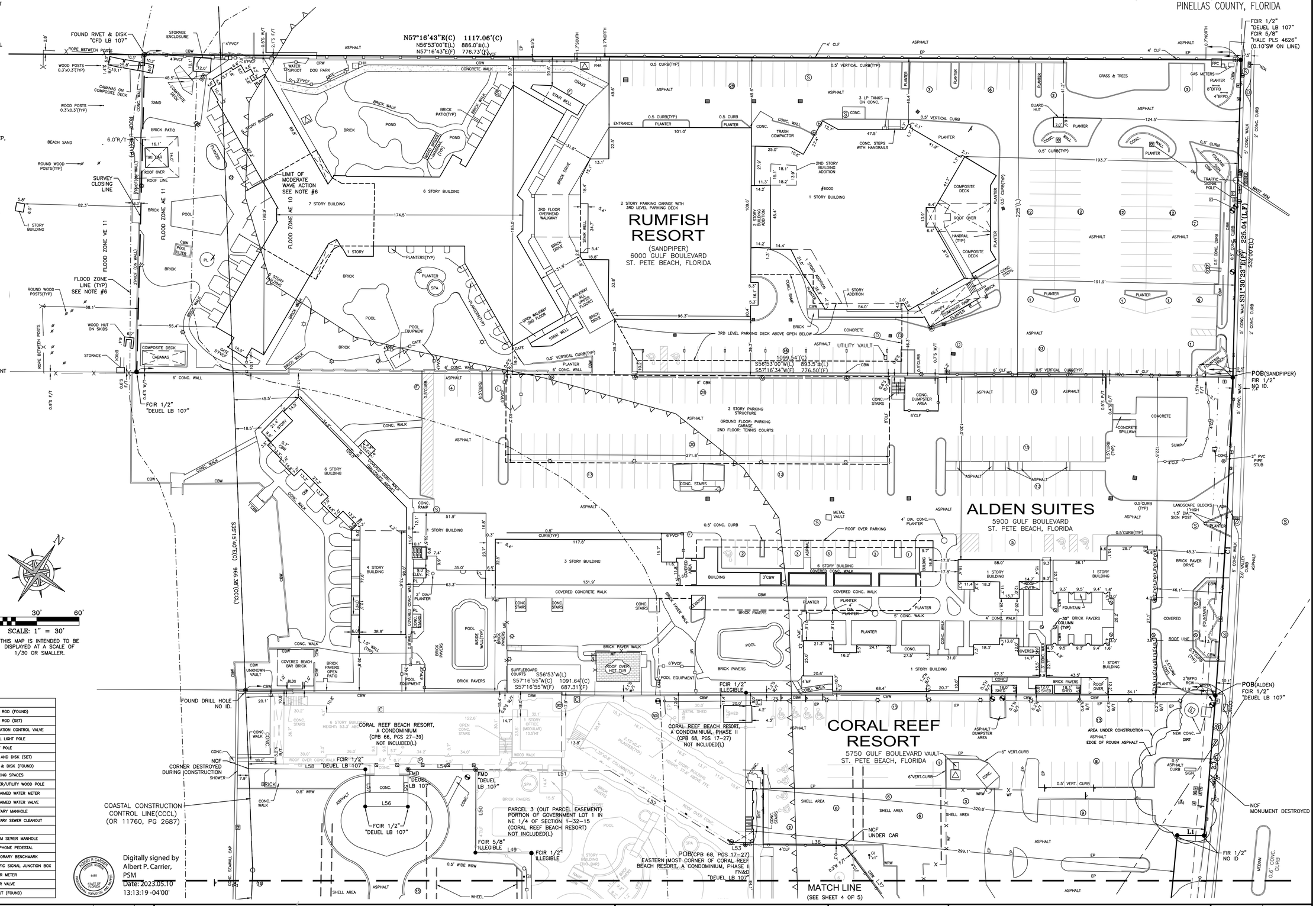
0' 30' 60'

SCALE: 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
Ⓒ	CABLE TV BOX	Ⓘ	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☆	LIGHT POLE
☒	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
DH	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
E	ELECTRIC METER	Ⓡ	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	Ⓡ	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
	FIRE HYDRANT	SCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER		TELEPHONE PEDESTAL
GAS	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET		TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR	Ⓦ	WATER METER
	HANDICAP PARKING SPACE	Ⓦ	WATER VALVE
	IRON PIPE (FOUND)	X	X-CUT (FOUND)



Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:13:19 -04'00'

May 10, 2023 – 7:59am I:\CAD Projects\Projects\2012\2012-7-17\CAD\2012-7-B-TRADEWINDS All Properties.dwg

REV.#	DESCRIPTION	DATE	BY

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WORK ORDER NO.	2012-7
FIELD DATE: 2/26/2022	
DRAWN BY: TBM	FB: 253 PG: 02
SCALE: 1" = 30'	
SHEET NO. 4 OF 6	

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
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CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
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DIA.	DIAMETER
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FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
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FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
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HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
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PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
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PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
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SW/T	SIDEWALK TIE
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TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

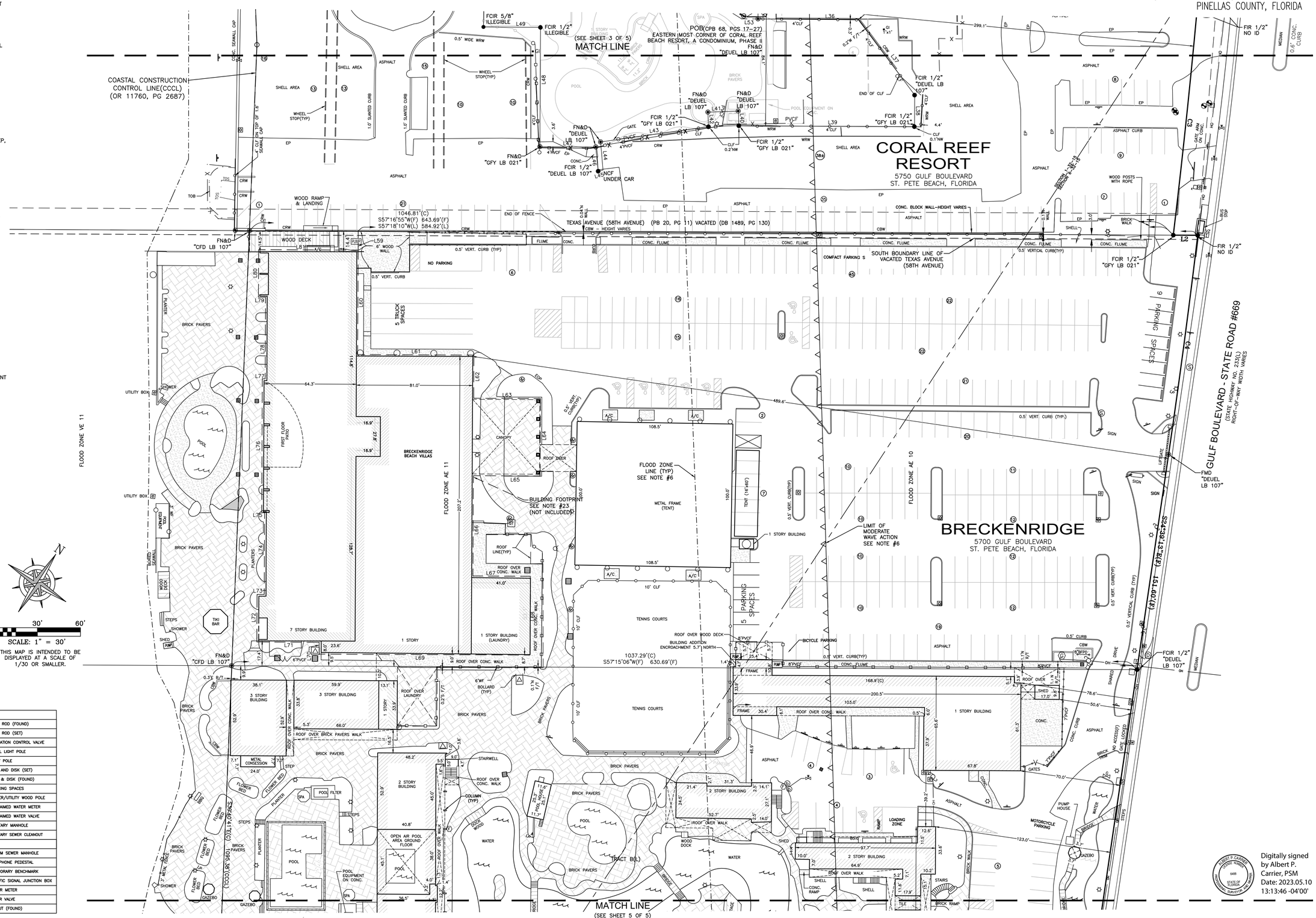
CONCRETE
BRICK

0' 30' 60'
SCALE: 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
Ⓒ	CABLE TV BOX	Ⓘ	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☆	LIGHT POLE
☒	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊕	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
E/H	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
E	ELECTRIC METER	Ⓡ	RECLAIMED WATER METER
Δ	ELECTRIC TRANSFORMER	Ⓡ	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
	FIRE HYDRANT	SCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	Ⓣ	STORM SEWER MANHOLE
Ⓖ	GAS METER		TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET		TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR		WATER METER
	HANDICAP PARKING SPACE		WATER VALVE
	IRON PIPE (FOUND)	X	X-CUT (FOUND)



Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:13:46 -04'00'

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
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WORK ORDER NO.	2012-7
FIELD DATE:	2/26/2022
DRAWN BY: TBM	FB: 253 PG: 02
SCALE:	1" = 30'
SHEET NO.	5 OF 6

May 10, 2023 - 7:59am I:\QD Projects\Projects\2012\2012-7-17\CADD\2012-7-B-TRADEWINDS All Properties.dwg

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

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F/T	FENCE TIE
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HC	HANDICAP PARKING SPACE
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MHWM	MEAN HIGH WATER MARK
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NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
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W/T	WALL TIE

CONCRETE
BRICK

0' 30' 60'
SCALE: 1" = 30'
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
(b)	BOLLARD	○	IRON ROD (SET)
⊠	CABLE TV BOX	⊖	IRRIGATION CONTROL VALVE
(CO)	CLEANOUT	(M)	METAL LIGHT POLE
⊠	CONCRETE LIGHT POLE	☼	LIGHT POLE
⊠	CONCRETE UTILITY POLE	◎	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	(P)	PARKING SPACES
E/H	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
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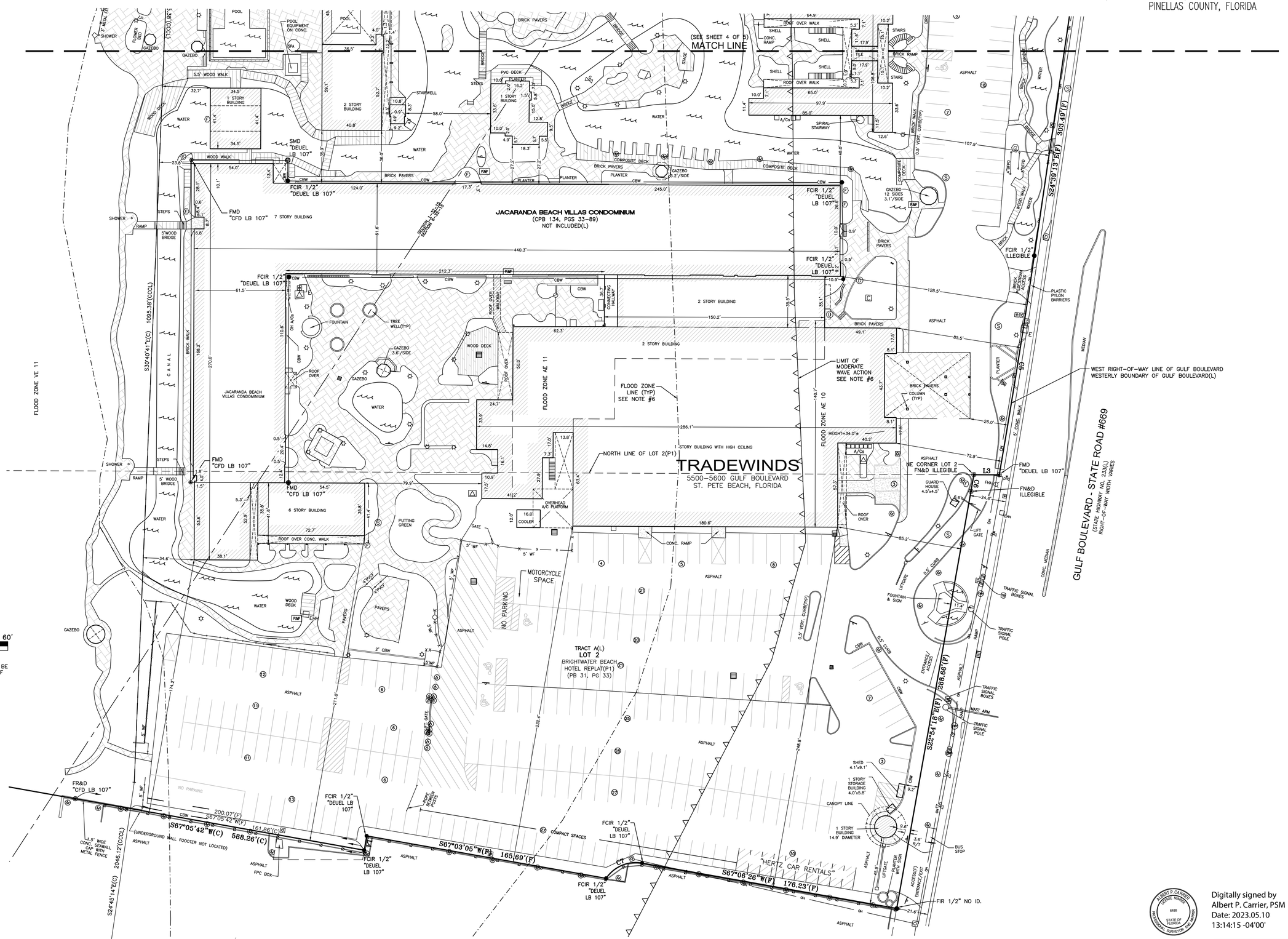
(F)	FIRE DEPARTMENT CONNECTION	(S)	SANITARY MANHOLE
	FIRE HYDRANT	SEW	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	(D)	STORM SEWER MANHOLE
(G)	GAS METER	◫	TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET	⊠	TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR	⊞	WATER METER
	HANDICAP PARKING SPACE		WATER VALVE
	IRON PIPE (FOUND)	×	X-CUT (FOUND)



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REV.#	DESCRIPTION	DATE	BY

BOUNDARY SURVEY
5500-6000 GULF BOULEVARD
ST. PETE BEACH

CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
NUNZIO MARC DESANTIS ARCHITECTS
1617 HI LINE DRIVE, SUITE 190
DALLAS, TX 75207

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

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

Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:14:15 -04'00'

WORK ORDER NO.	2012-7
FIELD DATE: 2/26/2022	
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SCALE:	1" = 30'
SHEET NO.	6 OF 6

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TRANSPORTATION ANALYSIS

TRADEWINDS ISLAND GRAND RESORT

Prepared For

1754 PROPERTIES, LLC

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

TRANSPORTATION ANALYSIS

TRADEWINDS ISLAND
GRAND RESORT

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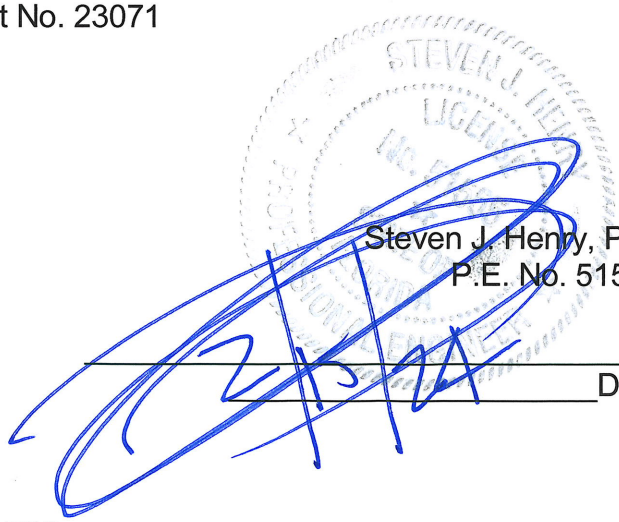
January, 2024

Project No. 23071



Steven J. Henry, P.E.
P.E. No. 51555

_____
Date

TABLE OF CONTENTS

Page

Introduction 1
Estimated Peak Hour Project Traffic 1
Project Traffic Distribution 3
Study Area 6
Background Traffic (Link Analysis) 9
Background Traffic (Intersection Analysis) 10
Daily Volumes 16
Budgeted Improvements 16
Link Analysis 16
Intersection Analysis 19
Access Recommendations 24
Multimodal Analysis 26
Transportation Management Plan 27
Appendix

LIST OF TABLES

1 PM Peak Hour Trip Generation (1) 4
2 Saturday PM Peak Hour Trip Generation (1) 5
3 Study Area Determination 8
4 2029 Background Traffic 11
5 2029 Background Traffic Link Analysis 20
6 2029 Background Plus Project Traffic Link Analysis 21
7 Intersection Level of Service PM Peak Hour (Signalized) 22
8 Intersection Level of Service PM Peak Hour (Unsignalized) 23
9 Access Recommendations 25

LIST OF FIGURES

1 Project Location 2
2 PM Peak Hour Project Traffic 7
3 PM Peak Hour Existing Traffic 13
4 PM Peak Season Traffic 14
5 PM Peak Hour Peak Season Access Reduction 15
6 PM Peak Hour 2029 Background Traffic 17
7 PM Peak Hour 2029 Background Plus Project Traffic 18

INTRODUCTION

The purpose of this report is to provide the Transportation Analysis required for the Tradewinds Island Grand Resort development located at 5500-6000 Gulf Boulevard in the City of St. Pete Beach, Florida, as shown in Figure 1.

The property is currently development as a resort hotel with 967 rooms. The proposed development is to add the following land uses at the buildout:

- Resort Hotel – 629 Rooms
- Retail – 17,787 Square Feet

There are ten (10) site driveways along Gulf Boulevard. The development will reduce the number of driveways to four (4).

This analysis was conducted in accordance with the Methodology Statement dated January 5, 2024.

ESTIMATED PEAK HOUR PROJECT TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021, as its data base. Based on these trip rates, it is estimated the proposed addition would attract approximately 445 trip ends during the PM weekday with 200 inbound and 245 outbound, as shown in Table 1.

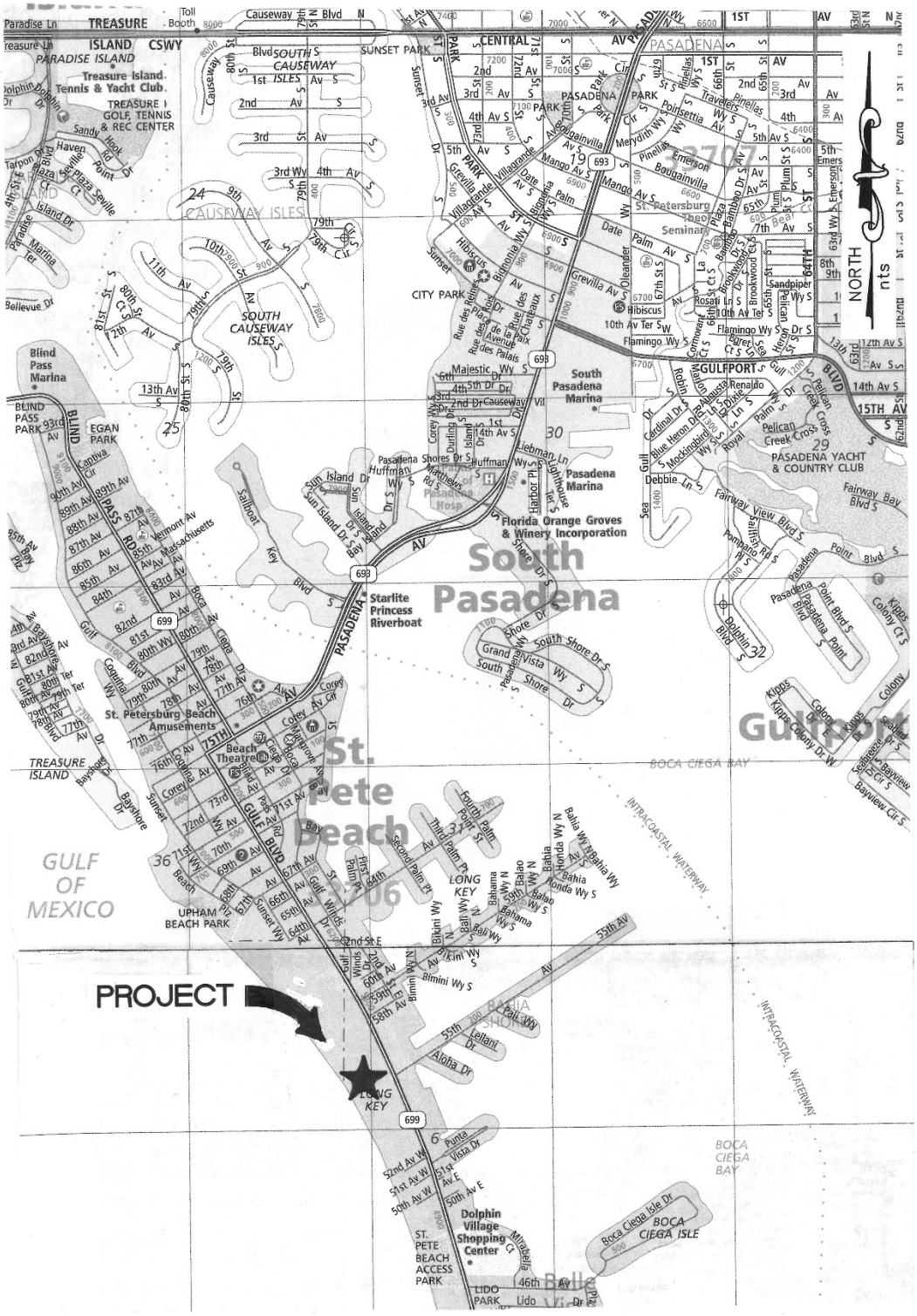


FIGURE 1
PROJECT LOCATION

Studies contained in the ITE Trip Generation Manual, 11th Edition, indicate a percentage of the retail trips are already on the adjacent roadway - passerby capture. The passerby trips should not exceed 10% of the traffic on the adjacent roadway. Therefore, the new trips attracted to the project would be 398 PM peak hour trip ends with 176 inbound and 222 outbound, as shown in Table 1.

The ITE Trip Generation Manual, 11th Edition does not contain Saturday trip generation rates for a Resort Hotel. Therefore, the weekday PM peak hour volumes were factored to Saturday based on the relationship of the Saturday to weekday trip generation rates for a Hotel – LUC 310.

As shown in Table 2, the proposed addition would attract 517 trip ends on Saturday with 232 inbound and 285 outbound.

As stated previously, a percentage of the retail trips would already be present on the adjacent roadway. The passerby trips should not exceed 10% of the traffic on the adjacent roadway. Therefore, the proposed addition would attract 470 new trip ends on Saturday with 208 inbound and 262 outbound, as shown in Table 2.

PROJECT TRAFFIC DISTRIBUTION

The distribution and assignment of the project traffic was performed using the Florida Standard Urban Transportation Model Structure (FSUTMS) transportation planning model outputs. The latest FDOT District Seven Regional Planning Model was used to generate model distribution of project trips. Approximately 70 percent of project trips are

TABLE 1

PM PEAK HOUR TRIP GENERATION (1)

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends			Passerby Trip Ends (3)			New PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing/Proposed	Resort Hotel	330	1,596 Rooms	333	442	775	0	0	0	333	442	775
Existing	Resort Hotel	330	967 Rooms	192	255	447	0	0	0	192	255	447
			Difference (2)	141	187	328	0	0	0	141	187	328
	Retail	822	17,787 SF	59	58	117	24	23	47	35	35	70
			Total (4)	200	245	445	24	23	47	176	222	398
			Grand-Total (5)	392	500	892	24	23	47	368	477	845

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) The difference is the trip ends to be utilized for the additional 629 rooms.
(3) Passerby Trip Ends
Retail - 40%
In: 59 x 0.40 = 24
Out: 58 x 0.40 = 23
(4)The total trip ends are to be utilzied to evaluate the impact of the additional rooms/retail.
(5) The grand total trip ends are to be utilzied to detemine the study network for the project.

TABLE 2

SATURDAY
PEAK HOUR TRIP GENERATION (1)

Scenario	Land Use	ITE LUC	Size	Peak Hour Trip Ends			Passerby Trip Ends (3)			Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing/Proposed	Resort Hotel	330	1,596 Rooms	406	539	945	0	0	0	406	539	945
Existing	Resort Hotel	330	967 Rooms	234	311	545	0	0	0	234	311	545
			Difference (2)	172	228	400	0	0	0	172	228	400
	Retail	822	17,787 SF	60	57	117	24	23	47	36	34	70
			Total (4)	232	285	517	24	23	47	208	262	470

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) The difference is the trip ends to be utilized for the additional 629 rooms.
(3) Passerby Trip Ends
Retail - 40%
In: 60 x 0.40 = 24
Out: 57 x 0.40 = 23
(4)The total trip ends are to be utilzied to evaluate the impact of the additional rooms/retail.

expected to travel to/from areas north of the project site on Gulf Boulevard and approximately 30 percent of project trips are expected to travel to/from areas south of the project site along Gulf Boulevard. Minor adjustments were made to the model output, provided in the Appendix of this report, based upon local knowledge of the roadway network and using engineering judgement.

Figure 2 illustrates the project traffic associated with the expansion.

STUDY AREA

Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study area roadway segments are those with the project traffic representing 1.0% or greater of the available roadway capacity up to a maximum radius of two miles from the project site, with the exception of such roadway segments lying completely outside of the jurisdiction of the City of St. Pete Beach.

As identified in Table 3, the following roadway segments are included in the analysis:

- 75th Avenue/Corey Causeway from Gulf Boulevard to Shore Drive South
- Pinellas Bayway from Gulf Boulevard to Sun Boulevard
- Gulf Boulevard from 75th Avenue/Corey Causeway to Pinellas Bayway
- Blind Pass Road from 87th Avenue to Gulf Boulevard.
- Gulf Winds Drive from 75th Avenue/Corey Causeway to Gulf Boulevard

Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study intersections are those where the total peak hour traffic volume on one or more links forming a leg of

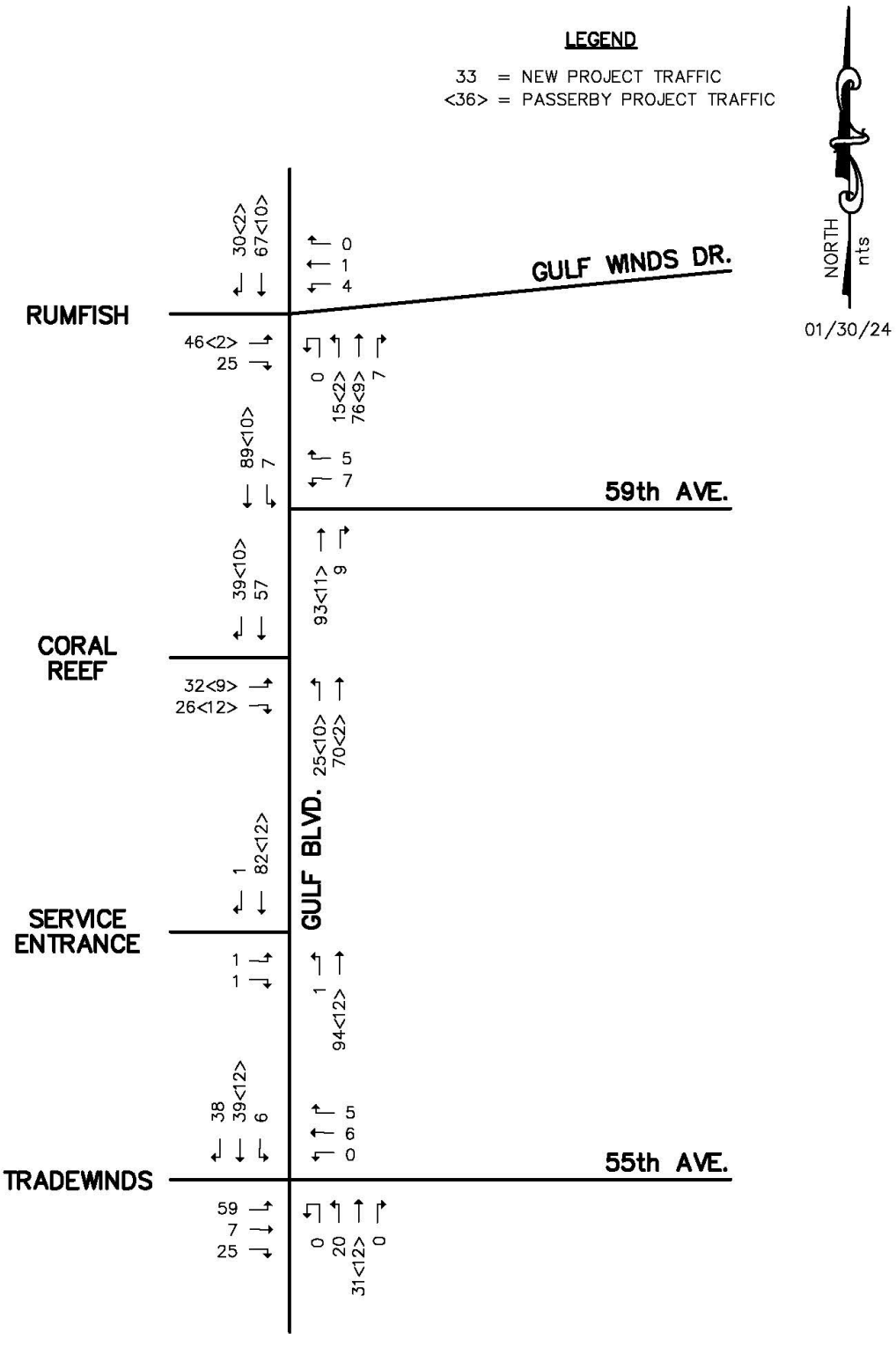


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

TABLE 3

STUDY AREA DETERMINATION

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT TRAFFIC			PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?[2]
				EXISTING LANEAGE	LOS D SERVICE VOLUME PEAK-HOUR DIRECTIONAL VOLUME	DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	4	1,630	Eastbound	49%	234	14.40%	Yes
						Westbound	49%	180	11.00%	
		Blind Pass Road	Shore Drive South	4	1,630	Eastbound	43%	205	12.60%	Yes
						Westbound	43%	158	9.70%	
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	4	1,630	Northbound	48%	229	14.00%	Yes
						Southbound	48%	177	10.90%	
		Blind Pass Road	64th Avenue	4	1,630	Northbound	54%	258	15.80%	Yes
						Southbound	54%	199	12.20%	
		64th Avenue	Gulf Winds Drive	4	1,630	Northbound	55%	262	16.10%	Yes
						Southbound	55%	202	12.40%	
		Gulf Winds Drive	59th Avenue	4	1,630	Northbound	58%	277	17.00%	Yes
						Southbound	58%	213	13.10%	
		59th Avenue	Project Access	4	1,630	Northbound	63%	300	18.40%	Yes
						Southbound	63%	232	14.20%	
		Project Access	Pinellas Bayway	4	1,630	Northbound	29%	107	6.60%	Yes
						Southbound	29%	138	8.50%	
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	4	1,630	Eastbound	25%	119	7.30%	Yes
						Westbound	25%	92	5.60%	
511	Blind Pass Road	W. Gulf Boulevard	75th Avenue/Corey Causeway	4	1,630	Northbound	10%	48	2.90%	Yes
						Southbound	10%	37	2.90%	
–		75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	6%	29	2.90%	Yes
						Southbound	6%	22	2.20%	
–	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	3%	14	1.40%	Yes
						Southbound	3%	11	1.10%	

1. Estimated utilizing 2023 FDOT's Generalized Level of Service Volume Tables (2020*0.90*0.55 = 1000)
2. Roadway segments up to a maximum radius of two miles from the project site were considered in the study area determination.

the intersection is projected to equal or exceed ninety percent (90%) of the maximum service volume. As indicated in the link analysis, no roadway segments are anticipated to 90% of their peak hour capacities following buildout of the project. However, the following study intersections along the property frontage are proposed to be included in the analysis:

- Gulf Boulevard and Gulf Winds Drive
- Gulf Boulevard and 55th Avenue
- Gulf Boulevard and 59th Avenue

BACKGROUND TRAFFIC
(LINK ANALYSIS)

The background traffic utilized in this link analysis was calculated as follows:

1. The volumes contained in the Forward Pinellas 2023 Annual Level of Service Report for the roadway links within the study area were utilized, except for Gulf Boulevard in which the following volumes were utilized:

    a) PM peak hour turning movements counts were conducted at the following intersections:

        - Gulf Boulevard and 75th Avenue
        - Gulf Boulevard and Blind Pass Road
        - Gulf Boulevard and 64th Avenue
        - Gulf Boulevard and Gulf Winds Drive

- Gulf Boulevard and 59th Avenue
- Gulf Boulevard and 55th Avenue
- Gulf Boulevard and Pinellas Bayway

Figure A-1 illustrates the existing volumes.

b) The existing volumes were factored to peak season based on the FDOT Season Adjustments Factors.

Figure A-2 illustrates the 2023 peak season volumes.

2. The 2022-2023 volumes were factored to buildout year of 2029 utilizing a growth rate of 2 percent per year.

3. The project traffic from the following projects was added to the 2029 volumes in #2 above:
    - Miramar
    - Corey Landing
    - Sirata Resort

Table 4 provides the background link volumes.

BACKGROUND TRAFFIC
(INTERSECTION ANALYSIS)

The background traffic utilized in the intersection analysis was conducted as follows:

TABLE 4

2029 BACKGROUND TRAFFIC

Link No.	Rdway	From	To	Direction	LOS DSV (1)	2022 Volume (1)	2023 Volume (2)	2029 Volume (3)	Miramar and Corey Landing	Sirata Resort	2029 Total
555	75th Ave/ Corey Cswy	Gulf Blvd	Blind Pass Rd	EB	1,630	1,128	1,151	1,289	16	33	1,338
				WB	1,630	1,128	1,151	1,289	16	41	1,346
		Blind Pass Blvd	Shore Dr South	EB	1,630	1,128	1,151	1,289	68	29	1,386
				WB	1,630	1,128	1,151	1,289	68	36	1,393
725	Gulf Blvd	75th Ave/Corey Cswy	Blind Pass Rd	NB	1,630	-	927	1,038	20	33	1,091
				SB	1,630	-	880	986	20	40	1,046
		Blind Pass Rd	64th Ave	NB	1,630	-	977	1,094	30	37	1,161
				SB	1,630	-	920	1,030	30	45	1,105
		64th Ave	Gulf Winds Dr	NB	1,630	-	964	1,080	28	37	1,145
				SB	1,630	-	944	1,057	28	46	1,131
		Gulf Winds Dr	59th Ave	NB	1,630	-	1,062	1,190	26	39	1,255
				SB	1,630	-	1,048	1,174	26	49	1,249
		59th Ave	Tradewinds	NB	1,630	-	1,048	1,174	30	43	1,247
				SB	1,630	-	1,060	1,187	30	53	1,270
		Tradewinds	Pinellas Bayway	NB	1,630	-	987	1,105	30	24	1,159
				SB	1,630	-	836	936	30	20	986
973	Pinellas Bayway	Gulf Bouelvard	Sun Blvd	EB	1,630	1,126	1,148	1,286	18	17	1,321
				WB	1,630	1,126	1,148	1,286	18	21	1,325
511	Blind Pass Rd	W. Gulf Blvd	75th Ave/Corey Cswy	WB	1,630	813	829	928	17	7	952
				SB	1,630	813	829	928	17	8	953
		75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	813	829	928	17	4	949
				SB	1,630	813	829	928	11	5	944
-	Gulfwind Dr/ Boca Ciega Dr	75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	-	97	108	17	2	127
				SB	1,630	-	98	116	26	3	145

(1) Source: Forward Pinellas 2023 Annual Level of Service Report.
(2) 2% per year growth rate except Gulf Boulevard volumes - based on 2023 counts.
(3) 2% growth rate.

1. Turning movement counts were conducted at each of the existing project accesses.
2. According to FDOT Seasonal Adjustment Factors, the counts were conducted during peak season, therefore, no modification was made.
3. The existing project traffic was redistributed based on the reduction in the number of project accesses.
4. PM peak hour counts were conducted at the following intersections:

    - Gulf Boulevard and Gulf Winds Drive
    - Gulf Boulevard and 59th Avenue
    - Gulf Boulevard and 55th Avenue

Figure 3 illustrates the existing volumes.

5. The existing volumes were factored to peak season based on the FDOT Seasonal Adjustment Factor.

Figure 4 illustrates the peak season volumes.

6. The peak season volumes were adjusted to reflect the reduction in the number of project accesses.

Figure 5 illustrates the peak season volumes with the access reduction.

7. The peak season volumes were factored to 2029 based on a 2% per year growth rate.

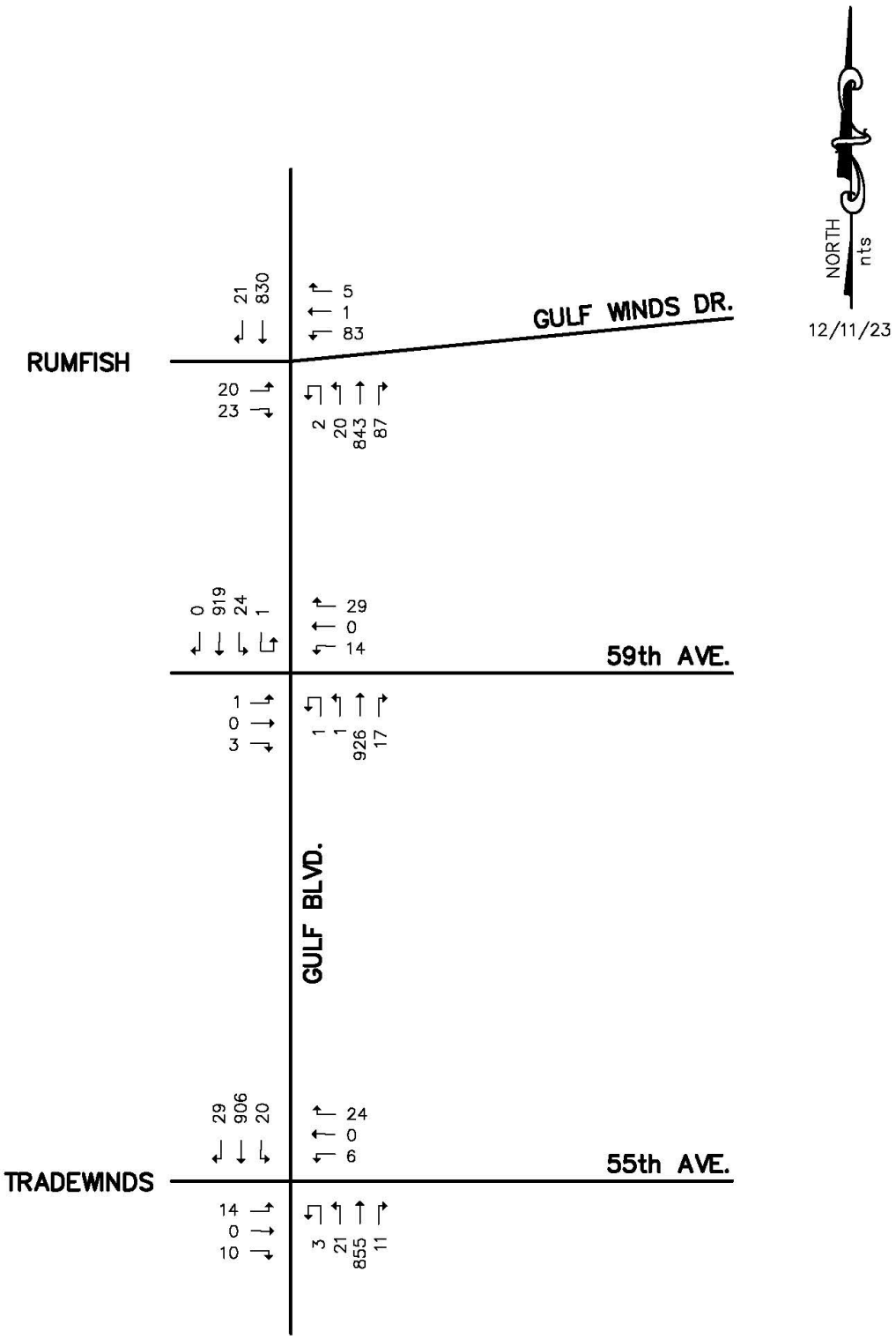


FIGURE 3
PM PEAK HOUR
EXISTING TRAFFIC

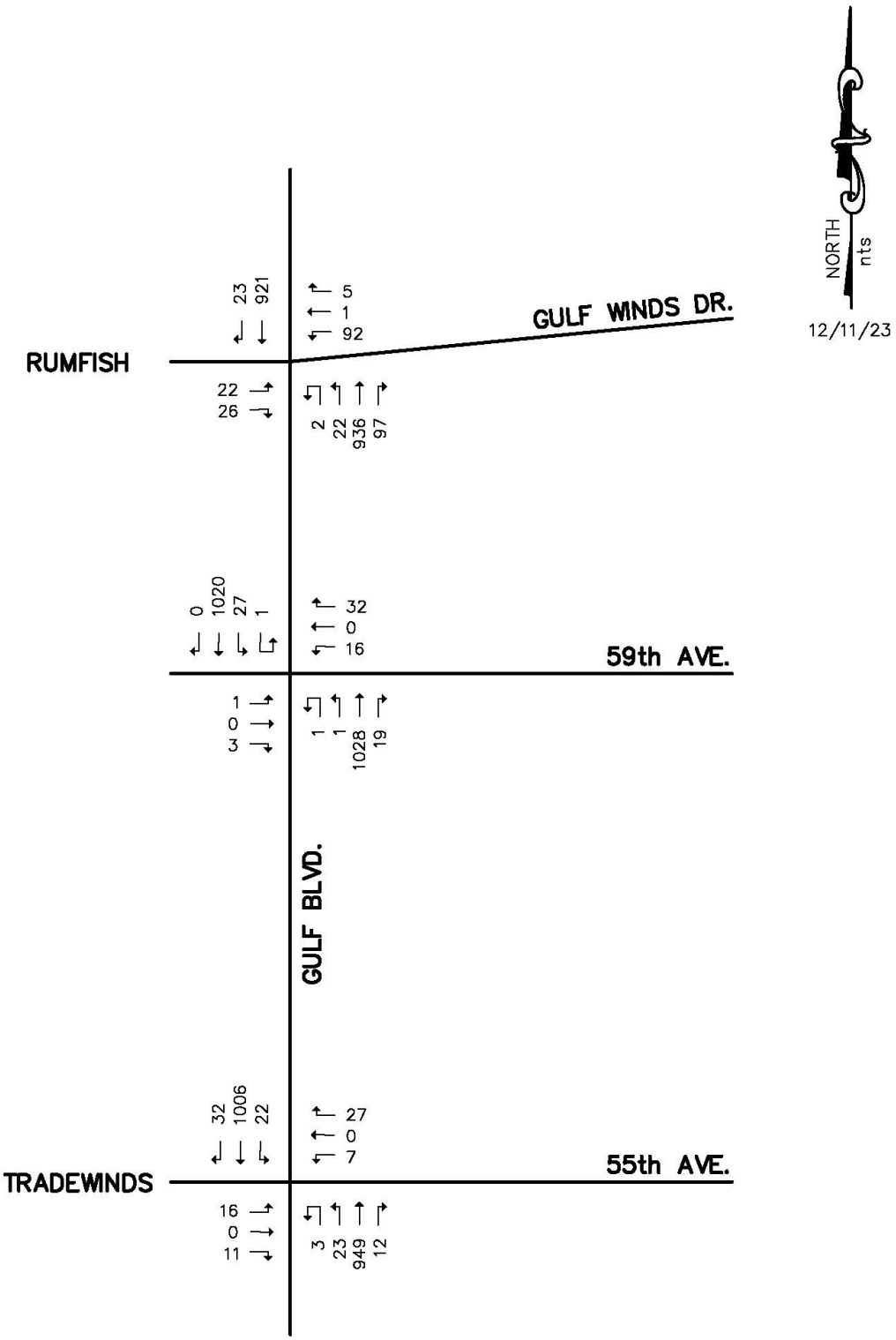


FIGURE 4
PM PEAK HOUR
PEAK SEASON TRAFFIC

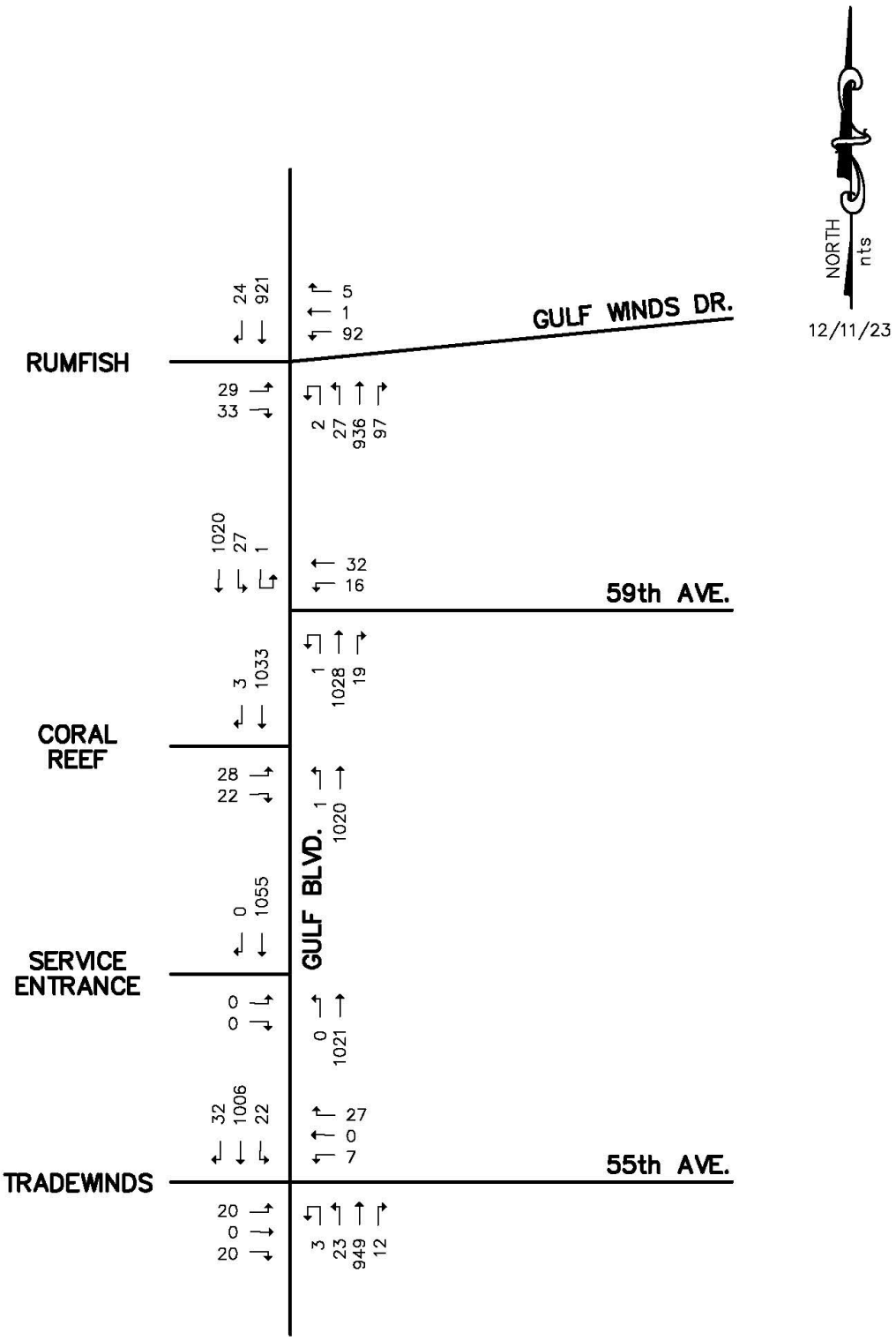


FIGURE 5
PM PEAK HOUR
PEAK SEASON
ACCESS REDUCTION

8. The project traffic for the following projects were added to the 2029 in #7 above:

    - Corey Landing
    - Sirata Resort
    - Miramar

Figure 6 illustrates the 2029 background traffic and Figure 7 illustrates the 2029 background plus project traffic.

DAILY VOLUMES

Seven (7) day 24-hour machine counts were conducted on Gulf Boulevard north of 55th Avenue. The counts are included in the appendix of this report.

BUDGETED IMPROVEMENTS

According to the FDOT Work Program, the City of St. Pete Beach CIP and the Pinellas County CIP there are no capacity adding improvements within the vicinity of the project.

LINK ANALYSIS

A link analysis was conducted for the roadways within the study network for the following scenarios:

- 2029 Background Traffic
- 2029 Background Plus Project Traffic

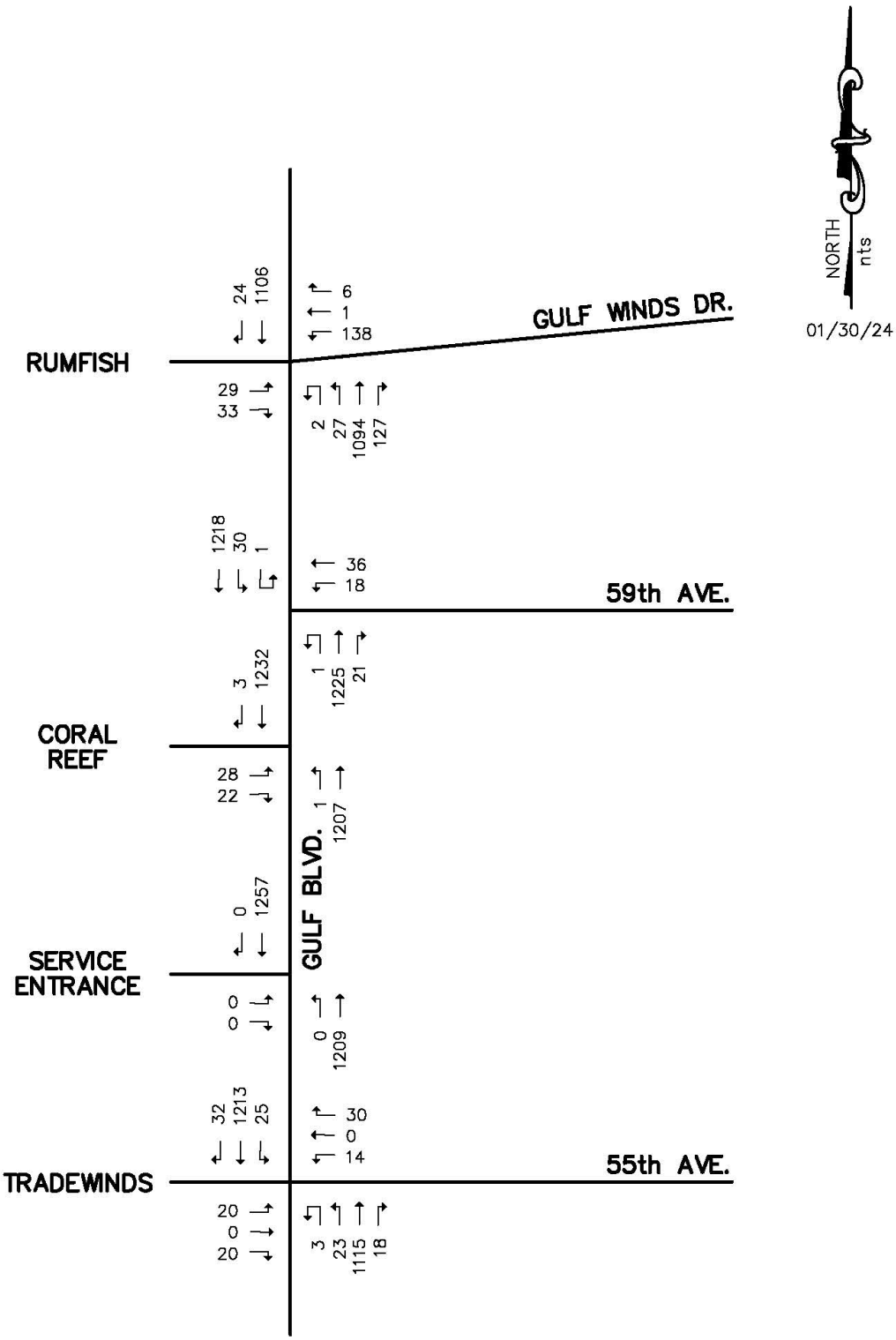


FIGURE 6
PM PEAK HOUR
2029 BACKGROUND TRAFFIC

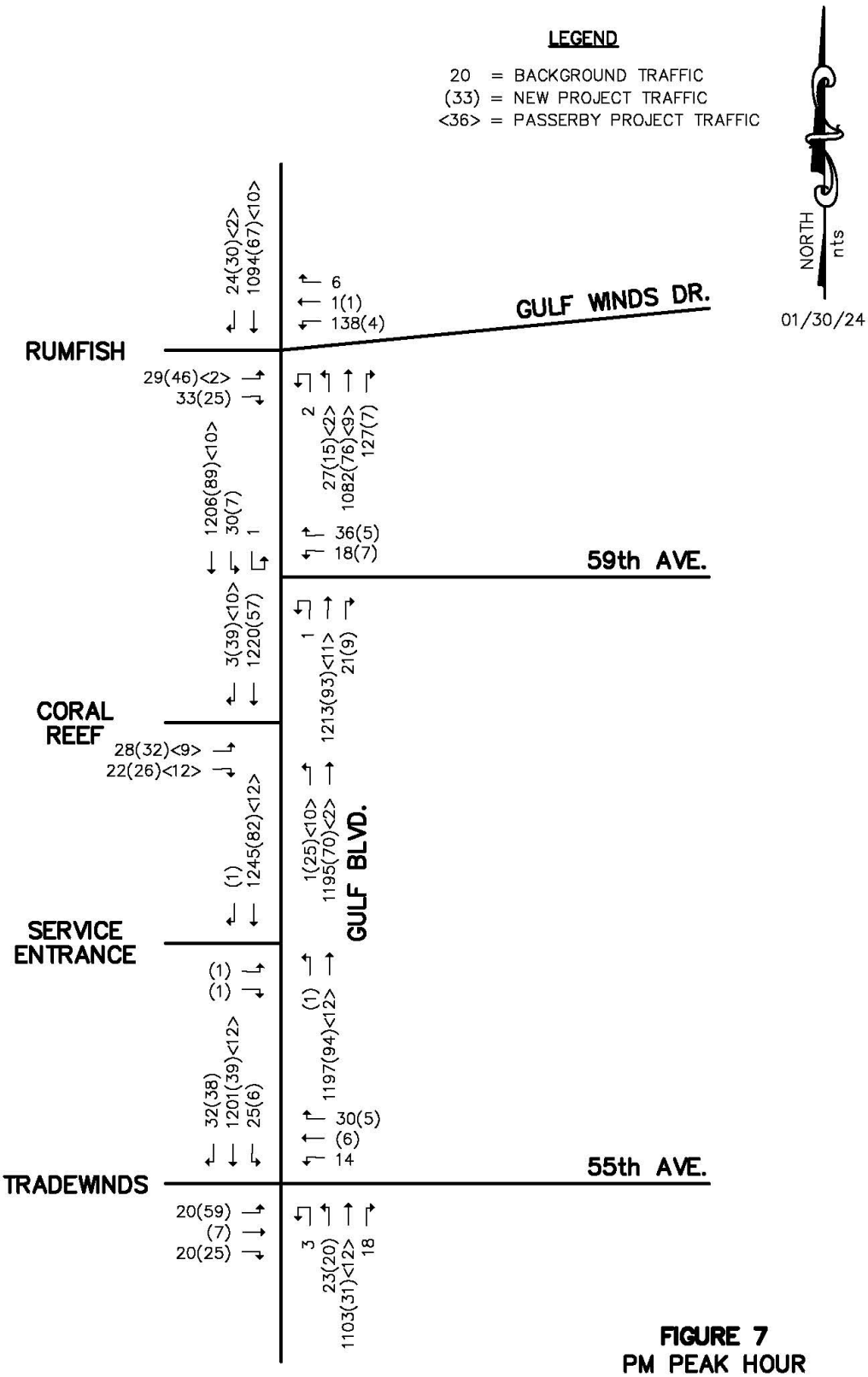


FIGURE 7
PM PEAK HOUR
2029 BACKGROUND PLUS
PROJECT TRAFFIC

Background Traffic Condition

Table 5 provides the results of the link analysis with the 2029 background traffic. As shown, there is sufficient capacity on all roadway segments within the study area.

Background Plus Project Traffic

Table 6 provided the results for the link analysis with the 2029 background plus project traffic. As shown, there is sufficient capacity on all roadway segments within the study area with the 2029 background plus project traffic. Also, the 2029 background plus project traffic does not exceed 90% of the capacity for each roadway segment.

INTERSECTION ANALYSIS

Intersection analysis was conducted for the PM peak hour for the following intersections:

- Gulf Boulevard and Gulf Winds Drive/Project Access
- Gulf Boulevard and 59th Avenue
- Gulf Boulevard and Coral Reef Access
- Gulf Boulevard and Service Access
- Gulf Boulevard and 55th Avenue/Project Access

These calculations were performed utilizing the methodology described in Chapter 18 and 19, Signalized and Unsignalized Intersections of the Transportation Research Board (TRB) Special Report, the 2010 Highway Capacity Manual.

Tables 7 and 8 provide a summary of the analysis with the background and with the background plus project traffic.

TABLE 5

2029 BACKGROUND TRAFFIC
LINK ANALYSIS

Link No.	Rdway	From	To	Direction	LOS DSV (1)	2029 Background Traffic (2)	V/C
555	75th Ave/ Corey Cswy	Gulf Blvd	Blind Pass Rd	EB	1,630	1,338	0.82
				WB	1,630	1,346	0.82
		Blind Pass Blvd	Shore Dr South	EB	1,630	1,386	0.85
				WB	1,630	1,393	0.85
725	Gulf Blvd	75th Ave/Corey Cswy	Blind Pass Rd	NB	1,630	1,091	0.67
				SB	1,630	1,046	0.64
		Blind Pass Rd	64th Ave	NB	1,630	1,161	0.71
				SB	1,630	1,105	0.68
		64th Ave	Gulf Winds Dr	NB	1,630	1,145	0.70
				SB	1,630	1,131	0.69
		Gulf Winds Dr	59th Ave	NB	1,630	1,255	0.77
				SB	1,630	1,249	0.77
		59th Ave	Tradewinds	NB	1,630	1,247	0.76
				SB	1,630	1,270	0.78
		Tradewinds	Pinellas Bayway	NB	1,630	1,159	0.71
				SB	1,630	986	0.60
973	Pinellas Bayway	Gulf Bouelvard	Sun Blvd	EB	1,630	1,321	0.81
				WB	1,630	1,325	0.81
511	Blind Pass Rd	W. Gulf Blvd	75th Ave/Corey Cswy	WB	1,630	952	0.58
				SB	1,630	953	0.58
		75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	949	0.58
				SB	1,630	944	0.58
-	Gulfwind Dr/ Boca Ciega Dr	75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	127	0.08
				SB	1,630	145	0.09

(1) Source: Forward Pinellas 2023 Annual Level of Service Report.
(2) See Table 4.

TABLE 6

2029 BACKGROUND PLUS PROJECT TRAFFIC
LINK ANALYSIS

Link No.	Rdway	From	To	Direction	LOS DSV (1)	Project Trafffic (2)	2029 Background Traffic (3)	2029 Background Plus Project Traffic	V/C
555	75th Ave/ Corey Cswy	Gulf Blvd	Blind Pass Rd	EB	1,630	109	1,338	1,447	0.89
				WB	1,630	86	1,346	1,432	0.88
		Blind Pass Blvd	Shore Dr South	EB	1,630	96	1,386	1,482	0.90
				WB	1,630	76	1,393	1,469	0.90
725	Gulf Blvd	75th Ave/Corey Cswy	Blind Pass Rd	NB	1,630	107	1,091	1,198	0.74
				SB	1,630	84	1,046	1,130	0.69
		Blind Pass Rd	64th Ave	NB	1,630	120	1,161	1,281	0.78
				SB	1,630	95	1,105	1,200	0.74
		64th Ave	Gulf Winds Dr	NB	1,630	122	1,145	1,267	0.78
				SB	1,630	97	1,131	1,228	0.75
		Gulf Winds Dr	59th Ave	NB	1,630	98	1,255	1,347 (4)	0.83
				SB	1,630	96	1,249	1,343 (4)	0.82
		59th Ave	Tradewinds	NB	1,630	102	1,248	1,348 (4)	0.83
				SB	1,630	83	1,270	1,353 (4)	0.83
		Tradewinds	Pinellas Bayway	NB	1,630	51	1,159	1,210	0.74
				SB	1,630	64	986	1,050	0.64
973	Pinellas Bayway	Gulf Bouelvard	Sun Blvd	EB	1,630	56	1,321	1,377	0.84
				WB	1,630	44	1,325	1,369	0.84
511	Blind Pass Rd	W. Gulf Blvd	75th Ave/Corey Cswy	WB	1,630	22	952	974	0.60
				SB	1,630	18	953	971	0.60
		75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	13	949	962	0.59
				SB	1,630	11	944	955	0.58
-	Gulfwind Dr/ Boca Ciega Dr	75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	7	132	139	0.08
				SB	1,630	5	145	150	0.09

(1) Source: Forward Pinellas 2023 Annual Level of Service Report.
(2) See Table 3.
(3) See Table 4.
(4) See Figure 7.

TABLE 7

INTERSECTION LEVEL OF SERVICE
PM PEAK HOUR
(SIGNALIZED)

Intersection	2029 Background Traffic		2029 Background Plus Project Traffic	
	Delay	LOS	Delay	LOS
Gulf Blvd and Gulf Winds Dr/ Project Access	23.3	C	31.4	C
Gulf Blvd and 55th Ave/ Project Access	2.7	A	9.3	A

TABLE 8

INTERSECTION LEVEL OF SERVICE
PM PEAK HOUR
(UNSIGNALIZED)

		2029 Background Traffic						2029 Background Plus Project Traffic					
		Left		Through		Right		Left		Through		Right	
Intersection	Movement	Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C
Gulf Blvd and	WB	22.2	0.21	-	-	22.2	0.21	27.7	0.30	-	-	27.7	0.30
59th Ave	NB	21.1	0.0	*	*	*	*	23.4	0.01	*	*	*	*
	SB	12.6	0.06	*	*	-	-	13.6	0.09	*	*	-	-
Gulf Blvd and	EB	25.8	0.23	-	-	25.8	0.23	52.3	0.66	-	-	52.3	0.66
Coral Reef Access	NB	11.7	0.0	*	*	-	-	12.9	0.08	*	*	-	-
Gulf Blvd and	EB	-	-	-	-	-	-	22.4	0.01	-	-	22.4	0.01
Service Access	NB	-	-	-	-	-	-	12.4	0.0	12.4	0.0	-	-

* Free flow, therefore, delay or V/C was not calculated.

ACCESS RECOMMENDATIONS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Traffic Analysis. The methodology utilized to determine the need for a right turn and left turn lanes were based on the FDOT Multi-Modal Access Management Guidebook, 2023. If required, the deceleration length was based on the FDOT Design Manual Exhibit 212-1. The access recommendations are summarized in Table 9 and described in the following paragraphs:

Gulf Boulevard and Gulf Winds Drive

This project access aligns with Gulf Winds Drive and is signalized. Based on the projected volumes, a southbound right turn lane is not warranted, as shown in Table 9. The existing northbound left turn lane extends south to the two way left turn lane. Therefore, no modification is required.

Gulf Boulevard and Coral Reef Access

This project access is proposed to be unsignalized. Based on the projected volumes, a southbound right turn lane is warranted, as shown in Table 9. However, since there are no right turn lanes along Guld Boulevard a right turn lane is not recommended at the access. The median within Gulf Boulevard is to be modified to provide a two-way left turn lane at this access.

Gulf Boulevard and 55th Avenue

This project access aligns with 55th Avenue and is signalized. Based on the projected volumes, a southbound right turn lane is not warranted, as shown in Table 9. The existing

TABLE 9

ACCESS RECOMMENDATIONS

Intersection	Movement	Volume (1)	Turn Lane Warranted? (2)	Queue Storage (3)	Deceleration Length (4)	Total Length
Gulf Blvd and Gulf Winds Dr/Project Access	NBL	46	Existing	100'	155'	255'
	SBR	56	No	-	-	-
Gulf Blvd and Coral Reef Access	NBL	36	Existing	100'	(5)	(5)
	SBR	52	Yes	-	-	-
Gulf Blvd and 55th Ave/ Project Access	NBL	46	Existing	100'	155'	255'
	SBR	70	No	-	-	-

(1) See Figure 7, Background Plus Project Traffic, of this report.
(2) Based on FDOT Multimodal Access Management Guidebook, 2023.
(3) Queue Storage:
- Gulf Boulevard and Gulf Winds Drive
  Based on 95th Percentile queue from SimTraffic
  NBL - 61' Use 100'
- Gulf Boulevard and Coral Reef Access
  NBL - 36/30 x 25' = 30' Use 100'
- Gulf Boulevard and 55th Avenue
  Based on 95th Percentile queue from SimTraffic
  NBL - 58' Use 100'

(4) Based on FDOT Exhibit 212-1 and a design speed of 40 MPH on Gulf Boulevard.
(5) Modify median to provide two-way left turn lane.

northbound left turn lane extends south to the two way turn lane.

MULTIMODAL ANALYSIS

Existing and planned multimodal facilities within the vicinity of the proposed redevelopment were reviewed. An inventory is provided below that includes existing and planned facilities for pedestrians, bicyclists, and transit users.

Pedestrians

The existing 6-foot sidewalk along Gulf Boulevard, adjacent to the project site, is proposed to be reconstructed into a 10-foot sidewalk. Internal sidewalks are provided within the project site to allow for safe, unobstructed, and efficient pedestrian flow.

Bicyclist

Exclusive bike paths currently exist on both sides of Gulf Boulevard.

Transit

Transit service along Gulf Boulevard is provided by Pinellas Suncoast Transit Authority (PSTA). The following PSTA bus routes are identified on the near vicinity of the site:

- Route 90 Commuter Service along Gulf Boulevard
- Suncoast Beach Trolley along Gulf Boulevard
- Central Avenue Trolley (CAT) along Gulf Boulevard
- SunRunner along Gulf Boulevard

TRANSPORTATION MANAGENMENT PLAN

According to the City of St. Pete Beach Comprehensive Plan, all new development, excluding single-family and duplex residential, shall be required to prepare and submit a Transportation Management Plan (TMP) to the City that includes one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasize safe and comfortable pedestrian, bicycle, and mass transit mobility. The following strategies listed below are proposed for the Tradewinds development:

- The project is a full-service resort. Amenities available on-site include, but are not limited to, multiple full-service restaurants; pools; fitness, sporting, and recreation facilities; gift shops; and other retail. The large array of amenities will reduce the number of external trips generated by the project because guests will have to option to use on-site amenities if they choose.
- The project proposes an on-site frontage road that reduces the number of access points on Gulf Boulevard by more than half; reduces short trips on Gulf Boulevard; and ensures any queueing for the project occurs on the site (or frontage road). These benefits reduce the property's traffic impact of the project on Gulf Boulevard.
- Three public pedestrian beach accesses are proposed from Gulf Boulevard to the beach. These accesses offer multiple locations for pedestrians to leave the Gulf Boulevard frontage in favor of the more pedestrian-friendly environment of the beach. These additional access options mean the public trying to access the beach

in this area have less distance to travel along the Gulf Boulevard frontage before accessing the beach, which promotes pedestrian safety.

- All along the project's frontage, a 10 foot sidewalk is proposed, which supports safe and comfortable pedestrian travel.
- The developer will grant a pedestrian easement along the mean-high-water line to promote better pedestrian access along the beach, further emphasizing safe, comfortable pedestrian mobility away from Gulf Boulevard.
- On-site secured bicycle storage will be provided.
- On demand airport shuttle service is offered to patrons.
- Intra-site transportation for guests will be provided via vans, golf carts, trollies, or some other similar form of motorized vehicle.
- Current employees who use public transit are reimbursed for the fare costs to promote use of transit and reduce the number of trips and cars on Gulf Boulevard. This practice will continue for the project expansion.
- The developer will contribute $1.25 Million to the City's mobility services, facilities program (or other approved transportation program) in accordance with the Development Agreement companion to the project approval.
- The developer will pay all required impact and mobility fees.
- The developer supports a beach walk along the beachside of the property to facilitate pedestrian traffic along St Pete Beach to reduce the need for vehicular transportation.

APPENDIX

METHODOLOGY

Engineers
Planners

LINCKS & ASSOCIATES, INC.

Revised February 14, 2024
July 7, 2023

Ms. Michelle Gonzalez, AICP
Community Development Director
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Tradewinds Island Grand Resort
Lincks Project #: 23071

Dear Ms. Gonzalez:

The purpose of this letter is to provide methodology for the Transportation Analysis required for the Tradewinds Island Grand Resort redevelopment. The analysis will address the transportation impacts related to the proposed redevelopment in accordance with Section 4.4(a)(2), 4.4(a)(3), and 4.12(2) of the City's Land Development Code, Lincks & Associates, Inc. will conduct an analysis that follows the study methodology detailed below:

Project Description: The project site is located at 5500-6000 Gulf Boulevard in the City of St. Pete Beach, Florida. A general location map is attached.

The project site is currently developed as a resort hotel with 967 rooms. The Tradewinds Island Grand Resort development is proposed to consist of the following land uses at the buildout:

- Resort Hotel – 1,596 Rooms
- Retail – 17,787 Square Feet

In existing conditions, there are nine (9) site driveways along Gulf Boulevard. The redevelopment will remove five (5) and maintain four (4) of the existing site driveways, which are shown on the attached concept site plan.

Project Trip Generation: The trip generation for the project was calculated as follows:

1. The trip generation rates contained in the ITE – Trip Generation Manual, 11th Edition were utilized.

2. The trip generation for the hotel rooms were based on the total 1,596 rooms.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

3. The trip ends for the existing 967 rooms were subtracted from the trip ends for the total 1,596 rooms to determine the trip generation for the proposed addition.

4. The trip generation for the retail trips were added to the net increase in Hotel traffic in #3 above.

Table 1 provides the trip generation for the net increase project traffic with the additional development.

In addition, the Table provides the trip ends for the total development of 1,596 rooms plus retail to determine the study network only.

Analysis Year Scenarios: The transportation analysis will be conducted for the existing, future background (without project traffic), and buildout (with project traffic) conditions during the weekday PM peak hour. The development will not be analyzed in phases. Synchro version 11 will be used for the signalized intersection and HCS will be utilized for unsignalized intersections.

Project Trip Distribution: Distribution and assignment of project traffic was performed using the Florida Standard Urban Transportation Model Structure (FSUTMS) transportation planning model outputs. The latest FDOT District Seven Regional Planning Model was used to generate model distribution of project trips. Approximately 70 percent of project trips are expected to travel to/from areas north of the project site on Gulf Boulevard and approximately 30 percent of project trips are expected to travel to/from areas south of the project site along Gulf Boulevard. Minor adjustments were made to the model output, provided in the Appendix of this letter, based upon local knowledge of the roadway network and using engineering judgment. A final adjustment to the distribution and assignment will be made for the analysis based on the existing turning movement counts at the project driveways.

Scheduled Improvements: The Pinellas County Public Works Capital Improvement Program, FDOT District 7 and developer committed improvements will be reviewed for improvements which are currently planned and funded for construction within the buildout time frame in the immediate vicinity of the project site. Based on the findings of the review, lane geometry and traffic controls may be updated in the analysis of existing or future conditions to reflect the planned and funded improvements for all impacted intersections and roadways.

Study Area: Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study area roadway segments are those with the project traffic representing 1.0% or greater of the available roadway capacity up to a maximum radius of two miles from the project site, with the exception of such roadway segments lying completely outside of the jurisdiction of the City of St. Pete Beach.

As identified in Table 2, the following study area roadway segments were included in the analysis:

- 75th Avenue/Corey Causeway from Gulf Boulevard to Shore Drive South

TABLE 1

PM PEAK HOUR TRIP GENERATION (1)

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends			Passerby Trip Ends (3)			New PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing/Proposed	Resort Hotel	330	1,596 Rooms	333	442	775	0	0	0	333	442	775
Existing	Resort Hotel	330	967 Rooms	192	255	447	0	0	0	192	255	447
			Difference (2)	141	187	328	0	0	0	141	187	328
	Retail	822	17,787 SF	59	58	117	24	23	47	35	35	70
			Total (4)	200	245	445	24	23	47	176	222	398
			Grand-Total (5)	392	500	892	24	23	47	368	477	845

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) The difference is the trip ends to be utilized for the additional 629 rooms.
(3) Passerby Trip Ends
Retail - 40%
In: 59 x 0.40 = 24
Out: 58 x 0.40 = 23
(4)The total trip ends are to be utilzied to evaluate the impact of the additional rooms/retail.
(5) The grand total trip ends are to be utilzied to detemine the study network for the project.

- Gulf Boulevard from 75th Avenue/Corey Causeway to Pinellas Bayway
- Pinellas Bayway from Gulf Boulevard to Sun Boulevard
- Blind Pass Road from West Gulf Boulevard to Gulf Boulevard
- Gulf Winds Drive/Boca Ciega Drive from 75th Avenue/Corey Causeway to Gulf Boulevard

Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study intersections are those where the total peak-hour traffic volume on one or more links forming a leg of the intersection is projected to equal or exceed ninety percent (90%) of the maximum service volume. As indicated in the preliminary roadway segment analysis, the study area roadway segments are not anticipated to exceed 90% of their peak-hour capacities following buildout of the project. However, the following study intersections along the property frontage are proposed to be included in the analysis:

- Gulf Boulevard and Gulf Winds Drive
- Gulf Boulevard and 55th Avenue
- Gulf Boulevard and 58th Avenue
- Gulf Boulevard and 59th Avenue

Table 2: Study Area Determination

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT TRAFFIC			PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?[2]
				EXISTING LANEAGE	LOS D SERVICE VOLUME / PEAK-HOUR DIRECTIONAL VOLUME	DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	4	1,630	Eastbound	49%	234	14.4%	Yes
						Westbound	49%	180	11.0%	
		Blind Pass Road	Shore Drive South	4	1,630	Eastbound	43%	205	12.6%	Yes
						Westbound	43%	158	9.7%	
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	4	1,630	Northbound	48%	229	14.0%	Yes
						Southbound	48%	177	10.9%	
		Blind Pass Road	64th Avenue	4	1,630	Northbound	54%	258	15.8%	Yes
						Southbound	54%	199	12.2%	
		64th Avenue	Gulf Winds Drive	4	1,630	Northbound	55%	262	16.1%	Yes
						Southbound	55%	202	12.4%	
		Gulf Winds Drive	59th Avenue	4	1,630	Northbound	58%	277	17.0%	Yes
						Southbound	58%	213	13.1%	
		59th Avenue	Project Access	4	1,630	Northbound	63%	300	18.4%	Yes
						Southbound	63%	232	14.2%	
		Project Access	Pinellas Bayway	4	1,630	Northbound	29%	107	6.6%	Yes
						Southbound	29%	138	8.5%	
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	4	1,630	Eastbound	25%	119	7.3%	Yes
						Westbound	25%	92	5.6%	
511	Blind Pass Road	W. Gulf Boulevard	75th Avenue/Corey Causeway	4	1,630	Northbound	10%	48	2.9%	Yes
						Southbound	10%	37	2.9%	
--		75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	6%	29	2.9%	Yes
						Southbound	6%	22	2.2%	

--	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	3%	14	1.4%	Yes
						Southbound	3%	11	1.1%	

1. Estimated utilizing 2023 FDOT's Generalized Level of Service Volume Tables (2020*0.90*0.55 = 1000)
2. Roadway segments up to a maximum radius of two miles from the project site were considered in the study area determination.

Existing (2023) Traffic Volumes: The study area roadway segments will be analyzed relative to the service volumes found in the Pinellas County 2023 Annual Level of Service Report (2022 data). Turning movement counts will be collected at the intersections to be included with the analysis during the PM peak period (4:00 to 6:00). The existing volumes will be adjusted to peak season using the peak season factor published by FDOT.

Background Traffic Volumes: The analysis will be based on a 5 year buildout (2029). The background traffic to be utilized in the analysis will be as follows:

1. A 2% per year growth rate will be utilized to factor the existing volumes to 2029.

2. The project traffic for the following projects will be added to the volumes in #1 above to obtain the total 2029 background traffic:

   - Miramar
   - Corey Landing
   - Sirata

Project Driveway Turn Lane Analysis: Potential left-turn and right-turn lane requirements will be evaluated with the additional project traffic.

Saturday Counts: Counts will be conducted on Gulf to Bay Boulevard north of 55th Avenue on Saturday from 10:00 AM to 7:00 PM.

Multi-Modal Analysis: A multi-modal analysis will be included in the report and will consider bicycle connectivity, transit routes, and pedestrian mobility. The analysis will demonstrate how the project will be connected to any existing pedestrian and bicycle facilities. A multi-modal map will be provided showing the existing sidewalks as well as any proposed sidewalks for this development.

Transportation Management Plan: A Transportation Management Plan (TMP) as per Section 150-48 of the Pinellas County LDC, will be prepared and submitted to the City for review.

Documentation: The results of the traffic analysis will be summarized in a Traffic Impact Analysis (TIA) report. The report will contain supporting documents including turn lane warrants and intersection analyses software outputs. The report will also include text and graphics necessary to summarize the analysis and any assumptions made.

Please indicate your acceptance of this letter.

If you have any questions, please do not hesitate to contact me at shenry@lincks.com or (813) 559-9589

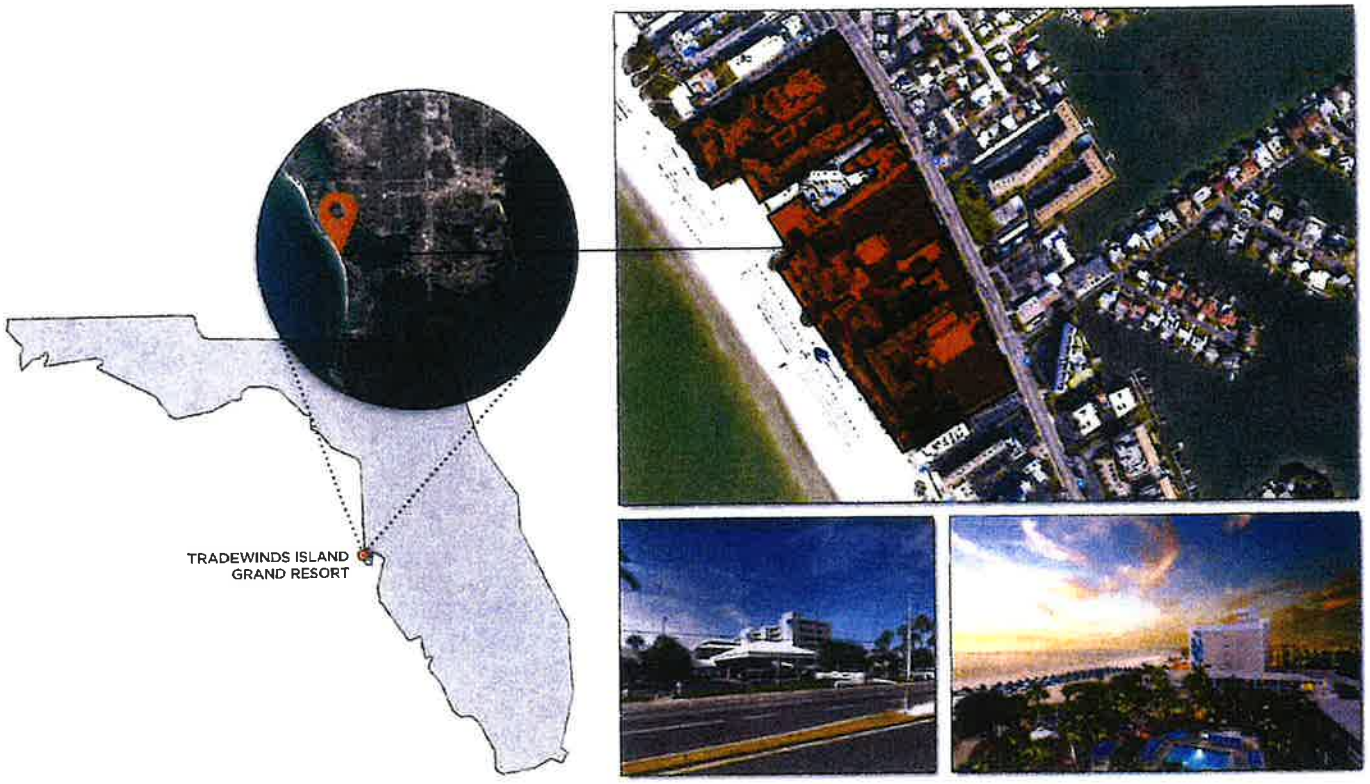
LINCKS & ASSOCIATES, INC.

Steven J Henry, PE
President

Approved
Ms. Michelle Gonzalez

APPENDIX

LOCATION MAP



NUNZIO MARC DERANTTE ARCHITECTS

SITE LOCATION

SITE PLAN

SITE PLAN



1. LOCAL RESIDENT BEACH ACCESS
2. EXISTING BUILDINGS
3. EXISTING PARKING GARAGE
4. NEW TRADEWINDS RESORT ARRIVAL
5. NEW MEETING SPACE
6. NEW STREET RETAIL
7. NEW AMENITY EXPERIENCES
8. GRAND ARRIVAL LOBBY
9. NEW GUESTROOM BUILDING
10. REMOVING ENTRANCES/EXITS

ITE – TRIP GENERATION MANUAL, 11TH EDITION

Land Use: 330
Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Tradewinds - 1	**No :**	
Date:	11/6/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
822 - Strip Retail Plaza (<40k) (General Urban/Suburban)	1000 Sq. Ft. GLA	17.79	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.71Ln(X) +2.72	59 50%	58 50%	117
330 - Resort Hotel (General Urban/Suburban)	Rooms	1596(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.52 (X)+-55.42	333 43%	442 57%	775
330 - Resort Hotel - 1 (General Urban/Suburban)	Rooms	967(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.52 (X)+-55.42	192 43%	255 57%	447

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
822 - Strip Retail Plaza (<40k)	0 %	59	0 %	58
330 - Resort Hotel	0 %	333	0 %	442
330 - Resort Hotel - 1	0 %	192	0 %	255

INTERNAL TRIPS

822 - Strip Retail Plaza (<40k)					330 - Resort Hotel	
Exit 58	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	333
Entry 59	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	442

822 - Strip Retail Plaza (<40k)

Exit	58	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 192
Entry	59	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 255

330 - Resort Hotel - 1

330 - Resort Hotel

Exit	442	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 192
Entry	333	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 255

330 - Resort Hotel - 1

822 - Strip Retail Plaza (<40k)

	Total Trips	Internal Trips			External Trips
		330 - Resort Hotel	330 - Resort Hotel - 1	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	58 (100%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Total	117 (100%)	0 (0%)	0 (0%)	0 (0%)	117 (100%)

330 - Resort Hotel

	Total Trips	Internal Trips			External Trips
		822 - Strip Retail Plaza (<40k)	330 - Resort Hotel - 1	Total	
Entry	333 (100%)	0 (0%)	0 (0%)	0 (0%)	333 (100%)
Exit	442 (100%)	0 (0%)	0 (0%)	0 (0%)	442 (100%)
Total	775 (100%)	0 (0%)	0 (0%)	0 (0%)	775 (100%)

330 - Resort Hotel - 1

	Total Trips	Internal Trips			External Trips
		822 - Strip Retail Plaza (<40k)	330 - Resort Hotel	Total	
Entry	192 (100%)	0 (0%)	0 (0%)	0 (0%)	192 (100%)
Exit	255 (100%)	0 (0%)	0 (0%)	0 (0%)	255 (100%)
Total	447 (100%)	0 (0%)	0 (0%)	0 (0%)	447 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
822 - Strip Retail Plaza (<40k)	117	0	0	117
330 - Resort Hotel	775	0	0	775
330 - Resort Hotel - 1	447	0	0	447

ITE DEVIATION DETAILS

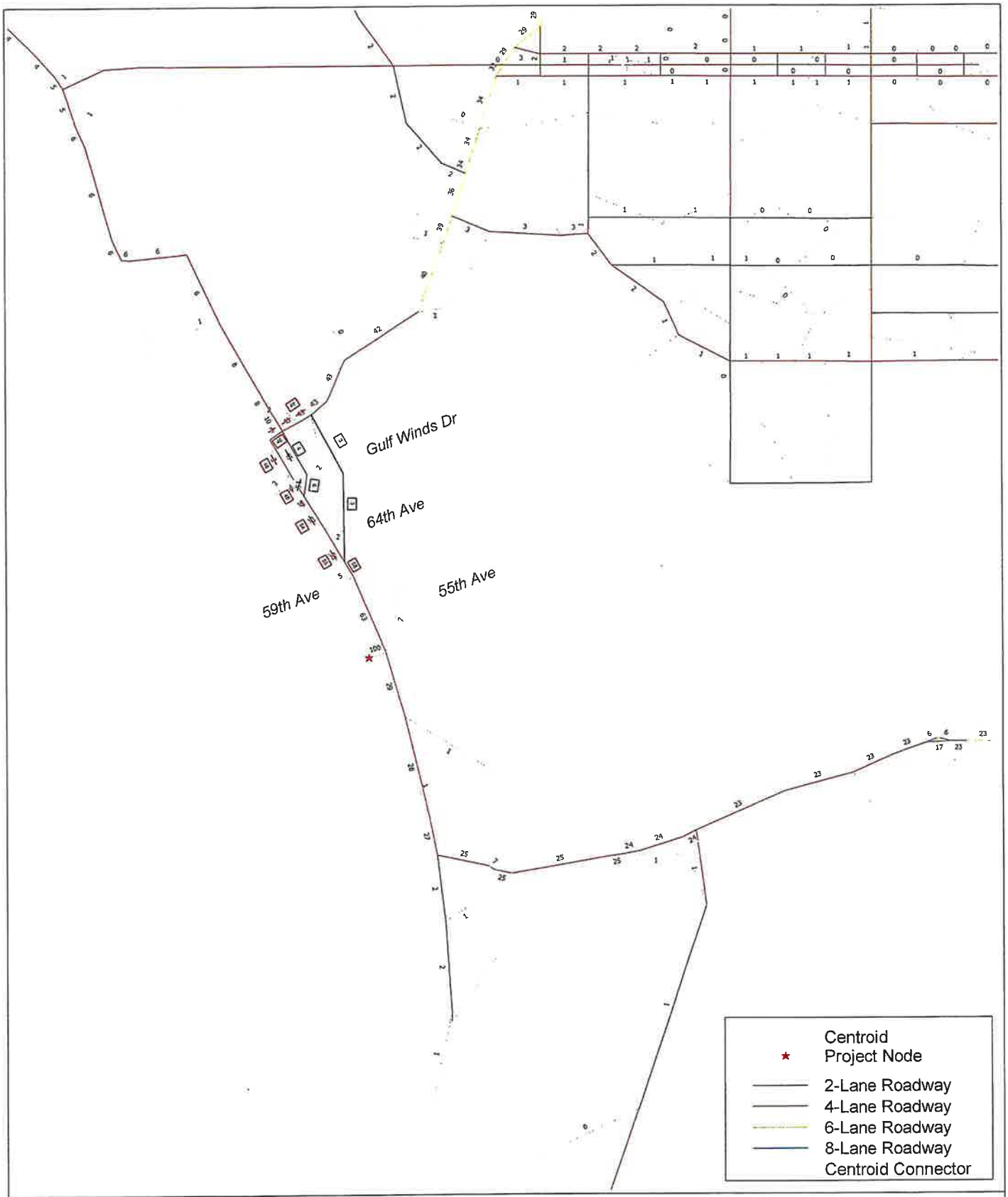
Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	330 - Resort Hotel (General Urban/Suburban) The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.
	330 - Resort Hotel - 1 (General Urban/Suburban) The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.
External Trips	822 - Strip Retail Plaza (<40k) (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.
	330 - Resort Hotel (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.
	330 - Resort Hotel - 1 (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	584
Total Exiting	755
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	584
Total Exiting Non-Pass-by Trips	755

MODEL DISTRIBUTION



DISTRICT 7 TAMPA BAY REGIONAL PLANNING MODEL - 2024 EXISTING PLUS COMMITTED NETWORD WITH 2045 SE DATA
SELECT ZONE ANALYSIS - TRADEWINDS
MARCH 2023

cube

(Licensed to Kimley Horn and Associates Inc)

PASSERBY CAPTURE

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

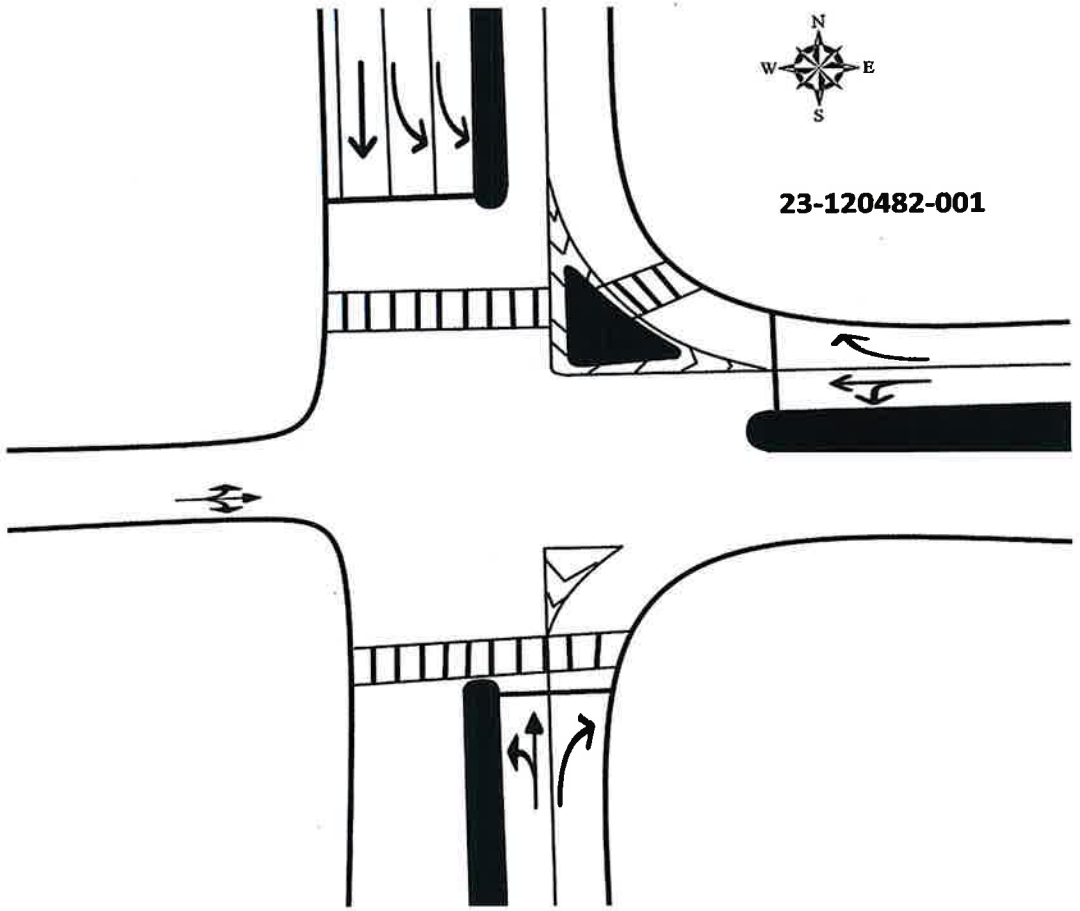
TURNING MOVEMENT COUNTS

National Data & Surveying Services

N↑

N/S Street: **Gulf Blvd/SR 699**

Speed: **25/35 MPH**



E/W Street: **Pinellas Bayway/35th Ave/SR 682**

Speed: **35 MPH**

Site Code: **23-120482-001**

Date: **11/08/2023**

Weather: **Sunny**

City: **St Pete Beach**

County: **Pinellas**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
SL/ST	00:41	00:55	00:51
NT/ST	00:43	00:44	00:45
WL/WT	00:42	00:26	00:26

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682

Peak Hour Turning Movement Count

ID: 23-120482-001
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:00 PM - 05:00 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND — Gulf Blvd/SR 699

AM	5	199	425	0	642	AM
NOON	0	0	0	0	0	NOON
PM	1	216	536	0	898	PM

EASTBOUND — Pinellas Bayway/35th Ave/SR 682

AM	NOON	PM	
10	0	2	
0	0	0	0
5	0	8	0
4	0	4	0
1	0	0	0

WESTBOUND — Pinellas Bayway/35th Ave/SR 682

PM	NOON	AM	
674	0	453	0
1	0	1	0
182	0	135	0
0	0	1	0
697	0	603	

NORTHBOUND — Gulf Blvd/SR 699

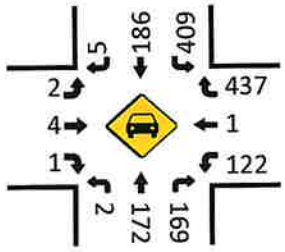
PM	398	0	0	216	157	PM
NOON	0	0	0	0	0	NOON
AM	336	1	4	184	173	AM

CONTROL

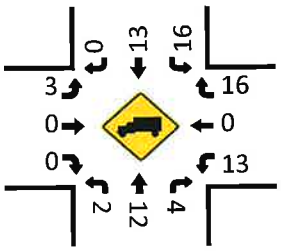
Signalized

TEV	1591 AM	0 NOON	1995 PM
PHF	0.97		0.93

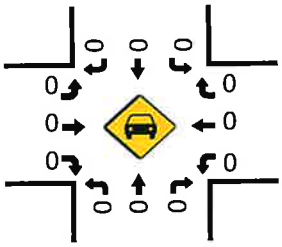
Cars (AM)



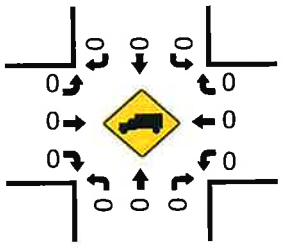
HT (AM)



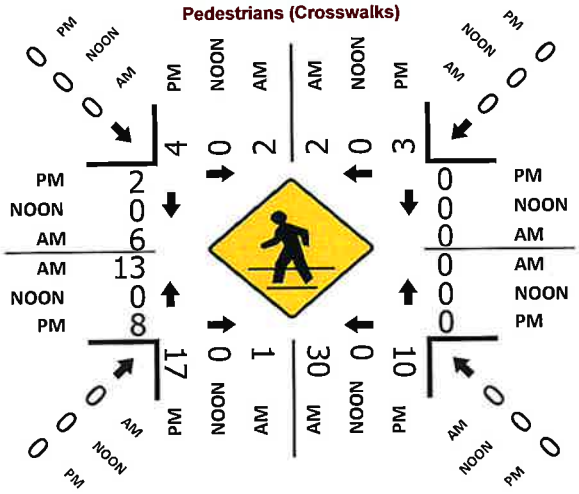
Cars (NOON)



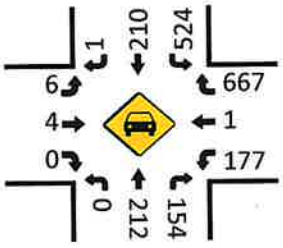
HT (NOON)



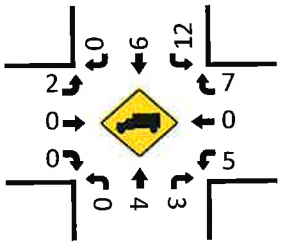
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-001
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Pinellas Bayway/35th Ave/SR 682				Pinellas Bayway/35th Ave/SR 682				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	18	19	0	72	17	0	0	0	1	0	0	11	3	65	0	206
7:15 AM	0	27	23	0	56	25	0	0	1	0	0	0	15	1	78	0	226
7:30 AM	0	36	24	0	71	26	2	0	0	0	1	0	23	0	116	0	299
7:45 AM	0	33	26	0	100	45	1	0	1	1	1	0	27	1	96	0	332
8:00 AM	1	38	35	0	110	62	1	0	1	2	0	0	49	0	97	1	397
8:15 AM	0	51	57	1	83	49	2	0	2	1	1	0	30	0	124	0	401
8:30 AM	0	55	44	0	120	46	0	0	0	0	0	0	31	0	113	0	409
8:45 AM	3	40	37	0	112	42	2	0	2	1	0	0	25	1	119	0	384
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	4	298	265	1	724	312	8	0	7	6	3	0	211	6	808	1	2654
APPROACH %'s :	0.70%	52.46%	46.65%	0.18%	69.35%	29.89%	0.77%	0.00%	43.75%	37.50%	18.75%	0.00%	20.57%	0.58%	78.75%	0.10%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	4	184	173	1	425	199	5	0	5	4	1	0	135	1	453	1	1591
PEAK HR FACTOR :	0.333	0.836	0.759	0.250	0.885	0.802	0.625	0.000	0.625	0.500	0.250	0.000	0.689	0.250	0.913	0.250	0.972
		0.830				0.909				0.625				0.958			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	54	52	0	146	57	0	0	3	1	0	0	35	0	189	0	537
4:15 PM	0	60	37	0	124	48	0	0	3	1	0	0	49	0	166	0	488
4:30 PM	0	55	34	0	130	53	0	0	1	0	0	0	45	0	149	0	467
4:45 PM	0	47	34	0	136	58	1	0	1	2	0	0	53	1	170	0	503
5:00 PM	0	58	38	0	120	55	0	0	0	1	3	0	62	1	123	0	461
5:15 PM	1	54	39	1	131	80	0	0	1	2	0	0	57	0	167	0	533
5:30 PM	2	44	23	0	125	64	0	0	0	1	2	0	47	0	163	0	471
5:45 PM	0	55	63	0	115	59	1	0	1	0	0	0	30	0	130	0	454
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	427	320	1	1027	474	2	0	10	8	5	0	378	2	1257	0	3914
APPROACH %'s :	0.40%	56.86%	42.61%	0.13%	68.33%	31.54%	0.13%	0.00%	43.48%	34.78%	21.74%	0.00%	23.09%	0.12%	76.79%	0.00%	
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	216	157	0	536	216	1	0	8	4	0	0	182	1	674	0	1995
PEAK HR FACTOR :	0.000	0.900	0.755	0.000	0.918	0.931	0.250	0.000	0.667	0.500	0.000	0.000	0.858	0.250	0.892	0.000	0.929
		0.880				0.927				0.750				0.956			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-001
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Pinellas Bayway/35th Ave/SR 682				Pinellas Bayway/35th Ave/SR 682				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	18	19	0	72	15	0	0	0	1	0	0	10	3	65	0	203
7:15 AM	0	27	23	0	56	24	0	0	1	0	0	0	13	0	77	0	221
7:30 AM	0	36	24	0	70	26	2	0	0	0	1	0	22	0	113	0	294
7:45 AM	0	30	26	0	100	44	1	0	1	1	0	0	27	0	94	0	324
8:00 AM	1	37	34	0	106	58	1	0	0	2	0	0	46	0	90	1	376
8:15 AM	0	47	57	1	82	46	2	0	0	1	1	0	27	0	119	0	383
8:30 AM	0	51	42	0	110	44	0	0	0	0	0	0	27	0	113	0	387
8:45 AM	1	37	36	0	111	38	2	0	2	1	0	0	22	1	115	0	366
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	283	261	1	707	295	8	0	4	6	2	0	194	4	786	1	2554
APPROACH %'s :	0.37%	51.74%	47.71%	0.18%	70.00%	29.21%	0.79%	0.00%	33.33%	50.00%	16.67%	0.00%	19.70%	0.41%	79.80%	0.10%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	2	172	169	1	409	186	5	0	2	4	1	0	122	1	437	1	1512
PEAK HR FACTOR :	0.500	0.843	0.741	0.250	0.921	0.802	0.625	0.000	0.250	0.500	0.250	0.000	0.663	0.250	0.918	0.250	0.977
		0.819				0.909				0.583				0.961			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	54	50	0	140	54	0	0	2	1	0	0	34	0	188	0	523
4:15 PM	0	59	36	0	122	47	0	0	3	1	0	0	46	0	162	0	476
4:30 PM	0	53	34	0	127	52	0	0	1	0	0	0	45	0	147	0	459
4:45 PM	0	46	34	0	135	57	1	0	0	2	0	0	52	1	170	0	498
5:00 PM	0	56	38	0	119	54	0	0	0	1	3	0	62	1	123	0	457
5:15 PM	1	53	39	1	131	79	0	0	0	2	0	0	57	0	167	0	530
5:30 PM	2	43	23	0	125	62	0	0	0	1	2	0	47	0	163	0	468
5:45 PM	0	55	63	0	114	58	1	0	0	0	0	0	30	0	129	0	450
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	419	317	1	1013	463	2	0	6	8	5	0	373	2	1249	0	3861
APPROACH %'s :	0.41%	56.62%	42.84%	0.14%	68.54%	31.33%	0.14%	0.00%	31.58%	42.11%	26.32%	0.00%	22.97%	0.12%	76.91%	0.00%	
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	212	154	0	524	210	1	0	6	4	0	0	177	1	667	0	1956
PEAK HR FACTOR :	0.000	0.898	0.770	0.000	0.936	0.921	0.250	0.000	0.500	0.500	0.000	0.000	0.851	0.250	0.887	0.000	0.935
		0.880				0.947				0.625				0.947			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-001
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Pinellas Bayway/35th Ave/SR 682				Pinellas Bayway/35th Ave/SR 682				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	2	0	0	0	0	0	0	1	0	0	0	3
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	2	1	1	0	5
7:30 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0	3	0	5
7:45 AM	0	3	0	0	0	1	0	0	0	0	1	0	0	1	2	0	8
8:00 AM	0	1	1	0	4	4	0	0	1	0	0	0	3	0	7	0	21
8:15 AM	0	4	0	0	1	3	0	0	2	0	0	0	3	0	5	0	18
8:30 AM	0	4	2	0	10	2	0	0	0	0	0	0	4	0	0	0	22
8:45 AM	2	3	1	0	1	4	0	0	0	0	0	0	3	0	4	0	18
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	15	4	0	17	17	0	0	3	0	1	0	17	2	22	0	100
APPROACH %'s :	9.52%	71.43%	19.05%	0.00%	50.00%	50.00%	0.00%	0.00%	75.00%	0.00%	25.00%	0.00%	41.46%	4.88%	53.66%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	2	12	4	0	16	13	0	0	3	0	0	0	13	0	16	0	79
PEAK HR FACTOR :	0.250	0.750	0.500	0.000	0.400	0.813	0.000	0.000	0.375	0.000	0.000	0.000	0.813	0.000	0.571	0.000	0.898
		0.750				0.604				0.375				0.725			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	2	0	6	3	0	0	1	0	0	0	1	0	1	0	14
4:15 PM	0	1	1	0	2	1	0	0	0	0	0	0	3	0	4	0	12
4:30 PM	0	2	0	0	3	1	0	0	0	0	0	0	0	0	2	0	8
4:45 PM	0	1	0	0	1	1	0	0	1	0	0	0	1	0	0	0	5
5:00 PM	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	4
5:15 PM	0	1	0	0	0	1	0	0	1	0	0	0	0	0	0	0	3
5:30 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:45 PM	0	0	0	0	1	1	0	0	1	0	0	0	0	0	1	0	4
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	8	3	0	14	11	0	0	4	0	0	0	5	0	8	0	53
APPROACH %'s :	0.00%	72.73%	27.27%	0.00%	56.00%	44.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	38.46%	0.00%	61.54%	0.00%	
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	4	3	0	12	6	0	0	2	0	0	0	5	0	7	0	39
PEAK HR FACTOR :	0.000	0.500	0.375	0.000	0.500	0.500	0.000	0.000	0.500	0.000	0.000	0.000	0.417	0.000	0.438	0.000	0.696
		0.875				0.500				0.500				0.429			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-001
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Pinellas Bayway/35th Ave/SR 682				Pinellas Bayway/35th Ave/SR 682				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	1	0	4
8:00 AM	0	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	5
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	1	0	0	0	0	4	0	0	0	0	0	5
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	1	0	0	0	7	0	0	0	0	4	0	0	0	2	0	15
APPROACH %'s :	50.00%	50.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	5	0	0	0	0	4	0	0	0	1	0	10
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.313	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.500
					0.313				0.250				0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
4:15 PM	0	0	0	0	1	1	0	0	0	0	0	0	3	0	0	0	5
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	5	2	0	1	5	1	0	0	0	0	0	3	0	0	0	17
APPROACH %'s :	0.00%	71.43%	28.57%	0.00%	14.29%	71.43%	14.29%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	3	0	0	1	3	0	0	0	0	0	0	3	0	0	0	10
PEAK HR FACTOR :	0.000	0.375	0.000	0.000	0.250	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.500
		0.375				0.500								0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-001
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Pinellas Bayway/35th Ave/SR 682				Pinellas Bayway/35th Ave/SR 682				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
APPROACH %'s :					0.00%	100.00%	0.00%	0.00%									
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
						0.500											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	3	0	1	0	2	0	0	0	0	0	0	0	0	0	0	6
APPROACH %'s :	0.00%	75.00%	0.00%	25.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	3	0	1	0	2	0	0	0	0	0	0	0	0	0	0	6
PEAK HR FACTOR :	0.000	0.750	0.000	0.250	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750
		0.500				0.500											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
City: St Pete Beach

Project ID: 23-120482-001
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

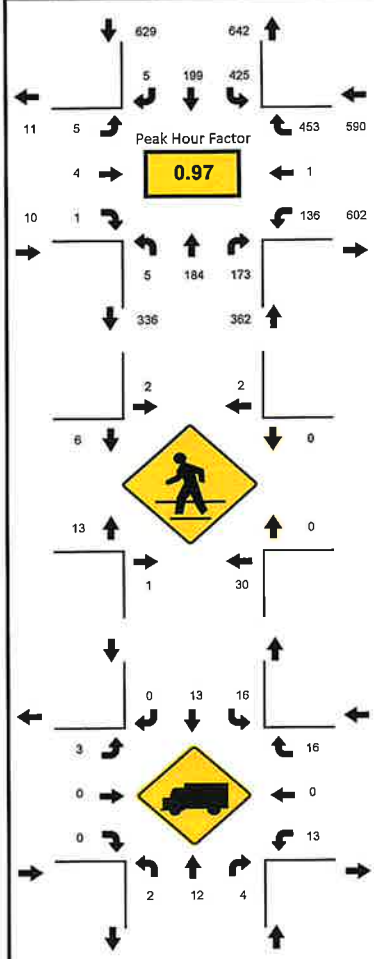
NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		Pinellas Bayway/35th Ave/SR 682		Pinellas Bayway/35th Ave/SR 682		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	1	5	0	0	0	0	6
7:15 AM	0	1	1	5	0	0	3	1	11
7:30 AM	0	0	0	3	0	0	0	0	3
7:45 AM	1	1	1	13	0	0	1	1	18
8:00 AM	1	1	0	11	0	0	3	3	19
8:15 AM	0	1	0	8	0	0	3	2	14
8:30 AM	0	0	0	4	0	0	3	0	7
8:45 AM	1	0	1	7	0	0	4	1	14
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	3	4	4	56	0	0	17	8	92
APPROACH %'s :	42.86%	57.14%	6.67%	93.33%			68.00%	32.00%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	2	2	1	30	0	0	13	6	54
PEAK HR FACTOR :	0.500	0.500	0.250	0.682			0.813	0.500	0.711
	0.500		0.705				0.792		

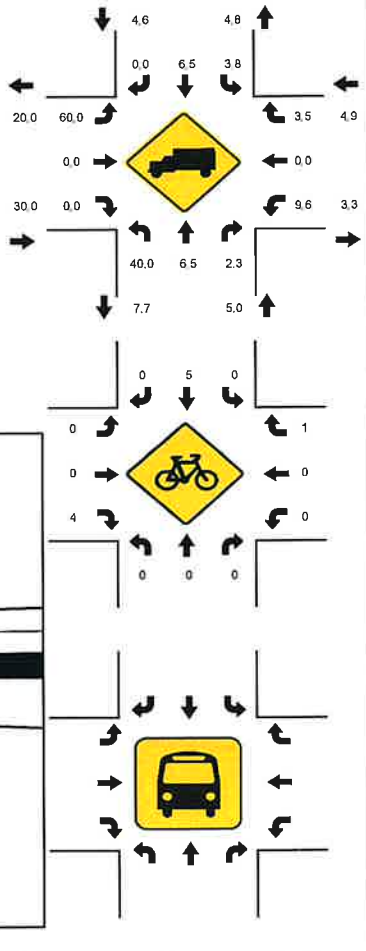
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	8	1	0	0	0	0	9
4:15 PM	3	0	4	4	0	0	6	0	17
4:30 PM	1	0	3	2	0	0	0	0	6
4:45 PM	0	3	2	3	0	0	2	2	12
5:00 PM	0	0	7	0	0	0	0	0	7
5:15 PM	0	0	4	4	0	0	0	0	8
5:30 PM	2	1	5	1	0	0	0	0	9
5:45 PM	0	3	3	2	0	0	3	5	16
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	6	7	36	17	0	0	11	7	84
APPROACH %'s :	46.15%	53.85%	67.92%	32.08%			61.11%	38.89%	
PEAK HR :	**04:00 PM - 05:00 PM**								TOTAL
PEAK HR VOL :	4	3	17	10	0	0	8	2	44
PEAK HR FACTOR :	0.333	0.250	0.531	0.625			0.333	0.250	0.647
	0.583		0.750				0.417		

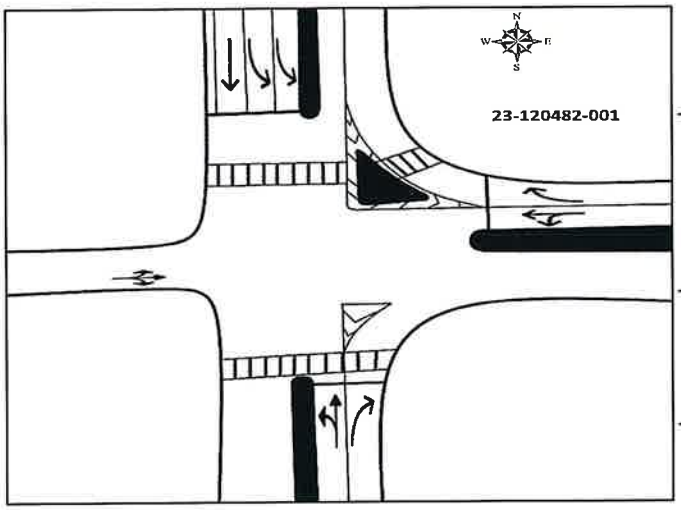
LOCATION: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
CITY/STATE: St Pete Beach, FL

PROJECT ID: 23-120482-001
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM





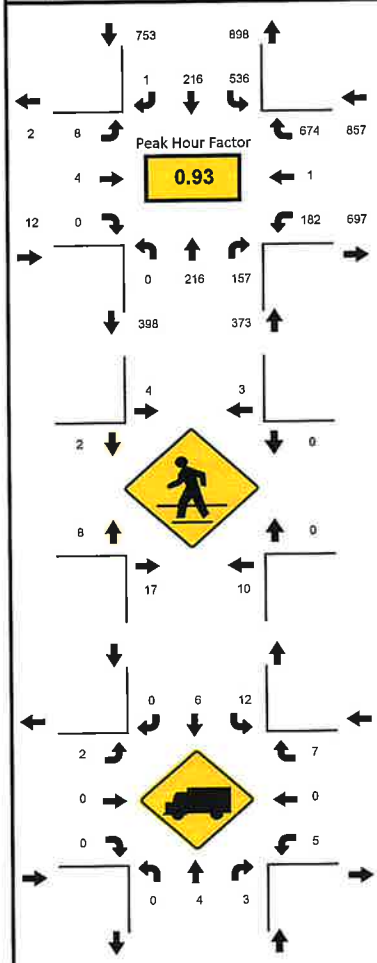


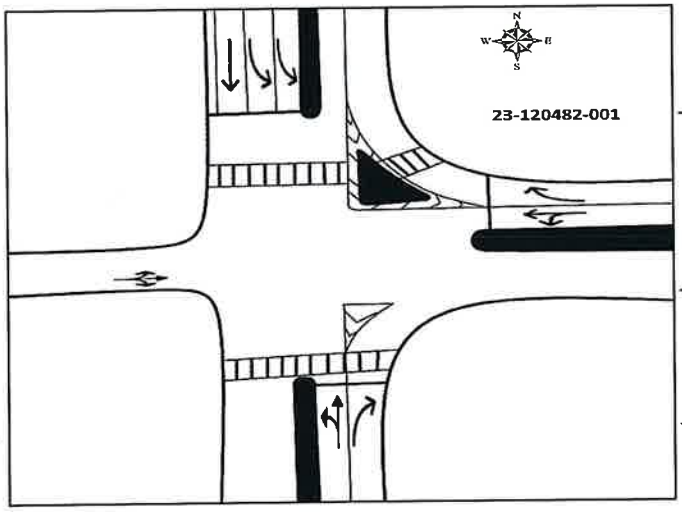
15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Pinellas Bayway/35th Ave/SR 682 Eastbound					Pinellas Bayway/35th Ave/SR 682 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	18	19	0		72	17	0	0		0	1	0	0		11	3	65	0		206	1063
7:15 AM	0	27	23	0		56	25	0	0		1	0	0	0		15	1	78	0		226	1254
7:30 AM	0	36	24	0		71	26	2	0		0	0	1	0		23	0	116	0		299	1429
7:45 AM	0	33	26	0		100	45	1	0		1	1	1	0		27	1	96	0		332	1539
8:00 AM	1	38	35	0		110	62	1	0		1	2	0	0		49	0	97	1		397	1591
8:15 AM	0	51	57	1		83	49	2	0		2	1	1	0		30	0	124	0		401	1194
8:30 AM	0	55	44	0		120	46	0	0		0	0	0	0		31	0	113	0		409	793
8:45 AM	3	40	37	0		112	42	2	0		2	1	0	0		25	1	119	0		384	384
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	220	228	4		480	248	8	0		8	8	4	0		196	4	496	4		**1920**	
Heavy Trucks	8	16	8	0		40	16	0	0		8	0	0	0		16	0	28	0		**140**	
Pedestrians		44					8					24					0				**76**	
Bicycles	0	0	0	0		0	16	0	0		0	0	16	0		0	0	4	0		**36**	
Buses																						
Stopped Buses																						

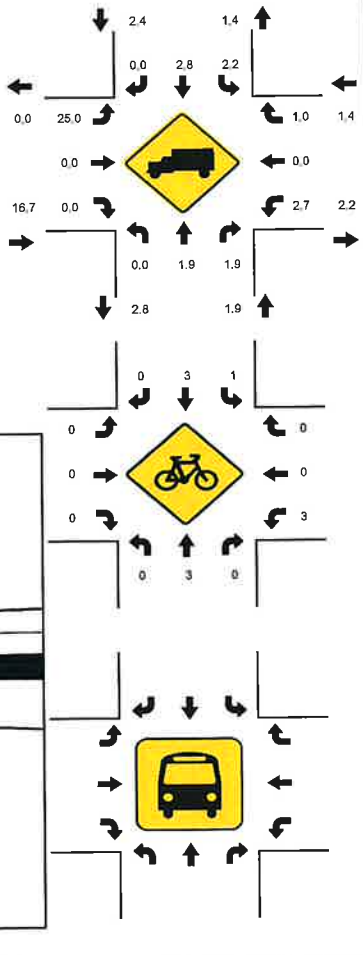
LOCATION: Gulf Blvd/SR 699 & Pinellas Bayway/35th Ave/SR 682
CITY/STATE: St Pete Beach, FL

PROJECT ID: 23-120482-001
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:00 PM - 04:15 PM







15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Pinellas Bayway/35th Ave/SR 682 Eastbound					Pinellas Bayway/35th Ave/SR 682 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	54	52	0		146	57	0	0		3	1	0	0		35	0	189	0		537	1995
4:15 PM	0	60	37	0		124	48	0	0		3	1	0	0		49	0	166	0		488	1919
4:30 PM	0	55	34	0		130	53	0	0		1	0	0	0		45	0	149	0		467	1964
4:45 PM	0	47	34	0		136	58	1	0		1	2	0	0		53	1	170	0		503	1968
5:00 PM	0	58	38	0		120	55	0	0		0	1	3	0		62	1	123	0		461	1919
5:15 PM	1	54	39	1		131	80	0	0		1	2	0	0		57	0	167	0		533	1458
5:30 PM	2	44	23	0		125	64	0	0		0	1	2	0		47	0	163	0		471	925
5:45 PM	0	55	63	0		115	59	1	0		1	0	0	0		30	0	130	0		454	454
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	240	208	0		584	232	4	0		12	8	0	0		212	4	756	0		2260	
Heavy Trucks	0	8	8	0		24	12	0	0		4	0	0	0		12	0	16	0		84	
Pedestrians		36					12					24					0				72	
Bicycles	0	8	0	0		4	4	0	0		0	0	0	0		12	0	0	0		28	
Buses																						
Stopped Buses																						

National Data & Surveying Services

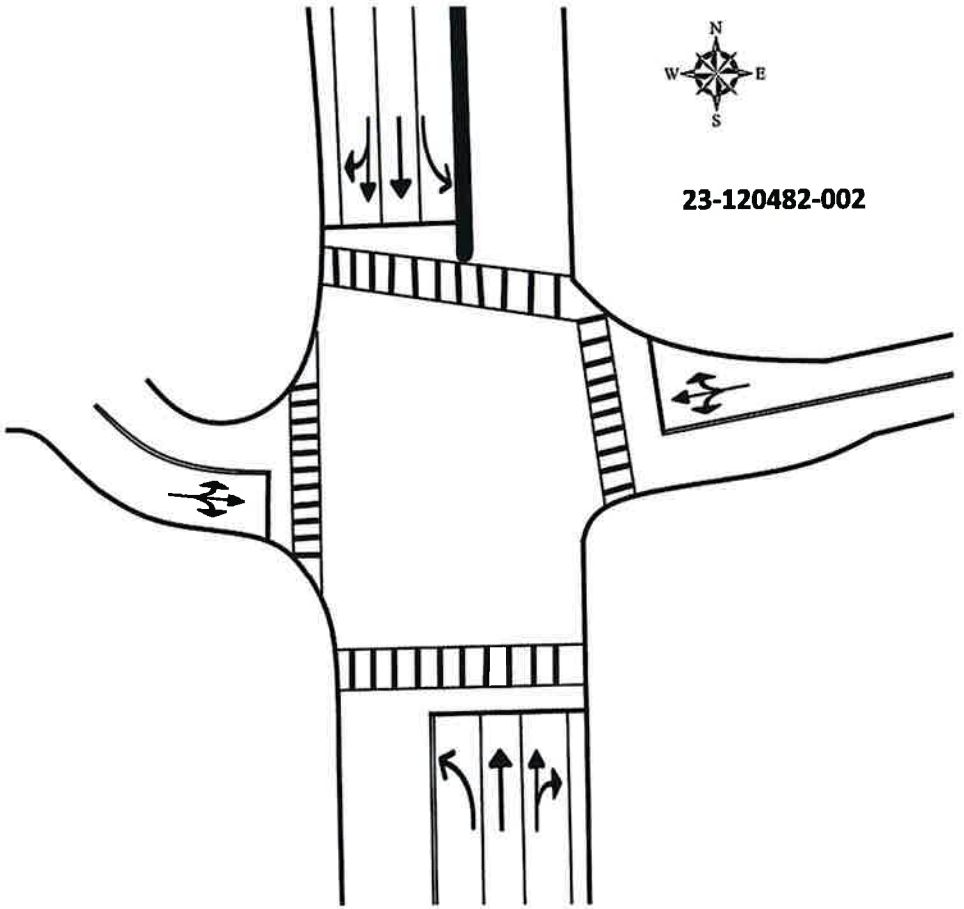
N↑

N/S Street: **Gulf Blvd/SR 699**

Speed: **35 MPH**

E/W Street: **55th Ave**

Speed: **25 MPH**



Site Code: **23-120482-002**

Date: **11/08/2023**

Weather: **Sunny**

City: **St Pete Beach**

County: **Pinellas**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
NT/ST	01:52	01:50	02:14
ET/WT	00:39	00:19	00:38

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & 55th Ave

Peak Hour Turning Movement Count

ID: 23-120482-002
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	1553	0	1899
PHF	0.88		0.96

SOUTHBOUND (Gulf Blvd/SR 699)

	L	T	R	U	Total	
AM	45	708	25	0	729	AM
NOON	0	0	0	0	0	NOON
PM	29	906	20	0	893	PM

EASTBOUND (55th Ave)

	L	T	R	U	
AM	69	0	50		
NOON	0	0	0	0	0
PM	13	0	14	0	0
	0	0	0	0	0
	10	0	10	0	0

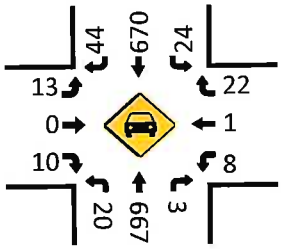
WESTBOUND (55th Ave)

	L	T	R	U	
PM	24	0	22		
NOON	0	0	1	0	0
	6	0	8	0	0
	0	0	1	0	0
	31	0	29		

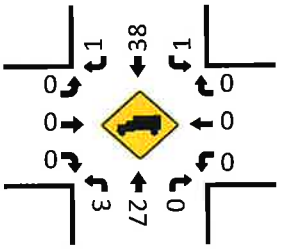
NORTHBOUND (Gulf Blvd/SR 699)

	L	T	R	U	Total	
PM	925	3	21	855	11	PM
NOON	0	0	0	0	0	NOON
AM	726	0	23	694	3	AM

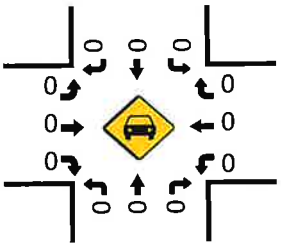
Cars (AM)



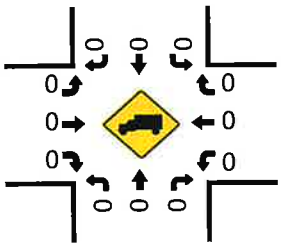
HT (AM)



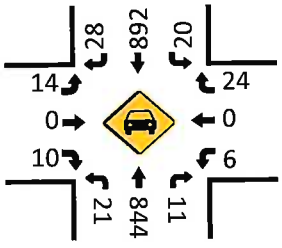
Cars (NOON)



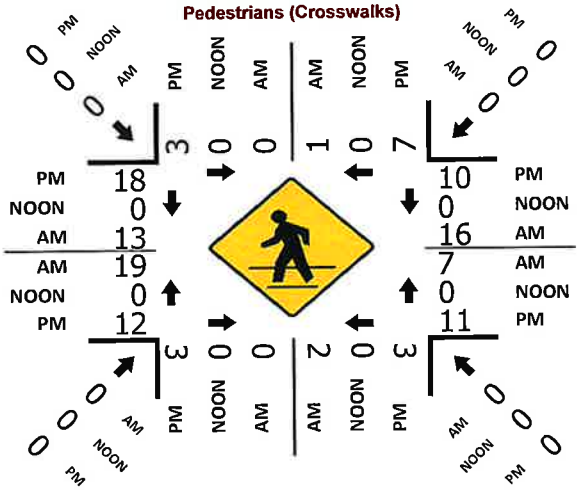
HT (NOON)



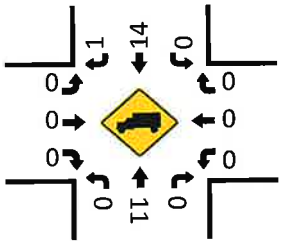
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-002
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				55th Ave				55th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	7	94	0	0	3	94	20	0	1	0	2	0	1	0	5	0	227
7:15 AM	13	113	2	0	3	96	17	0	3	0	0	0	3	0	4	0	254
7:30 AM	10	149	3	0	1	110	17	1	1	0	2	0	4	0	4	0	302
7:45 AM	7	145	5	0	3	175	21	0	1	0	1	0	2	0	6	0	366
8:00 AM	5	161	0	0	4	158	10	0	2	0	3	0	2	0	8	0	353
8:15 AM	6	176	1	0	4	162	11	0	4	0	1	0	1	0	6	1	373
8:30 AM	9	178	2	0	8	167	8	0	4	0	2	0	3	1	3	0	385
8:45 AM	3	179	0	0	9	221	16	0	3	0	4	0	2	0	5	0	442
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	60	1195	13	0	35	1183	120	1	19	0	15	0	18	1	41	1	2702
APPROACH %'s :	4.73%	94.24%	1.03%	0.00%	2.61%	88.35%	8.96%	0.07%	55.88%	0.00%	44.12%	0.00%	29.51%	1.64%	67.21%	1.64%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	23	694	3	0	25	708	45	0	13	0	10	0	8	1	22	1	1553
PEAK HR FACTOR :	0.639	0.969	0.375	0.000	0.694	0.801	0.703	0.000	0.813	0.000	0.625	0.000	0.667	0.250	0.688	0.250	0.878
		0.952				0.791				0.821				0.800			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	10	247	4	0	3	170	9	2	6	0	5	0	2	0	10	0	468
4:15 PM	3	193	2	0	7	209	12	0	5	0	4	0	2	0	5	0	442
4:30 PM	10	207	4	0	3	179	11	1	8	0	5	0	4	0	3	0	435
4:45 PM	5	221	3	3	6	230	12	0	7	0	3	0	2	0	5	0	497
5:00 PM	6	205	4	0	5	232	6	0	1	0	4	0	2	0	8	0	473
5:15 PM	6	216	1	0	6	216	8	0	3	0	1	0	0	0	4	0	461
5:30 PM	4	213	3	0	3	228	3	0	3	0	2	0	2	0	7	0	468
5:45 PM	9	220	7	0	7	186	4	0	8	0	5	0	4	0	7	0	457
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	53	1722	28	3	40	1650	65	3	41	0	29	0	18	0	49	0	3701
APPROACH %'s :	2.93%	95.35%	1.55%	0.17%	2.28%	93.86%	3.70%	0.17%	58.57%	0.00%	41.43%	0.00%	26.87%	0.00%	73.13%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	21	855	11	3	20	906	29	0	14	0	10	0	6	0	24	0	1899
PEAK HR FACTOR :	0.875	0.967	0.688	0.250	0.833	0.976	0.604	0.000	0.500	0.000	0.625	0.000	0.750	0.000	0.750	0.000	0.955
		0.959				0.963				0.600				0.750			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-002
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				55th Ave				55th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	7	88	0	0	3	91	20	0	1	0	2	0	1	0	5	0	218
7:15 AM	13	110	2	0	3	93	15	0	3	0	0	0	3	0	4	0	246
7:30 AM	10	145	3	0	1	105	17	0	1	0	2	0	4	0	4	0	292
7:45 AM	7	136	5	0	3	166	20	0	1	0	1	0	2	0	6	0	347
8:00 AM	3	153	0	0	4	150	9	0	2	0	3	0	2	0	8	0	334
8:15 AM	6	171	1	0	3	150	11	0	4	0	1	0	1	0	6	1	355
8:30 AM	8	170	2	0	8	157	8	0	4	0	2	0	3	1	3	0	366
8:45 AM	3	173	0	0	9	213	16	0	3	0	4	0	2	0	5	0	428
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	57	1146	13	0	34	1125	116	0	19	0	15	0	18	1	41	1	2586
APPROACH %'s :	4.69%	94.24%	1.07%	0.00%	2.67%	88.24%	9.10%	0.00%	55.88%	0.00%	44.12%	0.00%	29.51%	1.64%	67.21%	1.64%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	20	667	3	0	24	670	44	0	13	0	10	0	8	1	22	1	1483
PEAK HR FACTOR :	0.625	0.964	0.375	0.000	0.667	0.786	0.688	0.000	0.813	0.000	0.625	0.000	0.667	0.250	0.688	0.250	0.866
		0.958				0.775				0.821				0.800			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	10	246	3	0	3	165	9	2	6	0	5	0	2	0	9	0	460
4:15 PM	3	188	2	0	7	208	12	0	5	0	4	0	2	0	5	0	436
4:30 PM	10	203	4	0	3	175	11	1	6	0	5	0	4	0	3	0	425
4:45 PM	5	217	3	3	6	225	12	0	7	0	3	0	2	0	5	0	488
5:00 PM	6	202	4	0	5	229	6	0	1	0	4	0	2	0	8	0	467
5:15 PM	6	214	1	0	6	212	7	0	3	0	1	0	0	0	4	0	454
5:30 PM	4	211	3	0	3	226	3	0	3	0	2	0	2	0	7	0	464
5:45 PM	9	217	7	0	6	183	4	0	8	0	5	0	4	0	7	0	450
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	53	1698	27	3	39	1623	64	3	39	0	29	0	18	0	48	0	3644
APPROACH %'s :	2.98%	95.34%	1.52%	0.17%	2.26%	93.87%	3.70%	0.17%	57.35%	0.00%	42.65%	0.00%	27.27%	0.00%	72.73%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	21	844	11	3	20	892	28	0	14	0	10	0	6	0	24	0	1873
PEAK HR FACTOR :	0.875	0.972	0.688	0.250	0.833	0.974	0.583	0.000	0.500	0.000	0.625	0.000	0.750	0.000	0.750	0.000	0.960
		0.964				0.967				0.600				0.750			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-002
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				55th Ave				55th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9
7:15 AM	0	3	0	0	0	3	2	0	0	0	0	0	0	0	0	0	8
7:30 AM	0	4	0	0	0	5	0	1	0	0	0	0	0	0	0	0	10
7:45 AM	0	9	0	0	0	9	1	0	0	0	0	0	0	0	0	0	19
8:00 AM	2	8	0	0	0	8	1	0	0	0	0	0	0	0	0	0	19
8:15 AM	0	5	0	0	1	12	0	0	0	0	0	0	0	0	0	0	18
8:30 AM	1	8	0	0	0	10	0	0	0	0	0	0	0	0	0	0	19
8:45 AM	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0	0	14
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	49	0	0	1	58	4	1	0	0	0	0	0	0	0	0	116
APPROACH %'s :	5.77%	94.23%	0.00%	0.00%	1.56%	90.63%	6.25%	1.56%									
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	3	27	0	0	1	38	1	0	0	0	0	0	0	0	0	0	70
PEAK HR FACTOR :	0.375	0.844	0.000	0.000	0.250	0.792	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.921
		0.750				0.769											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	1	1	0	0	5	0	0	0	0	0	0	0	0	1	0	8
4:15 PM	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	4	0	0	0	4	0	0	2	0	0	0	0	0	0	0	10
4:45 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
5:00 PM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
5:15 PM	0	2	0	0	0	4	1	0	0	0	0	0	0	0	0	0	7
5:30 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	3	0	0	1	3	0	0	0	0	0	0	0	0	0	0	7
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	24	1	0	1	27	1	0	2	0	0	0	0	0	1	0	57
APPROACH %'s :	0.00%	96.00%	4.00%	0.00%	3.45%	93.10%	3.45%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	11	0	0	0	14	1	0	0	0	0	0	0	0	0	0	26
PEAK HR FACTOR :	0.000	0.688	0.000	0.000	0.000	0.700	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.722
		0.688				0.750											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-002
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				55th Ave				55th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	3	0	0	0	1	1	0	0	0	0	0	0	0	0	0	5
8:15 AM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	4	0	0	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	7	0	0	0	6	1	0	0	0	0	0	4	0	0	0	18
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	85.71%	14.29%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	5	0	0	0	4	1	0	0	0	0	0	4	0	0	0	14
PEAK HR FACTOR :	0.000	0.417	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.700
		0.417				0.625								0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
4:15 PM	0	0	0	0	0	6	0	0	0	1	0	0	0	0	0	0	7
4:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	1	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:00 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	2	1	0	0	0	0	0	1	0	0	0	0	0	1	0	5
5:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	12	1	0	1	13	0	0	1	1	0	0	0	0	1	0	31
APPROACH %'s :	7.14%	85.71%	7.14%	0.00%	7.14%	92.86%	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	1	7	1	0	0	5	0	0	1	0	0	0	0	0	1	0	16
PEAK HR FACTOR :	0.250	0.875	0.250	0.000	0.000	0.625	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.800
		0.750				0.625				0.250				0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-002
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				55th Ave				55th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
						0.250											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
			0.250														

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 55th Ave
City: St Pete Beach

Project ID: 23-120482-002
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

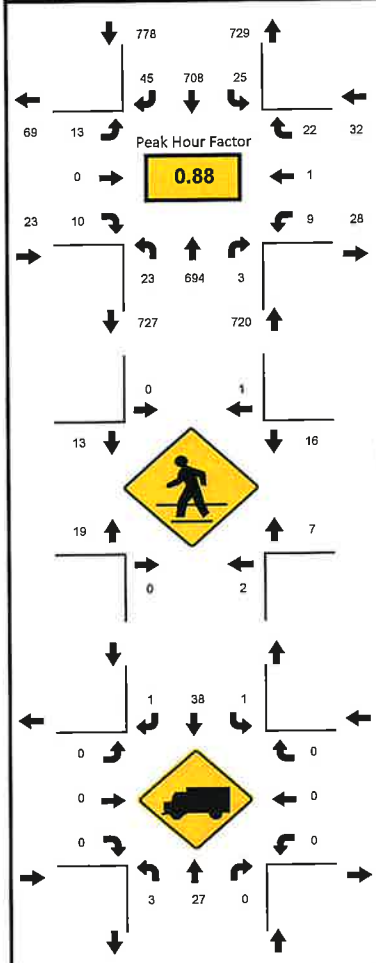
NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		55th Ave		55th Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	2	1	4	3	10
7:15 AM	0	0	0	2	1	3	2	2	10
7:30 AM	0	0	1	4	2	0	3	2	12
7:45 AM	0	0	0	0	3	0	1	1	5
8:00 AM	0	1	0	0	0	3	0	4	8
8:15 AM	0	0	0	0	2	5	7	1	15
8:30 AM	0	0	0	2	4	0	8	4	18
8:45 AM	0	0	0	0	1	8	4	4	17
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	1	1	8	15	20	29	21	95
APPROACH %'s :	0.00%	100.00%	11.11%	88.89%	42.86%	57.14%	58.00%	42.00%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	0	1	0	2	7	16	19	13	58
PEAK HR FACTOR :		0.250		0.250	0.438	0.500	0.594	0.813	
	0.250		0.250		0.639		0.667		0.806

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	2	2	0	0	7	0	2	0	13
4:15 PM	2	1	2	1	3	0	1	3	13
4:30 PM	1	1	2	1	1	4	0	6	16
4:45 PM	0	1	0	0	2	1	1	4	9
5:00 PM	2	4	2	0	3	2	0	5	18
5:15 PM	0	2	1	1	2	7	6	6	25
5:30 PM	1	0	0	2	4	0	5	3	15
5:45 PM	1	0	7	0	7	2	3	9	29
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	9	11	14	5	29	16	18	36	138
APPROACH %'s :	45.00%	55.00%	73.68%	26.32%	64.44%	35.56%	33.33%	66.67%	
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	3	7	3	3	11	10	12	18	67
PEAK HR FACTOR :	0.375	0.438	0.375	0.375	0.688	0.357	0.500	0.750	
	0.417		0.750		0.583		0.625		0.670

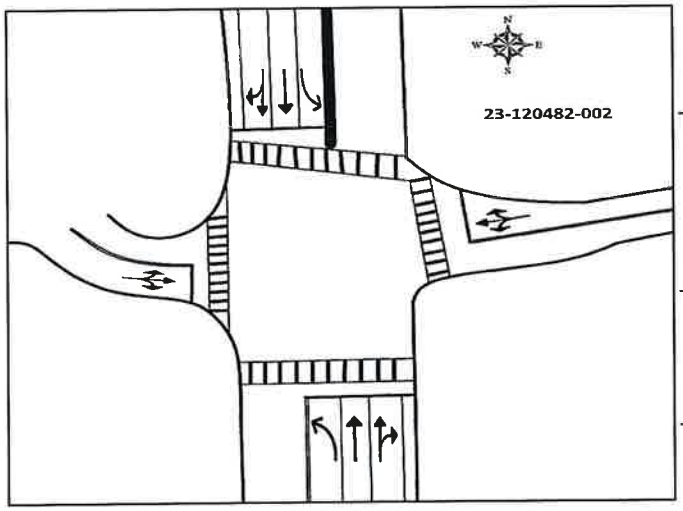
LOCATION: Gulf Blvd/SR 699 & 55th Ave
CITY/STATE: St Pete Beach, FL

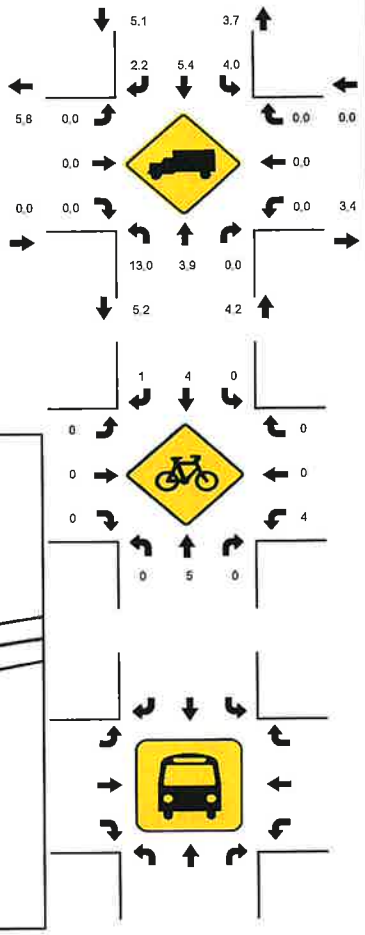
PROJECT ID: 23-120482-002
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



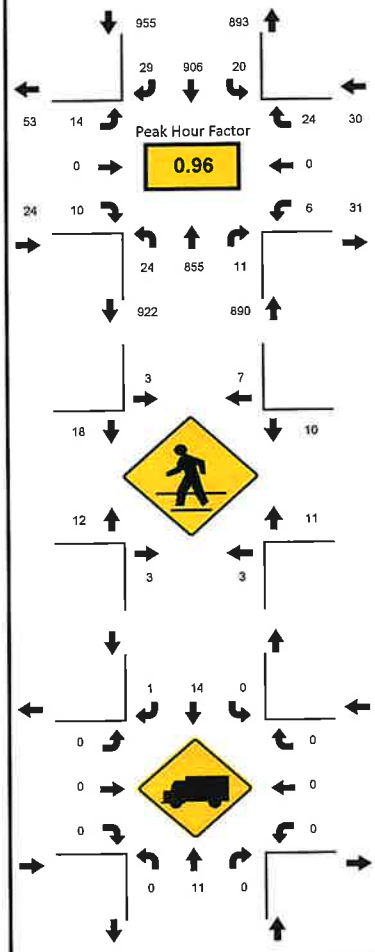


15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					55th Ave Eastbound					55th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	7	94	0	0		3	94	20	0		1	0	2	0		1	0	5	0		227	1149
7:15 AM	13	113	2	0		3	96	17	0		3	0	0	0		3	0	4	0		254	1275
7:30 AM	10	149	3	0		1	110	17	1		1	0	2	0		4	0	4	0		302	1394
7:45 AM	7	145	5	0		3	175	21	0		1	0	1	0		2	0	6	0		366	1477
8:00 AM	5	161	0	0		4	158	10	0		2	0	3	0		2	0	8	0		353	1553
8:15 AM	6	176	1	0		4	162	11	0		4	0	1	0		1	0	6	1		373	1200
8:30 AM	9	178	2	0		8	167	8	0		4	0	2	0		3	1	3	0		385	827
8:45 AM	3	179	0	0		9	221	16	0		3	0	4	0		2	0	5	0		442	442
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	36	716	8	0		36	884	64	0		16	0	16	0		12	4	32	4		1828	
Heavy Trucks	8	32	0	0		4	48	4	0		0	0	0	0		0	0	0	0		96	
Pedestrians		8					4					48					36				96	
Bicycles	0	12	0	0		0	8	4	0		0	0	0	0		16		0	0	0	40	
Buses																						
Stopped Buses																						

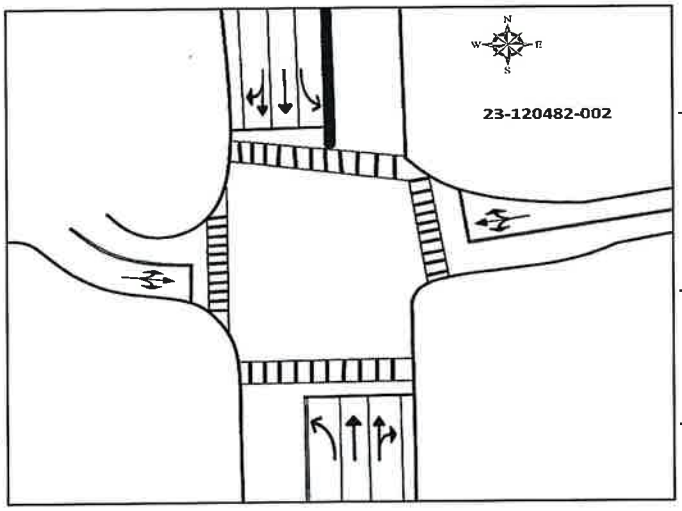
LOCATION: Gulf Blvd/SR 699 & 55th Ave
CITY/STATE: St Pete Beach, FL

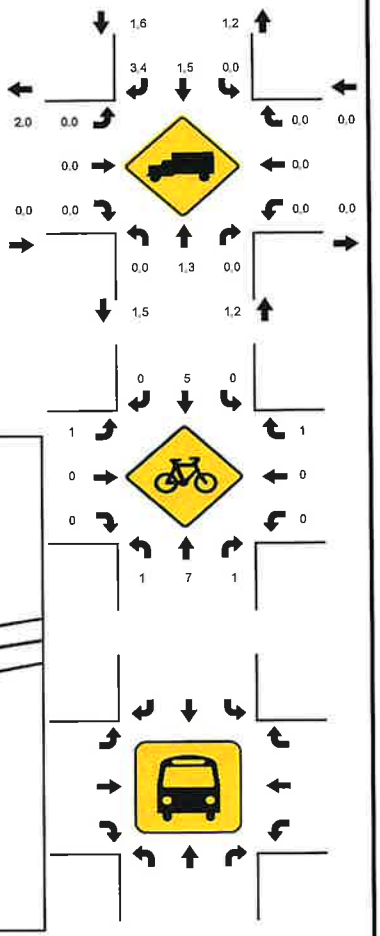
PROJECT ID: 23-120482-002
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					55th Ave Eastbound					55th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	10	247	4	0		3	170	9	2		6	0	5	0		2	0	10	0		468	1842
4:15 PM	3	193	2	0		7	209	12	0		5	0	4	0		2	0	5	0		442	1847
4:30 PM	10	207	4	0		3	179	11	1		8	0	5	0		4	0	3	0		435	1866
4:45 PM	5	221	3	3		6	230	12	0		7	0	3	0		2	0	5	0		497	1899
5:00 PM	6	205	4	0		5	232	6	0		1	0	4	0		2	0	8	0		473	1859
5:15 PM	6	216	1	0		6	216	8	0		3	0	1	0		0	0	4	0		461	1386
5:30 PM	4	213	3	0		3	228	3	0		3	0	2	0		2	0	7	0		468	925
5:45 PM	9	220	7	0		7	186	4	0		8	0	5	0		4	0	7	0		457	457
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	884	16	12		24	928	48	0		28	0	16	0		8	0	32	0		2020	
Heavy Trucks	0	16	0	0		0	20	4	0		0	0	0	0		0	0	0	0		40	
Pedestrians		8					24					48					36				116	
Bicycles	4	8	4	0		0	8	0	0		4	0	0	0		0	0	4	0		32	
Buses																						
Stopped Buses																						

National Data & Surveying Services

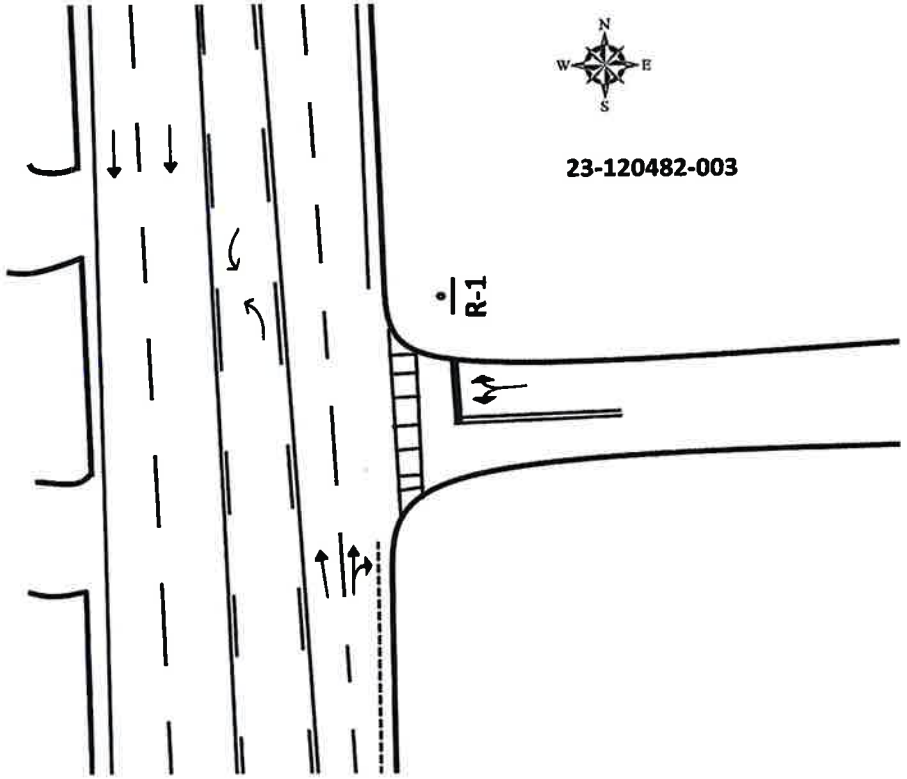
N

N/S Street: **Gulf Blvd/SR 699**

Speed: **35 MPH**

E/W Street: **59th Ave**

Speed: **25 MPH**



Site Code:	**23-120482-003**
Date:	**11/08/2023**
Weather:	**Sunny**
City:	**St Pete Beach**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop (WB)**

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & 59th Ave

Peak Hour Turning Movement Count

ID: 23-120482-003
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (Gulf Blvd/SR 699)

AM	0	777	19	0	757	AM
NOON	0	0	0	0	0	NOON
PM	0	919	24	1	957	PM

EASTBOUND (59th Ave)

AM	NOON	PM	
0	0	1	
0	0	0	0
1	0	1	0
0	0	0	0
0	0	3	0
AM	NOON	PM	

WESTBOUND (59th Ave)

PM	NOON	AM	
			0
29	0	28	0
0	0	0	0
14	0	8	0
0	0	0	0
41	0	28	
PM	NOON	AM	

CONTROL

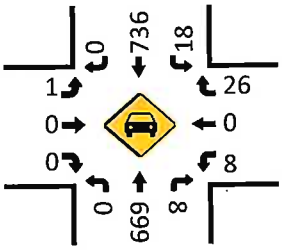
1-Way Stop(WB)

TEV	1571	0	1936
	AM	NOON	PM
PHF	0.90		0.97

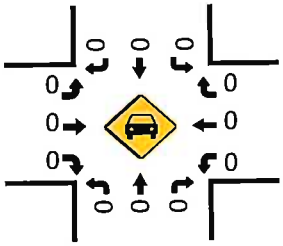
NORTHBOUND (Gulf Blvd/SR 699)

PM	937	1	1	926	17	PM
NOON	0	0	0	0	0	NOON
AM	786	1	0	728	9	AM

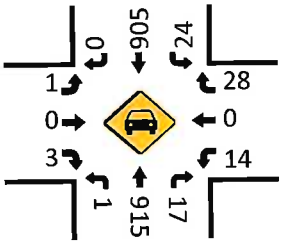
Cars (AM)



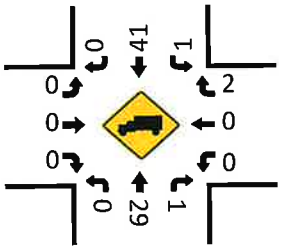
Cars (NOON)



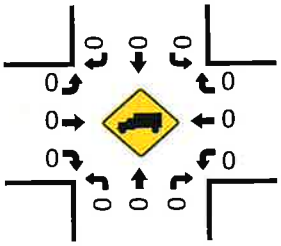
Cars (PM)



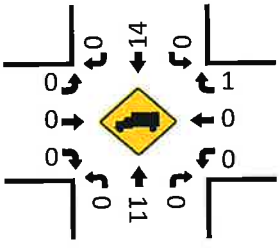
HT (AM)



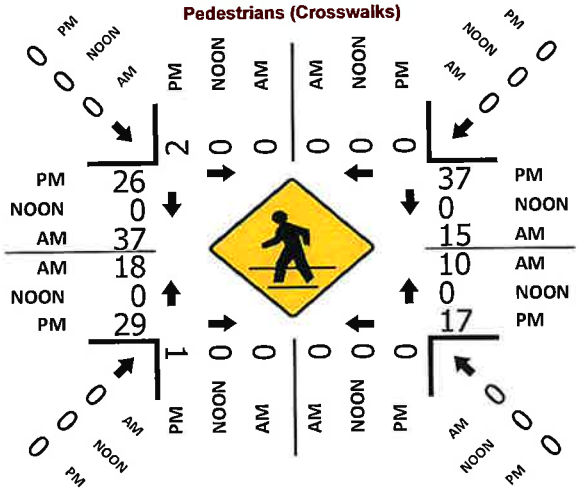
HT (NOON)



HT (PM)



Pedestrians (Crosswalks)


PM
NOON
AM
0
0
0
2
0
0
0
0
0
37
PM
26
0
NOON
37
18
AM
AM
0
NOON
29
PM
1
0
0
0
0
0
0
0
0
0
0
0

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach
Control: 1-Way Stop(WB)

Project ID: 23-120482-003
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				59th Ave				59th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	103	3	0	0	105	0	0	0	0	1	0	8	0	4	0	224
7:15 AM	0	125	0	0	3	123	0	1	0	0	0	0	4	0	6	0	262
7:30 AM	0	165	1	0	7	132	0	1	1	0	0	0	2	0	7	0	316
7:45 AM	0	154	2	0	3	200	0	0	0	0	0	0	2	0	3	0	364
8:00 AM	0	181	4	1	9	174	0	0	0	0	0	0	2	0	7	0	378
8:15 AM	0	179	3	0	5	169	0	0	0	0	0	0	3	0	7	0	366
8:30 AM	0	181	1	0	4	194	0	0	0	0	0	0	2	0	10	0	392
8:45 AM	0	187	1	0	1	240	0	0	1	0	0	0	1	0	4	0	435
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1275	15	1	32	1337	0	2	2	0	1	0	24	0	48	0	2737
APPROACH %'s :	0.00%	98.76%	1.16%	0.08%	2.33%	97.52%	0.00%	0.15%	66.67%	0.00%	33.33%	0.00%	33.33%	0.00%	66.67%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	728	9	1	19	777	0	0	1	0	0	0	8	0	28	0	1571
PEAK HR FACTOR :	0.000	0.973	0.563	0.250	0.528	0.809	0.000	0.000	0.250	0.000	0.000	0.000	0.667	0.000	0.700	0.000	0.903
		0.981				0.826				0.250				0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	278	3	0	1	193	0	0	0	0	0	0	2	0	3	0	480
4:15 PM	0	208	2	0	10	217	0	0	0	0	0	0	4	0	0	0	441
4:30 PM	0	232	3	0	2	199	0	3	1	0	0	0	1	0	3	0	444
4:45 PM	1	229	3	0	9	246	0	0	1	0	1	0	3	0	6	0	499
5:00 PM	0	226	5	0	8	224	0	0	0	0	1	0	3	0	5	0	472
5:15 PM	0	240	2	0	4	224	0	1	0	0	1	0	3	0	9	0	484
5:30 PM	0	231	7	1	3	225	0	0	0	0	0	0	5	0	9	0	481
5:45 PM	0	238	8	0	3	187	0	1	0	0	0	0	3	0	3	0	443
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	1882	33	1	40	1715	0	5	2	0	3	0	24	0	38	0	3744
APPROACH %'s :	0.05%	98.17%	1.72%	0.05%	2.27%	97.44%	0.00%	0.28%	40.00%	0.00%	60.00%	0.00%	38.71%	0.00%	61.29%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	1	926	17	1	24	919	0	1	1	0	3	0	14	0	29	0	1936
PEAK HR FACTOR :	0.250	0.965	0.607	0.250	0.667	0.934	0.000	0.250	0.250	0.000	0.750	0.000	0.700	0.000	0.806	0.000	0.970
		0.976				0.925				0.500				0.768			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach
Control: 1-Way Stop(WB)

Project ID: 23-120482-003
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				59th Ave				59th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	97	3	0	0	103	0	0	0	0	1	0	8	0	4	0	216
7:15 AM	0	121	0	0	2	115	0	1	0	0	0	0	4	0	6	0	249
7:30 AM	0	159	1	0	7	124	0	1	1	0	0	0	2	0	6	0	301
7:45 AM	0	145	2	0	2	191	0	0	0	0	0	0	2	0	3	0	345
8:00 AM	0	174	4	1	8	167	0	0	0	0	0	0	2	0	7	0	363
8:15 AM	0	172	3	0	5	157	0	0	0	0	0	0	3	0	6	0	346
8:30 AM	0	172	1	0	4	181	0	0	0	0	0	0	2	0	10	0	370
8:45 AM	0	181	0	0	1	231	0	0	1	0	0	0	1	0	3	0	418
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1221	14	1	29	1269	0	2	2	0	1	0	24	0	45	0	2608
APPROACH %'s :	0.00%	98.79%	1.13%	0.08%	2.23%	97.62%	0.00%	0.15%	66.67%	0.00%	33.33%	0.00%	34.78%	0.00%	65.22%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	699	8	1	18	736	0	0	1	0	0	0	8	0	26	0	1497
PEAK HR FACTOR :	0.000	0.965	0.500	0.250	0.563	0.797	0.000	0.000	0.250	0.000	0.000	0.000	0.667	0.000	0.650	0.000	0.895
		0.978				0.813				0.250				0.708			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	275	3	0	1	188	0	0	0	0	0	0	1	0	3	0	471
4:15 PM	0	199	2	0	10	215	0	0	0	0	0	0	4	0	0	0	430
4:30 PM	0	226	3	0	2	196	0	3	1	0	0	0	1	0	3	0	435
4:45 PM	1	225	3	0	9	241	0	0	1	0	1	0	3	0	6	0	490
5:00 PM	0	223	5	0	8	219	0	0	0	0	1	0	3	0	5	0	464
5:15 PM	0	238	2	0	4	222	0	1	0	0	1	0	3	0	9	0	480
5:30 PM	0	229	7	1	3	223	0	0	0	0	0	0	5	0	8	0	476
5:45 PM	0	235	8	0	3	182	0	1	0	0	0	0	3	0	3	0	435
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	1850	33	1	40	1686	0	5	2	0	3	0	23	0	37	0	3681
APPROACH %'s :	0.05%	98.14%	1.75%	0.05%	2.31%	97.40%	0.00%	0.29%	40.00%	0.00%	60.00%	0.00%	38.33%	0.00%	61.67%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	1	915	17	1	24	905	0	1	1	0	3	0	14	0	28	0	1910
PEAK HR FACTOR :	0.250	0.961	0.607	0.250	0.667	0.939	0.000	0.250	0.250	0.000	0.750	0.000	0.700	0.000	0.778	0.000	0.974
		0.973				0.930				0.500				0.808			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach
Control: 1-Way Stop(WB)

Project ID: 23-120482-003
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				59th Ave				59th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	6	0	0	0	2	0	0	0	0	0	0	0	0	0	0	8
7:15 AM	0	4	0	0	1	8	0	0	0	0	0	0	0	0	0	0	13
7:30 AM	0	6	0	0	0	8	0	0	0	0	0	0	0	0	1	0	15
7:45 AM	0	9	0	0	1	9	0	0	0	0	0	0	0	0	0	0	19
8:00 AM	0	7	0	0	1	7	0	0	0	0	0	0	0	0	0	0	15
8:15 AM	0	7	0	0	0	12	0	0	0	0	0	0	0	0	1	0	20
8:30 AM	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0	22
8:45 AM	0	6	1	0	0	9	0	0	0	0	0	0	0	0	1	0	17
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	54	1	0	3	68	0	0	0	0	0	0	0	0	3	0	129
APPROACH %'s :	0.00%	98.18%	1.82%	0.00%	4.23%	95.77%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	29	1	0	1	41	0	0	0	0	0	0	0	0	2	0	74
PEAK HR FACTOR :	0.000	0.806	0.250	0.000	0.250	0.788	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.841
		0.833				0.808								0.500			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	3	0	0	0	5	0	0	0	0	0	0	1	0	0	0	9
4:15 PM	0	9	0	0	0	2	0	0	0	0	0	0	0	0	0	0	11
4:30 PM	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9
4:45 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
5:00 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
5:15 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	1	0	5
5:45 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	32	0	0	0	29	0	0	0	0	0	0	1	0	1	0	63
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	11	0	0	0	14	0	0	0	0	0	0	0	0	1	0	26
PEAK HR FACTOR :	0.000	0.688	0.000	0.000	0.000	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.722
		0.688				0.700								0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach
Control: 1-Way Stop(WB)

Project ID: 23-120482-003
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				59th Ave				59th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
8:15 AM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	16
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	11
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.625	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.550
		0.500				0.625											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:00 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	15	0	0	0	13	0	0	0	0	0	0	0	0	0	0	28
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	10	0	0	0	6	0	0	0	0	0	0	0	0	0	0	16
PEAK HR FACTOR :	0.000	0.625	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.800
		0.625				0.750											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach
Control: 1-Way Stop(WB)

Project ID: 23-120482-003
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				59th Ave				59th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0	4
APPROACH %'s :	33.33%	33.33%	33.33%	0.00%									100.00%	0.00%	0.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250
													0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:45 PM	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	5	1	0	0	2	0	0	0	0	1	0	0	0	0	0	10
APPROACH %'s :	14.29%	71.43%	14.29%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	1	2	1	0	0	1	0	0	0	0	0	0	0	0	0	0	5
PEAK HR FACTOR :	0.250	0.250	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.417
		0.333				0.250											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 59th Ave
City: St Pete Beach

Project ID: 23-120482-003
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		59th Ave		59th Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	1	0	0	0	2	2	1	11	17
7:15 AM	0	0	0	0	2	0	3	6	11
7:30 AM	0	0	0	0	0	1	5	5	11
7:45 AM	0	0	0	0	1	4	8	5	18
8:00 AM	0	0	0	0	2	6	2	7	17
8:15 AM	0	0	0	0	2	4	5	6	17
8:30 AM	0	0	0	0	5	5	5	17	32
8:45 AM	0	0	0	0	1	0	6	7	14
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	1	0	0	0	15	22	35	64	137
APPROACH %'s :	100.00%	0.00%			40.54%	59.46%	35.35%	64.65%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	0	0	0	0	10	15	18	37	80
PEAK HR FACTOR :					0.500	0.625	0.750	0.544	0.625
					0.625		0.625		

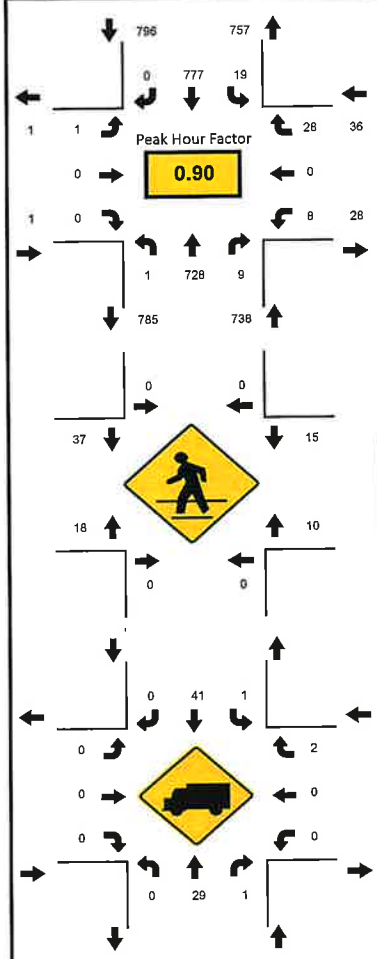
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	4	4	1	1	10
4:15 PM	0	0	0	0	6	4	3	1	14
4:30 PM	0	0	0	0	3	3	1	13	20
4:45 PM	0	0	0	0	1	7	3	9	20
5:00 PM	0	0	1	0	2	6	3	13	25
5:15 PM	0	0	0	0	8	17	12	0	37
5:30 PM	2	0	0	0	6	7	11	4	30
5:45 PM	0	0	0	0	5	3	1	2	11
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	2	0	1	0	35	51	35	43	167
APPROACH %'s :	100.00%	0.00%	100.00%	0.00%	40.70%	59.30%	44.87%	55.13%	
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	2	0	1	0	17	37	29	26	112
PEAK HR FACTOR :	0.250		0.250		0.531	0.544	0.604	0.500	0.757
	0.250		0.250		0.540		0.859		

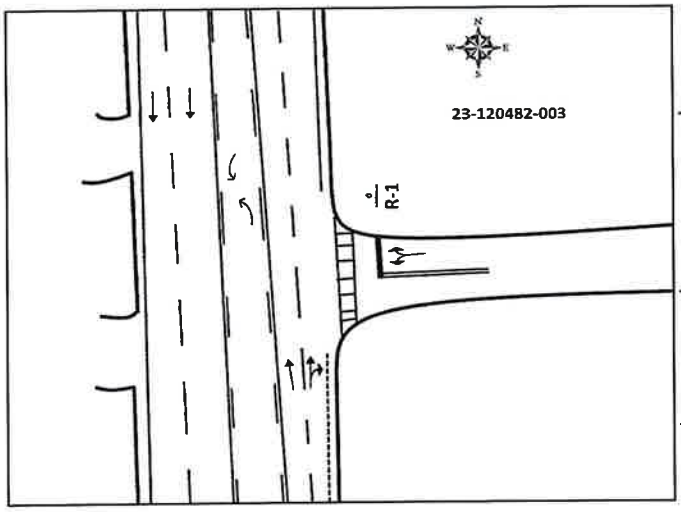
LOCATION: Gulf Blvd/SR 699 & 59th Ave
CITY/STATE: St Pete Beach, FL

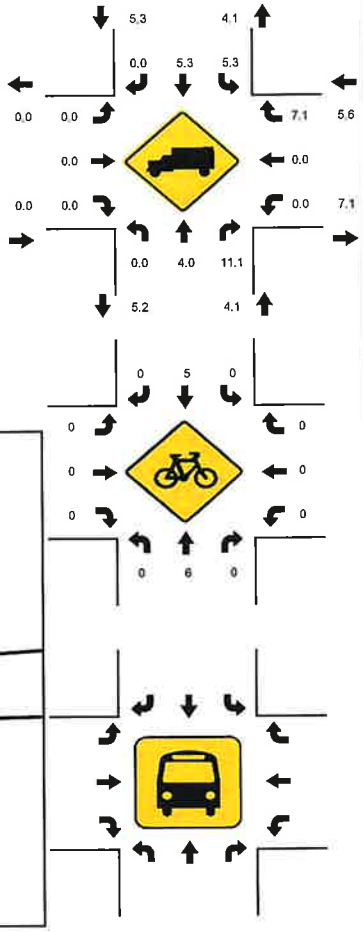
PROJECT ID: 23-120482-003
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

National Data & Surveying Services







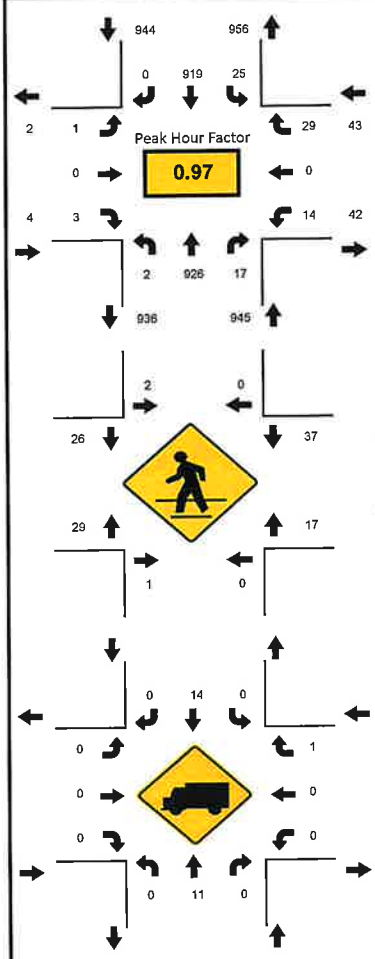
15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					59th Ave Eastbound					59th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	103	3	0		0	105	0	0		0	0	1	0		8	0	4	0		224	1166
7:15 AM	0	125	0	0		3	123	0	1		0	0	0	0		4	0	6	0		262	1320
7:30 AM	0	165	1	0		7	132	0	1		1	0	0	0		2	0	7	0		316	1424
7:45 AM	0	154	2	0		3	200	0	0		0	0	0	0		2	0	3	0		364	1500
8:00 AM	0	181	4	1		9	174	0	0		0	0	0	0		2	0	7	0		378	1571
8:15 AM	0	179	3	0		5	169	0	0		0	0	0	0		3	0	7	0		366	1193
8:30 AM	0	181	1	0		4	194	0	0		0	0	0	0		2	0	10	0		392	827
8:45 AM	0	187	1	0		1	240	0	0		1	0	0	0		1	0	4	0		435	435

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	748	16	4		36	960	0	0		4	0	0	0		12	0	40	0		1820
Heavy Trucks	0	36	4	0		4	52	0	0		0	0	0	0		0	0	4	0		100
Pedestrians		0					0					88					40				128
Bicycles	0	12	0	0		0	8	0	0		0	0	0	0		0	0	0	0		20
Buses																					
Stopped Buses																					

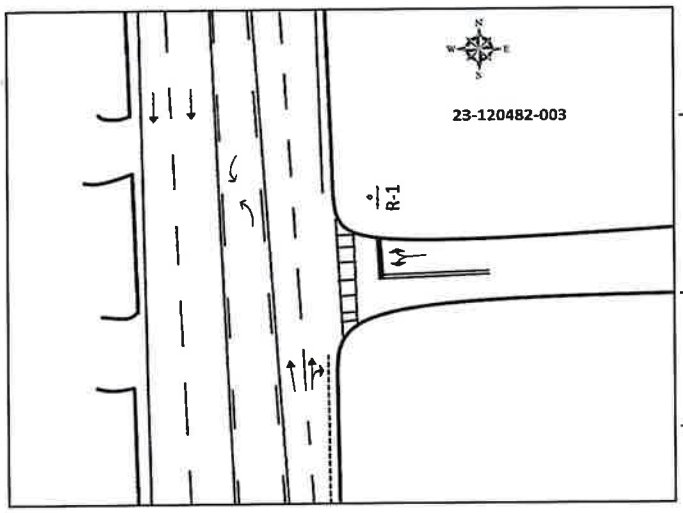
LOCATION: Gulf Blvd/SR 699 & 59th Ave
CITY/STATE: St Pete Beach, FL

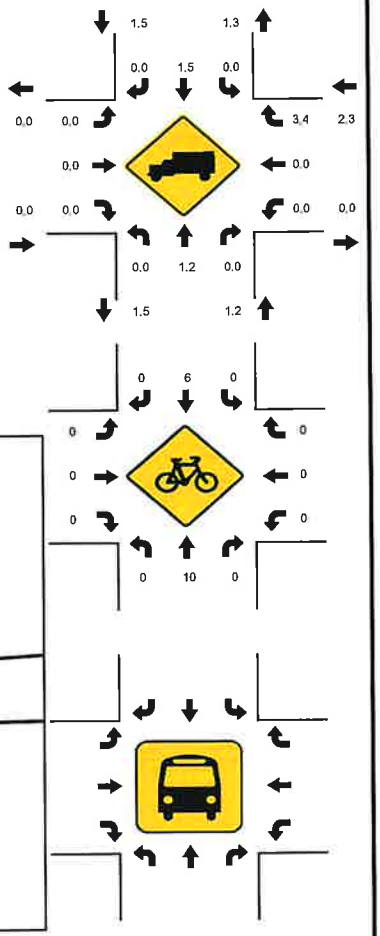
PROJECT ID: 23-120482-003
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					59th Ave Eastbound					59th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	278	3	0		1	193	0	0		0	0	0	0		2	0	3	0		480	1864
4:15 PM	0	208	2	0		10	217	0	0		0	0	0	0		4	0	0	0		441	1856
4:30 PM	0	232	3	0		2	199	0	3		1	0	0	0		1	0	3	0		444	1899
4:45 PM	1	229	3	0		9	246	0	0		1	0	1	0		3	0	6	0		499	1936
5:00 PM	0	226	5	0		8	224	0	0		0	0	1	0		3	0	5	0		472	1880
5:15 PM	0	240	2	0		4	224	0	1		0	0	1	0		3	0	9	0		484	1408
5:30 PM	0	231	7	1		3	225	0	0		0	0	0	0		5	0	9	0		481	924
5:45 PM	0	238	8	0		3	187	0	1		0	0	0	0		3	0	3	0		443	443
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	960	28	4		36	984	0	4		4	0	4	0		20	0	36	0		2084	
Heavy Trucks	0	16	0	0		0	20	0	0		0	0	0	0		0	0	4	0		40	
Pedestrians		4					8					64					100				176	
Bicycles	0	16	0	0		0	8	0	0		0	0	0	0		0	0	0	0		24	
Buses																						
Stopped Buses																						

National Data & Surveying Services

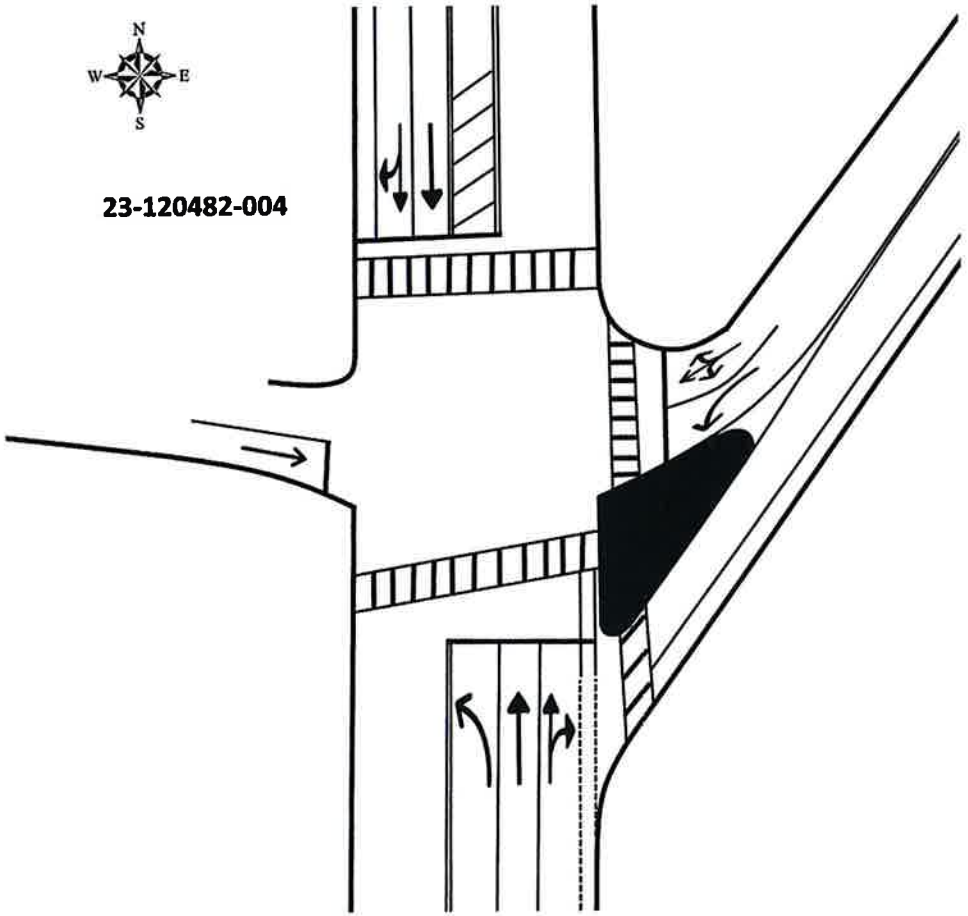
N↑

N/S Street: **Gulf Blvd/SR 699**

Speed: **35 MPH**

E/W Street: **Gulf Winds Dr**

Speed: **25 MPH**



Site Code: **23-120482-004**

Date: **11/08/2023**

Weather: **Sunny**

City: **St Pete Beach**

County: **Pinellas**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
NT/ST	01:45	01:58	01:46
EL	00:22	-	00:34
WL/WT	00:24	00:27	00:32

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & Gulf Winds Dr

Peak Hour Turning Movement Count

ID: 23-120482-004
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

CONTROL: Signalized

		AM	NOON	PM
TEV	1589	0	1935	
PHF	0.91		0.97	

SOUTHBOUND (Gulf Blvd/SR 699)

	Left	Thru	Right	U-Turn	
AM	18	739	0	0	650 AM
NOON	0	0	0	0	0 NOON
PM	21	830	0	0	868 PM

EASTBOUND (Gulf Winds Dr)

	AM	NOON	PM
	30	0	42
	0	0	0
	16	0	20
	0	0	0
	14	0	23

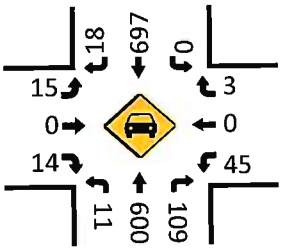
WESTBOUND (Gulf Winds Dr)

	PM	NOON	AM
	5	0	4
	1	0	0
	83	0	45
	0	0	0
	87	0	111

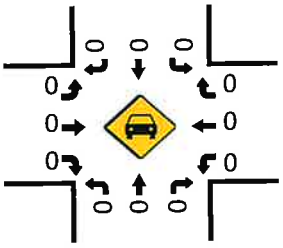
NORTHBOUND (Gulf Blvd/SR 699)

	Left	Thru	Right	U-Turn	
PM	938	2	20	843	87 PM
NOON	0	0	0	0	0 NOON
AM	798	0	12	630	111 AM

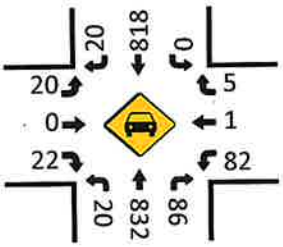
Cars (AM)



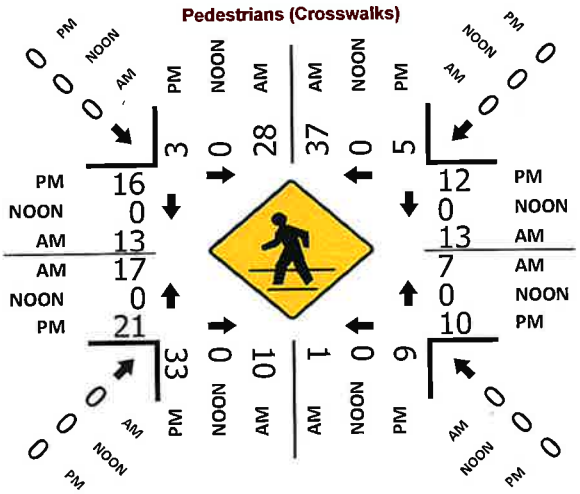
Cars (NOON)



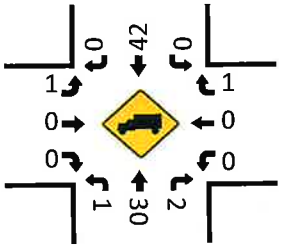
Cars (PM)



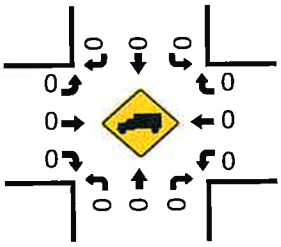
Pedestrians (Crosswalks)



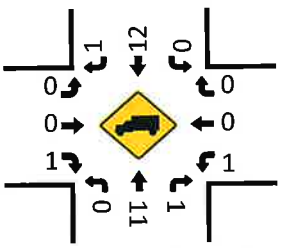
HT (AM)



HT (NOON)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-004
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Gulf Winds Dr				Gulf Winds Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	93	6	0	0	103	2	0	0	0	4	0	5	0	1	0	214
7:15 AM	4	121	4	0	0	113	3	0	1	0	6	0	9	0	3	0	264
7:30 AM	3	149	13	0	0	130	3	0	0	0	5	0	4	1	2	0	310
7:45 AM	1	143	18	0	0	188	3	0	1	0	2	0	8	0	2	0	366
8:00 AM	3	157	23	0	0	168	2	0	1	0	2	0	10	0	1	0	367
8:15 AM	2	160	23	0	0	166	7	0	4	0	2	0	11	0	1	0	376
8:30 AM	3	156	34	0	0	188	6	0	6	0	2	0	13	0	1	0	409
8:45 AM	4	157	31	0	0	217	3	0	5	0	8	0	11	0	1	0	437
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	20	1136	152	0	0	1273	29	0	18	0	31	0	71	1	12	0	2743
APPROACH %'s :	1.53%	86.85%	11.62%	0.00%	0.00%	97.77%	2.23%	0.00%	36.73%	0.00%	63.27%	0.00%	84.52%	1.19%	14.29%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	12	630	111	0	0	739	18	0	16	0	14	0	45	0	4	0	1589
PEAK HR FACTOR :	0.750	0.984	0.816	0.000	0.000	0.851	0.643	0.000	0.667	0.000	0.438	0.000	0.865	0.000	1.000	0.000	0.909
		0.975				0.860				0.577				0.875			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	8	250	17	0	0	170	4	0	2	0	6	0	17	0	2	0	476
4:15 PM	3	190	21	0	0	210	4	0	2	0	4	0	19	0	2	0	455
4:30 PM	6	209	22	0	0	185	4	0	1	0	4	0	16	0	1	0	448
4:45 PM	8	212	17	0	0	226	6	0	5	0	7	0	17	1	0	0	499
5:00 PM	0	204	24	0	0	203	3	0	5	0	7	0	25	0	1	0	472
5:15 PM	7	217	28	0	0	204	6	0	6	0	8	0	20	0	1	0	497
5:30 PM	5	210	18	2	0	197	6	0	4	0	1	0	21	0	3	0	467
5:45 PM	6	209	22	0	0	169	2	0	4	0	6	0	12	0	2	0	432
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	43	1701	169	2	0	1564	35	0	29	0	43	0	147	1	12	0	3746
APPROACH %'s :	2.25%	88.83%	8.83%	0.10%	0.00%	97.81%	2.19%	0.00%	40.28%	0.00%	59.72%	0.00%	91.88%	0.63%	7.50%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	20	843	87	2	0	830	21	0	20	0	23	0	83	1	5	0	1935
PEAK HR FACTOR :	0.625	0.971	0.777	0.250	0.000	0.918	0.875	0.000	0.833	0.000	0.719	0.000	0.830	0.250	0.417	0.000	0.969
		0.944				0.917				0.768				0.856			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-004
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Gulf Winds Dr				Gulf Winds Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	87	6	0	0	101	2	0	0	0	4	0	5	0	1	0	206
7:15 AM	4	118	4	0	0	108	2	0	0	0	6	0	5	0	3	0	250
7:30 AM	3	141	13	0	0	121	3	0	0	0	5	0	4	1	1	0	292
7:45 AM	1	137	17	0	0	179	3	0	1	0	2	0	8	0	2	0	350
8:00 AM	2	151	21	0	0	160	2	0	1	0	2	0	10	0	1	0	350
8:15 AM	2	153	23	0	0	154	7	0	4	0	2	0	11	0	0	0	356
8:30 AM	3	146	34	0	0	175	6	0	5	0	2	0	13	0	1	0	385
8:45 AM	4	150	31	0	0	208	3	0	5	0	8	0	11	0	1	0	421
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	1083	149	0	0	1206	28	0	16	0	31	0	67	1	10	0	2610
APPROACH %'s :	1.52%	86.57%	11.91%	0.00%	0.00%	97.73%	2.27%	0.00%	34.04%	0.00%	65.96%	0.00%	85.90%	1.28%	12.82%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	11	600	109	0	0	697	18	0	15	0	14	0	45	0	3	0	1512
PEAK HR FACTOR :	0.688	0.980	0.801	0.000	0.000	0.838	0.643	0.000	0.750	0.000	0.438	0.000	0.865	0.000	0.750	0.000	0.898
		0.973				0.847				0.558				0.857			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	8	247	17	0	0	165	4	0	2	0	6	0	17	0	2	0	468
4:15 PM	3	184	18	0	0	208	4	0	2	0	4	0	19	0	2	0	444
4:30 PM	6	203	22	0	0	182	4	0	1	0	4	0	16	0	1	0	439
4:45 PM	8	208	17	0	0	221	6	0	5	0	7	0	16	1	0	0	489
5:00 PM	0	201	24	0	0	199	2	0	5	0	7	0	25	0	1	0	464
5:15 PM	7	215	28	0	0	203	6	0	6	0	7	0	20	0	1	0	493
5:30 PM	5	208	17	2	0	195	6	0	4	0	1	0	21	0	3	0	462
5:45 PM	6	207	21	0	0	164	2	0	4	0	6	0	12	0	2	0	424
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	43	1673	164	2	0	1537	34	0	29	0	42	0	146	1	12	0	3683
APPROACH %'s :	2.28%	88.89%	8.71%	0.11%	0.00%	97.84%	2.16%	0.00%	40.85%	0.00%	59.15%	0.00%	91.82%	0.63%	7.55%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	20	832	86	2	0	818	20	0	20	0	22	0	82	1	5	0	1908
PEAK HR FACTOR :	0.625	0.967	0.768	0.250	0.000	0.925	0.833	0.000	0.833	0.000	0.786	0.000	0.820	0.250	0.417	0.000	0.968
		0.940				0.923				0.808				0.846			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-004
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Gulf Winds Dr				Gulf Winds Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	6	0	0	0	2	0	0	0	0	0	0	0	0	0	0	8
7:15 AM	0	3	0	0	0	5	1	0	1	0	0	0	4	0	0	0	14
7:30 AM	0	8	0	0	0	9	0	0	0	0	0	0	0	0	1	0	18
7:45 AM	0	6	1	0	0	9	0	0	0	0	0	0	0	0	0	0	16
8:00 AM	1	6	2	0	0	8	0	0	0	0	0	0	0	0	0	0	17
8:15 AM	0	7	0	0	0	12	0	0	0	0	0	0	0	0	1	0	20
8:30 AM	0	10	0	0	0	13	0	0	1	0	0	0	0	0	0	0	24
8:45 AM	0	7	0	0	0	9	0	0	0	0	0	0	0	0	0	0	16
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	53	3	0	0	67	1	0	2	0	0	0	4	0	2	0	133
APPROACH %'s :	1.75%	92.98%	5.26%	0.00%	0.00%	98.53%	1.47%	0.00%	100.00%	0.00%	0.00%	0.00%	66.67%	0.00%	33.33%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	1	30	2	0	0	42	0	0	1	0	0	0	0	0	1	0	77
PEAK HR FACTOR :	0.250	0.750	0.250	0.000	0.000	0.808	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.802
		0.825				0.808				0.250				0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
4:15 PM	0	6	3	0	0	2	0	0	0	0	0	0	0	0	0	0	11
4:30 PM	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9
4:45 PM	0	4	0	0	0	5	0	0	0	0	0	0	1	0	0	0	10
5:00 PM	0	3	0	0	0	4	1	0	0	0	0	0	0	0	0	0	8
5:15 PM	0	2	0	0	0	1	0	0	0	0	1	0	0	0	0	0	4
5:30 PM	0	2	1	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	0	2	1	0	0	5	0	0	0	0	0	0	0	0	0	0	8
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	28	5	0	0	27	1	0	0	0	1	0	1	0	0	0	63
APPROACH %'s :	0.00%	84.85%	15.15%	0.00%	0.00%	96.43%	3.57%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	11	1	0	0	12	1	0	0	0	1	0	1	0	0	0	27
PEAK HR FACTOR :	0.000	0.688	0.250	0.000	0.000	0.600	0.250	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.675
		0.750				0.650				0.250				0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-004
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Gulf Winds Dr				Gulf Winds Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
8:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	4
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	7	1	0	0	5	1	0	0	0	0	0	2	0	0	0	16
APPROACH %'s :	0.00%	87.50%	12.50%	0.00%	0.00%	83.33%	16.67%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	5	1	0	0	2	1	0	0	0	0	0	2	0	0	0	11
PEAK HR FACTOR :	0.000	0.417	0.250	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.688
		0.500				0.750								0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	2	1	0	0	3	0	0	0	0	0	0	0	0	0	0	6
5:00 PM	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	6	7	0	0	15	0	0	0	0	0	0	0	0	0	0	28
APPROACH %'s :	0.00%	46.15%	53.85%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	3	5	0	0	7	0	0	0	0	0	0	0	0	0	0	15
PEAK HR FACTOR :	0.000	0.375	0.625	0.000	0.000	0.583	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.625
		0.667				0.583											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-004
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Gulf Winds Dr				Gulf Winds Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%													
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	3
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Gulf Winds Dr
City: St Pete Beach

Project ID: 23-120482-004
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		Gulf Winds Dr		Gulf Winds Dr		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	7	6	0	0	2	2	2	14	33
7:15 AM	2	3	1	0	2	0	0	7	15
7:30 AM	7	7	2	0	1	1	4	0	22
7:45 AM	9	1	1	1	1	3	4	3	23
8:00 AM	7	14	0	1	2	6	1	1	32
8:15 AM	12	11	1	0	2	2	4	2	34
8:30 AM	1	9	7	0	2	4	5	8	36
8:45 AM	8	3	2	0	1	1	7	2	24
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	53	54	14	2	13	19	27	37	219
APPROACH %'s :	49.53%	50.47%	87.50%	12.50%	40.63%	59.38%	42.19%	57.81%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	28	37	10	1	7	13	17	13	126
PEAK HR FACTOR :	0.583	0.661	0.357	0.250	0.875	0.542	0.607	0.406	0.875
	0.707		0.393		0.625		0.577		

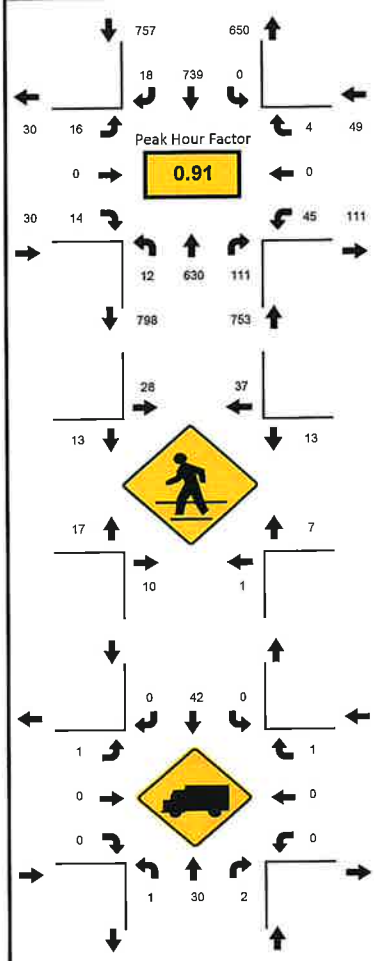
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	2	0	1	1	2	1	2	0	9
4:15 PM	0	0	7	2	1	0	4	6	20
4:30 PM	2	0	1	0	2	3	2	14	24
4:45 PM	2	1	3	0	4	2	0	4	16
5:00 PM	0	0	6	0	2	4	2	9	23
5:15 PM	0	1	10	4	0	3	17	0	35
5:30 PM	1	3	14	2	4	3	2	3	32
5:45 PM	0	1	2	5	4	1	3	0	16
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	7	6	44	14	19	17	32	36	175
APPROACH %'s :	53.85%	46.15%	75.86%	24.14%	52.78%	47.22%	47.06%	52.94%	
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	3	5	33	6	10	12	21	16	106
PEAK HR FACTOR :	0.375	0.417	0.589	0.375	0.625	0.750	0.309	0.444	0.757
	0.500		0.609		0.786		0.544		

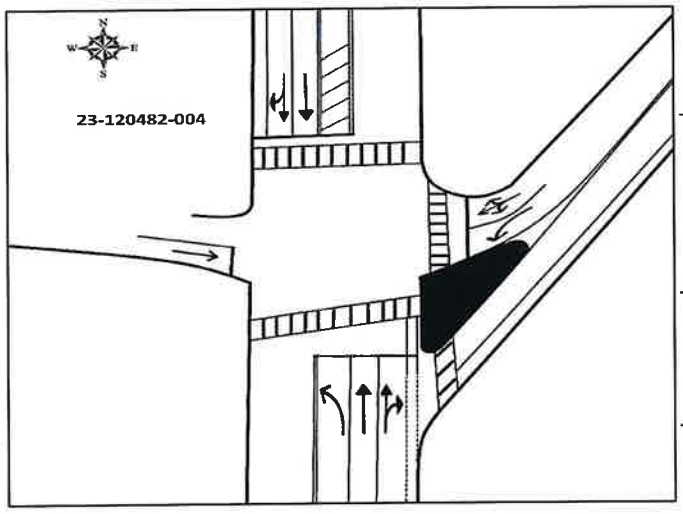
LOCATION: Gulf Blvd/SR 699 & Gulf Winds Dr
CITY/STATE: St Pete Beach, FL

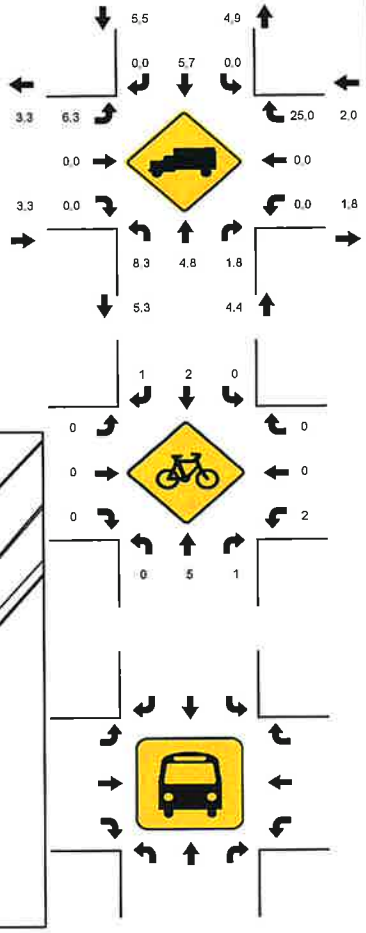
PROJECT ID: 23-120482-004
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

National Data & Surveying Services





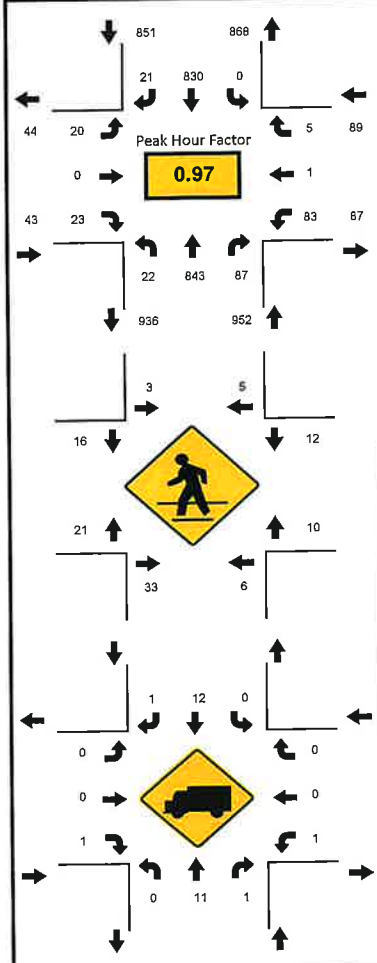


15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Gulf Winds Dr Eastbound					Gulf Winds Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	93	6	0		0	103	2	0		0	0	4	0		5	0	1	0		214	1154
7:15 AM	4	121	4	0		0	113	3	0		1	0	6	0		9	0	3	0		264	1307
7:30 AM	3	149	13	0		0	130	3	0		0	0	5	0		4	1	2	0		310	1419
7:45 AM	1	143	18	0		0	188	3	0		1	0	2	0		8	0	2	0		366	1518
8:00 AM	3	157	23	0		0	168	2	0		1	0	2	0		10	0	1	0		367	1589
8:15 AM	2	160	23	0		0	166	7	0		4	0	2	0		11	0	1	0		376	1222
8:30 AM	3	156	34	0		0	188	6	0		6	0	2	0		13	0	1	0		409	846
8:45 AM	4	157	31	0		0	217	3	0		5	0	8	0		11	0	1	0		437	437
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	640	136	0		0	868	28	0		24	0	32	0		52	0	4	0		1800	
Heavy Trucks	4	40	8	0		0	52	0	0		4	0	0	0		0	0	4	0		112	
Pedestrians		28					92					52					32				204	
Bicycles	0	12	4	0		0	4	4	0		0	0	0	0		8	0	0	0		32	
Buses																						
Stopped Buses																						

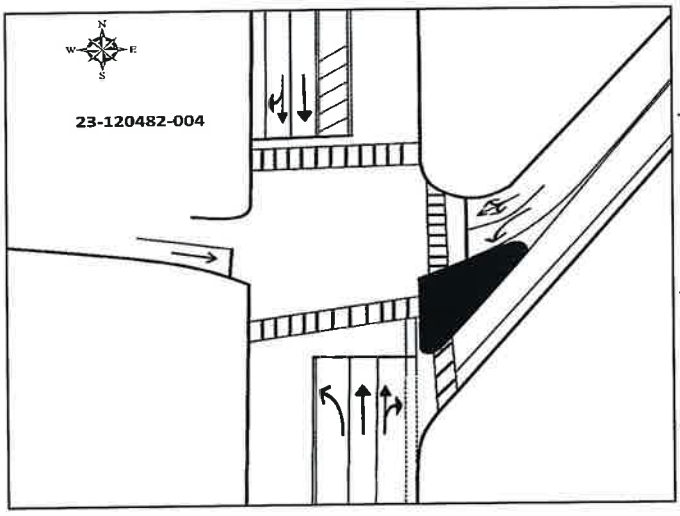
LOCATION: Gulf Blvd/SR 699 & Gulf Winds Dr
CITY/STATE: St Pete Beach, FL

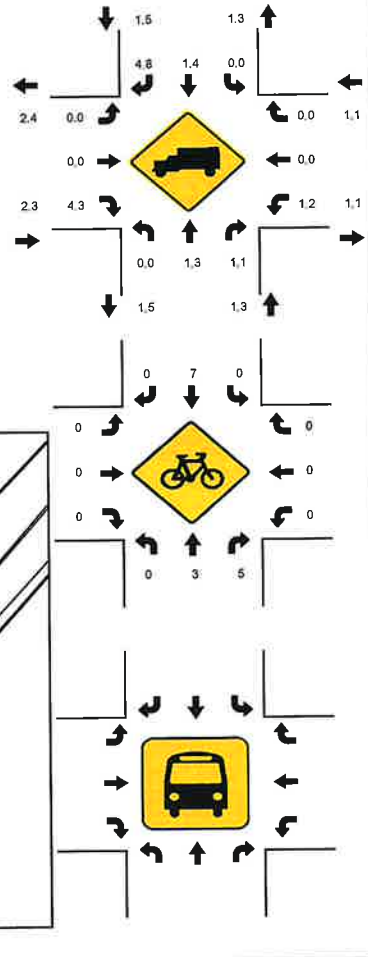
PROJECT ID: 23-120482-004
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Gulf Winds Dr Eastbound					Gulf Winds Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	8	250	17	0		0	170	4	0		2	0	6	0		17	0	2	0		476	1878
4:15 PM	3	190	21	0		0	210	4	0		2	0	4	0		19	0	2	0		455	1874
4:30 PM	6	209	22	0		0	185	4	0		1	0	4	0		16	0	1	0		448	1916
4:45 PM	8	212	17	0		0	226	6	0		5	0	7	0		17	1	0	0		499	1935
5:00 PM	0	204	24	0		0	203	3	0		5	0	7	0		25	0	1	0		472	1868
5:15 PM	7	217	28	0		0	204	6	0		6	0	8	0		20	0	1	0		497	1396
5:30 PM	5	210	18	2		0	197	6	0		4	0	1	0		21	0	3	0		467	899
5:45 PM	6	209	22	0		0	169	2	0		4	0	6	0		12	0	2	0		432	432
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	32	868	112	8		0	904	24	0		24	0	32	0		100	4	12	0		2120	
Heavy Trucks	0	16	4	0		0	20	4	0		0	0	4	0		4	0	0	0		52	
Pedestrians		64					16					68					28				176	
Bicycles	0	8	8	0		0	12	0	0		0	0	0	0		0	0	0	0		28	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N↑

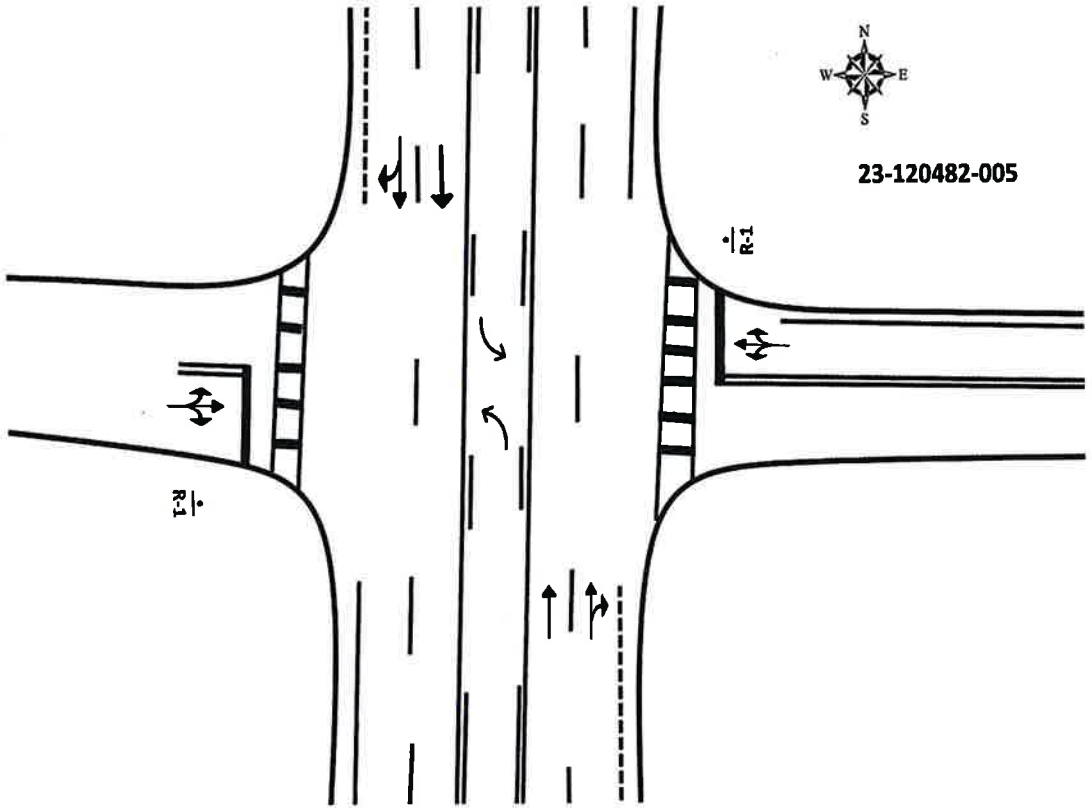
N/S Street: **Gulf Blvd/SR 699**

Speed: **35 MPH**

E/W Street: **64th Ave**

Speed: **25 MPH**

Site Code:	**23-120482-005**
Date:	**11/08/2023**
Weather:	**Sunny**
City:	**St Pete Beach**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2-Way Stop (EB/WB)**



Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & 64th Ave

Peak Hour Turning Movement Count

ID: 23-120482-005
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

CONTROL: 2-Way Stop(EB/WB)

	AM	NOON	PM
TEV	1405	0	1748
PHF	0.92		0.98

SOUTHBOUND (Gulf Blvd/SR 699)

	Left	Thru	Right	U-Turn	
AM	2	723	11	0	639 AM
NOON	0	0	0	0	0 NOON
PM	7	809	13	0	880 PM

NORTHBOUND (Gulf Blvd/SR 699)

	Left	Thru	Right	U-Turn	
PM	829	0	7	850	11 PM
NOON	0	0	0	0	0 NOON
AM	741	0	7	619	4 AM

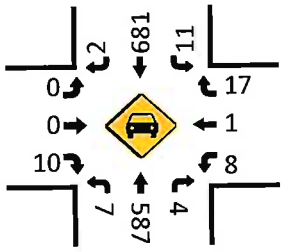
EASTBOUND (64th Ave)

	AM	NOON	PM
Left	10	0	15
Thru	0	0	0
Thru	0	0	1
Thru	0	0	0
Right	10	0	13

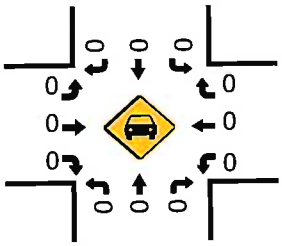
WESTBOUND (64th Ave)

	PM	NOON	AM
Left	29	0	20
Thru	1	0	1
Thru	7	0	8
U-Turn	0	0	0
Right	24	0	15

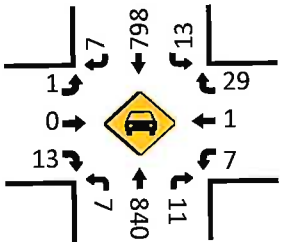
Cars (AM)



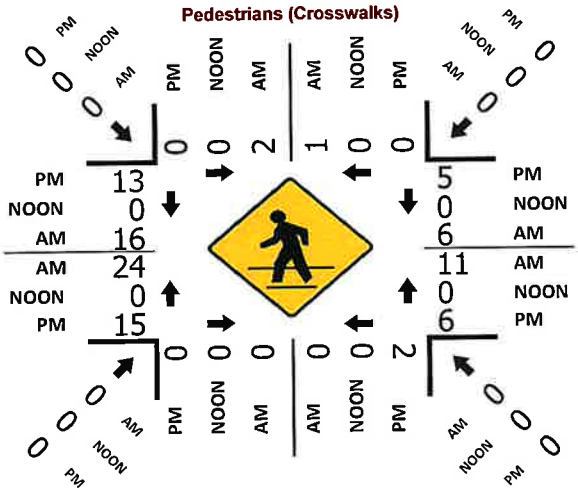
Cars (NOON)



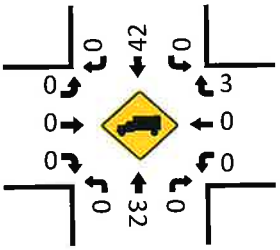
Cars (PM)



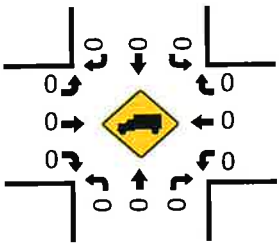
Pedestrians (Crosswalks)



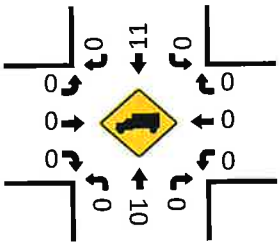
HT (AM)



HT (NOON)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach
Control: 2-Way Stop(EB/WB)

Project ID: 23-120482-005
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				64th Ave				64th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	2	91	0	0	1	96	0	0	0	0	2	0	2	0	3	0	197
7:15 AM	1	117	4	0	2	127	0	0	0	0	3	0	3	0	8	0	265
7:30 AM	0	142	1	0	3	122	0	0	0	0	0	0	5	0	3	0	276
7:45 AM	1	140	2	1	1	178	0	0	0	0	2	0	0	0	6	0	331
8:00 AM	1	145	0	0	2	176	0	0	0	0	3	0	0	0	4	0	331
8:15 AM	1	169	0	0	4	167	0	0	0	0	0	0	1	0	8	0	350
8:30 AM	2	150	3	0	3	171	1	0	0	0	4	0	3	0	4	0	341
8:45 AM	3	155	1	0	2	209	1	0	0	0	3	0	4	1	4	0	383
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	11	1109	11	1	18	1246	2	0	0	0	17	0	18	1	40	0	2474
APPROACH %'s :	0.97%	97.97%	0.97%	0.09%	1.42%	98.42%	0.16%	0.00%	0.00%	0.00%	100.00%	0.00%	30.51%	1.69%	67.80%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	7	619	4	0	11	723	2	0	0	0	10	0	8	1	20	0	1405
PEAK HR FACTOR :	0.583	0.916	0.333	0.000	0.688	0.865	0.500	0.000	0.000	0.000	0.625	0.000	0.500	0.250	0.625	0.000	0.917
	0.926				0.868				0.625				0.806				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	1	249	6	0	4	173	1	0	0	0	3	0	1	0	8	0	446
4:15 PM	3	185	2	0	3	195	1	0	0	0	2	0	1	0	3	0	395
4:30 PM	3	210	2	0	6	188	2	0	2	0	5	0	3	0	8	0	429
4:45 PM	2	205	1	0	4	216	2	0	1	0	4	0	5	0	6	0	446
5:00 PM	2	209	4	0	4	193	2	0	0	0	4	0	0	0	10	0	428
5:15 PM	0	227	2	0	0	200	3	0	0	0	3	0	1	1	3	0	440
5:30 PM	3	209	4	0	5	200	0	0	0	0	2	0	1	0	10	0	434
5:45 PM	5	204	4	1	7	168	5	0	0	0	5	0	0	0	7	0	406
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	1698	25	1	33	1533	16	0	3	0	28	0	12	1	55	0	3424
APPROACH %'s :	1.09%	97.42%	1.43%	0.06%	2.09%	96.90%	1.01%	0.00%	9.68%	0.00%	90.32%	0.00%	17.65%	1.47%	80.88%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	7	850	11	0	13	809	7	0	1	0	13	0	7	1	29	0	1748
PEAK HR FACTOR :	0.583	0.936	0.688	0.000	0.650	0.936	0.583	0.000	0.250	0.000	0.813	0.000	0.350	0.250	0.725	0.000	0.980
	0.948				0.934				0.700				0.841				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach
Control: 2-Way Stop(EB/WB)

Project ID: 23-120482-005
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				64th Ave				64th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	86	0	0	1	92	0	0	0	0	2	0	2	0	3	0	187
7:15 AM	1	115	3	0	2	117	0	0	0	0	3	0	3	0	8	0	252
7:30 AM	0	137	0	0	3	117	0	0	0	0	0	0	3	0	3	0	263
7:45 AM	1	134	1	1	1	169	0	0	0	0	2	0	0	0	6	0	315
8:00 AM	1	138	0	0	2	169	0	0	0	0	3	0	0	0	3	0	316
8:15 AM	1	162	0	0	4	153	0	0	0	0	0	0	1	0	7	0	328
8:30 AM	2	140	3	0	3	160	1	0	0	0	4	0	3	0	4	0	320
8:45 AM	3	147	1	0	2	199	1	0	0	0	3	0	4	1	3	0	364
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	10	1059	8	1	18	1176	2	0	0	0	17	0	16	1	37	0	2345
APPROACH %'s :	0.93%	98.24%	0.74%	0.09%	1.51%	98.33%	0.17%	0.00%	0.00%	0.00%	100.00%	0.00%	29.63%	1.85%	68.52%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	7	587	4	0	11	681	2	0	0	0	10	0	8	1	17	0	1328
PEAK HR FACTOR :	0.583	0.906	0.333	0.000	0.688	0.856	0.500	0.000	0.000	0.000	0.625	0.000	0.500	0.250	0.607	0.000	0.912
	0.917				0.859				0.625				0.813				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	1	246	6	0	4	168	1	0	0	0	3	0	1	0	8	0	438
4:15 PM	2	180	2	0	3	193	1	0	0	0	2	0	1	0	3	0	387
4:30 PM	3	204	2	0	6	184	2	0	2	0	5	0	3	0	7	0	418
4:45 PM	2	202	1	0	4	212	2	0	1	0	4	0	5	0	6	0	439
5:00 PM	2	206	4	0	4	189	2	0	0	0	4	0	0	0	10	0	421
5:15 PM	0	225	2	0	0	199	3	0	0	0	3	0	1	1	3	0	437
5:30 PM	3	207	4	0	5	198	0	0	0	0	2	0	1	0	10	0	430
5:45 PM	5	202	4	1	7	162	5	0	0	0	5	0	0	0	6	0	397
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	18	1672	25	1	33	1505	16	0	3	0	28	0	12	1	53	0	3367
APPROACH %'s :	1.05%	97.44%	1.46%	0.06%	2.12%	96.85%	1.03%	0.00%	9.68%	0.00%	90.32%	0.00%	18.18%	1.52%	80.30%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	7	840	11	0	13	798	7	0	1	0	13	0	7	1	29	0	1727
PEAK HR FACTOR :	0.583	0.933	0.688	0.000	0.650	0.941	0.583	0.000	0.250	0.000	0.813	0.000	0.350	0.250	0.725	0.000	0.983
	0.945				0.938				0.700				0.841				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach
Control: 2-Way Stop(EB/WB)

Project ID: 23-120482-005
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				64th Ave				64th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	5	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
7:15 AM	0	2	1	0	0	10	0	0	0	0	0	0	0	0	0	0	13
7:30 AM	0	5	1	0	0	5	0	0	0	0	0	0	2	0	0	0	13
7:45 AM	0	6	1	0	0	9	0	0	0	0	0	0	0	0	0	0	16
8:00 AM	0	7	0	0	0	7	0	0	0	0	0	0	0	0	1	0	15
8:15 AM	0	7	0	0	0	14	0	0	0	0	0	0	0	0	1	0	22
8:30 AM	0	10	0	0	0	11	0	0	0	0	0	0	0	0	0	0	21
8:45 AM	0	8	0	0	0	10	0	0	0	0	0	0	0	0	1	0	19
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	50	3	0	0	70	0	0	0	0	0	0	2	0	3	0	129
APPROACH %'s :	1.85%	92.59%	5.56%	0.00%	0.00%	100.00%	0.00%	0.00%					40.00%	0.00%	60.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	32	0	0	0	42	0	0	0	0	0	0	0	0	3	0	77
PEAK HR FACTOR :	0.000	0.800	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.875
		0.800				0.750								0.750			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
4:15 PM	1	5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	8
4:30 PM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	1	0	11
4:45 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
5:00 PM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
5:15 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	1	0	9
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	26	0	0	0	28	0	0	0	0	0	0	0	0	2	0	57
APPROACH %'s :	3.70%	96.30%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	10	0	0	0	11	0	0	0	0	0	0	0	0	0	0	21
PEAK HR FACTOR :	0.000	0.833	0.000	0.000	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750
		0.833				0.688											

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach
Control: 2-Way Stop(EB/WB)

Project ID: 23-120482-005
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				64th Ave				64th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	3	0	0	0	0	0	0	0	0	1	0	0	0	1	0	5
8:00 AM	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
8:15 AM	0	3	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4
8:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	1	0	0	1	0	0	0	0	1	0	0	1	1	0	5
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	8	1	0	0	7	1	0	0	0	2	0	0	1	2	0	23
APPROACH %'s :	10.00%	80.00%	10.00%	0.00%	0.00%	87.50%	12.50%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	33.33%	66.67%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	1	4	1	0	0	3	1	0	0	0	1	0	0	1	1	0	13
PEAK HR FACTOR :	0.250	0.333	0.250	0.000	0.000	0.750	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.250	0.000	0.650
		0.500				1.000				0.250				0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	1	0	0	1	0	0	0	0	1	0	0	0	1	0	4
4:15 PM	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	3
5:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	1	0	0	0	1	0	0	0	0	1	0	0	0	1	0	4
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	5	1	0	0	11	0	0	0	0	3	0	0	0	2	0	23
APPROACH %'s :	14.29%	71.43%	14.29%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	1	3	0	0	0	3	0	0	0	0	2	0	0	0	1	0	10
PEAK HR FACTOR :	0.250	0.375	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.250	0.000	0.625
		0.500				0.750				0.500				0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach
Control: 2-Way Stop(EB/WB)

Project ID: 23-120482-005
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				64th Ave				64th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%													
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	3
APPROACH %'s :					50.00%	0.00%	50.00%	0.00%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
							0.250										

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 64th Ave
City: St Pete Beach

Project ID: 23-120482-005
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

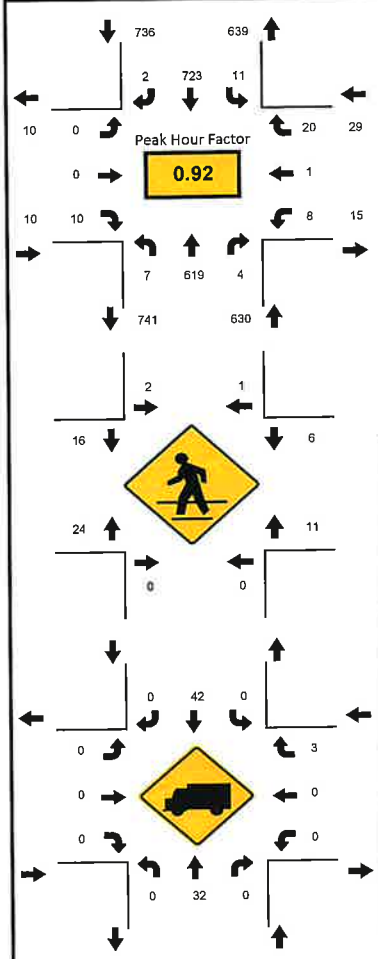
NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		64th Ave		64th Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	1	1	2
7:15 AM	0	0	0	4	0	0	2	3	9
7:30 AM	0	0	0	0	2	0	2	0	4
7:45 AM	0	0	0	0	2	1	4	0	7
8:00 AM	2	0	0	0	2	1	3	1	9
8:15 AM	0	1	0	0	5	3	5	4	18
8:30 AM	0	0	0	0	1	2	10	6	19
8:45 AM	0	0	0	0	3	0	6	5	14
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	2	1	0	4	15	7	33	20	82
APPROACH %'s :	66.67%	33.33%	0.00%	100.00%	68.18%	31.82%	62.26%	37.74%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	2	1	0	0	11	6	24	16	60
PEAK HR FACTOR :	0.250	0.250			0.550	0.500	0.600	0.667	0.789
	0.375				0.531		0.625		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	1	2	4	1	1	9
4:15 PM	0	0	0	0	5	0	2	1	8
4:30 PM	0	0	0	0	2	0	4	4	10
4:45 PM	0	0	0	0	1	1	1	0	3
5:00 PM	0	0	0	1	1	2	2	7	13
5:15 PM	0	0	0	1	0	0	6	4	11
5:30 PM	0	0	0	0	4	2	6	2	14
5:45 PM	0	0	0	0	1	0	4	0	5
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	3	16	9	26	19	73
APPROACH %'s :			0.00%	100.00%	64.00%	36.00%	57.78%	42.22%	
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	0	0	0	2	6	5	15	13	41
PEAK HR FACTOR :				0.500	0.375	0.625	0.625	0.464	0.732
			0.500		0.458		0.700		

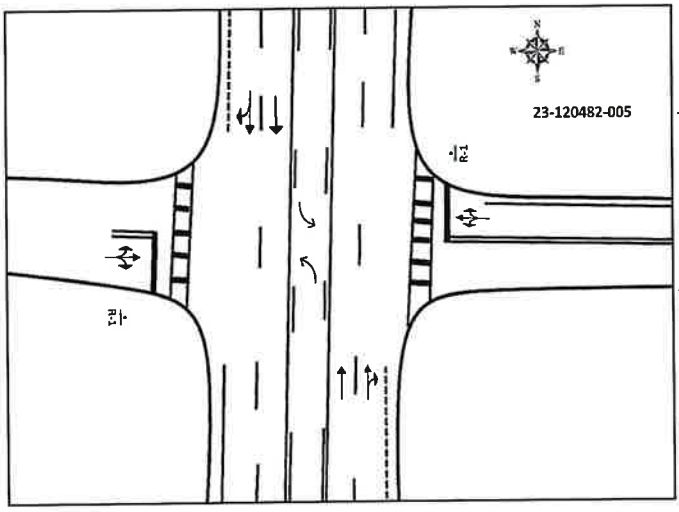
LOCATION: Gulf Blvd/SR 699 & 64th Ave
CITY/STATE: St Pete Beach, FL

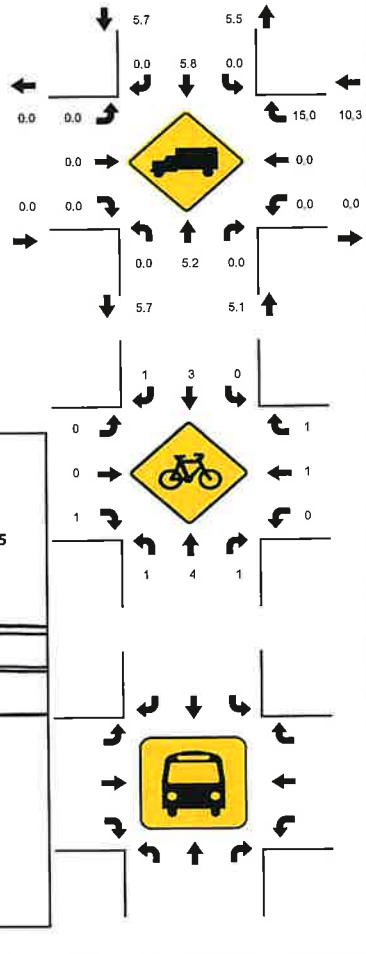
PROJECT ID: 23-120482-005
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



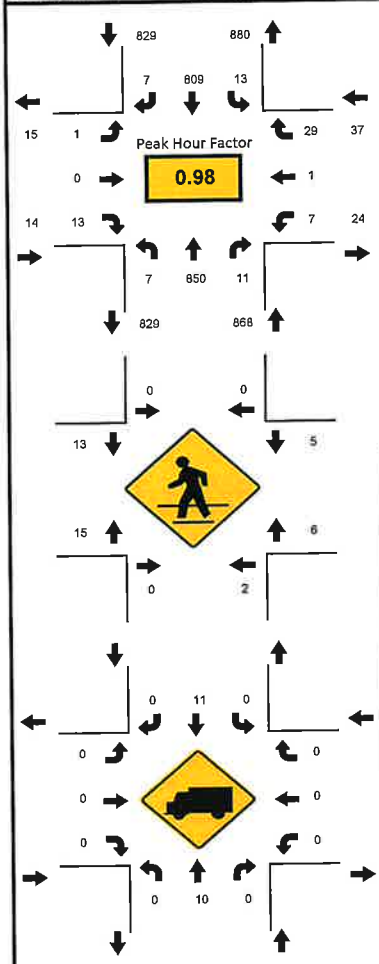


15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					64th Ave Eastbound					64th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	2	91	0	0		1	96	0	0		0	0	2	0		2	0	3	0		197	1069
7:15 AM	1	117	4	0		2	127	0	0		0	0	3	0		3	0	8	0		265	1203
7:30 AM	0	142	1	0		3	122	0	0		0	0	0	0		5	0	3	0		276	1288
7:45 AM	1	140	2	1		1	178	0	0		0	0	2	0		0	0	6	0		331	1353
8:00 AM	1	145	0	0		2	176	0	0		0	0	3	0		0	0	4	0		331	1405
8:15 AM	1	169	0	0		4	167	0	0		0	0	0	0		1	0	8	0		350	1074
8:30 AM	2	150	3	0		3	171	1	0		0	0	4	0		3	0	4	0		341	724
8:45 AM	3	155	1	0		2	209	1	0		0	0	3	0		4	1	4	0		383	383
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	676	12	0		16	836	4	0		0	0	16	0		16	4	32	0		1624	
Heavy Trucks	0	40	0	0		0	56	0	0		0	0	0	0		0	0	4	0		100	
Pedestrians		0					8					64					32				104	
Bicycles	4	12	4	0		0	4	4	0		0	0	4	0		0	4	4	0		40	
Buses																						
Stopped Buses																						

LOCATION: Gulf Blvd/SR 699 & 64th Ave
CITY/STATE: St Pete Beach, FL

PROJECT ID: 23-120482-005
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



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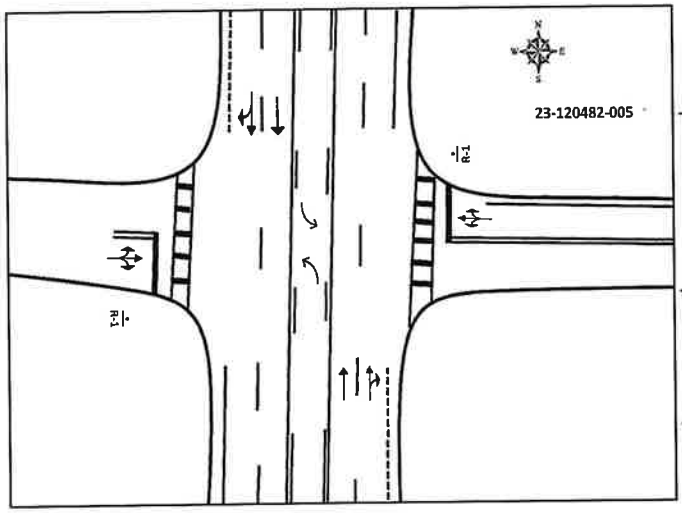

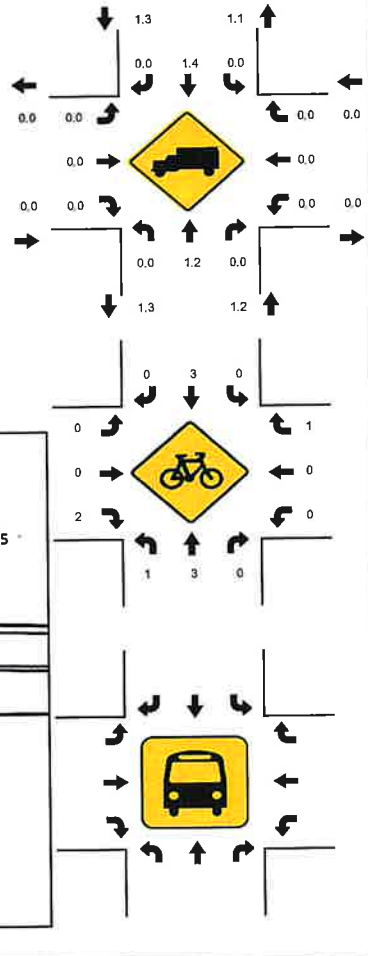

15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					64th Ave Eastbound					64th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	1	249	6	0		4	173	1	0		0	0	3	0		1	0	8	0		446	1716
4:15 PM	3	185	2	0		3	195	1	0		0	0	2	0		1	0	3	0		395	1698
4:30 PM	3	210	2	0		6	188	2	0		2	0	5	0		3	0	8	0		429	1743
4:45 PM	2	205	1	0		4	216	2	0		1	0	4	0		5	0	6	0		446	1748
5:00 PM	2	209	4	0		4	193	2	0		0	0	4	0		0	0	10	0		428	1708
5:15 PM	0	227	2	0		0	200	3	0		0	0	3	0		1	1	3	0		440	1280
5:30 PM	3	209	4	0		5	200	0	0		0	0	2	0		1	0	10	0		434	840
5:45 PM	5	204	4	1		7	168	5	0		0	0	5	0		0	0	7	0		406	406
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	908	16	0		20	864	12	0		4	0	16	0		20	4	40	0		1916	
Heavy Trucks	0	12	0	0		0	16	0	0		0	0	0	0		0	0	0	0		28	
Pedestrians		4					0					40					24				68	
Bicycles	4	8	0	0		0	4	0	0		0	0	4	0		0	0	4	0		24	
Buses																						
Stopped Buses																						

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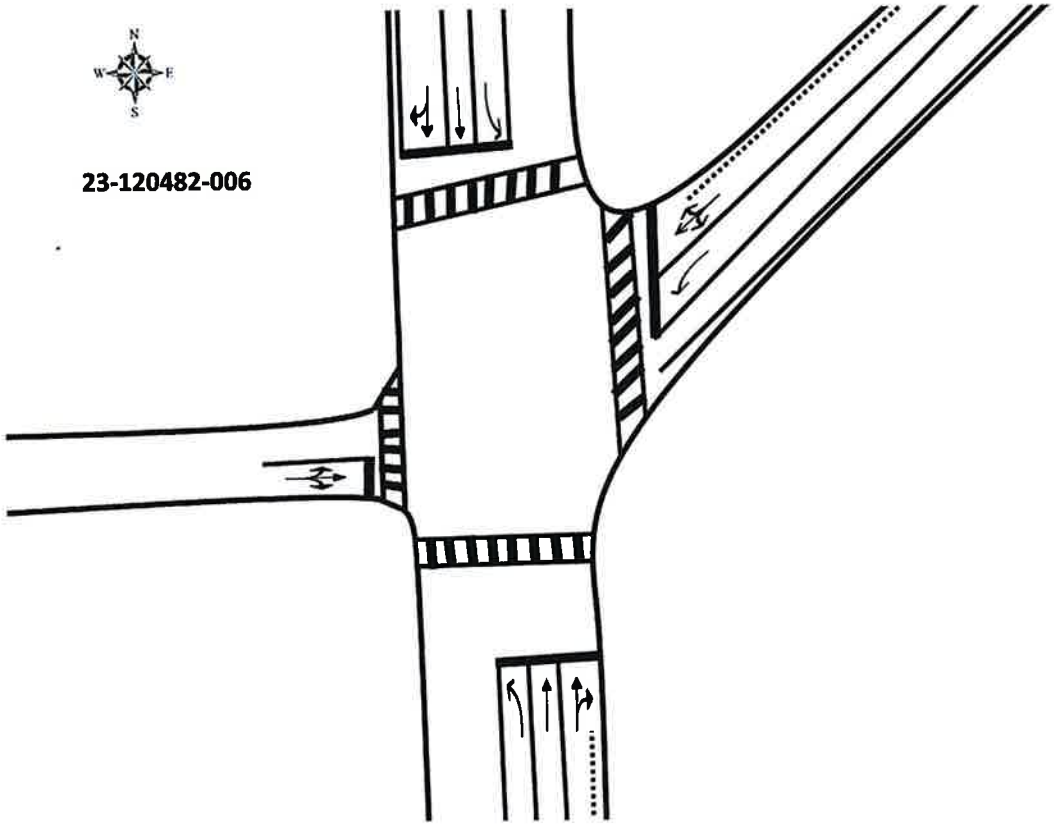
N↑ | N/S Street: **Gulf Blvd/SR 699** | Speed: **35 MPH**

E/W Street: **Blind Pass Rd** | Speed: **20/25 MPH**



Site Code:	**23-120482-006**
Date:	**11/08/2023**
Weather:	**Sunny**
City:	**St Pete Beach**
County:	**Pinellas**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**Signalized**

SIGNAL TIMING

PHASES	1	2	3
NT/ST	01:50	02:01	02:06
WL/WT	00:19	00:28	00:10
EL/ET	-	00:15	00:25

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & Blind Pass Rd

Peak Hour Turning Movement Count

ID: 23-120482-006
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:30 PM - 05:30 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

CONTROL: Signalized

		AM	NOON	PM
TEV	1475	0	1738	
PHF		0.88		0.97

SOUTHBOUND (Gulf Blvd/SR 699)

AM	10	749	4	0	662	AM
NOON	0	0	0	0	0	NOON
PM	15	774	4	0	843	PM

EASTBOUND (Blind Pass Rd)

AM	NOON	PM	
16	0	30	
0	0	0	0
9	0	15	0
0	0	4	0
6	0	14	0
AM	NOON	PM	

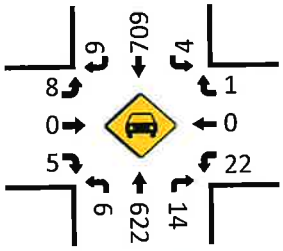
WESTBOUND (Blind Pass Rd)

PM	NOON	AM	
2	0	1	0
3	0	0	0
27	0	22	0
0	0	0	0
50	0	19	
PM	NOON	AM	

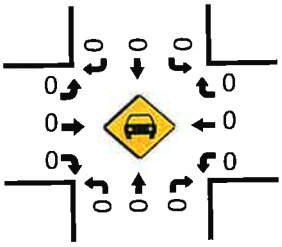
NORTHBOUND (Gulf Blvd/SR 699)

PM	815	0	12	826	42	PM
NOON	0	0	0	0	0	NOON
AM	778	1	6	652	15	AM

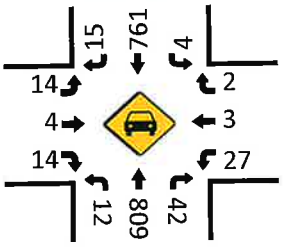
Cars (AM)



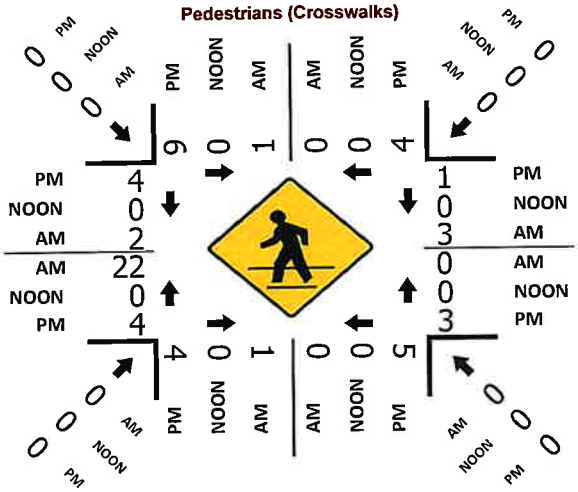
Cars (NOON)



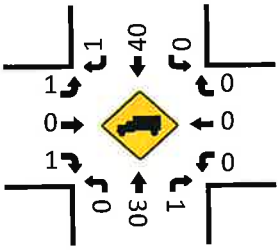
Cars (PM)



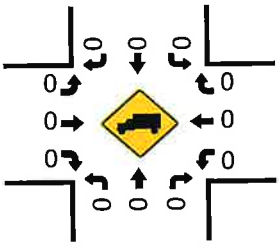
Pedestrians (Crosswalks)



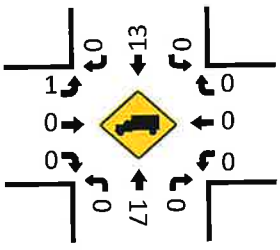
HT (AM)



HT (NOON)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Blind Pass Rd
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-006
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Blind Pass Rd				Blind Pass Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	92	1	0	0	108	0	0	1	1	1	0	1	0	0	0	206
7:15 AM	3	120	9	0	0	125	1	0	0	0	1	0	1	0	1	0	261
7:30 AM	0	139	5	0	0	130	1	0	2	0	2	0	3	1	0	0	283
7:45 AM	0	129	6	0	0	178	1	0	1	1	0	0	2	0	0	0	318
8:00 AM	1	164	3	0	0	182	1	0	3	0	1	0	6	0	0	0	361
8:15 AM	1	183	2	0	2	165	0	0	1	0	0	0	4	0	0	0	358
8:30 AM	4	146	2	0	0	171	3	0	2	0	2	0	8	0	0	0	338
8:45 AM	0	159	8	1	2	231	6	0	3	0	3	0	4	0	1	0	418
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	10	1132	36	1	4	1290	13	0	13	2	10	0	29	1	2	0	2543
APPROACH %'s :	0.85%	96.01%	3.05%	0.08%	0.31%	98.70%	0.99%	0.00%	52.00%	8.00%	40.00%	0.00%	90.63%	3.13%	6.25%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	6	652	15	1	4	749	10	0	9	0	6	0	22	0	1	0	1475
PEAK HR FACTOR :	0.375	0.891	0.469	0.250	0.500	0.811	0.417	0.000	0.750	0.000	0.500	0.000	0.688	0.000	0.250	0.000	0.882
	0.906				0.798				0.625				0.719				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	2	251	8	0	0	177	2	0	4	1	2	0	2	0	1	0	450
4:15 PM	1	174	11	0	2	190	4	0	2	2	4	0	13	0	1	0	404
4:30 PM	2	206	9	0	0	191	3	0	4	0	5	0	3	0	1	0	424
4:45 PM	2	208	9	0	3	208	4	0	4	1	2	0	7	0	0	0	448
5:00 PM	4	200	9	0	0	182	6	0	4	3	6	0	7	0	0	0	421
5:15 PM	4	212	15	0	1	193	2	0	3	0	1	0	10	3	1	0	445
5:30 PM	8	188	7	0	0	189	3	0	5	2	1	0	10	1	1	0	415
5:45 PM	4	192	10	0	1	173	2	0	7	0	5	0	4	0	0	0	398
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	27	1631	78	0	7	1503	26	0	33	9	26	0	56	4	5	0	3405
APPROACH %'s :	1.56%	93.95%	4.49%	0.00%	0.46%	97.85%	1.69%	0.00%	48.53%	13.24%	38.24%	0.00%	86.15%	6.15%	7.69%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	12	826	42	0	4	774	15	0	15	4	14	0	27	3	2	0	1738
PEAK HR FACTOR :	0.750	0.974	0.700	0.000	0.333	0.930	0.625	0.000	0.938	0.333	0.583	0.000	0.675	0.250	0.500	0.000	0.970
	0.952				0.922				0.635				0.571				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Blind Pass Rd
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-006
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Blind Pass Rd				Blind Pass Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	1	87	1	0	0	105	0	0	1	1	1	0	1	0	0	0	198
7:15 AM	3	118	8	0	0	114	1	0	0	0	1	0	1	0	1	0	247
7:30 AM	0	134	5	0	0	125	1	0	2	0	2	0	3	1	0	0	273
7:45 AM	0	125	6	0	0	169	1	0	1	1	0	0	2	0	0	0	305
8:00 AM	1	156	3	0	0	172	1	0	3	0	1	0	6	0	0	0	343
8:15 AM	1	177	2	0	2	154	0	0	1	0	0	0	4	0	0	0	341
8:30 AM	4	137	2	0	0	161	2	0	1	0	2	0	8	0	0	0	317
8:45 AM	0	152	7	1	2	222	6	0	3	0	2	0	4	0	1	0	400
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	10	1086	34	1	4	1222	12	0	12	2	9	0	29	1	2	0	2424
APPROACH %'s :	0.88%	96.02%	3.01%	0.09%	0.32%	98.71%	0.97%	0.00%	52.17%	8.70%	39.13%	0.00%	90.63%	3.13%	6.25%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	6	622	14	1	4	709	9	0	8	0	5	0	22	0	1	0	1401
PEAK HR FACTOR :	0.375	0.879	0.500	0.250	0.500	0.798	0.375	0.000	0.667	0.000	0.625	0.000	0.688	0.000	0.250	0.000	0.876
	0.893				0.785				0.650				0.719				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	2	248	7	0	0	171	2	0	3	1	1	0	2	0	1	0	438
4:15 PM	1	170	11	0	2	188	4	0	2	2	3	0	13	0	1	0	397
4:30 PM	2	200	9	0	0	188	3	0	4	0	5	0	3	0	1	0	415
4:45 PM	2	203	9	0	3	203	4	0	3	1	2	0	7	0	0	0	437
5:00 PM	4	196	9	0	0	178	6	0	4	3	6	0	7	0	0	0	413
5:15 PM	4	210	15	0	1	192	2	0	3	0	1	0	10	3	1	0	442
5:30 PM	8	186	7	0	0	187	3	0	5	2	1	0	10	1	1	0	411
5:45 PM	4	189	10	0	1	168	2	0	7	0	5	0	4	0	0	0	390
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	27	1602	77	0	7	1475	26	0	31	9	24	0	56	4	5	0	3343
APPROACH %'s :	1.58%	93.90%	4.51%	0.00%	0.46%	97.81%	1.72%	0.00%	48.44%	14.06%	37.50%	0.00%	86.15%	6.15%	7.69%	0.00%	
PEAK HR :	**04:30 PM - 05:30 PM**																TOTAL
PEAK HR VOL :	12	809	42	0	4	761	15	0	14	4	14	0	27	3	2	0	1707
PEAK HR FACTOR :	0.750	0.963	0.700	0.000	0.333	0.937	0.625	0.000	0.875	0.333	0.583	0.000	0.675	0.250	0.500	0.000	0.965
	0.942				0.929				0.615				0.571				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Blind Pass Rd
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-006
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Blind Pass Rd				Blind Pass Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	8
7:15 AM	0	2	1	0	0	11	0	0	0	0	0	0	0	0	0	0	14
7:30 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
7:45 AM	0	4	0	0	0	9	0	0	0	0	0	0	0	0	0	0	13
8:00 AM	0	8	0	0	0	10	0	0	0	0	0	0	0	0	0	0	18
8:15 AM	0	6	0	0	0	11	0	0	0	0	0	0	0	0	0	0	17
8:30 AM	0	9	0	0	0	10	1	0	1	0	0	0	0	0	0	0	21
8:45 AM	0	7	1	0	0	9	0	0	0	0	1	0	0	0	0	0	18
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	46	2	0	0	68	1	0	1	0	1	0	0	0	0	0	119
APPROACH %'s :	0.00%	95.83%	4.17%	0.00%	0.00%	98.55%	1.45%	0.00%	50.00%	0.00%	50.00%	0.00%					
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	30	1	0	0	40	1	0	1	0	1	0	0	0	0	0	74
PEAK HR FACTOR :	0.000	0.833	0.250	0.000	0.000	0.909	0.250	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.881
		0.861				0.932				0.500							

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	3	1	0	0	6	0	0	1	0	1	0	0	0	0	0	12
4:15 PM	0	4	0	0	0	2	0	0	0	0	1	0	0	0	0	0	7
4:30 PM	0	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9
4:45 PM	0	5	0	0	0	5	0	0	1	0	0	0	0	0	0	0	11
5:00 PM	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	8
5:15 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	8
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	29	1	0	0	28	0	0	2	0	2	0	0	0	0	0	62
APPROACH %'s :	0.00%	96.67%	3.33%	0.00%	0.00%	100.00%	0.00%	0.00%	50.00%	0.00%	50.00%	0.00%					
PEAK HR :	**04:30 PM - 05:30 PM**																TOTAL
PEAK HR VOL :	0	17	0	0	0	13	0	0	1	0	0	0	0	0	0	0	31
PEAK HR FACTOR :	0.000	0.708	0.000	0.000	0.000	0.650	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.705
		0.708				0.650				0.250							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Blind Pass Rd
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-006
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				Blind Pass Rd				Blind Pass Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	1	2	0	0	1	0	0	0	0	0	0	0	0	0	0	4
8:00 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	5	3	0	0	5	0	0	0	0	0	0	1	0	0	0	14
APPROACH %'s :	0.00%	62.50%	37.50%	0.00%	0.00%	100.00%	0.00%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	4	1	0	0	1	0	0	0	0	0	0	1	0	0	0	7
PEAK HR FACTOR :	0.000	0.500	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.583
		0.417				0.250								0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4
4:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	4	0	0	0	6	1	0	1	0	1	0	0	0	0	0	14
APPROACH %'s :	20.00%	80.00%	0.00%	0.00%	0.00%	85.71%	14.29%	0.00%	50.00%	0.00%	50.00%	0.00%					
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	1	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	5
PEAK HR FACTOR :	0.250	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.625
		0.500				0.250				0.500							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & Blind Pass Rd
City: St Pete Beach

Project ID: 23-120482-006
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

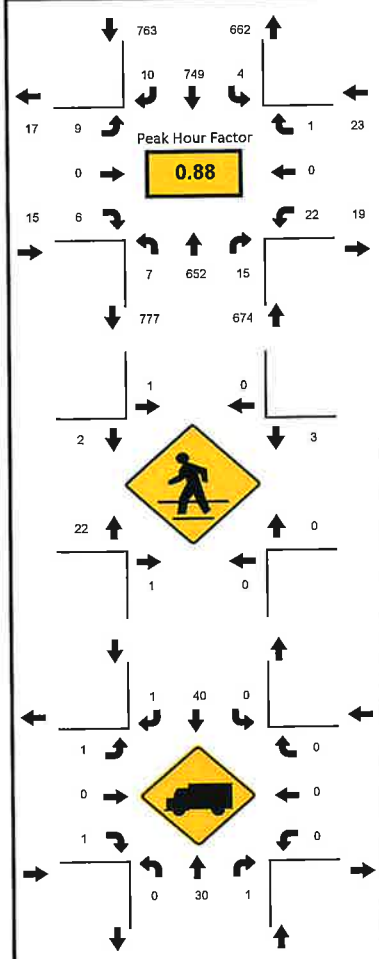
NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		Blind Pass Rd		Blind Pass Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	2	0	0	1	0	0	0	0	3
7:15 AM	1	2	0	0	0	0	1	0	4
7:30 AM	0	0	0	1	0	0	0	0	1
7:45 AM	4	0	1	0	2	0	2	0	9
8:00 AM	0	0	1	0	0	2	1	0	4
8:15 AM	0	0	0	0	0	1	0	0	1
8:30 AM	0	0	0	0	0	0	12	0	12
8:45 AM	1	0	0	0	0	0	9	2	12
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	8	2	2	2	2	3	25	2	46
APPROACH %'s :	80.00%	20.00%	50.00%	50.00%	40.00%	60.00%	92.59%	7.41%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	1	0	1	0	0	3	22	2	29
PEAK HR FACTOR :	0.250		0.250			0.375	0.458	0.250	0.604
	0.250		0.250		0.375		0.500		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	1	0	1	1	0	1	0	4
4:15 PM	2	0	0	1	1	3	0	1	8
4:30 PM	3	0	0	0	0	1	0	1	5
4:45 PM	0	0	2	4	2	0	0	0	8
5:00 PM	2	2	2	0	0	0	1	3	10
5:15 PM	4	2	0	1	1	0	3	0	11
5:30 PM	4	2	1	0	0	2	2	2	13
5:45 PM	0	0	0	2	1	0	2	1	6
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	15	7	5	9	6	6	9	8	65
APPROACH %'s :	68.18%	31.82%	35.71%	64.29%	50.00%	50.00%	52.94%	47.06%	
PEAK HR :	**04:30 PM - 05:30 PM**								TOTAL
PEAK HR VOL :	9	4	4	5	3	1	4	4	34
PEAK HR FACTOR :	0.563	0.500	0.500	0.313	0.375	0.250	0.333	0.333	0.773
	0.542		0.375		0.500		0.500		

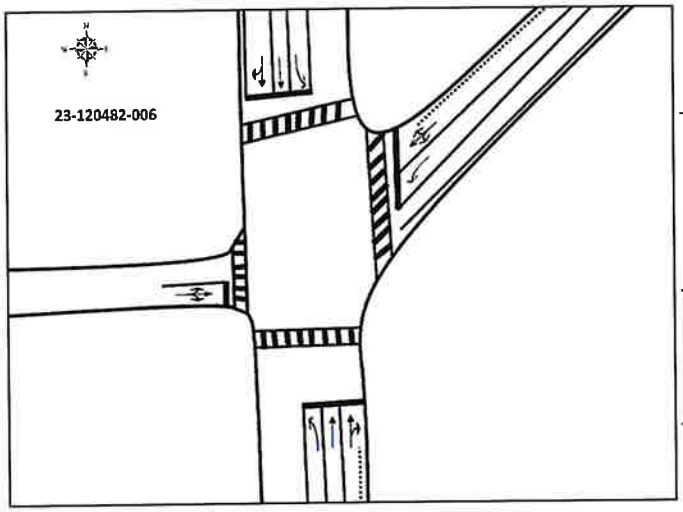
LOCATION: Gulf Blvd/SR 699 & Blind Pass Rd
CITY/STATE: St Pete Beach, FL

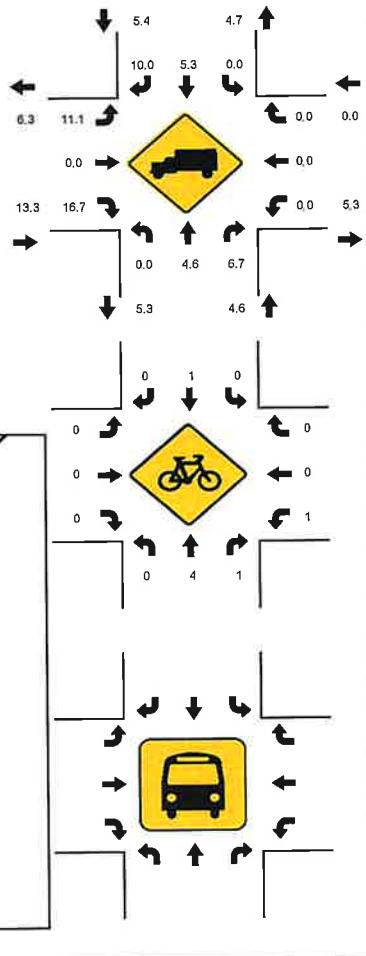
PROJECT ID: 23-120482-006
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



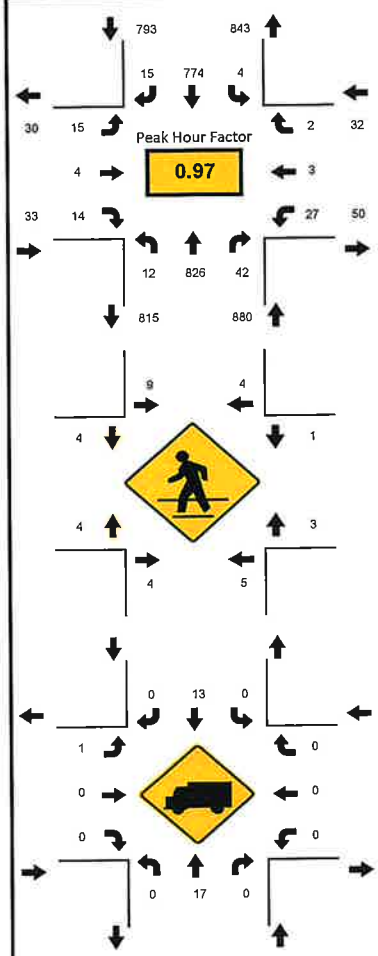


15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Blind Pass Rd Eastbound					Blind Pass Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	1	92	1	0		0	108	0	0		1	1	1	0		1	0	0	0		206	1068
7:15 AM	3	120	9	0		0	125	1	0		0	0	1	0		1	0	1	0		261	1223
7:30 AM	0	139	5	0		0	130	1	0		2	0	2	0		3	1	0	0		283	1320
7:45 AM	0	129	6	0		0	178	1	0		1	1	0	0		2	0	0	0		318	1375
8:00 AM	1	164	3	0		0	182	1	0		3	0	1	0		6	0	0	0		361	1475
8:15 AM	1	183	2	0		2	165	0	0		1	0	0	0		4	0	0	0		358	1114
8:30 AM	4	146	2	0		0	171	3	0		2	0	2	0		8	0	0	0		338	756
8:45 AM	0	159	8	1		2	231	6	0		3	0	3	0		4	0	1	0		418	418
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	732	32	4		8	924	24	0		12	0	12	0		32	0	4	0		1800	
Heavy Trucks	0	36	4	0		0	44	4	0		4	0	4	0		0	0	0	0		96	
Pedestrians		4					4					48					8				64	
Bicycles	0	8	4	0		0	4	0	0		0	0	0	0		4	0	0	0		20	
Buses																						
Stopped Buses																						

LOCATION: Gulf Blvd/SR 699 & Blind Pass Rd
CITY/STATE: St Pete Beach, FL

PROJECT ID: 23-120482-006
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



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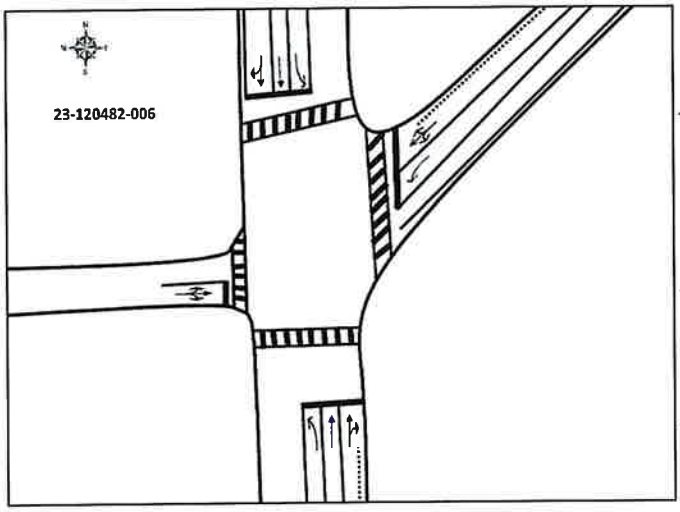
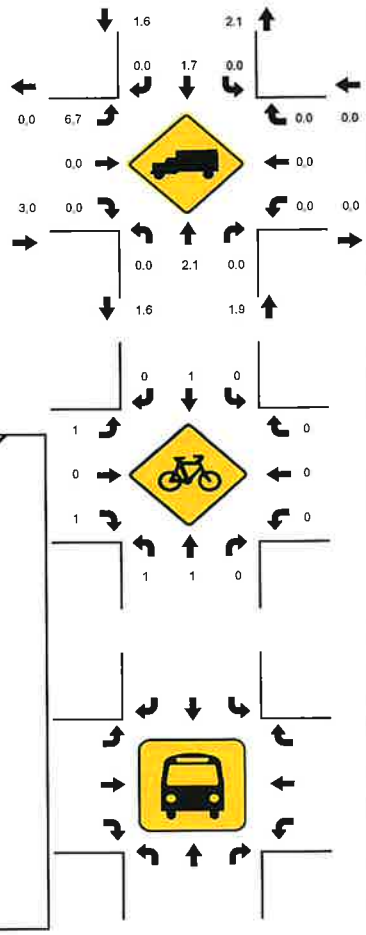
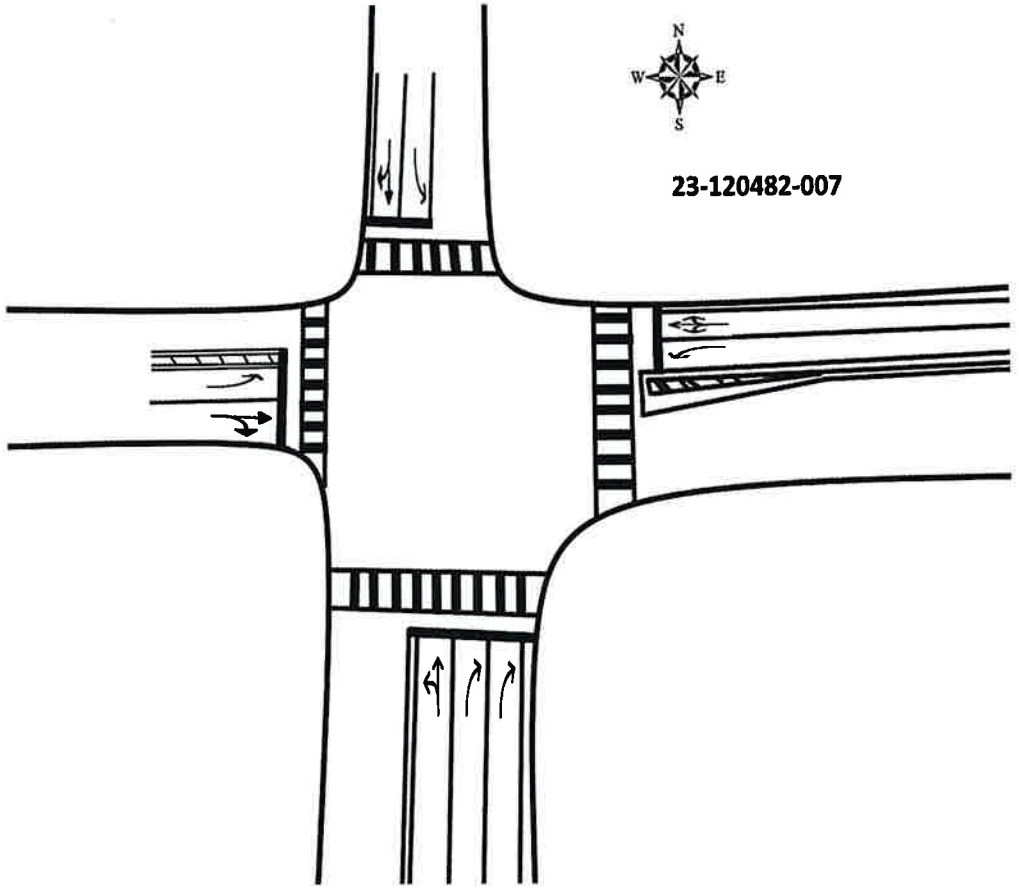




15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					Blind Pass Rd Eastbound					Blind Pass Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	2	251	8	0		0	177	2	0		4	1	2	0		2	0	1	0		450	1726
4:15 PM	1	174	11	0		2	190	4	0		2	2	4	0		13	0	1	0		404	1697
4:30 PM	2	206	9	0		0	191	3	0		4	0	5	0		3	0	1	0		424	1738
4:45 PM	2	208	9	0		3	208	4	0		4	1	2	0		7	0	0	0		448	1729
5:00 PM	4	200	9	0		0	182	6	0		4	3	6	0		7	0	0	0		421	1679
5:15 PM	4	212	15	0		1	193	2	0		3	0	1	0		10	3	1	0		445	1258
5:30 PM	8	188	7	0		0	189	3	0		5	2	1	0		10	1	1	0		415	813
5:45 PM	4	192	10	0		1	173	2	0		7	0	5	0		4	0	0	0		398	398
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	848	60	0		12	832	24	0		16	12	24	0		40	12	4	0		1900	
Heavy Trucks	0	24	0	0		0	20	0	0		4	0	0	0		0	0	0	0		48	
Pedestrians		24					24					16					8				72	
Bicycles	4	4	0	0		0	4	0	0		4	0	4	0		0	0	0	0		20	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N↑ | N/S Street: **Gulf Blvd/SR 699** | Speed: **35 MPH**



E/W Street: **75th Ave** | Speed: **35 MPH**

Site Code: **23-120482-007**

Date: **11/08/2023**

Weather: **Sunny**

City: **St Pete Beach**

County: **Pinellas**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
SL/ST	00:15	00:33	00:13
NL/NT	00:14	00:13	00:13
EL/ET	00:16	00:16	00:29
WL/WT/NR	01:26	01:00	01:30
EL/ET	-	00:35	00:17

Prepared by National Data & Surveying Services

Gulf Blvd/SR 699 & 75th Ave

Peak Hour Turning Movement Count

ID: 23-120482-007
City: St Pete Beach

Day: Wednesday
Date: 11/8/2023

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (Gulf Blvd/SR 699)

AM	1	11	2	0	20	AM
NOON	0	0	0	0	0	NOON
PM	2	15	11	0	23	PM

EASTBOUND (75th Ave)

AM	NOON	PM	
58	0	146	⇦
0	0	0	↶ 0
1	0	4	↱ 0
58	0	53	→ 0
6	0	6	↷ 0

WESTBOUND (75th Ave)

PM	NOON	AM	
11	0	16	↰ 0
134	0	47	← 0
784	0	767	↶ 0
0	0	0	↱ 0
881	0	645	⇨

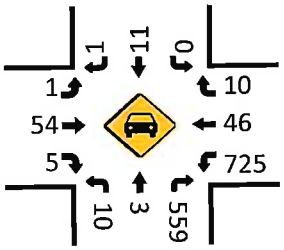
NORTHBOUND (Gulf Blvd/SR 699)

PM	805	0	10	8	817	PM
NOON	0	0	0	0	0	NOON
AM	784	0	10	3	585	AM

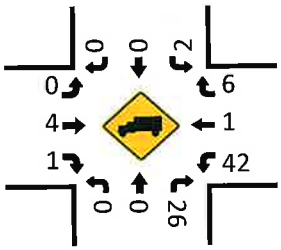
CONTROL: Signalized

TEV	1507 AM	0 NOON	1855 PM
PHF	0.92		0.98

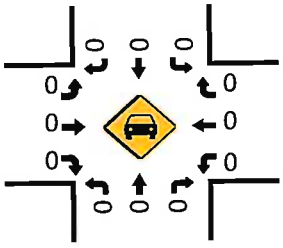
Cars (AM)



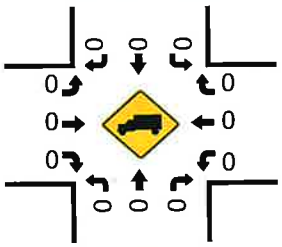
HT (AM)



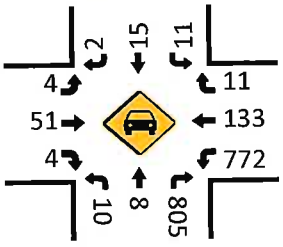
Cars (NOON)



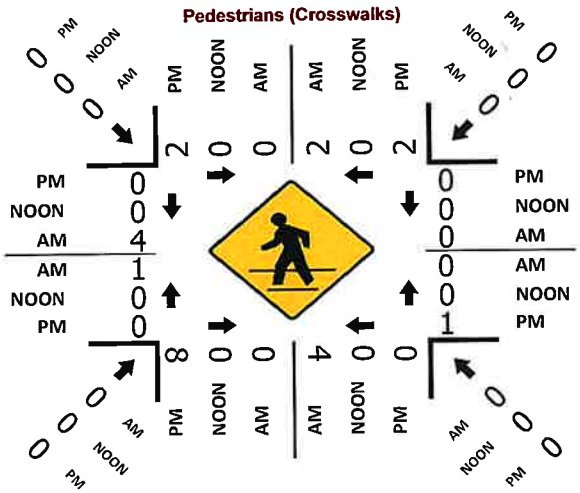
HT (NOON)



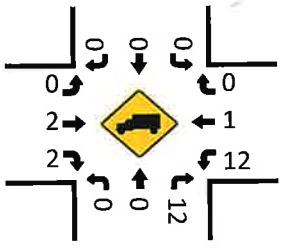
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-007
Date: 11/8/2023

Data - Total

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				75th Ave				75th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	4	85	0	0	1	0	0	0	7	1	0	94	4	1	0	197
7:15 AM	0	0	108	0	0	0	1	0	0	6	2	0	127	5	6	0	255
7:30 AM	1	10	137	0	1	0	2	0	0	5	0	0	141	12	7	0	316
7:45 AM	0	7	129	0	1	4	1	0	0	10	3	0	193	20	6	0	374
8:00 AM	1	0	139	0	0	2	1	0	0	10	2	0	179	13	4	0	351
8:15 AM	3	1	155	0	0	2	0	0	0	10	4	0	182	13	5	0	375
8:30 AM	2	2	155	0	0	4	0	0	0	26	0	0	166	11	6	0	372
8:45 AM	4	0	136	0	2	3	0	0	1	12	0	0	240	10	1	0	409
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	11	24	1044	0	4	16	5	0	1	86	12	0	1322	88	36	0	2649
APPROACH %'s :	1.02%	2.22%	96.76%	0.00%	16.00%	64.00%	20.00%	0.00%	1.01%	86.87%	12.12%	0.00%	91.42%	6.09%	2.49%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	10	3	585	0	2	11	1	0	1	58	6	0	767	47	16	0	1507
PEAK HR FACTOR :	0.625	0.375	0.944	0.000	0.250	0.688	0.250	0.000	0.250	0.558	0.375	0.000	0.799	0.904	0.667	0.000	0.921
	0.940				0.700				0.625				0.827				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	3	3	226	0	0	0	1	0	3	16	6	0	161	26	3	0	448
4:15 PM	4	4	181	0	5	6	1	0	0	19	5	0	189	21	3	0	438
4:30 PM	1	3	197	0	0	4	0	0	1	15	4	0	180	30	3	0	438
4:45 PM	1	0	199	0	6	4	0	0	1	13	1	0	217	31	0	0	473
5:00 PM	3	0	210	0	2	6	1	0	1	19	1	0	194	30	4	0	471
5:15 PM	3	8	218	0	2	4	1	0	1	12	1	0	179	36	4	0	469
5:30 PM	3	0	190	0	1	1	0	0	1	9	3	0	194	37	3	0	442
5:45 PM	1	2	193	0	2	2	0	0	1	24	2	0	169	34	1	0	431
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	20	1614	0	18	27	4	0	9	127	23	0	1483	245	21	0	3610
APPROACH %'s :	1.15%	1.21%	97.64%	0.00%	36.73%	55.10%	8.16%	0.00%	5.66%	79.87%	14.47%	0.00%	84.79%	14.01%	1.20%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	10	8	817	0	11	15	2	0	4	53	6	0	784	134	11	0	1855
PEAK HR FACTOR :	0.833	0.250	0.937	0.000	0.458	0.625	0.500	0.000	1.000	0.697	0.500	0.000	0.903	0.905	0.688	0.000	0.980
	0.912				0.700				0.750				0.936				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-007
Date: 11/8/2023

Data - Cars

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				75th Ave				75th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	4	82	0	0	1	0	0	0	6	1	0	90	4	1	0	189
7:15 AM	0	0	105	0	0	0	1	0	0	5	1	0	118	5	6	0	241
7:30 AM	1	10	133	0	1	0	2	0	0	5	0	0	137	12	7	0	308
7:45 AM	0	7	124	0	1	4	1	0	0	7	2	0	181	19	6	0	352
8:00 AM	1	0	132	0	0	2	1	0	0	9	2	0	168	12	2	0	329
8:15 AM	3	1	149	0	0	2	0	0	0	9	3	0	170	13	3	0	353
8:30 AM	2	2	146	0	0	4	0	0	0	24	0	0	155	11	4	0	348
8:45 AM	4	0	132	0	0	3	0	0	1	12	0	0	232	10	1	0	395
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	11	24	1003	0	2	16	5	0	1	77	9	0	1251	86	30	0	2515
APPROACH %'s :	1.06%	2.31%	96.63%	0.00%	8.70%	69.57%	21.74%	0.00%	1.15%	88.51%	10.34%	0.00%	91.51%	6.29%	2.19%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	10	3	559	0	0	11	1	0	1	54	5	0	725	46	10	0	1425
PEAK HR FACTOR :	0.625	0.375	0.938	0.000	0.000	0.688	0.250	0.000	0.250	0.563	0.417	0.000	0.781	0.885	0.625	0.000	0.902
		0.935				0.750				0.625				0.803			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	3	3	223	0	0	0	1	0	3	15	5	0	155	25	3	0	436
4:15 PM	4	4	177	0	5	6	1	0	0	19	4	0	187	21	3	0	431
4:30 PM	1	3	192	0	0	4	0	0	1	12	3	0	176	29	2	0	423
4:45 PM	1	0	193	0	6	4	0	0	1	12	0	0	211	30	0	0	458
5:00 PM	3	0	208	0	2	6	1	0	1	19	1	0	192	30	4	0	467
5:15 PM	3	8	216	0	2	4	1	0	1	12	1	0	178	36	4	0	466
5:30 PM	3	0	188	0	1	1	0	0	1	8	2	0	191	37	3	0	435
5:45 PM	1	2	192	0	1	2	0	0	1	21	1	0	163	34	1	0	419
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	20	1589	0	17	27	4	0	9	118	17	0	1453	242	20	0	3535
APPROACH %'s :	1.17%	1.23%	97.60%	0.00%	35.42%	56.25%	8.33%	0.00%	6.25%	81.94%	11.81%	0.00%	84.72%	14.11%	1.17%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	10	8	805	0	11	15	2	0	4	51	4	0	772	133	11	0	1826
PEAK HR FACTOR :	0.833	0.250	0.932	0.000	0.458	0.625	0.500	0.000	1.000	0.671	0.500	0.000	0.915	0.899	0.688	0.000	0.978
		0.906				0.700				0.702				0.950			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-007
Date: 11/8/2023

Data - HT

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				75th Ave				75th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	3	0	0	0	0	0	0	1	0	0	4	0	0	0	8
7:15 AM	0	0	3	0	0	0	0	0	0	1	1	0	9	0	0	0	14
7:30 AM	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0	0	8
7:45 AM	0	0	5	0	0	0	0	0	0	3	1	0	12	1	0	0	22
8:00 AM	0	0	7	0	0	0	0	0	0	1	0	0	11	1	2	0	22
8:15 AM	0	0	6	0	0	0	0	0	0	1	1	0	12	0	2	0	22
8:30 AM	0	0	9	0	0	0	0	0	0	2	0	0	11	0	2	0	24
8:45 AM	0	0	4	0	2	0	0	0	0	0	0	0	8	0	0	0	14
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	41	0	2	0	0	0	0	9	3	0	71	2	6	0	134
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	75.00%	25.00%	0.00%	89.87%	2.53%	7.59%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	0	26	0	2	0	0	0	0	4	1	0	42	1	6	0	82
PEAK HR FACTOR :	0.000	0.000	0.722	0.000	0.250	0.000	0.000	0.000	0.000	0.500	0.250	0.000	0.875	0.250	0.750	0.000	0.854
			0.722				0.250				0.625				0.875		

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	3	0	0	0	0	0	0	1	1	0	6	1	0	0	12
4:15 PM	0	0	4	0	0	0	0	0	0	0	1	0	2	0	0	0	7
4:30 PM	0	0	5	0	0	0	0	0	0	3	1	0	4	1	1	0	15
4:45 PM	0	0	6	0	0	0	0	0	0	1	1	0	6	1	0	0	15
5:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	4
5:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	3
5:30 PM	0	0	2	0	0	0	0	0	0	1	1	0	3	0	0	0	7
5:45 PM	0	0	1	0	1	0	0	0	0	3	1	0	6	0	0	0	12
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	25	0	1	0	0	0	0	9	6	0	30	3	1	0	75
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	60.00%	40.00%	0.00%	88.24%	8.82%	2.94%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	0	12	0	0	0	0	0	0	2	2	0	12	1	0	0	29
PEAK HR FACTOR :	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.500	0.000	0.500	0.250	0.000	0.000	0.483
			0.500								0.500				0.464		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-007
Date: 11/8/2023

Data - Bikes

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				75th Ave				75th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3
8:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	3	1	0	0	0	0	0	4	0	0	0	10
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%	0.00%	75.00%	25.00%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	**08:00 AM - 09:00 AM**																TOTAL
PEAK HR VOL :	0	0	2	0	0	1	1	0	0	0	0	0	2	0	0	0	6
PEAK HR FACTOR :	0.000	0.000	0.250	0.000	0.000	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.500
			0.250				0.500							0.500			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	1	0	0	0	0	0	0	4	0	0	1	1	0	0	7
4:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	5	0	0	0	7
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	1	3	0	0	5
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0	4
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	3	0	1	0	0	0	1	6	1	0	7	6	0	0	26
APPROACH %'s :	0.00%	25.00%	75.00%	0.00%	100.00%	0.00%	0.00%	0.00%	12.50%	75.00%	12.50%	0.00%	53.85%	46.15%	0.00%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	1	0	1	3	0	0	6
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250	0.000	0.250	0.250	0.000	0.000	0.300
										0.500				0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach
Control: Signalized

Project ID: 23-120482-007
Date: 11/8/2023

Data - Golf Cart

NS/EW Streets:	Gulf Blvd/SR 699				Gulf Blvd/SR 699				75th Ave				75th Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%					
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
									0.250								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	3
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.500	0.000	0.000	0.000	0.750
									0.250				0.500				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gulf Blvd/SR 699 & 75th Ave
City: St Pete Beach

Project ID: 23-120482-007
Date: 11/8/2023

Data - Pedestrians (Crosswalks)

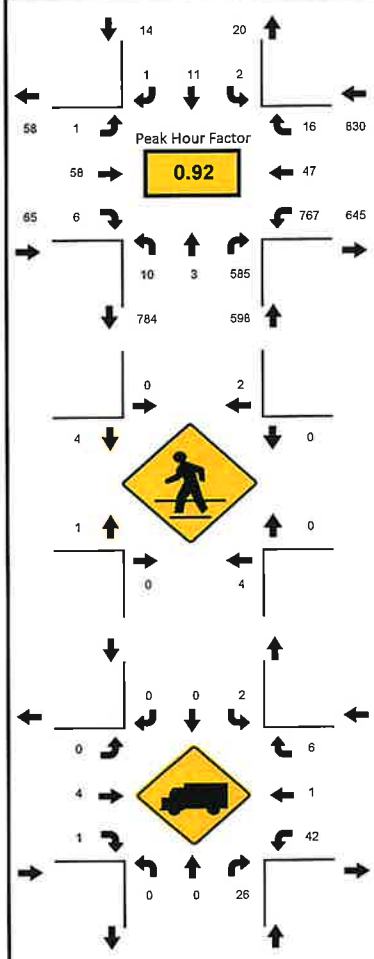
NS/EW Streets:	Gulf Blvd/SR 699		Gulf Blvd/SR 699		75th Ave		75th Ave		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	1	0	0	0	0	0	1	0	2
7:15 AM	0	1	0	0	0	0	1	1	3
7:30 AM	0	2	0	0	0	0	0	0	2
7:45 AM	0	0	1	0	0	0	1	2	4
8:00 AM	0	0	0	1	0	0	0	1	2
8:15 AM	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	0	1	0	0	0	1	2
8:45 AM	0	1	0	2	0	0	1	2	6
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	1	5	1	4	0	0	4	7	22
APPROACH %'s :	16.67%	83.33%	20.00%	80.00%			36.36%	63.64%	
PEAK HR :	**08:00 AM - 09:00 AM**								TOTAL
PEAK HR VOL :	0	2	0	4	0	0	1	4	11
PEAK HR FACTOR :		0.500		0.500			0.250	0.500	0.458
	0.500		0.500				0.417		

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	2	0	0	0	0	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	1	0	0	1
4:45 PM	0	0	1	0	0	0	0	0	1
5:00 PM	2	0	1	0	1	0	0	0	4
5:15 PM	0	2	0	0	0	0	0	0	2
5:30 PM	0	0	6	0	0	0	0	0	6
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	2	4	8	0	1	1	0	0	16
APPROACH %'s :	33.33%	66.67%	100.00%	0.00%	50.00%	50.00%			
PEAK HR :	**04:45 PM - 05:45 PM**								TOTAL
PEAK HR VOL :	2	2	8	0	1	0	0	0	13
PEAK HR FACTOR :	0.250	0.250	0.333		0.250				0.542
	0.500		0.333		0.250				

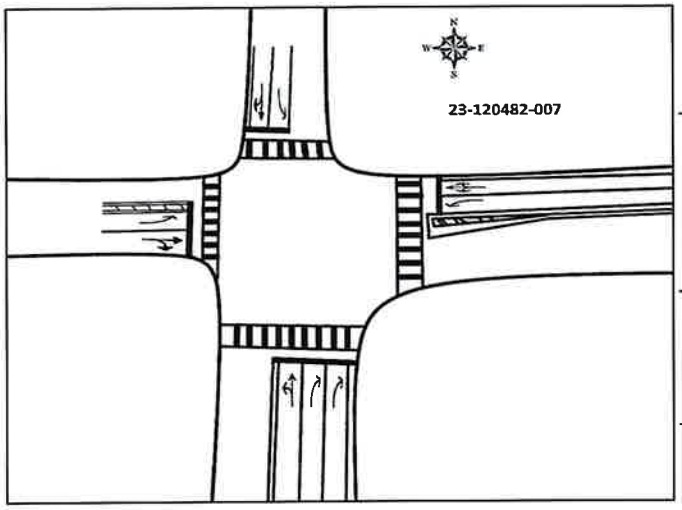
LOCATION: Gulf Blvd/SR 699 & 75th Ave
CITY/STATE: St Pete Beach, FL

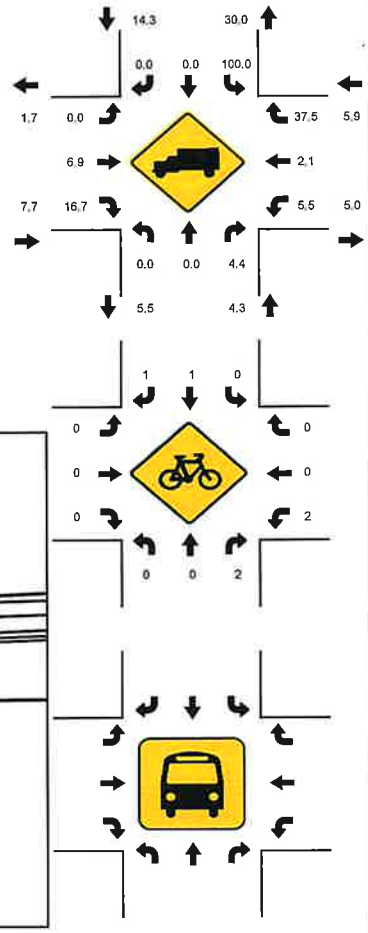
PROJECT ID: 23-120482-007
DATE: Wed, Nov 08, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



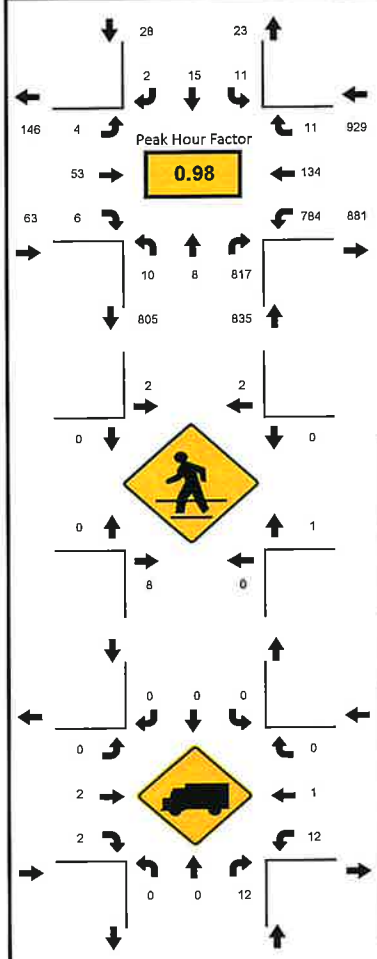


15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					75th Ave Eastbound					75th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	4	85	0		0	1	0	0		0	7	1	0		94	4	1	0		197	1142
7:15 AM	0	0	108	0		0	0	1	0		0	6	2	0		127	5	6	0		255	1296
7:30 AM	1	10	137	0		1	0	2	0		0	5	0	0		141	12	7	0		316	1416
7:45 AM	0	7	129	0		1	4	1	0		0	10	3	0		193	20	6	0		374	1472
8:00 AM	1	0	139	0		0	2	1	0		0	10	2	0		179	13	4	0		351	1507
8:15 AM	3	1	155	0		0	2	0	0		0	10	4	0		182	13	5	0		375	1156
8:30 AM	2	2	155	0		0	4	0	0		0	26	0	0		166	11	6	0		372	781
8:45 AM	4	0	136	0		2	3	0	0		1	12	0	0		240	10	1	0		409	409
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	8	620	0		8	16	4	0		4	104	16	0		960	52	24	0		1832	
Heavy Trucks	0	0	36	0		8	0	0	0		0	8	4	0		48	4	8	0		116	
Pedestrians		8					4					12					0				24	
Bicycles	0	0	8	0		0	4	4	0		0	0	0	0		4	0	0	0		20	
Buses																						
Stopped Buses																						

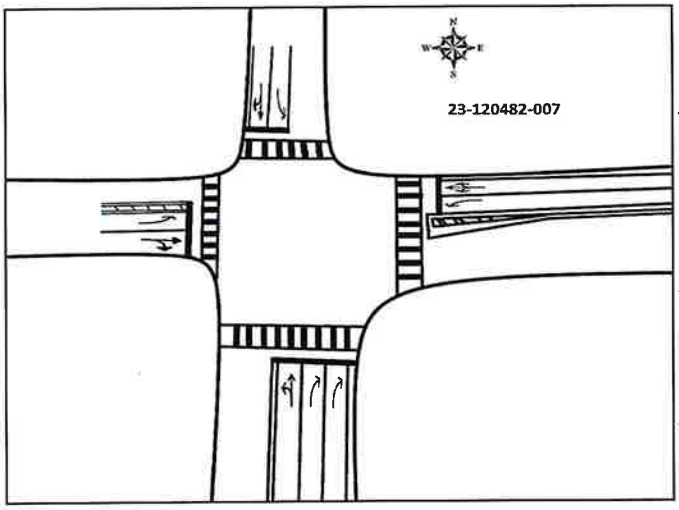
LOCATION: Gulf Blvd/SR 699 & 75th Ave
CITY/STATE: St Pete Beach, FL

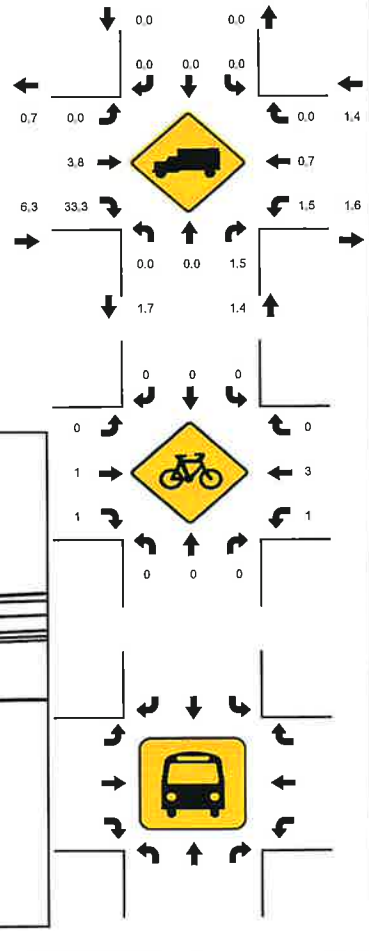
PROJECT ID: 23-120482-007
DATE: Wed, Nov 08, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					75th Ave Eastbound					75th Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	3	3	226	0		0	0	1	0		3	16	6	0		161	26	3	0		448	1797
4:15 PM	4	4	181	0		5	6	1	0		0	19	5	0		189	21	3	0		438	1820
4:30 PM	1	3	197	0		0	4	0	0		1	15	4	0		180	30	3	0		438	1851
4:45 PM	1	0	199	0		6	4	0	0		1	13	1	0		217	31	0	0		473	1855
5:00 PM	3	0	210	0		2	6	1	0		1	19	1	0		194	30	4	0		471	1813
5:15 PM	3	8	218	0		2	4	1	0		1	12	1	0		179	36	4	0		469	1342
5:30 PM	3	0	190	0		1	1	0	0		1	9	3	0		194	37	3	0		442	873
5:45 PM	1	2	193	0		2	2	0	0		1	24	2	0		169	34	1	0		431	431
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	32	872	0		24	24	4	0		4	76	12	0		868	148	16	0		2092	
Heavy Trucks	0	0	24	0		0	0	0	0		0	4	4	0		24	4	0	0		60	
Pedestrians		24					8					0					4				36	
Bicycles	0	0	0	0		0	0	0	0		0	4	4	0		4	12	0	0		24	
Buses																						
Stopped Buses																						

FDOT PEAK SEASON ADJUSTMENT FACTORS

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1500 PINELLAS COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.03	1.10
2	01/02/2022 - 01/08/2022	1.05	1.12
3	01/09/2022 - 01/15/2022	1.07	1.14
4	01/16/2022 - 01/22/2022	1.04	1.11
5	01/23/2022 - 01/29/2022	1.02	1.09
6	01/30/2022 - 02/05/2022	1.00	1.06
7	02/06/2022 - 02/12/2022	0.98	1.04
* 8	02/13/2022 - 02/19/2022	0.95	1.01
* 9	02/20/2022 - 02/26/2022	0.94	1.00
*10	02/27/2022 - 03/05/2022	0.94	1.00
*11	03/06/2022 - 03/12/2022	0.93	0.99
*12	03/13/2022 - 03/19/2022	0.92	0.98
*13	03/20/2022 - 03/26/2022	0.92	0.98
*14	03/27/2022 - 04/02/2022	0.93	0.99
*15	04/03/2022 - 04/09/2022	0.93	0.99
*16	04/10/2022 - 04/16/2022	0.93	0.99
*17	04/17/2022 - 04/23/2022	0.94	1.00
*18	04/24/2022 - 04/30/2022	0.95	1.01
*19	05/01/2022 - 05/07/2022	0.96	1.02
*20	05/08/2022 - 05/14/2022	0.97	1.03
21	05/15/2022 - 05/21/2022	0.98	1.04
22	05/22/2022 - 05/28/2022	0.98	1.04
23	05/29/2022 - 06/04/2022	0.99	1.05
24	06/05/2022 - 06/11/2022	1.00	1.06
25	06/12/2022 - 06/18/2022	1.01	1.07
26	06/19/2022 - 06/25/2022	1.01	1.07
27	06/26/2022 - 07/02/2022	1.01	1.07
28	07/03/2022 - 07/09/2022	1.02	1.09
29	07/10/2022 - 07/16/2022	1.02	1.09
30	07/17/2022 - 07/23/2022	1.02	1.09
31	07/24/2022 - 07/30/2022	1.02	1.09
32	07/31/2022 - 08/06/2022	1.03	1.10
33	08/07/2022 - 08/13/2022	1.03	1.10
34	08/14/2022 - 08/20/2022	1.03	1.10
35	08/21/2022 - 08/27/2022	1.05	1.12
36	08/28/2022 - 09/03/2022	1.07	1.14
37	09/04/2022 - 09/10/2022	1.09	1.16
38	09/11/2022 - 09/17/2022	1.11	1.18
39	09/18/2022 - 09/24/2022	1.08	1.15
40	09/25/2022 - 10/01/2022	1.05	1.12
41	10/02/2022 - 10/08/2022	1.02	1.09
42	10/09/2022 - 10/15/2022	0.99	1.05
43	10/16/2022 - 10/22/2022	1.00	1.06
44	10/23/2022 - 10/29/2022	1.02	1.09
45	10/30/2022 - 11/05/2022	1.03	1.10
46	11/06/2022 - 11/12/2022	1.04	1.11
47	11/13/2022 - 11/19/2022	1.05	1.12
48	11/20/2022 - 11/26/2022	1.05	1.12
49	11/27/2022 - 12/03/2022	1.04	1.11
50	12/04/2022 - 12/10/2022	1.04	1.11
51	12/11/2022 - 12/17/2022	1.03	1.10
52	12/18/2022 - 12/24/2022	1.05	1.12
53	12/25/2022 - 12/31/2022	1.07	1.14

* PEAK SEASON

23-FEB-2023 09:11:23 830UPD 7_1500_PKSEASON.TXT

FIGURES A-1 AND A-2
EXISITING AND PEAK SEASON TRAFFIC

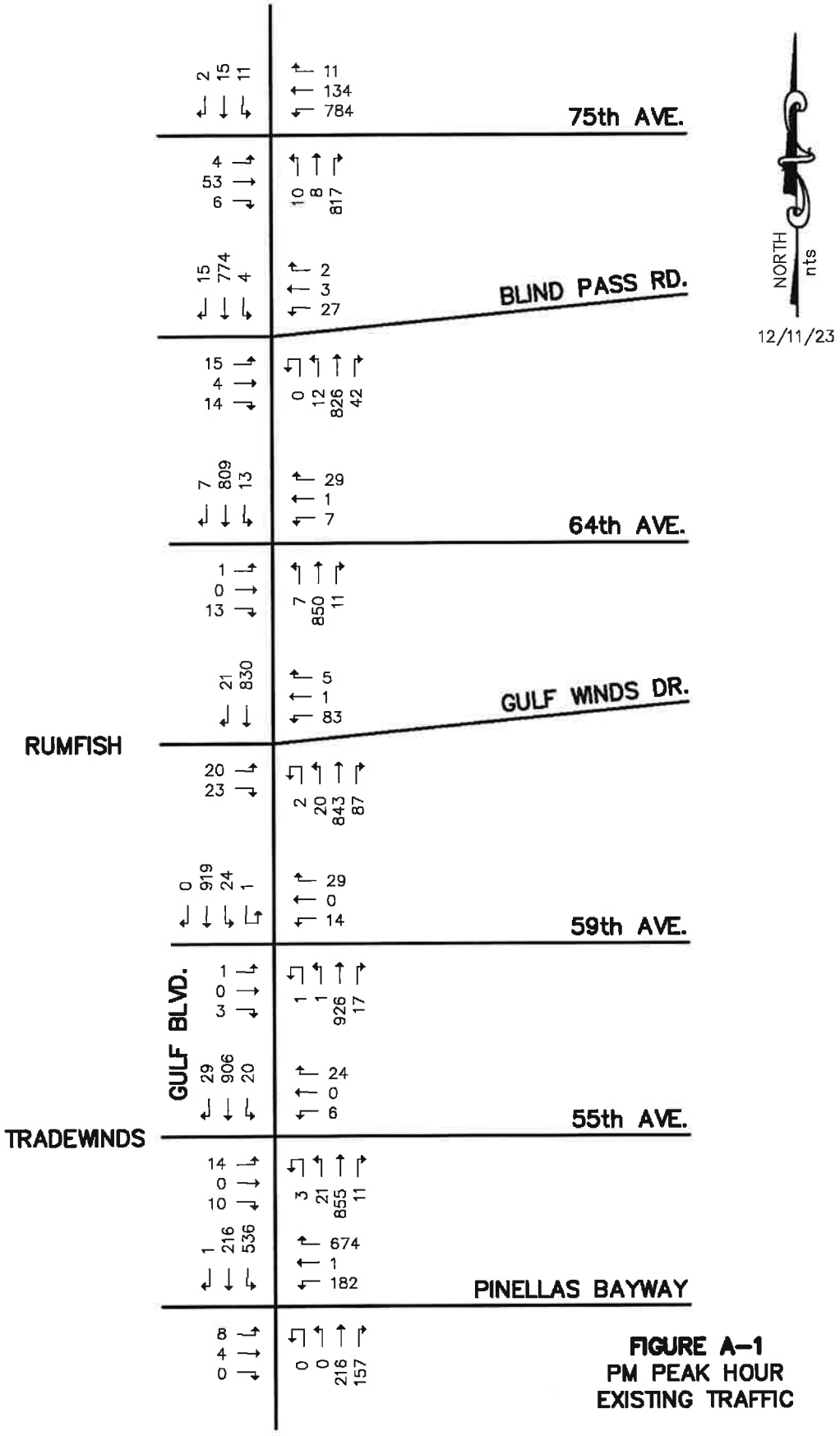


FIGURE A–1
PM PEAK HOUR
EXISTING TRAFFIC

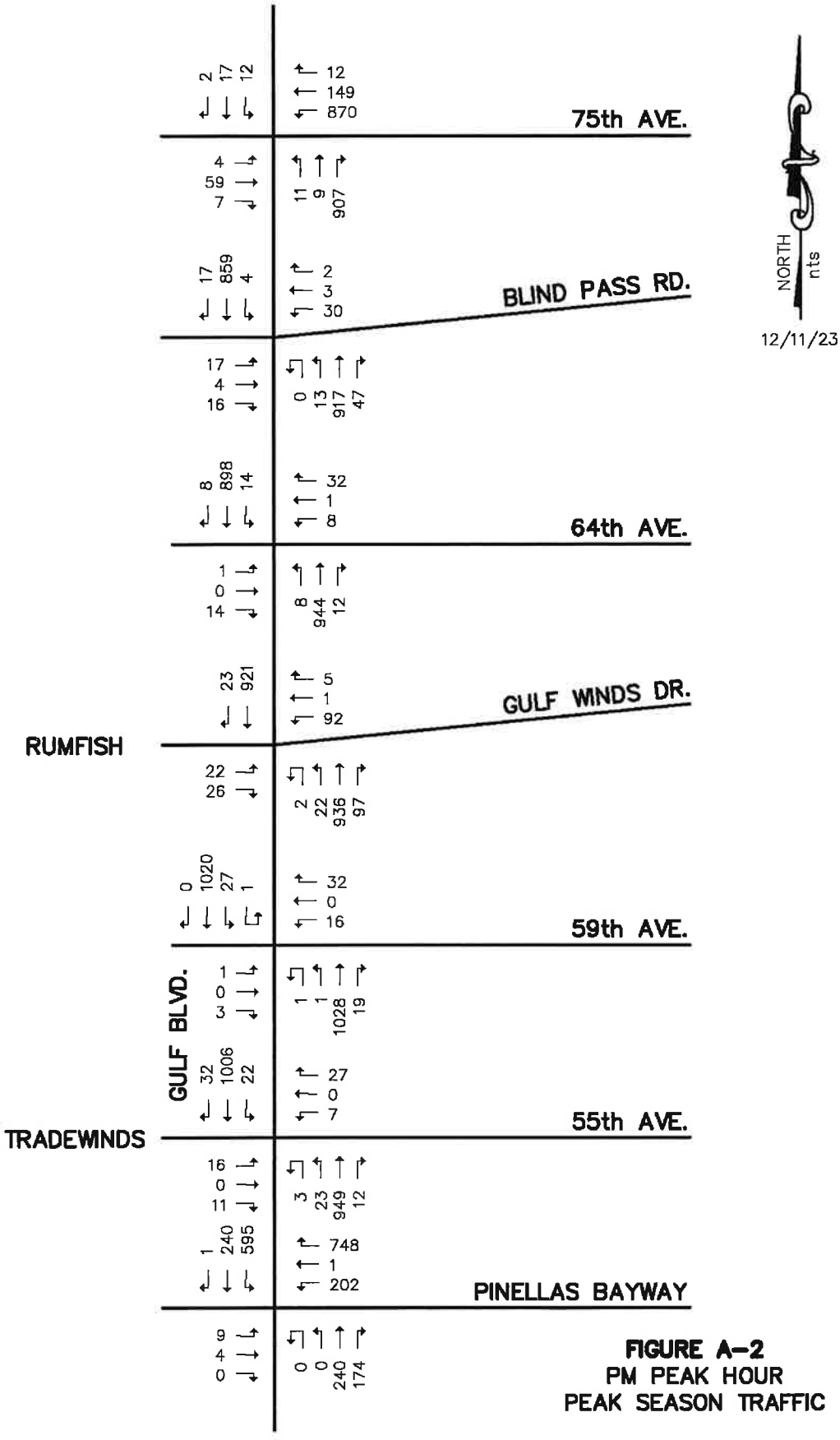
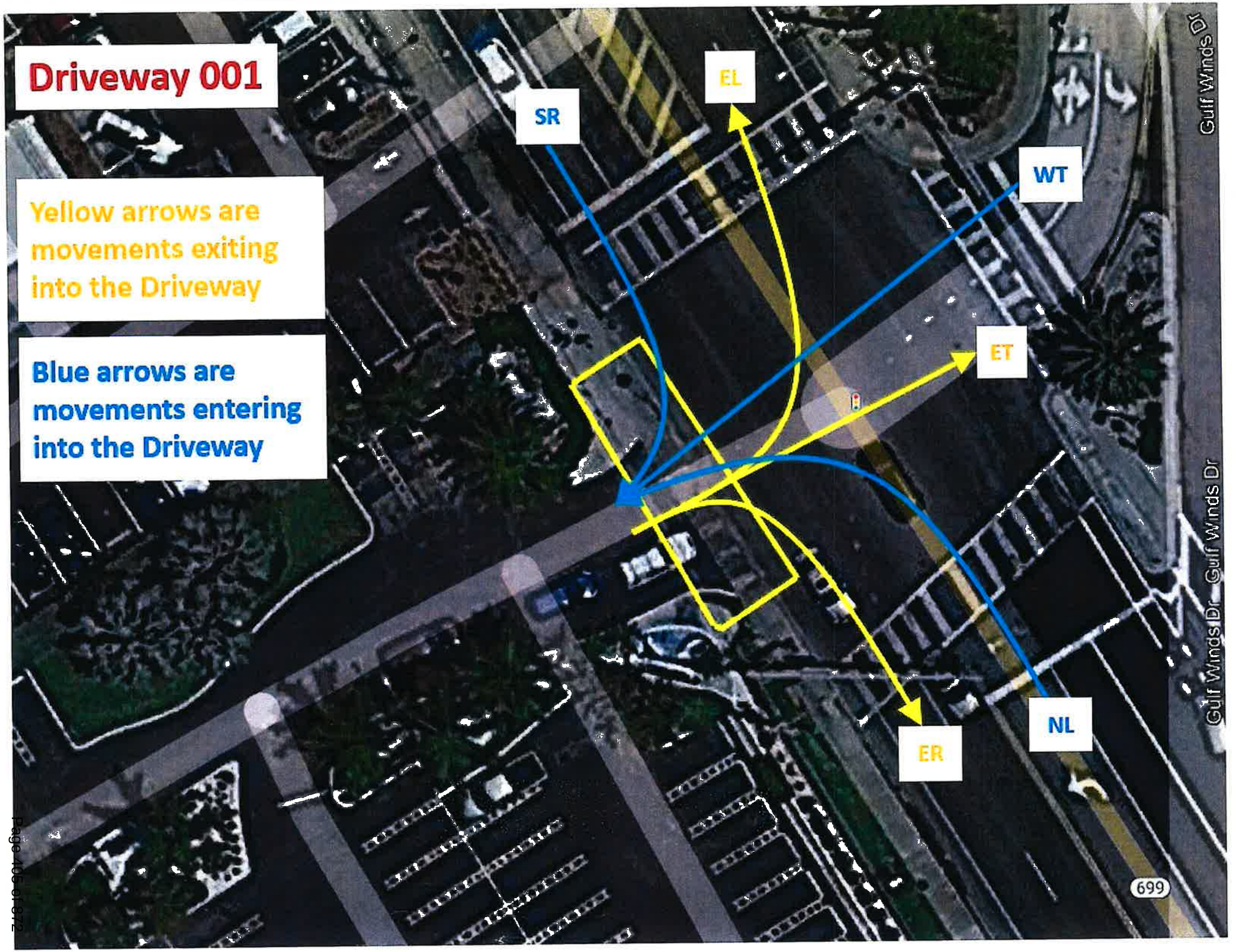


FIGURE A-2
PM PEAK HOUR
PEAK SEASON TRAFFIC

PROJECT ACCESS COUNTS


Driveway 001
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
WT
ET
ER
NL
Gulf Winds Dr
Gulf Winds Dr
Gulf Winds Dr
699

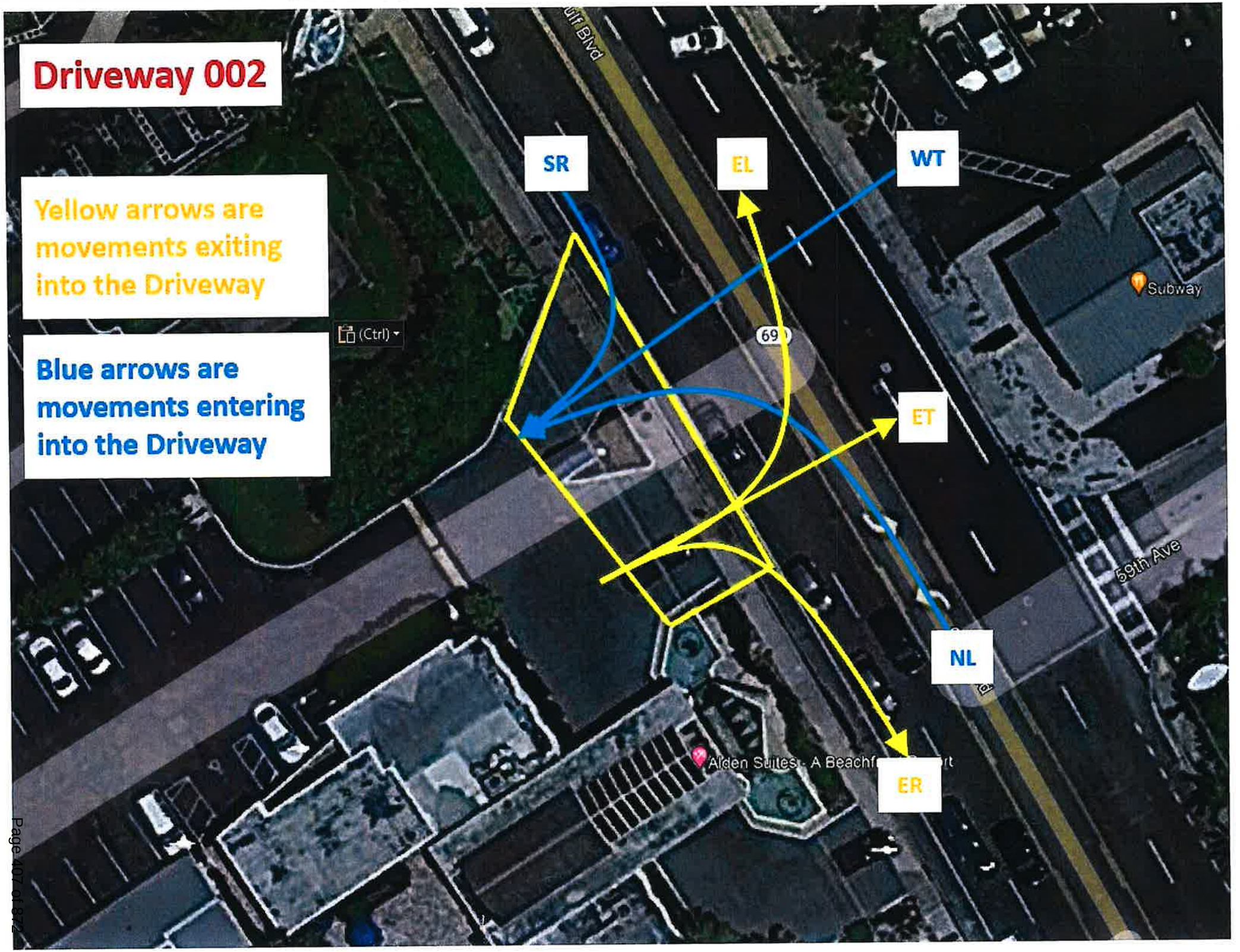
Prepared by National Data & Surveying Services

Trip Gen

Location: Gulf Blvd RumFish Beach Resort N Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME								
	Going IN			Going OUT			Trip		
	NL	SR	WT	EL	ET	ER	IN	OUT	OUTCOME
4:00 PM	11	6	1	5	0	4	18	9	***9***
4:15 PM	5	5	0	5	0	5	10	10	***0***
4:30 PM	1	10	1	7	0	6	12	13	***-1***
4:45 PM	3	6	0	6	0	2	9	8	***1***
5:00 PM	8	3	0	9	0	7	11	16	***-5***
5:15 PM	5	4	1	7	0	6	10	13	***-3***
5:30 PM	3	3	0	4	0	6	6	10	***-4***
5:45 PM	6	9	0	9	0	5	15	14	***1***
Totals	***42***	***46***	***3***	***52***	***0***	***41***	***91***	***93***	***-2***
STREET PEAK HOUR	19	16	1	26	0	21			


Driveway 002
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
WT
ET
NL
ER
Subway
59th Ave
69
(Ctrl)

2

Prepared by National Data & Surveying Services

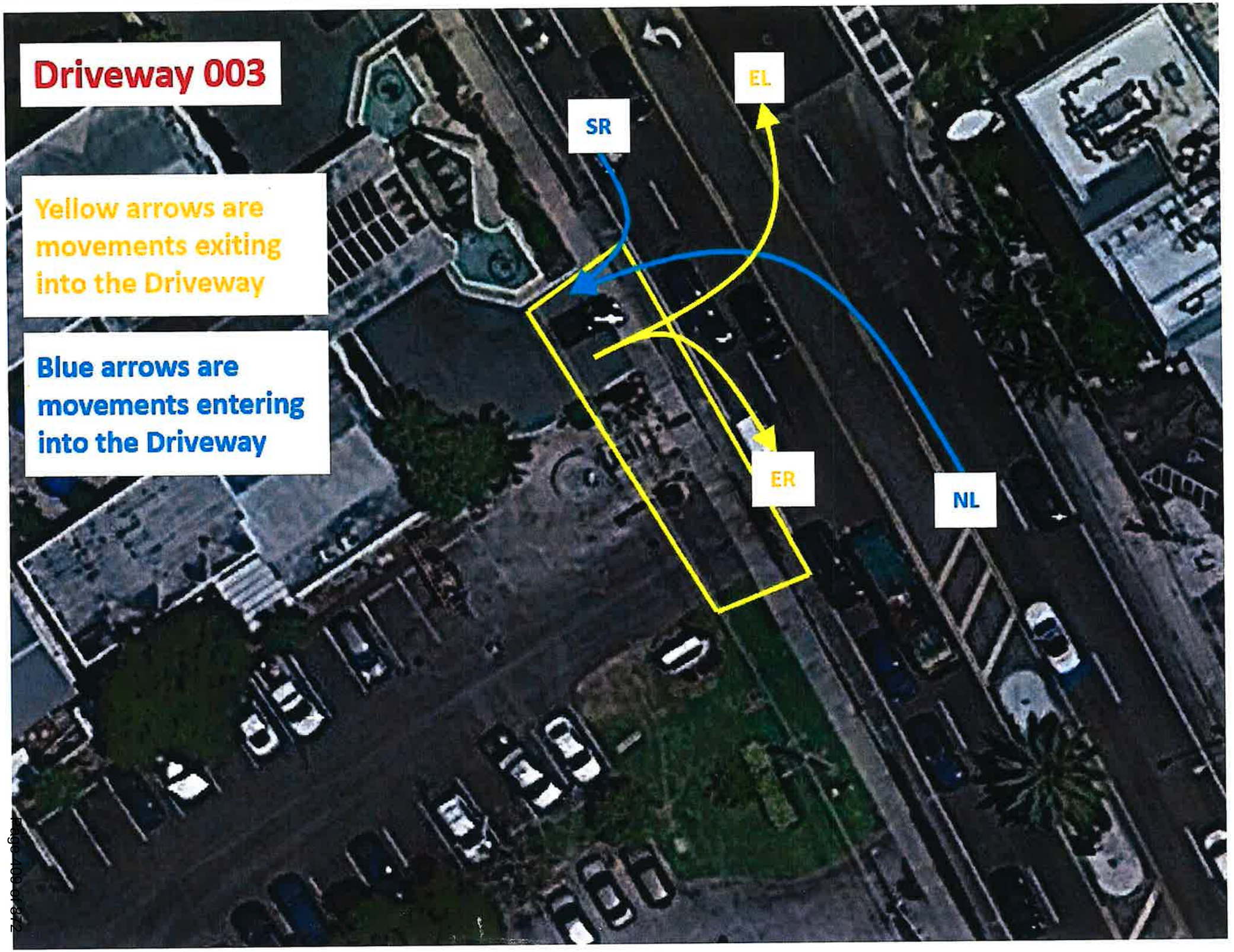
Trip Gen

Location: Gulf Blvd Alden Suites - A Beachfront Resort N Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME								
	Going IN			Going OUT			Trip		
	NL	SR	WT	EL	ET	ER	IN	OUT	OUTCOME
4:00 PM	0	0	0	3	0	3	0	6	-6
4:15 PM	1	0	0	1	0	2	1	3	-2
4:30 PM	1	2	0	3	0	0	3	3	0
4:45 PM	1	0	0	0	0	1	1	1	0
5:00 PM	2	0	0	0	0	4	2	4	-2
5:15 PM	1	1	0	1	0	4	2	5	-3
5:30 PM	1	0	0	2	0	3	1	5	-4
5:45 PM	1	1	0	2	0	1	2	3	-1
Totals	***8***	***4***	***0***	***12***	***0***	***18***	***12***	***30***	***-18***

STREET PEAK HOUR: 5 | 1 | 0 | 3 | 0 | 12


Driveway 003
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
ER
NL

3

Prepared by National Data & Surveying Services

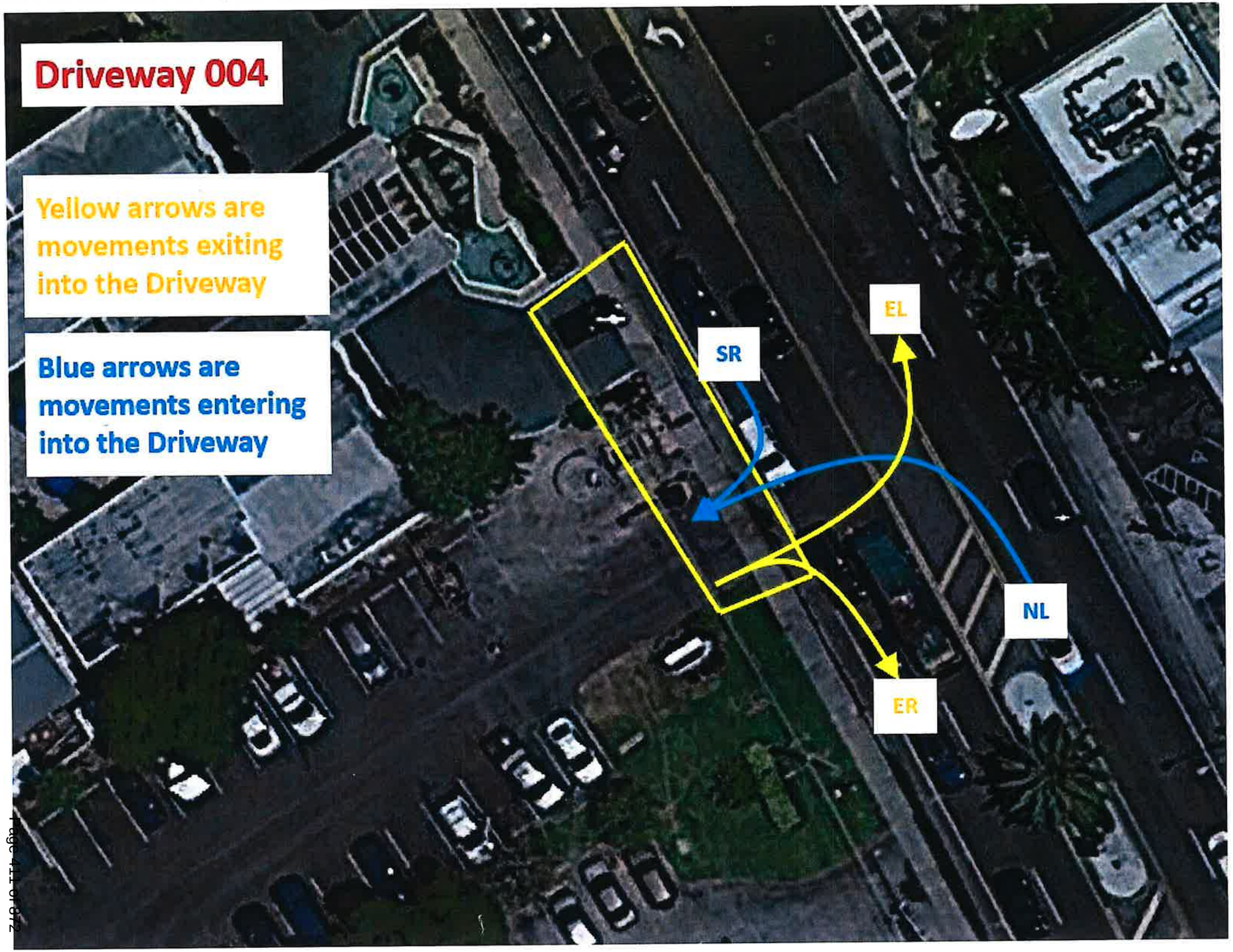
Trip Gen

Location: Gulf Blvd Alden Suites - A Beachfront Resort S Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME						
	Going IN		Going OUT		Trip		
	NL	SR	EL	ER	IN	OUT	OUTCOME
4:00 PM	0	0	1	0	0	1	-1
4:15 PM	0	0	0	0	0	0	0
4:30 PM	0	1	0	0	1	0	1
4:45 PM	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0
5:15 PM	0	0	0	1	0	1	-1
5:30 PM	0	0	0	0	0	0	0
5:45 PM	0	0	0	1	0	1	-1
Totals	0	1	1	2	1	3	-2

STREET PEAK HOUR 0 0 0 1


Driveway 004
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
NL
ER

4

Prepared by National Data & Surveying Services

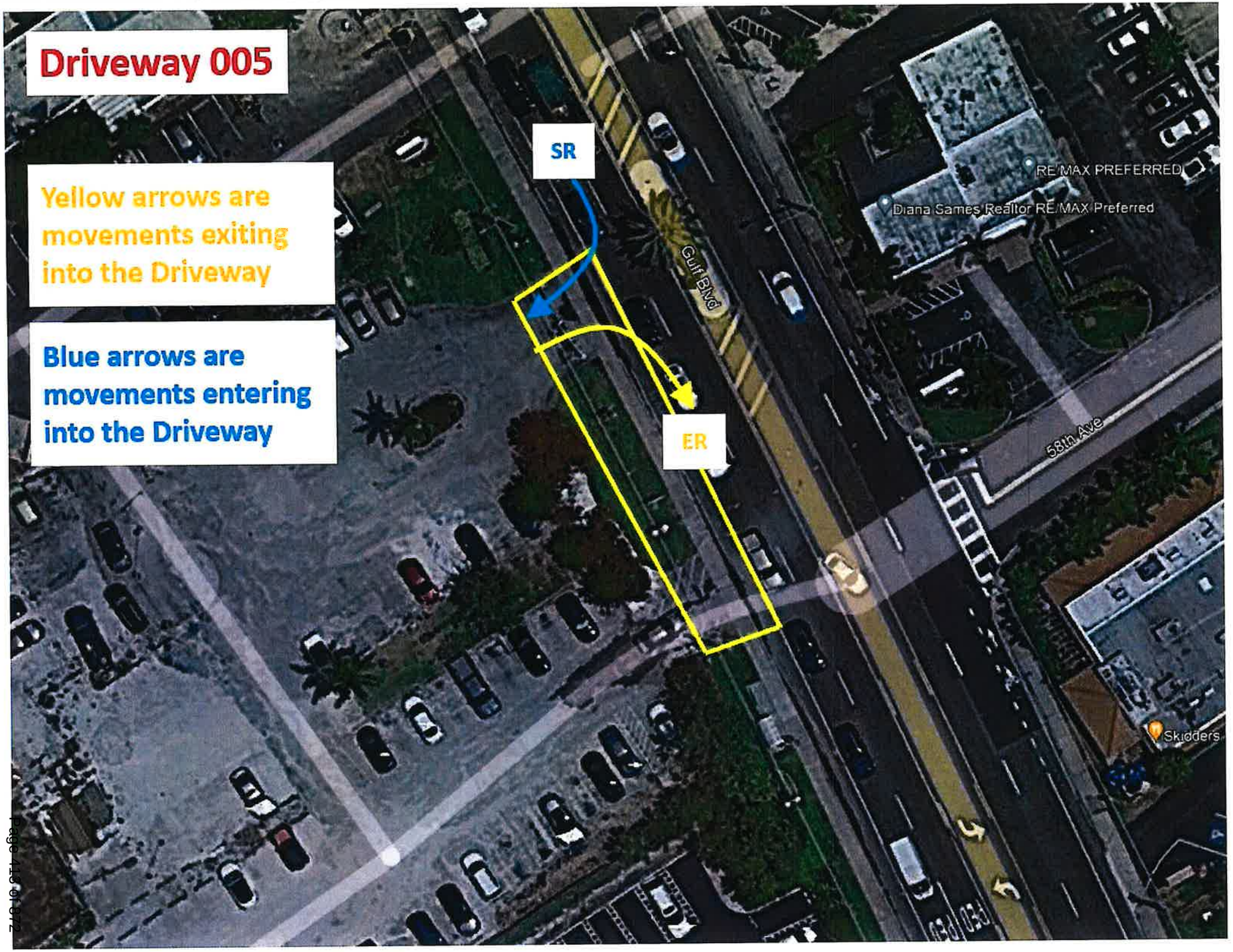
Trip Gen

Location: Gulf Blvd Coral Reef Beach Resort N Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME						
	Going IN		Going OUT		Trip		
	NL	SR	EL	ER	IN	OUT	OUTCOME
4:00 PM	0	0	0	0	0	0	***0***
4:15 PM	2	0	1	2	2	3	***-1***
4:30 PM	0	1	3	0	1	3	***-2***
4:45 PM	1	2	3	0	3	3	***0***
5:00 PM	0	1	0	3	1	3	***-2***
5:15 PM	0	0	0	0	0	0	***0***
5:30 PM	0	0	3	1	0	4	***-4***
5:45 PM	0	3	1	2	3	3	***0***
Totals	***3***	***7***	***11***	***8***	***10***	***19***	***-9***

STREET PEAK HOUR 1 3 6 4


Driveway 005
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
ER
Gulf Blvd
58th Ave
RE/MAX PREFERRED
Diana Sames Realtor RE/MAX Preferred
Skidders

S

Prepared by National Data & Surveying Services

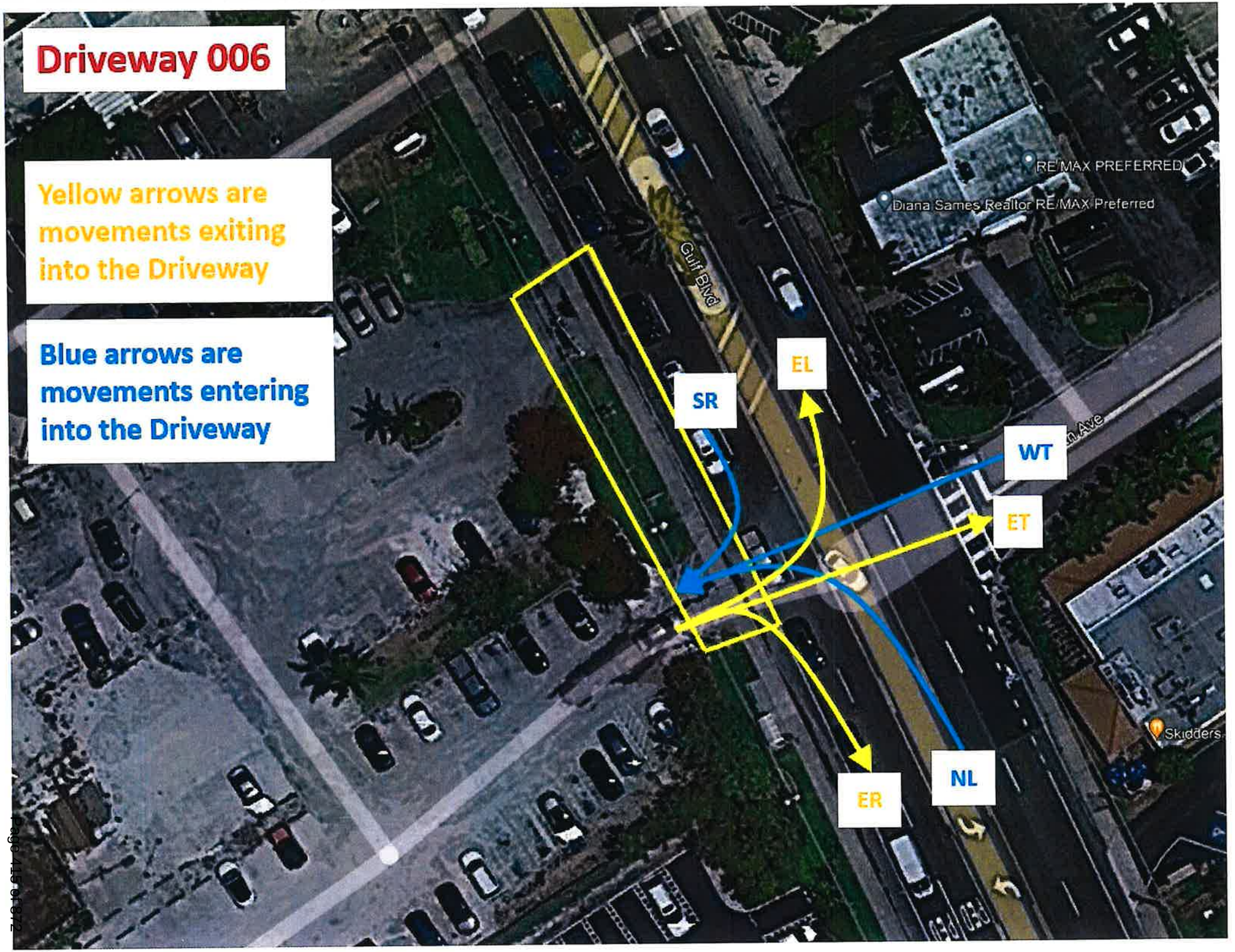
Trip Gen

Location: Gulf Blvd Coral Reef Beach Resort M Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME				
	Going IN	Going OUT	Trip		
	SR	ER	IN	OUT	OUTCOME
4:00 PM	0	0	0	0	*0*
4:15 PM	0	0	0	0	*0*
4:30 PM	0	0	0	0	*0*
4:45 PM	0	0	0	0	*0*
5:00 PM	0	0	0	0	*0*
5:15 PM	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*
Totals	*0*	*0*	*0*	*0*	*0*

STREET PEAK HOUR 0 0 0 0


Driveway 006
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
Gulf Blvd
RE/MAX PREFERRED
Diana Sames Realtor RE/MAX Preferred
EL
SR
WT
ET
ER
NL
Skidders

6

Prepared by National Data & Surveying Services

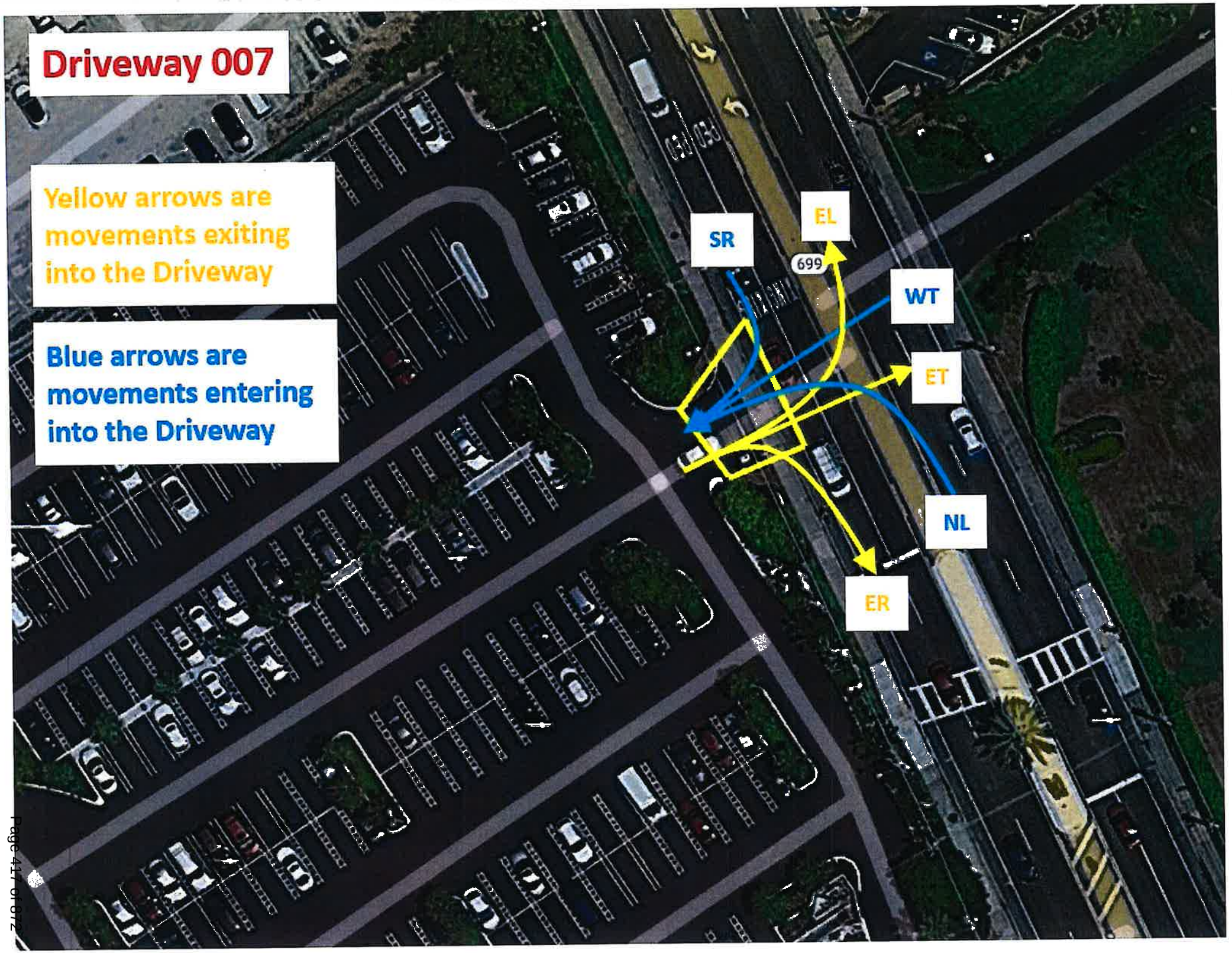
Trip Gen

Location: Gulf Blvd Coral Reef Beach Resort S Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME								
	Going IN			Going OUT			Trip		
	NL	SR	WT	EL	ET	ER	IN	OUT	OUTCOME
4:00 PM	0	0	0	0	0	3	0	3	-3
4:15 PM	0	0	0	1	0	0	0	1	-1
4:30 PM	0	0	0	2	0	1	0	3	-3
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	1	0	1	0	2	-2
5:15 PM	0	0	0	1	0	2	0	3	-3
5:30 PM	0	0	0	0	0	1	0	1	-1
5:45 PM	0	0	0	0	0	2	0	2	-2
Totals	0	0	0	5	0	10	0	15	-15

STREET PEAK HOUR 0 0 0 2 0 4


Driveway 007
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
699
WT
ET
NL
ER

7

Prepared by National Data & Surveying Services

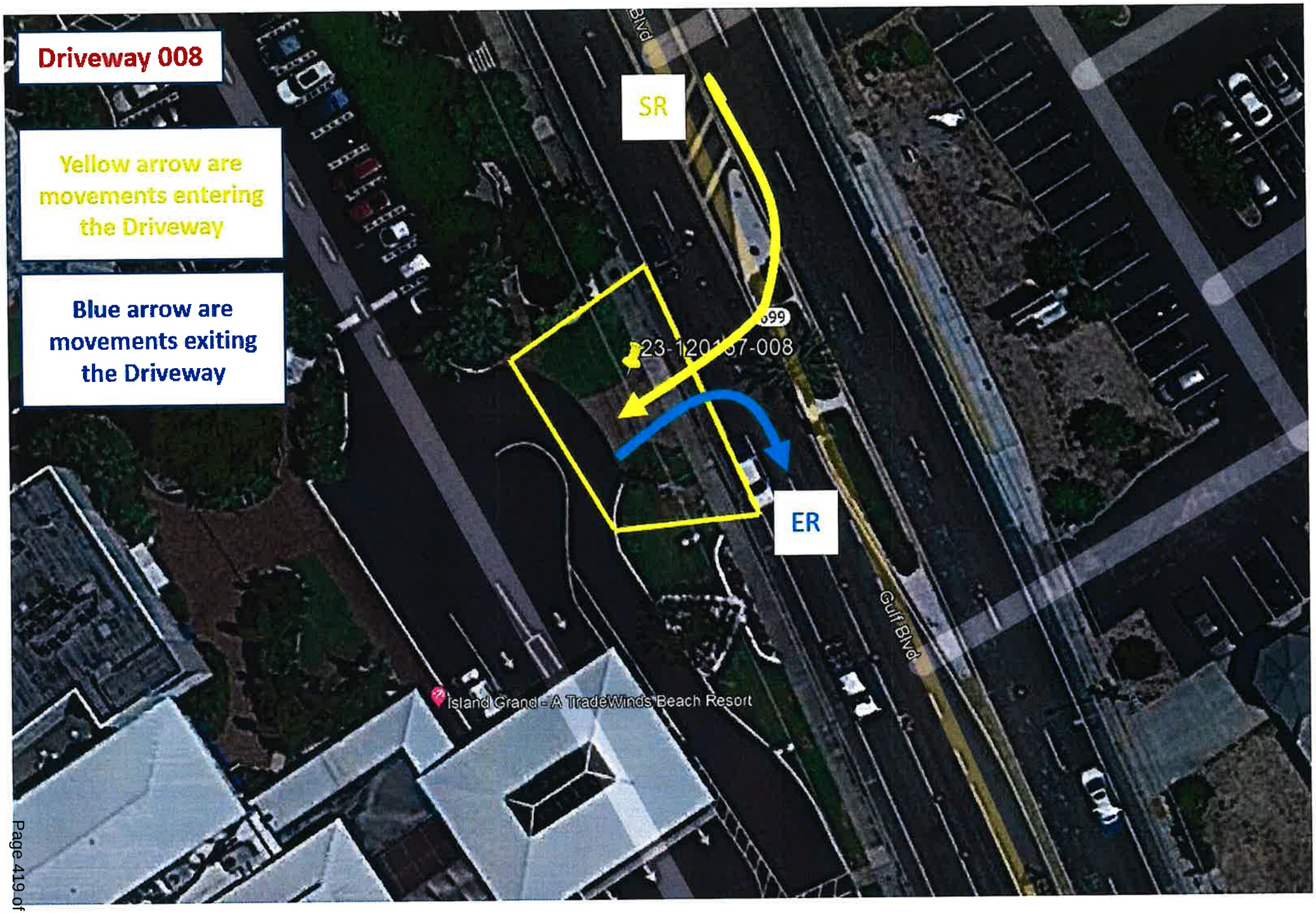
Trip Gen

Location: Gulf Blvd Tradewinds Beach Resort Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME								
	Going IN			Going OUT			Trip		
	NL	SR	WT	EL	ET	ER	IN	OUT	OUTCOME
4:00 PM	0	1	0	7	0	3	1	10	*-9*
4:15 PM	0	0	0	10	0	2	0	12	*-12*
4:30 PM	0	0	0	8	0	3	0	11	*-11*
4:45 PM	0	0	0	2	0	4	0	6	*-6*
5:00 PM	0	0	0	7	0	3	0	10	*-10*
5:15 PM	0	0	0	5	0	4	0	9	*-9*
5:30 PM	0	0	0	6	0	2	0	8	*-8*
5:45 PM	0	0	0	7	0	2	0	9	*-9*
Totals	***0***	***1***	***0***	***52***	***0***	***23***	***1***	***75***	***-74***

STREET PEAK HOUR 0 0 0 20 0 13


Driveway 008
Yellow arrow are movements entering the Driveway
Blue arrow are movements exiting the Driveway
SR
ER
Gulf Blvd
Island Grand - A TradeWinds Beach Resort

8

Prepared by National Data & Surveying Services

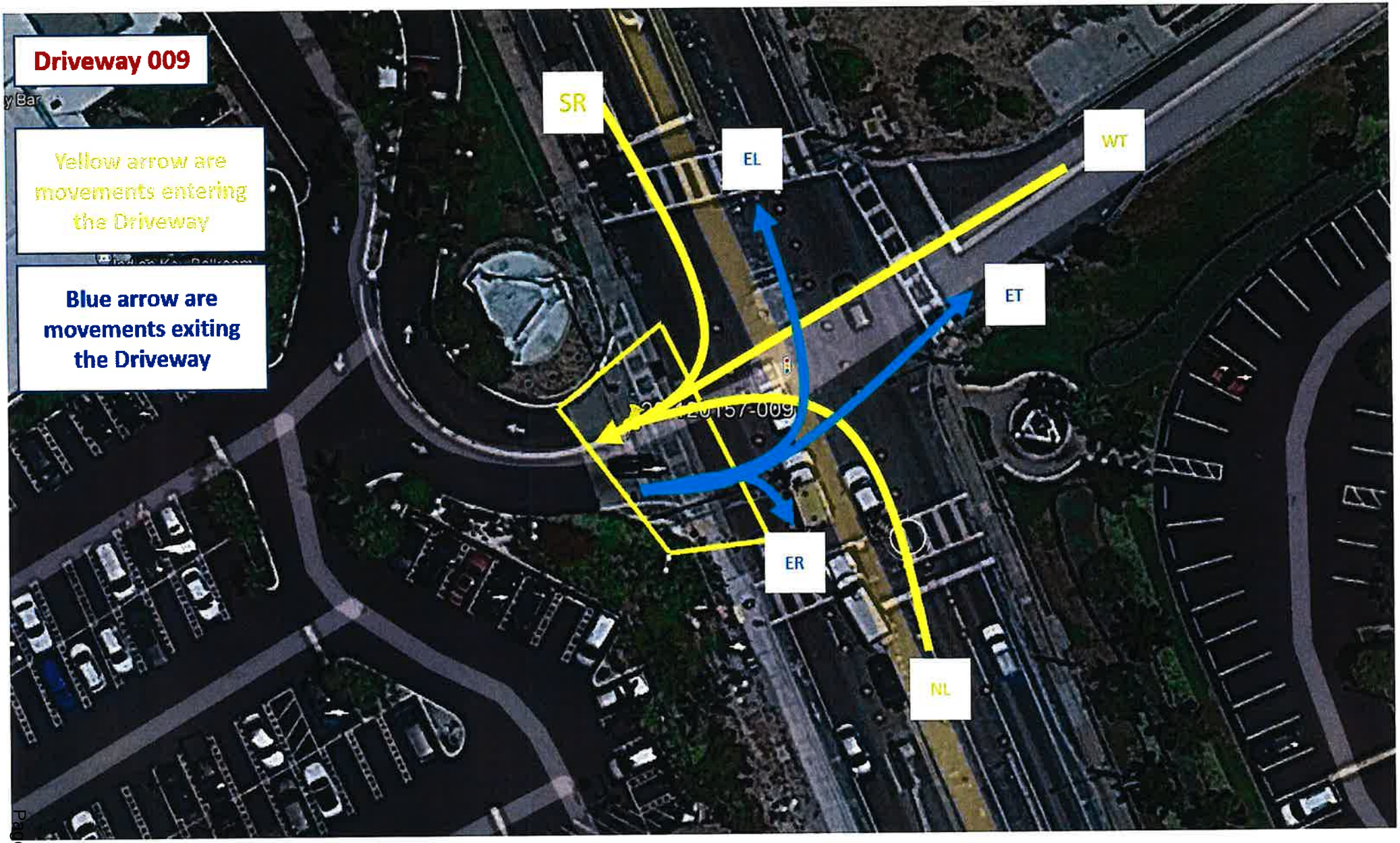
Trip Gen

Location: Gulf Blvd Island Grand N Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	Going IN	Going OUT	Trip		
	SR	ER	IN	OUT	OUTCOME
4:00 PM	0	0	0	0	*0*
4:15 PM	0	0	0	0	*0*
4:30 PM	0	0	0	0	*0*
4:45 PM	0	0	0	0	*0*
5:00 PM	0	0	0	0	*0*
5:15 PM	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*
Totals	*0*	*0*	*0*	*0*	*0*

STREET PEAK HOUR 0 0 0 0


Driveway 009
Yellow arrow are movements entering the Driveway
Blue arrow are movements exiting the Driveway
SR
EL
WT
ET
ER
NL

Prepared by National Data & Surveying Services

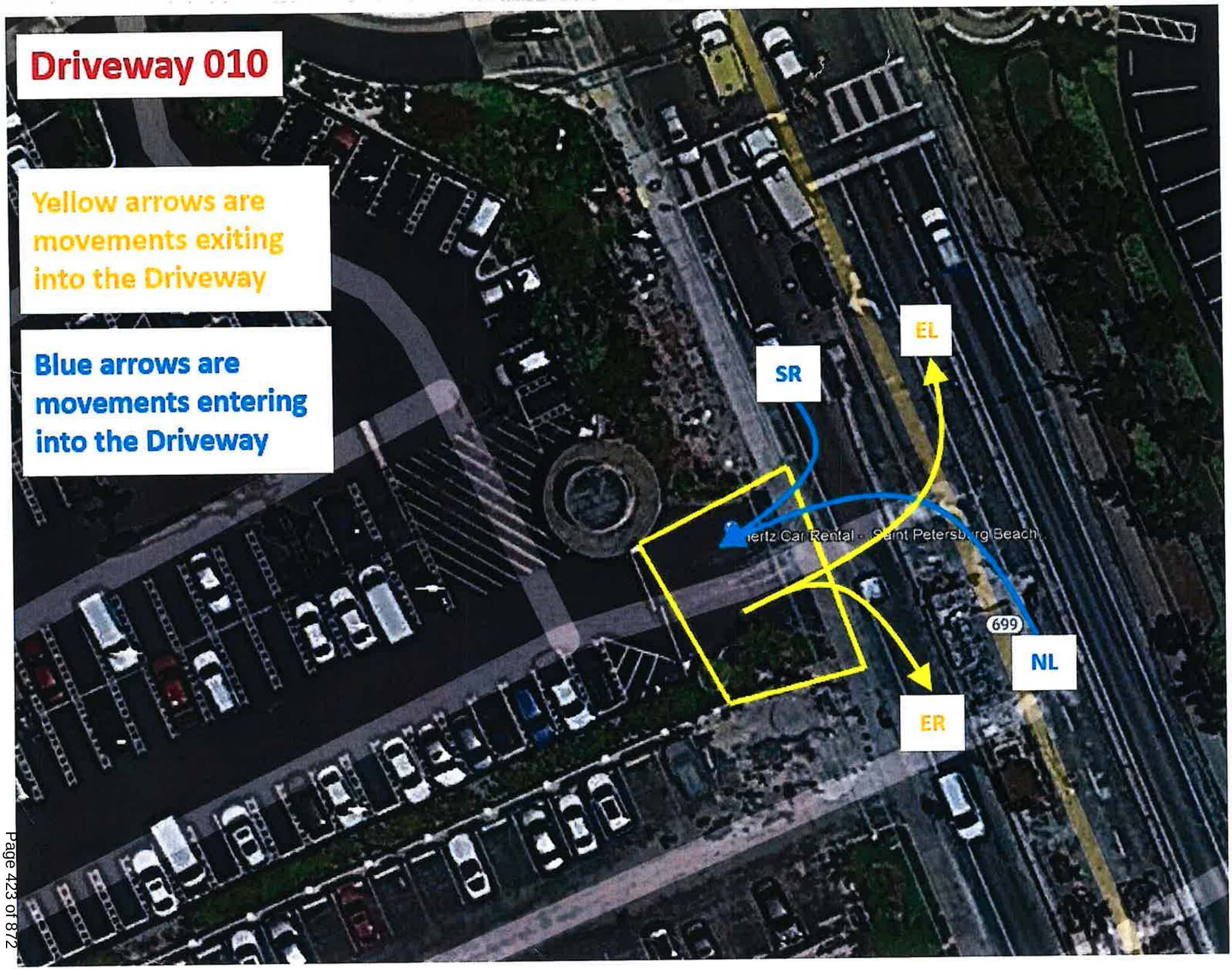
Trip Gen

Location: Gulf Blvd & Island Grand Mid Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME								
	Going IN			Going OUT			Trip		
	NL	SR	WT	EL	ET	ER	IN	OUT	OUTCOME
4:00 PM	2	6	1	6	0	5	9	11	*-2*
4:15 PM	8	7	0	5	0	4	15	9	*6*
4:30 PM	3	8	0	1	0	5	11	6	*5*
4:45 PM	5	5	0	1	0	3	10	4	*6*
5:00 PM	6	2	0	4	0	3	8	7	*1*
5:15 PM	1	4	0	6	0	1	5	7	*-2*
5:30 PM	2	7	0	5	0	6	9	11	*-2*
5:45 PM	2	5	0	5	0	2	7	7	*0*
Totals	*29*	*44*	*1*	*33*	*0*	*29*	*74*	*62*	*12*

STREET PEAK HOUR 13 18 0 16 0 13


Driveway 010
Yellow arrows are movements exiting into the Driveway
Blue arrows are movements entering into the Driveway
SR
EL
ER
NL
699

10

Prepared by National Data & Surveying Services

Trip Gen

Location: Gulf Blvd Island Grand S Dwy
City: St Pete Beach

Date: 4/13/2023
Day: Thursday

TIME	VOLUME						
	Going IN		Going OUT		Trip		
	NL	SR	EL	ER	IN	OUT	OUTCOME
4:00 PM	0	0	3	1	0	4	-4
4:15 PM	0	0	1	1	0	2	-2
4:30 PM	0	1	0	5	1	5	-4
4:45 PM	0	0	0	2	0	2	-2
5:00 PM	0	0	0	3	0	3	-3
5:15 PM	0	0	2	2	0	4	-4
5:30 PM	0	0	2	0	0	2	-2
5:45 PM	0	0	1	1	0	2	-2
Totals	***0***	***1***	***9***	***15***	***1***	***24***	***-23***

STREET PEAK HOUR 0 0 4 7

24-HOUR MACHINE COUNTS

Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Sunday
Date: 10/8/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	10,575	10,976	0	0	21,551

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	40	56			96	12:00	229	228			457
00:15	44	36			80	12:15	217	233			450
00:30	42	29			71	12:30	198	237			435
00:45	36	28			64	12:45	213	260			473
01:00	24	24			48	13:00	219	222			441
01:15	16	13			29	13:15	226	247			473
01:30	13	20			33	13:30	198	242			440
01:45	16	21			37	13:45	164	218			382
02:00	13	19			32	14:00	185	233			418
02:15	10	13			23	14:15	162	211			373
02:30	12	22			34	14:30	215	230			445
02:45	11	15			26	14:45	210	236			446
03:00	13	13			26	15:00	205	211			416
03:15	12	14			26	15:15	205	184			389
03:30	18	8			26	15:30	174	184			358
03:45	5	12			17	15:45	188	180			368
04:00	5	8			13	16:00	193	226			419
04:15	9	14			23	16:15	190	196			386
04:30	7	14			21	16:30	190	185			375
04:45	7	13			20	16:45	212	212			424
05:00	3	8			11	17:00	187	194			381
05:15	12	7			19	17:15	188	216			404
05:30	12	14			26	17:30	163	171			334
05:45	9	22			31	17:45	163	153			316
06:00	10	18			28	18:00	164	158			322
06:15	20	30			50	18:15	180	167			347
06:30	23	42			65	18:30	164	163			327
06:45	28	52			80	18:45	161	148			309
07:00	58	45			103	19:00	175	129			304
07:15	60	68			128	19:15	170	145			315
07:30	65	81			146	19:30	175	118			293
07:45	62	100			162	19:45	154	148			302
08:00	84	84			168	20:00	142	140			282
08:15	77	95			172	20:15	111	124			235
08:30	104	130			234	20:30	83	107			190
08:45	130	124			254	20:45	94	86			180
09:00	139	122			261	21:00	73	62			135
09:15	165	136			301	21:15	68	74			142
09:30	169	160			329	21:30	71	92			163
09:45	162	157			319	21:45	55	53			108
10:00	178	206			384	22:00	88	60			148
10:15	160	204			364	22:15	60	62			122
10:30	207	225			432	22:30	48	41			89
10:45	245	220			465	22:45	32	36			68
11:00	234	219			453	23:00	42	34			76
11:15	262	225			487	23:15	38	39			77
11:30	237	205			442	23:30	29	16			45
11:45	218	261			479	23:45	18	13			31
TOTALS	3486	3652	0	0	7138	TOTALS	7089	7324	0	0	14413
SPLIT %	49%	51%	0%	0%	33%	SPLIT %	49%	51%	0%	0%	67%

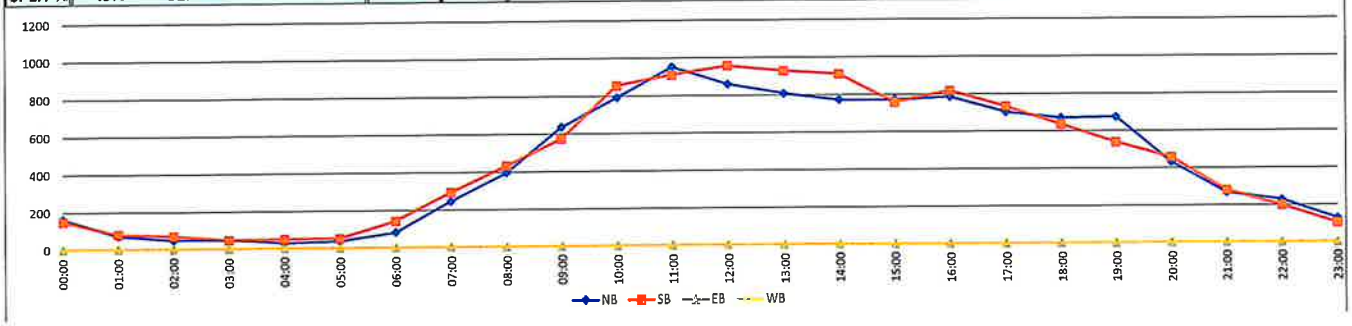
DAILY TOTALS

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	162	149			311
01:00	02:00	69	78			147
02:00	03:00	46	69			115
03:00	04:00	48	47			95
04:00	05:00	28	49			77
05:00	06:00	36	51			87
06:00	07:00	81	142			223
07:00	08:00	245	294			539
08:00	09:00	395	433			828
09:00	10:00	635	575			1210
10:00	11:00	790	855			1645
11:00	12:00	951	910			1861
12:00	13:00	857	958			1815
13:00	14:00	807	929			1736
14:00	15:00	772	910			1682
15:00	16:00	772	759			1531
16:00	17:00	785	819			1604
17:00	18:00	701	734			1435
18:00	19:00	669	636			1305
19:00	20:00	674	540			1214
20:00	21:00	430	457			887
21:00	22:00	267	281			548
22:00	23:00	228	199			427
23:00	00:00	127	102			229

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3486	3652			7138
Peak Hour	10:45	11:00			11:00
Peak Volume	978	910			1861
Peak Hour Factor	0.933	0.872			0.955
Peak Period	12:00	to	00:00		
Volume	7089	7324			14413
Peak Hour	12:00	12:45			12:45
Peak Volume	857	971			1827
Peak Hour Factor	0.936	0.934			0.966
Peak Period	07:00	to	09:00		
Volume	640	727			1367
Peak Hour	8:00	8:00			8:00
Peak Volume	395	433			828
Peak Hour Factor	0.760	0.833			0.815
Peak Period	16:00	to	18:00		
Volume	1486	1553			3039
Peak Hour	16:00	16:00			16:00
Peak Volume	785	819			1604
Peak Hour Factor	0.926	0.906			0.946



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Monday
Date: 10/9/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	10,853	11,210	0	0	22,063

15-Minutes Interval

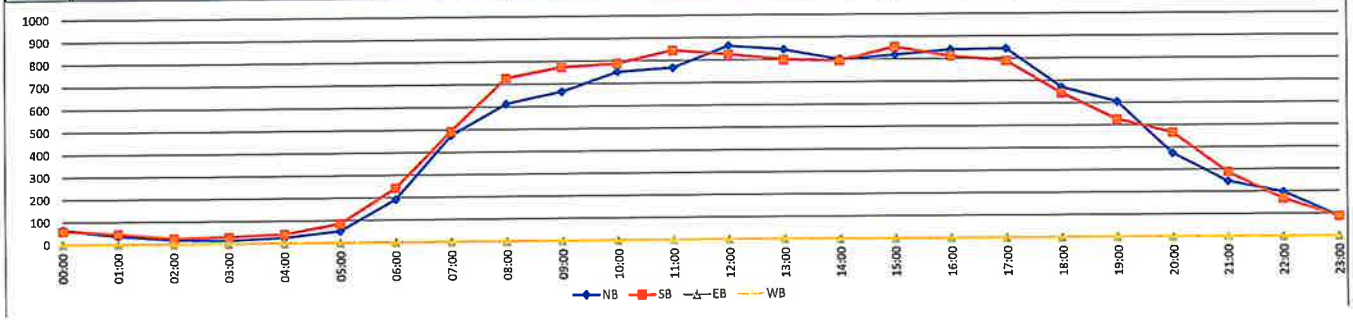
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	21	18			39	12:00	219	228			447
00:15	13	14			27	12:15	200	202			402
00:30	16	13			29	12:30	225	206			431
00:45	14	15			29	12:45	218	189			407
01:00	8	18			26	13:00	207	203			410
01:15	9	14			23	13:15	211	219			430
01:30	8	7			15	13:30	209	202			411
01:45	9	6			15	13:45	218	176			394
02:00	1	4			5	14:00	199	205			404
02:15	5	9			14	14:15	203	191			394
02:30	8	6			14	14:30	186	197			383
02:45	3	6			9	14:45	213	201			414
03:00	2	4			6	15:00	221	191			412
03:15	3	7			10	15:15	196	263			459
03:30	4	6			10	15:30	190	194			384
03:45	4	13			17	15:45	212	207			419
04:00	2	4			6	16:00	221	187			408
04:15	4	9			13	16:15	211	195			406
04:30	8	12			20	16:30	206	191			397
04:45	10	14			24	16:45	203	239			442
05:00	11	24			35	17:00	211	219			430
05:15	9	14			23	17:15	219	161			380
05:30	11	22			33	17:30	201	228			429
05:45	20	25			45	17:45	213	182			395
06:00	31	43			74	18:00	164	189			353
06:15	40	53			93	18:15	176	155			331
06:30	57	60			117	18:30	188	166			354
06:45	63	86			149	18:45	142	134			276
07:00	83	98			181	19:00	150	135			285
07:15	98	97			195	19:15	146	131			277
07:30	141	108			249	19:30	174	143			317
07:45	153	190			343	19:45	134	117			251
08:00	145	159			304	20:00	117	138			255
08:15	144	158			302	20:15	92	111			203
08:30	159	176			335	20:30	81	104			185
08:45	165	234			399	20:45	83	113			196
09:00	144	215			359	21:00	71	105			176
09:15	167	194			361	21:15	56	58			114
09:30	170	172			342	21:30	73	67			140
09:45	183	194			377	21:45	47	59			106
10:00	161	203			364	22:00	60	50			110
10:15	213	173			386	22:15	53	44			97
10:30	166	215			381	22:30	49	46			95
10:45	211	197			408	22:45	35	28			63
11:00	179	209			388	23:00	27	28			55
11:15	202	222			424	23:15	27	21			48
11:30	197	204			401	23:30	17	21			38
11:45	189	209			398	23:45	15	18			33
TOTALS	3664	4153	0	0	7817	TOTALS	7189	7057	0	0	14246
SPLIT %	47%	53%	0%	0%	35%	SPLIT %	50%	50%	0%	0%	65%

DAILY TOTALS — Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	64	60			124
01:00	02:00	34	45			79
02:00	03:00	17	25			42
03:00	04:00	13	30			43
04:00	05:00	24	39			63
05:00	06:00	51	85			136
06:00	07:00	191	242			433
07:00	08:00	475	493			968
08:00	09:00	613	727			1340
09:00	10:00	664	775			1439
10:00	11:00	751	788			1539
11:00	12:00	767	844			1611
12:00	13:00	862	825			1687
13:00	14:00	845	800			1645
14:00	15:00	801	794			1595
15:00	16:00	819	855			1674
16:00	17:00	841	812			1653
17:00	18:00	844	790			1634
18:00	19:00	670	644			1314
19:00	20:00	604	526			1130
20:00	21:00	373	466			839
21:00	22:00	247	289			536
22:00	23:00	197	168			365
23:00	00:00	86	88			174

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3664	4153			7817
Peak Hour	10:45	11:00			10:45
Peak Volume	789	844			1621
Peak Hour Factor	0.935	0.950			0.956
Peak Period	12:00	to	00:00		
Volume	7189	7057			14246
Peak Hour	12:00	15:00			12:00
Peak Volume	862	855			1687
Peak Hour Factor	0.958	0.813			0.944
Peak Period	07:00	to	09:00		
Volume	1088	1220			2308
Peak Hour	8:00	8:00			8:00
Peak Volume	613	727			1340
Peak Hour Factor	0.929	0.777			0.840
Peak Period	16:00	to	18:00		
Volume	1685	1602			3287
Peak Hour	17:00	16:45			16:45
Peak Volume	844	847			1681
Peak Hour Factor	0.963	0.886			0.951



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Tuesday
Date: 10/10/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	10,612	10,970	0	0	21,582

15-Minutes Interval

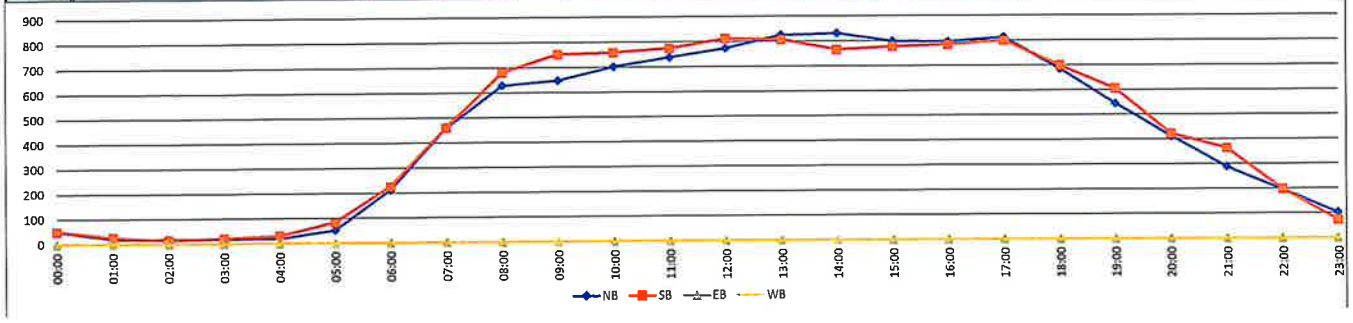
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	17	13			30	12:00	166	211			377
00:15	14	15			29	12:15	226	203			429
00:30	13	12			25	12:30	205	197			402
00:45	6	10			16	12:45	175	200			375
01:00	2	6			8	13:00	236	216			452
01:15	5	6			11	13:15	190	195			385
01:30	5	8			13	13:30	210	166			376
01:45	6	5			11	13:45	189	229			418
02:00	7	4			11	14:00	204	162			366
02:15	5	2			7	14:15	204	177			381
02:30	1	1			2	14:30	198	218			416
02:45	3	7			10	14:45	225	208			433
03:00	9	10			19	15:00	221	183			404
03:15	4	2			6	15:15	170	195			365
03:30	1	3			4	15:30	218	198			416
03:45	4	6			10	15:45	190	201			391
04:00	5	2			7	16:00	191	218			409
04:15	3	3			6	16:15	205	153			358
04:30	2	5			7	16:30	196	217			413
04:45	8	19			27	16:45	204	196			400
05:00	10	7			17	17:00	225	186			411
05:15	10	18			28	17:15	200	226			426
05:30	14	22			36	17:30	230	187			417
05:45	17	35			52	17:45	158	201			359
06:00	36	33			69	18:00	177	201			378
06:15	41	43			84	18:15	174	170			344
06:30	61	65			126	18:30	175	171			346
06:45	73	84			157	18:45	158	157			315
07:00	74	100			174	19:00	154	147			301
07:15	102	80			182	19:15	136	147			283
07:30	156	120			276	19:30	145	143			288
07:45	129	160			289	19:45	109	168			277
08:00	159	195			354	20:00	126	105			231
08:15	162	167			329	20:15	100	133			233
08:30	162	163			325	20:30	102	110			212
08:45	145	155			300	20:45	82	73			155
09:00	160	195			355	21:00	71	106			177
09:15	132	190			322	21:15	83	95			178
09:30	176	176			352	21:30	72	85			157
09:45	178	191			369	21:45	61	78			139
10:00	164	189			353	22:00	63	61			124
10:15	173	199			372	22:15	49	60			109
10:30	168	184			352	22:30	36	42			78
10:45	196	185			381	22:45	47	35			82
11:00	169	197			366	23:00	40	25			65
11:15	192	183			375	23:15	21	14			35
11:30	173	190			363	23:30	23	19			42
11:45	203	203			406	23:45	17	14			31
TOTALS	3555	3868	0	0	7423	TOTALS	7057	7102	0	0	14159
SPLIT %	48%	52%	0%	0%	34%	SPLIT %	50%	50%	0%	0%	66%

DAILY TOTALS — Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	50	50			100
01:00	02:00	18	25			43
02:00	03:00	16	14			30
03:00	04:00	18	21			39
04:00	05:00	18	29			47
05:00	06:00	51	82			133
06:00	07:00	211	225			436
07:00	08:00	461	460			921
08:00	09:00	628	680			1308
09:00	10:00	646	752			1398
10:00	11:00	701	757			1458
11:00	12:00	737	773			1510
12:00	13:00	772	811			1583
13:00	14:00	825	806			1631
14:00	15:00	831	765			1596
15:00	16:00	799	777			1576
16:00	17:00	796	784			1580
17:00	18:00	813	800			1613
18:00	19:00	684	699			1383
19:00	20:00	544	605			1149
20:00	21:00	410	421			831
21:00	22:00	287	364			651
22:00	23:00	195	198			393
23:00	00:00	101	72			173

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3555	3868			7423
Peak Hour	11:00	11:00			11:00
Peak Volume	737	773			1510
Peak Hour Factor	0.908	0.952			0.930
Peak Period	12:00	to	00:00		
Volume	7057	7102			14159
Peak Hour	16:45	16:30			12:15
Peak Volume	859	825			1658
Peak Hour Factor	0.934	0.913			0.917
Peak Period	07:00	to	09:00		
Volume	1089	1140			2229
Peak Hour	8:00	7:45			8:00
Peak Volume	628	685			1308
Peak Hour Factor	0.969	0.878			0.924
Peak Period	16:00	to	18:00		
Volume	1609	1584			3193
Peak Hour	16:45	16:30			16:45
Peak Volume	859	825			1654
Peak Hour Factor	0.934	0.913			0.971



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Wednesday
Date: 10/11/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	10,743	10,892	0	0	21,635

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	25	14			39	12:00	209	227			436
00:15	18	9			27	12:15	197	200			397
00:30	11	10			21	12:30	221	227			448
00:45	7	12			19	12:45	181	165			346
01:00	5	10			15	13:00	189	203			392
01:15	4	5			9	13:15	203	177			380
01:30	4	7			11	13:30	209	189			398
01:45	5	7			12	13:45	216	197			413
02:00	8	9			17	14:00	210	184			394
02:15	4	5			9	14:15	207	182			389
02:30	1	2			3	14:30	193	215			408
02:45	4	6			10	14:45	241	191			432
03:00	2	4			6	15:00	192	233			425
03:15	3	4			7	15:15	193	208			401
03:30	5	4			9	15:30	233	203			436
03:45	2	10			12	15:45	173	184			357
04:00	8	3			11	16:00	227	178			405
04:15	5	7			12	16:15	226	195			421
04:30	8	8			16	16:30	204	199			403
04:45	8	13			21	16:45	196	195			391
05:00	9	15			24	17:00	229	183			412
05:15	8	19			27	17:15	217	211			428
05:30	16	18			34	17:30	192	171			363
05:45	26	40			66	17:45	160	212			372
06:00	28	19			47	18:00	178	191			369
06:15	43	51			94	18:15	154	171			325
06:30	68	65			133	18:30	157	168			325
06:45	74	101			175	18:45	150	172			322
07:00	87	85			172	19:00	143	155			298
07:15	111	88			199	19:15	137	125			262
07:30	127	147			274	19:30	157	150			307
07:45	145	172			317	19:45	104	133			237
08:00	145	169			314	20:00	114	128			242
08:15	161	159			320	20:15	62	117			179
08:30	154	174			328	20:30	77	106			183
08:45	181	194			375	20:45	110	87			197
09:00	145	185			330	21:00	68	95			163
09:15	157	174			331	21:15	74	78			152
09:30	199	166			365	21:30	63	82			145
09:45	200	188			388	21:45	67	81			148
10:00	179	177			356	22:00	49	61			110
10:15	172	169			341	22:15	56	46			102
10:30	156	167			323	22:30	40	41			81
10:45	212	209			421	22:45	29	43			72
11:00	168	202			370	23:00	35	25			60
11:15	206	176			382	23:15	18	15			33
11:30	189	189			378	23:30	25	17			42
11:45	240	197			437	23:45	15	12			27
TOTALS	3743	3864	0	0	7607	TOTALS	7000	7028	0	0	14028
SPLIT %	49%	51%	0%	0%	35%	SPLIT %	50%	50%	0%	0%	65%

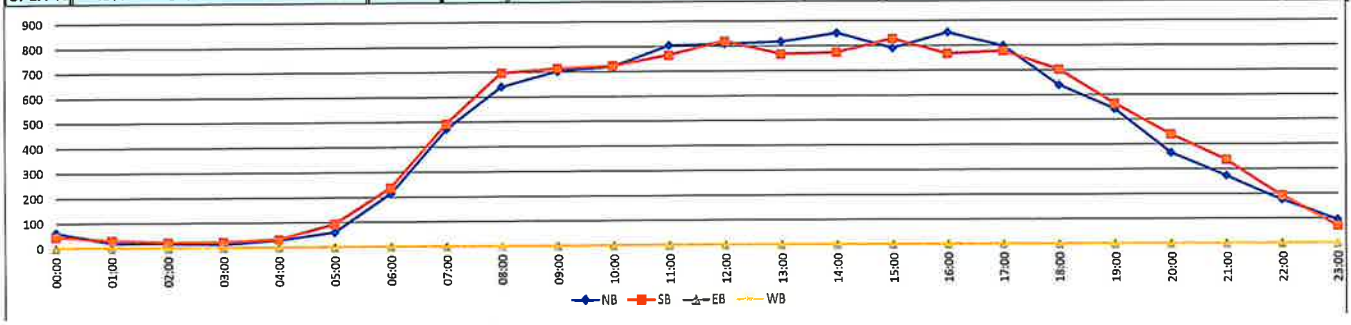
DAILY TOTALS	NB	SB	EB	WB	Total
	10,743	10,892	0	0	21,635

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	61	45			106
01:00	02:00	18	29			47
02:00	03:00	17	22			39
03:00	04:00	12	22			34
04:00	05:00	29	31			60
05:00	06:00	59	92			151
06:00	07:00	213	236			449
07:00	08:00	470	492			962
08:00	09:00	641	696			1337
09:00	10:00	701	713			1414
10:00	11:00	719	722			1441
11:00	12:00	803	764			1567
12:00	13:00	808	819			1627
13:00	14:00	817	766			1583
14:00	15:00	851	772			1623
15:00	16:00	791	828			1619
16:00	17:00	853	767			1620
17:00	18:00	798	777			1575
18:00	19:00	639	702			1341
19:00	20:00	541	563			1104
20:00	21:00	363	438			801
21:00	22:00	272	336			608
22:00	23:00	174	191			365
23:00	00:00	93	69			162

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3743	3864			7607
Peak Hour	11:00	10:45			11:00
Peak Volume	803	776			1567
Peak Hour Factor	0.836	0.928			0.896
Peak Period	12:00	to	00:00		
Volume	7000	7028			14028
Peak Hour	14:45	14:30			14:45
Peak Volume	859	847			1694
Peak Hour Factor	0.891	0.909			0.971
Peak Period	07:00	to	09:00		
Volume	1111	1188			2299
Peak Hour	8:00	8:00			8:00
Peak Volume	641	696			1337
Peak Hour Factor	0.885	0.897			0.891
Peak Period	16:00	to	18:00		
Volume	1651	1544			3195
Peak Hour	16:15	16:30			16:30
Peak Volume	855	788			1634
Peak Hour Factor	0.933	0.934			0.954



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Thursday
Date: 10/12/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	10,539	10,564	0	0	21,103

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	23	14			37	12:00	194	202			396
00:15	15	6			21	12:15	202	151			353
00:30	8	10			18	12:30	177	230			407
00:45	8	6			14	12:45	158	209			367
01:00	8	5			13	13:00	205	163			368
01:15	3	7			10	13:15	191	194			385
01:30	5	1			6	13:30	191	171			362
01:45	2	9			11	13:45	176	184			360
02:00	9	2			11	14:00	196	178			374
02:15	2	7			9	14:15	186	189			375
02:30	1	5			6	14:30	202	215			417
02:45	3	2			5	14:45	228	194			422
03:00	3	5			8	15:00	197	205			402
03:15	4	5			9	15:15	199	176			375
03:30	8	5			13	15:30	192	188			380
03:45	2	11			13	15:45	200	185			385
04:00	1	5			6	16:00	182	173			355
04:15	5	5			10	16:15	200	216			416
04:30	6	12			18	16:30	215	190			405
04:45	6	12			18	16:45	191	207			398
05:00	6	16			22	17:00	216	183			399
05:15	14	16			30	17:15	184	175			359
05:30	12	23			35	17:30	197	176			373
05:45	15	38			53	17:45	180	178			358
06:00	26	24			50	18:00	174	180			354
06:15	45	36			81	18:15	176	189			365
06:30	50	55			105	18:30	150	129			279
06:45	68	93			161	18:45	134	162			296
07:00	82	74			156	19:00	128	142			270
07:15	112	87			199	19:15	136	142			278
07:30	139	94			233	19:30	143	109			252
07:45	149	163			312	19:45	137	126			263
08:00	139	204			343	20:00	105	147			252
08:15	166	175			341	20:15	115	115			230
08:30	148	151			299	20:30	92	101			193
08:45	183	184			367	20:45	85	107			192
09:00	151	181			332	21:00	85	87			172
09:15	151	163			314	21:15	87	98			185
09:30	197	184			381	21:30	84	82			166
09:45	155	175			330	21:45	73	66			139
10:00	183	186			369	22:00	53	84			137
10:15	187	177			364	22:15	58	58			116
10:30	176	150			326	22:30	50	44			94
10:45	184	213			397	22:45	44	31			75
11:00	201	157			358	23:00	40	35			75
11:15	229	194			423	23:15	20	31			51
11:30	189	190			379	23:30	25	33			58
11:45	189	170			359	23:45	18	27			45
TOTALS	3668	3707	0	0	7375	TOTALS	6871	6857	0	0	13728
SPLIT %	50%	50%	0%	0%	35%	SPLIT %	50%	50%	0%	0%	65%

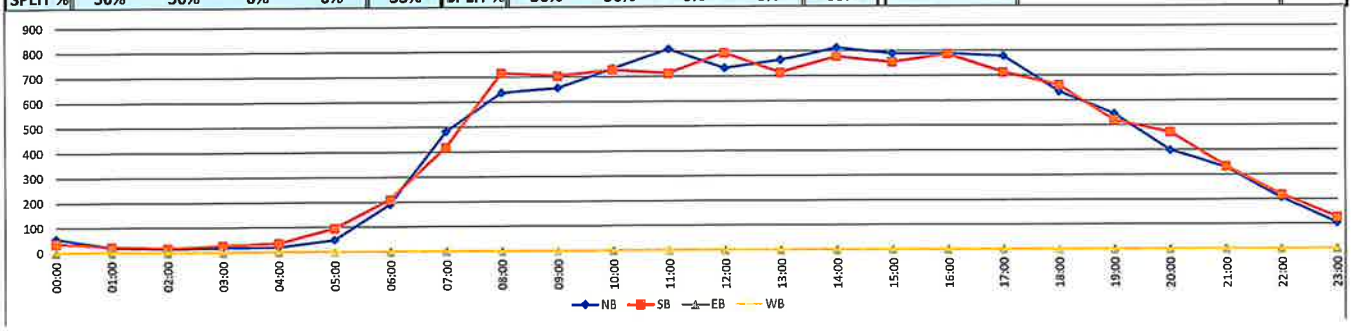
DAILY TOTALS

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	54	36			90
01:00	02:00	18	22			40
02:00	03:00	15	16			31
03:00	04:00	17	26			43
04:00	05:00	18	34			52
05:00	06:00	47	93			140
06:00	07:00	189	208			397
07:00	08:00	482	418			900
08:00	09:00	636	714			1350
09:00	10:00	654	703			1357
10:00	11:00	730	726			1456
11:00	12:00	808	711			1519
12:00	13:00	731	792			1523
13:00	14:00	763	712			1475
14:00	15:00	812	776			1588
15:00	16:00	788	754			1542
16:00	17:00	788	786			1574
17:00	18:00	777	712			1489
18:00	19:00	634	660			1294
19:00	20:00	544	519			1063
20:00	21:00	397	470			867
21:00	22:00	329	333			662
22:00	23:00	205	217			422
23:00	00:00	103	126			229

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3668	3707			7375
Peak Hour	11:00	10:45			10:45
Peak Volume	808	754			1557
Peak Hour Factor	0.882	0.885			0.920
Peak Period	12:00	to	00:00		
Volume	6871	6857			13728
Peak Hour	14:30	14:15			16:15
Peak Volume	826	803			1618
Peak Hour Factor	0.906	0.934			0.972
Peak Period	07:00	to	09:00		
Volume	1118	1132			2250
Peak Hour	8:00	8:00			8:00
Peak Volume	636	714			1350
Peak Hour Factor	0.869	0.875			0.920
Peak Period	16:00	to	18:00		
Volume	1565	1498			3063
Peak Hour	16:15	16:15			16:15
Peak Volume	822	796			1618
Peak Hour Factor	0.951	0.921			0.972



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Friday
Date: 10/13/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	12,284	12,541	0	0	24,825

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	23	14			37	12:00	217	246			463
00:15	36	17			53	12:15	221	217			438
00:30	10	16			26	12:30	226	247			473
00:45	16	15			31	12:45	238	210			448
01:00	8	7			15	13:00	198	199			397
01:15	12	15			27	13:15	214	216			430
01:30	13	11			24	13:30	217	188			405
01:45	15	5			20	13:45	198	232			430
02:00	11	6			17	14:00	232	181			413
02:15	9	10			19	14:15	218	235			453
02:30	3	6			9	14:30	231	244			475
02:45	5	6			11	14:45	245	203			448
03:00	4	7			11	15:00	216	245			461
03:15	6	6			12	15:15	221	227			448
03:30	4	7			11	15:30	246	251			497
03:45	5	9			14	15:45	209	231			440
04:00	3	6			9	16:00	243	245			488
04:15	4	5			9	16:15	258	226			484
04:30	4	9			13	16:30	226	218			444
04:45	9	10			19	16:45	203	226			429
05:00	9	13			22	17:00	207	236			443
05:15	14	17			31	17:15	255	229			484
05:30	12	25			37	17:30	218	233			451
05:45	23	33			56	17:45	211	206			417
06:00	16	36			52	18:00	204	174			378
06:15	36	46			82	18:15	238	176			414
06:30	66	63			129	18:30	199	211			410
06:45	64	94			158	18:45	178	213			391
07:00	89	86			175	19:00	163	207			370
07:15	117	88			205	19:15	152	173			325
07:30	122	131			253	19:30	151	144			295
07:45	154	181			335	19:45	158	135			293
08:00	154	220			374	20:00	156	142			298
08:15	166	160			326	20:15	140	161			301
08:30	130	165			295	20:30	123	135			258
08:45	189	190			379	20:45	151	155			306
09:00	152	203			355	21:00	136	109			245
09:15	149	184			333	21:15	114	126			240
09:30	201	198			399	21:30	105	122			227
09:45	176	195			371	21:45	99	101			200
10:00	186	200			386	22:00	95	90			185
10:15	183	182			365	22:15	96	108			204
10:30	219	155			374	22:30	91	90			181
10:45	215	178			393	22:45	76	85			161
11:00	183	204			387	23:00	84	61			145
11:15	197	216			413	23:15	59	55			114
11:30	203	203			406	23:30	58	49			107
11:45	226	225			451	23:45	39	50			89
TOTALS	3851	4078	0	0	7929	TOTALS	8433	8463	0	0	16896
SPLIT %	49%	51%	0%	0%	32%	SPLIT %	50%	50%	0%	0%	68%

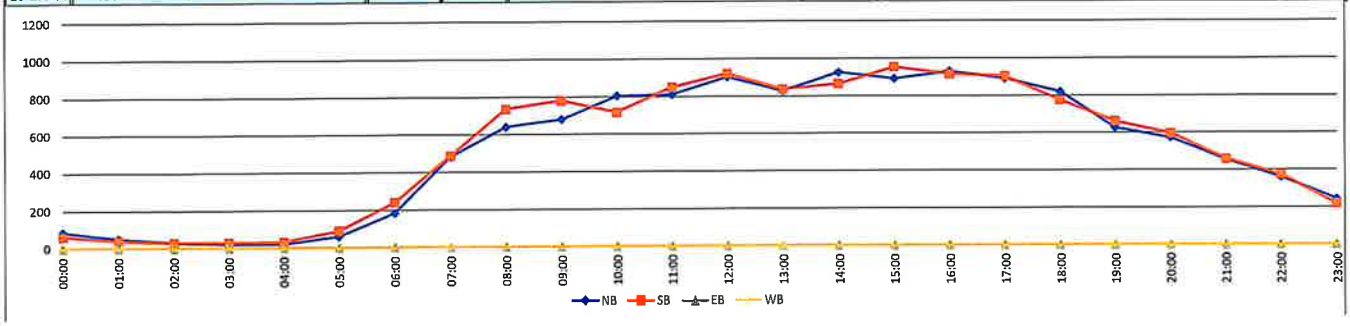
DAILY TOTALS

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	85	62			147
01:00	02:00	48	38			86
02:00	03:00	28	28			56
03:00	04:00	19	29			48
04:00	05:00	20	30			50
05:00	06:00	58	88			146
06:00	07:00	182	239			421
07:00	08:00	482	486			968
08:00	09:00	639	735			1374
09:00	10:00	678	780			1458
10:00	11:00	803	715			1518
11:00	12:00	809	848			1657
12:00	13:00	902	920			1822
13:00	14:00	827	835			1662
14:00	15:00	926	863			1789
15:00	16:00	892	954			1846
16:00	17:00	930	915			1845
17:00	18:00	891	904			1795
18:00	19:00	819	774			1593
19:00	20:00	624	659			1283
20:00	21:00	570	593			1163
21:00	22:00	454	458			912
22:00	23:00	358	373			731
23:00	00:00	240	215			455

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3851	4078			7929
Peak Hour	10:30	11:00			11:00
Peak Volume	814	848			1657
Peak Hour Factor	0.929	0.942			0.919
Peak Period	12:00	to	00:00		
Volume	8433	8463			16896
Peak Hour	15:30	15:00			15:30
Peak Volume	956	954			1909
Peak Hour Factor	0.926	0.950			0.960
Peak Period	07:00	to	09:00		
Volume	1121	1221			2342
Peak Hour	8:00	8:00			8:00
Peak Volume	639	735			1374
Peak Hour Factor	0.845	0.835			0.906
Peak Period	16:00	to	18:00		
Volume	1821	1819			3640
Peak Hour	16:00	16:45			16:00
Peak Volume	930	924			1845
Peak Hour Factor	0.901	0.979			0.945



Prepared by National Data & Surveying Services

VOLUME

Gulf Blvd N/O 55th Ave

Day: Saturday
Date: 10/14/2023

City: St. Pete Beach
Project #: FL23_120414_001

DAILY TOTALS	NB	SB	EB	WB	Total
	12,570	12,898	0	0	25,468

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
00:00	55	59			114	12:00	238	245			483
00:15	29	34			63	12:15	208	197			405
00:30	38	18			56	12:30	201	260			461
00:45	23	31			54	12:45	233	216			449
01:00	21	34			55	13:00	224	244			468
01:15	23	16			39	13:15	231	213			444
01:30	11	15			26	13:30	234	230			464
01:45	8	9			17	13:45	237	221			458
02:00	10	12			22	14:00	250	250			500
02:15	8	12			20	14:15	253	259			512
02:30	9	16			25	14:30	218	265			483
02:45	6	17			23	14:45	237	226			463
03:00	12	7			19	15:00	238	257			495
03:15	7	9			16	15:15	241	258			499
03:30	5	10			15	15:30	246	231			477
03:45	11	6			17	15:45	280	242			522
04:00	7	5			12	16:00	230	213			443
04:15	4	8			12	16:15	215	168			383
04:30	6	15			21	16:30	204	240			444
04:45	11	14			25	16:45	223	226			449
05:00	5	13			18	17:00	245	282			527
05:15	7	21			28	17:15	233	241			474
05:30	15	25			40	17:30	212	226			438
05:45	18	32			50	17:45	248	224			472
06:00	16	30			46	18:00	207	204			411
06:15	23	33			56	18:15	204	218			422
06:30	34	44			78	18:30	230	229			459
06:45	35	89			124	18:45	185	194			379
07:00	42	62			104	19:00	190	211			401
07:15	37	77			114	19:15	229	199			428
07:30	74	81			155	19:30	270	196			466
07:45	76	104			180	19:45	234	182			416
08:00	101	108			209	20:00	159	151			310
08:15	113	126			239	20:15	140	139			279
08:30	117	133			250	20:30	140	129			269
08:45	148	168			316	20:45	127	131			258
09:00	112	163			275	21:00	135	140			275
09:15	139	170			309	21:15	144	116			260
09:30	183	176			359	21:30	119	116			235
09:45	189	206			395	21:45	112	98			210
10:00	191	204			395	22:00	106	110			216
10:15	172	223			395	22:15	88	96			184
10:30	190	200			390	22:30	95	88			183
10:45	214	230			444	22:45	90	105			195
11:00	204	225			429	23:00	111	74			185
11:15	231	217			448	23:15	81	73			154
11:30	226	231			457	23:30	54	56			110
11:45	264	220			484	23:45	61	51			112
TOTALS	3480	3958	0	0	7438	TOTALS	9090	8940	0	0	18030
SPLIT %	47%	53%	0%	0%	29%	SPLIT %	50%	50%	0%	0%	71%

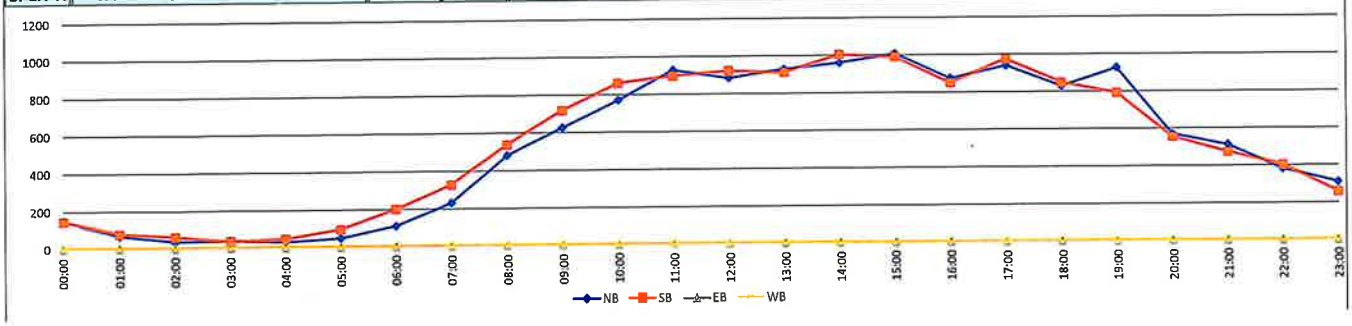
DAILY TOTALS

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	145	142			287
01:00	02:00	63	74			137
02:00	03:00	33	57			90
03:00	04:00	35	32			67
04:00	05:00	28	42			70
05:00	06:00	45	91			136
06:00	07:00	108	196			304
07:00	08:00	229	324			553
08:00	09:00	479	535			1014
09:00	10:00	623	715			1338
10:00	11:00	767	857			1624
11:00	12:00	925	893			1818
12:00	13:00	880	918			1798
13:00	14:00	926	908			1834
14:00	15:00	958	1000			1958
15:00	16:00	1005	988			1993
16:00	17:00	872	847			1719
17:00	18:00	938	973			1911
18:00	19:00	826	845			1671
19:00	20:00	923	788			1711
20:00	21:00	566	550			1116
21:00	22:00	510	470			980
22:00	23:00	379	399			778
23:00	00:00	307	254			561

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	3480	3958			7438
Peak Hour	11:00	10:45			11:00
Peak Volume	925	903			1818
Peak Hour Factor	0.876	0.977			0.939
Peak Period	12:00	to	00:00		
Volume	9090	8940			18030
Peak Hour	15:00	14:15			15:00
Peak Volume	1005	1007			1993
Peak Hour Factor	0.897	0.950			0.955
Peak Period	07:00	to	09:00		
Volume	708	859			1567
Peak Hour	8:00	8:00			8:00
Peak Volume	479	535			1014
Peak Hour Factor	0.809	0.796			0.802
Peak Period	16:00	to	18:00		
Volume	1810	1820			3630
Peak Hour	17:00	16:30			17:00
Peak Volume	938	989			1911
Peak Hour Factor	0.946	0.877			0.907



BACKGROUND TRAFFIC

Gulf Coast Consulting, Inc.

Land Development Consulting
Engineering • Planning • Transportation • Permitting
ICOT Center
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

December 21, 2020

Mr. Kevin R. Bowden, Managing Partner
Miramar Beach Resort, LLC
388 150th Avenue
Madeira Beach, FL 33708

Re: **Miramar Beach Resort – 4200 Gulf Blvd., St. Pete Beach Traffic Assessment**

This Traffic Assessment is being prepared for the proposed redevelopment of the Miramar Beach Resort at 4200 Gulf Blvd in St. Pete Beach. The proposed redevelopment will include a 54 room hotel with a 1,800 SF sit-down restaurant on the lobby level. Although hotels typically include small restaurants, the restaurant was evaluated separately for traffic purposes to be conservative.

According to the Forward Pinellas 2019 Level of Service Report, the adjacent segment of Gulf Boulevard (Pinellas Bayway – 75th Avenue) operates at LOS D carrying 25,357 vehicles per day AADT and 1,201 vehicles peak hour/peak direction. The LOS D peak hour directional capacity of this 4-lane divided roadway is 1,870 vehicles per hour, and the existing volume to capacity ratio (v/c) is 0.642.

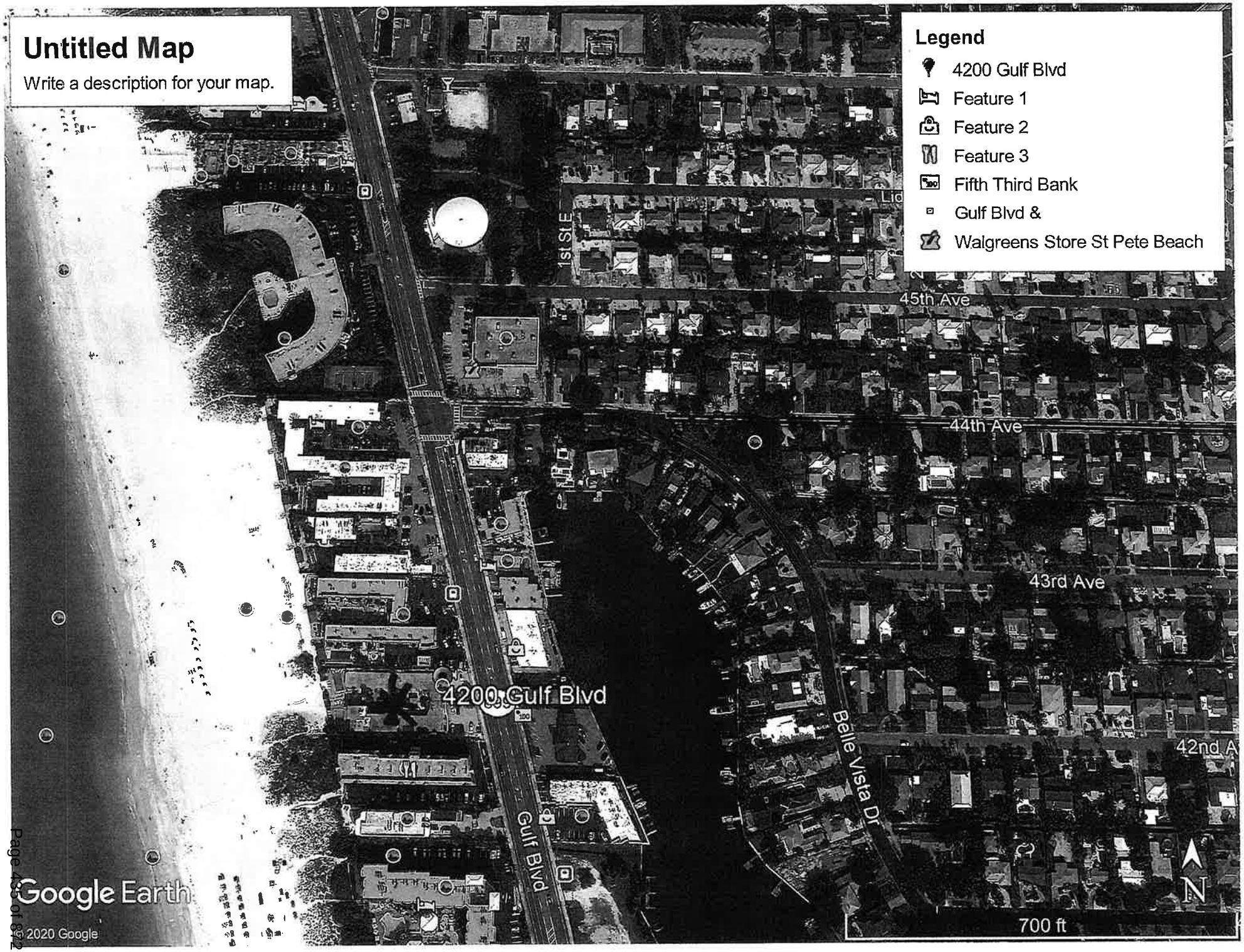
The 54 room hotel and 1,800 SF restaurant would generate 653 daily trips, of which 50 trips would occur during the PM peak hour (28 entering/ 22 exiting. Excerpts from ITE Trip Generation, 10th Edition are attached. The addition of 28 peak hour directional trips onto Gulf Boulevard would slightly increase the peak hour/peak directional volume to 1,229 vehicles resulting in a 0.657 v/c ratio. Therefore ample capacity exists to support the proposed redevelopment.

According to the Pinellas County Multi-Modal Impact Fee Ordinance, development projects generating less than 51 peak hour trips are required to pay a multi-modal impact fee and are not required to submit a TMP plan or detailed traffic study.

Sincerely,

Robert Pergolizzi, AICP/PTP
Principal

Cc: 20-098


Untitled Map
Write a description for your map.
Legend
4200 Gulf Blvd
Feature 1
Feature 2
Feature 3
Fifth Third Bank
Gulf Blvd &
Walgreens Store St Pete Beach
1st St E
45th Ave
44th Ave
43rd Ave
42nd A
4200 Gulf Blvd
Gulf Blvd
Belle Vista Dr
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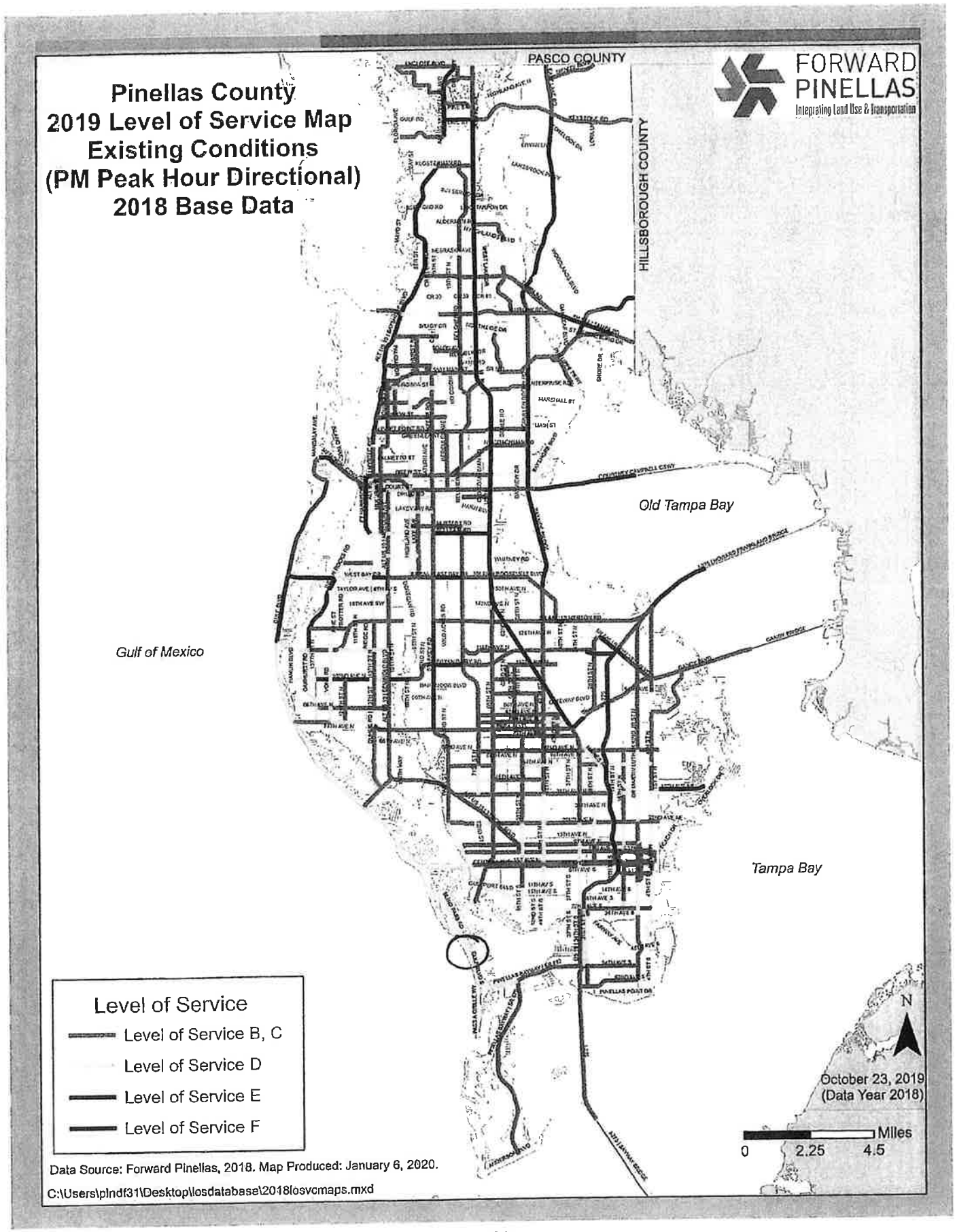

Pinellas County
2019 Level of Service Map
Existing Conditions
(PM Peak Hour Directional)
2018 Base Data
FORWARD PINELLAS
Integrating Land Use & Transportation
PASCO COUNTY
HILLSBOROUGH COUNTY
Old Tampa Bay
Gulf of Mexico
Tampa Bay
Level of Service
Level of Service B, C
Level of Service D
Level of Service E
Level of Service F
N
October 23, 2019
(Data Year 2018)
Miles
0
2.25
4.5
Data Source: Forward Pinellas, 2018. Map Produced: January 6, 2020.
C:\Users\plndf31\Desktop\losdatabase\2018losvcmaps.mxd

Facility	Facility Type	Road Type	Juris	Length (miles)	Signals per Mile	LOS Meth.	AADT	Vol.	Physical Capacity	V:Cap Ratio	Def. Flag	Fac. LOS
691 - GANDY BLVD: (BRIGHTON BLVD -to- 4TH ST N)	SA	4D	SR	0.74	0	T	26000	1358	3760	0.361	0	C
692 - GANDY BLVD: (4TH ST N -to- DR ML KING JR ST N)	SA	4D	SR	0.54	0	T	31028	1621	3760	0.431	0	C
693 - GANDY BLVD: (DR ML KING JR ST N -to- I-275 EAST RAMPS)	SA	6D	SR	0.997	2.436	T	51500	2690	2830	0.951	0	C
694 - GANDY BLVD: (I-275 EAST RAMPS -to- GRAND AVE/GANDY ACCESS)	SA	6D	SR	1.137	0.911	T	59500	2690	2940	0.915	0	C
695 - GANDY BLVD: (GRAND AVE/ GANDY ACCESS -to- US 19)	NA	4D	SR	0.619	0	T	67500	3526	3760	0.938	0	F
705 - GATEWAY EXPRESS/BRYAN DAIRY RD: (US 19 -to- 49TH ST N)	SA	6D	CR	0.717	1.395	T	32000	1672	2646	0.632	0	C
706 - GATEWAY EXPRESS/ROOSEVELT BLVD: (ULMERTON -to- 49TH ST NB RAMP)	SA	4D	SR	1.255	1.703	T	35000	1828	1960	0.933	0	C
711 - GRAND AVE: (N GANDY BLVD/FRONTAGE RD -to- GANDY BLVD)	SA	4D	CR	0.147	6.789	T	14742	770	1530	0.503	0	D
715 - GREENBRIAR BLVD: (VIRGINIA AVE -to- BELCHER RD)	SMC	2U	CR	0.653	1.531	T	7536	393	572	0.687	0	D
718 - GULF BLVD: (W GULF BL -to- TREASURE ISLAND CSWY)	SA	4U	SR	0.959	3.678	T	18700	977	1776	0.55	0	D
719 - GULF BLVD: (TREASURE ISLAND CSWY -to- MADEIRA BEACH CSWY)	SA	4D	SR	2.95	1.758	T	23950	1065	1960	0.543	0	D
720 - GULD BLVD: (MADIERA BEACH CSWY -to- PARK BLVD)	SA	4D	SR	3.847	2.261	T	17658	872	1960	0.445	0	D
721 - GULF BLVD: (PARK BLVD -to- WALSINGHAM RD)	SA	2U	SR	2.89	0.791	T	11500	600	880	0.682	0	D
722 - GULF BLVD: (WALSINGHAM RD -to- BELLEAIR CSWY)	SA	2D	CR	2.36	0.424	T	14817	774	832	0.93	0	F
723 - GULF BLVD: (BELLEAIR CSWY -to- SAND KEY PARK)	NA	2D	CR	2.861	0	T	13586	709	1512	0.469	0	E
724 - GULF BLVD: (SAND KEY PARK -to- GULFVIEW BLVD)	NA	2D	CL	0.751	0	T	13586	709	1512	0.469	0	E
725 - GULF BLVD S: (BAYWAY -to- 75TH AVE)	SA	4D	SR	2.403	5.079	T	25357	1201	1870	0.642	0	D
728 - GULFPORT BLVD: (PASADENA AVE -to- 58TH ST S)	SA	4D	CR	1.753	3.068	T	15500	809	1683	0.481	0	D
729 - GULF-TO-BAY BLVD: (CLEVELAND ST -to- HIGHLAND AVE)	SA	4U	CL	0.446	10.832	T	5100	266	1599	0.166	0	C
730 - GULF-TO-BAY BLVD: (HIGHLAND AVE -to- KEENE RD)	SA	6D	SR	0.756	3.968	T	49833	2429	2830	0.858	0	C
731 - GULF-TO-BAY BLVD: (BAYSHORE BLVD -to- US 19)	SA	6D	SR	1.51	5.431	T	56000	2926	2830	1.034	0	C
732 - GULF-TO-BAY BLVD: (KEENE RD -to- BELCHER RD)	SA	6D	SR	1.026	3.242	T	53500	2795	2830	0.988	0	C
733 - GULF-TO-BAY BLVD: (US 19 -to- BELCHER RD)	SA	6D	SR	0.988	2.705	T	53500	2795	2830	0.988	0	C
734 - GULFVIEW BLVD: (HAMDEN DR -to- GULF BLVD)	NA	3U	CL	0.427	0	T	5624	293	3572	0.082	0	C
737 - HAINES RD: (DR ML KING JR ST N -to- 54TH AVE N)	SMC	2U	CR	1.851	2.159	T	9900	517	572	0.904	0	D
738 - HAINES RD: (54TH AVE N -to- US 19)	SMC	2U	CR	1.197	2.776	T	9900	517	559	0.925	0	D
744 - HERCULES AVE: (GULF-TO-BAY BLVD -to- DREW ST)	SA	4U	CL	0.509	4.365	T	8200	428	1599	0.268	0	C
745 - HERCULES AVE: (DREW ST -to- RR TRACKS)	NA	4D	CR	0.917	0	T	12500	653	3760	0.174	0	C
746 - HERCULES AVE: (RR TRACKS -to- CALUMET ST)	SA	3U	CR	0.266	3.758	T	12500	653	1599	0.408	0	C
747 - HERCULES AVE: (CALUMET ST -to- SUNSET POINT RD)	SA	4U	CR	0.331	3.024	T	12500	653	1599	0.408	0	C
748 - HERCULES AVE: (SUNSET POINT RD -to- VIRGINIA AVE)	SA	2D	CR	1.01	1.974	T	10845	393	832	0.472	0	D
750 - HIGHLAND AVE: (EAST BAY DR -to- BELLEAIR RD)	SA	2U	CR	1.527	2.591	T	10178	531	792	0.67	0	D
751 - HIGHLAND AVE: (BELLEAIR RD -to- DRUID RD)	SA	2U	CR	1.255	1.991	T	9932	518	792	0.654	0	D
752 - HIGHLAND AVE: (DRUID ST -to- GULF-TO-BAY BLVD)	SA	4U	CR	0.253	3.956	T	9932	518	1599	0.324	0	C
753 - HIGHLAND AVE: (GULF-TO-BAY -to- DREW ST)	SA	2D	CL	0.506	4.364	T	11223	586	813	0.721	0	D
754 - HIGHLAND AVE: (DREW ST -to- SUNSET POINT RD)	SA	2D	CL	1.512	2.431	T	11223	586	832	0.704	0	D
755 - HIGHLAND AVE: (SUNSET POINT RD -to- UNION ST)	SA	2U	CL	0.504	1.984	T	8870	463	792	0.585	0	D
758 - HIGHLAND ST N: (9TH AVE N -to- DR ML KING JR ST N)	NMC	2O	SP	0.083	0	T	8049	764	4512	0.169	0	D
761 - HIGHLANDS BLVD: (US 19 -to- ALDERMAN RD)	NMC	2U	CR	2.335	0	T	11400	595	1440	0.413	0	D
766 - I-175: (I-275 -to- 4TH ST S)	F	4F	SR	1.303	0	T	35500	1048	4020	0.261	0	B
767 - I-275: (I-175 -to- 22ND AVE S)	F	6F	SR	1.932	0	T	113666	5779	6200	0.932	0	E
768 - I-275: (38TH AVE N -to- 22ND AVE N)	F	6F	SR	1.017	0	T	176000	9002	6200	1.452	0	F
769 - I-275: (SR 686/ROOSEVELT BLVD -to- GANDY BLVD)	F	6F	SR	1.851	0	T	139000	7109	6200	1.147	0	F
770 - I-275: (22ND AVE N -to- I-375)	F	8F	SR	1.314	0	T	175500	8976	8400	1.069	0	F
771 - I-275: (I-375 -to- I-175)	F	6F	SR	0.441	0	T	126500	6470	6200	1.044	0	F
772 - I-275: (PINELLAS SHORELINE -to- 4TH ST N)	F	8F	SR	2.203	0	T	165000	8439	8400	1.005	0	F
773 - I-275: (4TH ST N -to- SR 686 | ROOSEVELT BLVD)	F	8F	SR	2.038	0	T	131750	5933	8400	0.706	0	C
774 - I-275: (GANDY BLVD -to- 54TH AVE N)	F	6F	SR	2.184	0	T	162500	8311	6200	1.34	0	F
775 - I-275: (54TH AVE N -to- 38TH AVE N)	F	8F	SR	1.001	0	T	167500	8567	8400	1.02	0	F
776 - I-275: (22ND AVE S -to- 54TH AVE S)	F	6F	SR	2.013	0	T	100000	5115	6200	0.825	0	D
777 - I-275: (54TH AVE S -to- PINELLAS SHORELINE)	F	4F	SR	5.41	0	T	49665	2540	4020	0.632	0	C

Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday

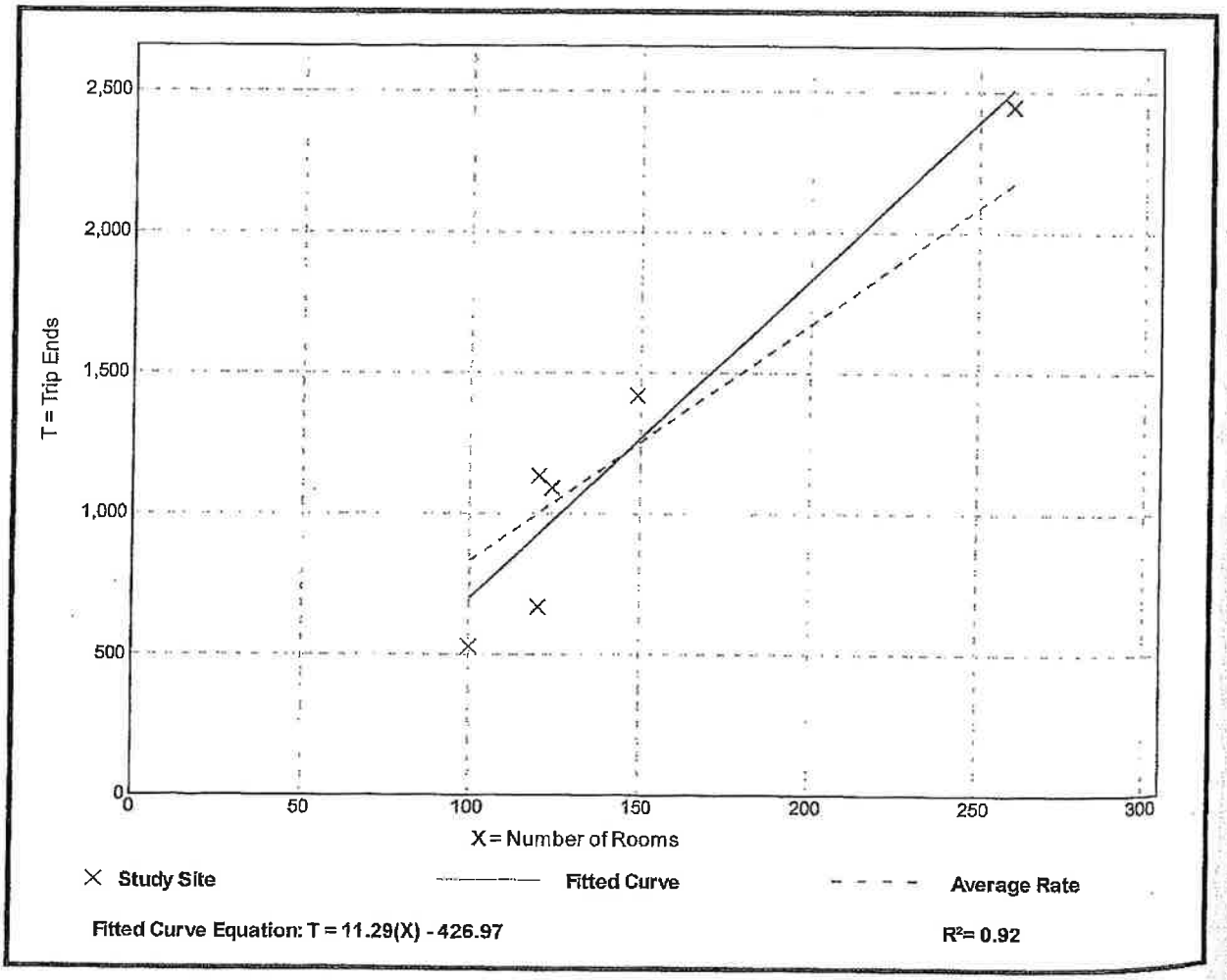
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

54 Rooms x 8.36 = 451 daily

Data Plot and Equation



Fitted Curve Equation: T = 11.29(X) - 426.97

R^2= 0.92

Hotel
(310)

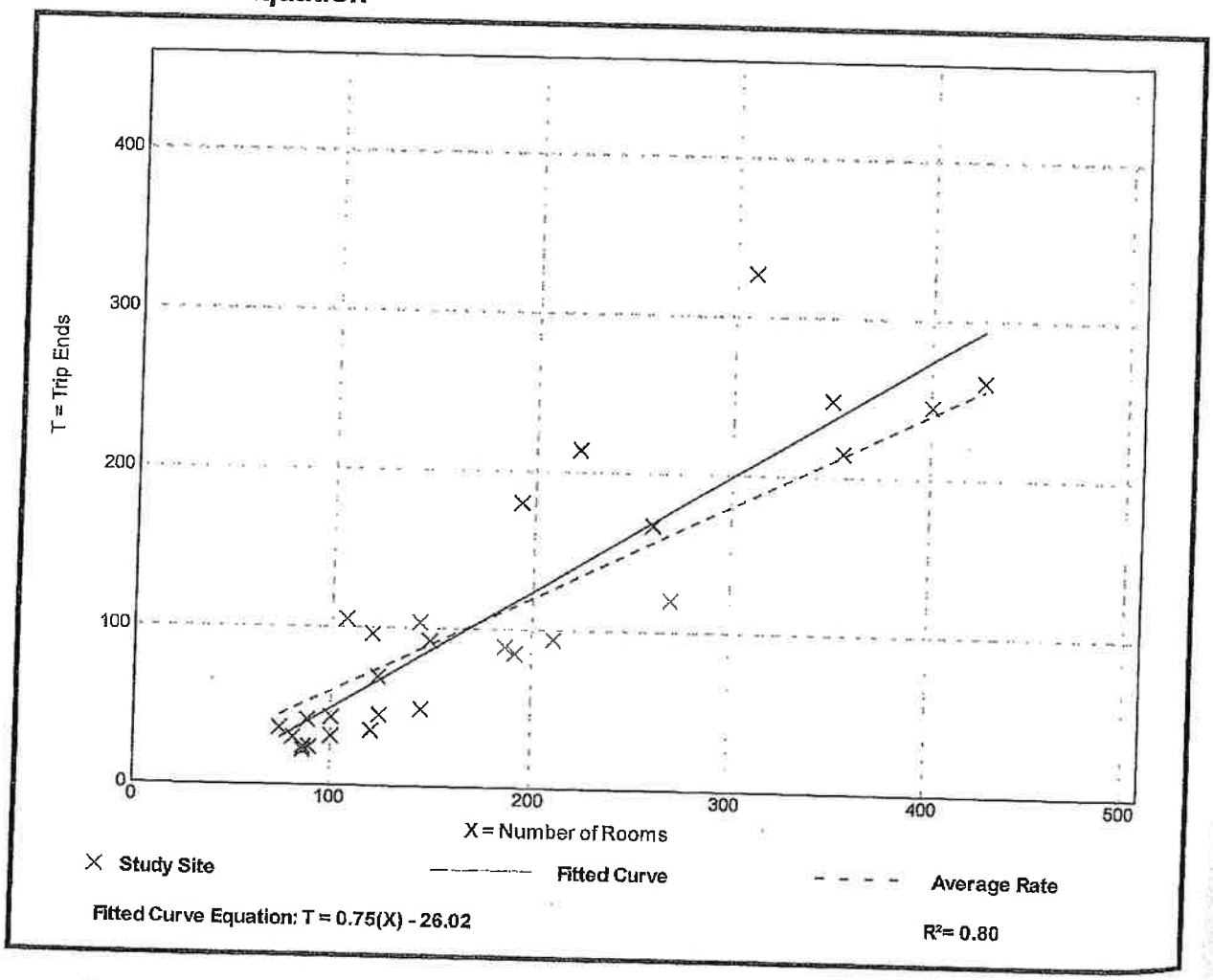
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Rooms: 183
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

54 rooms × 0.60 = 32 Peak Hr (17/15)

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

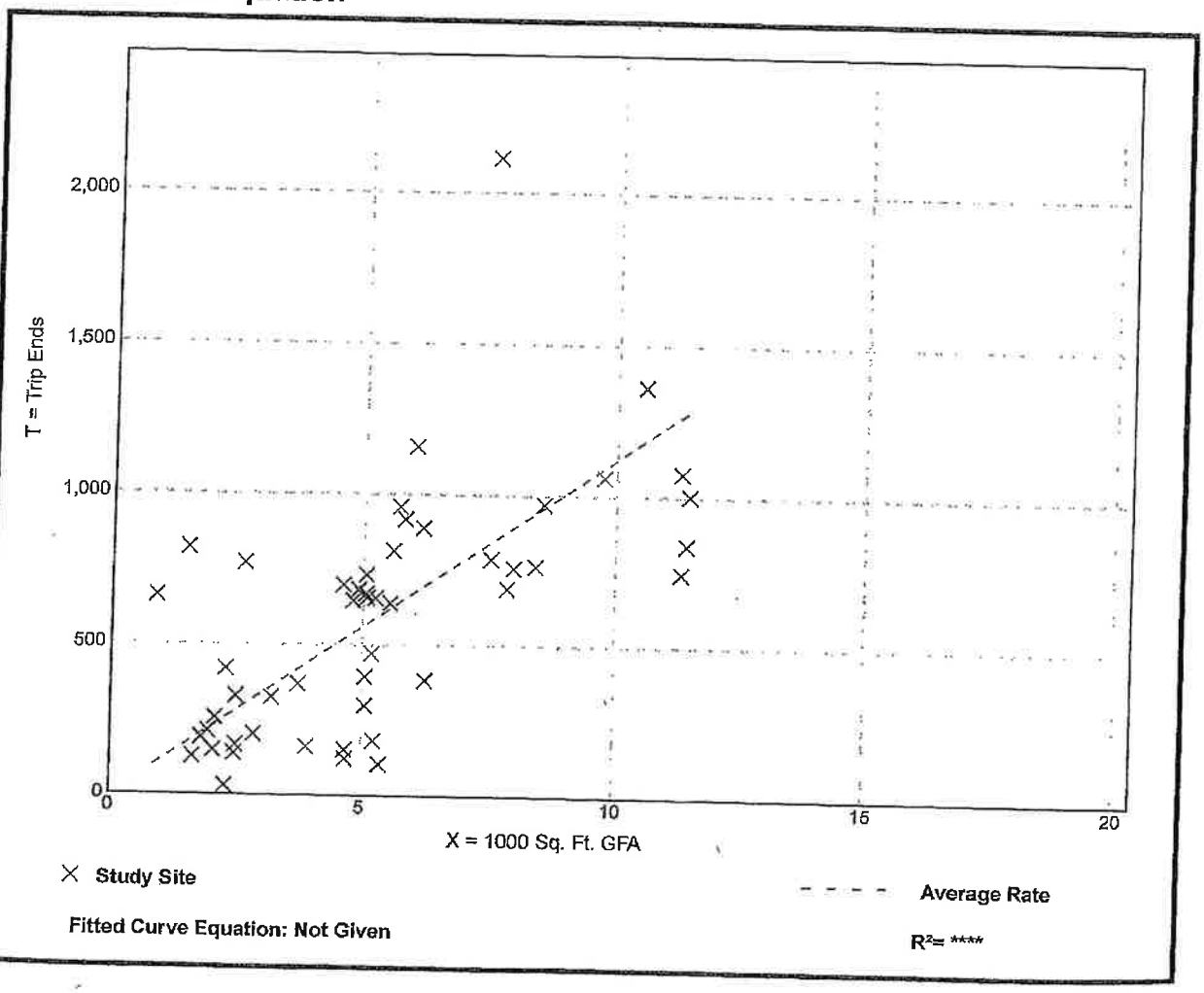
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

1,800 SF × 112.18 = 202 daily

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant
(932)

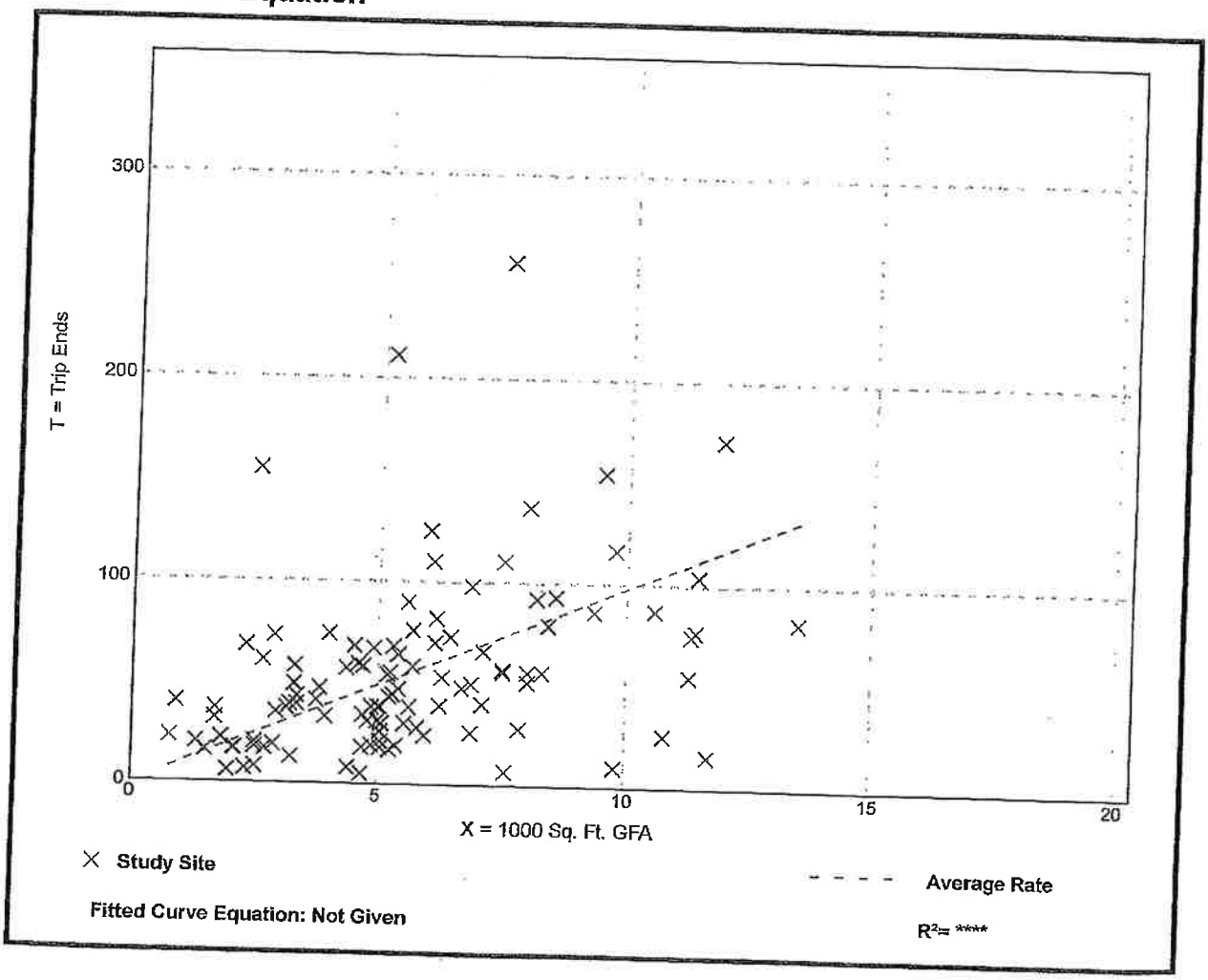
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 107
1000 Sq. Ft. GFA: 6
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.77	0.92 - 62.00	7.37

1,800SF * 9.77 = 18 Peak Hour (11/7)

Data Plot and Equation



(d) Development projects that generate more than 300 new peak hour trips are designated as tier 2.

(1) Developers of tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to address the impacts of the project.

(2) The cost of transportation management strategies implemented for tier 2 projects may be applied as credit toward the project's multimodal impact fee assessment or payment of the fee could be included as part of a transportation management plan.

(e) Development projects that generate less than 51 new peak hour trips are required to pay a multimodal impact fee in accordance with chapter 150. Such development projects are not required to submit a transportation management plan or traffic study, unless otherwise warranted.

(f) Development projects that generate more than 50 new peak hour trips on non-deficient roads shall be reviewed by Pinellas County or municipal staff to determine if the impacts to the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project would diminish the level of service of the adjacent road(s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a transportation management plan would be required. The applicant may submit a traffic study to verify whether their project would affect the level of service of the adjacent road(s). A transportation management plan would be required if the results of the study confirm the findings of the city or county staff. The transportation management plan for such developments shall comply with the requirements of tier 1 or tier 2 projects described in subsections 150-48(c) and (d) as appropriate and as determined by the presiding local government.

(g) Determination of trip generation associated with an application for development shall be based on impact fee schedule A or B in section 150-40 or the latest edition of the Institute of Transportation Engineers Trip Generation Manual. As an alternative to the fee schedule and trip generation manual, the applicant may submit a trip generation study in accordance with section 150-40(d) and (e).

(h) Deficient road corridors are identified in the following table and in exhibit K. The table and exhibit K do not include deficient roads with mitigating improvements scheduled within the next three years.

Deficient road corridors include the following:

Traffic Impact Analysis
Prepared for City of St. Pete Beach, Florida

Sirata Beach Resort Redevelopment

City of St. Pete Beach, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

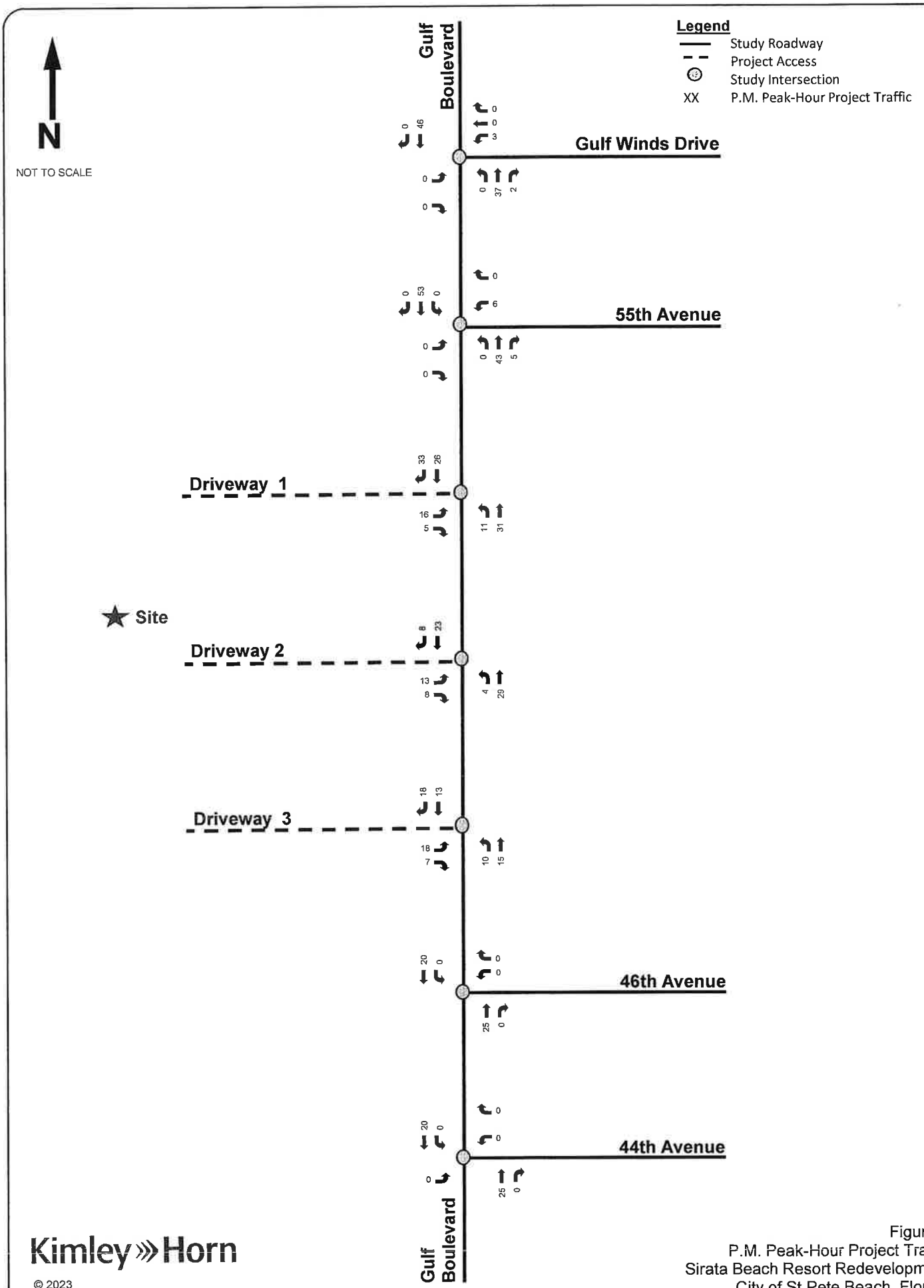
©Kimley-Horn and Associates, Inc.
November 2023

Table 1: A.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		NET NEW EXTERNAL TRIPS		
				Percent				
Land Use	Scale	ITE Units	ITE Code	In	Out	In	Out	Total
Existing Development								
Resort Hotel	382	ROOM	330	72%	28%	84	33	117
Final Buildout Development								
Resort Hotel	226	ROOM	330	72%	28%	41	16	57
Hotel	290	ROOM	310	56%	44%	77	61	138
All-Suites Hotel	130	ROOM	311	53%	47%	21	19	40
Total Proposed:						139	96	235
Net New (Final Buildout - Existing):						**55**	**63**	**118**

Table 2: P.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		NET NEW EXTERNAL TRIPS		
				Percent				
Land Use	Scale	ITE Units	ITE Code	In	Out	In	Out	Total
Existing Development								
Resort Hotel	382	ROOM	330	43%	57%	61	82	143
Final Buildout Development								
Resort Hotel	226	ROOM	330	43%	57%	27	35	62
Hotel	290	ROOM	310	51%	49%	95	92	187
All-Suites Hotel	130	ROOM	311	49%	51%	23	23	46
Total Proposed:						145	150	295
Net New (Final Buildout - Existing):						**84**	**68**	**152**



Kimley»Horn

© 2023

Figure 3
P.M. Peak-Hour Project Traffic
Sirata Beach Resort Redevelopment
City of St Pete Beach, Florida

Table 4: P.M. Peak-Hour Roadway Segment Capacity Analysis

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		DIRECTIONAL EXISTING (2022) VOLUMES	DIRECTIONAL EXISTING (2023) VOLUMES	DIRECTIONAL BACKGROUND (2025) VOLUMES	DIRECTIONAL VESTED TRAFFIC (MIRAMAR AND COREY LANDINGS DEVELOPMENTS)	PROJECT TRAFFIC			DIRECTIONAL FUTURE TOTAL (2025) VOLUME	EXCEED SERVICE VOLUME?
				EXISTING LANEAGE	LOS D SERVICE VOLUME / PEAK-HOUR DIRECTIONAL VOLUME					DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	4	1,630	1,128	1,151	1,198	16	Eastbound	49%	33	1,247	No
										Westbound	49%	41	1,255	No
		Blind Pass Road	Shore Drive South	4	1,630	1,128	1,151	1,198	68	Eastbound	43%	29	1,295	No
										Westbound	43%	36	1,302	No
955	Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	6	3,020	1,571	1,602	1,667	60	Eastbound	40%	27	1,754	No
										Westbound	40%	34	1,761	No
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	4	1,630	1,215	1,239	1,289	20	Northbound	48%	33	1,342	No
										Southbound	48%	40	1,349	No
		Blind Pass Road	64th Avenue	4	1,630	1,215	1,239	1,289	30	Northbound	54%	37	1,356	No
										Southbound	54%	45	1,364	No
		64th Avenue	Gulf Winds Drive	4	1,630	1,215	1,239	1,289	28	Northbound	55%	37	1,354	No
										Southbound	55%	46	1,363	No
		Gulf Winds Drive	59th Avenue	4	1,630	1,215	1,239	1,289	26	Northbound	58%	39	1,354	No
										Southbound	58%	49	1,364	No
		59th Avenue	Project Access	4	1,630	1,215	1,239	1,289	30	Northbound	63%	43	1,362	No
										Southbound	63%	53	1,372	No
		Project Access	Pinellas Bayway	4	1,630	1,215	1,239	1,289	30	Northbound	29%	24	1,343	No
										Southbound	29%	20	1,339	No
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	4	1,630	1,126	1,149	1,195	18	Eastbound	25%	17	1,230	No
										Westbound	25%	21	1,234	No
511	Blind Pass Road	87th Avenue	75th Avenue/Corey Causeway	4	1,630	813	829	862	17	Northbound	10%	7	886	No
										Southbound	10%	8	887	No
--		75th Avenue/Corey Causeway	Gulf Boulevard	2	718[1]	--[2]	73	76	17	Northbound	6%	4	97	No
							55	57	11	Southbound	6%	5	73	No
--	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	2	718[1]	--[2]	159	165	17	Northbound	3%	2	184	No
							187	195	26	Southbound	3%	3	224	No

1. Estimated utilizing Table 4 of FDOT's Generalized Level of Service Volume Tables (1330*0.90*0.60 = 718)
2. The p.m. peak-hour turning movement counts collected at the study area intersections were utilized for this segment

FORWARD PINELLAS
2023 ANNUAL LEVEL OF SERVICE REPORT

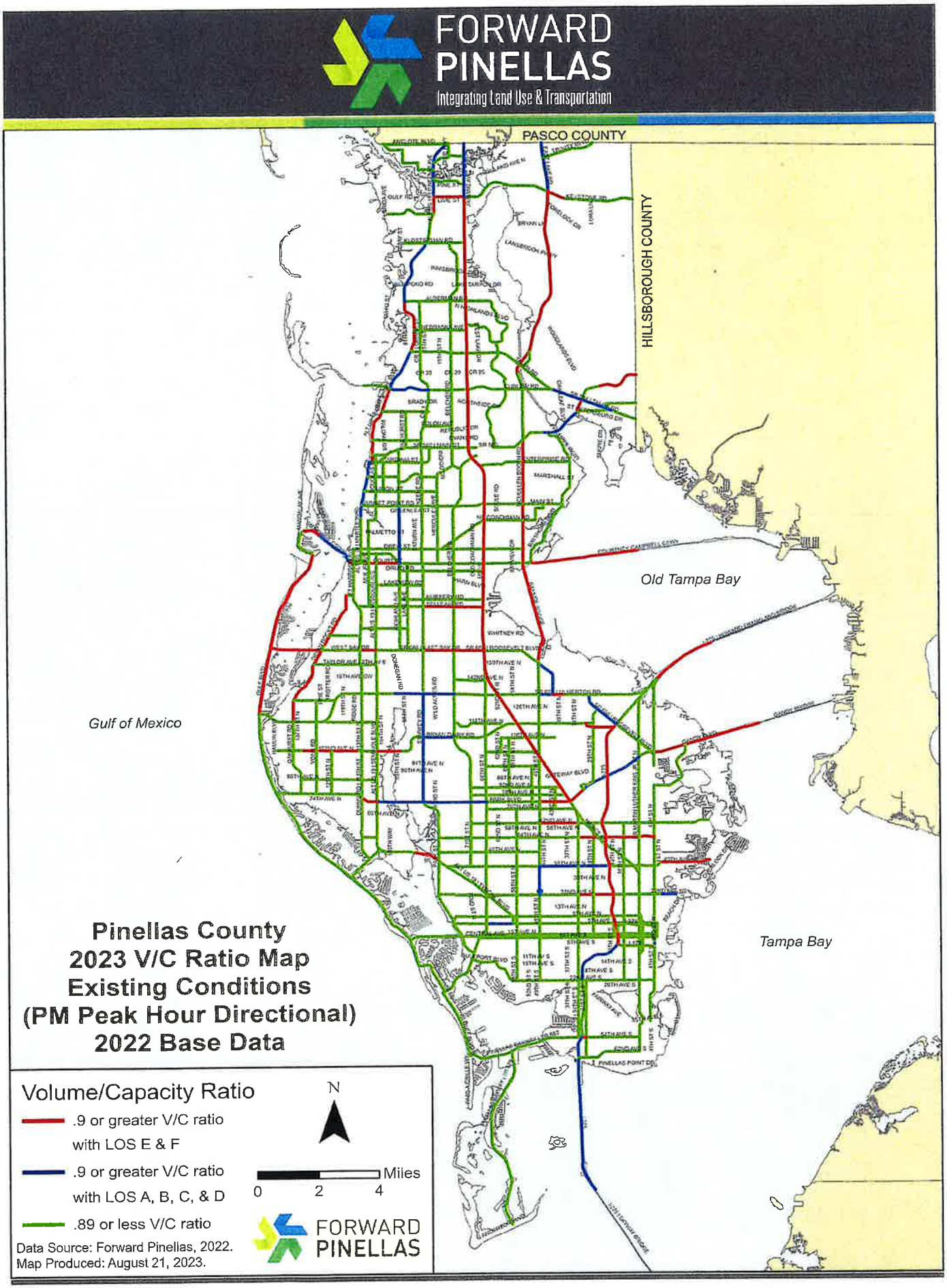
FORWARD PINELLAS

Integrating Land Use & Transportation

2023 Annual Level of Service Report

2022 Data Year




FORWARD PINELLAS
Integrating Land Use & Transportation
PASCO COUNTY
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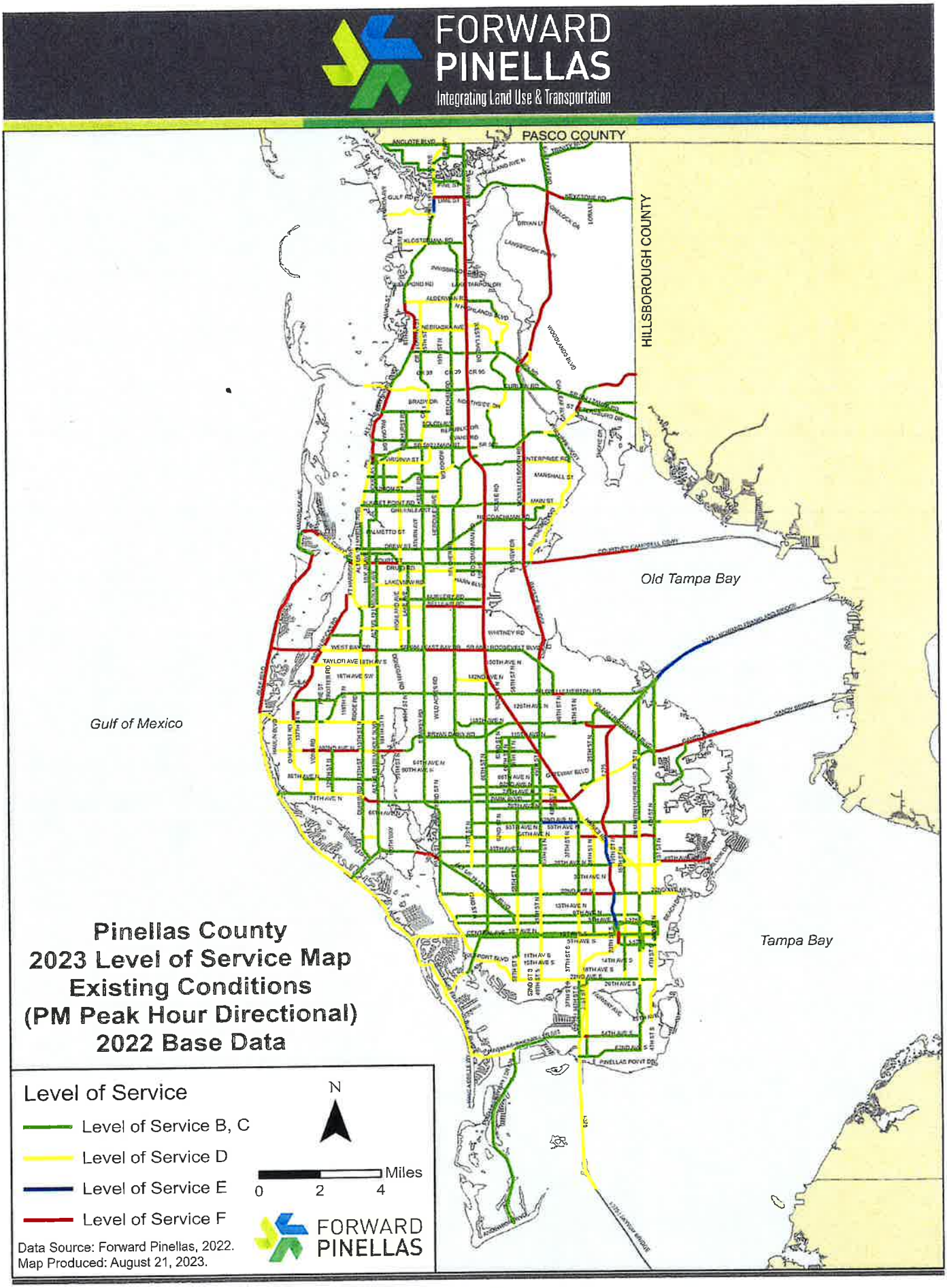
Old Tampa Bay
Gulf of Mexico
Tampa Bay
Pinellas County
2023 V/C Ratio Map
Existing Conditions
(PM Peak Hour Directional)
2022 Base Data
Volume/Capacity Ratio
.9 or greater V/C ratio with LOS E & F
.9 or greater V/C ratio with LOS A, B, C, & D
.89 or less V/C ratio
N
Miles
0 2 4
FORWARD PINELLAS
Data Source: Forward Pinellas, 2022.
Map Produced: August 21, 2023.


FORWARD PINELLAS
Integrating Land Use & Transportation
PASCO COUNTY
HILLSBOROUGH COUNTY
Old Tampa Bay
Gulf of Mexico
Tampa Bay
Pinellas County
2023 Level of Service Map
Existing Conditions
(PM Peak Hour Directional)
2022 Base Data
Level of Service
Level of Service B, C
Level of Service D
Level of Service E
Level of Service F
N
Miles
0 2 4
FORWARD PINELLAS
Data Source: Forward Pinellas, 2022.
Map Produced: August 21, 2023.

FORWARD PINELLAS
Integrating Land Use & Transportation

Facility Level of Service Report
(Peak Hour Directional)

Note: Roadways included in this inventory are arterials and collectors. Level of Service (LOS) has been calculated using the guidelines of the FDOT Quality Level of Service, FDOT 2020 Generalized Tables, FDOT ArtPlan, and Highway Capacity Manual. The LOS input values shown in this report do not fully represent values maintained and generated by the vTIMAS database. Please do not attempt to use these values to reproduce LOS results. A more complete listing of LOS input values and assumptions is available by request.

FACILITY	FACILITY_TYPE	LOS CountSeason	Road_Type	JURIS	LOS_STANDARD	LENGTH_MILES	SIGNALS_PER_MILE	LOS_METHOD	AADT	VOLUME	PHYSICAL_CAPACITY	VOL_CAP_RATIO	DEF_FLAG	FACILITY_LOS
3 - 1ST AVE N: (3RD ST N -to- 20TH ST N)	SA	2022	2D	SP	D	1.421	7.178	T	12000	1140	1543	0.739	0	D
4 - 1ST AVE N: (20TH ST N -to- 34TH ST N)	SA	2022	2D	SP	D	1.172	5.812	T	12000	1140	1543	0.739	0	D
5 - 1ST AVE N: (34TH ST N -to- 66TH ST N)	SA	2022	2D	SP	D	2.599	1.539	T	13000	1235	1890	0.653	0	C
9 - 1ST AVE S: (PASADENA AVE -to- 34TH ST S)	SA	2022	2D	SP	D	3.247	2.084	T	12000	1140	1890	0.603	0	C
10 - 1ST AVE S: (34TH ST S -to- 16TH ST S)	SA	2022	2D	SP	D	1.503	3.769	T	11500	1092	1543	0.708	0	D
11 - 1ST AVE S: (16TH ST S -to- DR ML KING JR ST S)	SA	2022	2D	SP	D	0.911	1.998	T	11500	1092	1543	0.708	0	D
12 - 1ST AVE S: (DR ML KING JR ST S -to- 3RD ST S)	SA	2022	2D	SP	D	0.587	9.224	T	11500	1092	1543	0.708	0	D
30 - 3RD ST N: (CENTRAL AVE -to- 5TH AVE N)	SA	2022	4D	SR	D	0.438	11.854	T	10571	1004	3390	0.296	0	C
37 - 4TH AVE N: (I-375 RAMP -to- 4TH ST N)	SA	2022	3D	SR	D	0.213	9.415	T	12260	1164	2520	0.462	0	C
43 - 4TH ST N: (5TH AVE N -to- 9TH AVE N)	SA	2022	4D	SR	D	1.506	3.885	T	28235	1404	1630	0.861	0	D
44 - 4TH ST N: (30TH AVE N -to- 38TH AVE N)	SA	2022	6D	SR	D	0.501	9.935	T	33664	1756	2520	0.698	0	D
45 - 4TH ST N: (I-275 -to- GANDY BLVD)	SA	2022	4D	SR	D	2.552	0.392	T	11900	621	2000	0.311	0	C
46 - 4TH ST N: (GANDY BLVD -to- 22ND AVE N)	SA	2022	6D	SR	D	1.795	7.17	T	35497	1807	3020	0.598	0	C
47 - 4TH ST N: (62ND AVE N -to- 38TH AVE N)	SA	2022	6D	SR	D	1.5	1.503	T	33999	2089	3020	0.692	0	C
48 - 4TH ST N: (5TH AVE N -to- 2ND AVE N)	SA	2022	4D	SR	D	0.276	10.815	T	13079	1217	3390	0.359	0	C
50 - 4TH ST N: (2ND AVE N -to- 1ST AVE N)	SA	2022	3D	SR	D	0.099	10.06	T	12817	1217	2520	0.483	0	D
51 - 4TH ST N: (1ST AVE N -to- CENTRAL AVE)	SA	2022	4D	SR	D	0.06	16.611	T	12817	1217	3390	0.359	0	C
53 - 4TH ST S: (CENTRAL AVE -to- 4TH AVE S)	SA	2022	4D	SR	D	0.279	14.961	T	12817	1217	3390	0.359	0	C
54 - 4TH ST S: (4TH AVE S -to- 6TH AVE S)	SA	2022	3U	SP	D	0.198	10.119	T	14104	669	680	0.984	1	D
55 - 4TH ST S: (6TH AVE S -to- 5TH AVE S)	SA	2022	4D	SP	D	0.21	4.759	T	15391	804	1470	0.547	0	D
56 - 4TH ST S: (5TH AVE S -to- 18TH AVE S)	NA	2022	4D	SP	D	0.626	0	T	15391	804	1470	0.547	0	D
57 - 4TH ST S | 6TH ST CONNECTION: (18TH AVE S -to- 39TH AVE S)	SA	2022	4U	SP	D	1.306	1.581	T	15418	804	1470	0.547	0	D
58 - 4TH ST S | 6TH ST CONNECTION: (39TH AVE S -to- 45TH AVE S)	NA	2022	4U	SP	D	0.41	0	T	15500	809	1470	0.55	0	D
61 - 5TH AVE N: (4TH ST N -to- DR MLK JR ST N)	SA	2022	2D	SR	D	0.5	5.292	T	9341	510	1630	0.313	0	C
63 - 5TH AVE N: (DR ML KING JR ST -to- 16TH ST N)	SA	2022	3U	SR	D	0.502	1.159	T	10410	499	750	0.665	0	D
65 - 5TH AVE N: (16TH ST N -to- 34TH ST N)	SA	2022	4D	SR	D	1.509	5.84	T	23576	1193	2000	0.597	0	C
66 - 5TH AVE N: (34TH ST N -to- 45TH ST N)	SA	2022	4D	SR	D	1.252	2.503	T	24863	1239	2000	0.65	0	C
67 - 5TH AVE N: (49TH ST N -to- TYRONE BLVD)	SA	2022	4D	SR	D	0.878	4.829	T	31625	1652	2000	0.826	0	C
68 - 5TH AVE N: (TYRONE BLVD -to- 66TH ST N)	SA	2022	4D	SP	D	0.869	1.151	T	31625	1652	1800	0.918	1	C
69 - 5TH AVE N: (66TH ST N -to- 69TH ST N)	SMC	2022	4D	SP	D	0.347	2.884	T	7100	370	1470	0.252	0	C
70 - 5TH AVE N: (69TH ST N -to- PARK ST)	NMC	2022	4D	SP	D	0.709	0	T	7100	370	1470	0.252	0	C
84 - 8TH ST N: (CENTRAL AVE -to- 1ST AVE N)	SA	2022	4D	SP	D	0.062	16.234	T	12000	1140	3050	0.374	0	C
85 - 8TH ST N: (1ST AVE N -to- 9TH AVE N)	SA	2022	3D	SP	D	0.641	8.633	T	12000	1140	2270	0.502	0	D
86 - 8TH ST S: (9TH AVE S -to- 6TH AVE S)	SA	2022	3D	SP	D	0.215	4.651	T	12000	1140	2270	0.502	0	D
87 - 8TH ST S: (6TH AVE S -to- CENTRAL AVE)	SA	2022	4D	SP	D	0.478	13.347	T	12000	1140	3050	0.374	0	C
88 - 9TH AVE N: (34TH ST N -to- 16TH ST N)	SA	2022	4U	SP	D	1.504	1.509	T	10381	542	1470	0.369	0	C
89 - 9TH AVE N: (16TH ST N -to- DR ML KING JR ST N)	SA	2022	4U	SP	D	0.499	2.004	T	10381	542	1470	0.369	0	C
91 - 9TH AVE N: (34TH ST N -to- 49TH ST N)	SA	2022	4U	SP	D	1.256	2.491	T	10381	542	1470	0.369	0	C
94 - 9TH AVE N: (49TH ST N -to- 66TH ST N)	SA	2022	4U	SP	D	1.744	3.547	T	8984	229	1800	0.127	0	C
95 - 9TH AVE N: (66TH ST N -to- PARK ST)	SMC	2022	2D	SP	D	1.105	0.915	T	4392	229	680	0.337	0	C
96 - 10TH AVE S | 4TH ST S | 14TH AVE S | 16TH ST S: (MCMULLEN BOOTH RD -to- MAIN ST)	NMC	2022	2U	SH	D	0.916	0	T	6000	313	680	0.46	0	C
116 - 16TH ST N: (CENTRAL AVE -to- 5TH AVE N)	SA	2022	4D	SP	D	0.439	11.053	T	14852	776	1470	0.528	0	D
117 - 16TH ST N: (5TH AVE N -to- 22ND AVE N)	SA	2022	4D	SP	D	1.002	5.584	T	14852	776	1470	0.528	0	D
118 - 16TH ST N: (22ND AVE N -to- 62ND AVE N)	SA	2022	4D	SP	D	2.511	2.789	T	7625	398	1470	0.271	0	C
122 - 16TH ST S: (CENTRAL AVE -to- 18TH AVE S)	SA	2022	4D	SP	D	1.314	7.69	T	11500	600	1470	0.408	0	C
123 - 16TH ST S: (18TH AVE S -to- 22ND AVE S)	SA	2022	2U	SP	D	0.247	4.052	T	11500	600	680	0.882	0	D
134 - 20TH ST N: (1ST AVE N -to- 5TH AVE N)	SMC	2022	4U	SP	D	0.379	2.64	T	4000	209	1470	0.142	0	C
138 - 22ND AVE N: (I-275 -to- 34TH ST N)	SA	2022	4D	SP	D	1.162	2.815	T	35000	1691	1800	1.045	2	F
139 - 22ND AVE N: (34TH ST N -to- 58TH ST N)	SA	2022	4U	SP	D	2.01	1.551	T	21111	1103	1800	0.613	0	C
140 - 22ND AVE N: (72ND ST N -to- 66TH ST N)	SA	2022	4D	SP	D	0.677	2.955	T	14585	762	1470	0.518	0	D
141 - 22ND AVE N: (58TH ST N -to- 66TH ST N)	SA	2022	4D	SP	D	0.999	5.878	T	21111	1103	1800	0.613	0	C
142 - 22ND AVE N: (72ND ST N -to- PARK ST)	SA	2022	2D	SP	D	0.953	1.12	T	6300	329	680	0.484	0	C
143 - 22ND AVE N: (I-275 -to- 1ST ST N)	SA	2022	4U	SP	D	1.597	2.718	T	18890	653	1470	0.444	0	C
144 - 22ND AVE NE: (1ST ST N -to- COFFEE POT BLVD)	NMC	2022	2U	SP	D	0.463	0	T	12500	653	680	0.96	1	D
145 - 22ND AVE S: (4TH ST S -to- 31ST ST S)	SA	2022	4U	SP	D	2.245	2.004	T	9942	519	1470	0.353	0	C
146 - 22ND AVE S: (31ST ST S -to- 34TH ST S)	SA	2022	6D	SP	D	0.253	7.912	T	21110	1103	2270	0.486	0	D
147 - 22ND AVE S: (34TH ST S -to- 58TH ST S)	SA	2022	4U	CR	D	2.004	2.343	T	21110	1103	1470	0.75	0	D
160 - 28TH ST N: (ROOSEVELT BLVD -to- 118TH AVE N)	SA	2022	6D	CR	D	0.511	1.116	T	6440	336	2720	0.124	0	C
161 - 28TH ST N: (38TH AVE N -to- HAINES RD)	SA	2022	2U	CR	D	1.193	3.135	T	7360	385	680	0.566	0	D
162 - 28TH ST N: (118TH AVE N -to- FRONTAGE RD)	NA	2022	4D	CR	D	2.033	0	T	5070	193	1800	0.107	0	C
163 - 28TH ST N: (HAINES RD -to- 62ND AVE N)	NA	2022	2U	CR	D	0.311	0	T	7360	385	680	0.566	0	D
164 - 28TH ST N: (38TH AVE N -to- 22ND AVE N)	SA	2022	2U	SP	D	1.004	1.592	T	8053	420	680	0.618	0	D
165 - 28TH ST N: (22ND AVE N -to- 9TH AVE N)	SA	2022	2U	SP	D	0.754	2.988	T	7002	310	680	0.456	0	C
166 - 28TH ST N: (9TH AVE N -to- CENTRAL AVE)	SA	2022	4U	SP	D	0.698	7.606	T	5951	310	1470	0.211	0	C
182 - 31ST ST S: (22ND AVE S -to- 26TH AVE S)	SA	2022	4D	SP	D	0.251	3.986	T	10804	564	1470	0.384	0	C
183 - 31ST ST S: (26TH AVE S -to- 54TH AVE S)	SA	2022	2D	SP	D	1.753	0.427	T	10804	564	680	0.829	0	D
184 - 31ST ST S: (54TH AVE S -to- FINELLAS POINT DR)	SA	2022	4D	SP	D	0.708	1.412	T	10804	564	1470	0.384	0	C
196 - 38TH AVE N: (I-275 -to- 34TH ST N)	SA	2022	4D	CR	D	1.037	1.952	T	31500	1645	1800	0.914	1	C
197 - 38TH AVE N: (I-275 -to- 4TH ST N)	SA	2022	4D	CR	D	1.471	3.155	T	28500	1018	1470	0.693	0	D
198 - 38TH AVE N: (34TH ST N -to- 49TH ST N)	SA	2022	4D	CR	D	1.257	2.65	T	31500	1645	1800	0.914	1	C
199 - 38TH AVE N: (49TH ST N -to- 66TH ST N)	SA	2022	4D	CR	D	1.749	1.168	T	18316	957	1800	0.532	0	C
200 - 38TH AVE N: (66TH ST N -to- TYRONE BLVD)	SA	2022	4D	CR	D	1.26	1.648	T	18316	957	1800	0.532	0	C
203 - 40TH AVE N | 38TH AVE N: (4TH ST N -to- 1ST ST N)	SA	2022	4U	SP	D	0.284	3.52	T	19500	1018	1470	0.693	0	D
204 - 40TH AVE NE: (1ST ST N -to- SHORE ACRES BLVD)	NA	2022	2D	SP	D	1.567	0	T	19500	1018	790	1.289	2	F
210 - 43RD ST N: (78TH AVE N -to- 82ND AVE N)	NC	2022	2U	PP	D	0.25	0	T	2828	147	680	0.216	0	C
211 - 43RD ST N: (78TH AVE N -to- PARK BLVD)	SMC	2022	2D	PP	D	0.251	3.982	T	2828	147	680	0.216	0	C
212 - 43RD ST N: (PARK BLVD -to- 70TH AVE N)	SMC	2022	2D	PP	D	0.252	3.964	T	2530	132	680	0.194	0	C
216 - 46TH AVE N: (PARK ST -to- 66TH ST N)	SMC	2022	2U	CR	D	1.554	1.058	T	5777	301	680	0.443	0	C
217 - 46TH AVE N: (49TH ST N -to- 66TH ST N)	SMC	2022	2U	CR	D	1.748	1.78	T	4508	202	680	0.297	0	C
220 - 49TH ST N: (SR 688/ULMERTON RD -to- BRYAN DAIRY RD/118TH AVE N)	SA	2022	6D	CR	D	1.025	1.952	T	34945	1805	2720	0.671	0	C
221 - 49TH ST N: (CENTRAL AVE -to- 22ND AVE N)	SA	2022	4U	CR	D	1.438	6.124	T	21500	1123	1470	0.764	0	D
222 - 49TH ST N: (BRYAN DAIRY RD -to- 94TH AVE N)	SA	2022	6D	CR	D	1.485	1.914	T	26875	1201	2720	0.442	0	C
223 - 49TH ST N: (94TH AVE N -to- PARK BLVD)	SA	2022	6D	CR	D	1.254	3.189	T	39375	2011	2720	0.739	0	C
224 - 49TH ST N: (SR 688/ULMERTON RD -to- 144TH AVE N)	SA	2022	6D	CR	D	0.616	3.354	T	34945	1825	2720	0.671	0	C
225 - 49TH ST N: (PARK BLVD -to- 54TH AVE N)	SA	2022	6D	CR	D	1.253	2.648	T	42000	2194	2720	0.807	0	C
226 - 49TH ST N: (144TH AVE N -to- SR 686/ ROOSEVELT BLVD)	NA	2022	6D	CR	D	0.518	0	T	34945	1825	2720	0.671	0	C
227 - 49TH ST N: (54TH AVE N -to- 38TH AVE N)	SA	2022	6D	CR	D	1.008	1.984	T	25500	1332	2720	0.49	0	C
228 - 49TH ST N: (38TH AVE N -to- 22ND AVE N)	SA	2022	4U	CR	D	1.185	2.095	T	25500	1332	1470	0.906	1	D



FORWARD PINELLAS

Integrating Land Use & Transportation

FACILITY	FACILITY_TYPE	LOS CountSeason	Road_Type	JURIS	LOS_STANDARD	LENGTH_MILES	SIGNALS_PER_MILE	LOS_METHOD	AADT	VOLUME	PHYSICAL_CAPACITY	VOL_CAP_RATIO	DEF_FLAG	FACILITY_LOS
229 - 49TH ST S: (CENTRAL AVE -to- GULFPORT BLVD)	SA	2022	4D	GP	D	1.539	5.057	T	15943	774	1470	0.527	0	D
231 - 52ND ST N: (PARK BLVD | 74TH AVE N -to- 70TH AVE N)	NC	2022	2U	PP	D	0.252	0	T	2009	104	680	0.153	0	C
232 - 52ND ST N: (PARK BLVD | 74TH AVE N -to- 82ND AVE N)	SC	2022	2U	PP	D	0.502	3.988	T	3945	205	680	0.303	0	C
233 - 52ND ST N: (82ND AVE N -to- 94TH AVE N)	NC	2022	2U	PP	D	0.754	0	T	2210	115	680	0.169	0	C
236 - 54TH AVE N: (US 19 -to- HAINES RD)	SA	2022	4U	CR	D	0.655	4.134	T	36000	1881	1800	1.045	2	F
237 - 54TH AVE N: (HAINES RD -to- I-275 RAMP E)	SA	2022	6D	CR	D	0.343	5.851	T	36000	1881	2270	0.829	0	D
238 - 54TH AVE N: (I-275 RAMP E -to- 4TH ST N)	SA	2022	4D	CR	D	1.516	1.979	T	36000	1881	1470	1.28	2	F
241 - 54TH AVE N: (US 19 -to- 49TH ST N)	SA	2022	4U	CR	D	1.25	1.77	T	16200	846	1470	0.576	0	D
242 - 54TH AVE N: (ALT US 19/SEMINOLE BLVD -to- DUHME RD)	SMC	2022	2D	CR	D	0.508	1.959	T	8100	423	680	0.622	0	D
243 - 54TH AVE N: (49TH ST N -to- 66TH ST N)	SA	2022	4D	CR	D	1.747	2.889	T	15977	830	1470	0.565	0	D
244 - 54TH AVE N: (66TH ST N -to- PARK ST)	SA	2022	4D	CR	D	1.558	1.958	T	15909	830	1800	0.461	0	C
245 - 54TH AVE S: (DR MLK JR ST S -to- 31ST ST S)	SA	2022	4D	SP	D	1.761	1.755	T	21705	876	1800	0.488	0	C
246 - 54TH AVE S: (34TH ST S -to- 31ST ST S)	SA	2022	4D	SP	D	0.249	8.523	T	31500	1645	1470	1.119	2	F
260 - 58TH ST N: (70TH AVE N -to- 54TH AVE N)	SMC	2022	2U	CR	D	1.001	1.999	T	4824	252	680	0.371	0	C
261 - 58TH ST N: (CENTRAL AVE -to- 5TH AVE N)	SA	2022	4D	SP	D	0.435	9.509	T	19000	992	1470	0.675	0	D
262 - 58TH ST N: (54TH AVE N -to- 38TH AVE N)	SMC	2022	2U	CR	D	1.043	3.256	T	4824	252	680	0.371	0	C
263 - 58TH ST N: (5TH AVE N -to- 22ND AVE N)	SA	2022	4D	SP	D	1.003	3.323	T	19000	992	1470	0.675	0	D
264 - 58TH ST N: (38TH AVE N -to- 22ND AVE N)	SA	2022	4D	SP	D	1.006	1.989	T	9579	500	1470	0.34	0	C
265 - 58TH ST S: (CENTRAL AVE -to- 11TH AVE S)	SA	2022	4U	SP	D	0.908	8.919	T	14750	548	1470	0.373	0	C
267 - 58TH ST S: (11TH AVE S -to- GULFPORT BLVD)	SA	2022	2U	GP	D	0.751	2.993	T	10500	548	680	0.806	0	D
271 - 60TH ST N: (78TH AVE N -to- 110TH AVE N)	NC	2022	2U	PP	D	2.005	0	T	3500	182	680	0.268	0	C
274 - 62ND AVE N: (US 19 -to- 49TH ST N)	SA	2022	2U	CR	D	1.242	0.805	T	13561	708	680	1.041	2	E
275 - 62ND AVE N: (49TH ST N -to- 66TH ST N)	SA	2022	2U	CR	D	1.748	1.799	T	8200	428	790	0.542	0	C
276 - 62ND AVE N: (US 19 -to- 16TH ST N)	SA	2022	4U	CR	D	1.495	2.854	T	18547	969	1800	0.538	0	C
277 - 62ND AVE N: (66TH ST N -to- 71ST ST N)	SMC	2022	2U	CR	D	0.503	1.989	T	3009	157	680	0.231	0	C
278 - 62ND AVE N: (16TH ST N -to- 1ST ST N)	SA	2022	4D	CR	D	1.263	2.638	T	16182	783	1800	0.435	0	C
280 - 62ND AVE N: (1ST ST N -to- BAYOU GRANDE BLVD)	NA	2022	4D	SP	D	1.533	0	T	15000	783	1470	0.533	0	D
281 - 62ND AVE S: (PINELLAS PT DR -to- DR MARTIN LUTHER KING ST S)	SMC	2022	2U	SP	D	1.447	2.084	T	6000	313	680	0.46	0	C
288 - 62ND ST N: (102ND AVE N -to- 110 AVE N)	NC	2022	2U	PP	D	0.499	0	T	2300	120	680	0.176	0	C
296 - 66TH ST N: (BRYAN DAIRY RD -to- PARK BLVD)	SA	2022	6D	SR	D	2.317	2.623	T	39907	2063	3020	0.683	0	C
297 - 66TH ST N: (PARK BLVD -to- 54TH AVE N)	SA	2022	6D	SR	D	1.254	2.654	T	41539	2170	3020	0.719	0	C
299 - 66TH ST N: (54TH AVE N -to- 38TH AVE N)	SA	2022	6D	SR	D	1.006	1.988	T	39985	2089	3020	0.692	0	C
300 - 66TH ST N: (PASADENA AVE -to- TYRONE BLVD)	SA	2022	6D	SR	D	1.279	4.965	T	39624	2066	3020	0.684	0	C
301 - 66TH ST N: (BRYAN DAIRY RD -to- ULMERTON RD)	SA	2022	6D	SR	D	1.438	2.086	T	33972	1775	3020	0.588	0	C
302 - 66TH ST N: (TYRONE BLVD -to- 38TH AVE N)	SA	2022	6D	SR	D	0.958	3.62	T	39986	2089	3020	0.692	0	C
303 - 66TH ST N: (ULMERTON RD -to- US 19)	SA	2022	4D	SR	D	0.95	2.109	T	33000	1724	2000	0.862	0	C
306 - 70TH AVE N: (US 19 -to- 49TH ST N)	SA	2022	4U	PP	D	1.139	1.755	T	10286	527	1470	0.359	0	C
307 - 70TH AVE N: (49TH ST N -to- 58TH ST N)	SA	2022	4U	PP	D	0.763	1.311	T	6841	357	1470	0.243	0	C
308 - 70TH AVE N: (58TH ST N -to- 66TH ST N)	SA	2022	2D	PP	D	0.983	0.636	T	4908	256	660	0.376	0	C
310 - 71ST ST N: (PARK BLVD -to- 70TH AVE N)	NA	2022	6D	CR	D	0.253	0	T	16545	864	2720	0.318	0	C
312 - 71ST ST N: (70TH AVE N -to- 54TH AVE N)	SA	2022	4D	CR	D	1.004	1.992	T	13522	548	1470	0.373	0	C
313 - 71ST ST N: (54TH AVE N -to- 38TH AVE N)	SA	2022	2U	CR	D	1.004	1.993	T	10500	548	680	0.806	0	D
322 - 78TH AVE N: (US 19 -to- 49TH ST N)	SC	2022	2D	PP	D	0.837	1.002	T	6722	351	680	0.516	0	D
323 - 78TH AVE N: (49TH ST N -to- 66TH ST N)	SMC	2022	2D	PP	D	1.75	2.232	T	6444	242	680	0.356	0	C
324 - 78TH AVE N: (66TH ST N -to- BELCHER RD)	SMC	2022	2U	PP	D	0.506	1.977	T	3901	203	680	0.299	0	C
325 - 82ND AVE N: (US 19 -to- 49TH ST N)	SMC	2022	2U	PP	D	0.681	1.47	T	4863	254	680	0.374	0	C
326 - 82ND AVE N: (49TH ST N -to- 66TH ST N)	SMC	2022	2D	PP	D	1.75	0.447	T	4288	209	680	0.307	0	C
327 - 82ND AVE N: (66TH ST N -to- BELCHER RD)	NC	2022	2U	PP	D	0.507	0	T	793	41	680	0.06	0	C
334 - 86TH AVE N: (SEMINOLE BLVD -to- DUHME RD/113TH ST N)	SMC	2022	2U	CR	D	0.501	1.996	T	3918	204	680	0.3	0	C
335 - 86TH AVE N: (DUHME RD/113TH ST N -to- OAKHURST RD)	SMC	2022	2U	CR	D	2.007	1.338	T	5582	291	680	0.428	0	C
349 - 94TH AVE N: (49TH ST N -to- 66TH ST N)	SMC	2022	2D	PP	D	1.754	0.443	T	5907	308	680	0.453	0	C
361 - 102ND AVE N: (66TH ST N -to- US 19)	NMC	2022	2D	PP	D	1.691	0	T	5968	111	680	0.163	0	C
362 - 102ND AVE N: (ALT US 19 -to- 113TH ST N)	SA	2022	4D	CR	D	0.506	1.975	T	24834	1297	1470	0.882	0	D
363 - 102ND AVE N: (113TH ST N -to- RIDGE RD)	NA	2022	4D	CR	D	0.18	0	T	24834	1297	1470	0.882	0	D
364 - 102ND AVE N: (RIDGE RD -to- VONN RD)	SA	2022	2U	CR	D	1.332	2.008	T	17492	722	680	1.062	2	F
365 - 102ND AVE N: (VONN RD -to- 137TH ST N)	NA	2022	2U	CR	D	0.506	0	T	13821	722	680	1.062	2	F
366 - 102ND AVE N: (137TH ST N -to- OAKHURST RD)	SA	2022	4D	CR	D	0.249	4.01	T	13821	722	1470	0.491	0	D
367 - 102ND AVE N: (OAKHURST RD -to- HAMLIN BLVD)	NA	2022	4D	CR	D	0.504	0	T	13821	722	1470	0.491	0	D
373 - 110TH AVE N: (43RD ST N -to- 49TH ST N)	SMC	2022	2U	PP	D	0.5	2.002	T	4954	258	680	0.379	0	C
374 - 110TH AVE N: (49TH ST N -to- US 19)	SMC	2022	2U	PP	D	0.412	2.428	T	5030	262	680	0.385	0	C
375 - 110TH AVE N: (US 19 -to- 62ND ST)	NC	2022	2U	PP	D	0.839	0	T	3210	120	680	0.176	0	C
376 - 113TH ST N: (ULMERTON RD -to- 102ND AVE N)	SA	2022	4D	CR	D	2.01	0.995	T	18910	988	1800	0.549	0	C
378 - 118TH AVE N: (BELCHER RD -to- 66TH ST N)	SC	2022	2U	CR	D	1.054	1.9	T	4229	221	680	0.325	0	C
381 - 118TH AVE N: (62ND ST N -to- 66TH ST N)	SC	2022	2U	CR	D	0.517	1.934	T	3610	188	680	0.276	0	C
388 - 125TH ST N: (PARK BLVD -to- 102ND AVE N)	SC	2022	2U	CR	D	1.506	1.498	T	3609	188	680	0.276	0	C
410 - 142ND AVE N: (66TH ST N -to- BELCHER RD)	SMC	2022	2U	CR	D	1.02	0.98	T	8356	436	680	0.641	0	D
421 - ALDERMAN RD: (ALT US 19 -to- US 19)	SA	2022	4D	CR	D	2.019	1.667	T	15974	832	1470	0.566	0	D
422 - ALDERMAN RD: (US 19 -to- HIGHLANDS BLVD)	NMC	2022	2U	CR	D	1.186	0	T	11200	585	790	0.741	0	C
425 - ALT US 19/BAY PINES BLVD: (W END OF BRIDGE -to- PARK ST)	SA	2022	4D	SR	D	0.92	0.984	T	49000	2550	2000	1.28	2	F
426 - ALT US 19/BAY PINES BLVD: (W END OF BRIDGE -to- 100TH WY)	SA	2022	6D	SR	D	0.64	3.721	T	40480	2115	3020	0.7	0	C
427 - ALT US 19 | BAY PINES BLVD: (100TH WY -to- SEMINOLE BLVD)	NA	2022	6D	SR	D	0.543	0	T	40480	2115	3020	0.7	0	C
428 - ALT US 19 | BAYSHORE BLVD: (SKINNER BLVD -to- CURLEW RD)	SA	2022	2D	SR	D	2.415	1.732	T	18578	905	750	1.207	2	F
429 - ALT US 19 | BAYSHORE BLVD: (CURLEW RD -to- TAMPA RD)	SA	2022	2D	SR	D	1.467	0.354	T	17321	805	880	0.915	1	C
430 - ALT US 19 | BROADWAY: (MAIN ST -to- SKINNER BLVD)	SA	2022	2U	SR	D	0.256	3.914	T	17393	905	750	1.207	2	F
431 - ALT US 19 | CHESTNUT ST: (MYRTLE AVE -to- COURT ST)	NA	2022	3D	SR	D	0.185	0	T	19923	1892	2520	0.751	0	D
432 - ALT US 19/COURT ST: (CHESTNUT ST -to- FT HARRISON AVE)	SA	2022	4D	SR	D	0.454	4.469	T	17634	1675	3380	0.494	0	D
433 - ALT US 19/COURT ST: (CHESTNUT ST -to- MISSOURI AVE)	SA	2022	4D	SR	D	0.318	1.972	T	36403	1902	1630	1.167	2	F
434 - ALT US 19 | EDGEWATER DR: (MYRTLE AVE -to- BROADWAY AVE)	SA	2022	2U	SR	D	2.041	0.996	T	13949	703	750	0.937	1	D
435 - ALT US 19 | MISSOURI AVE: (COURT ST -to- BELLEAIR RD)	SA	2022	6D	SR	D	1.511	3.975	T	25568	1285	3020	0.425	0	C
436 - ALT US 19 | MISSOURI AVE: (BELLEAIR RD -to- E BAY DR)	SA	2022	6D	SR	D	1.532	3.507	T	28355	1352	3020	0.448	0	C
437 - ALT US 19 | MYRTLE AVE: (CHESTNUT ST -to- DREW ST)	SA	2022	4U	SR	D	0.5	7.039	T	15992	835	1630	0.512	0	D
438 - ALT US 19 | MYRTLE AVE: (DREW ST -to- FAIRMONT ST)	SA	2022	4U	SR	D	0.981	5.681	T	12718	655	1630	0.402	0	C
439 - ALT US 19 | MYRTLE AVE: (FAIRMONT ST -to- EDGEWATER DR)	NA	2022	2U	SR	D	0.098	0	T	12540	655	750	0.873	0	D
440 - ALT US 19 | PALM HARBOR BLVD: (TAMPA RD -to- ALDERMAN RD)	SA	2022	2D	SR	D	1.812	0.604	T	19455	1016	880	1.155	2	F
441 - ALT US 19/PALM HARBOR BLVD: (ALDERMAN RD -to- KLOSTERMAN RD)	SA	2022	2D	SR	D	2.203	0.247	T	15778	824	880	0.936	1	C
442 - ALT US 19 | PINELLAS AVE: (KLOSTERMAN RD -to- MERES BLVD)	SA	2022	2U	SR	D	1.043	0.976	T	15017	784	880	0.891	0	C
443 - ALT US 19 | PINELLAS AVE: (MERES BLVD -to- TARPON AVE)	SA	2022	2D	SR	D	0.595	7.141	T	15017	784	750	1.045	2	E
444 - ALT US 19/PINELLAS AVE: (TARPON AVE -to- ANCLOTE AVE)	SA	2022	2U	SR	D	1.98	3.52	T	15585	736	750	0.981	1	D



FORWARD PINELLAS

Integrating Land Use & Transportation

FACILITY	FACILITY_TYPE	LOS CountSeason	Road_Type	JURIS	LOS_STANDARD	LENGTH_MILES	SIGNALS_PER_MILE	LOS_METHOD	AADT	VOLUME	PHYSICAL_CAPACITY	VOL_CAP_RATIO	DEF_FLAG	FACILITY_LOS
445 - ALT US 19 | SEMINOLE BLVD: (BAY PINES BLVD -to- PARK BLVD)	SA	2022	6D	SR	D	1.651	2.96	T	36751	1930	3020	0.636	0	C
446 - ALT US 19 | SEMINOLE BLVD: (PARK BLVD -to- 102ND AVE N)	SA	2022	6D	SR	D	1.766	2.934	T	37061	1803	3020	0.597	0	C
447 - ALT US 19 | SEMINOLE BLVD: (102ND AVE N -to- ULMERTON RD)	SA	2022	6D	SR	D	2.027	2.777	T	35045	1776	3020	0.588	0	C
448 - ALT US 19 | SEMINOLE BLVD: (ULMERTON RD -to- E BAY DR)	SA	2022	6D	SR	D	1.517	1.323	T	33019	1680	3020	0.556	0	C
449 - ALT US 19 | TYRONE BLVD: (5TH AVE N -to- 9TH AVE N)	SA	2022	4D	SR	D	0.253	3.96	T	20405	1066	2000	0.533	0	C
450 - ALT US 19 | TYRONE BLVD: (9TH AVE N -to- 66TH ST N)	SA	2022	4D	SR	D	1.18	4.554	T	32144	1679	2000	0.84	0	C
451 - ALT US 19 | TYRONE BLVD: (66TH ST N -to- 38TH AVE N)	SA	2022	4D	SR	D	1.595	1.63	T	32262	1685	2000	0.843	0	C
452 - ALT US 19 | TYRONE BLVD: (38TH AVE N -to- PARK ST)	SA	2022	6D	SR	D	0.36	2.776	T	39381	2057	3020	0.681	0	C
453 - ANCLOTE BLVD: (ANCLOTE RD -to- ALT US 19)	SMC	2022	2U	CR	D	2.051	0.352	T	8049	420	790	0.532	0	C
454 - ANCLOTE RD: (ALT US 19 -to- ANCLOTE BLVD)	NC	2022	2U	CR	D	1.857	0	T	3667	191	680	0.281	0	C
470 - BAYSHORE BLVD: (SR 60 -to- MAIN ST)	NMC	2022	2U	CL	D	2.345	0	T	7205	376	680	0.553	0	D
476 - BAYSIDE BRIDGE: (SR 686 | ROOSEVELT BLVD -to- GULF-TO-BAY BLVD)	NA	2022	6D	CR	D	3.564	0	T	59349	3101	2720	1.14	2	F
487 - BECKETT WAY: (US 19 -to- OLD DIXIE HWY)	SC	2022	2U	CR	D	0.501	1.998	T	4112	214	680	0.315	0	C
489 - BELCHER RD: (BRYAN DAIRY RD -to- PARK BLVD)	SA	2022	6D	CR	D	1.516	2.477	T	24500	1280	2720	0.471	0	C
490 - BELCHER RD: (BRYAN DAIRY RD -to- ULMERTON RD)	SA	2022	6D	CR	D	2.434	1.597	T	24500	1280	2720	0.471	0	C
491 - BELCHER RD: (ULMERTON RD -to- EAST BAY DR)	SA	2022	6D	CR	D	1.526	1.474	T	21300	1112	2720	0.409	0	C
492 - BELCHER RD: (EAST BAY DR -to- BELLEAIR RD)	SA	2022	4D	CR	D	1.522	1.469	T	21651	1131	1800	0.628	0	C
493 - BELCHER RD: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	SA	2022	4D	CR	D	1.516	4.886	T	21651	1131	1470	0.769	0	D
494 - BELCHER RD: (GULF-TO-BAY BLVD -to- NE COACHMAN RD)	SA	2022	4U	CR	D	0.805	4.018	T	20554	1073	1470	0.73	0	D
495 - BELCHER RD: (NE COACHMAN RD -to- SUNSET POINT RD)	SA	2022	4D	CR	D	1.722	1.034	T	24277	1073	1800	0.596	0	C
496 - BELCHER RD: (SUNSET POINT RD -to- COUNTRYSIDE BLVD)	SA	2022	6D	CR	D	1.349	2.463	T	28000	1463	2720	0.538	0	C
497 - BELCHER RD: (COUNTRYSIDE BLVD -to- CURLEW RD)	SA	2022	4D	CR	D	2.946	1.452	T	21565	983	1800	0.546	0	C
498 - BELCHER RD: (CURLEW RD -to- TAMPA RD)	SA	2022	4D	CR	D	1.791	0.645	T	18661	975	1800	0.542	0	C
499 - BELCHER RD: (TAMPA RD -to- ALDERMAN RD)	SA	2022	4D	CR	D	1.805	1.121	T	26000	1358	1800	0.754	0	C
500 - BELCHER RD: (ALDERMAN RD -to- KLOSTERMAN RD)	SA	2022	4D	CR	D	2.135	0.455	T	18914	988	1800	0.549	0	C
501 - BELLEAIR BEACH CSWY: (INDIAN ROCKS RD -to- GULF BLVD)	SA	2022	2D	CR	D	1.675	0.597	T	16495	858	680	1.262	2	F
502 - BELLEAIR RD: (CLEARWATER LARGO RD -to- MISSOURI AVE)	SMC	2022	2U	CR	D	0.626	2.63	T	9847	514	680	0.756	0	D
503 - BELLEAIR RD: (MISSOURI AVE -to- KEENE RD)	SMC	2022	2U	CR	D	1.523	2.402	T	9847	514	680	0.756	0	D
504 - BELLEAIR RD: (US 19 -to- KEENE RD)	SA	2022	2U	CR	D	1.969	1.016	T	16293	851	680	1.251	2	F
505 - BELLEVIEW BLVD: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	NMC	2022	2U	BL	D	0.249	0	T	8000	418	680	0.615	0	D
506 - BELTREES ST: (EDGEWATER DR -to- PATRIOA AVE)	SC	2022	2U	DN	D	1.027	3.193	T	2056	107	680	0.157	0	C
507 - BELTREES ST | SCOTSDALE ST: (KEENE RD -to- PATRIOA AVE)	SC	2022	2U	DN	D	0.858	1.166	T	875	45	680	0.066	0	C
511 - BLIND PASS RD: (75TH AVE/COREY AVE -to- W GULF BL)	SA	2022	4D	SR	D	1.392	1.705	T	16137	813	1630	0.499	0	D
517 - BRYAN DAIRY RD: (BELCHER RD -to- STARKEY RD)	SA	2022	6D	CR	D	1.026	4.565	T	48345	2526	2720	0.929	1	C
518 - BRYAN DAIRY RD: (STARKEY RD -to- 98TH ST N)	SA	2022	6D	CR	D	0.964	2.163	T	40500	2116	2720	0.778	0	C
519 - BRYAN DAIRY RD: (98TH ST N -to- ALT 19)	SA	2022	4D	CR	D	0.755	1.325	T	40500	2116	1800	1.176	2	F
520 - BRYAN DAIRY RD/118TH AVE N: (28TH ST N -to- 34TH ST N)	SA	2022	4D	CR	D	0.5	4.005	T	29000	1515	1800	0.842	0	C
521 - BRYAN DAIRY RD/118TH AVE N: (US 19 -to- BELCHER RD)	SA	2022	6D	CR	D	2.15	0.43	T	43625	1515	2720	0.557	0	C
522 - BRYAN DAIRY RD | 118TH AVE N: (34TH ST N -to- 40TH ST N)	NA	2022	4D	CR	D	0.493	0	T	29000	1515	1800	0.842	0	C
523 - BRYAN DAIRY RD | 118TH AVE N: (40TH ST N -to- 49TH ST N)	SA	2022	6D	CR	D	0.764	1.139	T	40798	2131	2720	0.783	0	C
526 - CENTRAL AVE: (34TH ST N -to- 58TH ST N)	SA	2022	4D	CR	D	2.009	2.659	T	11732	613	1800	0.341	0	C
527 - CENTRAL AVE: (58TH ST N -to- PARK ST)	SA	2022	4D	CR	D	1.763	3.148	T	14398	613	1800	0.341	0	C
528 - CENTRAL AVE: (34TH ST N -to- 31ST ST N)	SA	2022	4D	SP	D	0.252	8.41	T	9300	485	1470	0.33	0	C
529 - CENTRAL AVE: (31ST ST N -to- 3RD ST N)	SA	2022	2U	SP	D	2.341	5.987	T	6660	313	680	0.46	0	C
533 - CHESTNUT ST: (COURT ST CONNECTION -to- FT HARRISON AVE)	SA	2022	2D	SR	D	0.205	9.785	T	19923	1892	1630	1.161	2	F
534 - CHESTNUT ST: (FT HARRISON AVE -to- MYRTLE AVE)	SA	2022	4D	SR	D	0.252	3.97	T	19923	1892	3390	0.558	0	D
538 - CLEARWATER-LARGO RD: (BELLEAIR RD -to- W BAY DR)	SA	2022	4D	LA	D	1.556	2.657	T	19317	566	1470	0.385	0	C
539 - CLEARWATER-LARGO RD: (W BAY DR -to- ULMERTON RD)	SA	2022	6D	CR	D	1.529	2.076	T	22143	1156	2270	0.509	0	D
542 - CLEVELAND ST: (MYRTLE AVE -to- MISSOURI AVE)	SA	2022	2D	CL	D	0.505	3.962	T	4528	235	680	0.346	0	C
543 - CLEVELAND ST: (MISSOURI AVE -to- GULF-TO-BAY BLVD)	SA	2022	4D	CL	D	0.465	2.151	T	1719	89	1470	0.061	0	C
548 - COMMERCE BLVD: (TAMPA RD -to- DOUGLAS RD)	NMC	2022	2U	OLD	D	0.182	0	T	4800	250	680	0.368	0	C
555 - COREY CSWY/75TH AVE: (GULF BLVD -to- SHORE DR)	SA	2022	4D	SR	D	1.043	6.095	T	24841	1128	1630	0.692	0	D
556 - CORONADO DR: (ROUNDABOUT -to- HAMDEN DR)	SA	2022	2D	CL	D	0.647	11.36	T	5765	301	680	0.443	0	C
558 - COUNTRYSIDE BLVD: (BELCHER RD -to- US 19)	SA	2022	4D	CL	D	0.526	4.616	T	15000	783	1800	0.435	0	C
559 - COUNTRYSIDE BLVD: (US 19 -to- SR 580)	SA	2022	6D	CL	D	0.785	3.082	T	15000	783	2720	0.288	0	C
560 - COUNTRYSIDE BLVD: (SR 580 -to- N SIDE DR)	NA	2022	4D	CL	D	1.387	0	T	9687	506	1470	0.344	0	C
561 - COUNTRYSIDE BLVD: (N SIDE DR -to- CURLEW RD)	SA	2022	2U	CL	D	0.875	1.142	T	9687	506	680	0.744	0	D
562 - COUNTRYSIDE BLVD: (CURLEW RD -to- LAKE ST GEORGE DR)	SC	2022	2U	CR	D	0.354	2.823	T	5200	271	790	0.343	0	C
564 - COURT ST: (MISSOURI AVE -to- HIGHLAND AVE)	SA	2022	4D	SR	D	0.755	2.982	T	40660	2124	2000	1.062	2	F
565 - COURT ST: (FT HARRISON AVE -to- OAK AVE)	SA	2022	3D	SR	D	0.105	9.533	T	17634	1675	2520	0.665	0	D
566 - COURT ST: (OAK AVE -to- CHESTNUT ST CONNECTION)	NA	2022	2D	SR	D	0.041	0	T	17634	1675	1630	1.028	2	E
568 - COURTNEY CAMPBELL CSWY: (HILLSBOROUGH CL -to- BAYSHORE BLVD)	SA	2022	4D	SR	D	3.554	1.313	T	59500	3108	2000	1.554	2	F
569 - CR 1: (SR 580 -to- CURLEW RD)	SA	2022	4D	CR	D	2.032	2.145	T	21500	1173	1470	0.764	0	D
570 - CR 1 | OMAHA ST: (CURLEW RD -to- TAMPA RD)	SA	2022	4D	CR	D	1.397	0.6	T	12121	633	1470	0.431	0	C
571 - CR 1 | OMAHA ST: (TAMPA RD -to- NEBRASKA AVE)	SA	2022	2D	CR	D	0.751	1.002	T	9706	380	680	0.559	0	D
572 - CR 1 | OMAHA ST: (NEBRASKA AVE -to- ALDERMAN RD)	SA	2022	2D	CR	D	1.005	2.334	T	7291	380	680	0.559	0	D
574 - CR 295 CONNECTOR: (GATEWAY EXPRESS -to- I-275)	NA	2022	4G	SR	D	0.985	0	T	45012	2351	2000	1.176	2	F
580 - CR 611 BYPASS: (SOUTH SPLIT -to- NORTH SPLIT)	NA	2022	4D	CR	D	0.888	0	T	37357	1983	1800	1.102	2	F
586 - CURLEW RD: (SR 584 | TAMPA RD -to- MCMULLEN BOOTH RD)	SA	2022	6D	SR	D	0.939	4.112	T	18009	940	3020	0.311	0	C
590 - CURLEW RD: (MCMULLEN BOOTH RD -to- US 19)	SA	2022	6D	SR	D	1.805	2.678	T	37735	1937	3020	0.641	0	C
591 - CURLEW RD: (US 19 -to- CR 1 | OMAHA ST)	SA	2022	4D	SR	D	1.283	1.612	T	30475	1387	2000	0.694	0	C
592 - CURLEW RD: (CR 1 | OMAHA ST -to- ALT 19)	SA	2022	2D	SR	D	1.282	0.78	T	13539	707	750	0.943	1	D
602 - DIXIE HWY: (ALT US 19 -to- BECKETT WAY)	NC	2022	2U	CR	D	0.561	0	T	4112	214	680	0.315	0	C
603 - DIXIE HWY: (BECKETT WAY -to- PASCO CO LINE)	NC	2022	2U	CR	D	0.398	0	T	4112	214	680	0.315	0	C
607 - DOUGLAS AVE: (STEVENSONS CREEK -to- SUNSET POINT RD)	SMC	2022	4U	CL	D	0.482	4.673	T	2801	146	1470	0.099	0	C
608 - DOUGLAS AVE: (SUNSET POINT RD -to- UNION ST)	NMC	2022	4U	CR	D	0.509	0	T	2801	146	1470	0.099	0	C
609 - DOUGLAS AVE: (UNION ST -to- BELTREES ST)	SMC	2022	2D	DN	D	0.506	1.861	T	2801	146	680	0.215	0	C
610 - DOUGLAS AVE: (BELTREES ST -to- MAIN ST)	SMC	2022	2U	DN	D	0.478	2.09	T	3224	168	680	0.247	0	C
611 - DOUGLAS AVE: (MAIN ST -to- SKINNER BLVD)	NMC	2022	2U	DN	D	0.282	0	T	3224	168	680	0.247	0	C
613 - DOUGLAS RD: (COMMERCE BLVD -to- RACE TRACK RD)	SMC	2022	2U	OLD	D	0.962	1.04	T	4800	250	680	0.368	0	C
614 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- CENTRAL AVE)	SA	2022	4D	SP	D	0.69	13.893	T	12000	1140	3050	0.374	0	C
615 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- 22ND AVE N)	SA	2022	3D	SP	D	0.753	0.727	T	15750	627	1470	0.427	0	C
616 - DR MARTIN LUTHER KING JR ST N: (I-275 -to- GANDY BLVD)	SA	2022	4D	CR	D	2.108	2.518	T	14027	598	1800	0.332	0	C
617 - DR MARTIN LUTHER KING JR ST N: (22ND AVE N -to- 38TH AVE N)	SA	2022	3D	SP	D	1.022	3.231	T	15846	827	1470	0.563	0	D
618 - DR MARTIN LUTHER KING JR ST N: (GANDY BLVD -to- 62ND AVE N)	SA	2022	4D	SP	D	2.312	3.554	T	16607	867	1800	0.482	0	C
619 - DR MARTIN LUTHER KING JR ST N: (62ND AVE N -to- 38TH AVE N)	SA	2022	4D	SP	D	1.482	1.51	T	16227	827	1470	0.563	0	D
621 - DR MLK JR ST S: (CENTRAL AVE -to- 8TH ST S)	SA	2022	4D	SP	D	0.656	12.259	T	13428	1140	3050	0.374	0	C
622 - DR MARTIN LUTHER KING JR ST S: (8TH ST S -to- 26TH AVE S)	SA	2022	4D	SP	D	1.153	3.311	T	17000	888	1470	0.604	0	D



FORWARD PINELLAS

Integrating Land Use & Transportation

FACILITY	FACILITY_TYPE	LOS CountSeason	Road_Type	JURIS	LOS_STANDARD	LENGTH_MILES	SIGNALS_PER_MILE	LOS_METHOD	AADT	VOLUME	PHYSICAL_CAPACITY	VOL_CAP_RATIO	DEF_FLAG	FACILITY_LOS
623 - DR MARTIN LUTHER KING JR ST S: (25TH AVE S -to- 45TH AVE S)	NA	2022	4D	SP	D	1.283	0	T	15000	679	1800	0.377	0	C
624 - DR MARTIN LUTHER KING JR ST S: (45TH AVE S -to- 62ND AVE S)	SA	2022	4U	SP	D	1.02	4.615	T	13000	679	1800	0.377	0	C
627 - DREW ST: (MCMULLEN BOOTH RD -to- US 19)	SA	2022	4D	CL	D	1.283	3.221	T	22000	1149	1470	0.782	0	D
628 - DREW ST: (FT HARRISON AVE -to- MISSOURI AVE)	SA	2022	4U	CL	D	0.754	3.981	T	9563	188	1470	0.128	0	C
629 - DREW ST: (US 19 -to- NE COACHMAN RD)	SA	2022	4D	CR	D	1.405	2.589	T	28833	1175	1800	0.653	0	C
630 - DREW ST: (MISSOURI AVE -to- HIGHLAND AVE)	SA	2022	4U	SR	D	0.756	3.014	T	17960	938	2000	0.469	0	C
631 - DREW ST: (HIGHLAND AVE -to- N SATURN AVE)	SA	2022	4U	SR	D	0.634	1.306	T	26227	1370	2000	0.685	0	C
632 - DREW ST: (N SATURN AVE -to- NE COACHMAN RD)	SA	2022	4D	SR	D	0.798	7.156	T	24984	1175	2000	0.588	0	C
636 - DRUID RD: (US 19 -to- BELCHER RD)	SMC	2022	2D	CL	D	1.009	0.991	T	6739	352	790	0.446	0	C
637 - DRUID RD: (BELCHER RD -to- KEENE RD)	SMC	2022	2U	CL	D	1.007	1.987	T	6739	352	680	0.518	0	D
638 - DRUID RD: (KEENE RD -to- HIGHLAND AVE)	SMC	2022	2U	CL	D	0.774	2.938	T	6739	352	680	0.518	0	D
641 - DUNNE RD | 113TH ST: (WELCH CSWY -to- PARK BLVD)	SA	2022	6D	CR	D	2.219	2.908	T	16689	699	2720	0.257	0	C
642 - DUNNE RD | 113TH ST: (PARK BLVD -to- 88TH AVE N)	SA	2022	6D	CR	D	0.614	6.001	T	20000	1045	2720	0.384	0	C
643 - DUNNE RD | 113TH ST: (88TH AVE N -to- 102ND AVE N)	SA	2022	4D	CR	D	1.016	1.986	T	18910	988	1800	0.549	0	C
645 - DUNEDIN CSWY BLVD: (DRAWBRIDGE -to- ALT US 19)	SA	2022	4D	CR	D	0.861	1.162	T	15000	789	1470	0.535	0	D
646 - EAST LAKE RD: (NORTH SPLIT -to- WOODLANDS BLVD)	SA	2022	6D	CR	D	0.657	1.523	T	61500	3213	2720	1.181	2	F
647 - EAST LAKE RD: (WOODLANDS BLVD -to- TARPON WOODS BLVD)	SA	2022	4D	CR	D	0.892	1.121	T	61500	3213	1800	1.785	2	F
648 - EAST LAKE RD: (TARPON WOODS BLVD -to- LANSBROOK PKWY)	SA	2022	4D	CR	D	1.813	2.015	T	61500	3213	1800	1.785	2	F
649 - EAST LAKE RD: (LANSBROOK PKWY -to- KEYSTONE RD)	SA	2022	4D	CR	D	2.354	1.276	T	44000	2299	1800	1.277	2	F
650 - EAST LAKE RD: (KEYSTONE RD -to- TRINITY BLVD)	SA	2022	4D	CR	D	1.197	0.835	T	32500	1698	1800	0.943	1	C
651 - EAST LAKE RD: (TRINITY BLVD -to- PASCO CO LINE)	NA	2022	4D	CR	D	0.516	0	T	32500	1698	1800	0.943	1	C
652 - EAST LAKE RD EAST SERVICE RD: (TAMPA RD -to- NORTH SPLIT)	SA	2022	4D	CR	D	0.629	3.203	T	24646	1287	1470	0.876	0	D
660 - ENTERPRISE RD: (US 19 -to- MCMULLEN BOOTH RD)	SA	2022	4D	CL	D	1.416	4.956	T	11312	591	1800	0.328	0	C
661 - ENTERPRISE RD: (MCMULLEN BOOTH RD -to- PHILIPPE PKWY)	SMC	2022	2U	CR	D	1.515	0.491	T	8564	447	680	0.657	0	D
666 - FAIRMONT ST: (MLK JR AVE -to- STEVENSONS CREEK)	NMC	2022	2D	CL	D	0.225	0	T	2801	146	680	0.215	0	C
679 - FOREST LAKES BLVD: (TAMPA RD -to- PINE AVE)	SA	2022	4D	CR	D	0.841	2.441	T	23608	1233	1800	0.685	0	C
680 - FOREST LAKES BLVD: (TAMPA RD -to- SR 580)	SA	2022	2D	CR	D	0.47	2.13	T	18500	966	680	1.421	2	F
681 - FOREST LAKES BLVD: (PINE AVE -to- HILLSBOROUGH COUNTY LINE)	SA	2022	2D	CR	D	1.305	2.474	T	23608	1233	790	1.561	2	F
682 - FT HARRISON AVE: (BELLEAIR RD -to- CHESTNUT ST)	SA	2022	2D	CL	D	1.538	5.657	T	10839	566	680	0.832	0	D
684 - FT HARRISON AVE: (CHESTNUT ST -to- DREW ST)	SA	2022	2D	CL	D	0.499	8.416	T	10839	566	680	0.832	0	D
689 - GANDY BLVD: (PINELLAS SHORELINE -to- SAN MARTIN BLVD)	NA	2022	4D	SR	D	2.55	0	T	41239	2154	2000	1.077	2	F
690 - GANDY BLVD: (SAN MARTIN BLVD -to- BRIGHTON BLVD)	SA	2022	4D	SR	D	0.329	3.036	T	45500	2377	2000	1.189	2	F
691 - GANDY BLVD: (BRIGHTON BLVD -to- 4TH ST N)	SA	2022	4D	SR	D	0.74	0	T	45500	2377	2000	1.189	2	F
692 - GANDY BLVD: (4TH ST N -to- DR ML KING JR ST N)	SA	2022	4D	SR	D	0.54	0	T	34151	1784	2000	0.892	0	C
693 - GANDY BLVD: (DR ML KING JR ST N -to- I-275 EAST RAMPS)	SA	2022	6D	SR	D	0.997	2.435	T	56885	2972	3020	0.984	1	D
694 - GANDY BLVD: (I-275 EAST RAMPS -to- GRAND AVE/GANDY ACCESS)	SA	2022	6D	SR	D	1.137	0.911	T	60442	2972	3020	0.984	1	D
695 - GANDY BLVD: (GRAND AVE/ GANDY ACCESS -to- US 19)	NA	2022	4D	SR	D	0.619	0	T	64000	3344	2000	1.672	2	F
705 - GATEWAY EXPRESS/BRYAN DAIRY RD: (US 19 -to- 49TH ST N)	SA	2022	6D	CR	D	0.717	1.395	T	29000	1515	2720	0.557	0	C
706 - GATEWAY EXPRESS/ROOSEVELT BLVD: (ULMERTON -to- 49TH ST NB RAMP)	SA	2022	4D	SR	D	1.255	1.703	T	35000	1828	2000	0.914	1	C
711 - GRAND AVE: (N GANDY BLVD/FRONTAGE RD -to- GANDY BLVD)	SA	2022	4D	CR	D	0.147	6.789	T	20500	1071	1470	0.729	0	D
715 - GREENBRIAR BLVD: (VIRGINIA AVE -to- BELCHER RD)	SMC	2022	2U	CR	D	0.653	1.531	T	9800	512	680	0.753	0	D
718 - GULF BLVD: (W GULF BL -to- TREASURE ISLAND CSWY)	SA	2022	4U	SR	D	0.959	3.678	T	17281	902	1630	0.553	0	D
719 - GULF BLVD: (TREASURE ISLAND CSWY -to- MADEIRA BEACH CSWY)	SA	2022	4D	SR	D	2.95	1.758	T	23320	1071	1630	0.657	0	D
720 - GULD BLVD: (MADEIRA BEACH CSWY -to- PARK BLVD)	SA	2022	4D	SR	D	3.847	2.261	T	18782	904	1630	0.555	0	D
721 - GULF BLVD: (PARK BLVD -to- WALSINGHAM RD)	SA	2022	2U	SR	D	2.89	0.791	T	10666	554	750	0.739	0	D
722 - GULF BLVD: (WALSINGHAM RD -to- BELLEAIR CSWY)	SA	2022	2D	CR	D	2.36	0.424	T	18000	940	680	1.382	2	F
723 - GULF BLVD: (BELLEAIR CSWY -to- SAND KEY PARK)	NA	2022	2D	CR	D	2.861	0	T	18000	940	680	1.382	2	F
724 - GULF BLVD: (SAND KEY PARK -to- GULF VIEW BLVD)	NA	2022	2D	CL	D	0.751	0	T	18000	940	680	1.382	2	F
725 - GULF BLVD S: (BAYWAY -to- 75TH AVE)	SA	2022	4D	SR	D	2.403	5.079	T	25124	1215	1630	0.745	0	D
728 - GULFPORT BLVD: (PASADENA AVE -to- 58TH ST S)	SA	2022	4D	CR	D	1.753	3.068	T	16500	862	1470	0.586	0	D
729 - GULF-TO-BAY BLVD: (CLEVELAND ST -to- HIGHLAND AVE)	SA	2022	4U	CL	D	0.446	10.832	T	4856	253	1470	0.172	0	C
730 - GULF-TO-BAY BLVD: (HIGHLAND AVE -to- KEENE RD)	SA	2022	6D	SR	D	0.756	3.968	T	47965	2389	3020	0.791	0	C
731 - GULF-TO-BAY BLVD: (BAYSHORE BLVD -to- US 19)	SA	2022	6D	SR	D	1.51	5.431	T	51500	2690	3020	0.891	0	C
732 - GULF-TO-BAY BLVD: (KEENE RD -to- BELCHER RD)	SA	2022	6D	SR	D	1.026	3.242	T	49000	2560	3020	0.848	0	C
733 - GULF-TO-BAY BLVD: (US 19 -to- BELCHER RD)	SA	2022	6D	SR	D	0.988	2.705	T	49000	2560	3020	0.848	0	C
734 - GULFVIEW BLVD: (HAMDEN DR -to- GULF BLVD)	NA	2022	3U	CL	D	0.427	0	T	5765	301	680	0.443	0	C
737 - HAINES RD: (DR ML KING JR ST N -to- 54TH AVE N)	SMC	2022	2U	CR	D	1.851	2.159	T	9500	496	680	0.729	0	D
738 - HAINES RD: (54TH AVE N -to- US 19)	SMC	2022	2U	CR	D	1.197	2.776	T	9500	496	680	0.729	0	D
744 - HERCULES AVE: (GULF-TO-BAY BLVD -to- DREW ST)	SA	2022	4U	CL	D	0.509	4.355	T	5967	264	1470	0.18	0	C
745 - HERCULES AVE: (DREW ST -to- RR TRACKS)	NA	2022	4D	CR	D	0.917	0	T	9038	472	1800	0.262	0	C
746 - HERCULES AVE: (RR TRACKS -to- CALUMET ST)	SA	2022	3U	CR	D	0.266	3.758	T	9038	472	790	0.597	0	C
747 - HERCULES AVE: (CALUMET ST -to- SUNSET POINT RD)	SA	2022	4U	CR	D	0.331	3.024	T	9038	472	1800	0.262	0	C
748 - HERCULES AVE: (SUNSET POINT RD -to- VIRGINIA AVE)	SA	2022	2D	CR	D	1.01	1.974	T	9292	472	680	0.694	0	D
750 - HIGHLAND AVE: (EAST BAY DR -to- BELLEAIR RD)	SA	2022	2U	CR	D	1.527	2.591	T	11080	574	680	0.844	0	D
751 - HIGHLAND AVE: (BELLEAIR RD -to- DRUID RD)	SA	2022	2U	CR	D	1.255	1.991	T	10500	548	680	0.806	0	D
752 - HIGHLAND AVE: (DRUID ST -to- GULF-TO-BAY BLVD)	SA	2022	4U	CR	D	0.253	3.955	T	10500	548	1470	0.373	0	C
753 - HIGHLAND AVE: (GULF-TO-BAY -to- DREW ST)	SA	2022	2D	CL	D	0.506	4.364	T	12500	653	680	0.96	1	D
754 - HIGHLAND AVE: (DREW ST -to- SUNSET POINT RD)	SA	2022	2D	CL	D	1.512	2.431	T	12500	653	680	0.96	1	D
755 - HIGHLAND AVE: (SUNSET POINT RD -to- UNION ST)	SA	2022	2U	CL	D	0.504	1.984	T	7588	396	680	0.582	0	D
758 - HIGHLAND ST N: (9TH AVE N -to- DR ML KING JR ST N)	NMC	2022	2D	SP	D	0.083	0	T	12000	1140	1470	0.776	0	D
761 - HIGHLANDS BLVD: (US 19 -to- ALDERMAN RD)	NMC	2022	2U	CR	D	2.335	0	T	11200	585	680	0.86	0	D
766 - I-175: (I-275 -to- 4TH ST S)	F	2022	4F	SR	D	1.303	0	T	31550	956	3660	0.261	0	B
767 - I-275: (I-175 -to- 22ND AVE S)	F	2022	6F	SR	D	1.932	0	T	105500	5294	5500	0.963	1	D
768 - I-275: (38TH AVE N -to- 22ND AVE N)	F	2022	6F	SR	D	1.017	0	T	158000	8081	5500	1.469	2	E
769 - I-275: (SR 686/ROOSEVELT BLVD -to- GANDY BLVD)	F	2022	6F	SR	D	1.851	0	T	172500	6265	5500	1.139	2	F
770 - I-275: (22ND AVE N -to- I-375)	F	2022	8F	SR	D	1.314	0	T	158500	8107	7320	1.108	2	E
771 - I-275: (I-375 -to- I-175)	F	2022	6F	SR	D	0.441	0	T	125500	6419	5500	1.167	2	F
772 - I-275: (PINELLAS SHORELINE -to- 4TH ST N)	F	2022	8F	SR	D	2.203	0	T	152000	7774	7320	1.062	2	E
773 - I-275: (4TH ST N -to- SR 686 | ROOSEVELT BLVD)	F	2022	8F	SR	D	2.038	0	T	130394	5983	7320	0.811	0	C
774 - I-275: (GANDY BLVD -to- 54TH AVE N)	F	2022	6F	SR	D	2.184	0	T	145500	7442	5500	1.353	2	F
775 - I-275: (54TH AVE N -to- 38TH AVE N)	F	2022	8F	SR	D	1.001	0	T	155500	7593	7320	1.036	2	E
776 - I-275: (22ND AVE S -to- 54TH AVE S)	F	2022	6F	SR	D	2.013	0	T	93500	4782	5500	0.869	0	D
777 - I-275: (54TH AVE S -to- PINELLAS SHORELINE)	F	2022	4F	SR	D	5.41	0	T	65215	3335	3660	0.911	1	D
780 - I-375: (I-275 -to- 7TH ST N)	F	2022	6F	SR	D	1.093	0	T	34000	1739	5500	0.316	0	B
781 - INDIAN ROCKS RD: (BELLEVIEW BLVD -to- MEHLENBACHER RD)	SA	2022	2U	BL	D	1.514	0.574	T	15000	783	680	1.151	2	F
782 - INDIAN ROCKS RD: (MEHLENBACHER RD -to- SUNSET BLVD)	NA	2022	2D	CR	D	0.431	0	T	15000	783	680	1.151	2	F
783 - INDIAN ROCKS RD: (SUNSET BLVD -to- W BAY DR)	SA	2022	4D	CR	D	0.142	7.042	T	14568	761	1470	0.518	0	D
784 - INDIAN ROCKS RD: (W BAY DR -to- WALSINGHAM RD)	SA	2022	2U	CR	D	2.766	1.758	T	14568	761	680	1.119	2	F



FORWARD PINELLAS

Integrating Land Use & Transportation

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797 - KEENE RD: (E BAY DR -to- BELLEAIR DR)	SA	2022	4D	CR	D	1.526	1.312	T	28591	1493	1800	0.829	0	C
798 - KEENE RD: (BELLEAIR RD -to- DRUID RD)	SA	2022	4D	CR	D	1.356	2.659	T	28591	1493	1800	0.829	0	C
799 - KEENE RD: (DRUID RD -to- GULF-TO-BAY BLVD)	SA	2022	6D	CR	D	0.251	3.986	T	28591	1493	2720	0.549	0	C
800 - KEENE RD: (GULF-TO-BAY BLVD -to- DREW ST)	SA	2022	6D	CR	D	0.511	4.317	T	28591	1493	2720	0.549	0	C
801 - KEENE RD: (DREW ST -to- SUNSET POINT RD)	SA	2022	4D	CR	D	1.517	0.759	T	20917	1092	1800	0.607	0	C
802 - KEENE RD: (SUNSET POINT RD -to- SR 580)	SA	2022	4D	CR	D	2.031	1.97	T	18729	940	1800	0.522	0	C
803 - KEYSTONE RD: (US 19 -to- EAST LAKE RD)	SA	2022	4D	CR	D	2.598	1.2	T	27433	1096	1800	0.606	0	C
804 - KEYSTONE RD: (HILLSBOROUGH CL -to- WOODFIELD BLVD)	NA	2022	2U	CR	D	2.396	0	T	15773	655	750	0.829	0	C
805 - KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)	SA	2022	2U	CR	D	0.542	1.844	T	19000	992	750	1.256	2	F
808 - KLOSTERMAN RD: (ALT US 19 -to- US 19)	SA	2022	4D	CR	D	1.275	1.652	T	18895	987	1800	0.548	0	C
809 - KLOSTERMAN RD: (ALT US 19 -to- CARLTON RD)	NA	2022	2U	CR	D	0.745	0	T	11500	600	680	0.882	0	D
813 - LAKE AVE: (EAST BAY DR -to- BELLEAIR RD)	SC	2022	2U	CR	D	1.528	0.432	T	2954	154	680	0.226	0	C
814 - LAKE AVE: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	SC	2022	2U	CR	D	1.508	1.988	T	2954	154	680	0.226	0	C
819 - LAKE ST GEORGE DR: (HIGHLANDS BLVD -to- TAMPA RD)	NMC	2022	2U	CR	D	0.371	0	T	5200	271	680	0.399	0	C
820 - LAKE ST GEORGE DR: (TAMPA RD -to- COUNTRYSIDE BLVD)	SMC	2022	2U	CR	D	1.135	0.881	T	5200	271	680	0.399	0	C
825 - LAKEVIEW RD: (MISSOURI AVE -to- KEENE RD)	SA	2022	2U	CR	D	1.532	2.351	T	7392	385	680	0.566	0	D
839 - LIVE OAK ST: (ALT 19 -to- US 19)	SC	2022	2D	CR	D	1.048	1.287	T	3209	167	689	0.246	0	C
848 - MAIN ST: (BROADWAY AVE -to- SKINNER BLVD)	SC	2022	2U	DN	D	0.594	5.415	T	3392	177	680	0.26	0	C
849 - MAIN ST: (MCMULLEN BOOTH RD -to- BAYSHORE DR)	NA	2022	2U	CR	D	1.274	0	T	6826	355	680	0.524	0	D
861 - MCMULLEN BOOTH RD: (GULF-TO-BAY BLVD -to- SUNSET PT RD/MAIN ST)	SA	2022	6D	CR	D	2.075	1.935	T	60772	3161	2720	1.14	2	F
862 - MCMULLEN BOOTH RD: (SUNSET PT RD [MAIN ST -to- SR 580)	SA	2022	6D	CR	D	2.233	2.505	T	55500	2889	2720	1.066	2	F
863 - MCMULLEN BOOTH RD: (SR 580 -to- CURLEW RD)	SA	2022	6D	CR	D	1.768	2.934	T	45500	2377	2720	0.874	0	C
864 - MCMULLEN BOOTH RD: (CURLEW RD -to- SOUTH SPLIT)	NA	2022	6D	CR	D	0.541	0	T	41728	1983	2720	0.729	0	C
869 - MEHLENBACHER/8TH AVE NW: (CLEARWATER-LARGO RD -to- INDIAN ROCKS RD)	SC	2022	2U	CR	D	1.008	0.992	T	5500	287	680	0.422	0	C
870 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT -to- ISLAND WAY)	SA	2022	4D	CL	D	0.565	0.97	T	37053	1936	1800	1.076	2	F
871 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION -to- MEMORIAL CSWY [WB/EB SPLIT)	NA	2022	2D	SR	D	0.163	0	T	17634	1675	2000	0.838	0	C
872 - MEMORIAL CSWY: (ISLAND WAY -to- MEMORIAL CSWY] WB/EB SPLIT)	NA	2022	4D	SR	D	1.136	0	T	37053	1936	2000	0.968	1	D
873 - MEMORIAL CSWY: (MEMORIAL CSWY [WB/EB SPLIT -to- COURT ST CONNECTION)	NA	2022	2D	SR	D	0.167	0	T	19923	1892	2000	0.946	1	C
875 - MERES BLVD: (ALT 19 -to- FLORIDA AVE)	NMC	2022	2U	CR	D	1.594	0	T	8400	438	680	0.644	0	D
877 - MICHIGAN BLVD: (CR 1 -to- ALT 19)	SMC	2022	2U	DN	D	1.535	1.303	T	4445	172	680	0.253	0	C
879 - MILWAUKEE AVE: (VIRGINIA ST -to- UNION ST)	SMC	2022	2U	DN	D	1.02	3.28	T	4728	247	680	0.363	0	C
881 - MISSOURI AVE: (COURT ST -to- CLEVELAND ST)	SA	2022	4D	CL	D	0.328	3.051	T	12590	653	1470	0.444	0	C
885 - MLK JR AVE: (BELLEAIR RD -to- DREW ST)	SC	2022	2U	CL	D	2.014	4.357	T	5148	224	680	0.329	0	C
886 - MLK JR AVE: (DREW ST -to- FAIRMONT ST)	SC	2022	2U	CL	D	1.004	1.993	T	4300	224	680	0.329	0	C
894 - N GANDY BLVD/FRONTAGE RD: (76TH ST N -to- GRAND AVE)	NA	2022	2U	CR	D	0.45	0	T	3700	193	680	0.284	0	C
898 - NE COACHMAN RD: (DREW ST -to- US 19)	SA	2022	2U	SR	D	1.738	1.704	T	11406	596	880	0.677	0	C
899 - NE COACHMAN RD: (US 19 -to- MCMULLEN BOOTH RD)	SA	2022	2U	SR	D	1.266	2.126	T	13600	710	880	0.807	0	C
900 - NEBRASKA AVE: (ALT 19 -to- BELCHER RD)	SA	2022	2U	CR	D	1.207	4.065	T	7706	402	680	0.591	0	D
901 - NEBRASKA AVE: (BELCHER RD -to- US 19)	SA	2022	4D	CR	D	0.511	1.95	T	16000	836	1470	0.569	0	D
907 - NURSERY RD: (US 19 -to- BELCHER RD)	SMC	2022	2U	CR	D	0.961	1.041	T	4457	232	680	0.341	0	C
908 - NURSERY RD: (BELCHER RD -to- KEENE RD)	SMC	2022	2U	CR	D	1.008	0.809	T	4668	232	680	0.341	0	C
909 - NURSERY RD: (KEENE RD -to- HIGHLAND AVE)	NMC	2022	2U	CR	D	0.772	0	T	4879	254	680	0.374	0	C
915 - OAKHURST RD: (PARK BLVD -to- WALSINGHAM)	SA	2022	2U	CR	D	2.618	2.456	T	9000	470	680	0.691	0	D
940 - PARK BLVD: (US 19 -to- 49TH ST N)	SA	2022	6D	SR	D	0.988	3.412	T	58736	3068	3020	1.016	2	F
942 - PARK BLVD: (49TH ST N -to- 66TH ST N)	SA	2022	6D	SR	D	1.748	1.705	T	51109	2576	3020	0.853	0	C
944 - PARK BLVD: (66TH ST N -to- 71ST ST N/ BELCHER RD)	SA	2022	6D	CR	D	0.502	1.993	T	49386	2576	2720	0.947	1	C
945 - PARK BLVD: (71ST ST N [BELCHER RD -to- STARKEY RD)	SA	2022	6D	CR	D	1.557	1.461	T	47000	2455	2720	0.903	1	C
946 - PARK BLVD: (STARKEY RD -to- SEMINOLE BLVD)	SA	2022	6D	CR	D	1.525	2.427	T	47000	2455	2720	0.903	1	C
947 - PARK BLVD: (SEMINOLE BLVD -to- 113TH ST N)	SA	2022	4D	CR	D	0.548	4.694	T	33499	1698	1470	1.155	2	F
948 - PARK BLVD: (113TH ST N -to- 131ST ST N)	SA	2022	4D	CR	D	1.532	2.313	T	27833	956	1470	0.657	0	D
949 - PARK BLVD: (131ST ST N -to- GULF BLVD)	SA	2022	4D	CR	D	1.282	2.536	T	18500	966	1800	0.537	0	C
951 - PARK ST: (22ND AVE N -to- BAY PINES BLVD)	SA	2022	4D	CR	D	1.177	0.85	T	21500	1123	1800	0.624	0	C
952 - PARK ST: (BAY PINES BLVD -to- PARK BLVD)	SA	2022	4D	CR	D	2.325	3.346	T	25655	1340	1800	0.744	0	C
953 - PARK ST: (22ND AVE N -to- CENTRAL AVE)	SA	2022	4U	CR	D	1.681	0.957	T	13793	720	1470	0.49	0	D
954 - PARK ST: (CENTRAL AVE -to- PASADENA AVE)	SA	2022	2D	SP	D	0.718	0.828	T	6354	332	689	0.488	0	D
955 - PASADENA AVE: (SHORE DR -to- 66TH ST N)	SA	2022	6D	SR	D	1.669	6.227	T	31315	1571	3020	0.52	0	C
957 - PATRICIA AVE: (UNION ST -to- MAIN ST)	SA	2022	2D	DN	D	1.47	2.471	T	7819	396	680	0.582	0	D
961 - PHILLIPPE PKWY: (MAIN ST -to- ENTERPRISE RD)/CR 102	SA	2022	2D	SH	D	1.526	0.56	T	9440	493	680	0.725	0	D
962 - PHILLIPPE PKWY: (ENTERPRISE/CR 102 -to- SR 580)	SA	2022	2U	SR	D	1.228	0.814	T	9837	514	880	0.584	0	C
967 - PINEHURST RD: (MICHIGAN AVE -to- SR 580	SC	2022	2U	DN	D	1.258	2.482	T	5944	212	680	0.312	0	C
968 - PINELLAS BAYWAY [SR 679: (PINELLAS BAYWAY [SR 682 -to- BAHIA DEL MAR BLVD)	NA	2022	4U	SR	D	0.412	0	T	13800	721	2000	0.361	0	C
969 - PINELLAS BAYWAY [SR 679: (ANDERSON BLVD -to- 1/2 MILE OF TOLL PLAZA)	NA	2022	2U	CR	D	2.847	0	T	4802	250	798	0.316	0	C
970 - PINELLAS BAYWAY [SR 679: (BAHIA DEL MAR BLVD -to- MADONNA BLVD)	NA	2022	2U	SR	D	1.152	0	T	9301	250	880	0.284	0	C
971 - PINELLAS BAYWAY [SR 679: (1/2 MI N OF TOLL PLAZA -to- MADONNA BLVD)	NA	2022	4D	SR	D	2.019	0	T	4802	250	2000	0.125	0	C
972 - PINELLAS BAYWAY [SR 682: (DOLPHIN CAY LN S -to- PINELLAS BAYWAY [SR 679)	SA	2022	4D	SR	D	1.544	1.327	T	29000	1515	2000	0.758	0	C
973 - PINELLAS BAYWAY [SR 682: (PINELLAS BAYWAY [SR 679 -to- SR 699 [GULF BLVD)	SA	2022	4D	SR	D	1.419	0.835	T	21567	1126	1630	0.691	0	D
974 - PINELLAS BAYWAY [SR 682 [54TH AVE S: (34TH ST S -to- AVENUE OF STATES DR)	SA	2022	6D	SR	D	0.476	2.102	T	40498	2116	3020	0.701	0	C
975 - PINELLAS BAYWAY [SR 682 [54TH AVE S: (AVENUE OF STATES DR -to- DOLPHIN CAY)	NA	2022	6D	SR	D	0.244	0	T	40498	2116	3020	0.701	0	C
976 - PINELLAS POINT DR: (34TH ST S -to- 31ST ST S)	SA	2022	4D	SP	D	0.249	4.01	T	12590	653	1470	0.444	0	C
977 - PINELLAS POINT DR: (31ST ST S -to- ROY HANNA)	NMC	2022	2U	SP	D	0.366	0	T	6000	313	680	0.46	0	C
999 - ROSERY RD / POINSETTIA RD: (LAKE AVE -to- MISSOURI AVE)	SA	2022	2U	LA	D	1.036	2.559	T	11500	600	680	0.882	0	D
1000 - ROSERY RD/POINSETTIA RD: (CLWTR-LARGO RD -to- MISSOURI AVE)	SA	2022	2U	LA	D	0.513	1.95	T	11500	600	680	0.882	0	D
1005 - SAN CHRISTOPHER DR: (PINEHURST RD -to- ALT US 19)	NMC	2022	2U	DN	D	1.103	0	T	3758	196	680	0.288	0	C
1006 - SAN CHRISTOPHER DR: (PINEHURST RD -to- CR 1)	SMC	2022	2U	DN	D	0.501	1.996	T	5306	277	680	0.407	0	C
1009 - SAN MARTIN BLVD/RSKD AVE NE: (GANDY BLVD -to- 4TH ST N)	SC	2022	2U	CR	D	2.073	2.42	T	5900	308	680	0.453	0	C
1021 - SOLON AVE: (CR 1 -to- BELCHER RD)	SC	2022	2U	DN	D	0.929	1.076	T	2841	148	680	0.218	0	C
1024 - SR 580: (US 19 -to- MCMULLEN BOOTH RD)	SA	2022	6D	SR	D	1.857	3.048	T	37750	1828	3020	0.605	0	C
1025 - SR 580: (MCMULLEN BOOTH RD -to- KENDALE DR)	NA	2022	6D	SR	D	0.757	0	T	37422	1955	3020	0.647	0	C
1026 - SR 580: (KENDALE DR -to- FOREST LAKES BLVD)	SA	2022	4D	SR	D	1.338	3.12	T	38396	1955	2000	0.978	1	D
1027 - SR 580 [MAIN ST: (SKINNER BLVD -to- PINEHURST RD)	SA	2022	4D	SR	D	0.676	3.177	T	21490	890	2000	0.445	0	C
1028 - SR 580 [MAIN ST: (US 19 -to- BELCHER RD)	SA	2022	6D	SR	D	0.538	1.393	T	43000	2246	3020	0.744	0	C
1029 - SR 580 [MAIN ST: (PINEHURST RD -to- CR 1)	SA	2022	6D	SR	D	0.499	5.095	T	30900	1593	3020	0.527	0	C
1030 - SR 580 [MAIN ST: (CR 1 -to- BELCHER RD)	SA	2022	6D	SR	D	1.019	4.06	T	45349	2369	3020	0.784	0	C
1031 - SR 580 [NEW 580: (FOREST LAKES BLVD -to- SR 584 [TAMPA RD)	SA	2022	4D	SR	D	1.119	1.546	T	20608	1076	2000	0.538	0	C
1032 - SR 580 [SKINNER BLVD: (MAIN ST -to- ALT US 19 [BROADWAY)	SA	2022	4D	SR	D	0.48	4.436	T	10309	538	2000	0.269	0	C
1033 - SR 584 [TAMPA RD: (HILLSBOROUGH COUNTY LINE -to- NEW SR 580)	SA	2022	8D	SR	D	0.856	2.446	T	56090	2795	4040	0.692	0	C
1034 - SR 584 [TAMPA RD: (NEW SR 580 -to- CURLEW RD)	SA	2022	6D	SR	D	2.105	2.548	T	55500	2899	3020	0.96	1	C
1035 - SR 666 [MADEIRA BEACH CSWY: (SEMINOLE BLVD -to- DUHME RD)	SA	2022	6D	SR	D	0.531	1.883	T	28000	1453	3020	0.484	0	C



FORWARD PINELLAS

Integrating Land Use & Transportation

FACILITY	FACILITY_TYPE	LOS CountSeason	Road_Type	JURIS	LOS_STANDARD	LENGTH_MILES	SIGNALS_PER_MILE	LOS_METHOD	AADT	VOLUME	PHYSICAL_CAPACITY	VOL_CAP_RATIO	DEF_FLAG	FACILITY_LOS
1036 - SR 666 | MADEIRA BEACH CSWY: (DUHME RD -to- GULF BLVD)	SA	2022	4D	SR	D	0.892	4.066	T	28000	1463	2000	0.732	0	C
1037 - SR 586 | EAST BAY DR: (US 19 -to- BELCHER RD)	SA	2022	6D	SR	D	0.987	3.136	T	59839	3126	3020	1.035	2	F
1038 - SR 586 | EAST BAY DR: (BELCHER RD -to- KEENE RD)	SA	2022	6D	SR	D	1.011	2.007	T	58500	3056	3020	1.012	2	F
1039 - SR 586 | EAST BAY DR: (KEENE RD -to- SEMINOLE BLVD)	SA	2022	6D	SR	D	1.551	2.514	T	51967	2334	3020	0.773	0	C
1040 - SR 686 | ROOSEVELT BLVD: (28TH ST N -to- ULMERTON RD)	NA	2022	4D	SR	D	0.601	0	T	37500	1959	2000	0.98	1	D
1041 - SR 686 | ROOSEVELT BLVD: (49TH ST NB RAMP -to- US 19)	SA	2022	6D	SR	D	1.947	3.934	T	31793	1375	3020	0.455	0	C
1042 - SR 686 | ROOSEVELT BLVD: (16TH ST N -to- 4TH ST N)	SA	2022	4D	SR	D	1.252	1.621	T	23690	898	2000	0.449	0	C
1043 - SR 686 | ROOSEVELT BLVD: (16TH ST N -to- I-275)	NA	2022	4D	SR	D	0.401	0	T	30000	1567	2000	0.784	0	C
1044 - SR 686 | ROOSEVELT BLVD: (28TH ST N -to- I-275)	NA	2022	6D	SR	D	0.805	0	T	52314	2735	3020	0.905	1	C
1045 - SR 688 | ULMERTON RD: (I-275 -to- EGRET BLVD E)	SA	2022	6D	SR	D	1.62	1.914	T	40000	2090	3020	0.692	0	C
1046 - SR 688 | ULMERTON RD: (EGRET BLVD E -to- ROOSEVELT BLVD)	NA	2022	6D	SR	D	0.395	0	T	40000	2090	3020	0.692	0	C
1047 - SR 688 | ULMERTON RD: (ROOSEVELT BLVD -to- 40TH ST)	SA	2022	6D	SR	D	0.881	3.787	T	69333	2090	3020	0.692	0	C
1048 - SR 688 | ULMERTON RD: (ROOSEVELT BLVD -to- 49TH ST N)	SA	2022	4D	SR	D	0.44	2.274	T	54000	2821	3020	0.934	1	C
1049 - SR 688 | ULMERTON RD: (US 19 -to- BELCHER RD)	SA	2022	6D	SR	D	1.43	1.746	T	55067	2309	3020	0.765	0	C
1050 - SR 688 | ULMERTON RD: (STARKEY RD -TO-101ST ST)	SA	2022	6D	SR	D	1.018	1.965	T	55160	2882	3020	0.954	1	C
1051 - SR 688 | ULMERTON RD: (49TH ST N -to- US 19)	SA	2022	6D	SR	D	1.351	1.498	T	51000	2664	3020	0.882	0	C
1052 - SR 688 | ULMERTON RD: (101ST ST -to- 113TH ST/RIDGE RD)	SA	2022	6D	SR	D	1	3.351	T	52273	2429	3020	0.804	0	C
1053 - SR 688 | ULMERTON RD: (40TH ST -to- ROOSEVELT BLVD)	NA	2022	6D	SR	D	0.314	3.181	T	84000	4389	3020	1.453	2	F
1054 - SR 688 | ULMERTON RD: (BELCHER RD -to- STARKEY RD)	SA	2022	6D	SR	D	1.015	2.586	T	52449	2740	3020	0.907	1	C
1055 - SR 688 | ULMERTON RD: (113TH ST | RIDGE RD -to- WALSINGHAM RD)	SA	2022	6D	SR	D	1.747	1.077	T	35102	1834	3020	0.607	0	C
1056 - SR 688/WALSINGHAM RD: (ULMERTON RD -to- INDIAN ROCKS RD)	SA	2022	6D	SR	D	1.04	3.127	T	26500	1384	3020	0.458	0	C
1057 - SR 888 | WALSINGHAM RD: (INDIAN ROCKS RD -to- GULF BLVD)	SA	2022	4D	SR	D	1.177	1.728	T	17500	914	1630	0.561	0	D
1059 - STARKEY RD: (ULMERTON RD -to- EAST BAY DR)	SA	2022	4D	CR	D	1.52	0.492	T	31000	1619	1800	0.899	0	C
1060 - STARKEY RD: (ULMERTON RD -to- BRYAN DAIRY RD)	SA	2022	4D	CR	D	1.521	1.972	T	31500	1645	1800	0.914	1	C
1061 - STARKEY RD: (BRYAN DAIRY RD -to- PARK BLVD)	SA	2022	4D	CR	D	2.275	2.681	T	31500	1645	1800	0.914	1	C
1066 - SUNSET POINT RD: (US 19 -to- BELCHER RD)	SA	2022	4D	CR	D	0.954	4.817	T	29000	1515	1800	0.842	0	C
1067 - SUNSET POINT RD: (EDGEWATER DR/US ALT 19 -to- KEENE RD)	SA	2022	2U	CR	D	1.991	3.059	T	4700	245	680	0.36	0	C
1068 - SUNSET POINT RD: (BELCHER RD -to- KEENE RD)	SA	2022	4D	CR	D	1.098	1.831	T	29000	1515	1800	0.842	0	C
1069 - SUNSET POINT RD | MAIN ST: (MCMULLEN BOOTH RD -to- US 19)	SA	2022	4D	CR	D	1.26	0.492	T	19871	1038	1800	0.577	0	C
1071 - TAMPA RD: (CURLEW RD -to- EAST LAKE RD)	SA	2022	6D	CR	D	1.215	1.74	T	45500	2377	2720	0.874	0	C
1072 - TAMPA RD: (EAST LAKE RD -to- US 19)	SA	2022	6D	CR	D	1.959	3.222	T	37077	1937	2720	0.712	0	C
1073 - TAMPA RD: (US 19 -to- ALT 19)	SA	2022	4D	CR	D	1.852	2.809	T	19967	1043	1800	0.579	0	C
1076 - TARPON AVE: (ALT 19 -to- US 19)	SA	2022	2D	TS	D	0.992	2.895	T	14083	735	680	1.081	2	F
1081 - TAYLOR AVE | 8TH AV S: (US ALT 19 -to- CLWTR-LARGO RD)	SC	2022	2D	CR	D	0.542	3.695	T	7145	373	680	0.549	0	D
1083 - TAYLOR AVE | 8TH AV S: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	SA	2022	2U	CR	D	1.522	0.859	T	7145	373	680	0.549	0	D
1084 - TREASURE ISLAND CSWY: (PARK ST -to- GULF BLVD)	SA	2022	4D	CR	D	1.739	3.274	T	19784	1033	1470	0.703	0	D
1085 - TRINITY BLVD: (EAST LAKE RD -to- COUNTY LINE)	SA	2022	4D	CR	D	1.681	0.595	T	24395	1274	1800	0.708	0	C
1091 - UNION ST: (EDGEWATER DR -to- KEENE RD)	SMC	2022	2U	CR	D	1.912	0.88	T	4445	232	680	0.341	0	C
1092 - UNION ST: (KEENE RD -to- HERCULES AVE	SC	2022	2U	CR	D	0.504	1.983	T	4445	232	680	0.341	0	C
1093 - US 19: (GANDY BLVD -to- 54TH AVE N)	SA	2022	6D	SR	D	1.328	6.041	T	49503	2485	3020	0.823	0	C
1094 - US 19: (54TH AVE N -to- 38TH AVE N)	SA	2022	6D	SR	D	1.01	0.99	T	38215	1936	3020	0.661	0	C
1095 - US 19: (GANDY BLVD -to- MAINLANDS BLVD)	SA	2022	6D	SR	D	1.243	2.638	T	65555	3425	3020	1.134	2	F
1096 - US 19: (MAINLANDS BLVD -to- BRYAN DAIRY RD/118TH AVE N)	NA	2022	6P	SR	D	1.968	0	T	69292	3425	3020	1.134	2	F
1097 - US 19: (BRYAN DAIRY RD | 118TH AVE N -to- E BAY DR)	NA	2022	6P	SR	D	2.85	0	T	80274	3857	3020	1.277	2	F
1098 - US 19: (E BAY DR -to- GULF-TO-BAY BLVD)	NA	2022	6P	SR	D	3.048	0	T	102774	4807	3020	1.592	2	F
1099 - US 19: (GULF-TO-BAY BLVD -to- SUNSET POINT RD)	NA	2022	6P	SR	D	2.085	0	T	105000	5172	3020	1.713	2	F
1100 - US 19: (SUNSET POINT RD -to- SR 580 | MAIN ST)	NA	2022	6P	SR	D	2.103	0	T	111000	4963	3020	1.643	2	F
1101 - US 19: (SR 580 | MAIN ST -to- CURLEW RD)	SA	2022	6D	SR	D	2.034	0.89	T	95000	4963	3020	1.643	2	F
1102 - US 19: (CURLEW RD -to- TAMPA RD)	SA	2022	6D	SR	D	1.253	0.656	T	80000	4180	3020	1.384	2	F
1103 - US 19: (TAMPA RD -to- ALDERMAN RD)	SA	2022	6D	SR	D	1.818	0.819	T	82441	4307	3020	1.426	2	F
1104 - US 19: (ALDERMAN RD -to- KLOSTERMAN RD)	SA	2022	6D	SR	D	2.025	0.999	T	67430	3523	3020	1.167	2	F
1105 - US 19: (KLOSTERMAN RD -to- TARPON AVE)	SA	2022	6D	SR	D	1.602	1.886	T	77654	4057	3020	1.343	2	F
1106 - US 19: (TARPON AVE -to- BECKETT WAY)	SA	2022	6D	SR	D	1.417	1.125	T	53865	2814	3020	0.932	1	C
1107 - US 19: (BECKETT WAY -to- PASCO CNTY LINE)	SA	2022	6D	SR	D	0.438	2.281	T	53865	2814	3020	0.932	1	C
1108 - US 19 | 34TH ST N: (38TH AVE N -to- 22ND AVE N)	SA	2022	6D	SR	D	1.009	1.982	T	38215	1996	3020	0.661	0	C
1109 - US 19/34TH ST N: (CENTRAL AVE -to- 5TH AVE N)	SA	2022	6D	SR	D	0.435	9.64	T	38888	2016	2520	0.8	0	D
1110 - US 19 | 34TH ST N: (5TH AVE N -to- 22ND AVE N)	SA	2022	6D	SR	D	1.003	3.33	T	37523	1950	2520	0.778	0	D
1112 - US 19/34TH ST S: (54TH AVE S -to- 22ND AVE S)	SA	2022	6D	SR	D	2.015	3.448	T	25646	1316	3020	0.436	0	C
1113 - US 19/34TH ST S: (22ND AVE S -to- CENTRAL AVE)	SA	2022	6D	SR	D	1.559	5.628	T	25203	1316	2520	0.522	0	D
1117 - VIRGINIA AVE S: (HERCULES AVE -to- KEENE RD	SC	2022	2U	CR	D	0.5	2.002	T	875	45	790	0.057	0	C
1118 - VIRGINIA ST: (HIGHLAND AVE -to- KEENE RD)	SMC	2022	2U	CR	D	1.392	1.45	T	7709	402	680	0.591	0	D
1119 - VIRGINIA ST: (KEENE RD -to- SR 580	SMC	2022	2D	UN	D	0.577	1.735	T	7761	405	680	0.596	0	D
1120 - VONN RD: (130TH AVE/WILCOX RD -to- WALSINGHAM RD)	SC	2022	2U	CR	D	0.75	1.333	T	5950	312	680	0.459	0	C
1122 - VONN RD: (PARK BLVD -to- WALSINGHAM RD)	SMC	2022	2U	CR	D	2.524	1.321	T	8727	455	680	0.669	0	D
1126 - WALSINGHAM RD: (ALT 19/SEMINOLE BLVD -to- 113TH ST N)	SC	2022	2U	CR	D	0.501	1.996	T	11500	600	680	0.882	0	D
1127 - WALSINGHAM RD: (113TH ST N -to- ULMERTON RD)	SMC	2022	2U	CR	D	1.24	3.7	T	11500	600	680	0.882	0	D
1129 - WEST BAY DR: (MISSOURI AVE -to- CLWTR-LARGO RD)	SA	2022	4D	LA	D	0.536	3.735	T	44675	2334	1470	1.588	2	F
1130 - WEST BAY DR: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	SA	2022	4D	CR	D	1.266	4.16	T	18103	946	1470	0.644	0	D
1138 - WILCOX RD/130TH AVE: (ULMERTON RD -to- INDIAN ROCKS RD)	NC	2022	2U	CR	D	1.385	0	T	3473	181	680	0.266	0	C

SIGNAL TIMINGS

Intersection **983**

Report Date: **11/20/2023**
Run Time: 01:22 PM

Main Street: GULF BLVD
Side Street: 55TH AVE N/TRADEWINDS
Jurisdiction: STATE/ST PETE BEACH
Section #: 77 MIST
Comm. Addrs: IP: 10.198.100.100 Gateway: 10.198100.254 Subnet: 255.255.255.0
Pre-empt:

Phase #	Street Name	Direction		Left Turn Type
1	GULF BLVD.	NB	LT	Protected/Permitted
2	GULF BLVD.	SB		
3				
4	55TH AVE	WB		
5	GULF BLVD.	SB	LT	Protected/Permitted
6	GULF BLVD.	NB		
7				
8	TRADEWINDS RESORT	EB		

Timing Plan 1 (MM,2,1)

PHASE	1	2	3	4	5	6	7	8
Min. Green	5	15		7	5	15		7
Walk		7		7		7		7
Ped Clr		13		19		13		19
Veh Ext	2	4		2	2	4		2
Yellow Clr	4.1	4.1		3.7	4.1	4.1		3.7
Red Clr	2.0	2.4		2.8	2.0	2.4		2.8
Max 1	15	30		22	15	30		22
Max 2	15	120		30	15	120		30
Max 3								
Walk 2								
Ped Clr 2								
Lock Det								
Veh Recall								
Ped Recall								
Max Recall		X				X		
CNA 1		X				X		
Phase In Use	X	X		X	X	X		X
Flash		Y		R		Y		
Delay Det.								

Last Timing Change Date: **11/20/2023**
Database Modified: **11/20/2023**
Technician Initials:
Control Room Pers. Initials:

COORD PATTERNS (CYCLE / OFFSET) (MM,3,2)

Cycle	Sec.	Offset	Sec. / %
1	70	1	68
2	70	2	55
3	130	3	9
4	140	4	49
5	75	5	45
6	150	6	40
7	122	7	60
8	160	8	40

COORD PATTERNS

	Ph 1 Sec / %	Ph 2 Sec / %	Ph 3 Sec / %	Ph 4 Sec / %	Ph 5 Sec / %	Ph 6 Sec / %	Ph 7 Sec / %	Ph 8 Sec / %
PATTERN 1	13	40		17	13	40		17
PATTERN 2	13	40		17	13	40		17
PATTERN 3	20	75		35	20	75		35
PATTERN 4	20	85		35	20	85		35
PATTERN 5	13	45		17	13	45		17
PATTERN 6	20	95		35	20	95		35
PATTERN 7	15	72		35	15	72		35
PATTERN 8	20	105		35	20	105		35

DAY PLANS (MM,5,3)

	Event	Action Plan #	Time	Action	On/Off
DAY PLAN1					
	1	3	**0630**		
	2	4	**0930**		
	3	6	**1330**		
	4	7	**1900**		
	5	100	**2130**	FREE	ON
DAY PLAN2					
	1	3	**0730**		
	2	8	**0900**		
	3	8	**1200**		
	4	7	**1900**		
	5	100	**2130**	FREE	ON

WEEK PLAN

	S	M	T	W	T	F	S
1	2	1	1	1	1	1	2

Notes: *******EOS CONTROLLER SOFTWARE********

TRANSIT PRIORITY PLANS

PLAN 1= 70 AM PEAK
PLAN 2= 70 PM OFF PEAK
PLAN 3= 130 AM
PLAN 4= 140 PM PEAK
PLAN 5= 75 ALL DAY PEAK
PLAN 6= 150 SPRING BREAK
PLAN 7= 122 EVENINGS (WEEKEND AM)
PLAN 8= 160 SPRING BREAK HEAVY

LPI 3 SECONDS FOR 2,4,6,8

Intersection **982**

Report Date: **11/20/2023**
Run Time: 01:20 PM

Main Street: GULF BLVD
Side Street: GULF WINDS
Jurisdiction: STATE/ST PETE BEACH
Section #: 77 MIST
Comm. Addrs: IP: 10.198.100.99 Gateway: 10.198.100.254 Subnet: 255.255.255.0
Pre-empt:

Phase #	Street Name	Direction		Left Turn Type
1				
2	GULF BLVD.	SB		
3				
4	GULF WINDS	WB	LAG	
5				
6	GULF BLVD.	NB		
7				
8	RESORT EXIT	EB	LEAD	

Timing Plan 1 (MM,2,1)

PHASE	1	2	3	4	5	6	7	8
Min. Green		24		9		24		9
Walk		7		7		7		7
Ped Clr		11		16		11		16
Veh Ext		5		5		5		5
Yellow Clr		4.0		3.4		4.0		3.4
Red Clr		3.0		3.0		3.0		3.0
Max 1		60		20		60		20
Max 2		150		20		150		20
Max 3								
Walk 2								
Ped Clr 2								
Lock Det								
Veh Recall		X				X		
Ped Recall								
Max Recall								
CNA 1								
Phase In Use		X		X		X		X
Flash		Y		R		Y		R
Delay Det.				6				

Last Timing Change Date: **11/20/2023**
Database Modified: **11/20/2023**
Technician Initials:
Control Room Pers. Initials:

COORD PATTERNS (CYCLE / OFFSET) (MM,3,2)

Cycle	Sec.	Offset	Sec. / %
1	130	1	126
2	140	2	19
3	150	3	65
4	122	4	50

COORD PATTERNS

	Ph 1 Sec / %	Ph 2 Sec / %	Ph 3 Sec / %	Ph 4 Sec / %	Ph 5 Sec / %	Ph 6 Sec / %	Ph 7 Sec / %	Ph 8 Sec / %
PATTERN 1		65		34		65		31
PATTERN 2		74		35		74		31
PATTERN 3		84		35		84		31
PATTERN 4		56		35		56		31
PATTERN 6								
PATTERN 7								
PATTERN 8								

DAY PLANS (MM,5,3)

	Event	Action Plan #	Time	Action	On/Off
DAY PLAN1					
	1	1	**0630**		
	2	2	**0930**		
	3	3	**1330**		
	4	4	**1900**		
	5	100	**2130**	FREE	ON
DAY PLAN2					
	1	4	**0730**		
	2	2	**0900**		
	3	3	**1200**		
	4	4	**1930**		
	5	100	**2130**	FREE	ON

WEEK PLAN

	S	M	T	W	T	F	S
1	2	1	1	1	1	1	2

Notes:

********RUNS EOS SOFTWARE********

TRANSIT PRIORITY PLANS

PLAN 1= 130 AM
PLAN 2= 140 AM PEAK
PLAN 3= 150 DAY TIME
PLAN 4= 122 EVENING (WEEKEND AM)

LPI 2, 4, 6, 8 FOR 3 SECONDS (2 AND 6 PEDS CALL EACH OTHER)

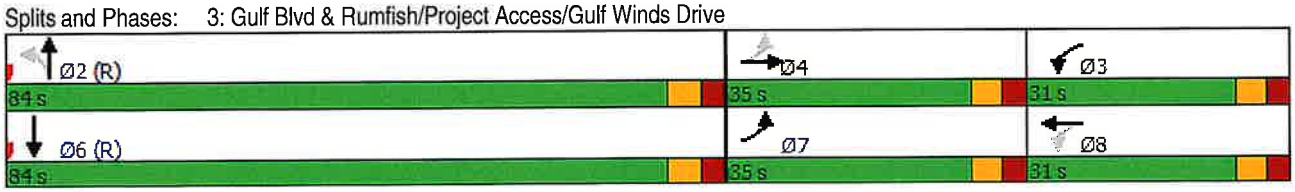
INTERSECTION ANALYSIS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	0	33	138	1	6	29	1094	127	0	1106	24
Future Volume (vph)	29	0	33	138	1	6	29	1094	127	0	1106	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	400		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.928			0.988			0.984			0.997	
Flt Protected		0.977		0.950	0.957		0.950					
Satd. Flow (prot)	0	1689	0	1681	1673	0	1770	3483	0	0	3529	0
Flt Permitted		0.812		0.724	0.743		0.173					
Satd. Flow (perm)	0	1404	0	1281	1299	0	322	3483	0	0	3529	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		76			3			12			2	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		7630			9057			1557			3617	
Travel Time (s)		208.1			247.0			30.3			70.5	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	30	0	34	142	1	6	30	1128	131	0	1140	25
Shared Lane Traffic (%)				47%								
Lane Group Flow (vph)	0	64	0	75	74	0	30	1259	0	0	1165	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2			2	
Detector Template	Left	Thru		Left	Thru		Left	Thru			Thru	
Leading Detector (ft)	20	100		20	100		20	100			100	
Trailing Detector (ft)	0	0		0	0		0	0			0	
Detector 1 Position(ft)	0	0		0	0		0	0			0	
Detector 1 Size(ft)	20	6		20	6		20	6			6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA			NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2					

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		2	2			6	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		24.0	24.0			24.0	
Minimum Split (s)	15.4	24.4		15.4	24.4		31.0	31.0			31.0	
Total Split (s)	35.0	35.0		31.0	31.0		84.0	84.0			84.0	
Total Split (%)	23.3%	23.3%		20.7%	20.7%		56.0%	56.0%			56.0%	
Maximum Green (s)	28.6	28.6		24.6	24.6		77.0	77.0			77.0	
Yellow Time (s)	3.4	3.4		3.4	3.4		4.0	4.0			4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.4		6.4	6.4		7.0	7.0			7.0	
Lead/Lag	Lead	Lead		Lag	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Recall Mode	None	None		None	None		C-Max	C-Max			C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0			7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0			11.0	
Pedestrian Calls (#/hr)		0			0		0	0			0	
Act Effct Green (s)		16.8		49.5	59.6		91.6	91.6			91.6	
Actuated g/C Ratio		0.11		0.33	0.40		0.61	0.61			0.61	
v/c Ratio		0.28		0.15	0.13		0.15	0.59			0.54	
Control Delay		10.5		32.2	28.5		22.5	22.8			23.8	
Queue Delay		0.0		0.0	0.0		0.0	0.0			0.0	
Total Delay		10.5		32.2	28.5		22.5	22.8			23.8	
LOS		B		C	C		C	C			C	
Approach Delay		10.5			30.4			22.8			23.8	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 23.3		Intersection LOS: C	
Intersection Capacity Utilization 55.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 3: Gulf Blvd & Rumfish/Project Access/Gulf Winds Drive



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	77	0	58	142	2	6	46	1167	134	0	1171	56
Future Volume (vph)	77	0	58	142	2	6	46	1167	134	0	1171	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	400		0	0		0
Storage Lanes	0		0	1		0	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.942			0.988			0.985			0.993	
Flt Protected		0.972		0.950	0.957		0.950					
Satd. Flow (prot)	0	1706	0	1681	1673	0	1770	3486	0	0	3514	0
Flt Permitted		0.779		0.653	0.708		0.114					
Satd. Flow (perm)	0	1367	0	1156	1238	0	212	3486	0	0	3514	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		76			2			12			5	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		7630			9057			1557			3617	
Travel Time (s)		208.1			247.0			30.3			70.5	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	79	0	60	146	2	6	47	1203	138	0	1207	58
Shared Lane Traffic (%)				47%								
Lane Group Flow (vph)	0	139	0	77	77	0	47	1341	0	0	1265	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2			2	
Detector Template	Left	Thru		Left	Thru		Left	Thru			Thru	
Leading Detector (ft)	20	100		20	100		20	100			100	
Trailing Detector (ft)	0	0		0	0		0	0			0	
Detector 1 Position(ft)	0	0		0	0		0	0			0	
Detector 1 Size(ft)	20	6		20	6		20	6			6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA			NA	
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8			2					

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		2	2			6	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		24.0	24.0			24.0	
Minimum Split (s)	15.4	24.4		15.4	24.4		31.0	31.0			31.0	
Total Split (s)	35.0	35.0		31.0	31.0		84.0	84.0			84.0	
Total Split (%)	23.3%	23.3%		20.7%	20.7%		56.0%	56.0%			56.0%	
Maximum Green (s)	28.6	28.6		24.6	24.6		77.0	77.0			77.0	
Yellow Time (s)	3.4	3.4		3.4	3.4		4.0	4.0			4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0			0.0	
Total Lost Time (s)		6.4		6.4	6.4		7.0	7.0			7.0	
Lead/Lag	Lead	Lead		Lag	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Recall Mode	None	None		None	None		C-Max	C-Max			C-Max	
Walk Time (s)		7.0			7.0		7.0	7.0			7.0	
Flash Dont Walk (s)		11.0			11.0		11.0	11.0			11.0	
Pedestrian Calls (#/hr)		0			0		0	0			0	
Act Effct Green (s)		34.8		59.6	59.6		77.0	77.0			77.0	
Actuated g/C Ratio		0.23		0.40	0.40		0.51	0.51			0.51	
v/c Ratio		0.37		0.14	0.14		0.44	0.75			0.70	
Control Delay		27.8		30.3	29.3		42.3	32.7			30.2	
Queue Delay		0.0		0.0	0.0		0.0	0.0			0.0	
Total Delay		27.8		30.3	29.3		42.3	32.7			30.2	
LOS		C		C	C		D	C			C	
Approach Delay		27.8			29.8			33.0			30.2	
Approach LOS		C			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay: 31.4		Intersection LOS: C	
Intersection Capacity Utilization 63.9%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 3: Gulf Blvd & Rumfish/Project Access/Gulf Winds Drive



Intersection: 3: Gulf Blvd & Rumfish/Project Access/Gulf Winds Drive

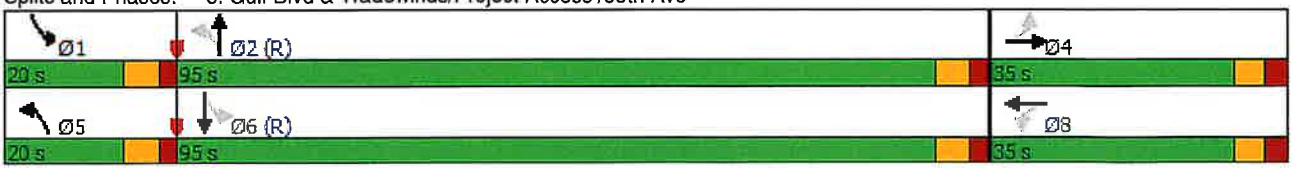
Movement	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	LTR	L	LTR	L	T	TR	T	TR
Maximum Queue (ft)	182	100	111	57	208	242	188	210
Average Queue (ft)	103	58	60	29	99	125	86	105
95th Queue (ft)	195	111	116	61	218	253	184	216
Link Distance (ft)	7584	9009	9009		1489	1489	3583	3583
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)				400				
Storage Blk Time (%)								
Queuing Penalty (veh)								

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	0	20	14	0	30	26	1115	18	25	1213	32
Future Volume (vph)	20	0	20	14	0	30	26	1115	18	25	1213	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	150		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.932			0.909			0.998			0.996	
Flt Protected		0.976			0.984		0.950			0.950		
Satd. Flow (prot)	0	1694	0	0	1666	0	1770	3532	0	1770	3525	0
Flt Permitted		0.901			0.920		0.194			0.223		
Satd. Flow (perm)	0	1564	0	0	1558	0	361	3532	0	415	3525	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		70			70			2			3	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		7312			7436			6163			1557	
Travel Time (s)		199.4			202.8			120.1			30.3	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	21	0	21	15	0	31	27	1161	19	26	1264	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	42	0	0	46	0	27	1180	0	26	1297	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	24.5	24.5		24.5	24.5		11.1	24.5		11.1	24.5	
Total Split (s)	35.0	35.0		35.0	35.0		20.0	95.0		20.0	95.0	
Total Split (%)	23.3%	23.3%		23.3%	23.3%		13.3%	63.3%		13.3%	63.3%	
Maximum Green (s)	28.5	28.5		28.5	28.5		13.9	88.5		13.9	88.5	
Yellow Time (s)	3.7	3.7		3.7	3.7		4.1	4.1		4.1	4.1	
All-Red Time (s)	2.8	2.8		2.8	2.8		2.0	2.4		2.0	2.4	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.5			6.5		6.1	6.5		6.1	6.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		7.1			6.8		129.4	126.7		129.4	126.7	
Actuated g/C Ratio		0.05			0.05		0.86	0.84		0.86	0.84	
v/c Ratio		0.30			0.34		0.07	0.40		0.06	0.44	
Control Delay		9.7			12.2		1.8	4.3		0.4	0.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		9.7			12.2		1.8	4.3		0.4	0.8	
LOS		A			B		A	A		A	A	
Approach Delay		9.7			12.2			4.2			0.8	
Approach LOS		A			B			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 40 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.44			
Intersection Signal Delay: 2.7		Intersection LOS: A	
Intersection Capacity Utilization 51.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 6: Gulf Blvd & Tradewinds/Project Access /55th Ave



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	79	7	45	14	6	35	46	1146	18	31	1252	70
Future Volume (vph)	79	7	45	14	6	35	46	1146	18	31	1252	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	150		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.953			0.915			0.998			0.992	
Flt Protected		0.971			0.987		0.950			0.950		
Satd. Flow (prot)	0	1724	0	0	1682	0	1770	3532	0	1770	3511	0
Flt Permitted		0.809			0.889		0.154			0.200		
Satd. Flow (perm)	0	1436	0	0	1515	0	287	3532	0	373	3511	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16			36			2			7	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		7312			7436			6163			1557	
Travel Time (s)		199.4			202.8			120.1			30.3	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	82	7	47	15	6	36	48	1194	19	32	1304	73
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	136	0	0	57	0	48	1213	0	32	1377	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	24.5	24.5		24.5	24.5		11.1	24.5		11.1	24.5	
Total Split (s)	35.0	35.0		35.0	35.0		20.0	95.0		20.0	95.0	
Total Split (%)	23.3%	23.3%		23.3%	23.3%		13.3%	63.3%		13.3%	63.3%	
Maximum Green (s)	28.5	28.5		28.5	28.5		13.9	88.5		13.9	88.5	
Yellow Time (s)	3.7	3.7		3.7	3.7		4.1	4.1		4.1	4.1	
All-Red Time (s)	2.8	2.8		2.8	2.8		2.0	2.4		2.0	2.4	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.5			6.5		6.1	6.5		6.1	6.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0			7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		18.1			18.1		115.9	111.4		114.2	108.8	
Actuated g/C Ratio		0.12			0.12		0.77	0.74		0.76	0.73	
v/c Ratio		0.73			0.27		0.17	0.46		0.09	0.54	
Control Delay		76.9			28.6		5.5	9.6		1.0	1.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		76.9			28.6		5.5	9.6		1.0	1.8	
LOS		E			C		A	A		A	A	
Approach Delay		76.9			28.6			9.4			1.8	
Approach LOS		E			C			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 40 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 9.3		Intersection LOS: A	
Intersection Capacity Utilization 63.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 6: Gulf Blvd & Tradewinds/Project Access /55th Ave



Intersection: 6: Gulf Blvd & Tradewinds/Project Access /55th Ave

Movement	EB	WB	NB	NB	NB	SB	SB	SB
Directions Served	LTR	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	156	95	54	163	183	40	238	248
Average Queue (ft)	90	45	26	70	88	20	97	117
95th Queue (ft)	151	93	58	170	202	49	233	265
Link Distance (ft)	7264	7390		6134	6134		1489	1489
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)			300			150		
Storage Blk Time (%)							2	
Queuing Penalty (veh)							1	

HCS7 Two-Way Stop-Control Report

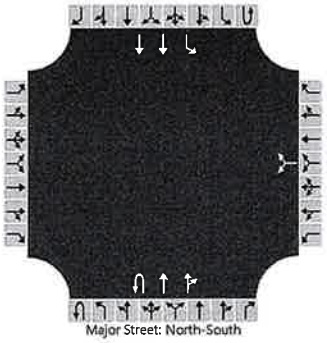
General Information

Analyst	
Agency/Co.	
Date Performed	11/30/2023
Analysis Year	2029
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	
Jurisdiction	
East/West Street	59th Ave
North/South Street	Gulf Blvd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						18		36	1		1225	21	1	30	1218	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4				6.4	4.1		
Critical Headway (sec)						6.86		6.96	6.46				6.46	4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5				2.5	2.2		
Follow-Up Headway (sec)						3.53		3.33	2.53				2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							56		1					32		
Capacity, c (veh/h)							265		225					503		
v/c Ratio							0.21		0.00					0.06		
95% Queue Length, Q_{95} (veh)							0.8		0.0					0.2		
Control Delay (s/veh)							22.2		21.1					12.6		
Level of Service (LOS)							C		C					B		
Approach Delay (s/veh)					22.2				0.0				0.3			
Approach LOS					C											

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HCS7 Two-Way Stop-Control Report

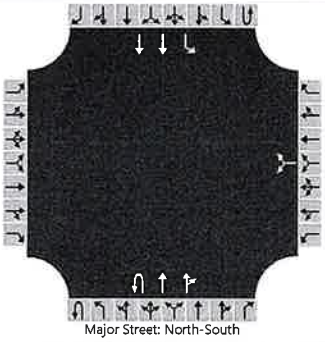
General Information

Analyst	
Agency/Co.	
Date Performed	11/30/2023
Analysis Year	2029
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	59th Ave
North/South Street	Gulf Blvd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						25		41	1		1317	30	1	37	1305	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4				6.4	4.1		
Critical Headway (sec)						6.86		6.96	6.46				6.46	4.16		
Base Follow-Up Headway (sec)						3.5		3.3	2.5				2.5	2.2		
Follow-Up Headway (sec)						3.53		3.33	2.53				2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68		1					39		
Capacity, c (veh/h)							225		197					460		
v/c Ratio							0.30		0.01					0.09		
95% Queue Length, Q_{95} (veh)							1.2		0.0					0.3		
Control Delay (s/veh)							27.7		23.4					13.6		
Level of Service (LOS)							D		C					B		
Approach Delay (s/veh)						27.7				0.0				0.4		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

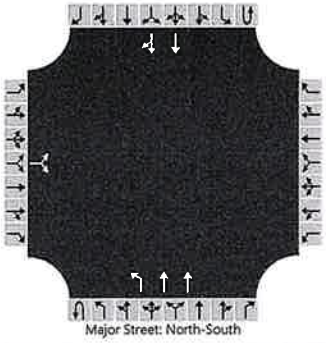
General Information

Analyst	
Agency/Co.	
Date Performed	11/30/2023
Analysis Year	2029
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	
Jurisdiction	
East/West Street	Coral Reef
North/South Street	Gulf Blvd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		28		22					0	1	1207				1232	3
Percent Heavy Vehicles (%)		3		3					3	3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			52							1						
Capacity, c (veh/h)			224							536						
v/c Ratio			0.23							0.00						
95% Queue Length, Q_{95} (veh)			0.9							0.0						
Control Delay (s/veh)			25.8							11.7						
Level of Service (LOS)			D							B						
Approach Delay (s/veh)	25.8								0.0							
Approach LOS	D															

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HCS7 Two-Way Stop-Control Report

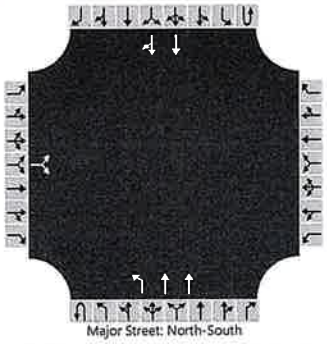
General Information

Analyst	
Agency/Co.	
Date Performed	11/30/2023
Analysis Year	2029
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Coral Reef
North/South Street	Gulf Blvd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	2	0	0	0	2	0
Configuration			LR							L	T				T	TR
Volume (veh/h)		69		60					0	36	1267				1277	52
Percent Heavy Vehicles (%)		3		3					3	3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			133							37						
Capacity, c (veh/h)			201							492						
v/c Ratio			0.66							0.08						
95% Queue Length, Q_{95} (veh)			4.0							0.2						
Control Delay (s/veh)			52.3							12.9						
Level of Service (LOS)			F							B						
Approach Delay (s/veh)		52.3								0.4						
Approach LOS		F														

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HCS7 Two-Way Stop-Control Report

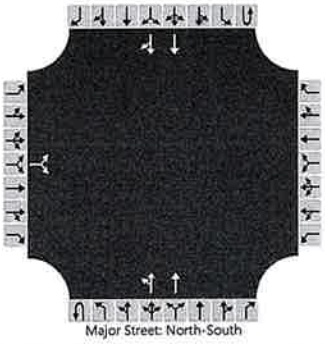
General Information

Analyst	
Agency/Co.	
Date Performed	11/30/2023
Analysis Year	2029
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Service Access
North/South Street	Gulf Blvd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0
Configuration			LR							LT	T				T	TR
Volume (veh/h)		1		1						1	1303				1339	1
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			2							1						
Capacity, c (veh/h)			209							487						
v/c Ratio			0.01							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			22.4							12.4						
Level of Service (LOS)			C							B						
Approach Delay (s/veh)		22.4								0.1						
Approach LOS		C														

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FDOT MULTIMODAL ACCESS MANAGEMENT GUIDEBOOK, 2023





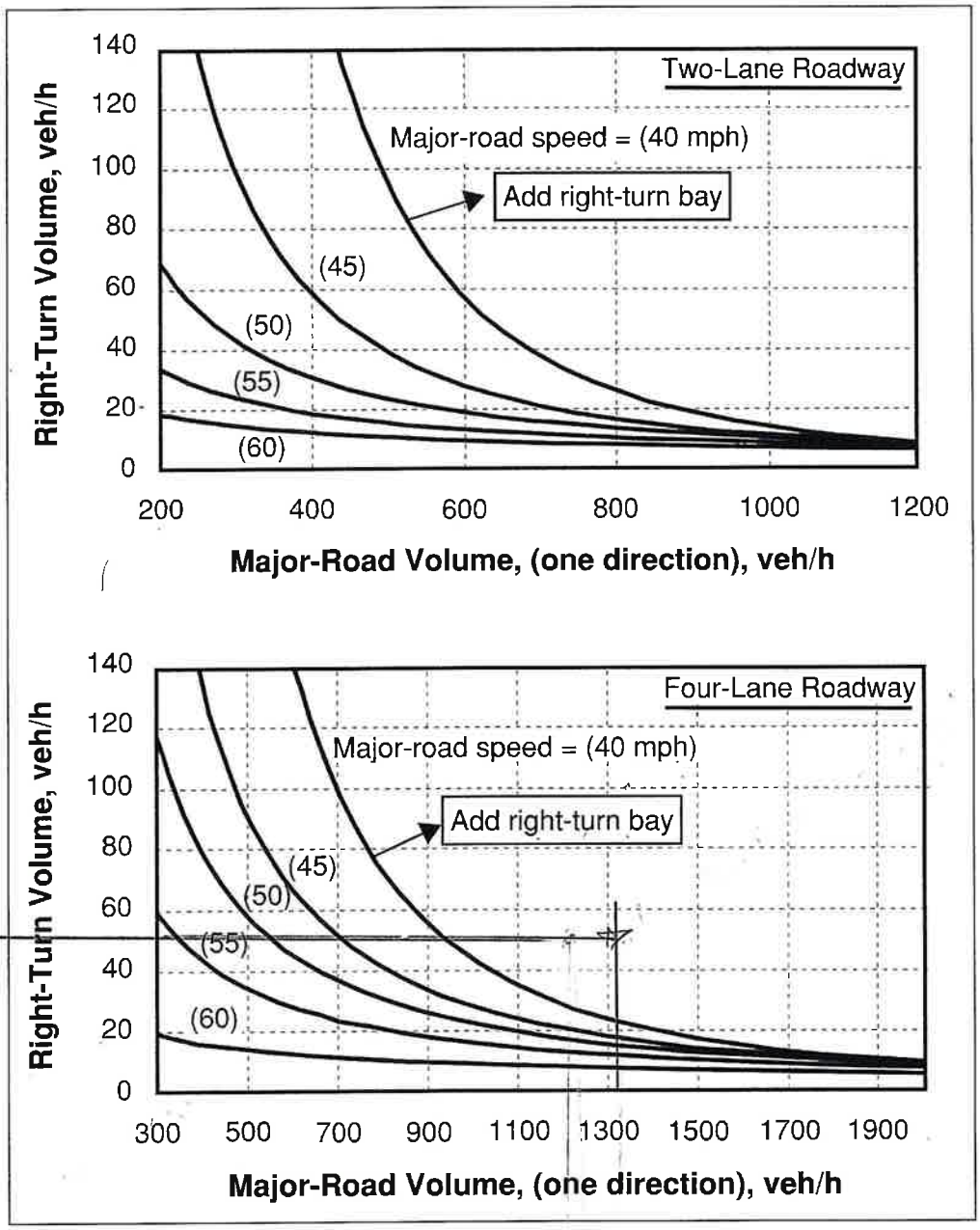


Multimodal Access Management Guidebook

October 2023

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SYSTEMS IMPLEMENTATION OFFICE
605 Suwannee Street, MS 19 • Tallahassee, FL 32399
www.fdot.gov/planning

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection

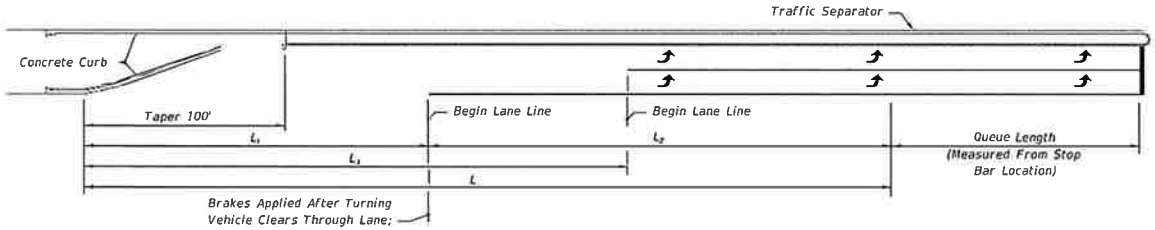


Source: NCHRP Report 457, TDOT Highway System Access Manual

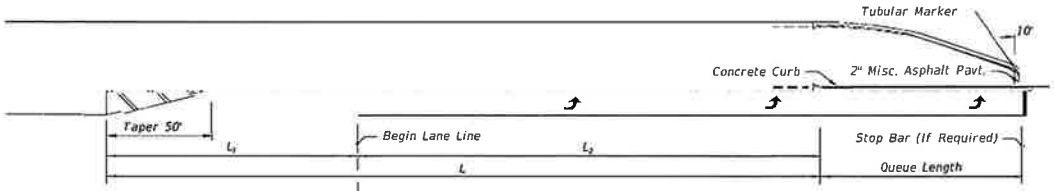
GULF BLVD | CORAL REEF

FDOT DESIGN MANUAL
EXHIBIT 212-2

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES								
			URBAN CONDITIONS			RURAL CONDITIONS		
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
35	25	70	75	145	110	—	—	—
40	30	80	75	155	120	—	—	—
45	35	85	100	185	135	—	—	—
50	40/44	105	135	240	160	185	290	160
55	48	125	—	—	—	225	350	195
60	52	145	—	—	—	260	405	230
65	55	170	—	—	—	290	460	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2023

Engineers
Planners

LINCKS & ASSOCIATES, INC.

Revised February 14, 2024
July 7, 2023

Ms. Michelle Gonzalez, AICP
Community Development Director
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Tradewinds Island Grand Resort
Lincks Project #: 23071

Dear Ms. Gonzalez:

The purpose of this letter is to provide methodology for the Transportation Analysis required for the Tradewinds Island Grand Resort redevelopment. The analysis will address the transportation impacts related to the proposed redevelopment in accordance with Section 4.4(a)(2), 4.4(a)(3), and 4.12(2) of the City's Land Development Code, Lincks & Associates, Inc. will conduct an analysis that follows the study methodology detailed below:

Project Description: The project site is located at 5500-6000 Gulf Boulevard in the City of St. Pete Beach, Florida. A general location map is attached.

The project site is currently developed as a resort hotel with 967 rooms. The Tradewinds Island Grand Resort development is proposed to consist of the following land uses at the buildout:

- Resort Hotel – 1,596 Rooms
- Retail – 17,787 Square Feet

In existing conditions, there are nine (9) site driveways along Gulf Boulevard. The redevelopment will remove five (5) and maintain four (4) of the existing site driveways, which are shown on the attached concept site plan.

Project Trip Generation: The trip generation for the project was calculated as follows:

1. The trip generation rates contained in the ITE – Trip Generation Manual, 11th Edition were utilized.

2. The trip generation for the hotel rooms were based on the total 1,596 rooms.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

3. The trip ends for the existing 967 rooms were subtracted from the trip ends for the total 1,596 rooms to determine the trip generation for the proposed addition.

4. The trip generation for the retail trips were added to the net increase in Hotel traffic in #3 above.

Table 1 provides the trip generation for the net increase project traffic with the additional development.

In addition, the Table provides the trip ends for the total development of 1,596 rooms plus retail to determine the study network only.

Analysis Year Scenarios: The transportation analysis will be conducted for the existing, future background (without project traffic), and buildout (with project traffic) conditions during the weekday PM peak hour. The development will not be analyzed in phases. Synchro version 11 will be used for the signalized intersection and HCS will be utilized for unsignalized intersections.

Project Trip Distribution: Distribution and assignment of project traffic was performed using the Florida Standard Urban Transportation Model Structure (FSUTMS) transportation planning model outputs. The latest FDOT District Seven Regional Planning Model was used to generate model distribution of project trips. Approximately 70 percent of project trips are expected to travel to/from areas north of the project site on Gulf Boulevard and approximately 30 percent of project trips are expected to travel to/from areas south of the project site along Gulf Boulevard. Minor adjustments were made to the model output, provided in the Appendix of this letter, based upon local knowledge of the roadway network and using engineering judgment. A final adjustment to the distribution and assignment will be made for the analysis based on the existing turning movement counts at the project driveways.

Scheduled Improvements: The Pinellas County Public Works Capital Improvement Program, FDOT District 7 and developer committed improvements will be reviewed for improvements which are currently planned and funded for construction within the buildout time frame in the immediate vicinity of the project site. Based on the findings of the review, lane geometry and traffic controls may be updated in the analysis of existing or future conditions to reflect the planned and funded improvements for all impacted intersections and roadways.

Study Area: Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study area roadway segments are those with the project traffic representing 1.0% or greater of the available roadway capacity up to a maximum radius of two miles from the project site, with the exception of such roadway segments lying completely outside of the jurisdiction of the City of St. Pete Beach.

As identified in Table 2, the following study area roadway segments were included in the analysis:

- 75th Avenue/Corey Causeway from Gulf Boulevard to Shore Drive South

TABLE 1

PM PEAK HOUR TRIP GENERATION (1)

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends			Passerby Trip Ends (3)			New PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing/Proposed	Resort Hotel	330	1,596 Rooms	333	442	775	0	0	0	333	442	775
Existing	Resort Hotel	330	967 Rooms	192	255	447	0	0	0	192	255	447
			Difference (2)	141	187	328	0	0	0	141	187	328
	Retail	822	17,787 SF	59	58	117	24	23	47	35	35	70
			Total (4)	200	245	445	24	23	47	176	222	398
			Grand-Total (5)	392	500	892	24	23	47	368	477	845

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) The difference is the trip ends to be utilized for the additional 629 rooms.
(3) Passerby Trip Ends
Retail - 40%
In: 59 x 0.40 = 24
Out: 58 x 0.40 = 23
(4)The total trip ends are to be utilzied to evaluate the impact of the additional rooms/retail.
(5) The grand total trip ends are to be utilzied to detemine the study network for the project.

- Gulf Boulevard from 75th Avenue/Corey Causeway to Pinellas Bayway
- Pinellas Bayway from Gulf Boulevard to Sun Boulevard
- Blind Pass Road from West Gulf Boulevard to Gulf Boulevard
- Gulf Winds Drive/Boca Ciega Drive from 75th Avenue/Corey Causeway to Gulf Boulevard

Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study intersections are those where the total peak-hour traffic volume on one or more links forming a leg of the intersection is projected to equal or exceed ninety percent (90%) of the maximum service volume. As indicated in the preliminary roadway segment analysis, the study area roadway segments are not anticipated to exceed 90% of their peak-hour capacities following buildout of the project. However, the following study intersections along the property frontage are proposed to be included in the analysis:

- Gulf Boulevard and Gulf Winds Drive
- Gulf Boulevard and 55th Avenue
- Gulf Boulevard and 58th Avenue
- Gulf Boulevard and 59th Avenue

Table 2: Study Area Determination

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT TRAFFIC			PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?[2]
				EXISTING LANEAGE	LOS D SERVICE VOLUME PEAK-HOUR DIRECTIONAL VOLUME	DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	4	1,630	Eastbound	49%	234	14.4%	Yes
						Westbound	49%	180	11.0%	
		Blind Pass Road	Shore Drive South	4	1,630	Eastbound	43%	205	12.6%	Yes
						Westbound	43%	158	9.7%	
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	4	1,630	Northbound	48%	229	14.0%	Yes
						Southbound	48%	177	10.9%	
		Blind Pass Road	64th Avenue	4	1,630	Northbound	54%	258	15.8%	Yes
						Southbound	54%	199	12.2%	
		64th Avenue	Gulf Winds Drive	4	1,630	Northbound	55%	262	16.1%	Yes
						Southbound	55%	202	12.4%	
		Gulf Winds Drive	59th Avenue	4	1,630	Northbound	58%	277	17.0%	Yes
						Southbound	58%	213	13.1%	
		59th Avenue	Project Access	4	1,630	Northbound	63%	300	18.4%	Yes
						Southbound	63%	232	14.2%	
		Project Access	Pinellas Bayway	4	1,630	Northbound	29%	107	6.6%	Yes
						Southbound	29%	138	8.5%	
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	4	1,630	Eastbound	25%	119	7.3%	Yes
						Westbound	25%	92	5.6%	
511	Blind Pass Road	W. Gulf Boulevard	75th Avenue/Corey Causeway	4	1,630	Northbound	10%	48	2.9%	Yes
						Southbound	10%	37	2.9%	
--		75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	6%	29	2.9%	Yes
						Southbound	6%	22	2.2%	

--	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	2	1,000	Northbound	3%	14	1.4%	Yes
						Southbound	3%	11	1.1%	

1. Estimated utilizing 2023 FDOT's Generalized Level of Service Volume Tables (2020*0.90*0.55 = 1000)
2. Roadway segments up to a maximum radius of two miles from the project site were considered in the study area determination.

Existing (2023) Traffic Volumes: The study area roadway segments will be analyzed relative to the service volumes found in the Pinellas County 2023 Annual Level of Service Report (2022 data). Turning movement counts will be collected at the intersections to be included with the analysis during the PM peak period (4:00 to 6:00). The existing volumes will be adjusted to peak season using the peak season factor published by FDOT.

Background Traffic Volumes: The analysis will be based on a 5 year buildout (2029). The background traffic to be utilized in the analysis will be as follows:

1. A 2% per year growth rate will be utilized to factor the existing volumes to 2029.

2. The project traffic for the following projects will be added to the volumes in #1 above to obtain the total 2029 background traffic:

    - Miramar
    - Corey Landing
    - Sirata

Project Driveway Turn Lane Analysis: Potential left-turn and right-turn lane requirements will be evaluated with the additional project traffic.

Saturday Counts: Counts will be conducted on Gulf to Bay Boulevard north of 55th Avenue on Saturday from 10:00 AM to 7:00 PM.

Multi-Modal Analysis: A multi-modal analysis will be included in the report and will consider bicycle connectivity, transit routes, and pedestrian mobility. The analysis will demonstrate how the project will be connected to any existing pedestrian and bicycle facilities. A multi-modal map will be provided showing the existing sidewalks as well as any proposed sidewalks for this development.

Transportation Management Plan: A Transportation Management Plan (TMP) as per Section 150-48 of the Pinellas County LDC, will be prepared and submitted to the City for review.

Documentation: The results of the traffic analysis will be summarized in a Traffic Impact Analysis (TIA) report. The report will contain supporting documents including turn lane warrants and intersection analyses software outputs. The report will also include text and graphics necessary to summarize the analysis and any assumptions made.

Please indicate your acceptance of this letter.

If you have any questions, please do not hesitate to contact me at shenry@lincks.com or (813) 559-9589

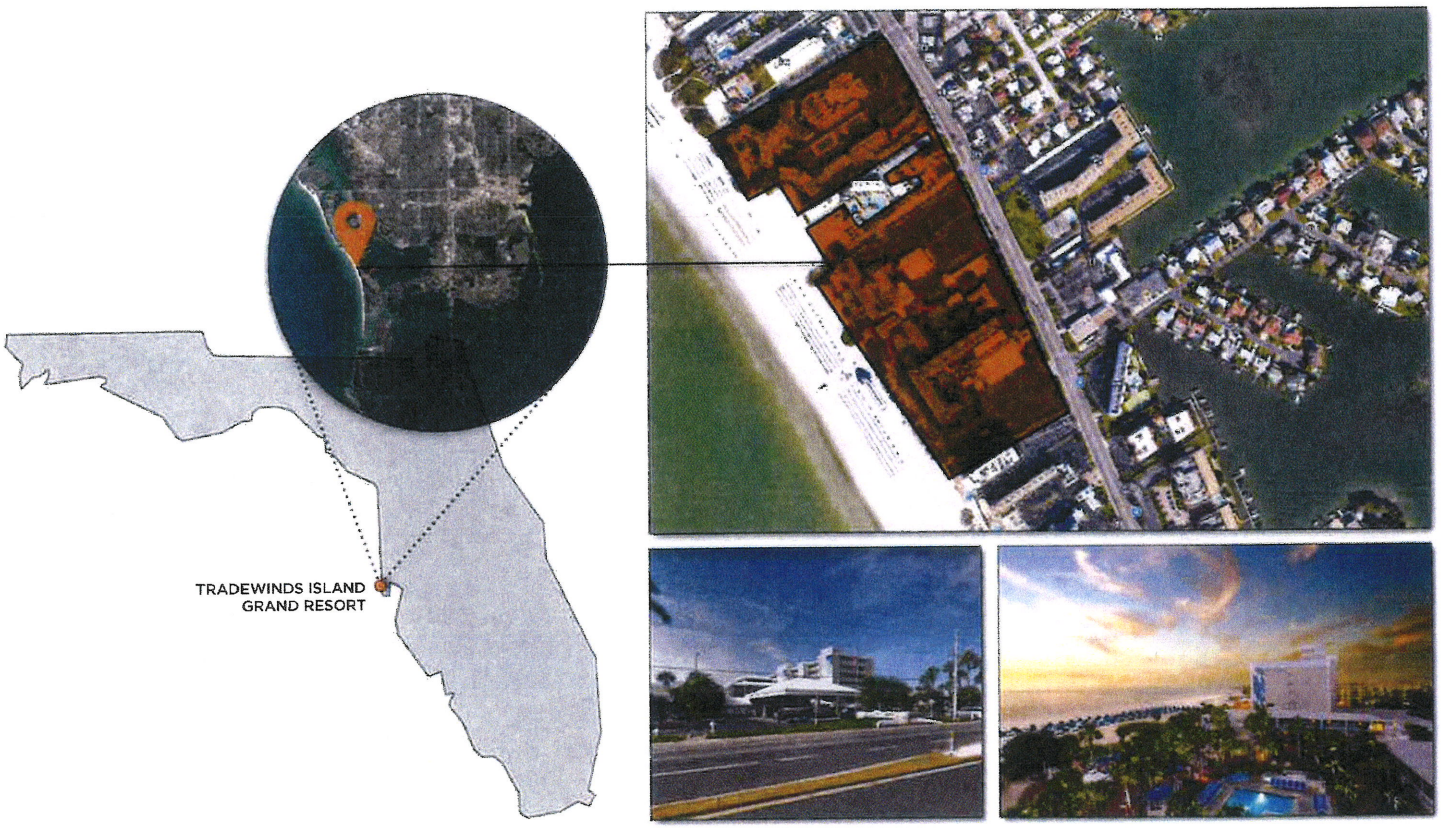
LINCKS & ASSOCIATES, INC.

Steven J Henry, PE
President

Approved
Ms. Michelle Gonzalez

APPENDIX

LOCATION MAP

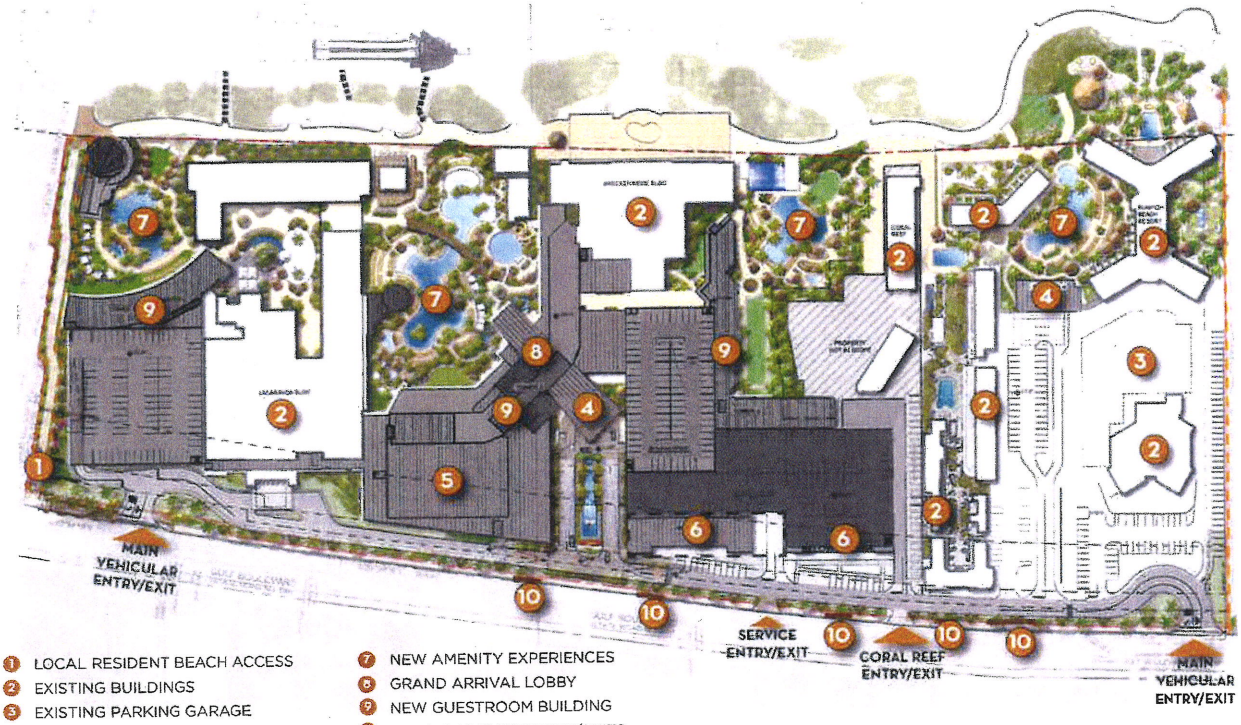


NUNZIO MARC DESANTIS ARCHITECTS

SITE LOCATION

SITE PLAN

SITE PLAN



1. LOCAL RESIDENT BEACH ACCESS
2. EXISTING BUILDINGS
3. EXISTING PARKING GARAGE
4. NEW TRADEWINDS RESORT ARRIVAL
5. NEW MEETING SPACE
6. NEW STREET RETAIL
7. NEW AMENITY EXPERIENCES
8. GRAND ARRIVAL LOBBY
9. NEW GUESTROOM BUILDING
10. REMOVING ENTRANCES/EXITS

ITE – TRIP GENERATION MANUAL, 11TH EDITION

Land Use: 330
Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Tradewinds - 1	**No :**	
Date:	11/6/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
822 - Strip Retail Plaza (<40k) (General Urban/Suburban)	1000 Sq. Ft. GLA	17.79	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.71Ln(X) +2.72	59 50%	58 50%	117
330 - Resort Hotel (General Urban/Suburban)	Rooms	1596(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.52 (X)+-55.42	333 43%	442 57%	775
330 - Resort Hotel - 1 (General Urban/Suburban)	Rooms	967(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.52 (X)+-55.42	192 43%	255 57%	447

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
822 - Strip Retail Plaza (<40k)	0 %	59	0 %	58
330 - Resort Hotel	0 %	333	0 %	442
330 - Resort Hotel - 1	0 %	192	0 %	255

INTERNAL TRIPS

822 - Strip Retail Plaza (<40k)					330 - Resort Hotel	
Exit 58	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	333
Entry 59	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	442

822 - Strip Retail Plaza (<40k)

Exit	58	Demand Exit:	0 %	(0)	Balanced: 0		
Entry	59	Demand Entry:	0 %	(0)	Balanced: 0		

330 - Resort Hotel - 1

		Demand Entry:	0 %	(0)		**Entry**	192
		Demand Exit:	0 %	(0)		**Exit**	255

330 - Resort Hotel

Exit	442	Demand Exit:	0 %	(0)	Balanced: 0		
Entry	333	Demand Entry:	0 %	(0)	Balanced: 0		

330 - Resort Hotel - 1

		Demand Entry:	0 %	(0)		**Entry**	192
		Demand Exit:	0 %	(0)		**Exit**	255

822 - Strip Retail Plaza (<40k)

	Total Trips	Internal Trips			External Trips
		330 - Resort Hotel	330 - Resort Hotel - 1	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	58 (100%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Total	117 (100%)	0 (0%)	0 (0%)	0 (0%)	117 (100%)

330 - Resort Hotel

	Total Trips	Internal Trips			External Trips
		822 - Strip Retail Plaza (<40k)	330 - Resort Hotel - 1	Total	
Entry	333 (100%)	0 (0%)	0 (0%)	0 (0%)	333 (100%)
Exit	442 (100%)	0 (0%)	0 (0%)	0 (0%)	442 (100%)
Total	775 (100%)	0 (0%)	0 (0%)	0 (0%)	775 (100%)

330 - Resort Hotel - 1

	Total Trips	Internal Trips			External Trips
		822 - Strip Retail Plaza (<40k)	330 - Resort Hotel	Total	
Entry	192 (100%)	0 (0%)	0 (0%)	0 (0%)	192 (100%)
Exit	255 (100%)	0 (0%)	0 (0%)	0 (0%)	255 (100%)
Total	447 (100%)	0 (0%)	0 (0%)	0 (0%)	447 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
822 - Strip Retail Plaza (<40k)	117	0	0	117
330 - Resort Hotel	775	0	0	775
330 - Resort Hotel - 1	447	0	0	447

ITE DEVIATION DETAILS

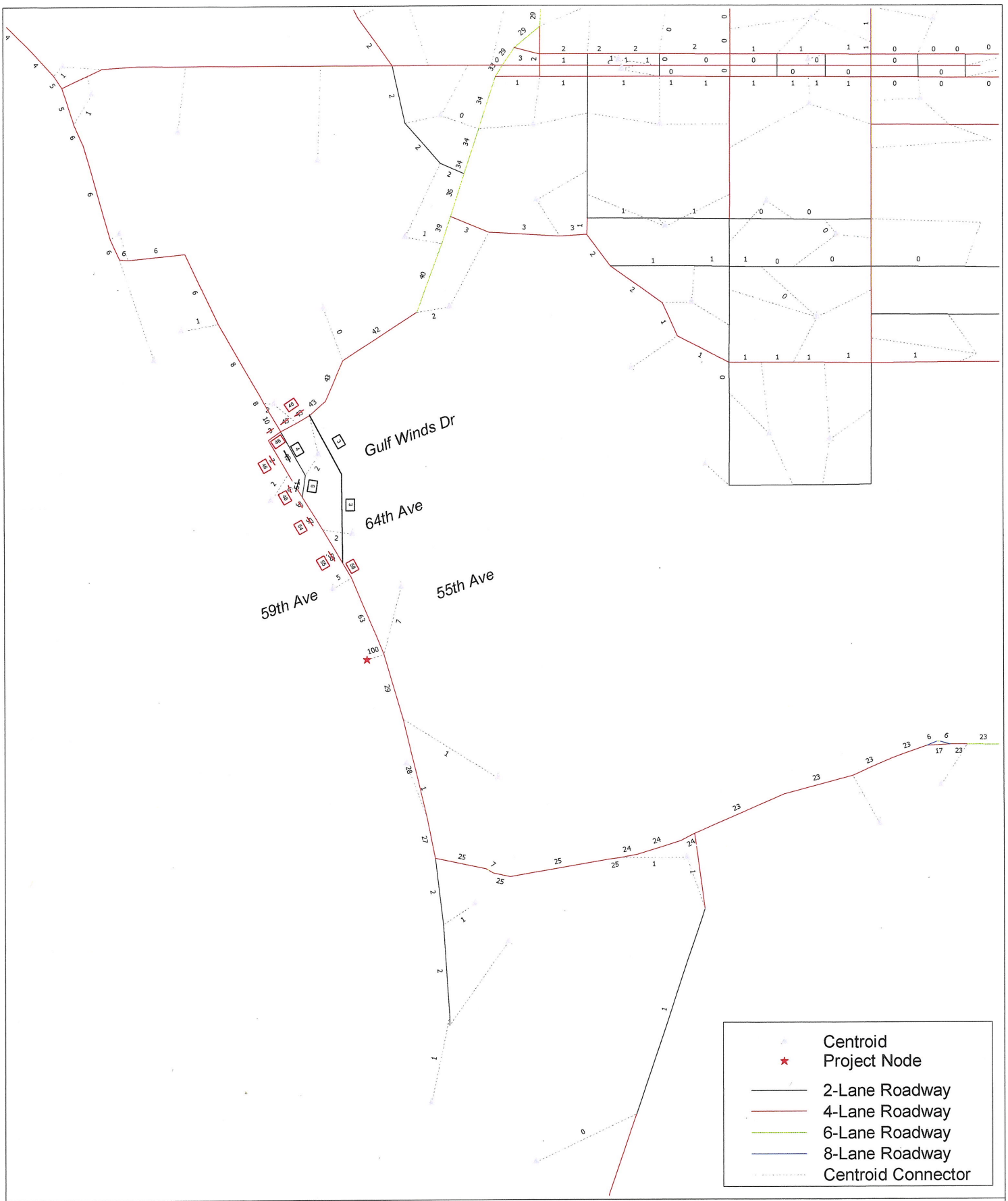
Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	330 - Resort Hotel (General Urban/Suburban) The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion. 330 - Resort Hotel - 1 (General Urban/Suburban) The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.
External Trips	822 - Strip Retail Plaza (<40k) (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. 330 - Resort Hotel (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. 330 - Resort Hotel - 1 (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	584
Total Exiting	755
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	584
Total Exiting Non-Pass-by Trips	755

MODEL DISTRIBUTION



DISTRICT 7 TAMPA BAY REGIONAL PLANNING MODEL - 2024 EXISTING PLUS COMMITTED NETWORD WITH 2045 SE DATA
SELECT ZONE ANALYSIS - TRADEWINDS
MARCH 2023

cube (Licensed to Kimley Horn and Associates Inc)

PASSERBY CAPTURE

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Brandon Berry

From: Elise Batsel <ebatsel@stearnsweaver.com>
Sent: Thursday, February 15, 2024 1:47 PM
To: Brandon Berry; Matthew McConnell
Cc: Wayne Saunders; Jennifer McMahon; Andrew Dickman; Kevin Reali
Subject: Tradewinds - Amended Transportation Methodology 2.15.24
Attachments: 23071 - Tradewinds Island Grand Resort_Methodology_Signed 2.15.24.pdf

CAUTION: This message has originated from **Outside of the Organization. Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Brandon and Matthew,

In reviewing the Tradewinds traffic study with our expert, we asked about Pasadena Avenue since that link came up during the Sirata hearing. It was brought to our attention that the South Pasadena link north of Shore Drive South is wholly outside the jurisdiction of the City. Our expert raised several concerns related to a methodology that requires study of links outside the jurisdictional boundaries, and noted that it's not standard practice to include such links. More importantly, Sec. 163.3180, Fla. Stat. limits concurrency to jurisdictional boundaries. The City cannot (i) enforce concurrency on this link, (ii) require mitigation related to this link, nor (iii) base its decision of the CUP on this link. Thus, it cannot be included for review with respect to concurrency or the CUP criteria.

This issue is a legal issue, NOT a transportation issue for additional expert consideration. Therefore we have modified the methodology (attached) to exclude the link solely outside the City's jurisdiction. The methodology is the same in every other aspect. Our transportation study will follow shortly.

Elise

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TOURISM ECONOMICS

AN OXFORD ECONOMICS COMPANY

Economic Impact of the TradeWinds Island Resorts Expansion

February 2024



CONTENTS

Introduction 03
Methodology & data sources

Key Findings 04
Summary economic & fiscal impacts

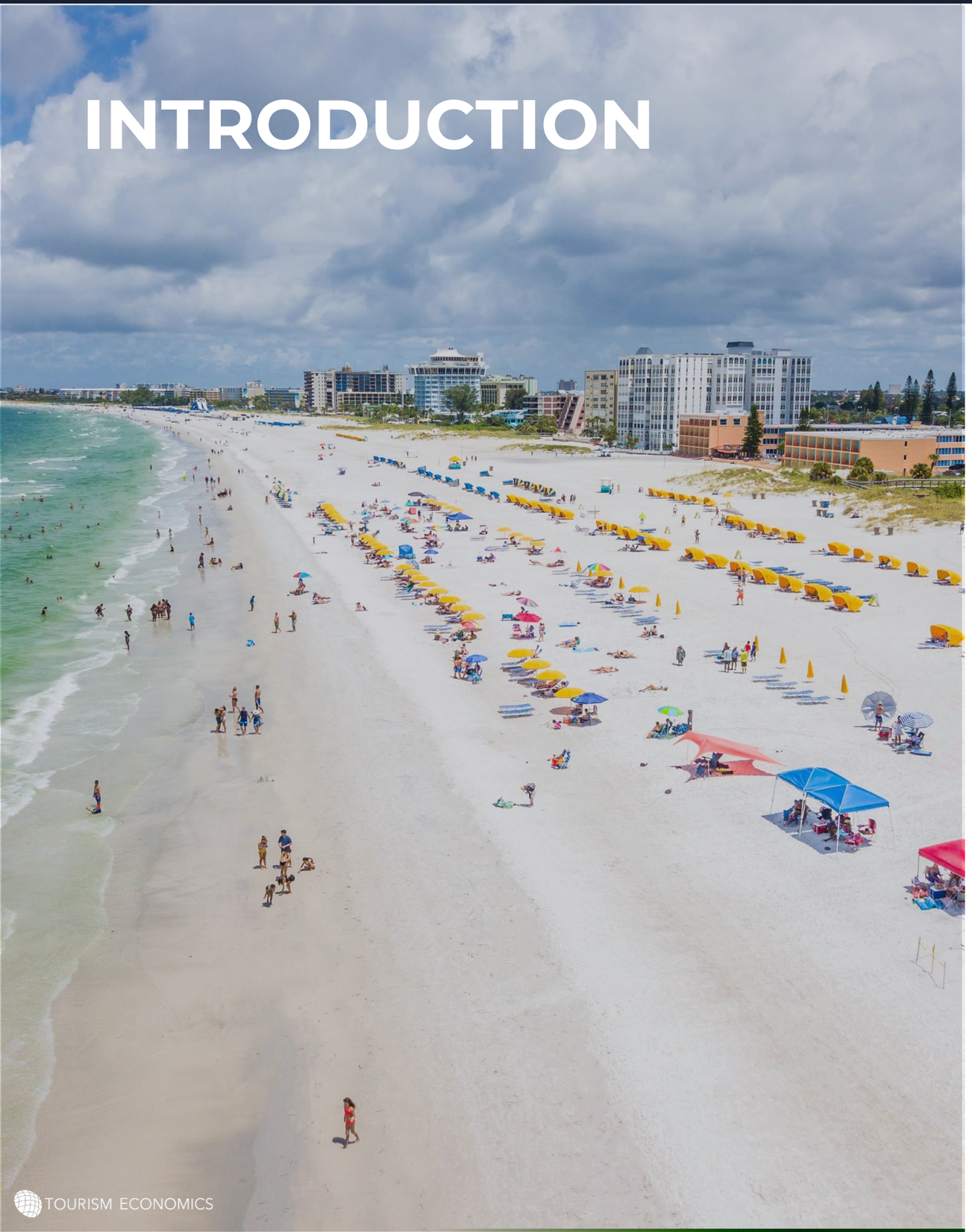
Direct Impacts 06
On-site and off-site visitor spending

Economic Impacts 09
Impact model framework and economic impacts

Capital Expenditure Impacts 14
Impacts for expansion development

St. Pete Beach Impacts 18
Impacts applicable to the City of St. Pete Beach

INTRODUCTION



Research Overview

1754 Properties LLC is planning further development of the TradeWinds Island Resorts on St. Pete Beach. The twenty-year plan includes adding 650 new upscale guest rooms, constructing new conference space, building 18,000 square feet of new retail space, adding three new swimming pools, creating three new parking garages, adding other family resort amenities, and implementing vital infrastructure projects on the property, amongst other initiatives.

The TradeWinds Island Resorts expansion will drive significant economic activity that will support businesses, households, and government finances in the local economy.

To quantify the economic impact of the expanded TradeWinds Island Resorts, Tourism Economics prepared a comprehensive model using multiple primary and secondary data sources to quantify the impacts arising from the on-site and off-site visitor spending and from the capital expenditures required to expand the resort.

Impact modeling was based on an IMPLAN Input-Output (I-O) model for the local economy. The results of this study show the scope of the TradeWinds Island Resorts expansions impact in terms of the direct on-site and off-site visitor spending, as well as total economic impacts, including employment, household income, and fiscal (tax) impacts.

KEY FINDINGS



Economic Impact of the TradeWinds Island Resorts Expansion: Key Findings (2027 – 2046)

Direct Spending Impacts (2027 – 2046)

The TradeWinds Island Resorts expansion in St. Pete Beach is expected to generate significant economic impact as visitors spend money at the expanded resort on lodging, food & beverage, retail, and meetings.

In addition, visitors staying at the expanded resort will spend money at off-site establishments during their stay in St. Pete Beach, including local restaurants, retailers, and recreation/entertainment venues.

The TradeWinds Island Resorts expansion is expected to generate $2.2 billion in direct spending over the twenty-year period from 2027 through 2046.

$397.3M + **$1.8B** = **$2.2B**

Spending by Visitors at Off-Site Establishments + **Spending by Visitors at TradeWinds Island Resorts Expansion** = **Direct Spending Impact**

Total Economic Impact (2027 – 2046)

The TradeWinds Island Resorts expansions direct spending impact of $2.2 billion is expected to generate a total economic impact of $3.5 billion in the local economy, which is expected to support an average of 508 part-time and full-time jobs each year and generate $409.1 million in state and local taxes.

$3.5 BILLION

Total Economic Impact of the TradeWinds Island Resorts Expansion

SUMMARY ECONOMIC IMPACTS: 2027 – 2046
($ millions and number of employees)

Total business sales	$3,505.4
Direct business sales	$2,165.6
Total personal income	$599.4
Direct personal income	$368.1
Average annual total employment	508
Average annual direct employment	359
Total taxes	$690.8
Total state & local taxes	$409.1
Total federal taxes	$281.7
Direct taxes	$514.3
Direct state & local taxes	$337.9
Direct federal taxes	$176.4

Source: Tourism Economics

Note: totals may not sum due to rounding.

DIRECT IMPACTS

DIRECT IMPACTS

The TradeWinds Island Resorts expansion is expected to generate $2.2 billion in direct spending impacts in the local community over a twenty-year period from 2027 through 2046.

This section outlines the TradeWinds Island Resorts expansions direct impacts, which ultimately serve as inputs for the economic impact model. The TradeWinds Island Resorts expansions direct impacts are separated into two spending categories:

1. Spending at the expanded TradeWinds Island Resort on lodging, food and beverage, retail, and meetings
2. Spending at off-site establishments in the local economy by visitors staying at the expanded TradeWinds Island Resort

Details for each category are provided on the following pages.



TradeWinds Island Resorts Expansion

1754 Properties LLC is planning further development of the TradeWinds Island Resorts on St. Pete Beach. The twenty-year plan includes adding 650 new upscale guest rooms, constructing new conference space, building 18,000 square feet of new retail space, adding three new swimming pools, creating three new parking garages, adding other family resort amenities, and implementing vital infrastructure projects on the property, amongst other initiatives.

The expansion is expected to occur over three phases:

	Phase 1	Phase 2	Phase 3
Open Year	Q3 2027	2035	2042
Keys	154	261	235
Food & Beverage	Beach Bar	ADD, Rooftop Bar	-
Meeting Space (SF)	-	25,000	-
Parking Spaces	575	736	297
Amenities	-	Water Slide Bowling Alley Kid's Club	Flowrider

Sources: 1754 Properties LLC

Direct Impacts – On-Site Spending

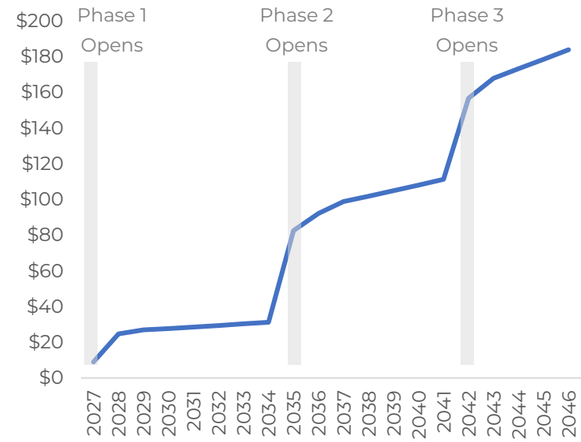
The TradeWinds Island Resorts expansion is expected to generate $1.8 billion in revenue over the twenty-year period from 2027 through 2046. This includes spending on lodging, restaurants, and meeting space developed during the three-phase expansion.

TradeWinds Island Resorts Expansion Revenue ($ millions, 2027 – 2046)

Total Revenue	$1,768.3
Rooms	$1,248.2
Food & Beverage	$319.4
Other Operating Departments	$29.7
Rent and Other	$16.8
Facility Fee	$154.2

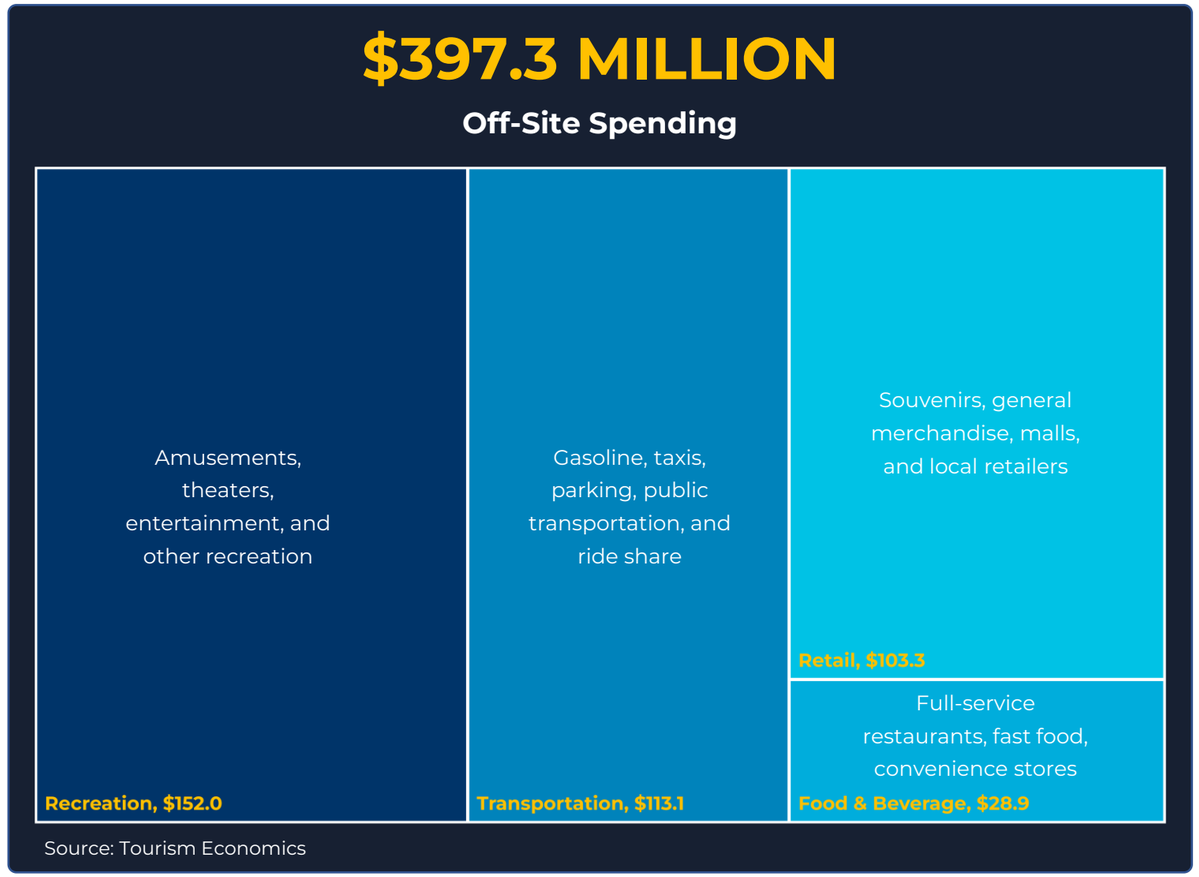
Sources: 1754 Properties LLC

TradeWinds Island Resorts Expansion Revenue by Year ($ millions)



Direct Impacts – Off-Site Spending

Visitors staying at the TradeWinds Island Resorts expansion are expected to spend $397.3 million at off-site establishments in the local economy. The spending is expected to be spread across several industries, including $152.0 million in entertainment/recreation spending, $113.1 million in local transportation, $103.3 million in retail purchases, and $28.9 million in food and beverage expenditures.



Source: Tourism Economics

Direct Impacts – Total Spending

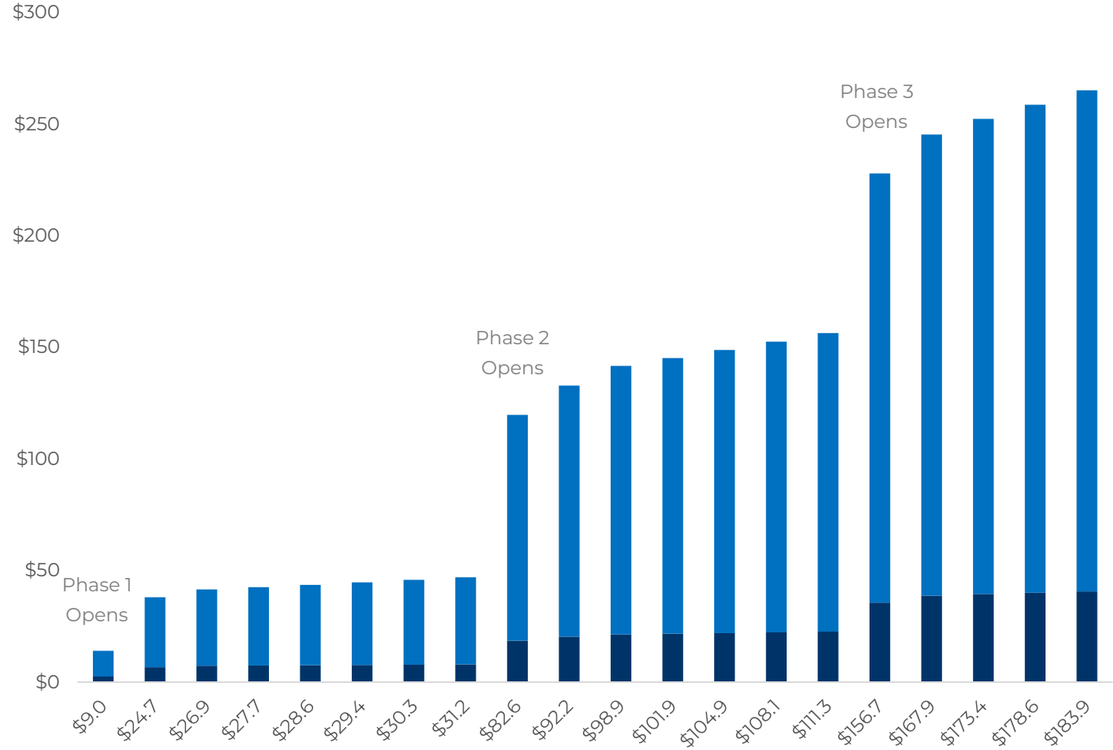
In total, when on-site and off-site spending is considered, the direct spending associated with the TradeWinds Island Resorts expansion is expected to amount to $2.2 billion over the twenty-year period.

TradeWinds Island Resorts Expansion Direct Spending
($ millions, 2027 – 2046)

Total Direct Spending	$2,165.6
On-Site Spending	$1,768.3
Off-Site Spending	$397.3

Sources: 1754 Properties LLC, Tourism Economics

TradeWinds Island Resorts Expansion Direct Spending by Year
($ millions)



ECONOMIC IMPACTS



Economic Impacts Methodology

Tourism Economics calculated the expected economic impacts of the TradeWinds Island Resorts expansions direct spending using regional Input-Output (I-O) model based on a customized IMPLAN (www.implan.com) model for the local economy. IMPLAN is recognized as an industry standard in local-level I-O models.

An I-O model represents a profile of an economy by measuring the relationships among industries and consumers to track the flow of industry revenue to wages, profits, capital, taxes and suppliers. The supply chain is traced as dollars flow through the economy, representing indirect impacts. The model also calculates the induced impacts of spending. Induced impacts represent benefits to the economy as incomes earned as a result of direct spending are spent in the local economy, generating additional sales, jobs, taxes, and income.

The modeling process begins with aligning the direct expenditure measurements with the related sectors in the model (e.g. hotels, restaurants, retail, and recreation). The model is then run to trace the flow of these expenditures through the economy. In this process, the inter-relationships between consumers and industries generate each level of impact.

IMPLAN calculates three levels of impact – direct, indirect, and induced – for a broad set of indicators.

These include the following:

- Business sales (also called gross output)
- Household income (including wages and benefits)
- Employment
- Federal taxes
- State and local taxes

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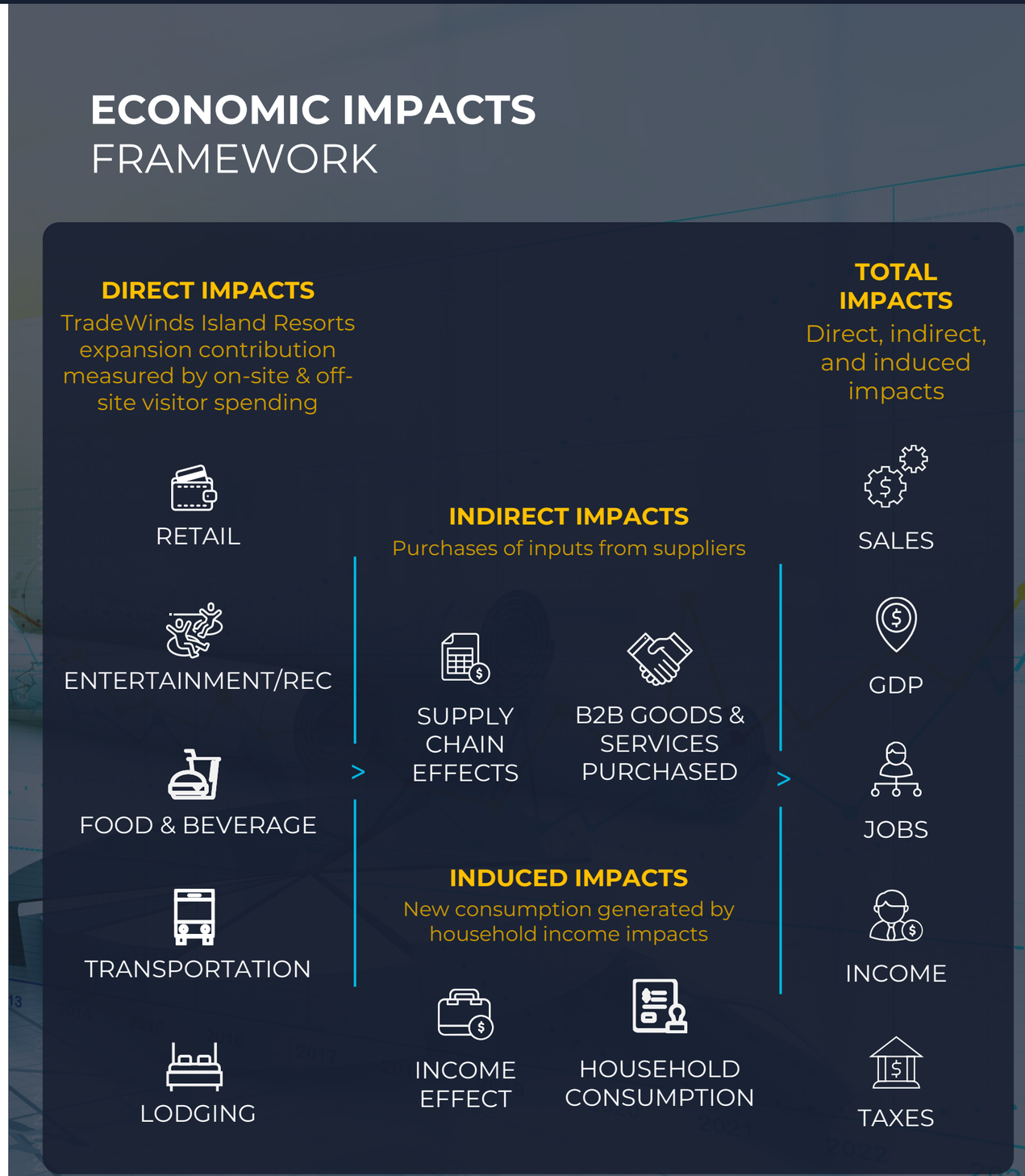
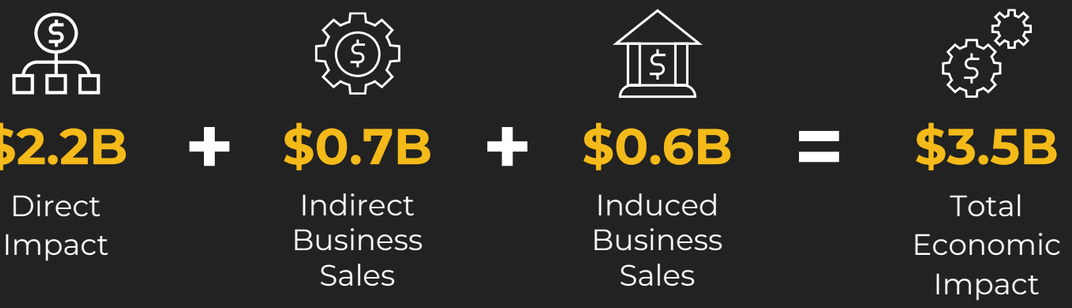


Economic Impacts
Business Sales by Industry

The TradeWinds Island Resorts expansion is expected to generate a total economic impact of $3.5 billion between 2027 and 2046.

The $2.2 billion in on-site and off-site spending by TradeWinds Island Resorts expansion visitors is expected to generate $692.8 million in indirect expenditures (purchases of inputs from suppliers) and $646.9 million in induced expenditures (new consumption generated by household income impacts), resulting in a total economic impact of $3.5 billion over the twenty-year period.

Business Sales Impacts (2027 – 2046)



Note: totals may not sum due to rounding.

ECONOMIC IMPACTS
BUSINESS SALES BY INDUSTRY ($ MILLIONS), 2027 – 2046

	Direct Business Sales	Indirect Business Sales	Induced Business Sales	Total Business Sales
Total, all industries	$2,165.6	$692.8	$646.9	$3,505.4
By industry				
Lodging	$1,402.4	$0.0	$0.1	$1,402.5
Food & Beverage	$348.3	$51.0	$53.2	$452.5
Finance, Insurance and Real Estate	$11.8	$142.8	$234.3	$388.8
Business Services		$263.9	$69.7	$333.6
Recreation and Entertainment	$181.7	$19.7	$9.4	$210.9
Retail Trade	$120.1	$10.6	$54.3	$185.0
Education and Health Care		$1.3	$100.7	$102.0
Communications		$63.1	$31.8	$94.9
Construction and Utilities		$66.7	$17.4	$84.0
Gasoline Stations	$70.5	$0.3	$2.4	$73.3
Wholesale Trade		$26.9	$30.2	$57.2
Other Transport	$30.8	$12.9	$10.5	$54.2
Personal Services		$15.0	$23.0	$37.9
Manufacturing		$9.9	$4.9	$14.8
Government		$6.8	$1.9	$8.7
Air Transport		$0.9	$2.7	$3.6
Agriculture, Fishing, Mining		$1.1	$0.4	$1.5

Source: Tourism Economics

Note: totals may not sum due to rounding.

Economic Impacts
Employment Impacts by Industry

The TradeWinds Island Resorts expansion is expected to generate an average of 508 total part-time and full-time jobs each year from 2027 to 2046.

The on-site and off-site spending by TradeWinds Island Resorts expansion visitors is expected to directly support an average of *359* full-time and part-time jobs each year. Indirect and induced impacts are expected to generate 79 indirect jobs and 70 induced jobs each year from 2027 to 2046.

Economic Impacts

Employment Impacts by Industry, 2027 – 2046 (average number of jobs each year)

	Direct Employment	Indirect Employment	Induced Employment	Total Employment
Total, all industries	359	79	70	508
By industry				
Lodging	147	0	0	147
Recreation and Entertainment	81	9	2	92
Food & Beverage	68	10	11	89
Other Transport	39	4	2	46
Business Services		30	9	39
Finance, Insurance and Real Estate	3	15	11	29
Retail Trade	18	1	8	28
Education and Health Care		0	15	16
Personal Services		3	6	10
Communications		2	1	3
Wholesale Trade		1	1	3
Gasoline Stations	2	0	0	3
Construction and Utilities		1	1	2
Government		1	0	1
Manufacturing		1	0	1
Air Transport		0	0	0
Agriculture, Fishing, Mining		0	0	0

Source: Tourism Economics

Note: totals may not sum due to rounding.

Economic Impacts
Labor Income Impacts by Industry

The TradeWinds Island Resorts expansion is expected to generate $599.4 million in total labor income between 2027 and 2046.

The on-site and off-site spending by TradeWinds Island Resorts expansion visitors is expected to generate $368.1 million in direct personal income, $124.7 million in indirect labor income, and $106.6 million in induced personal income, resulting in $599.4 million in total labor income between 2027 and 2046.

Economic Impacts

Labor Income Impacts by Industry, 2027 – 2046 ($ millions)

	Direct Personal Income	Indirect Personal Income	Induced Personal Income	Total Personal Income
Total, all industries	$368.1	$124.7	$106.6	$599.4
By industry				
Lodging	$206.5	$0.0	$0.0	$206.5
Food & Beverage	$66.8	$9.6	$9.8	$86.2
Business Services		$64.2	$16.9	$81.2
Recreation and Entertainment	$66.7	$7.4	$2.1	$76.3
Education and Health Care		$0.6	$31.7	$32.3
Finance, Insurance and Real Estate	$1.1	$14.2	$16.6	$31.9
Retail Trade	$13.8	$1.6	$9.7	$25.1
Other Transport	$11.1	$3.0	$1.6	$15.7
Personal Services		$4.9	$7.4	$12.3
Communications		$6.2	$3.3	$9.5
Wholesale Trade		$4.0	$4.2	$8.2
Construction and Utilities		$4.1	$1.3	$5.4
Government		$3.3	$0.7	$4.0
Gasoline Stations	$2.0	$0.1	$0.3	$2.4
Manufacturing		$1.4	$0.6	$1.9
Air Transport		$0.1	$0.3	$0.4
Agriculture, Fishing, Mining		$0.0	$0.0	$0.0

Source: Tourism Economics

Note: totals may not sum due to rounding.

Fiscal Impacts
Tax Generation

The TradeWinds Island Resorts expansion is expected to generate $690.8 million in federal, state, and local governmental revenue between 2027 and 2046.

The on-site and off-site spending by TradeWinds Island Resorts expansion visitors is expected to generate a total fiscal (tax) impact of $690.8 million over the twenty-year period from 2027 through 2046.

The City of St. Pete Beach is expected to collect $19.9 million, other local governments are expected to collect $209.7 million, and the State of Florida government is expected to collect $179.4 million as a result of the TradeWinds Island Resorts expansion between 2027 and 2046.

Fiscal Impacts
State and Local Tax Revenue, 2027 – 2046 ($ millions)

	State	County	St. Pete Beach	Total
Total taxes	$179.4	$209.7	$19.9	$409.1
Sales	$154.9	$25.8	$0.0	$180.7
Bed Tax	$0.0	$84.1	$0.0	$84.1
Corporate	$5.6	$0.0	$0.0	$5.6
Social Insurance	$0.1	$0.0	$0.0	$0.1
Excise and Fees	$18.8	$7.7	$0.0	$26.5
Property	$0.0	$92.1	$19.9	$112.0

Source: Tourism Economics

Note: totals may not sum due to rounding.

FISCAL IMPACTS
TOTAL TAX REVENUES ($ MILLIONS), 2027 – 2046

	Direct	Indirect / Induced	Total
Total Tax Revenues	$514.3	$176.5	$690.8
Federal	$176.4	$105.3	$281.7
Personal Income	$71.5	$44.4	$115.9
Corporate	$17.9	$9.6	$27.5
Indirect Business	$8.8	$2.4	$11.1
Social Insurance	$78.2	$48.9	$127.2
State and Local	$337.9	$71.2	$409.1
Sales	$141.1	$39.6	$180.7
Bed Tax	$84.1	$0.0	$84.1
Corporate	$3.7	$2.0	$5.6
Social Insurance	$0.0	$0.0	$0.1
Excise and Fees	$20.8	$5.7	$26.5
Property - St. Pete Beach	$15.9	$4.0	$19.9
Property - County	$72.2	$19.8	$92.1

Source: Tourism Economics

Note: totals may not sum due to rounding.

CAPITAL EXPENDITURE IMPACTS

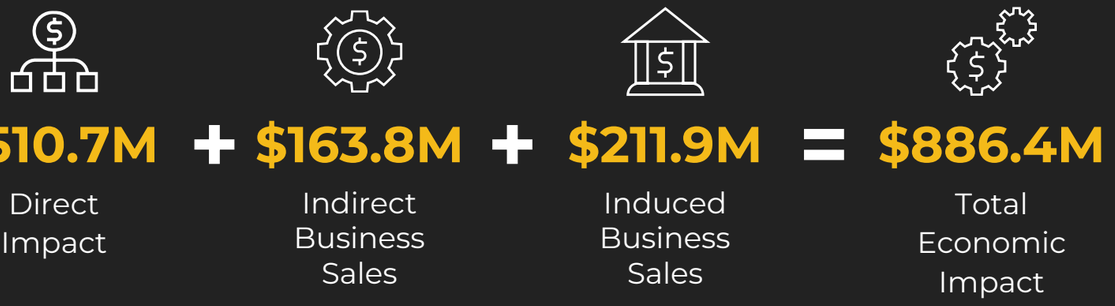
Capital Expenditure Impacts Business Sales by Industry

The development of the TradeWinds Island Resorts expansion is expected to generate a capital expenditure impact of $886.4 million.

The TradeWinds Island Resorts expansion is expected to cost $510.7 million, which includes the costs for the hotel, parking, meeting space, retail, restaurant, site work, FF&E, and soft costs. It also includes coordination and contingency costs.

The $510.7 million in capital expenditures is expected to generate $163.8 million in indirect expenditures (purchases of inputs from suppliers) and $211.9 million in induced expenditures (new consumption generated by household income impacts), resulting in a total economic impact of $886.4 million.

Capital Expenditure Business Sales Impacts



Note: totals may not sum due to rounding.

CAPITAL EXPENDITURE ECONOMIC IMPACTS
BUSINESS SALES BY INDUSTRY ($ MILLIONS)

	Direct Business Sales	Indirect Business Sales	Induced Business Sales	Total Business Sales
Total, all industries	$510.7	$163.8	$211.9	$886.4
By industry				
Construction and Utilities	$391.3	$4.9	$5.7	$401.9
Business Services	$97.3	$50.7	$22.8	$170.8
Finance, Insurance and Real Estate		$31.9	$76.9	$108.7
Wholesale Trade	$22.1	$30.2	$9.9	$62.2
Education and Health Care		$0.1	$33.0	$33.0
Communications		$9.9	$10.4	$20.3
Food & Beverage		$2.9	$17.4	$20.3
Retail Trade		$2.5	$17.8	$20.3
Manufacturing		$16.8	$1.6	$18.4
Other Transport		$7.7	$3.4	$11.1
Personal Services		$3.1	$7.5	$10.7
Recreation and Entertainment		$0.9	$3.1	$3.9
Agriculture, Fishing, Mining		$1.2	$0.1	$1.3
Government		$0.6	$0.6	$1.2
Air Transport		$0.2	$0.9	$1.1
Gasoline Stations		$0.1	$0.8	$0.9
Lodging		$0.0	$0.0	$0.0

Source: Tourism Economics

Note: totals may not sum due to rounding.

Capital Expenditure Impacts
Employment Impacts by Industry

The development of the TradeWinds Island Resorts expansion is expected to generate 6,084 part-time and full-time total jobs.

The capital expenditures required to develop the TradeWinds Island Resorts expansion is expected to directly support 4,118 full-time and part-time jobs. Indirect and induced impacts are expected to generate 800 indirect jobs and 1,167 induced jobs.

Capital Expenditure Impacts
Employment Impacts by Industry, (number of jobs)

	Direct Employment	Indirect Employment	Induced Employment	Total Employment
Total, all industries	4,118	800	1,167	6,084
By industry				
Construction and Utilities	3,571	7	9	3,587
Business Services	530	342	149	1,022
Finance, Insurance and Real Estate		146	191	337
Education and Health Care		1	254	255
Food & Beverage		31	183	214
Retail Trade		17	140	157
Personal Services		24	105	129
Wholesale Trade	17	79	25	121
Other Transport		72	38	110
Manufacturing		46	5	51
Recreation and Entertainment		9	35	44
Communications		16	19	35
Government		6	5	11
Gasoline Stations		1	4	5
Agriculture, Fishing, Mining		3	1	3
Air Transport		1	2	2
Lodging		0	0	0

Source: Tourism Economics

Note: totals may not sum due to rounding.

Capital Expenditure Impacts
Labor Income Impacts by Industry

The development of the TradeWinds Island Resorts expansion is expected to generate $350.9 million in total labor income.

The capital expenditures required to develop the TradeWinds Island Resorts expansion is expected to generate $238.9 million in direct personal income, $48.7 million in indirect labor income, and $63.2 million in induced personal income, resulting in $350.9 million in total labor income.

Capital Expenditure Impacts
Labor Income Impacts by Industry, ($ millions)

	Direct Personal Income	Indirect Personal Income	Induced Personal Income	Total Personal Income
Total, all industries	$238.9	$48.7	$63.2	$350.9
By industry				
Construction and Utilities	$194.8	$0.6	$0.8	$196.1
Business Services	$42.3	$23.2	$10.0	$75.5
Education and Health Care		$0.0	$18.8	$18.8
Finance, Insurance and Real Estate		$4.6	$9.9	$14.5
Wholesale Trade	$1.9	$8.1	$2.5	$12.4
Food & Beverage		$1.0	$5.8	$6.8
Retail Trade		$0.8	$5.7	$6.5
Personal Services		$1.5	$4.4	$5.9
Manufacturing		$4.1	$0.3	$4.4
Communications		$1.7	$2.0	$3.6
Other Transport		$2.0	$1.0	$3.0
Recreation and Entertainment		$0.3	$1.3	$1.6
Government		$0.6	$0.4	$1.0
Gasoline Stations		$0.0	$0.2	$0.2
Air Transport		$0.0	$0.2	$0.2
Agriculture, Fishing, Mining		$0.1	$0.0	$0.1
Lodging		$0.0	$0.0	$0.0

Source: Tourism Economics

Note: totals may not sum due to rounding.

Capital Expenditure Fiscal Impacts Tax Generation

The development of the TradeWinds Island Resorts expansion is expected to generate $122.8 million in federal, state, and local governmental revenue.

The capital expenditures required to develop the TradeWinds Island Resorts expansion is expected to generate a total fiscal (tax) impact of $122.8 million.

The City of St. Pete Beach is expected to collect $9.3 million, other local governments are expected to collect $14.6 million, and the State of Florida government is expected to collect $16.2 million as a result of the development of the TradeWinds Island Resorts expansion.

Capital Expenditure Fiscal Impacts
State and Local Tax Revenue, ($ millions)

	State	County	St. Pete Beach	Total
Total taxes	$16.2	$14.6	$9.3	$40.1
Sales	$13.4	$2.1	$0.0	$15.5
Corporate	$0.7	$0.0	$0.0	$0.7
Social Insurance	$0.0	$0.0	$0.0	$0.0
Excise and Fees	$2.1	$0.8	$0.0	$2.9
Property	$0.0	$11.7	$0.0	$11.7
Impact Fees	$0.0	$0.0	$9.3	$9.3

Source: Tourism Economics

Note: totals may not sum due to rounding.

CAPITAL EXPENDITURE FISCAL IMPACTS
TOTAL TAX REVENUES ($ MILLIONS)

	Direct	Indirect / Induced	Total
Total Tax Revenues	$70.3	$52.4	$122.8
Federal	$54.1	$28.6	$82.7
Personal Income	$26.8	$12.0	$38.8
Corporate	$0.4	$2.8	$3.2
Indirect Business	$0.5	$0.7	$1.2
Social Insurance	$26.5	$13.1	$39.6
State and Local	$16.2	$23.8	$40.1
Sales	$6.3	$9.2	$15.5
Corporate	$0.1	$0.6	$0.7
Social Insurance	$0.0	$0.0	$0.0
Excise and Fees	$1.2	$1.7	$2.9
Property	$4.7	$7.0	$11.7
Impact Fees - St. Pete Beach	$3.9	$5.4	$9.3

Source: Tourism Economics

Note: totals may not sum due to rounding.

ST. PETE BEACH IMPACTS

ST. PETE BEACH IMPACTS

City of St. Pete Beach Direct Taxes (2027 – 2046)

The TradeWinds Island Resorts expansion is expected to generate $19.8 million in direct taxes for the City of St. Pete Beach.

$15.9M + **$3.9M** = **$19.8M**

Direct Property Taxes | **Direct Impact Fees** | **Total Direct Taxes to the City Of St. Pete Beach**

The TradeWinds Island Resorts expansion is expected to generate $15.9 million in ad valorem (property taxes) over the twenty-year period or an average of $796,700 per year.

The following is a breakdown of the total ad valorem taxes over the twenty-year period by phase.

- Phase 1 = $5.5 million
- Phase 2 = $7.9 million
- Phase 3 = $2.5 million

The TradeWinds Island Resorts expansion is expected to generate $3.9 million in impact fees for transportation and for wastewater connection.

City of St. Pete Beach Total Taxes (2027 – 2046)

The TradeWinds Island Resorts expansions direct tax impact of $19.8 million is expected to generate a total tax impact of $29.2 million when indirect and induced taxes are included.

$29.2 MILLION

Total Tax Impact to the City of St. Pete Beach

ST. PETE BEACH IMPACTS

City of St. Pete Beach Property Tax Generation

The TradeWinds Island Resorts expansion is expected to generate $15.9 million in property taxes, which is expected to shift the percentage of property taxes generated by commercial entities from 19.7% (FY 22/23) to 23.2% in total over the 20-year period from 2027 to 2046.

This analysis assumes the FY22/23 residential and commercial property taxes grow at the same rate through 2046 and that the property taxes generated by the TradeWinds Island Resorts expansion are added to the commercial property taxes.

Pinellas County General Fund

In addition to generating $15.9 million in property taxes for the City of St. Pete Beach, the TradeWinds Island Resorts expansion is expected to generate $72.2 million in property taxes for Pinellas County. Despite being paid directly to Pinellas County, these property taxes will help to pay for services utilized by St. Pete Beach residents.

The Pinellas County property taxes are a key source, but not the only source, of revenue for the Pinellas County General Fund, the Pinellas County Emergency Medical Service (EMS) Fund, and the Pinellas County Fire Districts Fund.

The Pinellas County General Fund helps to pay for many services including the Pinellas County Sheriff's Office (PCSO). The PCSO provides full primary law enforcement services in the unincorporated areas of the County and 13 cities, which includes a law enforcement contract with the City of St. Pete Beach.

In addition to providing law enforcement services, Pinellas County also provides potable water, solid waste treatment, and criminal justice systems in St. Pete Beach.

Tourist Development Tax

The tourist development tax is a 6% tax on accommodations such as hotels and private homes rented for six months or less in Pinellas County. A portion of the tourist development tax (.5%) is used to fund beach improvement and nourishment.

The TradeWinds Island Resorts expansion is expected to generate $84.7 million in tourist development tax over the twenty-year period, $7.1 million of which will fund beach improvement and nourishment.

Recently, the tourist development tax funded the dune construction on Pass-a-Grille Beach and Upham Beach following Hurricane Idalia, which cost $5 million.

ST. PETE BEACH
IMPACTS



$796,700
AVG. DIRECT AD VALOREM TAX

The TradeWinds Island Resorts expansion is expected to generate an average of $796,700 in direct ad valorem taxes each year which is 6.3% of the $12.6 million in ad valorem taxes and 1.1% of the entire FY23 budget for the City of St. Pete Beach.

$3.9M
DIRECT IMPACT FEES

The TradeWinds Island Resorts expansion is expected to generate $3.9 million in direct impact fees which is 21.5% of the $18.2 million in Charges for Service (budget line item for impact fees) and 5.4% of the entire FY23 budget for the City of St. Pete Beach.

$29.2M
TOTAL ST. PETE BEACH TAXES

The TradeWinds Island Resorts expansion is expected to generate $29.2 million in total taxes for the City of St. Pete Beach which is the equivalent of $6,420 for every household in St. Pete Beach over the twenty-year period.

$7.1M
TOTAL BEACH NOURISHMENT

The TradeWinds Island Resorts expansion is expected to generate $7.1 million for beach improvement and nourishment through the tourist development tax.

About the Research Team

TOURISM ECONOMICS

AN OXFORD ECONOMICS COMPANY

Oxford Economics was founded in 1981 as a commercial venture with Oxford University's business college to provide economic forecasting and modelling to UK companies and financial institutions expanding abroad. Since then, we have become one of the world's foremost independent global advisory firms, providing reports, forecasts and analytical tools on 200 countries, 100 industrial sectors and over 3,000 cities. Our best-of-class global economic and industry models and analytical tools give us an unparalleled ability to forecast external market trends and assess their economic, social and business impact.

Oxford Economics is an adviser to corporate, financial and government decision-makers and thought leaders. Our worldwide client base comprises over 2,000 international organizations, including leading multinational companies and financial institutions; key government bodies and trade associations; and top universities, consultancies, and think tanks.

This study was conducted by the Tourism Economics group within Oxford Economics. Tourism Economics combines an understanding of traveler dynamics with rigorous economics in order to answer the most important questions facing destinations, investors, and strategic planners. By combining quantitative methods with industry knowledge, Tourism Economics designs custom market strategies, destination recovery plans, forecasting models, policy analysis, and economic impact studies.

Oxford Economics employs 400 full-time staff, including 250 professional economists and analysts. Headquartered in Oxford, England, with regional centers in London, New York, and Singapore, Oxford Economics has offices across the globe in Belfast, Chicago, Dubai, Miami, Milan, Paris, Philadelphia, San Francisco, and Washington DC.

For more information:
admin@tourismeconomics.com



CUMMING
GROUP

4500 Biscayne Boulevard
Suite 110
Miami, FL 33137

T 786 785 6500

cumming-group.com

February 16, 2024

City of St. Pete Beach
155 Corey Ave.
St. Pete Beach, FL 33706

Re: TradeWinds Island Resorts Development on St. Pete Beach

Dear St. Pete Beach Officials and Representatives:

I am writing on behalf of Cumming Group to reaffirm our strong and productive relationship with the CUP applicant. Our construction management working relationship began in the Spring of 2023 and has been marked by trust, collaboration, and a shared commitment to excellence.

Cumming Group is a leading international firm specializing in cost management and construction project management of large, complex real estate projects for numerous institutional clients across the country and internationally. As the single largest, privately owned construction and cost management firm in the United States, Cumming Group assists clients, including the CUP applicant, in effectively managing complex development projects and construction costs in every vertical market, notably in hospitality. We pride ourselves on offering our clients locally-based team members who benefit from global and sector leadership support. Our Florida-based team alone comprises 120 construction project managers and cost managers, including our Tampa-based professionals. The firm has over 2000 employees in over 50 offices worldwide.

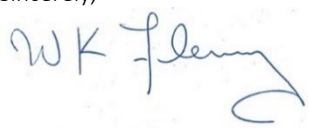
In Florida, our local teams possess an in-depth understanding of working with coastal municipalities and governing bodies, such as FEMA, and we are well-acquainted with the unique challenges associated with building in coastal areas. Some of our current coastal projects in Florida include over $2 billion of new development, including the Bulgari, Miami Beach, Naples Four Seasons Resort and Private Residences, Phase Two at the Four Seasons Hotel at the Surf Club, and many others. Across the United States, we are honored that clients have entrusted us with the construction management of over $300 Billion in completed assets. In addition to the attached Statement of Qualifications, we are happy to provide a full list of new-build hotels and resorts completed and projects we are currently working on both in Florida and across the United States and Europe.

As you are aware, Cumming Group has been actively engaged with the CUP applicant in a significant renovation at TradeWinds Island Resort. Our team has demonstrated its dedication to working alongside both the developer and all stakeholders, including the City of St. Pete Beach, to advance the project toward completion while adhering to all project constraints.

Our commitment to delivering exceptional value to our clients, our relentless focus on quality, and our ability to navigate complex construction projects make us the ideal development advisory firm for executing the expansion of the TradeWinds Resort development. We are confident that our continued collaboration with the CUP applicant will yield outstanding results that will contribute to the growth and continued success of St. Pete's Beach.

We look forward to discussing the project with the City in the future and bringing this exciting development to fruition.

Sincerely,



Bill Flemming
Senior Vice President

CliftonLarsonAllen LLP
https://www.claconnect.com

February 16, 2024

To Whom It May Concern:

CLA served as the financial statement auditors and tax preparers of 5500-5600 Gulf Blvd IG LLC ("Owner") for the yearend December 31, 2022, and are currently engaged to provide the same services for the yearend December 31, 2023. We reviewed materials from 1754 Properties LLC which substantiate that the Owner and its affiliates have over $600 million in liquid assets. These materials were provided to CLA and preprepared by a representative at Merrill Lynch in a letter dated February 12, 2024. CLA is an international accounting firm with over 100 offices, over 7,7000 employees, and is the 8th largest accounting firm in the United States.

CLA
CLA

Edward Carey

Edward Carey, CPA, Principal

CUMMING
GROUP

Luxury Hospitality

Program + Project Management
Cost Management + Estimating
Planning + Scheduling

cumming-group.com



Luxury Hospitality

Luxury hospitality is in our DNA. We have always lived and breathed this specialized sector, dating back to our founding in 1996, when some of our very first projects were luxury hotels and resorts. While Cumming Group has grown and changed in many ways since then — we now have over 2,000 employees around the world, enjoy access to more in-house expertise than ever before, and have delivered hundreds of properties collectively worth tens of billions of dollars — what remains the same is our deep love for hospitality and our relentless drive to deliver luxury properties that are nothing short of an acclaimed success.

We understand that traveler expectations, particularly in the luxury space, continue to evolve, and that it's more important than ever to deliver guests with an exceptional experience — to give them that 'wow' factor that stays with them long after their visit. This is why Cumming Group goes above and beyond to provide services that add value at every step of a project's development — because every guest's experience is important and every detail matters. In fact, we frequently patron these same properties as guests ourselves. It is deeply satisfying to help our clients deliver a world-class project, then experience that property as a paying customer, often with our families, with whom we can share our sense of passion and pride.

Our passion and pride may culminate in a sense of accomplishment once the job is done, but they inform our work every step of the way. Our lasting commitment to excellence — along with our unique ability to offer local, on-the-ground experts backed by a deep pool of international resources — is what sets us apart from other firms and makes us one of the most successful and sought-after luxury hospitality consultancies in the world.

2,000+
TEAM MEMBERS WORLDWIDE

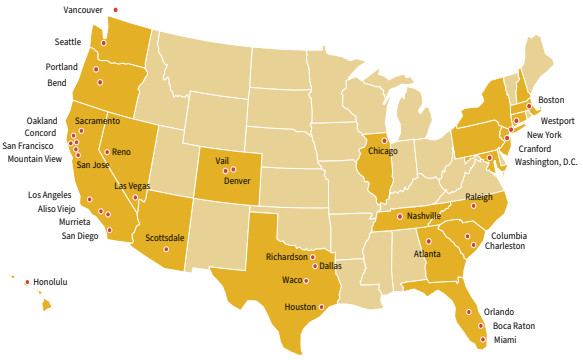
50+
OFFICES WORLDWIDE

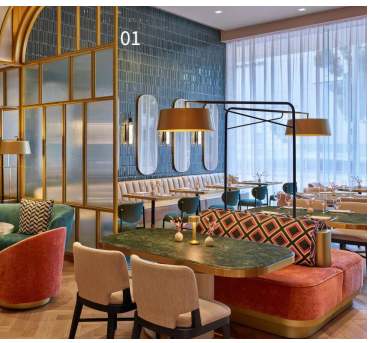
27
YEARS IN BUSINESS

$75+
BILLION IN PROJECT VALUE MANAGED YEARLY

#14
RANKING ON ENR'S TOP 100 PM/CM LIST

Worldwide Office Locations









01 St. Regis San Francisco, San Francisco, CA
02 Peninsula, Chicago, IL
03 EDITION Miami, Miami, FL

Our Services

Our full suite of services reflects our unique ability to offer not only comprehensive project and cost management, but also à la carte services at any stage of project development. This approach ensures that our hospitality clients are getting exactly the services they need and want.

	PLANNING	DESIGN	CONSTRUCTION	CLOSE-OUT / POST-CONSTRUCTION
Program, Project + Construction Management	• Project scope development • Feasibility studies • Entitlements • Project delivery consulting • Consultant procurement	• Design criteria development • Design management • Sustainability consulting • Constructability reviews • Value analysis • Risk management	• Bid facilitation • Change management • Quality assurance • Contract administration • QA/QC status meetings • Schedule management	• FF&E coordination • Punchlist facilitation • Move management • Lessons learned • Expert testimony
Schedule Management	• Master scheduling/ budgeting • Schedule scenarios • Phasing + logistics • Project cost-loading	• Risk analysis (QRA) • 4D + 5D modeling • Design + construction scheduling	• Earned value + monitoring • Schedule risk mitigation • Resource analysis + schedule controls / Div 1	• Audit • Expert testimony • Commissioning management
Cost Management + Estimating	• Market studies • Feasibility analysis • Target cost modeling • Contingency analysis	• Life cycle cost analysis • Sustainability cost analysis • Quantity takeoffs • Milestone estimating • Value engineering • Risk analysis (QRA)	• Bid review • GMP negotiation • Continuous cost management • Change order reviews • Payment application reviews • Project monitoring / lender services	• Final change order approvals • Final payment reviews • Benchmarking • Asset tagging • Project + cost auditing
Program + Project Controls	• Controls systems design • Controls systems integration • Processes + procedures • Budget forecasting • Team communications	• Design status reporting • Budget monitoring • Milestone scheduling	• Cash flow monitoring • Cash flow reporting • Earned value reporting • Document controls • Cost controls • Schedule controls	• Close-out reporting • Document archiving • Financial close-out
Energy + Sustainability Services	• Benchmarking • Energy audits • Renewable energy (Solar PV) • Sustainability master planning • Electric vehicle (EV) planning • Climate action plans	• Design review (energy codes) • Life cycle cost analysis • Third-party financing • Revolving green funds • Commissioning plan • Building certification	• LEED certification (or other standard) • Utility incentives + rebates • Commissioning	• Retro commissioning • GHG reporting • Operations + maintenance GPRO training • Environmental management systems (ISO 14001)
Procurement + Contracts Services	• Value planning • Procurement Strategy and advice • Risk Management • Market Intelligence • Procurement Report and Recommendation	• Prepare Design Consultant/ Construction Manager/GC RFQs & RFPs • Facilitate work sessions/ scorecards • Proposal & bid analysis/ firm recommendation • Contract negotiations • Contract finalization & execution	• Claims entitlement / management • Change order review / processing • Draft amendments to contracts • Contracts Support • Dispute Resolution	• Lessons learned • Develop templates & management plans training • Contract risk reviews • Contracts training / ongoing support

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Representative Luxury Hospitality Experience













01 Bvlgari Hotel Miami Beach, Miami, FL
02 Treehouse Sunnyvale, Sunnyvale, CA
03 Pacific Edge, Laguna Beach, CA
04 Hilton Santa Barbara, Santa Barbara, CA
05 Langham Boston, Boston, MA
06 Century Plaza, Los Angeles, CA

Representative Luxury Hospitality Experience













01 EDITION West Hollywood, Hollywood, CA
02 Amangiri Residences, Canyon Point, UT
03 St. Regis San Francisco, San Francisco, CA
04 Hotel Barrière Fouquet's New York, New York, NY
05 Peninsula, Chicago, IL
06 Waldorf Astoria, New York, NY



TYPE OF PROJECT: New Build, Renovation

YEAR COMPLETED: 2010-2019

SCOPE OF PROGRAM: Project Management, Cost Management

EDITION Hotels

Hawaii, West Hollywood, New York, Miami, London

Cumming Group was selected to manage four new EDITION hotels — one each in Waikiki, West Hollywood, London, Miami Beach, and New York City. EDITION is a luxury lifestyle hotel brand created by Marriott International in partnership with Ian Schrager. Our relationship with the brand started when we are asked to come in early construction on the Waikiki EDITION. Once the project was completed in 2010, it was renamed The Modern Honolulu and holds the name to this day. The West Hollywood EDITION was the first luxury new build hotel in the area in to open in years, opening in the fall of 2019. The London EDITION is located in the historic building formerly known as the Berners Hotel in the city's Fitzrovia neighborhood. The Miami Beach EDITION, which underwent construction in the former Seville Hotel, opened in 2014. The New York EDITION is located in Times Square and opened in June of 2019.



TYPE OF PROJECT: New Build, Renovation

SCOPE OF PROGRAM: Project Management, Cost Management

Four Seasons Hotel & Private Residences

Various Locations, Nationwide

Cumming Group has been working with the Four Seasons brand for over a decade, providing both the brand as well as their ownership groups our full suite of development advisory services. From project monitoring to full project management and development advisory services, we remain the leading luxury consultant for the brand across the United States. We are currently continuing our work in development phase two at the Four Seasons Hotel and Residences in Surfside, Miami. The first phase introduced two stunning 12-story towers, featuring 77 guestrooms and 30 hotel residences, 121 private condos, and an array of amenities, including two exquisite restaurants, oceanfront cabanas, a state-of-the-art fitness facility, and multiple pools. Additional past and present locations include Boston, Nashville, New York, New Orleans, and Palm Beach.

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PHASED DEVELOPMENT COST

	Hard Costs w/LEED Silver	FF&E	OS&E	Soft Costs	Grand Total LEED Silver
Phase I	$89,459,531	$3,507,621	$525,791	$16,100,482	$109,593,425
Phase II	$198,873,017	$12,568,389	$3,921,875	$36,376,276	$251,739,558
Phase III	$96,784,399	$3,419,565	$826,675	$14,925,609	$115,956,248
Phase IV	$21,867,770	$475,037	$104,026	$4,690,346	$27,137,179
Total	**$406,984,717**	**$19,970,613**	**$5,378,367**	**$72,092,713**	**$504,426,410**

SEE REVERSE SIDE FOR INSTRUCTIONS

Charles W. Thomas, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$293,874.79	$296,935.98	$299,997.18	$303,058.37	$306,119.57

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68108	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 06/32/16/00000/230/0300
SITE ADDRESS: 5600 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
PT OF GOVT LOT 1 IN NW 1/4
OF SEC 6 & PT OF GOVT LOT
SEE ADDITIONAL LEGAL ON TAX ROLL

5500-5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	18,664,250	0	18,664,250	88,464.81
HEALTH DEPARTMENT	.0713	18,664,250	0	18,664,250	1,330.76
EMS	.8418	18,664,250	0	18,664,250	15,711.57
SCHOOL-STATE LAW	3.1900	19,000,000	0	19,000,000	60,610.00
SCHOOL-LOCAL BD.	2.7480	19,000,000	0	19,000,000	52,212.00
ST PETE BEACH	3.0913	18,664,250	0	18,664,250	57,696.80
SW FLA WTR MGMT.	.2043	18,664,250	0	18,664,250	3,813.11
PINELLAS COUNTY PLN.CNCL.	.0210	18,664,250	0	18,664,250	391.95
JUVENILE WELFARE BOARD	.8250	18,664,250	0	18,664,250	15,398.01

Your bill has been sent to your mortgage company.

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$295,629.01

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	10,426.24
GROSS NON-AD VALOREM ASSESSMENTS	$10,490.56

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$306,119.57

Please retain top portion for your records

Charles W. Thomas, Pinellas County Tax Collector

Pay in U.S. funds to **Charles W. Thomas, Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

d1103584

2023 REAL ESTATE TAX

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5500-5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

THIS IS A DUPLICATE STATEMENT. YOUR TAX BILL HAS BEEN SENT TO YOUR MORTGAGE COMPANY FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

1 00R68108 2023 /

SEE REVERSE SIDE FOR INSTRUCTIONS

Charles W. Thomas, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$95,618.52	$96,614.54	$97,610.57	$98,606.59	$99,602.62

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T144157	BUSINESS		SPB.

SITE ADDRESS: 5500 GULF BLVD

TRADEWINDS ISLAND GRAND RESORT INNS OF AMERICA
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	6,713,914	25,000	6,688,914	31,704.11
HEALTH DEPARTMENT	.0713	6,713,914	25,000	6,688,914	476.92
SCHOOL-STATE LAW	3.1900	6,713,914	25,000	6,688,914	21,337.64
SCHOOL-LOCAL BD.	2.7480	6,713,914	25,000	6,688,914	18,381.14
ST PETE BEACH	3.0913	6,713,914	25,000	6,688,914	20,677.44
SW FLA WTR MGMT.	.2043	6,713,914	25,000	6,688,914	1,366.55
PINELLAS COUNTY PLN.CNCL.	.0210	6,713,914	25,000	6,688,914	140.47
JUVENILE WELFARE BOARD	.8250	6,713,914	25,000	6,688,914	5,518.35
TOTAL MILLAGE	14.8907				$99,602.62

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$99,602.62

Please retain top portion for your records

RETURN THIS PORTION WITH PAYMENT

P1004285

Charles W. Thomas, Pinellas County Tax Collector

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$95,618.52	$96,614.54	$97,610.57	$98,606.59	$99,602.62

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T144157	BUSINESS		SPB.

SITE ADDRESS: 5500 GULF BLVD

TRADEWINDS ISLAND GRAND RESORT INNS OF AMERICA
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

2 0T144157 2023 7

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$116,243.35	$117,454.22	$118,665.08	$119,875.95	$121,086.82

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68107	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 06/32/16/00000/230/0200
SITE ADDRESS: 5700 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
SEC 6-32-16 & GOVT LOT 1
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	6,531,605	0	6,531,605	30,958.50
HEALTH DEPARTMENT	.0713	6,531,605	0	6,531,605	465.70
EMS	.8418	6,531,605	0	6,531,605	5,498.31
SCHOOL-STATE LAW	3.1900	7,455,321	0	7,455,321	23,782.47
SCHOOL-LOCAL BD.	2.7480	7,455,321	0	7,455,321	20,487.22
ST PETE BEACH	3.0913	6,531,605	0	6,531,605	20,191.15
SW FLA WTR MGMT.	.2043	6,531,605	0	6,531,605	1,334.41
PINELLAS COUNTY PLN.CNCL.	.0210	6,531,605	0	6,531,605	137.16
JUVENILE WELFARE BOARD	.8250	6,531,605	0	6,531,605	5,388.57

Your bill has been sent to your mortgage company.

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$108,243.49

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	12,779.01
GROSS NON-AD VALOREM ASSESSMENTS	$12,843.33

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$121,086.82

Please retain top portion for your records

d1103583

Charles W. Thomas, Pinellas County Tax Collector

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(727) 464-7777 | pinellastaxcollector.gov

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$116,243.35	$117,454.22	$118,665.08	$119,875.95	$121,086.82

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68107	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 06/32/16/00000/230/0200
SITE ADDRESS: 5700 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
SEC 6-32-16 & GOVT LOT 1
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

THIS IS A DUPLICATE STATEMENT. YOUR TAX BILL HAS BEEN SENT TO YOUR MORTGAGE COMPANY FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

1 00R68107 2023 1

SEE REVERSE SIDE FOR INSTRUCTIONS

Charles W. Thomas, Pinellas County Tax Collector

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$11,417.34	$11,536.27	$11,655.20	$11,774.13	$11,893.06

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T61808	BUSINESS		SPB.

SITE ADDRESS: 5700 GULF BLVD

BRECKENRIDGE RESORT HOTEL
RESORT INDUSTRIES INC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	823,691	25,000	798,691	3,785.64
HEALTH DEPARTMENT	.0713	823,691	25,000	798,691	56.95
SCHOOL-STATE LAW	3.1900	823,691	25,000	798,691	2,547.82
SCHOOL-LOCAL BD.	2.7480	823,691	25,000	798,691	2,194.80
ST PETE BEACH	3.0913	823,691	25,000	798,691	2,468.99
SW FLA WTR MGMT.	.2043	823,691	25,000	798,691	163.17
PINELLAS COUNTY PLN.CNCL.	.0210	823,691	25,000	798,691	16.77
JUVENILE WELFARE BOARD	.8250	823,691	25,000	798,691	658.92
TOTAL MILLAGE	14.8907				$11,893.06

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$11,893.06

Please retain top portion for your records

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Charles W. Thomas, Pinellas County Tax Collector

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$11,417.34	$11,536.27	$11,655.20	$11,774.13	$11,893.06

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T61808	BUSINESS		SPB.

SITE ADDRESS: 5700 GULF BLVD

BRECKENRIDGE RESORT HOTEL
RESORT INDUSTRIES INC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

2 00T61808 2023 Q

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491160		SPB

PARCEL NO: 01/32/15/10832/000/1626
SITE ADDRESS: 5700 GULF BLVD 1626
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	143,954	0	143,954	682.31
HEALTH DEPARTMENT	.0713	143,954	0	143,954	10.26
EMS	.8418	143,954	0	143,954	121.18
SCHOOL-STATE LAW	3.1900	162,776	0	162,776	519.26
SCHOOL-LOCAL BD.	2.7480	162,776	0	162,776	447.31
ST PETE BEACH	3.0913	143,954	0	143,954	445.01
SW FLA WTR MGMT.	.2043	143,954	0	143,954	29.41
PINELLAS COUNTY PLN.CNCL.	.0210	143,954	0	143,954	3.02
JUVENILE WELFARE BOARD	.8250	143,954	0	143,954	118.76

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$2,376.52

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$2,500.56

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R500945-0002

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491160		SPB

PARCEL NO: 01/32/15/10832/000/1626
SITE ADDRESS: 5700 GULF BLVD 1626
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 OR491160 2023 G

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491262		SPB

PARCEL NO: 01/32/15/10832/000/1628
SITE ADDRESS: 5700 GULF BLVD 1628
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	143,954	0	143,954	682.31
HEALTH DEPARTMENT	.0713	143,954	0	143,954	10.26
EMS	.8418	143,954	0	143,954	121.18
SCHOOL-STATE LAW	3.1900	162,776	0	162,776	519.26
SCHOOL-LOCAL BD.	2.7480	162,776	0	162,776	447.31
ST PETE BEACH	3.0913	143,954	0	143,954	445.01
SW FLA WTR MGMT.	.2043	143,954	0	143,954	29.41
PINELLAS COUNTY PLN.CNCL.	.0210	143,954	0	143,954	3.02
JUVENILE WELFARE BOARD	.8250	143,954	0	143,954	118.76

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$2,376.52

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST

COMBINED GROSS TAXES AND ASSESSMENTS $2,500.56

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R500945-0008

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491262		SPB

PARCEL NO: 01/32/15/10832/000/1628
SITE ADDRESS: 5700 GULF BLVD 1628
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$5,900.01	$5,961.46	$6,022.92	$6,084.38	$6,145.84

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491258		SPB

PARCEL NO: 01/32/15/10832/000/1629
SITE ADDRESS: 5700 GULF BLVD 1629
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	382,761	0	382,761	1,814.21
HEALTH DEPARTMENT	.0713	382,761	0	382,761	27.29
EMS	.8418	382,761	0	382,761	322.21
SCHOOL-STATE LAW	3.1900	382,761	0	382,761	1,221.01
SCHOOL-LOCAL BD.	2.7480	382,761	0	382,761	1,051.83
ST PETE BEACH	3.0913	382,761	0	382,761	1,183.23
SW FLA WTR MGMT.	.2043	382,761	0	382,761	78.20
PINELLAS COUNTY PLN.CNCL.	.0210	382,761	0	382,761	8.04
JUVENILE WELFARE BOARD	.8250	382,761	0	382,761	315.78
TOTAL MILLAGE	15.7325			**GROSS AD VALOREM TAXES**	$6,021.80

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — **COMBINED GROSS TAXES AND ASSESSMENTS** $6,145.84

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R500945-0005

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2023 REAL ESTATE TAX

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Pay This Amount	$5,900.01	$5,961.46	$6,022.92	$6,084.38	$6,145.84

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491258		SPB

PARCEL NO: 01/32/15/10832/000/1629
SITE ADDRESS: 5700 GULF BLVD 1629
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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2023 REAL ESTATE TAX

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491241		SPB

PARCEL NO: 01/32/15/10832/000/1630
SITE ADDRESS: 5700 GULF BLVD 1630
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	143,954	0	143,954	682.31
HEALTH DEPARTMENT	.0713	143,954	0	143,954	10.26
EMS	.8418	143,954	0	143,954	121.18
SCHOOL-STATE LAW	3.1900	162,776	0	162,776	519.26
SCHOOL-LOCAL BD.	2.7480	162,776	0	162,776	447.31
ST PETE BEACH	3.0913	143,954	0	143,954	445.01
SW FLA WTR MGMT.	.2043	143,954	0	143,954	29.41
PINELLAS COUNTY PLN.CNCL.	.0210	143,954	0	143,954	3.02
JUVENILE WELFARE BOARD	.8250	143,954	0	143,954	118.76

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$2,376.52

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$2,500.56

Please retain top portion for your records

R500945-0004

Charles W. Thomas, Pinellas County Tax Collector

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2023 REAL ESTATE TAX

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Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491241		SPB

PARCEL NO: 01/32/15/10832/000/1630
SITE ADDRESS: 5700 GULF BLVD 1630
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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2023 REAL ESTATE TAX

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491259		SPB

PARCEL NO: 01/32/15/10832/000/1632
SITE ADDRESS: 5700 GULF BLVD 1632
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	143,954	0	143,954	682.31
HEALTH DEPARTMENT	.0713	143,954	0	143,954	10.26
EMS	.8418	143,954	0	143,954	121.18
SCHOOL-STATE LAW	3.1900	162,776	0	162,776	519.26
SCHOOL-LOCAL BD.	2.7480	162,776	0	162,776	447.31
ST PETE BEACH	3.0913	143,954	0	143,954	445.01
SW FLA WTR MGMT.	.2043	143,954	0	143,954	29.41
PINELLAS COUNTY PLN.CNCL.	.0210	143,954	0	143,954	3.02
JUVENILE WELFARE BOARD	.8250	143,954	0	143,954	118.76

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$2,376.52

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$2,500.56

Please retain top portion for your records

R500945-0006

Charles W. Thomas, Pinellas County Tax Collector

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(727) 464-7777 | pinellastaxcollector.gov

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$2,400.54	$2,425.54	$2,450.55	$2,475.55	$2,500.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491259		SPB

PARCEL NO: 01/32/15/10832/000/1632
SITE ADDRESS: 5700 GULF BLVD 1632
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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1 DR491259 2023 Z

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$5,900.01	$5,961.46	$6,022.92	$6,084.38	$6,145.84

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491186		SPB

PARCEL NO: 01/32/15/10832/000/1633
SITE ADDRESS: 5700 GULF BLVD 1633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	382,761	0	382,761	1,814.21
HEALTH DEPARTMENT	.0713	382,761	0	382,761	27.29
EMS	.8418	382,761	0	382,761	322.21
SCHOOL-STATE LAW	3.1900	382,761	0	382,761	1,221.01
SCHOOL-LOCAL BD.	2.7480	382,761	0	382,761	1,051.83
ST PETE BEACH	3.0913	382,761	0	382,761	1,183.23
SW FLA WTR MGMT.	.2043	382,761	0	382,761	78.20
PINELLAS COUNTY PLN.CNCL.	.0210	382,761	0	382,761	8.04
JUVENILE WELFARE BOARD	.8250	382,761	0	382,761	315.78

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$6,021.80

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$6,145.84

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R500945-0003

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$5,900.01	$5,961.46	$6,022.92	$6,084.38	$6,145.84

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491186		SPB

PARCEL NO: 01/32/15/10832/000/1633
SITE ADDRESS: 5700 GULF BLVD 1633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 0R491186 2023 2

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$3,182.43	$3,215.58	$3,248.73	$3,281.88	$3,315.03

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491261		SPB

PARCEL NO: 01/32/15/10832/000/1635
SITE ADDRESS: 5700 GULF BLVD 1635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	202,554	0	202,554	960.07
HEALTH DEPARTMENT	.0713	202,554	0	202,554	14.44
EMS	.8418	202,554	0	202,554	170.51
SCHOOL-STATE LAW	3.1900	203,280	0	203,280	648.46
SCHOOL-LOCAL BD.	2.7480	203,280	0	203,280	558.61
ST PETE BEACH	3.0913	202,554	0	202,554	626.16
SW FLA WTR MGMT.	.2043	202,554	0	202,554	41.38
PINELLAS COUNTY PLN.CNCL.	.0210	202,554	0	202,554	4.25
JUVENILE WELFARE BOARD	.8250	202,554	0	202,554	167.11
TOTAL MILLAGE	15.7325			**GROSS AD VALOREM TAXES**	$3,190.99

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — **COMBINED GROSS TAXES AND ASSESSMENTS** $3,315.03

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R500945-0007

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$3,182.43	$3,215.58	$3,248.73	$3,281.88	$3,315.03

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491261		SPB

PARCEL NO: 01/32/15/10832/000/1635
SITE ADDRESS: 5700 GULF BLVD 1635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$6,021.11	$6,083.83	$6,146.55	$6,209.27	$6,271.99

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473611		SPB

PARCEL NO: 01/32/15/10832/000/2633
SITE ADDRESS: 5700 GULF BLVD 2633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	390,780	0	390,780	1,852.22
HEALTH DEPARTMENT	.0713	390,780	0	390,780	27.86
EMS	.8418	390,780	0	390,780	328.96
SCHOOL-STATE LAW	3.1900	390,780	0	390,780	1,246.59
SCHOOL-LOCAL BD.	2.7480	390,780	0	390,780	1,073.86
ST PETE BEACH	3.0913	390,780	0	390,780	1,208.02
SW FLA WTR MGMT.	.2043	390,780	0	390,780	79.84
PINELLAS COUNTY PLN.CNCL.	.0210	390,780	0	390,780	8.21
JUVENILE WELFARE BOARD	.8250	390,780	0	390,780	322.39
TOTAL MILLAGE	15.7325			**GROSS AD VALOREM TAXES**	$6,147.95

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — **COMBINED GROSS TAXES AND ASSESSMENTS** $6,271.99

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R500945-0009

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$6,021.11	$6,083.83	$6,146.55	$6,209.27	$6,271.99

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473611		SPB

PARCEL NO: 01/32/15/10832/000/2633
SITE ADDRESS: 5700 GULF BLVD 2633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$3,315.42	$3,349.95	$3,384.49	$3,419.02	$3,453.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473612		SPB

PARCEL NO: 01/32/15/10832/000/2635
SITE ADDRESS: 5700 GULF BLVD 2635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	211,634	0	211,634	1,003.10
HEALTH DEPARTMENT	.0713	211,634	0	211,634	15.09
EMS	.8418	211,634	0	211,634	178.15
SCHOOL-STATE LAW	3.1900	211,634	0	211,634	675.11
SCHOOL-LOCAL BD.	2.7480	211,634	0	211,634	581.57
ST PETE BEACH	3.0913	211,634	0	211,634	654.22
SW FLA WTR MGMT.	.2043	211,634	0	211,634	43.24
PINELLAS COUNTY PLN.CNCL.	.0210	211,634	0	211,634	4.44
JUVENILE WELFARE BOARD	.8250	211,634	0	211,634	174.60

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$3,329.52

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $3,453.56

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2023 REAL ESTATE TAX

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$3,315.42	$3,349.95	$3,384.49	$3,419.02	$3,453.56

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473612		SPB

PARCEL NO: 01/32/15/10832/000/2635
SITE ADDRESS: 5700 GULF BLVD 2635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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2023 REAL ESTATE TAX

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$759,951.94	$767,868.10	$775,784.27	$783,700.43	$791,616.60

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11003	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 01/32/15/00000/110/0400
SITE ADDRESS: 6000 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
FROM PNT ON SW R/W OF GULF
BLVD & S'LY LINE OF 58TH
SEE ADDITIONAL LEGAL ON TAX ROLL

PNC BANK NA TRE
HUGHES, BRYAN E TRE
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	40,665,378	0	40,665,378	192,745.76
HEALTH DEPARTMENT	.0713	40,665,378	0	40,665,378	2,899.44
EMS	.8418	40,665,378	0	40,665,378	34,232.12
SCHOOL-STATE LAW	3.1900	65,000,000	0	65,000,000	207,350.00
SCHOOL-LOCAL BD.	2.7480	65,000,000	0	65,000,000	178,620.00
ST PETE BEACH	3.0913	40,665,378	0	40,665,378	125,708.88
SW FLA WTR MGMT.	.2043	40,665,378	0	40,665,378	8,307.94
PINELLAS COUNTY PLN.CNCL.	.0210	40,665,378	0	40,665,378	853.97
JUVENILE WELFARE BOARD	.8250	40,665,378	0	40,665,378	33,548.94

Your bill has been sent to your mortgage company.

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$784,267.05

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	7,285.23
GROSS NON-AD VALOREM ASSESSMENTS	$7,349.55

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$791,616.60

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INFORMATIONAL NOTICE

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2023 REAL ESTATE TAX
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
Pay online at pinellastaxcollector.gov
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$759,951.94	$767,868.10	$775,784.27	$783,700.43	$791,616.60

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11003	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 01/32/15/00000/110/0400
SITE ADDRESS: 6000 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
FROM PNT ON SW R/W OF GULF
BLVD & S'LY LINE OF 58TH
SEE ADDITIONAL LEGAL ON TAX ROLL

PNC BANK NA TRE
HUGHES, BRYAN E TRE
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

THIS IS A DUPLICATE STATEMENT. YOUR TAX BILL HAS BEEN SENT TO YOUR MORTGAGE COMPANY FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

1 00R11003 2023 S

SEE REVERSE SIDE FOR INSTRUCTIONS

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$50,776.72	$51,305.65	$51,834.57	$52,363.50	$52,892.42

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T59034	BUSINESS		SPB.

SITE ADDRESS: 6000 GULF BLVD

GUY HARVEY OUTPOST
TRADEWINDS SANDPIPER BEACH RESORT
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	3,577,044	25,000	3,552,044	16,835.98
HEALTH DEPARTMENT	.0713	3,577,044	25,000	3,552,044	253.26
SCHOOL-STATE LAW	3.1900	3,577,044	25,000	3,552,044	11,331.02
SCHOOL-LOCAL BD.	2.7480	3,577,044	25,000	3,552,044	9,761.02
ST PETE BEACH	3.0913	3,577,044	25,000	3,552,044	10,980.43
SW FLA WTR MGMT.	.2043	3,577,044	25,000	3,552,044	725.68
PINELLAS COUNTY PLN.CNCL.	.0210	3,577,044	25,000	3,552,044	74.59
JUVENILE WELFARE BOARD	.8250	3,577,044	25,000	3,552,044	2,930.44
TOTAL MILLAGE	14.8907				$52,892.42

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$52,892.42

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P1004286

Charles W. Thomas, Pinellas County Tax Collector

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$50,776.72	$51,305.65	$51,834.57	$52,363.50	$52,892.42

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T59034	BUSINESS		SPB.

SITE ADDRESS: 6000 GULF BLVD

GUY HARVEY OUTPOST
TRADEWINDS SANDPIPER BEACH RESORT
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

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2 00T59034 2023 3

2023 REAL ESTATE TAX

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• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay this Amount	$446,728.37	$451,381.79	$456,035.21	$460,688.63	$465,342.05

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11004	* 339	SPB

* CORELOGIC COMMERCIAL TAX SERVICES

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON, FL 33326-3683

PARCEL NO.: 01/32/15/00000/110/0500
SITE ADDRESS:5900 GULF BLVD, ST PETE BEACH
PLAT: UNREC
LEGAL:
NW'LY 225 FT OF SE'LY 485
FT OF GOVT LOT 1 LYING W
OF GULF BLVD TO WATERS OF
THE GULF
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	29,175,000	0	29,175,000	138,283.67
HEALTH DEPARTMENT	0.0713	29,175,000	0	29,175,000	2,080.18
EMS	0.8418	29,175,000	0	29,175,000	24,559.52
SCHOOL-STATE LAW	3.1900	29,175,000	0	29,175,000	93,068.25
SCHOOL-LOCAL BD.	2.7480	29,175,000	0	29,175,000	80,172.90
ST PETE BEACH	3.0913	29,175,000	0	29,175,000	90,188.68
SW FLA WTR MGMT.	0.2043	29,175,000	0	29,175,000	5,960.45
PINELLAS COUNTY PLN.CNCL.	0.0210	29,175,000	0	29,175,000	612.68
JUVENILE WELFARE BOARD	0.8250	29,175,000	0	29,175,000	24,069.38
TOTAL MILLAGE	15.7325			GROSS AD VALOREM TAXES	$458,995.71

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	6,282.02
GROSS NON-AD VALOREM ASSESSMENTS	$6,346.34

TAXES BECOME DELINQUENT APRIL 1ST

COMBINED GROSS TAXES AND ASSESSMENTS $465,342.05

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2023 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector

Pay in U.S. funds to **Charles W. Thomas, Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay this Amount	$446,728.37	$451,381.79	$456,035.21	$460,688.63	$465,342.05

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11004	* 339	SPB

* CORELOGIC COMMERCIAL TAX SERVICES

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON, FL 33326-3683

PARCEL NO.: 01/32/15/00000/110/0500
SITE ADDRESS:5900 GULF BLVD, ST PETE BEACH
PLAT: UNREC
LEGAL:
NW'LY 225 FT OF SE'LY 485
FT OF GOVT LOT 1 LYING W
OF GULF BLVD TO WATERS OF
THE GULF
SEE ADDITIONAL LEGAL ON TAX ROLL

Duplicate N/A 11/03/2023

1 00R11004 2023 Q

SEE REVERSE SIDE FOR INSTRUCTIONS

Charles W. Thomas, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$41,703.58	$42,137.99	$42,572.41	$43,006.82	$43,441.23

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T18524	BUSINESS		SPB.

SITE ADDRESS: 5900 GULF BLVD

ALDEN HOTEL
5750 GULF BLVD CR LLC
5900 GULF BLVD
ST PETE BEACH FL 33706-3710

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	2,942,340	25,000	2,917,340	13,827.61
HEALTH DEPARTMENT	.0713	2,942,340	25,000	2,917,340	208.01
SCHOOL-STATE LAW	3.1900	2,942,340	25,000	2,917,340	9,306.31
SCHOOL-LOCAL BD.	2.7480	2,942,340	25,000	2,917,340	8,016.85
ST PETE BEACH	3.0913	2,942,340	25,000	2,917,340	9,018.37
SW FLA WTR MGMT.	.2043	2,942,340	25,000	2,917,340	596.01
PINELLAS COUNTY PLN.CNCL.	.0210	2,942,340	25,000	2,917,340	61.26
JUVENILE WELFARE BOARD	.8250	2,942,340	25,000	2,917,340	2,406.81
TOTAL MILLAGE	14.8907				$43,441.23

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$43,441.23

Please retain top portion for your records

P1004316

Charles W. Thomas, Pinellas County Tax Collector

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2023 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$41,703.58	$42,137.99	$42,572.41	$43,006.82	$43,441.23

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T18524	BUSINESS		SPB.

SITE ADDRESS: 5900 GULF BLVD

ALDEN HOTEL
5750 GULF BLVD CR LLC
5900 GULF BLVD
ST PETE BEACH FL 33706-3710

RETURN THIS PORTION WITH PAYMENT

2 00T18524 2023 3

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2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$125,361.69	$126,667.54	$127,973.39	$129,279.24	$130,585.09

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11005	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 01/32/15/00000/110/0600
SITE ADDRESS: 5750 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
NE 1/4 OF SEC 1-32-15 INCL
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	7,528,336	0	7,528,336	35,682.81
HEALTH DEPARTMENT	.0713	7,528,336	0	7,528,336	536.77
EMS	.8418	7,528,336	0	7,528,336	6,337.35
SCHOOL-STATE LAW	3.1900	8,776,483	0	8,776,483	27,996.98
SCHOOL-LOCAL BD.	2.7480	8,776,483	0	8,776,483	24,117.78
ST PETE BEACH	3.0913	7,528,336	0	7,528,336	23,272.35
SW FLA WTR MGMT.	.2043	7,528,336	0	7,528,336	1,538.04
PINELLAS COUNTY PLN.CNCL.	.0210	7,528,336	0	7,528,336	158.10
JUVENILE WELFARE BOARD	.8250	7,528,336	0	7,528,336	6,210.88

Your bill has been sent to your mortgage company.

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	$125,851.06

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	4,669.71
GROSS NON-AD VALOREM ASSESSMENTS	$4,734.03

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$130,585.09

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Charles W. Thomas, Pinellas County Tax Collector

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D1103582

2023 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Pay This Amount	$125,361.69	$126,667.54	$127,973.39	$129,279.24	$130,585.09

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11005	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 01/32/15/00000/110/0600
SITE ADDRESS: 5750 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
NE 1/4 OF SEC 1-32-15 INCL
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

THIS IS A DUPLICATE STATEMENT. YOUR TAX BILL HAS BEEN SENT TO YOUR MORTGAGE COMPANY FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

1 00R11005 2023 0

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$275,089.05	$277,954.56	$280,820.07	$283,685.58	$286,551.09

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68108	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 06/32/16/00000/230/0300
SITE ADDRESS: 5600 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
PT OF GOVT LOT 1 IN NW 1/4
OF SEC 6 & PT OF GOVT LOT
SEE ADDITIONAL LEGAL ON TAX ROLL

5500-5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	16,967,500	0	16,967,500	80,422.56
HEALTH DEPARTMENT	.0790	16,967,500	0	16,967,500	1,340.43
EMS	.8775	16,967,500	0	16,967,500	14,888.98
SCHOOL-STATE LAW	3.2150	18,000,000	0	18,000,000	57,870.00
SCHOOL-LOCAL BD.	2.7480	18,000,000	0	18,000,000	49,464.00
ST PETE BEACH	3.1500	16,967,500	0	16,967,500	53,447.63
SW FLA WTR MGMT.	.2260	16,967,500	0	16,967,500	3,834.66
PINELLAS COUNTY PLN.CNCL.	.0210	16,967,500	0	16,967,500	356.32
JUVENILE WELFARE BOARD	.8508	16,967,500	0	16,967,500	14,435.95

OK TO PAY
30002260
BV

Your bill has been sent to your mortgage company.

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$276,060.53

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	10,426.24
GROSS NON-AD VALOREM ASSESSMENTS	$10,490.56

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$286,551.09

Please retain top portion for your records

Charles W. Thomas, Pinellas County Tax Collector

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D1067616

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$275,089.05	$277,954.56	$280,820.07	$283,685.58	$286,551.09

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68108	*339	SPB

*CORELOGIC COMMERCIAL TAX SERVI

PARCEL NO: 06/32/16/00000/230/0300
SITE ADDRESS: 5600 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
PT OF GOVT LOT 1 IN NW 1/4
OF SEC 6 & PT OF GOVT LOT
SEE ADDITIONAL LEGAL ON TAX ROLL

5500-5600 GULF BLVD IG LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

INFORMATIONAL NOTICE

THIS IS A DUPLICATE STATEMENT. YOUR TAX BILL HAS BEEN SENT TO YOUR MORTGAGE COMPANY FOR PAYMENT. SEE REVERSE SIDE FOR IMPORTANT INFORMATION.

1 00R68108 2022 1

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$83,230.23	$84,097.22	$84,964.20	$85,831.18	$86,698.16

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T144157	BUSINESS		SPB.

SITE ADDRESS: 5500 GULF BLVD

TRADEWINDS ISLAND GRAND RESORT INNS OF AMERICA
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	5,793,494	25,000	5,768,494	27,341.51
HEALTH DEPARTMENT	.0790	5,793,494	25,000	5,768,494	455.71
SCHOOL-STATE LAW	3.2150	5,793,494	25,000	5,768,494	18,545.71
SCHOOL-LOCAL BD.	2.7480	5,793,494	25,000	5,768,494	15,851.82
ST PETE BEACH	3.1500	5,793,494	25,000	5,768,494	18,170.76
SW FLA WTR MGMT.	.2260	5,793,494	25,000	5,768,494	1,303.68
PINELLAS COUNTY PLN.CNCL.	.0210	5,793,494	25,000	5,768,494	121.14
JUVENILE WELFARE BOARD	.8508	5,793,494	25,000	5,768,494	4,907.83

OK TO PAY
3000260
EV

TOTAL MILLAGE	15.0296	$86,698.16

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$86,698.16

Please retain top portion for your records

Charles W. Thomas, Pinellas County Tax Collector

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P1004159

2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$83,230.23	$84,097.22	$84,964.20	$85,831.18	$86,698.16

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T144157	BUSINESS		SPB.

SITE ADDRESS: 5500 GULF BLVD

TRADEWINDS ISLAND GRAND RESORT INNS OF AMERICA
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

RETURN THIS PORTION WITH PAYMENT

2 0T144157 2022 9

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$111,691.88	$112,855.34	$114,018.80	$115,182.25	$116,345.71

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68107		SPB

PARCEL NO: 06/32/16/00000/230/0200
SITE ADDRESS: 5700 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
SEC 6-32-16 & GOVT LOT 1
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	5,937,823	0	5,937,823	28,144.09
HEALTH DEPARTMENT	.0790	5,937,823	0	5,937,823	469.09
EMS	.8775	5,937,823	0	5,937,823	5,210.44
SCHOOL-STATE LAW	3.2150	7,455,321	0	7,455,321	23,968.86
SCHOOL-LOCAL BD.	2.7480	7,455,321	0	7,455,321	20,487.22
ST PETE BEACH	3.1500	5,937,823	0	5,937,823	18,704.14
SW FLA WTR MGMT.	.2260	5,937,823	0	5,937,823	1,341.95
PINELLAS COUNTY PLN.CNCL.	.0210	5,937,823	0	5,937,823	124.69
JUVENILE WELFARE BOARD	.8508	5,937,823	0	5,937,823	5,051.90

OK TO PAY
4000 2260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$103,502.38

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	12,779.01
GROSS NON-AD VALOREM ASSESSMENTS	$12,843.33

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$116,345.71

Please retain top portion for your records

RETURN THIS PORTION WITH PAYMENT

Charles W. Thomas, Pinellas County Tax Collector

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R500996-0005

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$111,691.88	$112,855.34	$114,018.80	$115,182.25	$116,345.71

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R68107		SPB

PARCEL NO: 06/32/16/00000/230/0200
SITE ADDRESS: 5700 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
SEC 6-32-16 & GOVT LOT 1
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 00R68107 2022 3

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$7,617.24	$7,696.59	$7,775.94	$7,855.28	$7,934.63

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T61808	BUSINESS		SPB.

SITE ADDRESS: 5700 GULF BLVD

BRECKENRIDGE RESORT HOTEL
RESORT INDUSTRIES INC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	552,933	25,000	527,933	2,502.30
HEALTH DEPARTMENT	.0790	552,933	25,000	527,933	41.71
SCHOOL-STATE LAW	3.2150	552,933	25,000	527,933	1,697.30
SCHOOL-LOCAL BD.	2.7480	552,933	25,000	527,933	1,450.76
ST PETE BEACH	3.1500	552,933	25,000	527,933	1,662.99
SW FLA WTR MGMT.	.2260	552,933	25,000	527,933	119.31
PINELLAS COUNTY PLN.CNCL.	.0210	552,933	25,000	527,933	11.09
JUVENILE WELFARE BOARD	.8508	552,933	25,000	527,933	449.17

OK TO PAY
40002260
FW

TOTAL MILLAGE	15.0296	$7,934.63

TAXES BECOME DELINQUENT APRIL 1ST	TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY	$7,934.63

Please retain top portion for your records

RETURN THIS PORTION WITH PAYMENT

Charles W. Thomas, Pinellas County Tax Collector

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P1004161

2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$7,617.24	$7,696.59	$7,775.94	$7,855.28	$7,934.63

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T61808	BUSINESS		SPB.

SITE ADDRESS: 5700 GULF BLVD

BRECKENRIDGE RESORT HOTEL
RESORT INDUSTRIES INC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

2 00T61808 2022 S

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Charles W. Thomas, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491160		SPB

PARCEL NO: 01/32/15/10832/000/1626
SITE ADDRESS: 5700 GULF BLVD 1626
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	130,867	0	130,867	620.28
HEALTH DEPARTMENT	.0790	130,867	0	130,867	10.34
EMS	.8775	130,867	0	130,867	114.84
SCHOOL-STATE LAW	3.2150	150,603	0	150,603	484.19
SCHOOL-LOCAL BD.	2.7480	150,603	0	150,603	413.86
ST PETE BEACH	3.1500	130,867	0	130,867	412.23
SW FLA WTR MGMT.	.2260	130,867	0	130,867	29.58
PINELLAS COUNTY PLN.CNCL.	.0210	130,867	0	130,867	2.75
JUVENILE WELFARE BOARD	.8508	130,867	0	130,867	111.34

OK TO PAY
40002260
EV

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$2,199.41

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $2,323.45

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Charles W. Thomas, Pinellas County Tax Collector

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Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491160		SPB

PARCEL NO: 01/32/15/10832/000/1626
SITE ADDRESS: 5700 GULF BLVD 1626
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491262		SPB

PARCEL NO: 01/32/15/10832/000/1628
SITE ADDRESS: 5700 GULF BLVD 1628
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	130,867	0	130,867	620.28
HEALTH DEPARTMENT	.0790	130,867	0	130,867	10.34
EMS	.8775	130,867	0	130,867	114.84
SCHOOL-STATE LAW	3.2150	150,603	0	150,603	484.19
SCHOOL-LOCAL BD.	2.7480	150,603	0	150,603	413.86
ST PETE BEACH	3.1500	130,867	0	130,867	412.23
SW FLA WTR MGMT.	.2260	130,867	0	130,867	29.58
PINELLAS COUNTY PLN.CNCL.	.0210	130,867	0	130,867	2.75
JUVENILE WELFARE BOARD	.8508	130,867	0	130,867	111.34

OK TO PAY
40002260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$2,199.41

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $2,323.45

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491262		SPB

PARCEL NO: 01/32/15/10832/000/1628
SITE ADDRESS: 5700 GULF BLVD 1628
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$5,556.16	$5,614.04	$5,671.92	$5,729.79	$5,787.67

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491258		SPB

PARCEL NO: 01/32/15/10832/000/1629
SITE ADDRESS: 5700 GULF BLVD 1629
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	351,679	0	351,679	1,666.89
HEALTH DEPARTMENT	.0790	351,679	0	351,679	27.78
EMS	.8775	351,679	0	351,679	308.60
SCHOOL-STATE LAW	3.2150	363,321	0	363,321	1,168.08
SCHOOL-LOCAL BD.	2.7480	363,321	0	363,321	998.41
ST PETE BEACH	3.1500	351,679	0	351,679	1,107.79
SW FLA WTR MGMT.	.2260	351,679	0	351,679	79.48
PINELLAS COUNTY PLN.CNCL.	.0210	351,679	0	351,679	7.39
JUVENILE WELFARE BOARD	.8508	351,679	0	351,679	299.21

OK TO PAY
40002260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$5,663.63

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST

COMBINED GROSS TAXES AND ASSESSMENTS $5,787.67

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Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491258		SPB

PARCEL NO: 01/32/15/10832/000/1629
SITE ADDRESS: 5700 GULF BLVD 1629
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

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ST PETE BEACH, FL 33706-2248

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491241		SPB

PARCEL NO: 01/32/15/10832/000/1630
SITE ADDRESS: 5700 GULF BLVD 1630
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	130,867	0	130,867	620.28
HEALTH DEPARTMENT	.0790	130,867	0	130,867	10.34
EMS	.8775	130,867	0	130,867	114.84
SCHOOL-STATE LAW	3.2150	150,603	0	150,603	484.19
SCHOOL-LOCAL BD.	2.7480	150,603	0	150,603	413.86
ST PETE BEACH	3.1500	130,867	0	130,867	412.23
SW FLA WTR MGMT.	.2260	130,867	0	130,867	29.58
PINELLAS COUNTY PLN.CNCL.	.0210	130,867	0	130,867	2.75
JUVENILE WELFARE BOARD	.8508	130,867	0	130,867	111.34

OK TO PAY
4000 2260
ew

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$2,199.41

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$2,323.45

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Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491241		SPB

PARCEL NO: 01/32/15/10832/000/1630
SITE ADDRESS: 5700 GULF BLVD 1630
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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Pay This Amount	$2,230.51	$2,253.75	$2,276.98	$2,300.22	$2,323.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491259		SPB

PARCEL NO: 01/32/15/10832/000/1632
SITE ADDRESS: 5700 GULF BLVD 1632
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	130,867	0	130,867	620.28
HEALTH DEPARTMENT	.0790	130,867	0	130,867	10.34
EMS	.8775	130,867	0	130,867	114.84
SCHOOL-STATE LAW	3.2150	150,603	0	150,603	484.19
SCHOOL-LOCAL BD.	2.7480	150,603	0	150,603	413.86
ST PETE BEACH	3.1500	130,867	0	130,867	412.23
SW FLA WTR MGMT.	.2260	130,867	0	130,867	29.58
PINELLAS COUNTY PLN.CNCL:	.0210	130,867	0	130,867	2.75
JUVENILE WELFARE BOARD	.8508	130,867	0	130,867	111.34

OK TO PAY
40002260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$2,199.41

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$2,323.45

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491259		SPB

PARCEL NO: 01/32/15/10832/000/1632
SITE ADDRESS: 5700 GULF BLVD 1632
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

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Pay This Amount	$5,556.16	$5,614.04	$5,671.92	$5,729.79	$5,787.67

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491186		SPB

PARCEL NO: 01/32/15/10832/000/1633
SITE ADDRESS: 5700 GULF BLVD 1633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	351,679	0	351,679	1,666.89
HEALTH DEPARTMENT	.0790	351,679	0	351,679	27.78
EMS	.8775	351,679	0	351,679	308.60
SCHOOL-STATE LAW	3.2150	363,321	0	363,321	1,168.08
SCHOOL-LOCAL BD.	2.7480	363,321	0	363,321	998.41
ST PETE BEACH	3.1500	351,679	0	351,679	1,107.79
SW FLA WTR MGMT.	.2260	351,679	0	351,679	79.48
PINELLAS COUNTY PLN.CNCL.	.0210	351,679	0	351,679	7.39
JUVENILE WELFARE BOARD	.8508	351,679	0	351,679	299.21

OK TO PAY
40002260
RW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$5,663.63

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $5,787.67

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2022 REAL ESTATE TAX

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Pay This Amount	$5,556.16	$5,614.04	$5,671.92	$5,729.79	$5,787.67

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491186		SPB

PARCEL NO: 01/32/15/10832/000/1633
SITE ADDRESS: 5700 GULF BLVD 1633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR DEV LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$2,968.25	$2,999.17	$3,030.09	$3,061.01	$3,091.93

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491261		SPB

PARCEL NO: 01/32/15/10832/000/1635
SITE ADDRESS: 5700 GULF BLVD 1635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	184,140	0	184,140	872.79
HEALTH DEPARTMENT	.0790	184,140	0	184,140	14.55
EMS	.8775	184,140	0	184,140	161.58
SCHOOL-STATE LAW	3.2150	190,637	0	190,637	612.90
SCHOOL-LOCAL BD.	2.7480	190,637	0	190,637	523.87
ST PETE BEACH	3.1500	184,140	0	184,140	580.04
SW FLA WTR MGMT.	.2260	184,140	0	184,140	41.62
PINELLAS COUNTY PLN.CNCL.	.0210	184,140	0	184,140	3.87
JUVENILE WELFARE BOARD	.8508	184,140	0	184,140	156.67

OK TO PAY
40002260
RW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$2,967.89

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $3,091.93

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R500996-0003

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$2,968.25	$2,999.17	$3,030.09	$3,061.01	$3,091.93

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R491261		SPB

PARCEL NO: 01/32/15/10832/000/1635
SITE ADDRESS: 5700 GULF BLVD 1635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 OR491261 2022 E

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Charles W. Thomas, Pinellas County Tax Collector

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$5,669.40	$5,728.45	$5,787.51	$5,846.56	$5,905.62

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473611		SPB

PARCEL NO: 01/32/15/10832/000/2633
SITE ADDRESS: 5700 GULF BLVD 2633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	359,016	0	359,016	1,701.66
HEALTH DEPARTMENT	.0790	359,016	0	359,016	28.36
EMS	.8775	359,016	0	359,016	315.04
SCHOOL-STATE LAW	3.2150	370,869	0	370,869	1,192.34
SCHOOL-LOCAL BD.	2.7480	370,869	0	370,869	1,019.15
ST PETE BEACH	3.1500	359,016	0	359,016	1,130.90
SW FLA WTR MGMT.	.2260	359,016	0	359,016	81.14
PINELLAS COUNTY PLN.CNCL.	.0210	359,016	0	359,016	7.54
JUVENILE WELFARE BOARD	.8508	359,016	0	359,016	305.45

OK TO PAY
40002260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$5,781.58

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$5,905.62

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R500996-0006

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$5,669.40	$5,728.45	$5,787.51	$5,846.56	$5,905.62

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473611		SPB

PARCEL NO: 01/32/15/10832/000/2633
SITE ADDRESS: 5700 GULF BLVD 2633
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 OR473611 2022 D

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$3,123.81	$3,156.35	$3,188.89	$3,221.43	$3,253.97

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473612		SPB

PARCEL NO: 01/32/15/10832/000/2635
SITE ADDRESS: 5700 GULF BLVD 2635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	195,722	0	195,722	927.68
HEALTH DEPARTMENT	.0790	195,722	0	195,722	15.46
EMS	.8775	195,722	0	195,722	171.75
SCHOOL-STATE LAW	3.2150	198,500	0	198,500	638.18
SCHOOL-LOCAL BD.	2.7480	198,500	0	198,500	545.48
ST PETE BEACH	3.1500	195,722	0	195,722	616.52
SW FLA WTR MGMT.	.2260	195,722	0	195,722	44.23
PINELLAS COUNTY PLN.CNCL.	.0210	195,722	0	195,722	4.11
JUVENILE WELFARE BOARD	.8508	195,722	0	195,722	166.52

OK TO PAY
40002260
RW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$3,129.93

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	59.72
GROSS NON-AD VALOREM ASSESSMENTS	$124.04

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$3,253.97

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R500996-0007

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$3,123.81	$3,156.35	$3,188.89	$3,221.43	$3,253.97

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R473612		SPB

PARCEL NO: 01/32/15/10832/000/2635
SITE ADDRESS: 5700 GULF BLVD 2635
PLAT: 161 PAGE 42
LEGAL:
BRECKENRIDGE BEACH VILLAS
CONDO
SEE ADDITIONAL LEGAL ON TAX ROLL

5700 GULF BLVD BR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

1 OR473612 2022 B

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$613,277.76	$619,666.07	$626,054.38	$632,442.69	$638,831.00

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11003		SPB

PARCEL NO: 01/32/15/00000/110/0400
SITE ADDRESS: 6000 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
FROM PNT ON SW R/W OF GULF
BLVD & S'LY LINE OF 58TH
SEE ADDITIONAL LEGAL ON TAX ROLL

PNC BANK NA TRE
HUGHES, BRYAN E TRE
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	36,968,525	0	36,968,525	175,223.41
HEALTH DEPARTMENT	.0790	36,968,525	0	36,968,525	2,920.51
EMS	.8775	36,968,525	0	36,968,525	32,439.88
SCHOOL-STATE LAW	3.2150	44,250,000	0	44,250,000	142,263.75
SCHOOL-LOCAL BD.	2.7480	44,250,000	0	44,250,000	121,599.00
ST PETE BEACH	3.1500	36,968,525	0	36,968,525	116,450.85
SW FLA WTR MGMT.	.2260	36,968,525	0	36,968,525	8,354.89
PINELLAS COUNTY PLN.CNCL.	.0210	36,968,525	0	36,968,525	776.34
JUVENILE WELFARE BOARD	.8508	36,968,525	0	36,968,525	31,452.82

OK TO PAY
5000226o
RW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$631,481.45

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	7,285.23
GROSS NON-AD VALOREM ASSESSMENTS	$7,349.55

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$638,831.00

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R1121035

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$613,277.76	$619,666.07	$626,054.38	$632,442.69	$638,831.00

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11003		SPB

PARCEL NO: 01/32/15/00000/110/0400
SITE ADDRESS: 6000 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
FROM PNT ON SW R/W OF GULF
BLVD & S'LY LINE OF 58TH
SEE ADDITIONAL LEGAL ON TAX ROLL

PNC BANK NA TRE
HUGHES, BRYAN E TRE
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

1 00R11003 2022 U

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$50,081.56	$50,603.24	$51,124.92	$51,646.61	$52,168.29

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T59034	BUSINESS		SPB.

SITE ADDRESS: 6000 GULF BLVD

GUY HARVEY OUTPOST
TRADEWINDS SANDPIPER BEACH RESORT
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	3,496,037	25,000	3,471,037	16,452.02
HEALTH DEPARTMENT	.0790	3,496,037	25,000	3,471,037	274.21
SCHOOL-STATE LAW	3.2150	3,496,037	25,000	3,471,037	11,159.38
SCHOOL-LOCAL BD.	2.7480	3,496,037	25,000	3,471,037	9,538.41
ST PETE BEACH	3.1500	3,496,037	25,000	3,471,037	10,933.77
SW FLA WTR MGMT.	.2260	3,496,037	25,000	3,471,037	784.45
PINELLAS COUNTY PLN.CNCL.	.0210	3,496,037	25,000	3,471,037	72.89
JUVENILE WELFARE BOARD	.8508	3,496,037	25,000	3,471,037	2,953.16

OK TO PAY
50002260
EV

TOTAL MILLAGE 15.0296 $52,168.29

TAXES BECOME DELINQUENT APRIL 1ST | **TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY** $52,168.29

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P:1004160

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$50,081.56	$50,603.24	$51,124.92	$51,646.61	$52,168.29

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T59034	BUSINESS		SPB.

SITE ADDRESS: 6000 GULF BLVD

GUY HARVEY OUTPOST
TRADEWINDS SANDPIPER BEACH RESORT
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

RETURN THIS PORTION WITH PAYMENT

2 00T59034 2022 5

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$440,928.99	$445,522.00	$450,115.01	$454,708.02	$459,301.03

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11004		SPB

PARCEL NO: 01/32/15/00000/110/0500
SITE ADDRESS: 5900 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
NW'LY 225 FT OF SE'LY 485
FT OF GOVT LOT 1 LYING W
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON FL 33326-3683

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	28,475,000	0	28,475,000	134,965.81
HEALTH DEPARTMENT	.0790	28,475,000	0	28,475,000	2,249.53
EMS	.8775	28,475,000	0	28,475,000	24,986.81
SCHOOL-STATE LAW	3.2150	28,475,000	0	28,475,000	91,547.13
SCHOOL-LOCAL BD.	2.7480	28,475,000	0	28,475,000	78,249.30
ST PETE BEACH	3.1500	28,475,000	0	28,475,000	89,696.25
SW FLA WTR MGMT.	.2260	28,475,000	0	28,475,000	6,435.35
PINELLAS COUNTY PLN.CNCL.	.0210	28,475,000	0	28,475,000	597.98
JUVENILE WELFARE BOARD	.8508	28,475,000	0	28,475,000	24,226.53

OK TO PAY
50002260
EW

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$452,954.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	6,282.02
GROSS NON-AD VALOREM ASSESSMENTS	$6,346.34

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $459,301.03

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R1177142

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$440,928.99	$445,522.00	$450,115.01	$454,708.02	$459,301.03

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11004		SPB

PARCEL NO: 01/32/15/00000/110/0500
SITE ADDRESS: 5900 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
NW'LY 225 FT OF SE'LY 485
FT OF GOVT LOT 1 LYING W
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON FL 33326-3683

1 00R11004 2022 S

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$13,673.43	$13,815.87	$13,958.30	$14,100.73	$14,243.16

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T18524	BUSINESS		SPB.

SITE ADDRESS: 5900 GULF BLVD

ALDEN HOTEL
5750 GULF BLVD CR LLC
5900 GULF BLVD
ST PETE BEACH FL 33706-3710

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	972,674	25,000	947,674	4,491.79
HEALTH DEPARTMENT	.0790	972,674	25,000	947,674	74.87
SCHOOL-STATE LAW	3.2150	972,674	25,000	947,674	3,046.77
SCHOOL-LOCAL BD.	2.7480	972,674	25,000	947,674	2,604.21
ST PETE BEACH	3.1500	972,674	25,000	947,674	2,985.17
SW FLA WTR MGMT.	.2260	972,674	25,000	947,674	214.17
PINELLAS COUNTY PLN.CNCL.	.0210	972,674	25,000	947,674	19.90
JUVENILE WELFARE BOARD	.8508	972,674	25,000	947,674	806.28

OK TO PAY
50002260
EW

TOTAL MILLAGE 15.0296 $14,243.16

TAXES BECOME DELINQUENT APRIL 1ST | **TOTAL GROSS TAXES AND LATE/NON-RETURN PENALTY** $14,243.16

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P1004190

Charles W. Thomas, Pinellas County Tax Collector

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2022 TANGIBLE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$13,673.43	$13,815.87	$13,958.30	$14,100.73	$14,243.16

ACCOUNT NUMBER	TANGIBLE TYPE	ESCROW CODE	MILLAGE CODE
T18524	BUSINESS		SPB.

SITE ADDRESS: 5900 GULF BLVD

ALDEN HOTEL
5750 GULF BLVD CR LLC
5900 GULF BLVD
ST PETE BEACH FL 33706-3710

RETURN THIS PORTION WITH PAYMENT

2 00T18524 2022 5

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2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check – no fee • Credit card – 2.95% convenience fee

If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$112,506.07	$113,678.01	$114,849.94	$116,021.88	$117,193.82

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11005		SPB

PARCEL NO: 01/32/15/00000/110/0600
SITE ADDRESS: 5750 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
NE 1/4 OF SEC 1-32-15 INCL
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	6,843,942	0	6,843,942	32,438.92
HEALTH DEPARTMENT	.0790	6,843,942	0	6,843,942	540.67
EMS	.8775	6,843,942	0	6,843,942	6,005.56
SCHOOL-STATE LAW	3.2150	7,446,410	0	7,446,410	23,940.21
SCHOOL-LOCAL BD.	2.7480	7,446,410	0	7,446,410	20,462.73
ST PETE BEACH	3.1500	6,843,942	0	6,843,942	21,558.42
SW FLA WTR MGMT.	.2260	6,843,942	0	6,843,942	1,546.73
PINELLAS COUNTY PLN.CNCL.	.0210	6,843,942	0	6,843,942	143.72
JUVENILE WELFARE BOARD	.8508	6,843,942	0	6,843,942	5,822.83

OK TO PAY
10002260
EV

TOTAL MILLAGE	15.9071	GROSS AD VALOREM TAXES	$112,459.79

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	4,669.71
GROSS NON-AD VALOREM ASSESSMENTS	$4,734.03

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$117,193.82

Please retain top portion for your records

RETURN THIS PORTION WITH PAYMENT

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R1121036

2022 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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If Postmarked By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Pay This Amount	$112,506.07	$113,678.01	$114,849.94	$116,021.88	$117,193.82

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R11005		SPB

PARCEL NO: 01/32/15/00000/110/0600
SITE ADDRESS: 5750 GULF BLVD
PLAT: UNREC PAGE
LEGAL:
THAT PART OF GOVT LOT 1 IN
NE 1/4 OF SEC 1-32-15 INCL
SEE ADDITIONAL LEGAL ON TAX ROLL

5750 GULF BLVD CR LLC
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH FL 33706-2248

1 00R11005 2022 0

TRADEWINDS – FIRE DEPARTEMENT COMMENT RESPONSES

Date: February 1st, 2024

Project: TradeWinds CUP
Project Record #: CUP Case 23033-Resub
Location: 5500 Gulf Blvd, St Pete Beach, FL 33706
Architect: Nunzio Marc DeSantis Architects

Narrative Summary: Responses to Fire Department comments from document "17647122-CUP case 23033 resub.pdf" dated "December 1, 2023".

Comments/Respones:

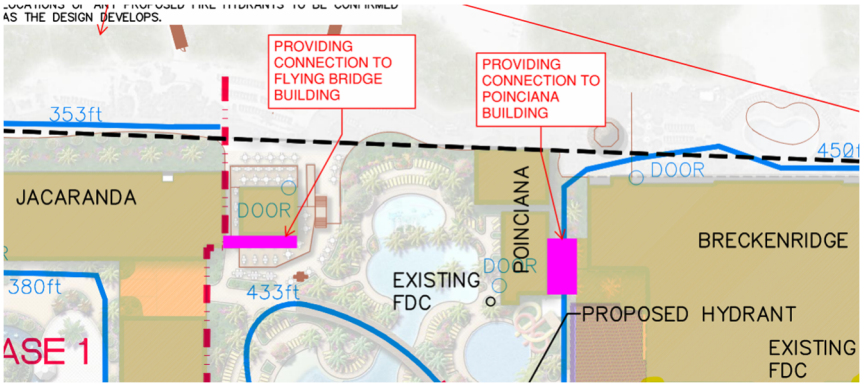
Fire:

Fire Department Access Roads (NFPA 1 2018ed: 18.2.3.2)

- All buildings-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside that provides access to the interior of the building per NFPA 1, 2018ed: 18.2.3.2.1 as well as distance to any portion of the facility/portion of an exterior wall of the first story of the building per NFPA 1: 18.2.3.2.2.1.

  18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

  - **NMDA Response** – Civil to include dimensions from at least one exterior door on Fire Truck Access Exhibits, sheet C-6x series drawings. No dimension to be greater than 50' to Fire Access route. Regarding the Flying Bridge and Poinciana buildings in Phase 2, we are going to add an enclosed connection from Jacaranda to Flying Bridge and from Poinciana to Breckenridge so these will become extensions of those buildings and access points from Jacaranda and Breckenridge can be used to access these buildings. See below image.



18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than **150** ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

- **NMDA Response** – see below response.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

- **NMDA Response** – Fire Hose lengths are indicated on Civil C-6x series drawings to show access to all exterior walls of buildings are within 450' requirement for sprinklered buildings and 150' for non-sprinklered buildings.

Also provide dimension for access to structure North of Jacaranda, Poinciana and new structure at the former Alden Suites.

- **NMDA Response** – Fire hose dimension is shown from turn-around provided at Phase 2 Amenity area, indicated by "433ft" along Jacaranda north side and "450ft" along Breckenridge south and west sides. These hose pulls represent max distance conditions which can easily reach the North side of Jacaranda and Poinciana requested here. At new structure at Alden Suites, which is the new proposed check-in lobby for Alden Suites and Rumfish, there are hose pull dimensions provided from turn-around west of lobby that indicate access around Rumfish building and show max lengths. New lobby is within max length hose pulls shown.

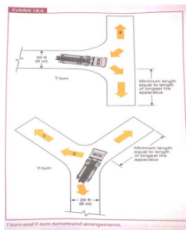
Is new structure at the former Alden Suites fire sprinkler protected?

- **NMDA Response** – Yes, new structure at Alden Suites, which is the new proposed check-in lobby for Alden Suites and Rumfish, will be sprinklered.

o Fire department access roads shall have an unobstructed width of not less than 20ft (1:18.2.3.5.1.1) The turning radius of fire department access road shall be as approved by the AHJ (1:18.2.3.5.3.1)

- **NMDA Response** – All Fire Access roads indicated on plans have a minimum width of 20ft. Turning truck radius and path of travel is shown on C-6.5 and is updated with T23 Truck maneuvering clearances. Final dimensioned plans to be provided at Site plan Submission.

- Turn arounds shall comply with NFPA 1: 18.2.3.5.4, See exhibit below.
  -Turnaround by the new beachfront restaurant (South), between Jacaranda and Tower 1, by Coral Reef-Is the turnaround legs 20ft in width and minimum length of 41ft1in ?
  -Turnaround at Breckenridge/ Tower 2 is through landscaping, cabanas and on the bridge still.
  -Turnaround reflected at Coral Reef-Page LA2.00, LA2.03 reflects double gates. Turnaround blocked.

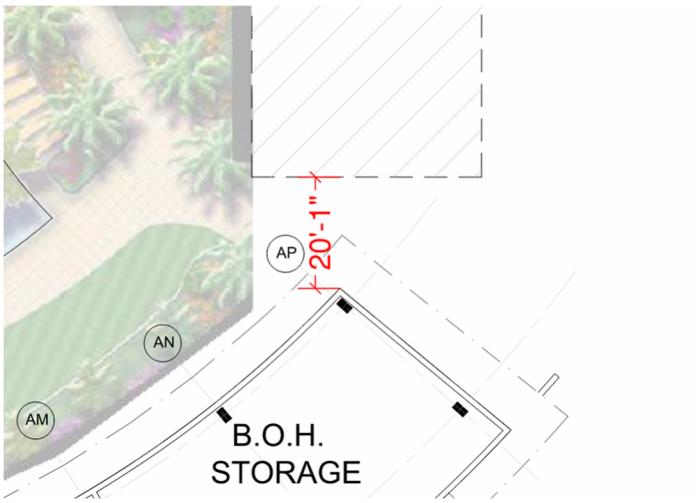


- **NMDA Response** –
  - All turnarounds will meet minimum requirements of 20ft wide and 41ft 1in in length.
  - Turnaround at Breckenridge/Tower 2 amenity area will not be through any landscaping, cabanas, or over bridge. Adequate turnaround will be provided that meets code required minimum clearances.
  - The intention of the double gates is to allow access to the turnaround open area in the amenity space for circulation of hotel guests. The gate is provided so that it could be opened in the event of an emergency for the Fire Truck to turnaround. Per discussion with Fire Marshal on 01/18/2024, we will provide requested Knox Box located at gate for emergency responders to open gate as needed and will meet EVAC system requirements. No permanent elements, chairs, or other furniture to be located in turnaround area indicated. Final drawings and details for gates will be provided at Site Plan Submission.

- Is access between Jacaranda/Tower 1 and Tower 2/Breckenridge 20ft in clear width?

- **NMDA Response** – The measured distance between Phase 1 building and Jacaranda building is 20'-1" at ground level, per Arch sheet A2.10, also screenshot here. Civil drawings are a little misleading as they are showing roof plan, which Phase 1 building

does have a roof overhang that extends over this path on the ground but it is over 100ft in the air.



- Vertical clearance minimum 14ft. (1:18.2.3.5.1.2.2)
    - **NMDA Response** – All vertical clearances are intended to maintain a minimum vertical clearance of 14'-6", this includes all locations where fire access route passes under a building. Final dimensions at all vertical clearance locations to be provided at Site Plan Submission.
- The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles. (NFPA 1: 18.2.4.1.1)
    - **NMDA Response** – No Fire Truck access roads will be obstructed by parked vehicles. There are 3 lanes provided at the Phase 2 arrival/drop-off area to allow for continuous traffic flow. There will be valet on-duty and cars will not be allowed to park in the drop-off area for any extended period of time. Final dimensioned plans of drop-off will be provided at Site Plan Submission.
- Dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for the fire department apparatus to turn around. (NFPA 1: 18.2.3.5.4)
    - **NMDA Response** – All Fire Truck routes will meet code requirements. All dead-end roads in excess of 150ft are provided with code minimum turnarounds.
- Provide Access to FDC for Poinciana building and Breckenridge building (North and East exterior by boiler room).

- **NMDA Response** – Missing FDC at Breckenridge building has been added to Civil C-6x series drawings. Both this FDC, and the FDC at Poinciana building are indicated to be relocated as part of the Phase 2 project to be within required distance of Fire Access Route.

- Access at 5900 Gulf Blvd from Gulf Blvd shall continue all the way to Wahoo building since several FDC's along route.

  - **NMDA Response** – Fire Access Route continues all the way to Wahoo building as shown on Civil C-6x series drawings. Hose pull dimensions also shown to show coverage around entire perimeter of building.

- Fire department access roads surface type shall be in accordance with NFPA 1 Section 18.2.3.5.2

  - **NMDA Response** – All fire department access road surfaces will meet code requirements. Details & sections of roadway surfaces will be provided at time of Site Plan Submission.

- How is fire access delineated for apparatus to drive on?

  - **NMDA Response** – Signage will be provided for all fire access lanes. Surfaces will also be demarcated with striping or change in color of materials with approval by Fire Department. Signage details and lane striping to be indicated at time of Site Plan Submission.

- Fire department access roads shall be designed to support the loads of the heaviest fire apparatus, which is 70,000lbs.

  - **NMDA Response** – All fire department access road surfaces will be designed to meet code required Fire Truck weights. Details & sections of roadway surfaces will be provided at time of Site Plan Submission.

- Truck apparatus should fit in the area and have the ability for aerial ladder to be extended for rescue operations.

  - **NMDA Response** – All fire truck apparatus clearances will be designed to meet code requirements. Clearances will be provided at time of Site Plan Submission.

- Any gate or arm gates shall be provided with EVAC system for automatic operation.

- **NMDA Response** – All gates or arm gate systems will meet code requirements, including gates intended at middle beach access pathway between Coral Reef Parking and Phase 3 amenity space, and at west end of middle beach access between Phase 3 amenity space and Coral Reef location. Current drawings have been updated with notes. Details for gates & arm gates will be provided at time of Site Plan Submission.

- Page C-6.5 Truck specs shall be revised. Overall length, width and height not accurate.

  - **NMDA Response** – Truck specs on page C-6.5 have been updated with correct T23 truck specifications.

FD vehicle movement exhibit

- FD vehicle movement exhibit shall be provided reflect road widths, turning radii, etc. T23 specs attached.
  - **NMDA Response** – Truck vehicle movement exhibit shown on sheet C-6.5. Truck specs on page C-6.5 have been updated with correct T23 truck specifications per previous comment.

Fire Flow Requirements for Buildings

- Fire flow shall be in accordance with the minimum flow requirements of NFPA 1 2018ed Section 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

  - **NMDA Response** – Fire flow rates will meet code requirements. Flow rates will be provided at time of Site Plan Submission.

Fire Hydrants

- Provide fire hydrant locations throughout property.

  - **NMDA Response** – Fire hydrant locations are shown on Civil C-6.x series drawings. Fire hydrant locations have been updated to reflect discussions had with Fire Marshall on 01/18/2024. Locations will be confirmed during site plan review.

- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)

  - **NMDA Response** – Noted. Fire hydrants have been located within code minimum spacing measured along fire department access roads.

- FDC and Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6)

- **NMDA Response** – Noted. Dimensions have been added to Civil C-6.x series drawings for fire hydrants to fire access roads.

- Provide access to Poinciana and Breckenridge FDC.

  - **NMDA Response** – Access has been provided to relocated FDC locations on updated Civil plans.

- Fire hydrant spacing shall be in accordance with the requirements of NFPA 1 2018ed Section 18.5.3
  The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road. The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid.
  NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:
  (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).
  (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

  - **NMDA Response** – Noted. Fire hydrants are to be located to meet code minimum and maximum requirements. Final dimensioned plan for all hydrants to be provided at Site Plan Submission.

- Provide fire hydrant location for the FDC at Jacaranda, Poinciana, Breckenridge (Breckenridge building has multiple FDC's).

  - **NMDA Response** – Fire hydrant locations have been updated Civil plans.

- Fire hydrant shall be within 100ft of FDC.
  NFPA 14 2016ed Section 6.4.5.4*
  Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.

  - **NMDA Response** – Noted. Fire hydrants have been updated to be within 100ft of an FDC. Final dimensioned plan to be provided at Site Plan Submission.

- Fire hydrant by Rumfish shall be located on same side as FDC.

- **NMDA Response** – Noted. Fire hydrant by Rumfish has been updated to be on same side of roadway as existing FDC on updated Civil plans.

- Fire hydrant fire flow
  NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.
  18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4. **18.5.4.2** The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.
  Δ 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table 18.5.4.3 shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.
  18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.

  - **NMDA Response** – Fire flow rates will meet code requirements. Flow rates will be provided at time of Site Plan Submission.

- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2) Add fire hydrant location and FDC locations to landscape plans.

  - **NMDA Response** – Noted. 36" clearance will be maintained at all fire hydrant locations. Clearances to be shown at time of Site Plan Submission. Landscape plans to be updated to show hydrant locations.

- Provide cross sectional detail of hydrant installation.

  - **NMDA Response** – Hydrant details to be provided at time of Site Plan Submission.

Fire Department Connection (FDC)

- Reflect all FDC locations (existing and new).

- **NMDA Response** – All FDC locations, existing and new, have been added to Civil plans. Refer to above responses for additional information.

- Provide FDC details. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.
    - **NMDA Response** – FDC details to be shown at time of Site Plan Submission.

- Provide type and size of underground line for FDC's.
    - **NMDA Response** – FDC line type and size details to be shown at time of Site Plan Submission.

- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 2016ed Section 7.12.2
    - **NMDA Response** – FDC locations are shown in general for this CUP submission. Exact location and details for connections regarding to zone requirements to be provided at time of Site Plan Submission.

- Signage shall be provided for all FDC's. See example below.
    - **NMDA Response** – Noted. FDC signage details to be shown at time of Site Plan Submission.
-



Fire Mains

- Reflect fire mains on plans include size and type of pipe.
    - **NMDA Response** – Fire main lines type and size details to be shown at time of Site Plan Submission.

- NFPA 1141 2012ed Section 9.3.11 Dead-end mains shall not exceed 600 ft (183 m) in length for main sizes less than 10 in. (250 mm) in diameter.

- **NMDA Response** – Fire main lines type and size details to be shown at time of Site Plan Submission.

Fire Department Comprehensive Master plan

- The applicant shall provide to the City a proportionate cost, not to exceed $30,000 of future planning study/documents for the fire department to ensure a continued appropriate emergency services level for the residents and visitors of St. Pete Beach.

  The first such study/document, anticipated to be completed during late 2024 or early 2025, will be a Comprehensive Master Plan. A Master Plan is an organizational planning document that draws from public engagement as well as a thorough assessment of the operational environment to frame resource allocation decisions. Organizations of all types utilize these documents to proactively guide decision-makers and to develop effective strategies to address challenges related to sustainability, funding, and resource allocation. This document will include specific areas such as service demand trends that will analyze items such as concurrency.

  - **NMDA Response** – Noted. Ownership to provide future study/documents as required, will be incorporated in final Development Agreement.

Scott Eisenhart AIA
Nunzio Marc DeSantis Architects
seisenhart@nmdarch.com
p.469.730.0362

Tuesday, January 23, 2024, Sent via E-mail

Michael Kaminska
Harris Civil Engineers., LLC
1200 Hillcrest St., Suite 200
Orlando, FL 32803
Phone 407-629-4777
michaelk@harriscivilengineers.com

Re: Readiness to Serve Letter –Potable Water & Reclaim Water
Parcel ID: 06-32-16-00000-230-0300
Address: 5500-5600 Gulf Blvd
St. Pete Beach FL 33706

Dear Mr. Kaminska,

Pinellas County Utilities has potable water and reclaim water service in the vicinity of the referenced parcel.

To obtain an atlas map of the area depicting available Pinellas County Utilities, please e-mail UTLEngineeringAdmin@PinellasCounty.org.

Connection to the potable water & reclaim water are dependent upon the review and approval of all design plans, calculations (if applicable) and securement of applicable utility easements.

If you have any questions, feel free to email me at sallen@pinellascounty.org or call 727-464-8418.

Sincerely,

Digitally signed by Steve Allen
Date: 2024.01.23 12:47:09 -05'00'

Steve Allen.
Engineering Specialist Supervisor
Pinellas County Utilities
Engineering Technical Services

SA:sa
S:\Shared\Engineering\DRS\Letters of Availability and Non\2024\LOA - 5500-5600 Gulf Blvd (Tradewinds Resort).docx

14 South Fort Harrison Avenue
Clearwater, FL 33756
Phone (727) 464-4000
Fax (727) 464-3717
V/TDD (727) 464-4062
www.pinellascounty.org

September 21, 2023

Tylor Bang
Harris Civil Engineers, LLC
tylorb@harriscivilengineers.com
407-629-4777

Project: 5500-6000 GULF BLVD ST PETE BEACH FL 33706-2323

Dear Tylor Bang:

Please be advised that Duke Energy's Operations Center located at 2501 25th St N, and a mailing address of 2501 25th St N, St. Petersburg, FL 33713, serves the electrical distribution system that encompasses the above referenced project.

It will be necessary for Duke Energy to be provided with a complete set of construction plans as soon as possible so that the necessary engineering work can begin. Early contact with Duke Energy is essential so that resources may be scheduled to ensure availability of service when required.

Should you have any further questions or concerns, please feel free to contact me at 727-506-5711.

Sincerely,

Sabena Durham
Engineering Design Associate / St. Petersburg Operations
Florida Engineering & Construction Planning – South Coastal
1 Customer Delivery (1CD) Duke Energy Florida
Office: (727) 893-9283
Email: Sabena.Durham@Duke-Energy.com

Tradewinds Resort - Phase 1

Sanitary Sewer Contribution Calculations using Fixture Units 1 ERU = 268 GPD

Proposed Additional Flow

Type of Fixture	Quantity	ERU Factor	Total ERU	Average Daily Flow (GPD)
Hotel Room or One-Bedroom Hotel Suite	154	0.500	77.0	
Meeting Areas, Seats	0	0.017	0.0	
Restaurant, Seats	238	0.100	23.8	
Resort and Street Retail	0	0.500	0.0	
		Sub-Total	**100.8**	**27010**

TOTAL ADF (GPD)	**27010**
TOTAL PHF (GPH)	**4502**

Notes

1. Per St. Pete Beach City Engineer, WW LOS corresponds to an ERU value of 258-268 gpd. 268 gpd has been used to be conservative.
2. Peaking Factor (PF) and ERU factors are based on comparable municipality standards. Maximum contributing flow based on Peak Daily Flow (PDF)
3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.
4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Resort - Phase 2

Sanitary Sewer Contribution Calculations using Fixture Units 1 ERU = 268 GPD

Proposed Additional Flow

Type of Fixture	Quantity	ERU Factor	Total ERU	Average Daily Flow (GPD)
Hotel Room or One-Bedroom Hotel Suite	240	0.500	120.0	
Meeting Areas, Seats	954	0.017	16.2	
Restaurant, Seats	704	0.100	70.4	
Resort and Street Retail	22	0.500	10.9	
		Sub-Total	**217.5**	**58278**

TOTAL ADF (GPD)	**58278**
TOTAL PHF (GPH)	**9713**

Notes

1. Per St. Pete Beach City Engineer, WW LOS corresponds to an ERU value of 258-268 gpd. 268 gpd has been used to be conservative.
2. Peaking Factor (PF) and ERU factors are based on comparable municipality standards. Maximum contributing flow based on Peak Daily Flow (PDF)
3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.
4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Resort - Phase 3

Sanitary Sewer Contribution Calculations using Fixture Units 1 ERU = 268 GPD

Proposed Additional Flow

Type of Fixture	Quantity	ERU Factor	Total ERU	Average Daily Flow (GPD)
Hotel Room or One-Bedroom Hotel Suite	235	0.500	117.5	
Meeting Areas, Seats	0	0.017	0.0	
Restaurant, Seats	0	0.100	0.0	
Resort and Street Retail	8	0.500	4.1	
		Sub-Total	**121.6**	**32583**

TOTAL ADF (GPD)	**32583**
TOTAL PHF (GPH)	**5431**

Notes

1. Per St. Pete Beach City Engineer, WW LOS corresponds to an ERU value of 258-268 gpd. 268 gpd has been used to be conservative.
2. Peaking Factor (PF) and ERU factors are based on comparable municipality standards. Maximum contributing flow based on Peak Daily Flow (PDF)
3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.
4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Resort - Phase 4

Sanitary Sewer Contribution Calculations using Fixture Units 1 ERU = 268 GPD

Proposed Additional Flow

Type of Fixture	Quantity	ERU Factor	Total ERU	Average Daily Flow (GPD)
Hotel Room or One-Bedroom Hotel Suite	0	0.500	0.0	
Meeting Areas, Seats	0	0.017	0.0	
Restaurant, Seats	66	0.100	6.6	
Resort and Street Retail	0	0.500	0.0	
		Sub-Total	**6.6**	**1759**

TOTAL ADF (GPD)	**1759**
TOTAL PHF (GPH)	**293**

Notes

1. Per St. Pete Beach City Engineer, WW LOS corresponds to an ERU value of 258-268 gpd. 268 gpd has been used to be conservative.
2. Peaking Factor (PF) and ERU factors are based on comparable municipality standards. Maximum contributing flow based on Peak Daily Flow (PDF)
3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.
4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Resort - Total

Sanitary Sewer Contribution Calculations using Fixture Units 1 ERU = 268 GPD

Proposed Additional Flow

Type of Fixture	Quantity	ERU Factor	Total ERU	Average Daily Flow (GPD)
Hotel Room or One-Bedroom Hotel Suite	629	0.500	314.5	
Meeting Areas, Seats	954	0.017	16.2	
Restaurant, Seats	1007	0.100	100.7	
Resort and Street Retail	30	0.500	15.0	
		Sub-Total	**446.4**	**119631**

TOTAL ADF (GPD)	**119631**
TOTAL PHF (GPH)	**17446**

Notes

1. Per St. Pete Beach City Engineer, WW LOS corresponds to an ERU value of 258-268 gpd. 268 gpd has been used to be conservative.
2. Peaking Factor (PF) and ERU factors are based on comparable municipality standards. Maximum contributing flow based on Peak Daily Flow (PDF)
3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.
4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Resort WATER USE

Proposed Additional Flow				
1 ERC = 350 Gallons Per Day				
QTY	**FIXTURE TYPE**	**ERC Factor**	**Total ERCs**	**Average Daily Flow (GPD)**
629	HOTEL ROOM OR ONE-BEDROOM HOTEL SUITE	0.5	314.5	
954	MEETING AREAS, SEATS	0.017	16.2	
1007	RESTAURANT, SEATS	0.1	100.7	
30	RESORT AND STREET RETAIL	0.5	15.0	
		SUB-TOTAL:	**446.4**	**156246.3**
PEAKED FLOW TOTAL ADF (GPD)				**156,246**
PEAKED FLOW TOTAL MDF (GPD)				**312,493**
PEAKED FLOW TOTAL PHF (GPH)				**26,041**

Notes

1. Maximum Number of ERC contributing flow based on Peak Daily Flow (PDF). Design Factor used: 1 W ERC = 350 GPD

2. Max Day Factor, Peaking Factor, and ERC factors are based on comparable municipality standards.

3. For Meeting Areas, 15 square feet/seat is assumed. For Restaurants, 60% seating area and 15 square feet/seat are assumed.

4. For Resort and Street Retail, 0.5 ERUs per 1000 square feet is used.

Tradewinds Sewer Flow Routing

LS 19
Current Remaining Capacity w/ Sirata Flows:
363 gpm

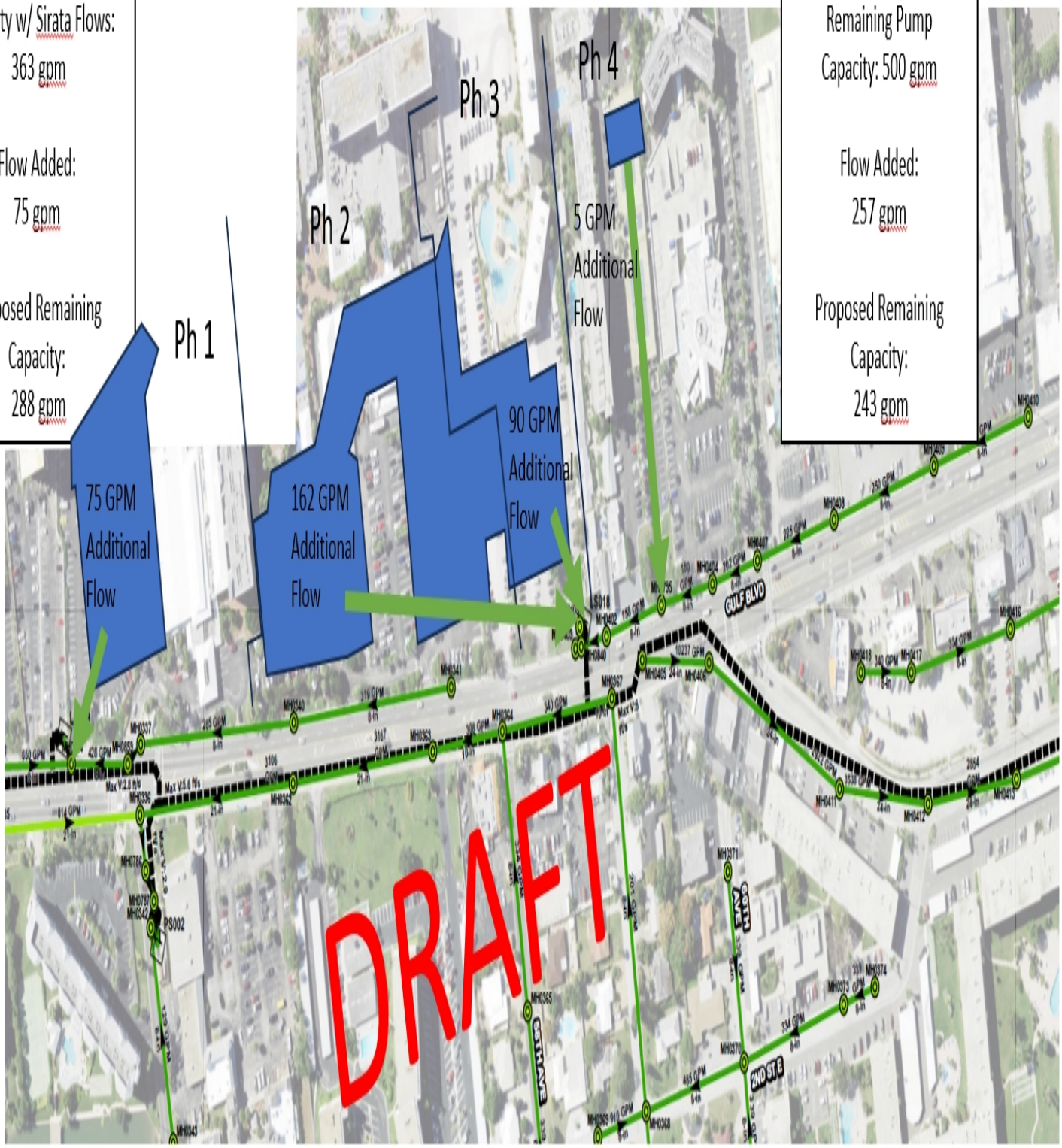
Flow Added:
75 gpm

Proposed Remaining Capacity:
288 gpm

LS 18
Current Remaining Pump Capacity: 500 gpm

Flow Added:
257 gpm

Proposed Remaining Capacity:
243 gpm



GENERAL NOTES:

THE STORM CAPTURE™ SYSTEM BY OLDCASTLE PRECAST IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE, AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOW RATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS, COVER HEIGHT AND MODULE SIZE DETERMINE THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

DESIGN NOTES:

1. DESIGN LOADINGS:
   - A. AASHTO HS20-44 W/ IMPACT.
   - B. DEPTH OF COVER = 6" - 5'-0".
   - C. ASSUMED WATER TABLE = BELOW BOTTOM.
   - D. EQUIVALENT FLUID PRESSURE = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF.
   - F. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORM CAPTURE MODULE TYPE = INFILTRATION.
6. DEPTH OF AGGREGATE BEARING LAYER TO BE DETERMINED IN ACCORDANCE WITH OLDCASTLE TECH NOTE SC-01.
7. ALLOWABLE SOIL BEARING PRESSURE ADDRESSED IN OLDCASTLE TECH NOTE SC-01.
8. REFERENCE STANDARDS:
   - A. ASTM C 890
   - B. ASTM C 891
   - C. ASTM C 913
9. LESS THAN 6" OR GREATER THAN 5' OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER AGGREGATE BEARING LAYER.

INSTALLATION NOTES:

THE STORM CAPTURE™ MODULE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ASTM C891, INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES. PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.

1. PLAN LINE, GRADE AND ELEVATIONS MUST BE FOLLOWED.
2. A. WHERE SPECIFIED, AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER AROUND THE STORM CAPTURE SYSTEM.
3. PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLETS BEFORE MAKING PENETRATIONS FOR ANY INLETS.
4. THE AGGREGATE BEARING LAYER SHOULD CONSIST OF CLEAN, DURABLE CRUSHED AGGREGATE COMPACTED AS DIRECTED BY THE ENGINEER. OLDCASTLE RECOMMENDS MATERIALS SUCH AS NO. 56 OR NO. 57 STONE PER ASTM C33.
5. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES.
6. MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 3/4". ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MIN. 8" JOINT WRAP ON SIDES AND TOP (CS-212 CONSEAL OR EQUIVALENT). INSTALL ONE ROW CS-102 CONSEAL (OR EQUIVALENT) BETWEEN PRECAST PIECES.
7. AUTHORIZATION SHOULD BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE SYSTEM. CARE SHOULD BE TAKEN DURING PLACEMENT OF BACKFILL NOT TO DISPLACE MODULES OR JOINT WRAP. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHOULD NOT BE COMPACTED WITHIN 6" OF MODULE.
8. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE.

SPLASH PADS, INLETS AND RISERS:

PLACE SPLASH PADS AS DESIGNATED TO PREVENT SCOUR FROM INLETS AND INLET PIPES. ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NON-METALIC GROUT, MIN. 3,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

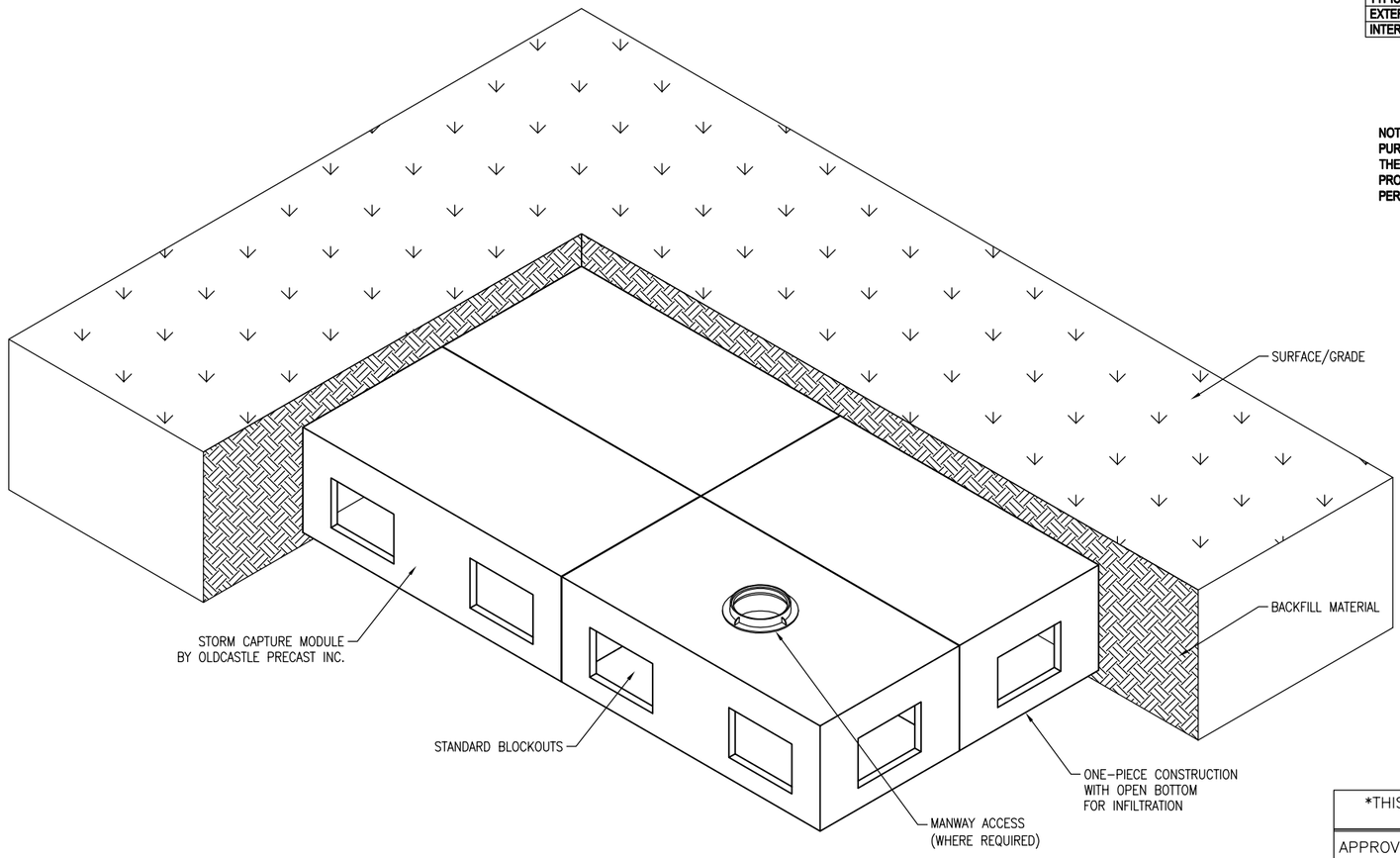
REVISIONS			
REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

STORMCAPTURE®

TABLE OF CONTENTS

NOTES & GENERAL ISO	1
TYPICAL ELEVATION	2
EXTERIOR DETAILS	3
INTERIOR DETAILS	4

NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY TO SHOW FEATURES OF THE SYSTEM. ACTUAL LAYOUT VARIES BY PROJECT, SEE SITE PLAN LAYOUT. ALL PERIMETER WALLS ARE SOLID.



INFILTRATION MODULE ISO VIEW

N.T.S.

THIS MUST BE FILLED OUT BEFORE MANUFACTURING BEGINS

APPROVED W/ NO EXCEPTIONS TAKEN: ☐

APPROVED AS NOTED: ☐

REVISE AND RESUBMIT: ☐

- PRELIMINARY -
NOT FOR CONSTRUCTION

SIGNATURE DATE

Oldcastle® Stormwater Solutions

7921 SOUTHPARK PLAZA, SUITE 200, LITTLETON, CO 80120
PHONE: 1-888-865-3227 FAX: 303-794-7497

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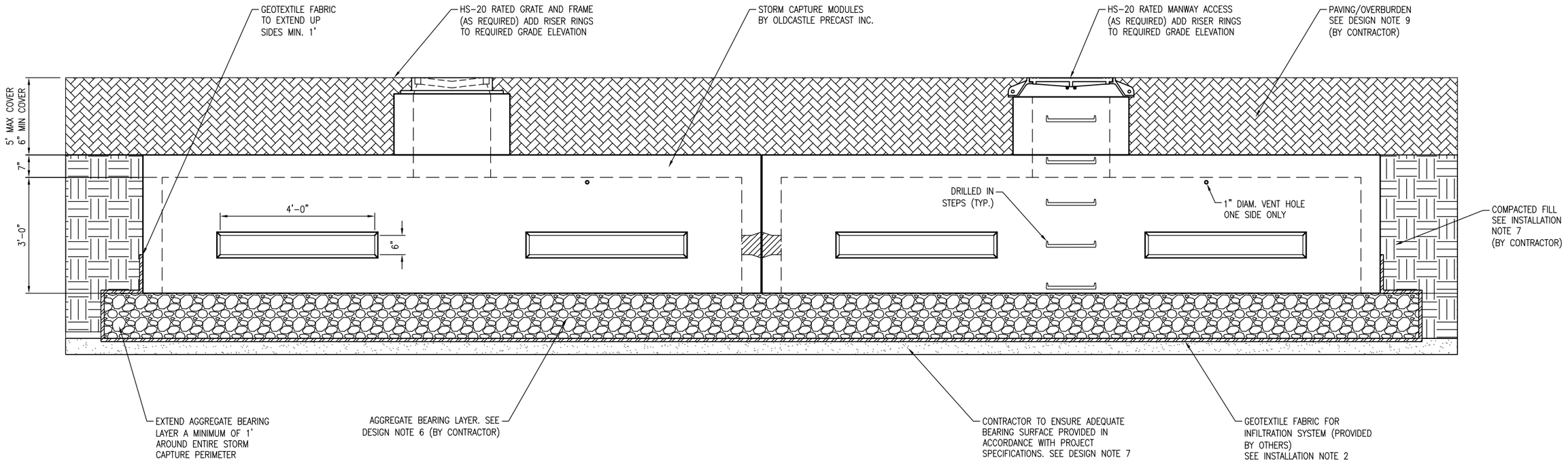
STORMCAPTURE
NOTES & GENERAL ISO

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER	REVISION	SHEET
SC - 3 ft top-only	REV DATE	1 OF 4



TYPICAL ELEVATION

SCALE: 3/8" = 1'-0"

NOTE:
FOR INFILTRATION - EXFILTRATION SYSTEMS, THE AGGREGATE SUBGRADE MUST BE WASHED AND CLEAN.

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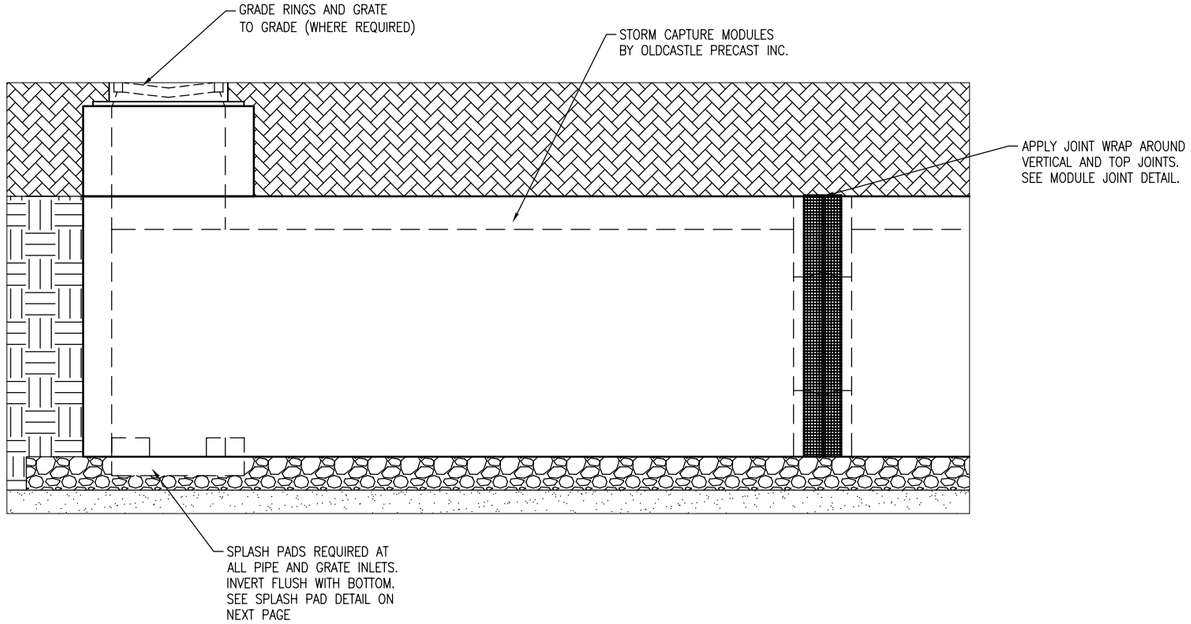
STORMCAPTURE
TYPICAL ELEVATION

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

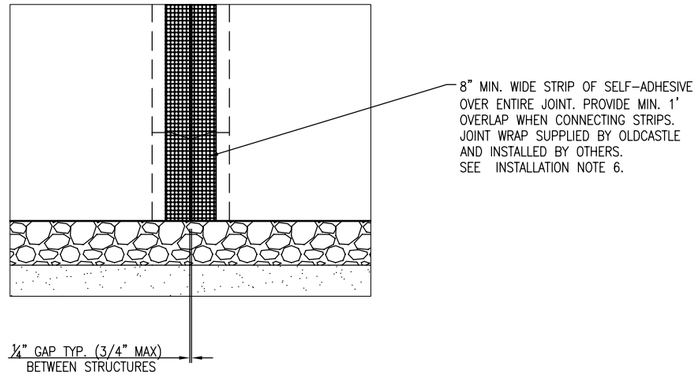
DRAWING NUMBER: SC - 3 ft top-only
REVISION / REV DATE
SHEET: 2 OF 4



GRATE INLET DETAIL

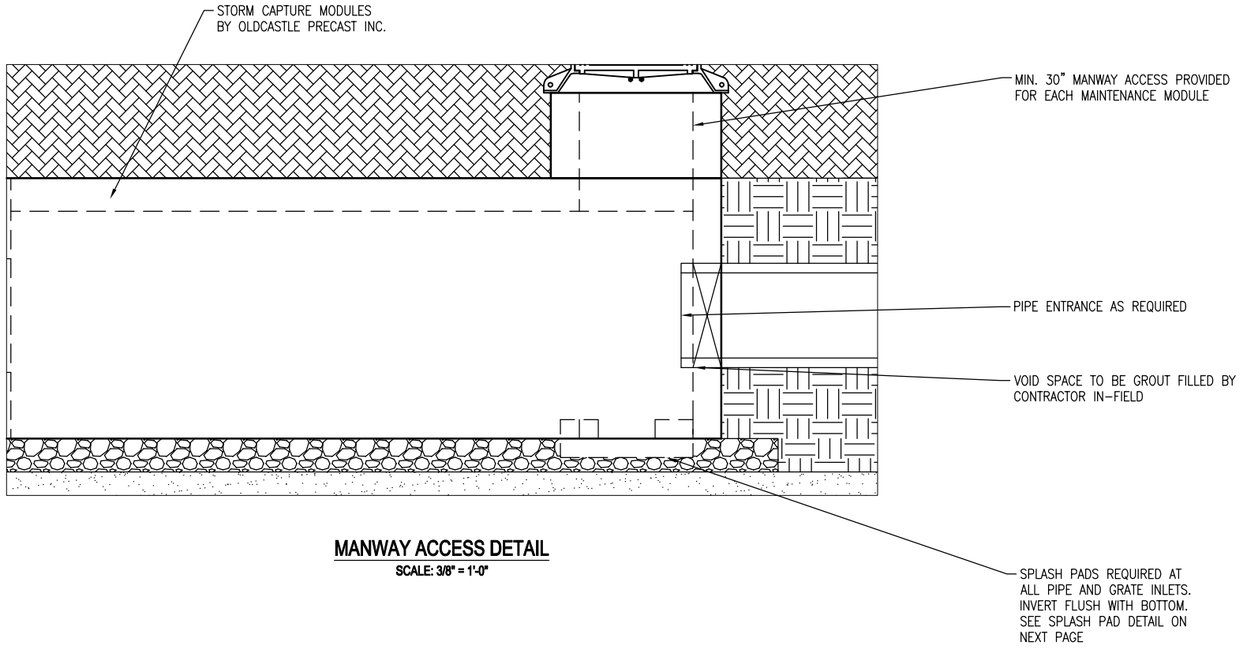
SCALE: 3/8" = 1'-0"

NOTE: WEIR PLATES, IF REQUIRED, MAY BE INSTALLED WITH RED-HEAD ANCHORS (BY OTHERS). ELEVATIONS TO BE DETERMINED BY PROJECT DESIGN ENGINEER



MODULE JOINT DETAIL

SCALE: 1/2" = 1'-0"



MANWAY ACCESS DETAIL

SCALE: 3/8" = 1'-0"

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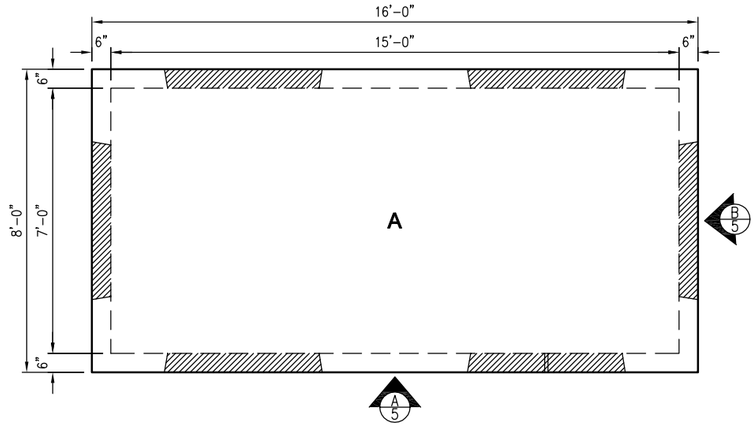
STORMCAPTURE
EXTERIOR DETAILS

CUSTOMER

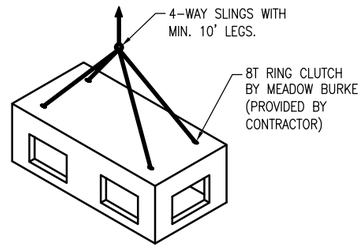
DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER	REVISION	SHEET
SC - 3 ft top-only	REV DATE	3 OF 4



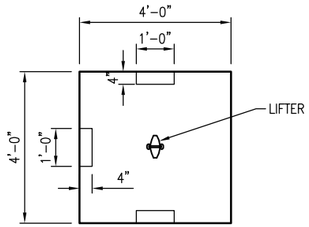
STORM CAPTURE PLAN VIEW

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



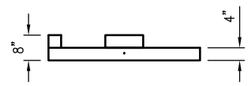
MODULE LIFTING DETAIL

N.T.S.



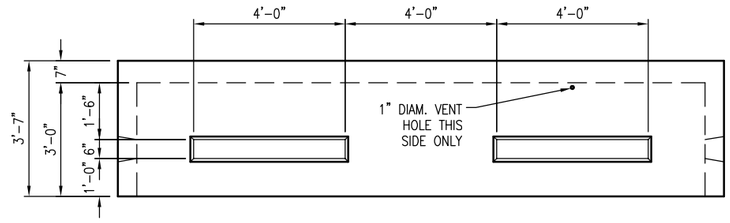
SPLASH PAD - PLAN

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



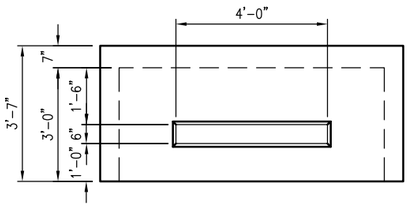
SPLASH PAD - PROFILE

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



VIEW A

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



VIEW B

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

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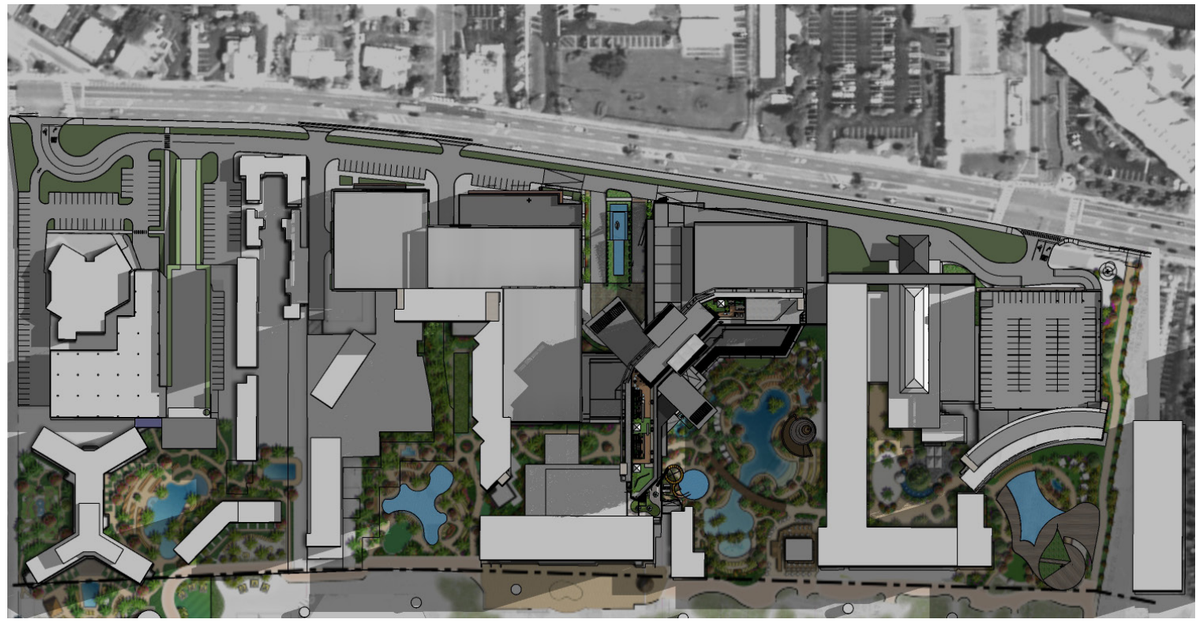
INTERIOR DETAILS

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER	REVISION	SHEET
SC - 3 ft top-only	REV DATE	4 OF 4

SHADOW STUDIES // WINTER SOLSTICE (DECEMBER 20TH)



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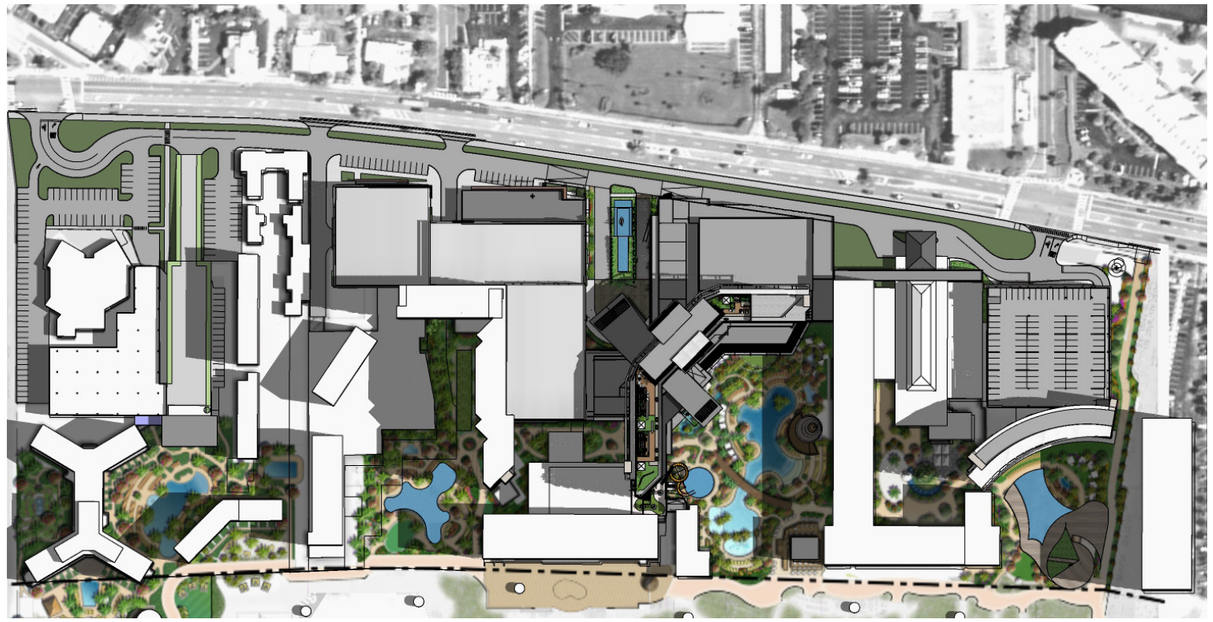

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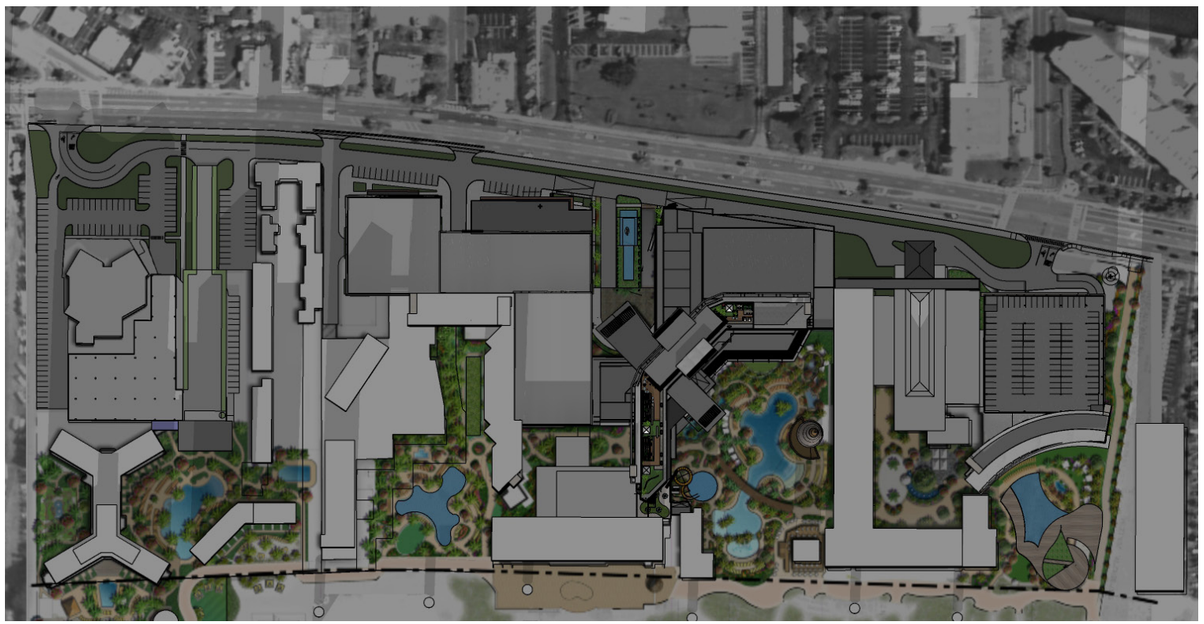
1:00 PM



4:00 PM

SHADOW STUDIES // SUMMER SOLSTICE (JUNE 20TH)



8:00 AM



10:00 AM

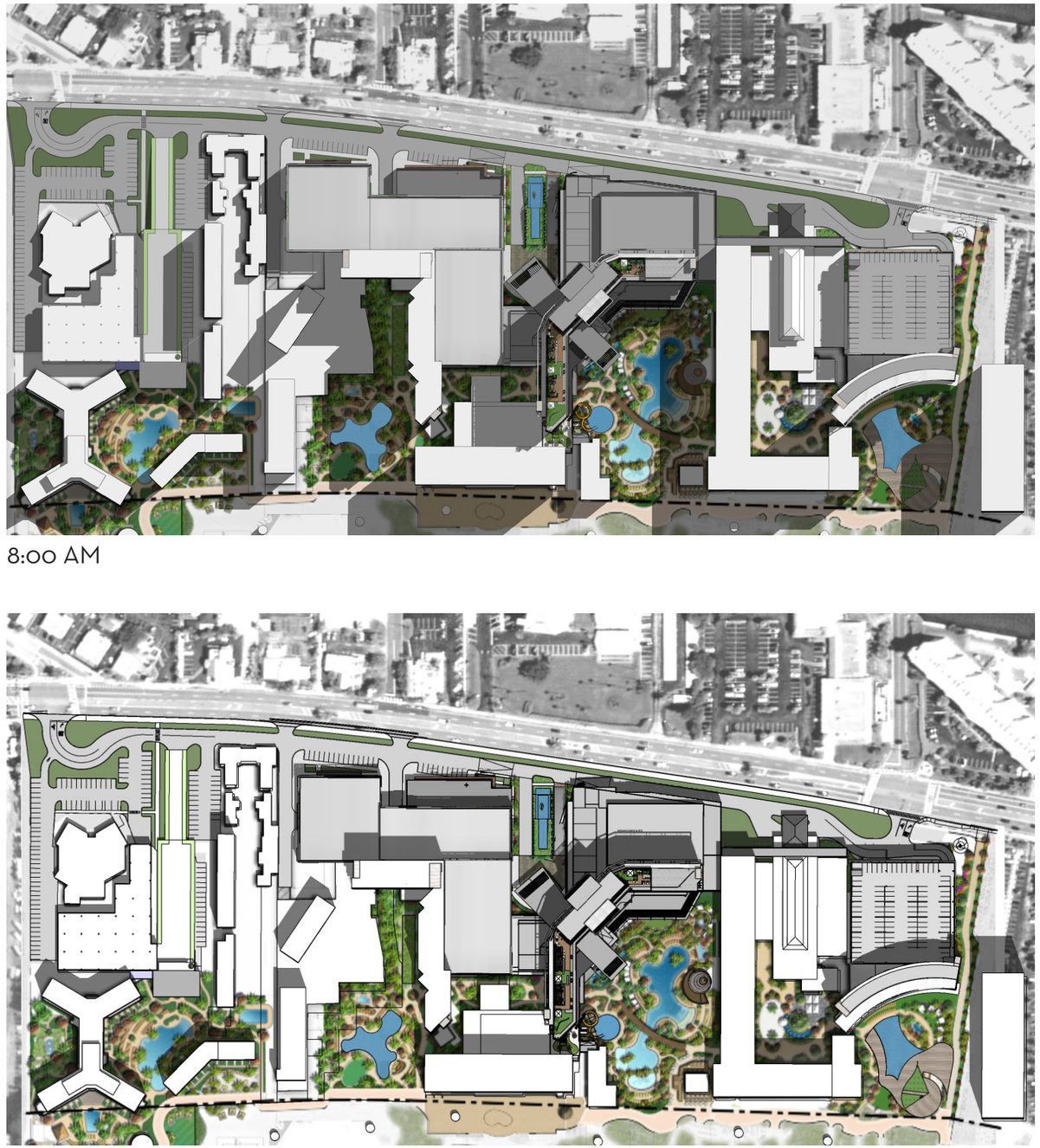


1:00 PM



4:00 PM

SHADOW STUDIES // SPRING EQUINOX (MARCH 20TH)



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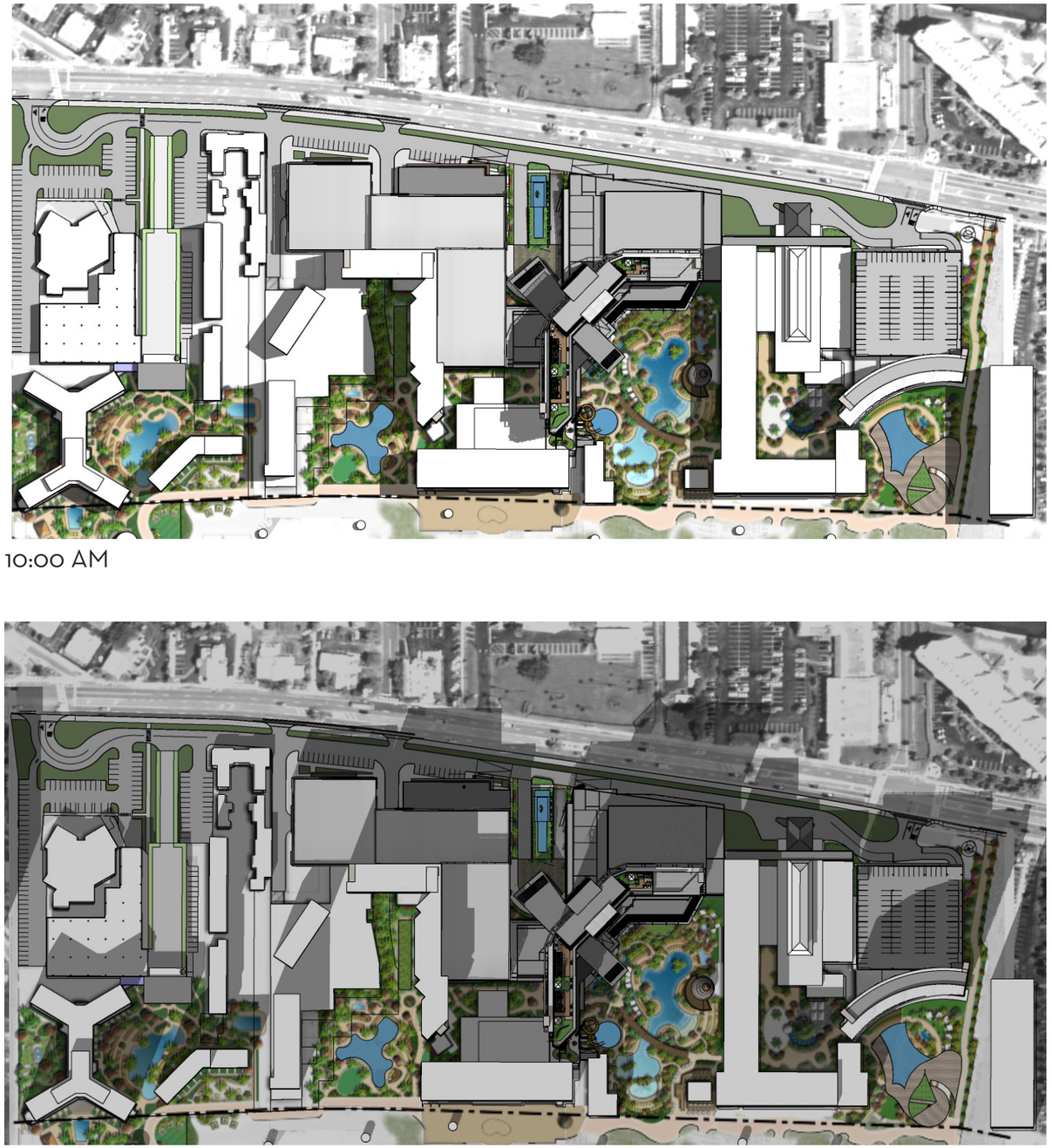

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4:00 PM

Soil Map—Pinellas County, Florida
(Tradewinds)



Map Scale: 1:5,700 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Jan 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Beaches	26.3	19.0%
16	Matlacha and St. Augustine soils and Urban land	34.6	25.1%
19	Palm Beach fine sand, 0 to 8 percent slopes	33.6	24.3%
30	Urban land, 0 to 2 percent slopes	4.8	3.5%
100	Waters of the Gulf of Mexico	38.9	28.2%
Totals for Area of Interest		**138.1**	**100.0%**

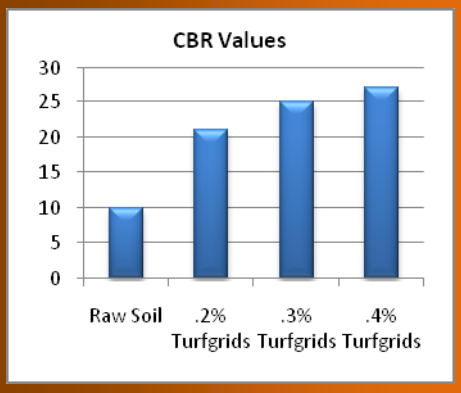
Fiber Soils

FIBERS FOR SOIL AND TURF REINFORCEMENT

FiberSoils

High Performance Engineered Turf Systems

- INCREASES SHEAR STRENGTH
  - Turfgrids Increase Shear Strength
  - Reinforces Entire Soil Mass
- INCREASES LOAD BEARING
  - Turfgrids Increase CBR / LBR Values
  - Supports Heavy Wheel Loads
- STORM WATER MANAGEMENT
  - Reduces Storm Water Runoff
  - Treats Storm Water Pollutants
- REINFORCES ROOT ZONE
  - Promotes Healthy Turf
- IMPROVES DRAINAGE
  - Pervious Reinforced Root Zone
- LABORATORY TESTING
  - For Soil Strength Design



FIBERSOILS ALL WEATHER NATURAL TURF SYSTEMS



FiberSoils All Weather Natural Turf Systems using Turfgrids® provides a sustainable, cost effective reinforced turf surface used in applications from Pedestrian Walkways, Great Lawns and Athletic Fields to Emergency Fire Lanes, Horse Tracks and Turf Parking. FiberSoils Turf Systems are designed to meet your site specific requirements with an engineered soil profile. Utilizing this isotropic fiber reinforcement will increase the load bearing capabilities of a pervious root zone while reducing storm water runoff and promoting high quality durable turf.

Contact FiberSoils for Design Assistance of your Natural Turf Load Support System.



Fiber Reinforced Soils
P.O. Box 80198 · Baton Rouge, LA 70898
1-866-FIBERS1 · 225-757-9136 · 225.752.7975
www.fibersoils..com

FRS Product Specification

Product: TURFGRIDS® 40MLTF

Description: Discrete, Fibrillated Fibers for Soil & Turf Reinforcement.

Materials: 100% Polypropylene Fibers shall be inert and shall conform to the following properties:

Property	Test Method	Requirement
Polypropylene	ASTM D4101 Group 1/Class 1/ Grade 2	99% Minimum
Moisture Absorption	-----	Nil
Fiber Length	Measured	.5 / .75 inch, minimum
Color	-----	Tan
Specific Gravity	ASTM D792	0.91 gm/cm^3
Carbon Black Content	ASTM D1603	------
Tensile Strength	ASTM D2256	40,000 psi, minimum
Tensile Elongation	ASTM D2256	15%, maximum
Young's Modulus	ASTM D3822	600,000 psi, minimum

Packaging / Storage: The Specific Fibers to be packaged in Sealed, Waterproof Polypropylene 50 lb Bales (Palletized), 1,000 lb Bulk Bags (Palletized), or other Approved Packaging. Each Bale / Bag to be properly identified with a legible label as to its Contents with the following information:

a. FRS Product Brand Name / Style Number.
b. Name / Address of Fiber Manufacturer / Supplier.
c. Proper Notification of Patents / Trademarks.
d. Net Weight of contents of each Bale / Bag.
e. Outside storage of Specified Bales / Bags is Acceptable with Limited UV Exposure.

Issued: January 2010

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FRS Product Specification

Product: TURFGRIDS® 36MLGF

Description: Discrete, Fibrillated Fibers for Soil & Turf Reinforcement.

Materials: 100% Polypropylene Fibers shall be inert and shall conform to the following properties:

Property	Test Method	Requirement
Polypropylene	ASTM D4101 Group 1/Class 1/ Grade 2	99% Minimum
Moisture Absorption	-----	Nil
Fiber Length	Measured	.5 / .75 inch, minimum
Color	-----	Green
Specific Gravity	ASTM D792	0.91 gm/cm^3
Carbon Black Content	ASTM D1603	-----
Tensile Strength	ASTM D2256	40,000 psi, minimum
Tensile Elongation	ASTM D2256	15%, maximum
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Issued: January 2010

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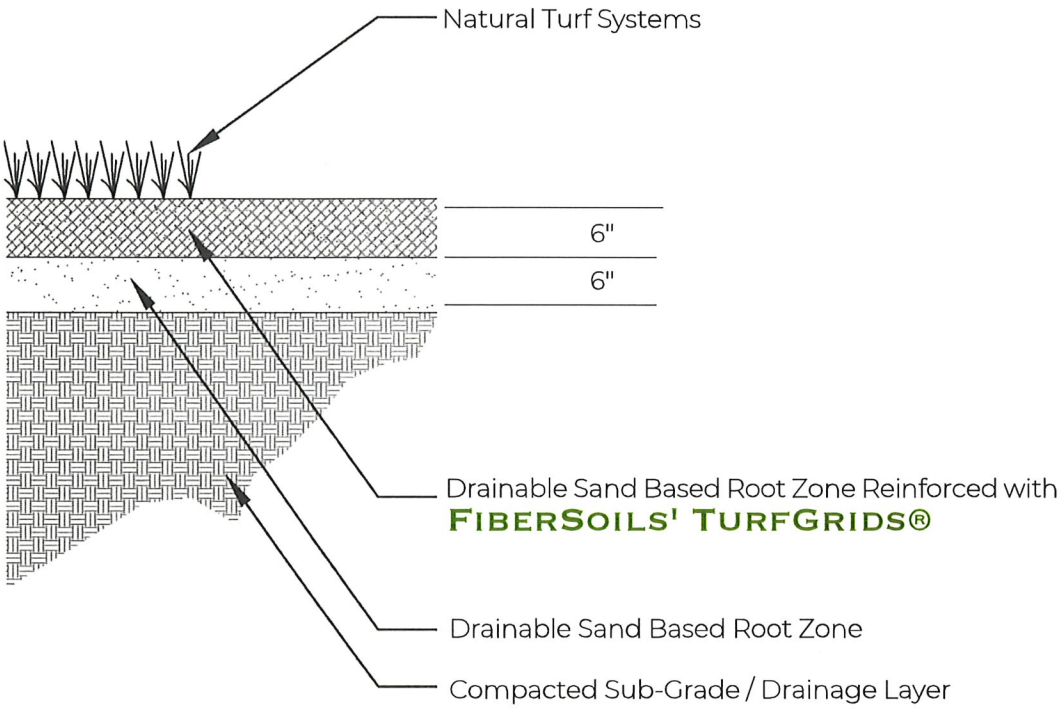
ALL WEATHER NATURAL TURF SYSTEMS

HD6X PROFILE DETAIL



EMERGENCY FIRE ACCESS LANES



NOTES

- Reinforced with FiberSoils TurfGrids®
- Application Rate: See Specifications
- Depth: Mixed Into Top 6" Maximum
- No Mud
- Minimizes Compaction
- Minimizes Damage to Turf Systems
- Natural Turf Systems: Seed, Spring & Sod
- Maintenance: Basic Turf Management Systems
- Increases Load Bearing/Wheel Loading (CBR)
- Supports Emergency Vehicles / Fire Apparatus Equipment

Fiber Reinforced HD6 Root Zone for Turf Paving

TURFGRIDS® Installation Specification for Fire Lanes

TECHNICAL SPECIFICATIONS

PART 1 – GENERAL

1.01 General Provisions

The Conditions of the Contract and all Sections are hereby made a part of this section.

1.02 Description of Work

A. Work Included:

1. Provide and Install Geotextile Separation fabric, if required. (7 oz - 8 oz Non-Woven Geotextile)
2. Provide and Install Drainage Layer using Stone, Sand, or Geocomposite as per Geotechnical Engineer's recommendations and/or as shown on Project Drawings.
3. Provide and Install Sand Layer (8" to 16") conforming to the recommended specifications for Gradation.
4. Provide and Install Turfgrids® / Sportgrids® Synthetic Fibers as per manufacturers recommended installation guidelines as furnished under this section.
5. Provide and Install Natural Turf Surface by utilizing Seeding, Sprigging, or Sand-Based Sod.

B. Related Work:

1. Subgrade Preparation under Section XXX – Earthwork.
2. Subsurface Drainage Materials – Section XXX – Subsurface Drainage, when needed.
3. Irrigation Installation – Section XXX – Irrigation, when needed.

Quality Assurance

A. Follow Section XXX requirements.
B. Installation procedures should be conducted by skilled and qualified work force with satisfactory record of performance on related projects.

1.03 Submittals

A. Submit manufacturer's Product Data and Installation Guidelines.
B. Submit representative sample of Turfgrids Product and Literature for review.
C. Submit representative sample of separation Geotextile for review, if needed.
D. Submit material certificates and/or Gradation analyses of all base and sub-base materials.

1.04 Delivery, Storage and Handling

A. Protect all materials from damage during delivery.
B. Store and Handle materials according to manufacturer's recommendations.

1.05 Project Conditions:

A. Review Installation procedures and coordinate Geotextile Separation work with other work affected. Generally, the geotextile separation fabric will be placed immediately following the approval of suitable sub-grade preparation.
B. Review installation procedures and coordinate Turfgrids® work with other work affected. Generally, the Turfgrids® will be placed immediately following the approval of Sub-Grade or Base Course, if required.
C. Cold Weather:
    1. Do not use frozen materials or materials mixed or coated with ice or frost.
    2. Do not build on frozen work or saturated sub-grade or sub-base materials.
    3. Ambient temperatures do not adversely affect Turfgrids®.

D. Protect partially completed paving sections from construction equipment throughout the construction process. Construction traffic should not be allowed to travel on Turf Paving until the Root System has matured (generally 2 to 4 weeks).

`PART 2 – PRODUCTS

2.01 Availability

A. Turfgrids® :

Manufacturer: Fiber Reinforced Soils, LLC
PO Box 80198
Baton Rouge, LA 70898
866-FIBERS1 (866-342-3771)
225-757-9136 (O)
225-752-7975 (F)
www.fibersoils.com

B. Geotextile / Geocomposite

Distributor:

Contact product Manufacturer / Distributor for related product information.

2.02 Materials for Sand Base / Root Zone Mix :

A. **Sand Materials:** Shall be as Specified by Geotechnical Engineer.

B. **Grass:** Use species resistant to wear by traffic. Turf Paving Applications require the greatest wear resistant species possible, which is commonly obtained only by Seeding, Sprigging, or Sand-Based Sod.

1. Sod: Use Sand-Based Sod from a reputable local source. Species should be wear resistant, disease free and in good physical condition.

2. Seed / Sprigs: Use Seeds or Sprigs from reputable and certified sources, of the preferred species for local environment. Species should be of wear resistant type.

C. **Fertilizer:** A starter fertilizer recommended by local grass supplier should be utilized to promote rapid germination and root development.

PART 3 – EXECUTION

3.01 Sub-Grade Inspection:

A. Examine the sub-grade condition. Make sure that all debris and un-suitable material has been removed. Check the grade of the sub-grade and make sure subsurface drainage requirements have been met.
B. Installation of the sub-base constitutes acceptance of the sub-grade and responsibility for satisfactory performance. If satisfactory conditions are not met, contact the project engineer for resolution.

3.02 Sub-Grade Preparation:

1. If required. A Geotextile Separation Fabric to be placed over prepared Sub-Grade according to Specifiers recommendations.
2. If required, place crushed stone sub-base over separation fabric and/or prepared Sub-Grade in 6 inch lifts, to grades shown on plans. The crushed stone sub-base lifts shall not exceed 6 inches. Each lift shall be compacted to a minimum 95% standard proctor (ASTM D-698).

3.03 Fiber Reinforced Sand:

A. Place 8” to 12” of Specified Sand in 4-Inch Lifts to Specified Grade as noted on Plans.

B. Spread Fertilizer and Soil Amendments at the specified Addition Rate over the Sand Profile.

C. Spread / Mix Fertilizer and Soil Amendments with Initial Pass (First Pass) of Rotary Mixer (RotaDairon, Blecavator, or Equivalent).

D. Spread Turfgrids at an Application Rate of 1 LB / 8 SF to Specified Soil Profile. Turfgrids spread in specified area using Drop Spreader, Top Dresser, Modified StrawBlower, or Hand Spreading Application. Some Hand Raking may be required to obtain uniform coverage at specified addition rate.

E. Mix Turfgrids to 6” Depth with Rotary Mixer until uniform Fiber / Sand Composite is obtained. Typically 2 Passes at Right Angles with recommended Rotary Mixer. Equipment recommendations include Rotodairon, Blecavator, or Colari.

F. Compact Fiber Reinforced Sand to a minimum 95% Standard Proctor (ASTM D-698) or as Specified by Designer.

3.04 Installation of Turf Surface

A. Install Turf Surface using Seeds, Sprigs, or Sand-Based Reinforced Sod as specified.

3.05 Site Cleaning

A. Practice safe construction by cleaning during installation procedures and upon completion of work. All excess materials, debris and equipment shall be removed from the site. Repair any damage to adjacent areas that occurs during construction.

End of Section

PEDESTRIAN WIND ASSESSMENT

CPP PROJECT 17685
24 MARCH 2023

TRADEWINDS
St. Petersburg, Florida

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EXECUTIVE SUMMARY

A wind tunnel study of the Tradewinds development in St. Petersburg, FL, was conducted to assess the impact of the Tradewinds development on the pedestrian wind environment around the adjacent existing Sea Mark building. Measurements of winds likely to be experienced by pedestrians were combined with wind statistics and compared to wind comfort and safety criteria. The results of the wind assessment can be summarized as follows:

- The findings of the study are that the new development does not result in any significant degradation of wind comfort conditions around the Sea Mark building. While there are a few areas that see slightly increased wind speeds, these increases are not sufficient to significantly affect users' perceptions of wind comfort.
- There are also larger areas where the new development provides additional shelter, and subsequent reduction in wind speeds, to outdoor areas around the Sea Mark building. In particular, the windier parts of the amenity deck on the beach side of the Sea Mark building see improvements in wind conditions with an existing exceedance of the safety criterion being mitigated to an acceptable level.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY 2
1. INTRODUCTION 4
2. METHODOLOGY 5
2.1 Wind Tunnel Model 5
2.2 Wind Climate 8
2.3 Wind Assessment Criteria 11
3. DISCUSSION OF RESULTS 12
3.1 Wind Comfort 12
3.2 Wind Safety 13
3.3 Balconies 13
4. APPLICABILITY OF RESULTS 14
5. CONCLUSIONS 14

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1. INTRODUCTION

Pedestrian wind studies are conducted to predict, assess and where necessary mitigate adverse wind conditions that a building or development may have on pedestrian level wind conditions. This assessment of the acceptability of the wind environment around developments can inform designers about the suitability of outdoor areas for their intended uses. Where necessary, design modifications can be made, or intervention measures added to mitigate areas with the potential for excessive wind speeds.

The proposed Tradewinds development involves the construction of multiple beach resort developments (each about 12-stories in height) in St. Petersburg, Florida. The development is to be constructed on the west side of Gulf Boulevard and to the north of the existing Sea Mark building of focus (see Image 1 for reference). As CPP understands, concerns have been raised by residents of the Sea Mark building on the potential for the Tradewinds development to adversely impact the wind conditions around the site. The focus of CPP's assessment was to evaluate the impact of the Tradewinds developments on the grounds around the Sea Mark Building.

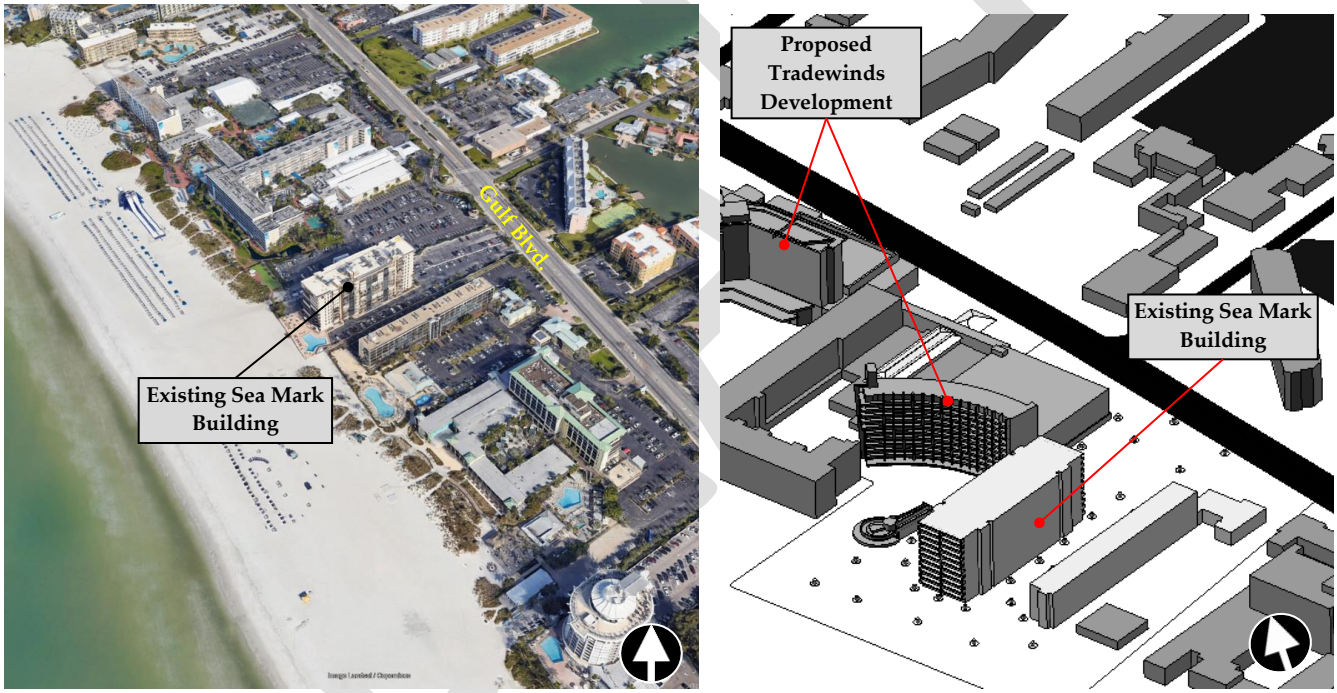

Image 1: Aerial View of Site (Google Earth™) (Left) and 3D View of Test Model (Right)

This report includes a summary of the wind tunnel test procedures, test results, a discussion of the test results and recommendations to improve wind conditions in areas where any adverse wind conditions may be identified.

All data collection was performed in accordance with the American Society of Civil Engineers (ASCE) Standard 49-21 on Wind Tunnel Testing of Buildings and Other Structures (2021).

2. METHODOLOGY

2.1 WIND TUNNEL MODEL

The anticipated wind conditions around the project site were quantitatively evaluated through wind tunnel testing of a 1:240 scale model of the development and surrounding area. This scale allowed for an adequate portion of surrounding developments and terrain to be included within an approximately 1360 ft radius of the site and all the relevant building details to be modeled accurately. The boundary-layer wind conditions beyond the modeled area were also appropriately simulated in CPP's wind tunnel.

MEASUREMENT POINTS

Wind speed (mean and gust) and directional measurements were made using Calibratable Pedestrian-level Pressure (CPP) probes at 43 locations around the project site. The placement of measurement points was focused towards areas around the existing Sea Mark building of frequent pedestrian use (e.g., near entrances and sidewalks, etc.) as well as areas known to have unique wind flow conditions or are more susceptible to accelerated wind flows (e.g., building corners, setback / recessed areas, between adjacent structures etc.). Measurements were made at the model-scale equivalent of 5 ft above the surface for 16 wind directions in 22.5° increments for each of the CPP probe locations.

TEST CONFIGURATIONS

The following is a summary and description of the configurations tested to evaluate the impact of the development on the pedestrian wind conditions in the vicinity of the site.

Configurations		Description
A	Existing	Site and surroundings as they currently exist and all developments within the test radius currently under construction.
B	Proposed	Existing configuration plus the proposed Tradewinds development.

As pedestrians' perception of wind can often be subjective and vary depending on regional difference in wind climate and thermal conditions, a comparison of wind speeds for the existing site versus the site with the addition of the proposed development is often the most objective way to assess the local wind comfort conditions. Photographs of the test model within the wind tunnel are provided for each of the test configurations in Images 2a and 2b.

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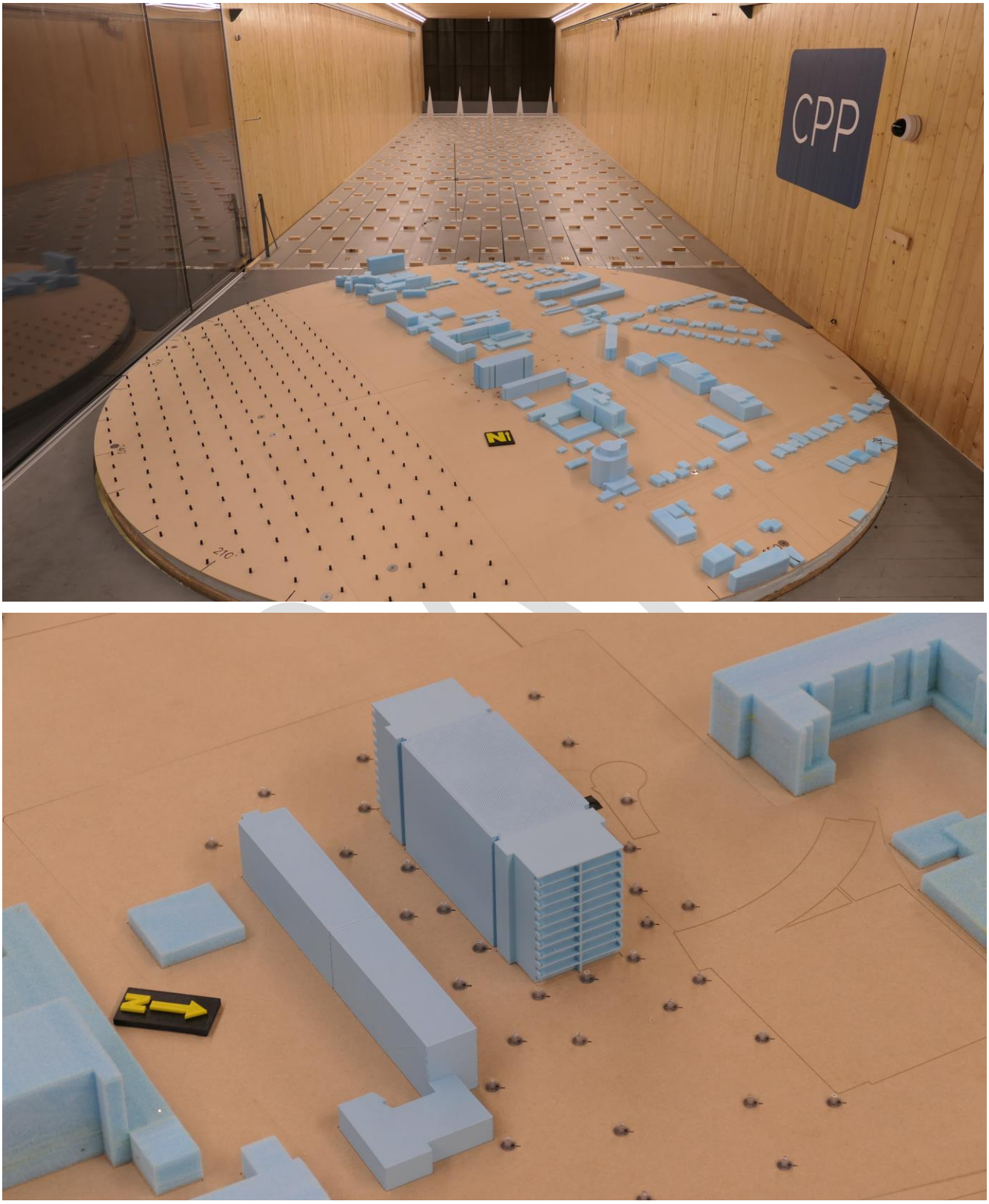


Image 2a: Photographs of Wind Tunnel Test Model – Existing Configuration

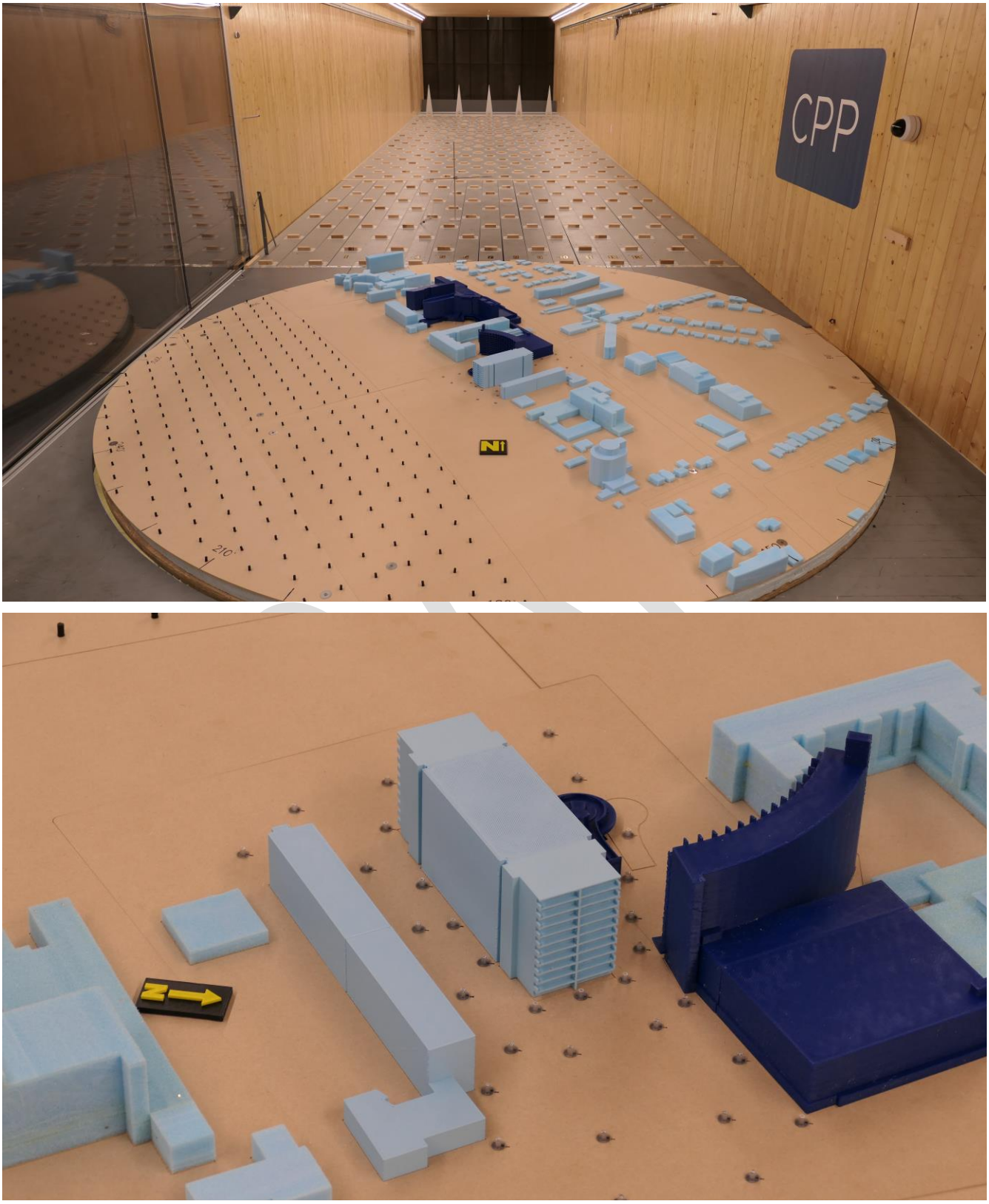


Image 2b: Photographs of Wind Tunnel Test Model – Proposed Configuration

2.2 WIND CLIMATE

The measured velocity data were normalized to an approach reference wind speed and then combined with a climatological model (wind frequency and direction) derived from data measured at a standard height of 33 ft at the Albert Whitted Airport. The project site is located approximately 7.5 miles southwest of the airport (see Image 3 for reference), which provides the best source of historical wind data for the project.



Image 3: Aerial View of Project Site Relative to the Nearby Albert Whitted Airport (Google Earth™)

This data is portrayed in the wind roses in Images 4 and 5. The arms of the wind roses point in the direction from where the wind is blowing from, the width and color of the arm represent the wind speed, and the length of the arm indicates the percent of the time that the wind blows for that combination of speed and direction. These data were then adjusted to the site location using an analytical method to account for the exposure of the project site for each direction.

The distribution and frequency of winds on an annual basis were analyzed to assess the project with regards to wind comfort and safety. As can be seen from the wind rose in Image 4, below, winds for the area are predominantly from the northeast through east-southeasterly directions on an annual basis.

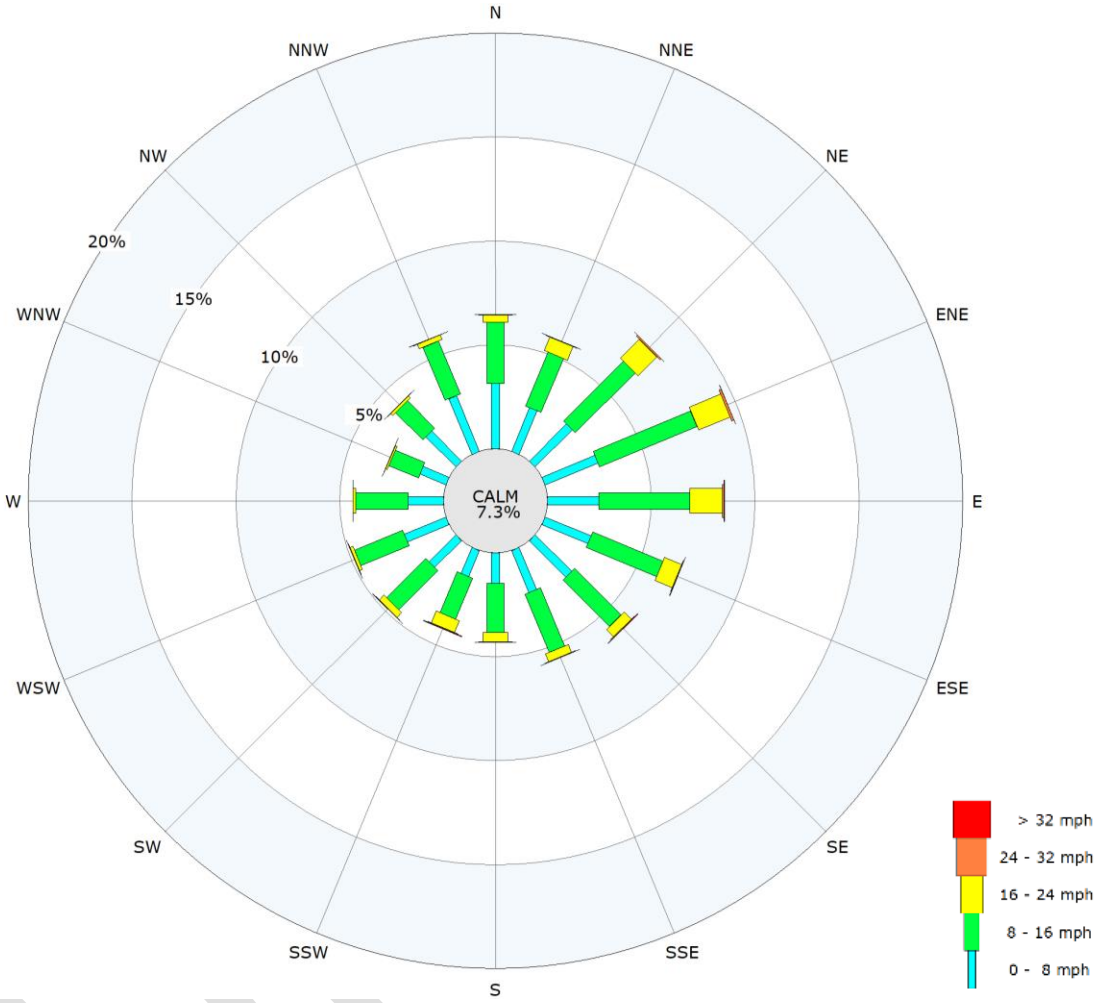


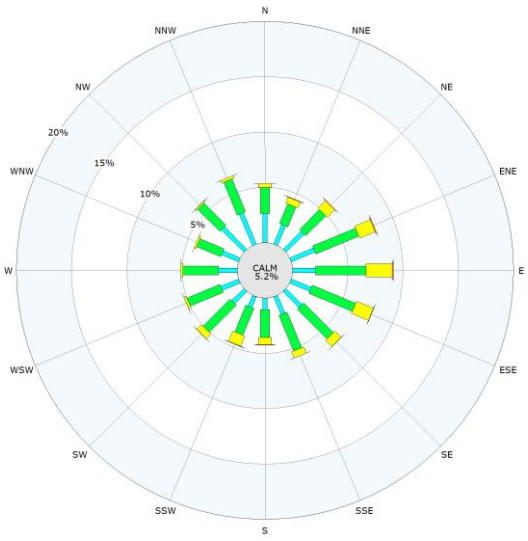
Image 4: Probability of Wind Speeds by Direction – Albert Whitted Airport (2004 – 2021)

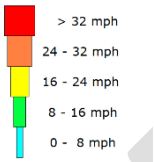
As approaching wind directions, frequencies, and magnitudes can have distinct seasonal variations, the assessment of pedestrian wind comfort and safety for the project site was conducted for the spring, summer, autumn and winter seasons. The wind roses in Image 5 depict the frequency and directions of winds for each of these respective seasons.

It can be seen that winds from the northeast through east-southeasterly directions are predominant for all seasons with secondary winds occurring more frequently from the southeasterly directions during the summer and more northeasterly directions during the winter. In addition, seasonally stronger winds are more often associated with the spring and autumn seasons and are represented by the longer yellow and orange bars in the wind roses in Image 5.

Spring

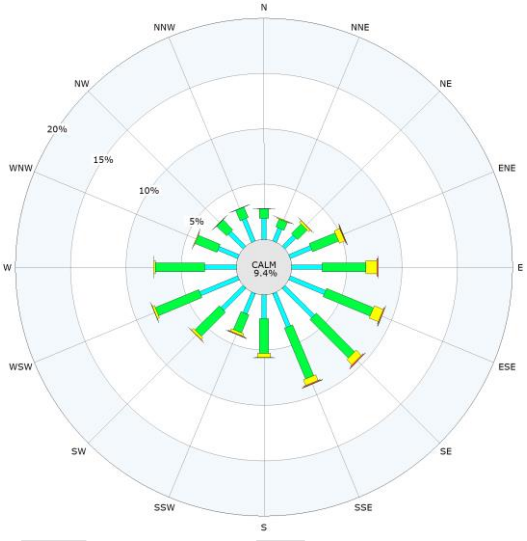
(March through May, All Hours)





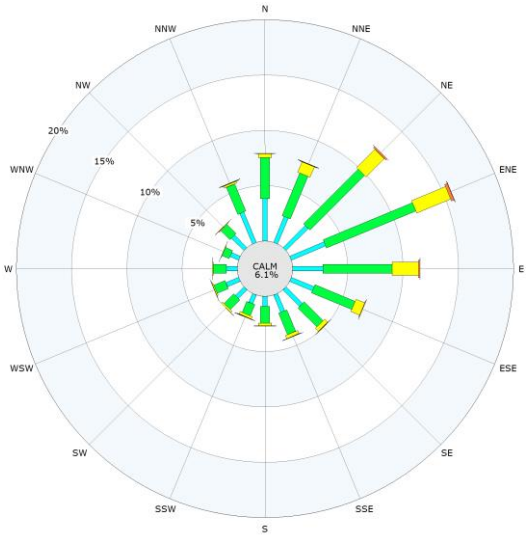
Summer

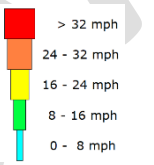
(June through August, All Hours)



Autumn

(September through November, All Hours)





Winter

(December through February, All Hours)

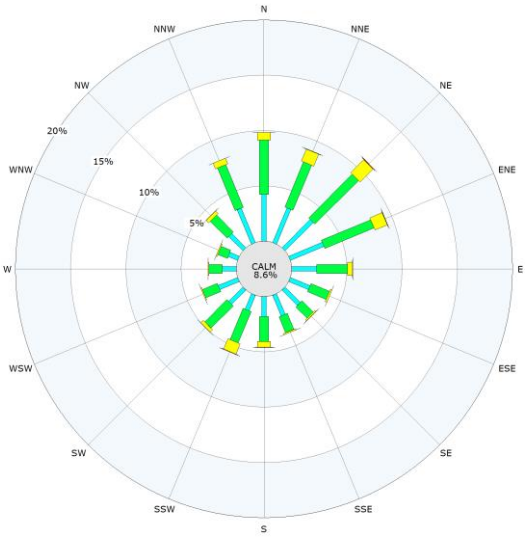


Image 5: Probability of Wind Speeds by Direction - Albert Whitted Airport (2004 – 2021)

2.3 WIND ASSESSMENT CRITERIA

The wind tunnel data and climatological model are combined to calculate wind speeds for comparison with pedestrian wind comfort and safety criteria at each test point.

CPP uses a modified form of the widely accepted pedestrian-level wind criteria developed by Lawson (1990). Lawson's criteria are divided into separate categories of comfort and distress (safety). The comfort criteria allow planners to assess the usability, with respect to the wind environment, of different locations for various purposes, such as for long-duration activities (e.g., sitting at an outdoor café) or strolling on walkways. The distress (safety) criteria help to identify locations where wind speeds may be hazardous to pedestrians.

Comfort ratings are based on the larger of a mean wind speed (U_{Mean}) or a "gust-equivalent mean" wind speed (U_{GEM}) that is exceeded 5% of the time—about eight hours per week on average. Distress (safety) ratings, used for safety assessment, are based on wind speeds that occur approximately twice per year or once per season.

The categories and criteria are defined as follows:

Comfort Rating	U_{Equiv}*	Description
Dining	≤ 5 mph	Calm or light breezes suitable for outdoor restaurant uses, seating areas, and other amenities based on CPP experience.
Sitting	≤ 9 mph	Calm or light breezes suitable for long duration seating areas, and other amenities.
Standing	≤ 13 mph	Gentle breezes suitable for sitting for shorter periods, main entrances and bus stops where pedestrians may linger.
Casual Walking	≤ 18 mph	Moderate winds appropriate for window shopping and strolling along a downtown street, or park.
Business Walking	≤ 22 mph	Relatively high speeds that can be tolerated if one's objective is to walk, run, or cycle.
Uncomfortable	> 22 mph	Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required.

*$U_{Equiv} = Max\ (U_{Mean}, U_{Gust} / 1.85)$.

**U_{Equiv} speeds are based on an annual exceedance of 5% assessed over all hours of a day.*

Safety Rating	U_{Equiv}*	Description
Pass	< 34 mph	Meets wind safety criterion.
Exceeds	≥ 34 mph	Excessive wind speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is often required.

*$U_{Equiv} = Max\ (U_{Mean}, U_{Gust} / 1.85)$.

**U_{Equiv} speeds are based on an annual exceedance of 0.022% assessed over all hours of a day.*

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For regular dining use, it has been the experience of CPP that the comfort rating of Sitting may be windier than desired and a comfort criterion of 5 mph or less may be more applicable.

The perception of wind speeds within these comfort categories can vary by individual, so opinions regarding the local wind environment should be taken into account when evaluating predicted wind comfort conditions. Note that the ratings of 'Uncomfortable' and 'Safety' are the words of the published wind criteria and applicability may vary by project and location.

3. DISCUSSION OF RESULTS

The following provides a summary and discussion of the predicted wind conditions. The results are graphically presented on a plan view of the site for each of the configurations evaluated and color coded to denote the predicted wind comfort and safety rating on an annual basis.

In general, wind conditions comfortable for Sitting and Standing are considered appropriate for areas such as entrances where pedestrians will be apt to gather for longer durations, while wind conditions comfortable for Casual Walking and Business Walking are more appropriate for sidewalks where pedestrians are actively in transit. Locations rated as Uncomfortable are generally less suitable for most pedestrian activities and wind control solutions are often sought. Whether mitigation is needed at a location depends upon the intended pedestrian use of the location.

3.1 WIND COMFORT

Wind comfort conditions around the existing site are comfortable for Standing and Casual Walking throughout the year. With the addition of the proposed Tradewinds developments to the north, wind comfort conditions are shown to be similar or improved throughout the year (see Image 6 below for comparison).

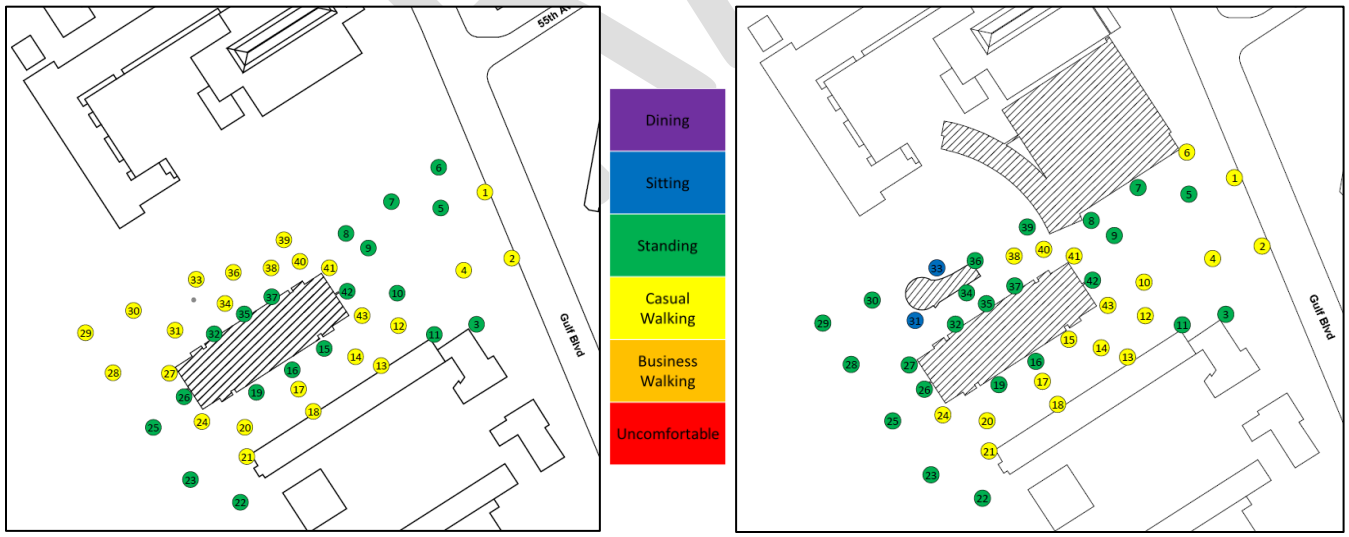

Image 6: Predicted Wind Comfort Conditions (Annual)
Existing Configuration (Left) and Proposed Configuration (Right)

Wind conditions to the east, south, and west of the existing Sea Mark building remain relatively unchanged. In addition, the inclusion of the proposed Tradewinds development is expected to provide wind shelter to several areas to the north of the Sea Mark building, and result in Casual Walking conditions improving to Sitting and Standing comfort conditions.

Of note, the evaluation of the project site was done without the inclusion of landscaping (i.e., planters, hedges, existing streetscape, etc.) in order to provide a baseline conservative estimation of wind speeds. Where landscaping is included, wind conditions can be expected to be slightly calmer than presented in this report.

3.2 WIND SAFETY

In the existing site configuration, the wind safety criterion is exceeded near the southeast and northwest corners of the Sea Mark building (Locations 12, 27, and 31 at left in Image 7). It should be noted that this is not unusual around exposed beachfront developments in the area. The addition of the proposed Tradewinds development is expected to improve wind conditions near the northwest corner of the Sea Mark building and result in winds no longer exceeding the wind safety criterion (see Image 7 below). The wind safety criterion at Location 12 remains relatively unchanged due to the limited influence of the building to the north on the local wind conditions.

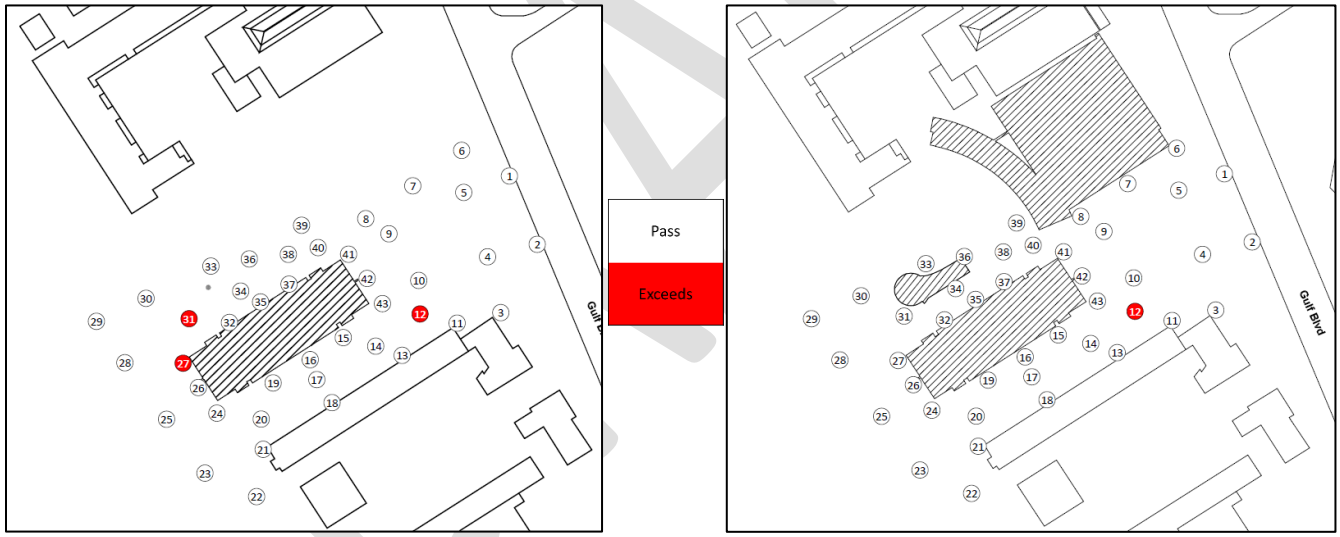

Image 7: Predicted Wind Safety Conditions (Annual)
Existing Configuration (Left) and Proposed Configuration (Right)

3.3 BALCONIES

Wind conditions on balconies located along the east, south and west facade of the building are expected to remain similar to existing conditions as winds contributing to current conditions are not expected to be influenced by the Tradewinds development located to the north. The Tradewinds development is expected to provide a small amount of additional shelter to balconies along the north façade of the Sea Mark building.

4. APPLICABILITY OF RESULTS

The results presented within this report are based on the 3D model information received by CPP on 7 February 2023 for the proposed Tradewinds development in St. Petersburg, FL. If changes to the design of the development have occurred beyond this date, it is recommended that CPP be contacted to evaluate the impact of any design changes.

5. CONCLUSIONS

Wind tunnel testing was conducted to determine the effects of the proposed Tradewinds development on pedestrian-level wind conditions around the neighboring Sea Mark building.

The findings of the studies are that the new development does not result in any significant degradation of wind comfort conditions around the Sea Mark building. While there are a few areas that see slightly increased wind speeds, these increases are not sufficient to significantly affect users' perceptions of wind comfort.

There are also larger areas where the new development provides additional shelter, and consequent reduction in wind speeds, to outdoor areas around the Sea Mark building. In particular, the windier parts of the amenity deck on the beach side of the Sea Mark building see improvements in wind conditions with an existing failure of the distress criterion being mitigated to an acceptable level. A similar improvement in wind conditions was also measured in the car park to the north of the tower.

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1754 Properties

Company Overview

1754 Properties Company Profile

Institutional owners, operators and lenders of hotels, resorts and multifamily assets

Locations:

- South Florida, USA
- Mexico City, Mexico

Principals of 1754 Properties:

- Joseph Smith
  - Board member of real estate advisory board of Columbia University MBA
  - Guest lecturer/teacher at Columbia University in New York
- L. Alexander Galewicz

Experience of Principals:

- Over $1.5 billion of assets owned
- Lent on over $500 MM of assets
- Significant Real Estate experience: over 30 hotels owned, 2,000+ multifamily units, 5 MM sq. ft. of industrial and retail properties
- 22 states around the United States and overseas, including Latin America & Europe
- Transactions completed include recapitalizations, non-performing loan purchases, acquisitions and renovations, new developments, hotel rebranding, purchase of a military installation from the US Navy, brown field developments, and various other investments



Investor Base

The principals of 1754 Properties LLC have had top institutional and family office partners from around the world

- Top 25 family office in the world
- Several Mexican billionaire family offices
- Corporate pension plans of Fortune 500 US companies
- Public pension plans
- Largest financial Institution in Kuwait
- University Endowments
- Middle Eastern Institutions
- Have been approved by Townsend, largest pension fund consultant in the United States

Debt partners

- US & Mexican banks
- Insurance companies
- Money center banks
- Largest private equity firm in the US



1754 PROPERTIES

Select Current Projects

Current Project: The Floridan

Location: Tampa, FL

Size: 212 hotel keys

Investment Summary:
- 212-keys upscale hotel with adjoining empty parking lot with over 100 spaces and excess development land
- Over 14,000 sq. ft. of meeting space
- Acquisition of nearly closed hotel in Downtown Tampa
- 1754 renovating for $30 million and revitalizing property and neighborhood
- Historical society supportive of work being done

Master Plan
Rebrand to a Tapestry by Hilton by executing a major renovation, installing new FF&E, tech upgrades, and other value and renovation items

Timeline
Purchased in November 2021





Current Project: Tradewinds Resort



Location: St Pete Beach (Tampa), Florida

Size: 903 hotel keys

Investment Summary:

- 761-keys independent resort expanded to 903-keys through the Alden acquisition
- Nearly 40 acre oceanfront site
- Focus on preserving jobs, creating career growth for employees and renovating the property



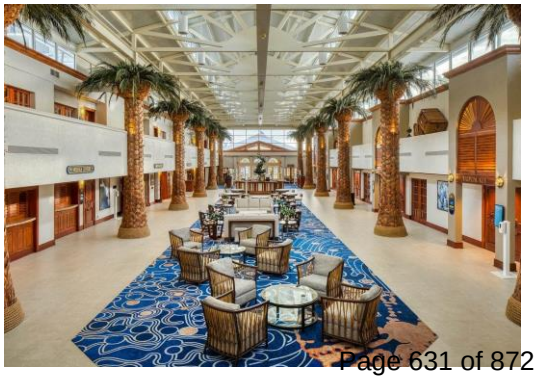
Accomplishments

- Implemented a $14 million renovation of the Alden building
- Currently renovating food and beverage spaces for $15 million
- Supplied employees and community with free groceries in early days of the pandemic in partnership with Feeding Tampa Bay
- Gave free land to city for its lift station to improve water, sewage and drainage system

Timeline

Purchased in October 2019 and expanded to include Alden Beach Resort





Current Project: Jacksonville

Location: Jacksonville, FL

Size: 166 hotel keys

Investment Summary:
- 166-key Best Western Hotel (currently)
- Over 2,200 sq. ft. of meeting space
- $5 million renovation nearly complete
- Significant private equity firm investment partner

Master Plan
Rebrand to a Delta by Marriott executing a significant renovation, installing new FF&E, tech upgrades, and other items

Timeline
Purchased in July 2021









Current Project: Rancho Pescadero

Location: Los Cabos, Mexico

Size: 103 hotel keys

Investment Summary
- High net worth US Citizen expanded and upgraded their 28-room oceanfront hotel to a 103 room “barefoot” ultra-luxury hotel
- 1754 originated and issued a $54 mm whole loan
- $180 million appraised value

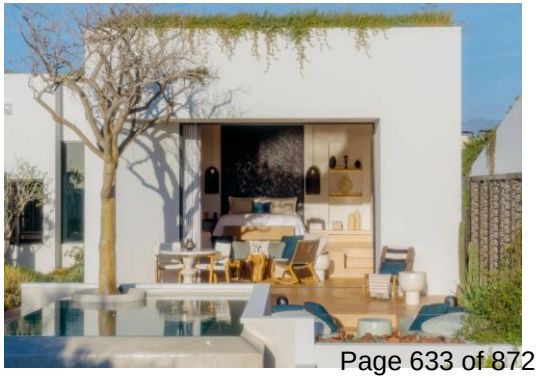
Master Plan
US Dollar denominated revenues, as most customers have been from the US, including Hollywood celebrities. Branded and professionally managed by a Hyatt Affiliate

Timeline
Originated in July 2020









Current Project: Luxury Resort Development

Location: Riviera Maya, Mexico

Size: 120 hotel keys & 80 residences

Investment Summary:
- 200-keys Luxury resort on 11 acre oceanfront site in Riviera Maya
- $250 + million development

Performance
- Negotiated Ritz Carlton letter of intent
- Using same architect from the iconic and luxurious Las Ventanas Resort in Los Cabos, Mexico
- Mexican ultra high net worth partners
- Estimated nightly rate is over $1,000 per night

Timeline
Estimated to start in Fall 2024









1754 PROPERTIES

Select Past Projects

Past Project: Hampton Inn UN & Holiday Inn Express

Location: Manhattan, NY

Size: 283 hotel keys

Investment Summary
- 283-keys across two high-rise buildings in Manhattan
- Core asset acquisition from established NYC hotel developer
- Holiday Inn Times Square South
- Hampton Inn United Nations
- Acquired with one of the largest financial institutions in the middle east

Operations
- Improved operations performance from prior NYC based institutional operator

Timeline
Purchased in 2004





Past Project: La Posada de Santa Fe

Location: Santa Fe, New Mexico

Size: 158 hotel keys

Investment Summary:
- 158-keys Luxury Hotel
- Trophy asset with very high barrier to entry the market
- Portions of asset are over 125 years old
- Georgia O'Keefe was an artist in residence. Historical Staab family residence
- Historical board protected asset

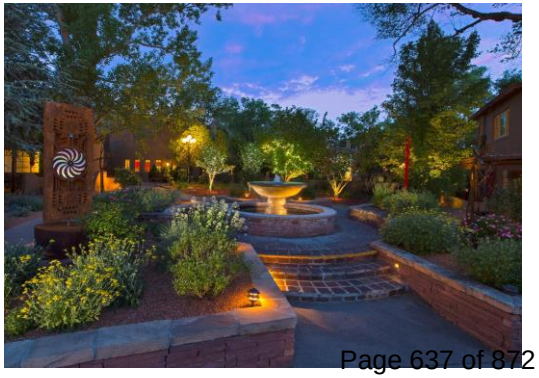
Achievements
- Saved hotel from foreclosure and closing
- Restored asset to former glory
- NOI has increased over 300% since nadir of performance

Timeline
Owned La Posada de Santa Fe from 2004 to 2007
Reacquired in 2013 from foreclosing lender and sold in 2018









News & Articles

- **Tradewinds Purchase | October 2019 -** https://www.tampabay.com/news/business/2019/10/18/tradewinds-resort-purchased-by-south-florida-investment-firm/
- **Tradewinds Appoints New Leaders | July 2020 -** https://www.bizjournals.com/tampabay/news/2020/07/03/new-tradewinds-leaders-have-big-visions-despite-lo.html
- **Floridan Acquisition | October 2021 -** https://thatssotampa.com/floridan-palace-hotel/
- **The Floridan has a New Owner | October 2021 -** https://www.bizjournals.com/tampabay/news/2021/10/11/iconic-floridan-hotel-in-downtown-tampa-sold.html
- **Silverstein Properties acquires Florida Development Site | May 2022 -** https://www.prnewswire.com/news-releases/silverstein-properties-acquires-florida-development-site-from-1754-properties-and-triangle-capital-group-301546103.html
- **Alden Suites Acquisition | May 2022-** https://stpetecatalyst.com/tradewinds-expands-with-beachfront-hotel-acquisition/
- **Renovation The Floridan Palace | June 2022 -** https://thatssotampa.com/floridan-palace-tampa/
- **The Floridan Join Tapestry Collection | June 2022 -** https://www.tampabaynewswire.com/2022/06/28/tampas-floridan-palace-hotel-to-join-tapestry-collection-by-hilton-and-commence-leasing-of-retail-space-109757
- **The Floridan Rebranding June 2022 -** https://www.businessobserverfl.com/article/historic-tampa-hotel-to-rebrand-as-upscale-hilton-property
- **TradeWinds Next Generation | July 2022 -** https://nextgenerationtradewinds.com/
- **1754 Purchase Jacksonville Hotel | July 2022 -** https://www.hotel-online.com/press_releases/release/1754-properties-and-argosy-real-estate-partners-purchase-best-western-premier-hotel-in-jacksonville-florida/

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0400

Owner Name
PNC BANK NA TRE
HUGHES, BRYAN E TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
PNC BANK NA TRE
HUGHES, RUSSELL III TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
PNC BANK NA TRE
SEABER, KATHRYN G TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
HUGHES, KEVIN DALE

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
6000 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
FROM PNT ON SW R/W OF GULF BLVD & S'LY LINE OF 58TH AVE (AKA TEXAS AVE) TH NW'LY 485FT ALG SW'LY R/W OF GULF BLVD TO PNT 485FT AT RIGHT ANGLES TO S'LY

Current Tax District
ST PETE BEACH (SPB)

Year Built
1970 | 1970 | 1983 | 1983

Heated SF	Gross SF	Living Units	Buildings
181,850	209,606	0	4

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0472		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$44,250,000	$36,968,525	$36,968,525	$44,250,000	$36,968,525

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$43,000,000	$30,552,500	$30,552,500	$43,000,000	$30,552,500
2019	N	$36,700,000	$27,775,000	$27,775,000	$36,700,000	$27,775,000
2018	N	$25,250,000	$25,250,000	$25,250,000	$25,250,000	$25,250,000
2017	N	$23,900,000	$23,900,000	$23,900,000	$23,900,000	$23,900,000
2016	N	$23,400,000	$22,683,154	$22,683,154	$23,400,000	$22,683,154

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$100	U	I	RIA SANDPIPER INC	6000 GULF BLVD SP LLC	20743/0472
28-Dec-2006	$100	U	I	PNC BANK N A TR	HUGHES, BRYAN E TRUST	15555/0057
05-Nov-2004	$0	U	I	RESORT INNS OF AMER INC	RIA-SANDPIPER INC	13930/1954
12-Nov-2003	$100	U	I	HUGHES R CLINTON JR TR	HUGHES, KEVIN D	13205/1264
30-Sep-1986	$425,000	U				06312/1529

2022 Land Information

Land Area: 4.3718 acres | 190,436 sf Frontage and/or View: Gulf of Mexico Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	225x730	$125	164,250	SF	1.0000	$20,531,250
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.6900	AC	1.0000	$31,050

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1970
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Split
Fixtures	393
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	72,051	72,051
Open Porch (OPF)	0	19,656
Total Area SF	**72,051**	**91,707**



2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1970
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	17
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	15,149	15,149
Open Porch (OPF)	0	250
Total Area SF	**15,149**	**15,399**



2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1983
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	90
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USB)	31,775	31,775
Base (BAS)	6,355	6,355
Utility (UTF)	3,240	3,240
Open Porch (OPF)	0	7,850
Total Area SF	**41,370**	**49,220**



2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Block
Unit Stories	3
Roof Frame	Wood Frame/Truss
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1983
Building Type	Parking Garage
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	None
Cooling	None
Fixtures	0
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	53,280	53,280
Total Area SF	**53,280**	**53,280**



2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	85,000.0	$340,000	$340,000	0
ELEV PASS	$55,000.00	3.0	$165,000	$66,000	1970
ELEV STOP	$9,000.00	21.0	$189,000	$75,600	1970
FENCE	$18.00	849.0	$15,282	$6,113	1970
FIRESPRINK	$4.00	181,850.0	$727,400	$436,440	1983
GAZEBO	$120.00	625.0	$75,000	$57,750	2014
LOAD DOCK	$22.00	33.0	$726	$726	1970
PATIO/DECK	$27.00	3,500.0	$94,500	$37,800	1970
PATIO/DECK	$39.00	1,675.0	$65,325	$50,300	2014
PATIO/DECK	$39.00	1,000.0	$39,000	$20,280	2004
POOL	$85,000.00	2	$170,000	$110,500	1970
SPA/JAC/HT	$28,000.00	1	$28,000	$18,200	1970

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2201255	GAZEBO	06/13/2022	$18,000
2101962	MISCELLANEOUS	09/21/2021	$0
2101396	ROOF	06/29/2021	$21,000
1901922		11/12/2019	$1,284
BLD18-00157	POOL	02/09/2018	$13,000
BLD17-01602	WINDOWS/DOORS	01/05/2018	$800,000
20160143		02/05/2016	$8,000
20150756		05/21/2015	$4,725
20140301	FIRESPRINK	03/20/2014	$30,000
20140027	ADDITION/REMODEL/RENOVATION	01/30/2014	$0

I#: 2019341621 BK: 20743 PG: 472, 10/23/2019 at 11:58 AM, RECORDING 3 PAGES $27.00 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 01-32-15-00000-110-0400

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "**Deed**") is made and entered into as of this 17 day of October, 2019, by RIA-SANDPIPER, INC., a Florida corporation, having an address of 6000 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 6000 Gulf Blvd. SP LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, any and all interest, if any, held by Grantor in and to the improvements located on, appurtenant rights, easements and privileges relating or belonging to or arising from all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the use, benefit and behalf of Grantee forever.

[signature and acknowledgement to follow]

NOTE TO RECORDER: The transfer represented by this deed is the transfer of improvements located upon real property that is subject to a ground lease being assigned by Grantor to Grantee on even date here with. Florida documentary stamp tax due on this Deed is being paid upon the recording in the public records of Pinellas County, Florida of an Assignment and Assumption of Ground Lease (the "**Assignment**") of even date herewith as set forth with more particularity in the Assignment. Based on the foregoing, no additional taxes are due hereon.
601128302.6\101441\3\000012

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-SANDPIPER, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Sandpiper, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Quitclaim Deed (*Sandpiper*)]

EXHIBIT "A"

The Property

Leasehold Estate created by that certain Amended and Restated Indenture of Lease dated December 21, 2018 as evidenced by and together with the Amended and Restated Memorandum of Lease between PNC Bank, N.A. and Bryan E. Hughes, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998 f/b/o Bryan Hughes, PNC Bank, N.A. and Russell Hughes, III, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998, f/b/o Russell C. Hughes III, PNC Bank, N.A. and Kathryn G. Seaber, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998 f/b/o Kathryn G. Seaber and Kevin Dale Hughes, (collectively, "Landlord"), and RIA-Sandpiper, Inc., a Florida corporation, ("Tenant"), recorded December 27, 2018 in Official Records Book 20378, Page 2511, Public Records of Pinellas County, Florida, demising the following described property:

That part of Government Lot 1, in Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, described as follows:

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of the Government corner of Range 15 East and Range 16 East, and Township 31 South and Township 32 South, running North 56 degrees 53 minutes 00 seconds East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Road 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 485 feet at right angles from the South boundary line of said Texas Avenue, for a Point of Beginning; thence South 56 degrees 53 minutes 00 seconds West, parallel to the said South line of Texas Avenue, to the Waters of the Gulf of Mexico; thence Northwesterly along the waters of the Gulf of Mexico to a point 225.00 feet at right angles from the first mentioned course; thence North 56 degrees 53 minutes 00 seconds East and parallel to the first mentioned course to an intersection with the Westerly right-of-way line of State Highway No. 233; thence Southeasterly along the Westerly line of State Highway No. 233 to the Point of Beginning.

Being also described as follows:

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of the Government corner of Range 15 East and Range 16 East, and Township 31 South and Township 32 South, running thence North 56 degrees 53 minutes 00 seconds East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Highway No. 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 485 feet at right angles from the South boundary line of Texas Avenue, for a Point of Beginning; thence South 56 degrees 53 minutes 00 seconds West, 893.5 feet, more or less, to the approximate mean high water mark of the Gulf of Mexico; thence North 30 degrees 05 minutes 34 seconds West, along said Mark, 225.31 feet, more or less; thence North 56 degrees 53 minutes 00 seconds East, 886.0 feet, more or less, to the Westerly right-of-way line of State Road No. 233 (Gulf Boulevard); thence South 32 degrees 00 minutes East, 225.04 feet along said Westerly right-of-way line to the Point of Beginning.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0500

Owner Name
5750 GULF BLVD CR LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5900 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON, FL 33326-3683

Legal Description
NW'LY 225 FT OF SE'LY 485 FT OF GOVT LOT 1 LYING W OF GULF BLVD TO WATERS OF THE GULF OF MEXICO FURTHER DESC FROM INTERSECTION OF TWNS 31 & 32 AND W'L

Current Tax District
ST PETE BEACH (SPB)

Year Built
1950 | 1950 | 1948 | 1948 | 1948 | 1948 | 1965 | 1967 | 1972 | 1972 | 1982 | 1985 | 1990

Heated SF	Gross SF	Living Units	Buildings
112,108	128,255	144	13

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
21466/0479		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$28,475,000	$28,475,000	$28,475,000	$28,475,000	$28,475,000

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$18,900,000	$14,809,333	$14,809,333	$18,900,000	$14,809,333
2019	N	$18,750,000	$13,463,030	$13,463,030	$18,750,000	$13,463,030
2018	N	$15,100,000	$12,145,375	$12,145,375	$15,100,000	$12,145,375
2017	N	$13,000,000	$11,041,250	$11,041,250	$13,000,000	$11,041,250
2016	N	$10,750,000	$10,037,500	$10,037,500	$10,750,000	$10,037,500

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Mar-2021	$33,500,000	Q	I	ALDEN ENTERPRISES INC	5750 GULF BLVD CR LLC	21466/0479
31-Dec-1971	$165,000	Q			ALDEN ENTERPRISES INC	03625/0835

2022 Land Information

Land Area: 4.2709 acres | 186,040 sf Frontage and/or View: Gulf of Mexico Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	225x715	$125	160,875	SF	1.0000	$20,109,375
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.6200	AC	1.0000	$27,900

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Wood/Block Above Ground Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	4
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1950
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	12
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,157	1,157
Open Porch (OPF)	0	185
Utility (UTF)	0	119
Total Area SF	**1,157**	**1,461**



2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1950
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	12
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,157	1,157
Open Porch (OPF)	0	185
Utility (UTF)	0	119
Total Area SF	**1,157**	**1,461**



2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**



2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**



2022 Building 5 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Roll Composition
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	3
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**



2022 Building 6 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Roll Composition
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,993	1,993
Open Porch (OPF)	0	117
Total Area SF	**1,993**	**2,110**



2022 Building 7 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	3
Roof Frame	Flat
Living Units	27
Roof Cover	Built Up/Composition
Year Built	1965
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	81
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	11,682	11,682
Utility (UTF)	170	170
Open Porch (OPF)	0	4,107
Total Area SF	**11,852**	**15,959**



2022 Building 8 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Reinforced Concrete
Living Units	20
Roof Cover	Built Up/Composition
Year Built	1967
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	60
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	8,976	8,976
Utility Unfinished (UTU)	252	252
Open Porch (OPF)	0	4,616
Total Area SF	**9,228**	**13,844**



2022 Building 9 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Block
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	42
Roof Cover	Built Up/Composition
Year Built	1972
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	102
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USB)	16,845	16,845
Base (BAS)	3,369	3,369
Utility (UTF)	206	206
Open Porch (OPF)	0	6,300
Total Area SF	**20,420**	**26,720**



2022 Building 10 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1972
Building Type	Warehouses
Quality	Average
Floor Finish	Vinyl Asb Tile
Interior Finish	Masonry
Cooling	None
Fixtures	3
Effective Age	39
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,692	1,692
Total Area SF	**1,692**	**1,692**



2022 Building 11 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Metal Shingle
Year Built	1982
Building Type	Warehouses
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	Ceiling Fin Only (Avg)
Cooling	None
Fixtures	2
Effective Age	41
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	496	496
Total Area SF	**496**	**496**



2022 Building 12 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	45
Roof Cover	Built Up/Composition
Year Built	1985
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Effective Age	38
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	43,200	43,200
Total Area SF	**43,200**	**43,200**



2022 Building 13 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Op Pkg Gar
Year Built	1990
Building Type	Parking Garage
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	None
Cooling	None
Fixtures	0
Effective Age	33
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	17,640	17,640
Total Area SF	**17,640**	**17,640**



2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	20,000.0	$80,000	$80,000	0
CANOPY	$29.00	936.0	$27,144	$10,858	1975
CANOPY	$29.00	480.0	$13,920	$5,568	1975
CONC PAVE	$12.00	3,774.0	$45,288	$45,288	0
ELEV PASS	$55,000.00	1	$55,000	$22,000	1975
ELEV PASS	$55,000.00	1	$55,000	$22,000	1985
ELEV PASS	$55,000.00	1	$55,000	$22,000	1972
ELEV STOP	$9,000.00	4.0	$36,000	$14,400	1975
ELEV STOP	$9,000.00	6.0	$54,000	$21,600	1972
ELEV STOP	$9,000.00	6.0	$54,000	$21,600	1985
FENCE	$16.00	40.0	$640	$256	1975
FENCE	$19.00	660.0	$12,540	$5,016	1975
FENCE	$31.00	728.0	$22,568	$9,027	1975
KIOSK	$222.00	875.0	$194,250	$77,700	1998
PATIO/DECK	$27.00	200.0	$5,400	$4,158	2014
POOL	$85,000.00	2	$170,000	$68,000	1975
SHUFBDCT	$8,000.00	2	$16,000	$16,000	1950
SPA/JAC/HT	$28,000.00	1	$28,000	$20,720	2013
TENNISCT	$40,000.00	2	$80,000	$32,000	1975

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2201779	FIRESPRINK	08/18/2022	$17,339
2201364	FENCE	06/27/2022	$47,250
2200731	FIRESPRINK	04/01/2022	$362,586
2200627	FIRESPRINK	03/21/2022	$64,994
2102123	CONC PAVE/DRIVEWAY	10/18/2021	$900,000
2102052	ROOF	10/05/2021	$1,043,750
2001596	FENCE	08/12/2020	$2,726
2000111	FIRESPRINK	01/17/2020	$1,230
BLD18-02203	MISCELLANEOUS	01/03/2019	$9,015
BLD18-01929	MISCELLANEOUS	12/11/2018	$36,000

I#: 2021107117 BK: 21466 PG: 479, 04/02/2021 at 08:47 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $234500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU17

PREPARED BY AND RETURN TO:

Bryan Cave Leighton Paisner LLP
1290 Avenue of the Americas
New York, New York 10104
Attn: Matthew Cudrin, Esq.
E-mail: matthew.cudrin@bclplaw.com

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and entered into as of this 30 day of March, 2021, by Alden Enterprises, Inc., a Florida Corporation, having an address of 729 Santa Maria Drive, Tierra Verde, Florida 33715 ("Grantor"), to 5750 Gulf Blvd. CR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 1825 Main Street, Weston, Florida 33326 ("Grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property");

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions") (provided this reference shall not preserve or re-impose same), that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Mariella B. Stevens

Print Name: JOSEPH A. DIVITO

GRANTOR:

Alden Enterprises, Inc., a
Florida corporation

By:
Name: Robert G. Renfrow
Title: President

STATE OF FLORIDA

COUNTY PINELLAS

The foregoing instrument was acknowledged before me this 38 day of March, 2021, by Robert G. Renfrow, as President of Alden Enterprises, Inc, a Florida corporation, on behalf of said corporation. He was physically present and ☒ is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

My Commission

JOSEPH A. DIVITO
Commission # GG 962437
Expires June 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: JOSEPH A. DIVITO

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of Government corner of Range 15 and Range 16 East, and Township 31 South and Township 32 South, run thence North 56°53' East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Highway No. 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 260 feet at right angles from the South boundary line of said Texas Avenue for a POINT OF BEGINNING; Thence run South 56°53' West, parallel to the said South line of Texas Avenue to the waters of the Gulf of Mexico; thence Northwesterly along the waters of the Gulf of Mexico to a point 225 feet at right angles from the first mentioned course; thence North 56°53' East and parallel to the first mentioned course to an intersection with the Westerly right-of-way line of State Highway No. 233; thence Southeasterly along the Westerly line of State Highway No. 233 to the POINT OF BEGINNING. Said land lying wholly within Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida; LESS that part lying within 31 feet of the survey line of State Road No. 699, Section 15100, as described in Official Records Book 1384, Page 282 (Clerk's Instrument No. 931529A), Pinellas County Records.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenant Running with the Land recorded January 9, 1984 in Official Records Book 5678, Page 201.

2. Utility Easement in favor of the City of St. Petersburg Beach recorded April 14, 1993 in Official Records Book 8238, Page 216.

3. Perpetual Beach Storm Damage Reduction Easement in favor of Pinellas County recorded October 25, 2004 in Official Records Book 13902, Page 2114.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0600

Owner Name
5750 GULF BLVD CR LLC

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
5750 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
THAT PART OF GOVT LOT 1 IN NE 1/4 OF SEC 1-32-15 INCL NW'LY 57FT OF VAC TEXAS AVE ALL LYING BETWEEN PARALLEL LINES 257FT APART AT RT ANGLES, BOUNDED O

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0465		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$7,446,410	$6,843,942	$6,843,942	$7,446,410	$6,843,942

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$5,664,873	$5,664,873	$5,664,873	$5,664,873	$5,664,873
2019	N	$5,664,873	$5,664,873	$5,664,873	$5,664,873	$5,664,873
2018	N	$5,158,285	$5,158,285	$5,158,285	$5,158,285	$5,158,285
2017	N	$5,158,285	$5,138,409	$5,138,409	$5,158,285	$5,138,409
2016	N	$5,136,206	$4,671,281	$4,671,281	$5,136,206	$4,671,281

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$6,500,000	U	V	RIA CORAL REEF INC	5750 GULF BLVD CR LLC	20743/0465
18-Dec-2014	$9,500,000	U	I	5800 GULF HOLDINGS LLC	RIA CORAL REEF INC	18624/0464
08-Feb-2013	$100	U	I	HANSON THOMAS O	5800 GULF HOLDINGS LLC	18032/2159
08-Feb-2013	$0	U	I	HANSON THOMAS O	5800 GULF HOLDINGS LLC	17887/1787
24-Nov-2004	$7,300,000	Q	I	BARRETT FAMILY PTR III LTD	CORAL REEF PARTNERS LLC	13963/1419

2022 Land Information

Land Area: 3.5201 acres | 153,336 sf | Frontage and/or View: Gulf of Mexico | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$125	39,732	SF	1.0000	$4,966,550
Vacant Commercial	0x0	$45	80,490	SF	1.0000	$3,622,032
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.8200	AC	1.0000	$36,900

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	45,000.0	$180,000	$180,000	0

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
20110982	DEMOLITION	08/29/2011	$20,000
20070180	MISCELLANEOUS	03/14/2007	$100,000
20051561	DEMOLITION	11/21/2005	$25,000
17342	DEMOLITION	08/13/1998	$34,220
014797	ROOF	05/08/1997	$1,290

I#: 2019341620 BK: 20743 PG: 465, 10/23/2019 at 11:58 AM, RECORDING 7 PAGES $61.00 D DOC STAMP COLLECTION $45500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 01-32-15-00000-110-0600

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $6,500,000.00 (the **"Purchase Price"**). A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, *Florida Statutes*, in the amount of **$45,500.00** has been paid upon the recording of this Deed [($6,500,000.00 x $.0070) = $45,500.00].

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17 day of October, 2019, by RIA-CORAL REEF, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5750 GULF BLVD. CR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**") (provided this reference shall not preserve or re-impose same), that Grantor is lawfully seized of the Property in fee simple; that Grantor

has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-CORAL REEF, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Coral Reef, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Coral Reef*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A

A tract of land lying between parallel lines 242 feet apart at right angles extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured, at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said land including all of Tract "A" of "Von Court's Replat", according to the plat recorded in Plat Book 21, Page 68, Public Records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; less and except right of way for Gulf Boulevard.

Tract B

The Northwesterly 15 feet of the following: A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida, said lands lying in Section 1, Township 32 South, Range 15 East and in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; less and except right of way for Gulf Boulevard.

LESS AND EXCEPT FROM PARCEL 1:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows: Begin at the Eastern most corner of "Coral Reef Beach Resort, a Condominium, Phase II" as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence North 57°11'48" East for 70.00 feet; thence South 69°41'32" East for 65.63 feet; thence South 32°48'12" East for 22.06 feet; thence South 57°11'48" West for 122.42 feet; thence North 34°55'27" West for 10.21 feet; thence South 55°04'33" West for 21.18 feet; thence South 34°55'27" East for 10.21 feet; thence South 48°57'18" West for 76.02 feet; thence South 38°48'04" East for 19.78 feet; thence south 44°16'39" West for 3.59 feet; thence North 38°48'04" West for 17.00 feet; thence South 57°11'48" West for 38.89 feet; thence North 32°48'12" West for 83.12 feet; thence South 57°11'48" West for 39.78 feet; thence North 32°48'12" West for 58.80 feet to a point on the Southeasterly boundary of "Coral Reef Beach Resort, a Condominium, Phase I" as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said "Coral Reef Beach Resort, a Condominium, Phase II" the following three (3) courses: 1) North 57°13'15" East for 94.61 feet; 2) thence North 88°36'37" East for 99.92 feet; 3) thence North 57°11'48" East for 11.42 feet to the Point of Beginning.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I, as recorded in Condominium Plat Book 66, Pages 27 through 39, Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II, as recorded in Condominium Plat Book 68, Pages 17 through 27, Public Records of Pinellas County, Florida.

PARCEL 2 (Reciprocal Easements)

TOGETHER WITH non-exclusive easements for the benefit of Parcel I as created by Declaration of Reciprocal Easements, Restrictions and Covenants recorded July 22, 2014 in Official Records Book 18469, Page 2578, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Out Parcel Easement)

TOGETHER WITH non-exclusive easement for the benefit of Parcel 1 reserved in Fee Simple Deed recorded April 7, 1995 in Official Records Book 8960, Page 1488, Public Records of Pinellas County, Florida, over the following described property:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

Begin at the Eastern most corner of "Coral Reef Beach Resort, a Condominium, Phase II" as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence North 57°11'48" East for 70.00 feet; thence South 69°41'32" East for 65.63 feet; thence South 32°48'12" East for 22.06 feet; thence South 57°11'48" West for 122.42 feet; thence North 34°55'27" West for 10.21 feet; thence South 55°04'33" West for 21.18 feet; thence South 34°55'27" East for 10.21 feet; thence South 48°57'18" West for 76.02 feet; thence South 38°48'04" East for 19.78 feet; thence South 44°16'39" West for 3.59 feet; thence North 38°48'04" West for 17.00 feet; thence South 57°11'48" West for 38.89 feet; thence North 32°48'12" West for 83.12 feet; thence South 57°11'48" West for 39.78 feet; thence North 32°48'12" West for 58.80 feet to a point on the Southeasterly boundary of "Coral Reef Beach Resort, a Condominium, Phase I" as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said "Coral Reef Beach Resort, a Condominium, Phase II" the following three (3) courses: 1) North 57°13'15" East for 94.61 feet; 2) thence North 88°36'37" East for 99.92 feet; 3) thence North 57°11'48" East for 11.42 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement in favor of Florida Power Corporation, a Florida corporation, recorded August 20, 1963 in Official Records Book 1749, Page 37, Public Records of Pinellas County, Florida.

3. Declaration of Condominium of Coral Reef Beach Resort, a Condominium, and the exhibits and attachments thereto, recorded January 18, 1983 in Official Records Book 5460, Page 671, as affected by the Affidavit Confirming Error on Recorded Condominium Plat, recorded April 19, 1983 in Official Records Book 5510, Page 1383 and as affected by the Scrivener's Error Affidavit recorded April 19, 1983 in Official Records Book 5510, Page 1385 and together with the Phase II Amendment recorded April 19, 1983 in Official Records Book 5510, Page 1391 and together with the Addendum to Declaration of Condominium recorded July 1, 1983 in Official Records Book 5557, Page 507 and together with Resolution Amending Declaration of Condominium recorded April 29, 1986 in Official Records Book 6215, Page 1717 and together with the Certificate of Amendment recorded November 16, 1988 in Official Records Book 6877, Page 1803 and together with the Certificate of Amendment recorded June 6, 1990 in Official Records Book 7295, Page 1003 and together with the Certificate of Amendment recorded April 18, 1995 in Official Records Book 8967, Page 1347 and together with the Amendment to Declaration recorded June 28, 1995 in Official Records Book 9034, Page 186 and together with the Certificate of Amendment to By-Laws recorded March 27, 1996 in Official Records Book 9291, Page 740, all of the Public Records of Pinellas County, Florida, as may be further amended, together with the drawings, graphics and surveys pertaining to said Condominium, recorded in Condominium Plat Book 66, Page 27, Public Records of Pinellas County, Florida. (Affects Parcels 2 and 3 only)

4. 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 January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

5. Perpetual Beach Storm Damage Reduction Easement in favor of Pinellas County, a political subdivision of the State of Florida, recorded October 25, 2004 in Official Records Book 13902, Page 2118, Public Records of Pinellas County, Florida.

6. Declaration of Reciprocal Easements, Restrictions and Covenants, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge and costs, by Reef Resort Condominium Association, Inc., a Florida not for profit corporation, and 5800 Gulf Holdings LLC, a Delaware limited liability company, recorded July 22, 2014 in Official Records Book 18469, Page 2578 and together with the Assignment and Assumption of Declaration of Reciprocal Easements, Restrictions and Covenants recorded December 19, 2014 in Official Records Book 18624, Page 506, all of the Public Records of Pinellas County, Florida.

7. Easement in favor of Duke Energy Florida, Inc. d/b/a Duke Energy, a Florida corporation, recorded June 19, 2015 in Official Records Book 18821, Page 1908, Public Records of Pinellas County, Florida.

8. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0610

Owner Name
REEF RESORT CONDO ASSN INC

Property Use
0904 Condo Common Area Assn Own - open/green space

Site Address
GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O J B MANAGEMENT INC
300 S DUNCAN AVE STE 300
CLEARWATER, FL 33755-6413

Legal Description
PT OF GOVT LOT 1 DESC FROM NE SEC COR TH S 967.19FT TH S57DW 355.86FT TH S33DE 107.73FT FOR POB TH N57DE 70FT TH S70DE 65.63FT TH S33DE 22.06FT TH S57

Current Tax District
ST PETE BEACH (SPB)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
08960/1488		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$0	$0	$0	$0	$0

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$0	$0	$0	$0	$0
2019	N	$0	$0	$0	$0	$0
2018	N	$0	$0	$0	$0	$0
2017	N	$0	$0	$0	$0	$0
2016	N	$0	$0	$0	$0	$0

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Apr-1995	$366,000	U	I	BARRETT FAMILY PTRSHP 3	REEF RESORT CONDO ASSN INC	08960/1488

2022 Land Information

Land Area: 0.5924 acres | 25,805 sf | Frontage and/or View: None | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	$125	26,796	SF	1.0000	$3,349,500

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$13.00	7,200.0	$93,600	$43,056	1982
POOL	$420,000.00	2	$840,000	$386,400	1982
POOL	$85,000.00	1	$85,000	$39,100	1988
SPA/JAC/HT	$18,000.00	1	$18,000	$8,280	1988
SPA/JAC/HT	$18,000.00	2	$36,000	$16,560	1982

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLD19-00339	ADDITION/REMODEL/RENOVATION	03/05/2019	$7,288
20150017	BOAT LIFT/DAVIT	01/06/2015	$9,369

28.50
2562.00
6+1
700
2599.50

Prepared by and return to:

David G. Mulock
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
P. O. Box 2861
St. Petersburg, Florida 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8960 PG 1488

INST # 95-082535
APR 7, 1995 7:31PM

FEE SIMPLE DEED

THIS INDENTURE, made this 8th day of March, 1995 between **BARRETT FAMILY PARTNERSHIP, III** of the County of Pinellas, State of Florida, party of the first part, and **REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit,** of the County of Pinellas, State of Florida, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part all that certain parcel of land lying and being in the County of Pinellas, and State of Florida, more particularly described as follows:

EXHIBIT "A" (Legal Description)
EXHIBIT "B" (Sketch)

ATTACHED HERETO AND MADE A PART HEREOF

Documentary Tax Pd. ... 2562.00
$..... Intangible Tax Pd.
... Clerk, Pinellas County
By ..... Deputy Clerk

Subject to: (1) outstanding ad valorem real property taxes; (2) easements and restrictions of record; (3) rights and obligations created by the Declaration of Condominium of Coral Reef Beach Resort, a Condominium, recorded in Official Records Book 5460, page 671, public records of Pinellas County, Florida, as amended; and (4) a perpetual non-exclusive easement reserved by the Grantor and its successors and assigns for ingress to, egress from and the use

S#58718.1

and enjoyment of the property described on Exhibit "A", which easement shall run with the land described on Exhibit "C".

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. By acceptance of this conveyance, the party of the second part consents to its continued payment of its proportionate share of real estate taxes, insurance, and other costs of operating and maintaining the real property described on Exhibit "A" as a common expense of Coral Reef Beach Resort, a Condominium.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

Witness signature

JOANNE M. FREEMAN
Printed witness signature

Eileen Schultz
Witness signature

EILEEN SCHULZ
Printed witness signature

BARRETT FAMILY PARTNERSHIP, III

BY: _____
His Agent

STATE OF FLORIDA

COUNTY OF PINELLAS

I hereby certify that on this 8th day of March, 1995, before me, an officer duly authorized in the state aforesaid and the county aforesaid to take acknowledgments, personally appeared, Joseph T. Lettelleir, the Agent of BARRETT FAMILY PARTNERSHIP, III, who is personally known to me or has produced _____ as identification.

(SEAL)

Constance R Nolet
Notary signature
My Commission expires: 8/26/97

CONSTANCE R. NOLET
My Comm Exp. 8/26/97
Bonded By Service Ins
No. CC311303
[X] Personally Known [ ] Other I.D.

S/58718.1

299 Ninth Street North
P.O. Box 683
St. Petersburg, Florida 33731-0683
(813) 822-4317 FAX (813) 822-2919

George F. Young, Inc.
A Subsidiary of George F. Young of Florida, Inc.
Since 1919
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING

1919 75th Anniversary 1994

LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Easterly-most corner of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence N.57°11'48"E., for 70.00 feet; thence S.69°41'32"E., for 65.63 feet; thence S.32°48'12"E., for 22.06 feet; thence S.57°11'48"W., for 122.42 feet; thence N.34°55'27"W., for 10.21 feet; thence S.55°04'33"W., for 21.18 feet; thence S.34°55'27"E. for 10.21 feet; thence S.48°57'18"W., for 76.02 feet; thence S.38°48'04"E. for 19.78 feet; thence S.44°16'39"W., for 3.59 feet; thence N.38°48'04"W., for 17.00 feet; thence S.57°11'48"W., for 38.89 feet; thence N.32°48'12"W., for 83.12 feet; thence S.57°11'48"W., for 39.78 feet; thence N.32°48'12"W., for 58.80 feet to a point on the Southeasterly boundary of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase I, as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, the following three (3) courses: 1) N.57°13'15"E., for 94.61 feet; 2) thence N.88°36'37"E., for 99.92 feet; 3) thence N.57°11'48"E., for 11.42 feet to the POINT OF BEGINNING.

Containing 26,796 square feet, more or less.

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH HEREON MEET THE MINIMUM REQUIREMENTS OF CHAPTER 61G17-06, FLORIDA ADMINISTRATIVE CODE. NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL.

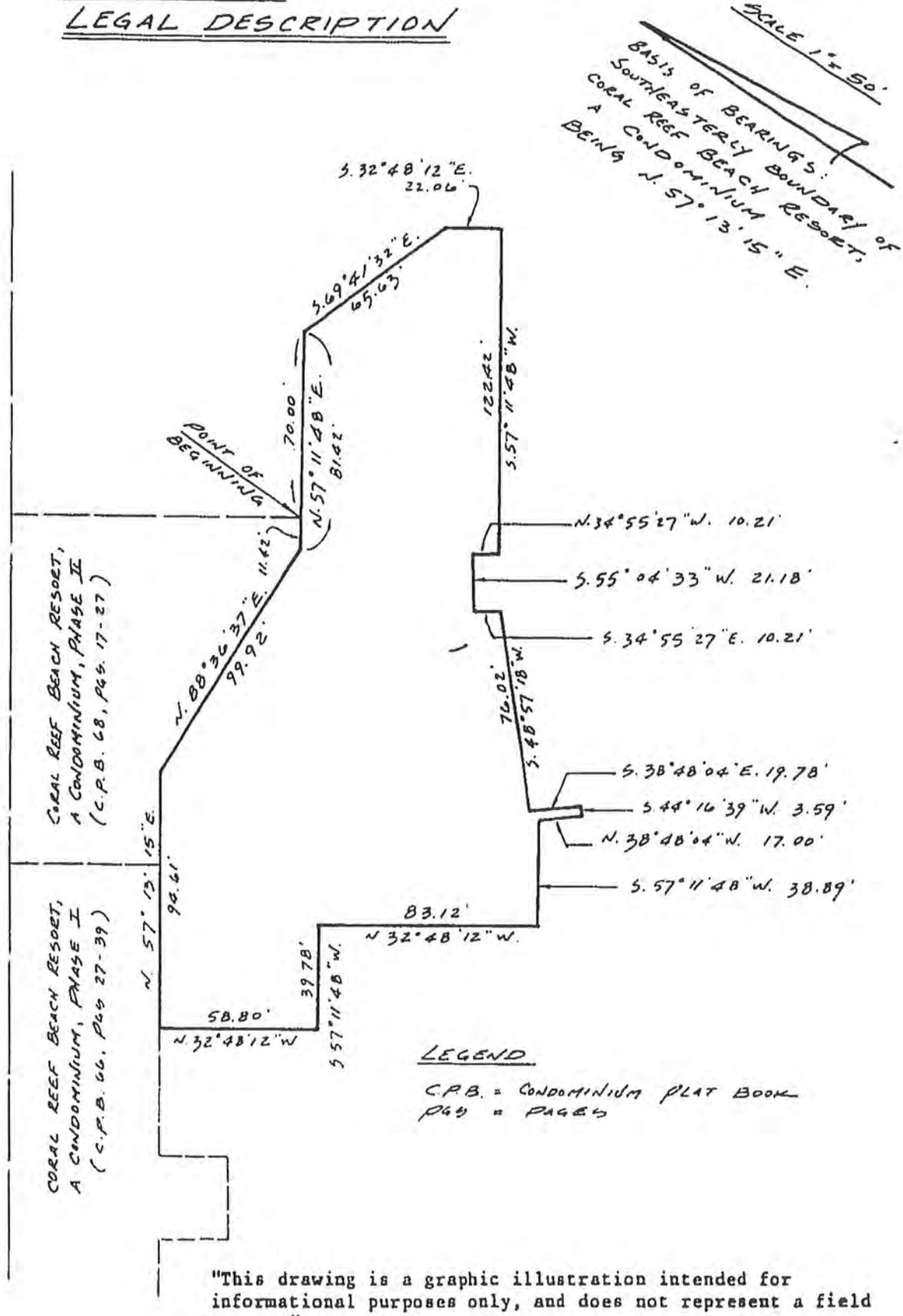
PREPARED FOR:	JOE LETTELLEIR
PREPARED BY:	GEORGE F. YOUNG, INC.
PROJECT NO.	94-13-0769-02
DATE:	FEBRUARY 8, 1995

John K. Rickard
FLORIDA SURVEYOR'S REGISTRATION NO. 4941

EXHIBIT "A"

PINELLAS COUNTY FLA.
OFF.REC.BK 8960 PG 1491

SKETCH OF LEGAL DESCRIPTION



LEGEND

C.P.B. = CONDOMINIUM PLAT BOOK
PGS = PAGES

"This drawing is a graphic illustration intended for informational purposes only, and does not represent a field survey."

EXHIBIT "B"

SHEET 2 OF 2

LEGAL DESCRIPTION

PARCEL A:

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of the Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all of Tract "A" of Von Court's Replat, according to the plat recorded in Plat Book 21, page 68, Public Records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; Less and except right-of-way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right-of-way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; Less and except right-of-way for Gulf Boulevard.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS SUBMITTED TO CONDOMINIUM AS PHASES I AND II, CORAL REEF BEACH RESORT, A CONDOMINIUM:

PARCEL I:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line, South 57°11'48" West 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South 32°51'27" East, 55.63 feet; thence South 57°13'15" West, 108.74 feet; thence South 32°45'41" East, 26.40 feet; thence South 57°10'06" West, 30.51 feet; thence North 32°53'35" West, 26.48 feet; thence South 57°15'42" West, 82.72 feet to a point on the State of Florida Coastal Construction Control Line; thence along said line North 35°16'08" West, 55.48 feet to a point on the aforementioned Northerly boundary; thence leaving said Coastal Construction Control Line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

AND

PARCEL II

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East, as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a Point of Beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 feet to the Point of Beginning.

And Less:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Easterly-most corner of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence N.57°11'48"E., for 70.00 feet; thence S.69°41'32"E., for 65.63 feet; thence S.32°48'12"E., for 22.06 feet; thence S.57°11'48"W., for 122.42 feet; thence N.34°55'27"W., for 10.21 feet; thence S.55°04'33"W., for 21.18 feet; thence S.34°55'27"E. for 10.21 feet; thence S.48°57'18"W., for 76.02 feet; thence S.38°48'04"E. for 19.78 feet; thence S.44°16'39"W., for 3.59 feet; thence N.38°48'04"W., for 17.00 feet; thence S.57°11'48"W., for 38.89 feet; thence N.32°48'12"W., for 83.12 feet; thence S.57°11'48"W., for 39.78 feet; thence N.32°48'12"W., for 58.80 feet to a point on the Southeasterly boundary of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase I, as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, the following three (3) courses: 1) N.57°13'15"E., for 94.61 feet; 2) thence N.88°36'37"E., for 99.92 feet; 3) thence N.57°11'48"E., for 11.42 feet to the POINT OF BEGINNING.

Containing 26,796 square feet, more or less.

Parcel Summary (as of 04-Apr-2023)

Parcel Number

01-32-15-18142-000-0000

Owner Name
REEF RESORT CONDO ASSN

Property Use
0443 Timeshare

Site Address
5800 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
5800 GULF BLVD
ST PETE BEACH, FL 33706-2243

Legal Description
CORAL REEF BEACH RESORT CONDO BLDG 1, UNITS 101 THRU 108, 201 THRU 208, 301 THRU 308, 401 THRU 408, 501 THRU 508, 601 THRU 608 & BLDG 2, UNITS 109 THR

Current Tax District
ST PETE BEACH (SPB)

Year Built
1982 | 1982 | 1999

Living SF	Gross SF	Living Units	Buildings
44,371	58,187	64	3

Parcel Map



Exemptions

Year	Homestead	Use %	Status
No Exemptions found.			

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
08883/2374		121030280062	A	Current FEMA Maps	Check for EC	66/27

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$8,000,000	$7,201,395	$7,201,395	$8,000,000	$7,201,395

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	N	$6,536,560	$4,918,650	$4,918,650	$6,536,560	$4,918,650
2017	N	$6,696,960	$4,471,500	$4,471,500	$6,696,960	$4,471,500
2016	N	$4,065,000	$4,065,000	$4,065,000	$4,065,000	$4,065,000
2015	N	$6,112,160	$4,591,950	$4,591,950	$6,112,160	$4,591,950
2014	N	$4,174,500	$4,174,500	$4,174,500	$4,174,500	$4,174,500

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
05-Jan-1995	$0	UM	I	CORAL REEF RESORT INC	BARRETT FAMILY PTNSHP III	08883/2374
01-Dec-1994	$10,000	UM	I	CORAL REEF RESORT INC	BARRETT FAMILY PTSHP 3 LTD	08854/1291

2022 Land Information

Land Area: 0.0000 acres | 0 sf Frontage and/or View: None Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Condominium	0x0	$175	23,306	SF	1.0000	$4,078,550

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab Above Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Flat
Living Units	64
Roof Cover	Built Up/Composition
Year Built	1982
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Additional Information	
Site Address	5800 GULF BLVD

Sub Area	Living Area SF	Gross Area SF
Upper Story (USB)	24,495	24,495
Base (BAS)	4,899	4,899
Open Porch (OPF)	0	9,630
Total Area SF	**29,394**	**39,024**



2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab Above Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1982
Building Type	Hi-Rise Apartments > 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	84
Additional Information	
Site Address	5800 GULF BLVD

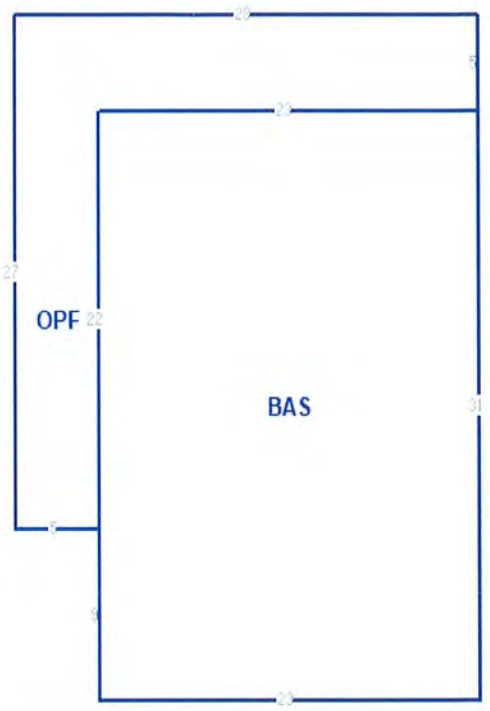
Sub Area	Living Area SF	Gross Area SF
Upper Story (USB)	10,698	10,698
Base (BAS)	3,566	3,566
Open Porch (OPF)	0	3,936
Total Area SF	**14,264**	**18,200**



2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Wood
Exterior Walls	Frame Metal
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Composition Shingle
Year Built	1999
Building Type	Manufactured Homes
Quality	Average
Floor Finish	Carpet/Vinyl/Asphalt/S
Interior Finish	Drywall/Plaster/Panel
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	2

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	713	713
Open Porch (OPF)	0	250
Total Area SF	**713**	**963**



2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV PASS	$55,000.00	1	$55,000	$22,000	1982
ELEV STOP	$9,000.00	2	$18,000	$7,200	1982

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
1901215	WINDOWS/DOORS	07/19/2019	$20,000
BLD18-01786	MISCELLANEOUS	10/02/2018	$23,472
BLD18-01779	MISCELLANEOUS	09/26/2018	$4,000
BLD18-01516	MISCELLANEOUS	09/18/2018	$60,000
BLD18-01622	MISCELLANEOUS	09/13/2018	$63,821
BLD18-01551	HEAT/AIR	08/24/2018	$4,500
BLD18-01263	MISCELLANEOUS	07/24/2018	$122,491
BLD17-00994	MISCELLANEOUS	09/19/2017	$8,815
BLD17-00677	ASPHALT	07/21/2017	$184,534
20151641	MISCELLANEOUS	11/20/2015	$6,186

INST # 95-002491
JAN 5, 1995 9:05AM

01
No Recording Fee -0-
41 Doc Stamps $ -0-

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

Documentary Tax Pd. $ -0-
$ -0- Intangible Tax Pd.
Karleen F. DeBlaker, Clerk, Pinellas County
By _____ Deputy Clerk

BARRETT FAMILY PARTNERSHIP III, LTD., a Florida limited partnership, and its general partner, JOHN P. BARRETT, JR., as trustee of the John P. Barrett, Jr. Living Trust,

Plaintiffs,

vs. No. 92-2962-MF-7

CORAL REEF RESORT, INC., et al,

Defendants.
_____/

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2374

AMENDED CERTIFICATE OF TITLE AS TO COUNTS II AND V

The undersigned clerk of the court certifies that she executed and filed a certificate of sale in this action on November 14, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

See Exhibits A, B and C attached

was sold to Barrett Family Partnership III, LTD., a Florida limited partnership, c/o JB Management Company, 300 South Duncan Avenue, Suite 300, Clearwater, FL 34615.

WITNESS my hand and the seal of the court on the 28th day of December, 1994.

Prepared by:
David G. Mulock of
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
Post Office Box 2861
St. Petersburg, FL 33731

KARLEEN F. DeBLAKER
CLERK OF THE CIRCUIT COURT

By Elizabeth Lee
Deputy Clerk

T#320792.2

RETURN TO CIVIL COURT RECORDS

14

Copy furnished to:

Russell S. Simonetta, Esq.
360 Central Avenue
Suite 1490
St. Petersburg, FL 33701

Stephen Wein, Esquire
P. O. Box 41100
St. Petersburg, FL 33743

David G. Mulock, Esq.
P. O. Box 2861
St. Petersburg, FL 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2375

EXHIBIT A

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all ot Tract "A" of Von Court's Replat, according to plat recorded in Plat Book 21, page 68, Public records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; Less and Except right of way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern Boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County Florida; Less and Except right of way for Gulf Boulevard.

Less and Except the following two parcels:

PARCEL I

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South $00^{o}18'46"$ West 967.19 feet; thence leaving said line South $57^{o}11'48"$ West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South $57^{o}11'48"$ West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South $32^{o}51'27"$ East, 55.63 feet; thence South $57^{o}13'15"$ West, 108.74 feet; thence South $32^{o}45'41"$ East 26.40 feet; thence South $57^{o}10'06"$ West 30.51 feet; thence North $32^{o}53'35"$ West, 26.48 feet; thence South $57^{o}15'42"$ West, 82.72 feet to a point on the state of Florida coastal construction control lines; thence along said line North $35^{o}16'08"$ West, 55.43 feet to a point on the aforementioned

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2376

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1293

Northerly boundary; thence leaving said coastal construction control line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

PARCEL II

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescirbed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a point of beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 (134.61) feet to the point of Beginning.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2377

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1294

AND

APARTMENT NO. 101

Unit Week No. 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 102

Unit Week No. 1, 2, 3, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 103

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 12, 17, 21, 24, 25, 26, 27, 28, 33, 34, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 104

Unit Week No. 1, 2, 3, 6, 7, 8, 9, 10, 13, 14, 15, 16 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 105

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 37, 40, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 106

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 107

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 108

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 33, 34, 38, 41, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 109

Unit Week No. 1, 2, 5, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 110

Unit Week No. 1, 2, 3, 4, 7, 9, 13, 16, 17, 18, 19, 20, 22, 25, 29, 30, 35, 37, 51, 52.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1295

PINELLAS COUNTY FLA.
OFF. REC. BK 8803 PG 2378

APARTMENT NO. 111

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 32, 33, 35, 37, 38, 44, 46, 47, 48, 51, 52.

APARTMENT NO. 112

Unit Week No. 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24,. 25, 26, 29, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 201

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 18, 21, 22, 24, 25, 26, 27, 28, 31, 32, 33, 37, 40, 43, 44, 45,, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 202

Unit Week No. 1, 5, 17, 18, 19, 20, 22, 24, 25, 26, 28, 31, 32, 33, 38, 42, 43, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 203

Unit Week No. 1, 8, 13, 15, 17, 20, 28, 30, 32, 48, 49, 51, 52.

APARTMENT NO. 204

Unit Week No. 1, 2, 8, 9, 15, 18, 19, 20, 29, 45, 46, 47, 48, 49.

APARTMENT NO. 205

Unit Week No. 2, 7, 8, 13, 14, 15, 17, 18, 19, 26, 27, 33, 43, 46, 47, 51, 52.

APARTMENT NO. 206

Unit Week No. 7, 8, 9, 10, 15, 16, 20, 21, 26, 47, 49, 51, 52.

APARTMENT NO. 207

Unit Week No. 3, 5, 7, 11, 13, 15, 16, 17, 20, 22, 27, 34, 35, 51.

APARTMENT NO. 208

Unit Week No. 26, 47, 51.

APARTMENT NO. 209

Unit Week No. 2, 5, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 23, 24, 25, 30, 31, 32, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 210

Unit Week No. 3, 8, 9, 17, 46, 48, 49, 51, 52.

APARTMENT NO. 211

Unit Week No. 1, 2, 3, 4, 8, 9, 16, 17, 33, 37, 39, 47, 48, 49, 51.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2379

PINELLAS COUNTY FLA.
OFF.REC.BK 8884 PG 1296

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2380

APARTMENT NO. 212

Unit Week No. 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 31, 33, 36, 39, 40, 41, 42, 44, 45, 48, 49, 51, 52.

APARTMENT NO. 301

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 33, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 302

Unit Week No. 1, 2, 3, 7, 18, 19, 20, 21, 22.. 26, 27, 28, 31, 32, 33, 39, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 303

Unit Week No. 1, 2, 7, 13, 17, 49, 50.

APARTMENT NO. 304

Unit Week No. 1, 2, 13, 17, 26, 27, 28, 30, 32, 33, 40, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 305

Unit Week No. 1, 2, 7, 8, 9, 10, 12, 13, 15, 16, 17, 27, 32, 46, 48, 49, 51, 52.

APARTMENT NO. 306

Unit Week No. 7, 8, 9, 12, 16, 17, 18, 19, 22, 25, 26, 30, 31, 45, 47, 51, 52.

APARTMENT NO. 307

Unit Week No. 8, 9, 10, 11, 16, 17, 18, 19, 22, 27, 45, 47, 51.

APARTMENT NO. 308

Unit Week No. 15, 16, 17, 19, 22, 27, 31, 51.

APARTMENT NO. 309

Unit Week No. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 33, 34, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 310

Unit Week No. 1, 7, 8, 9, 16, 17, 18, 19, 20, 40, 49, 51.

APARTMENT NO. 311

Unit Week No. 1, 2, 3, 7, 8, 9, 14, 15, 16, 17, 19, 36, 46, 48, 51.

APARTMENT NO. 312

Unit Week No. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 36, 41, 42, 43, 46, 48, 51, 52.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1297

APARTMENT NO. 401

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 402

Unit Week No. 1, 2, 3, 7, 9, 10, 11, 14, 15, 19, 20, 22, 27, 30, 38, 40, 41, 43, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 403

Unit Week No. 2, 3, 8, 11, 17, 25, 26, 48, 49, 51, 52.

APARTMENT NO. 404

Unit Week No. 1, 2, 3, 7, 8, 9, 11, 12, 13, 15, 16, 17, 19, 22, 23, 25, 28, 29, 30, 31, 32, 33, 42, 43, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 405

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 30, 31, 32, 33, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 406

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 25, 26, 27, 30, 31, 32, 42, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 407

Unit Week No. 5, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 22, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 408

Unit Week No. 5, 7, 8, 9, 10, 12, 15, 16, 17, 18, 19, 22, 26, 27, 31, 42, 46, 47, 48, 49, 51.

APARTMENT NO. 409

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 38, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 410

Unit Week No. 2, 3, 7, 8, 17, 18, 49.

APARTMENT NO. 411

Unit Week No. 1, 2, 3, 16, 17, 18, 19, 20, 31.

APARTMENT NO. 412

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 29, 31, 33, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2381

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1298

APARTMENT NO. 501

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28,, 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 502

Unit Week No. 1, 2, 11, 18, 19, 21, 24, 25, 27, 30, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, 47, 48, 49.

APARTMENT NO. 503

Unit Week No. 1, 2, 3, 7, 8, 10, 13, 24, 25, 32, 42, 48, 51.

APARTMENT NO. 504

Unit Week No. 1, 2, 7,8, 9, 10, 15, 16, 17, 20, 24, 25, 27, 28, 29, 30, 32, 34, 35, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 505

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 25, 26, 28, 29, 32, 34, 35, 43, 44, 45, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 506

Unit Week No. 1, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 30, 32, 33, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 507

Unit Week No. 1, 2, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24, 25, 30, 32, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 508

Unit Week No. 1, 2, 7, 8, 9, 12, 13, 14, 15, 16, 17, 22, 25, 26,, 27, 30, 31, 33, 47, 48, 49, 51, 52.

APARTMENT NO. 601

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 18, 19, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 602

Unit Week No. 4, 7, 8, 11, 19, 21, 22, 23, 25, 26, 27, 30, 31, 32, 33, 40, 41, 42, 47, 48, 49, 51.

APARTMENT NO. 603

Unit Week No. 1, 2, 3, 7, 33.

APARTMENT NO. 604

Unit Week No. 1, 2, 3, 7, 16, 17, 24, 27, 32, 33, 51.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1299

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2382

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2383

APARTMENT NO. 605

Unit Week No. 1, 2, 3, 7, 8, 9, 12, 14, 15, 16, 17, 27, 28, 29, 30, 31, 32, 35, 45, 48, 49, 51, 52.

APARTMENT NO. 606

Unit Week No. 1, 2, 3, 4, 7, 11, 15, 16, 17, 24, 26, 27, 28, 32, 34, 35, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 607

Unit Week No. 1, 2, 7, 9, 10, 15, 16, 17, 26, 27, 28, 29, 30, 31, 32, 33, 51.

APARTMENT NO. 608

Unit Week No. 2, 3, 5, 7, 8, 16, 17, 24, 25, 26, 32.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1300

Coral Reef Beach Resort, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5460, Page 671, and amended in Official Records Book 5510, Page 1391 and Official Records Book 5557, Page 507, and Official Records Book 6215, Page 1717, and as recorded in Condominium Plat Book 66, Page 27, and amended in Condominium Plat Book 68, Page 17, and Condominium Plat Book 69, Page 97, of the Public Records of Pinellas County, Florida.

Together with two Easements for ingress and egress and parking, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a Point of beginning; thence along the Easterly line of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said line by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to the corner of a building, thence along the outer surface of a building by the following two courses: (1) Continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving the surface of said building, continue South 57°11'48" West, 4.03 feet; thence North 32°48'12" West, 67.80 feet to a point on the Northerly line of the aforementioned boundary; thence along said Northerly boundary North 57°11'48" East, 332.73 feet to the Point of Beginning.

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a point of beginning; thence along the Easterly boundary of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest, radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said Easterly boundary by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to a corner of a building; thence along the outer surface of a building by the following two (2) courses: (1) continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving said building surface, continue South 57°11'48" West, 4.03 feet to a point hereinafter referred to as Point "B" for convenience; thence South 32°48'12" East, 39.93 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the Northerly line of the aforedescribed boundary; thence along said Northerly boundary, North 57°11'48" East, 463.34 feet to the Point of Beginning; less and except the following described building area:

Return thence to the aforementioned Point "B"; thence along the outer surface of a building by the following ten (10) courses:

(1) South 01°23'23" East, 11.54 feet;
(2) North 88°36'37" East, 2.00 feet;
(3) South 01°23'23" East, 5.74 feet;
(4) North 88°36'37" East, 2.32 feet;
(5) South 01°23'23" East, 5.64 feet;
(6) North 88°36'37" East, 2.85 feet;
(7) South 01°23'23" East, 7.11 feet;
(8) South 88°36'37" West, 122.67 feet;
(9) North 01°23'23" West, 30.03 feet;
(10) North 88°36'37" East, 115.50 feet;

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1301
PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2384

Exhibit B

Any reference herein to the Premises shall be deemed to be that land described in Exhibit A together with all right, title and interest of Coral Reef Resort, Inc. of, in and to the land lying in the bed of any streets, roads, avenues, lanes or rights of ways, passages, ways, waters or water courses as they now exist or formerly existed in, in front of or adjoining the said Premises, and all other rights, liberties, privileges, improvements, hereditaments and appurtenances, of whatsoever kind or character, including all riparian and littoral rights, whatsoever thereunto belonging, and in any ways appertaining, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Coral Reef Resort, Inc. in and to the Premises or any part thereof.

1. All right, title and interest of Coral Reef Resort, Inc. in and to any and all buildings, structures and improvements now or at any time hereafter erected, constructed or situated upon the Premises (such buildings, structures and improvements and the foundations and footings thereof being hereinafter collectively called the "Improvements");

2. All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in the Improvements or upon the Premises, or any part thereof, and use or usable in connection with any present or future occupancy of the Improvements erected on the Premises and now owned or hereafter acquired by Debtor (hereinafter called the "Building Equipment"), including but without limiting the generality of the foregoing, all heating, lighting, laundry, motors, conduits, switch boards, plumbing, lighting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screen, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all right, title and interest of Debtor in and to any Building Equipment which may be subject to any security agreements (hereinafter called "Security Agreements"), superior in lien to the lien of the Mortgage; it being understood and agreed that all Building Equipment is part and parcel of the Improvements and appropriated to the use thereof and, whether affixed or annexed to the Improvements, or the Premises, or not, shall for the purpose of the Mortgage be deemed conclusively to be the real estate and mortgaged hereby; and Debtor shall execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by Secured Party to confirm the lien of the Mortgage on any Building Equipment;

3. All building materials, supplies and other property delivered to the site of said Premises for incorporation into the Improvements thereon;

4. All lease, rental and sale agreements, all security deposits, down payments and other payments with respect to sale or rental, all rents, income issue and profit of every

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1302

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2385

kind, all books and records, all general intangibles and accounts, all permits or licenses including, without limitation, all interest, if any, of Coral Reef Resort, Inc., in Florida Beverage License No. 62-00469 SRX and all options and agreements with respect to additional real property, covering or in any wise relating to the ownership, maintenance, management and operation of the Premises, the Improvements and the Building Equipment, or any part thereof;

5. The benefits of and right to enforce all covenants, conditions, rights, privileges, easements, obligations, indemnities and claims provided, granted and set forth in any other instruments which may benefit the Premises; and

6. Any and all awards heretofore or hereafter made by any federal, state, county, municipal or other governmental authority, or by whomsoever made in any condemnation proceeding whatever, to the present or subsequent owners or ground lessees of said Premises, or any part thereof, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property (as hereinafter defined) as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Mortgaged Property, to the extent of all amounts which may be secured by the Mortgage at the date of receipt of any such award or payment by Secured Party, and of the reasonable attorneys' fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment; and Debtor agrees to execute and deliver, from time to time, such further instruments as may be requested by Secured Party to confirm such assignments to Secured Party of any such award or payment.

7. All references to "Mortgage" shall mean that certain Mortgage dated September 20, 1982 made by Diez MCR Group No. 2 to Palmetto Federal Savings and Loan Association, as modified thereafter, together with the Improvements, the Building Equipment and all the foregoing property and rights being hereinafter collectively called the "Mortgaged Property."

8. All of Coral Reef Resort, Inc.'s estate right, title and interest in, to, and under all of the equipment, inventory, fixtures, instruments, general intangibles, chattel paper and accounts whether now owned or hereafter acquired with all increases substitutions therefore and all replacements thereof, additions and accessions thereto and the proceeds and products thereof.

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PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2386

5410307.1

EXHIBIT C

All furniture, furnishings, equipment and carpeting contained within timeshare units in Coral Reef Beach Resort, a Condominium, according to the Declaration of Condominium recorded in the public records of Pinellas County, Florida, in Official Records Book 5460, page 671, and amended in Official Records Book 5510, page 1391, in Official Records Book 5557, page 507, and Official Records Book 6215, page 1717, and as recorded in Condominium Plat Book 66, page 27, as amended in Condominium Plat Book 68, page 17 and in Condominium Plat Book 69, page 97.

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OFF. REC. BK 8854 PG 1304

PINELLAS COUNTY FLA.
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S#10955.1

01-32-15-18142-000-0001

Compact Property Record Card

Tax Estimator

Updated April 18, 2023

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
REEF RESORT CONDO ASSN 5800 GULF BLVD ST PETE BEACH FL 33706-2243	5800 GULF BLVD ST PETE BEACH

Property Use: 0974 (Condo Common Area Assn Own - w/improvement)

Current Tax District: ST PETE BEACH (SPB)

Total Living SF: 2,408 Total Gross SF: 2,408

[click here to hide] **Legal Description**

CORAL REEF BEACH RESORT CONDO (COMMON AREAS)

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
08883/2374	Sales Query	121030280062	A	Current FEMA Maps	66/27

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$0	$0	$0	$0	$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$0	$0	$0	$0	$0
2020	No	$0	$0	$0	$0	$0
2019	No	$0	$0	$0	$0	$0
2018	No	$0	$0	$0	$0	$0
2017	No	$0	$0	$0	$0	$0
2016	No	$0	$0	$0	$0	$0
2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
2000	No	$0	$0	$0	N/A	$0
1999	No	$0	$0	$0	N/A	$0
1998	No	$0	$0	$0	N/A	$0
1997	No	$0	$0	$0	N/A	$0
1996	No	$0	$0	$0	N/A	$0

2022 Tax Information

2022 Tax Bill Tax District: SPB

2022 Final Millage Rate 15.9071

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
01 Dec 1994	08854 / 1291	$10,000	U	V

2022 Land Information

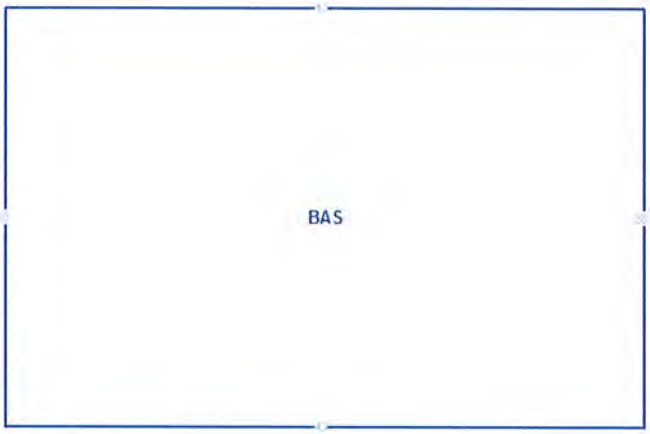
Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Residential Common Area (09)	0x0	1000.00	0.5400	1.0000	$540	AC

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 5800 GULF BLVD

Building Type: **Recreational/Clubhouses**
Quality: **Average**
Foundation: **Continuous Footing**
Floor System: **Slab On Grade**
Exterior Wall: **Concrete Blk/Stucco**
Roof Frame: **Flat**
Roof Cover: **Built Up/Composition**
Stories: **1**
Living units: **0**
Floor Finish: **Carpet**
Interior Finish: **Dry Wall**
Fixtures: **3**
Year Built: **1983**
Cooling: **Heat & Cooling Pkg**



Compact Property Record Card

Open plot in New Window

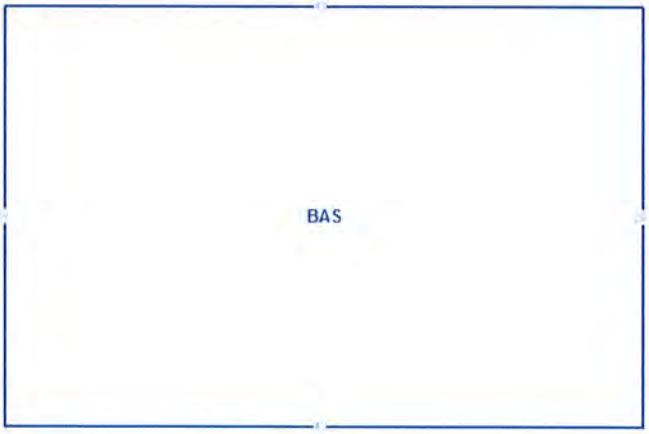
Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,204	1,204
	Total Living SF: **1,204**	Total Gross SF: **1,204**

[click here to hide] 2023 Building 2 Structural Elements Back to Top

Site Address:

Building Type: **Recreational/Clubhouses**
Quality: **Average**
Foundation: **Continuous Footing**
Floor System: **Slab Above Grade**
Exterior Wall: **Concrete Blk/Stucco**
Roof Frame: **Flat**
Roof Cover: **Built Up/Composition**
Stories: **1**
Living units: **0**
Floor Finish: **Carpet Combination**
Interior Finish: **Dry Wall**
Fixtures: **3**
Year Built: **1983**
Cooling: **Heat & Cooling Pkg**



Compact Property Record Card

Open plot in New Window

Building 2 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,204	1,204
	Total Living SF: **1,204**	Total Gross SF: **1,204**

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions

regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2001902	WINDOWS/DOORS	25 Sep 2020	$48,000
1901177	MISCELLANEOUS	11 Jul 2019	$8,992
1900998	MISCELLANEOUS	07 Jun 2019	$6,500
20100962	ADDITION/REMODEL/RENOVATION	01 Oct 2010	$100,000



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close

Interactive Map of this parcel Map Legend Back to Query Results New Search Tax Collector Home Page Contact Us

INST # 95-002491
JAN 5, 1995 9:05AM

01
No Recording Fee
41 Doc Stamps $-0-

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

Documentary Tax Pd. $-0-
$-0- Intangible Tax Pd.
Karleen F. DeBlaker, Clerk, Pinellas County
By _____ Deputy Clerk

BARRETT FAMILY PARTNERSHIP III, LTD., a Florida limited partnership, and its general partner, JOHN P. BARRETT, JR., as trustee of the John P. Barrett, Jr. Living Trust,

Plaintiffs,

vs. No. 92-2962-MF-7

CORAL REEF RESORT, INC., et al,

Defendants.
_____/

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2374

AMENDED CERTIFICATE OF TITLE AS TO COUNTS II AND V

The undersigned clerk of the court certifies that she executed and filed a certificate of sale in this action on November 14, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

See Exhibits A, B and C attached

was sold to Barrett Family Partnership III, LTD., a Florida limited partnership, c/o JB Management Company, 300 South Duncan Avenue, Suite 300, Clearwater, FL 34615.

WITNESS my hand and the seal of the court on the 28th day of December, 1994.

Prepared by:
David G. Mulock of
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
Post Office Box 2861
St. Petersburg, FL 33731

KARLEEN F. DeBLAKER
CLERK OF THE CIRCUIT COURT

By Elizabeth Lee
Deputy Clerk

T/320792.2

RETURN TO CIVIL COURT RECORDS

14

Copy furnished to:

Russell S. Simonetta, Esq.
360 Central Avenue
Suite 1490
St. Petersburg, FL 33701

Stephen Wein, Esquire
P. O. Box 41100
St. Petersburg, FL 33743

David G. Mulock, Esq.
P. O. Box 2861
St. Petersburg, FL 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2375

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2376

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1293

EXHIBIT A

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all ot Tract "A" of Von Court's Replat, according to plat recorded in Plat Book 21, page 68, Public records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; Less and Except right of way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern Boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County Florida; Less and Except right of way for Gulf Boulevard.

Less and Except the following two parcels:

PARCEL I

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary: thence continue South 57°11'48" West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South 32°51'27" East, 55.63 feet; thence South 57°13'15" West, 108.74 feet; thence South 32°45'41" East 26.40 feet; thence South 57°10'06" West 30.51 feet; thence North 32°53'35" West, 26.48 feet; thence South 57°15'42" West, 82.72 feet to a point on the state of Florida coastal construction control lines; thence along said line North 35°16'08" West, 55.48 feet to a point on the aforementioned

Northerly boundary; thence leaving said coastal construction control line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

PARCEL II

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescirbed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a point of beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 (134.61) feet to the point of Beginning.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2377

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1294

AND

APARTMENT NO. 101

Unit Week No. 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 102

Unit Week No. 1, 2, 3, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 103

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 12, 17, 21, 24, 25, 26, 27, 28, 33, 34, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 104

Unit Week No. 1, 2, 3, 6, 7, 8, 9, 10, 13, 14, 15, 16 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 105

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 37, 40, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 106

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 107

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 108

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 33, 34, 38, 41, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 109

Unit Week No. 1, 2, 5, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 110

Unit Week No. 1, 2, 3, 4, 7, 9, 13, 16, 17, 18, 19, 20, 22, 25, 29, 30, 35, 37, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1295

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2378

APARTMENT NO. 111

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 32, 33, 35, 37, 38, 44, 46, 47, 48, 51, 52.

APARTMENT NO. 112

Unit Week No. 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 29, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 201

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 18, 21, 22, 24, 25, 26, 27, 28, 31, 32, 33, 37, 40, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 202

Unit Week No. 1, 5, 17, 18, 19, 20, 22, 24, 25, 26, 28, 31, 32, 33, 38, 42, 43, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 203

Unit Week No. 1, 8, 13, 15, 17, 20, 28, 30, 32, 48, 49, 51, 52.

APARTMENT NO. 204

Unit Week No. 1, 2, 8, 9, 15, 18, 19, 20, 29, 45, 46, 47, 48, 49.

APARTMENT NO. 205

Unit Week No. 2, 7, 8, 13, 14, 15, 17, 18, 19, 26, 27, 33, 43, 46, 47, 51, 52.

APARTMENT NO. 206

Unit Week No. 7, 8, 9, 10, 15, 16, 20, 21, 26, 47, 49, 51, 52.

APARTMENT NO. 207

Unit Week No. 3, 5, 7, 11, 13, 15, 16, 17, 20, 22, 27, 34, 35, 51.

APARTMENT NO. 208

Unit Week No. 26, 47, 51.

APARTMENT NO. 209

Unit Week No. 2, 5, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 23, 24, 25, 30, 31, 32, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 210

Unit Week No. 3, 8, 9, 17, 46, 48, 49, 51, 52.

APARTMENT NO. 211

Unit Week No. 1, 2, 3, 4, 8, 9, 16, 17, 33, 37, 39, 47, 48, 49, 51.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2379

PINELLAS COUNTY FLA.
OFF.REC. BK 8883 PG 1296

APARTMENT NO. 212

Unit Week No. 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 31, 33, 36, 39, 40, 41, 42, 44, 45, 48, 49, 51, 52.

APARTMENT NO. 301

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 33, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 302

Unit Week No. 1, 2, 3, 7, 18, 19, 20, 21, 22.. 26, 27, 28, 31, 32, 33, 39, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 303

Unit Week No. 1, 2, 7, 13, 17, 49, 50.

APARTMENT NO. 304

Unit Week No. 1, 2, 13, 17, 26, 27, 28, 30, 32, 33, 40, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 305

Unit Week No. 1, 2, 7, 8, 9, 10, 12, 13, 15, 16, 17, 27, 32, 46, 48, 49, 51, 52.

APARTMENT NO. 306

Unit Week No. 7, 8, 9, 12, 16, 17, 18, 19, 22, 25, 26, 30, 31, 45, 47, 51, 52.

APARTMENT NO. 307

Unit Week No. 8, 9, 10, 11, 16, 17, 18, 19, 22, 27, 45, 47, 51.

APARTMENT NO. 308

Unit Week No. 15, 16, 17, 19, 22, 27, 31, 51.

APARTMENT NO. 309

Unit Week No. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 33, 34, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 310

Unit Week No. 1, 7, 8, 9, 16, 17, 18, 19, 20, 40, 49, 51.

APARTMENT NO. 311

Unit Week No. 1, 2, 3, 7, 8, 9, 14, 15, 16, 17, 19, 36, 46, 48, 51.

APARTMENT NO. 312

Unit Week No. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 36, 41, 42, 43, 46, 48, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2380

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1297

APARTMENT NO. 401

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 402

Unit Week No. 1, 2, 3, 7, 9, 10, 11, 14, 15, 19, 20, 22, 27, 30, 38, 40, 41, 43, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 403

Unit Week No. 2, 3, 8, 11, 17, 25, 26, 48, 49, 51, 52.

APARTMENT NO. 404

Unit Week No. 1, 2, 3, 7, 8, 9, 11, 12, 13, 15, 16, 17, 19, 22, 23, 25, 28, 29, 30, 31, 32, 33, 42, 43, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 405

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 30, 31, 32, 33, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 406

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 25, 26, 27, 30, 31, 32, 42, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 407

Unit Week No. 5, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 22, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 408

Unit Week No. 5, 7, 8, 9, 10, 12, 15, 16, 17, 18, 19, 22, 26, 27, 31, 42, 46, 47, 48, 49, 51.

APARTMENT NO. 409

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 38, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 410

Unit Week No. 2, 3, 7, 8, 17, 18, 49.

APARTMENT NO. 411

Unit Week No. 1, 2, 3, 16, 17, 18, 19, 20, 31.

APARTMENT NO. 412

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 29, 31, 33, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2381

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1298

APARTMENT NO. 501

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 502

Unit Week No. 1, 2, 11, 18, 19, 21, 24, 25, 27, 30, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, 47, 48, 49.

APARTMENT NO. 503

Unit Week No. 1, 2, 3, 7, 8, 10, 13, 24, 25, 32, 42, 48, 51.

APARTMENT NO. 504

Unit Week No. 1, 2, 7,8, 9, 10, 15, 16, 17, 20, 24, 25, 27, 28, 29, 30, 32, 34, 35, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 505

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 25, 26, 28, 29, 32, 34, 35, 43, 44, 45, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 506

Unit Week No. 1, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 30, 32, 33, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 507

Unit Week No. 1, 2, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24, 25, 30, 32, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 508

Unit Week No. 1, 2, 7, 8, 9, 12, 13, 14, 15, 16, 17, 22, 25, 26, 27, 30, 31, 33, 47, 48, 49, 51, 52.

APARTMENT NO. 601

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 18, 19, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 602

Unit Week No. 4, 7, 8, 11, 19, 21, 22, 23, 25, 26, 27, 30, 31, 32, 33, 40, 41, 42, 47, 48, 49, 51.

APARTMENT NO. 603

Unit Week No. 1, 2, 3, 7, 33.

APARTMENT NO. 604

Unit Week No. 1, 2, 3, 7, 16, 17, 24, 27, 32, 33, 51.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1299

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2382

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2383

APARTMENT NO. 605

Unit Week No. 1, 2, 3, 7, 8, 9, 12, 14, 15, 16, 17, 27, 28, 29, 30, 31, 32, 35, 45, 48, 49, 51, 52.

APARTMENT NO. 606

Unit Week No. 1, 2, 3, 4, 7, 11, 15, 16, 17, 24, 26, 27, 28, 32, 34, 35, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 607

Unit Week No. 1, 2, 7, 9, 10, 15, 16, 17, 26, 27, 28, 29, 30, 31, 32, 33, 51.

APARTMENT NO. 608

Unit Week No. 2, 3, 5, 7, 8, 16, 17, 24, 25, 26, 32.

Coral Reef Beach Resort, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5460, Page 671, and amended in Official Records Book 5510, Page 1391 and Official Records Book 5557, Page 507, and Official Records Book 6215, Page 1717, and as recorded in Condominium Plat Book 66, Page 27, and amended in Condominium Plat Book 68, Page 17, and Condominium Plat Book 69, Page 97, of the Public Records of Pinellas County, Florida.

Together with two Easements for ingress and egress and parking, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a Point of beginning; thence along the Easterly line of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said line by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to the corner of a building, thence along the outer surface of a building by the following two courses: (1) Continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving the surface of said building, continue South 57°11'48" West, 4.03 feet; thence North 32°48'12" West, 67.80 feet to a point on the Northerly line of the aforementioned boundary; thence along said Northerly boundary North 57°11'48" East, 332.73 feet to the Point of Beginning.

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Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a point of beginning; thence along the Easterly boundary of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest, radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said Easterly boundary by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to a corner of a building; thence along the outer surface of a building by the following two (2) courses: (1) continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving said building surface, continue South 57°11'48" West, 4.03 feet to a point hereinafter referred to as Point "B" for convenience; thence South 32°48'12" East, 39.93 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the Northerly line of the aforedescribed boundary; thence along said Northerly boundary, North 57°11'48" East, 463.34 feet to the Point of Beginning; less and except the following described building area:

Return thence to the aforementioned Point "B"; thence along the outer surface of a building by the following ten (10) courses:

(1) South 01°23'23" East, 11.54 feet;
(2) North 88°36'37" East, 2.00 feet;
(3) South 01°23'23" East, 5.74 feet;
(4) North 88°36'37" East, 2.32 feet;
(5) South 01°23'23" East, 5.64 feet;
(6) North 88°36'37" East, 2.85 feet;
(7) South 01°23'23" East, 7.11 feet;
(8) South 88°36'37" West, 122.67 feet;
(9) North 01°23'23" West, 30.03 feet;
(10) North 88°36'37" East, 115.50 feet;

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Exhibit B

Any reference herein to the Premises shall be deemed to be that land described in Exhibit A together with all right, title and interest of Coral Reef Resort, Inc. of, in and to the land lying in the bed of any streets, roads, avenues, lanes or rights of ways, passages, ways, waters or water courses as they now exist or formerly existed in, in front of or adjoining the said Premises, and all other rights, liberties, privileges, improvements, hereditaments and appurtenances, of whatsoever kind or character, including all riparian and littoral rights, whatsoever thereunto belonging, and in any ways appertaining, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Coral Reef Resort, Inc. in and to the Premises or any part thereof.

1. All right, title and interest of Coral Reef Resort, Inc. in and to any and all buildings, structures and improvements now or at any time hereafter erected, constructed or situated upon the Premises (such buildings, structures and improvements and the foundations and footings thereof being hereinafter collectively called the "Improvements");

2. All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in the Improvements or upon the Premises, or any part thereof, and use or usable in connection with any present or future occupancy of the Improvements erected on the Premises and now owned or hereafter acquired by Debtor (hereinafter called the "Building Equipment"), including but without limiting the generality of the foregoing, all heating, lighting, laundry, motors, conduits, switch boards, plumbing, lighting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screen, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all right, title and interest of Debtor in and to any Building Equipment which may be subject to any security agreements (hereinafter called "Security Agreements"), superior in lien to the lien of the Mortgage; it being understood and agreed that all Building Equipment is part and parcel of the Improvements and appropriated to the use thereof and, whether affixed or annexed to the Improvements, or the Premises, or not, shall for the purpose of the Mortgage be deemed conclusively to be the real estate and mortgaged hereby; and Debtor shall execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by Secured Party to confirm the lien of the Mortgage on any Building Equipment;

3. All building materials, supplies and other property delivered to the site of said Premises for incorporation into the Improvements thereon;

4. All lease, rental and sale agreements, all security deposits, down payments and other payments with respect to sale or rental, all rents, income issue and profit of every

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kind, all books and records, all general intangibles and accounts, all permits or licenses including, without limitation, all interest, if any, of Coral Reef Resort, Inc., in Florida Beverage License No. 62-00469 SRX and all options and agreements with respect to additional real property, covering or in any wise relating to the ownership, maintenance, management and operation of the Premises, the Improvements and the Building Equipment, or any part thereof;

5. The benefits of and right to enforce all covenants, conditions, rights, privileges, easements, obligations, indemnities and claims provided, granted and set forth in any other instruments which may benefit the Premises; and

6. Any and all awards heretofore or hereafter made by any federal, state, county, municipal or other governmental authority, or by whomsoever made in any condemnation proceeding whatever, to the present or subsequent owners or ground lessees of said Premises, or any part thereof, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property (as hereinafter defined) as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Mortgaged Property, to the extent of all amounts which may be secured by the Mortgage at the date of receipt of any such award or payment by Secured Party, and of the reasonable attorneys' fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment; and Debtor agrees to execute and deliver, from time to time, such further instruments as may be requested by Secured Party to confirm such assignments to Secured Party of any such award or payment.

7. All references to "Mortgage" shall mean that certain Mortgage dated September 20, 1982 made by Diez MCR Group No. 2 to Palmetto Federal Savings and Loan Association, as modified thereafter, together with the Improvements, the Building Equipment and all the foregoing property and rights being hereinafter collectively called the "Mortgaged Property."

8. All of Coral Reef Resort, Inc.'s estate right, title and interest in, to, and under all of the equipment, inventory, fixtures, instruments, general intangibles, chattel paper and accounts whether now owned or hereafter acquired with all increases substitutions therefore and all replacements thereof, additions and accessions thereto and the proceeds and products thereof.

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OFF.REC.BK 8883 PG 2386

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EXHIBIT C

All furniture, furnishings, equipment and carpeting contained within timeshare units in Coral Reef Beach Resort, a Condominium, according to the Declaration of Condominium recorded in the public records of Pinellas County, Florida, in Official Records Book 5460, page 671, and amended in Official Records Book 5510, page 1391, in Official Records Book 5557, page 507, and Official Records Book 6215, page 1717, and as recorded in Condominium Plat Book 66, page 27, as amended in Condominium Plat Book 68, page 17 and in Condominium Plat Book 69, page 97.

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S#10955.1

Parcel Summary (as of 28-Mar-2023)

Parcel Number

06-32-16-00000-230-0200

Owner Name
5700 GULF BLVD BR LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5700 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
THAT PART OF GOVT LOT 1 IN SEC 6-32-16 & GOVT LOT 1 IN SEC 1-32-15 LYING W OF SR 699 TO MHW OF GULF OF MEXICO BEING BOUNDED ON N BY S'LY LINE OF VAC T

Current Tax District
ST PETE BEACH (SPB)

Year Built
1973

Heated SF	Gross SF	Living Units	Buildings
70,166	73,697	0	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0443		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$7,455,321	$5,937,823	$5,937,823	$7,455,321	$5,937,823

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$4,907,292	$4,907,292	$4,907,292	$4,907,292	$4,907,292
2019	N	$9,511,330	$4,825,141	$4,825,141	$9,511,330	$4,825,141
2018	N	$5,491,034	$4,386,492	$4,386,492	$5,491,034	$4,386,492
2017	N	$5,537,385	$3,987,720	$3,987,720	$5,537,385	$3,987,720
2016	N	$3,800,000	$3,800,000	$3,800,000	$3,800,000	$3,800,000

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$7,000,000	U	I	RIA BRECKENRIDGE INC	5700 GULF BLVD BR LLC	20743/0443
05-Nov-2004	$0	UM	I	RESORT INNS OF AMER INC	RIA-BRECKENRIDGE INC	13930/1951
13-May-1992	$4,500,000	U	I	PR INC	RESORT INDUSTRIES INC	07906/1976
31-May-1982	$1,666,700	UM				05344/2048
31-Dec-1979	$6,707,200	Q				04862/1189

2022 Land Information

Land Area: 5.2472 acres | 228,568 sf Frontage and/or View: Gulf of Mexico Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	306x645	$125	153,788	SF	1.0000	$19,223,500
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.8000	AC	1.0000	$36,000

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1973
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	19
Effective Age	34

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	70,166	70,166
Canopy(only or loading platform) (CAN)	0	1,020
Open Porch (OPF)	0	2,511
Total Area SF	**70,166**	**73,697**



2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	110,000.0	$440,000	$440,000	0
ELEV STOP	0.00	21.0	$0	$0	1973
ELEVATOR	0.00	4.0	$0	$0	1973
FIRESPRINK	0.00	70,166.0	$0	$0	1973
PATIO/DECK	0.00	13,731.0	$0	$0	1973
POOL	0.00	1	$0	$0	1973
TENNISCT	0.00	2	$0	$0	1973

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2200931	TPP USE	05/02/2022	$20,000
1901013	ADDITION/REMODEL/RENOVATION	06/11/2019	$3,500
BLD19-00300	ELECTRICAL	04/01/2019	$27,500
BLD19-00217	PLUMBING	02/14/2019	$246,197
BLD17-01566	MISCELLANEOUS	01/11/2018	$25,000
BLD17-00360	WINDOWS/DOORS	05/25/2017	$60,000
20170204	MISCELLANEOUS	02/03/2017	$30,000
20161310		09/09/2016	$8,200
20150920A	WINDOWS/DOORS	03/18/2016	$230,000
20160254		03/01/2016	$30,000

I#: 2019341618 BK: 20743 PG: 443, 10/23/2019 at 11:58 AM, RECORDING 16 PAGES $137.50 D DOC STAMP COLLECTION $49000.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 06-32-16-00000-230-0200

01

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17th day of October, 2019, by RIA-BRECKENRIDGE, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5700 GULF BLVD. BR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $7,000,000 (the **"Purchase Price"**). The Property is encumbered by a mortgage that secures a Florida only loan in the current principal amount of $41,586,900.00 (the **"Loan"**), which mortgage also encumbers other properties being conveyed to affiliates of Grantee by separate deeds being recorded on or about the date hereof. The total amount of consideration being paid to Grantor and affiliates of Grantor for all the properties is $81,400,000, inclusive of the indebtedness secured by the mortgage related to the Loan. In connection with these transfers, the Grantees are assuming the Loan. Florida documentary stamp tax due on the Loan assumption described herein, is being paid upon the recording in the public records of Pinellas County, Florida of a Notice of Assumption of even date herewith as set forth with more particularity in that Notice of Assumption. The proportionate amount of the total consideration (inclusive of the indebtedness secured by the mortgage related to the Loan) allocated to the Property being conveyed hereby in connection with this transaction is represented by the Purchase Price for which documentary stamp taxes are being paid hereon pursuant to Section 201.02, Florida Statutes.

A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price (i.e., consideration), which includes the amount of indebtedness secured by a mortgage encumbering the property transferred. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, Florida Statutes, in the amount of **$49,000.00** has been paid upon the recording of this Deed ($7,000,000.00 x $.0070) = $49,000.00.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred by Grantor other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions") (provided this reference shall not preserve or re-impose same), that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DRAW FORTUNE

GRANTOR:

RIA-BRECKENRIDGE, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Breckenridge, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Breckenridge*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A

A tract of land lying between parallel lines 299.92 feet apart and lying between the mean high water line of the Gulf of Mexico and the Westerly boundary of State Road 699 (formerly State Road 233) (Gulf Boulevard); the Southerly boundary of said strip of land being 299.92 feet at right angles Southerly of and parallel to the Southerly line of Texas Avenue (58th Avenue) in ST. PETERSBURG BEACH, FIRST ADDITION, as shown by Plat Book 20, Page 11, of the Public Records of Pinellas County, Florida; and the Northerly boundary of said strip of land being the South line of Texas Avenue on said plat.

Tract B

A tract of land lying between parallel lines 3 feet apart at right angles, extending from the Westerly right-of-way boundary line of Fifth Street (Gulf Boulevard) to the waters of the Gulf of Mexico, the Southeasterly boundary of which being the Southeasterly boundary of Texas Avenue, and Texas Avenue extended to the waters of the Gulf of Mexico, as said Avenue is shown upon the plat of ST. PETERSBURG BEACH, FIRST ADDITION, as recorded in Plat Book 20, Page 11, of the Public Records of Pinellas County, Florida, and which has been vacated by Resolution recorded in Deed Book 1489, Page 130, of the Public Records of Pinellas County, Florida, said land lying in Section 1, Township 32 South, Range 15 East, and Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

LESS AND EXCEPT therefrom that portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded December 5, 2012 in Official Records Book 17809, Page 488, and thereafter subjected to the Declaration of Condominium of Breckenridge Beach Villas Condominium recorded December 5, 2012 in Official Records Book 17809, Page 602 (the "Declaration"), as depicted and described on Exhibit "A" to the Declaration as follows:

BRECKENRIDGE BEACH VILLAS CONDOMINIUM PHASE 1:

That certain airspace and certain non-excluded infrastructure contained within the second floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of ST. PETERSBURG BEACH SUBDIVISION as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the Building Footprint):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run South 57 degrees 18 minutes 10 seconds West along said North line of property, a distance of 584.92 feet; thence departing said North line, run South 32 degrees 41 minutes 50 seconds East, a distance of 13.21 feet to the Point of Beginning; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 114.31 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 29.75 feet; thence run South 57 degrees 15 minutes 45 seconds West, a

distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 129.27 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 69.33 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.90 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 93.30 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.79 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 69.33 feet to the Point of Beginning.

Second Floor Airspace Description:

The "Property" consists of certain airspace within the second floor of the Building ("Second Floor Airspace") and certain interior infrastructure improvements therein, which Second Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Second Floor Airspace as more particularly depicted on Exhibit "B" attached to the Deed in Official Records Book 17809, Page 488 ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the second floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the second floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Second Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded December 5, 2012 in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Second Floor Airspace.

ALSO LESS AND EXCEPT therefrom that portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 3, 2013 in Official Records Book 18070, Page 694, and thereafter subjected to the Declaration by the First Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 3, 2013 in Official Records Book 18070, Page 699 (the "First Amendment"), as depicted and described in Exhibit "A" to the First Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 2:

That certain airspace and certain non-excluded infrastructure contained within the third floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of ST. PETERSBURG BEACH SUBDIVISION as recorded in Plat Book

20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the Building Footprint):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run South 57 degrees 18 minutes 10 seconds West along said North line of property, a distance of 584.92 feet; thence departing said North line, run South 32 degrees 41 minutes 50 seconds East, a distance of 13.21 feet to the Point of Beginning; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 114.31 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 29.75 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 129.27 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 69.33 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.90 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 93.30 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.79 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 69.33 feet to the Point of Beginning.

Third Floor Airspace Description:

The "Property" consists of certain airspace within the third floor of the Building ("Third Floor Airspace") and certain interior infrastructure improvements therein, which Third Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Third Floor Airspace as more particularly depicted on Exhibit "B" attached to the Deed in Official Records Book 18070, Page 694 ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the third floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the third floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Third Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Third Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded May 16, 2014 in Official Records Book 18405, Page 2042, and thereafter subjected to the Declaration by the Second Amendment to Declaration of Condominium of Breckenridge

Beach Villas Condominium recorded May 16, 2014 in Official Records Book 18405, Page 2047 (the "Second Amendment"), as depicted and described in Exhibit "A" to the Second Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 3:

That certain airspace and certain non-excluded infrastructure contained within the fourth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Fourth Floor Airspace Description:

The "Property" consists of certain airspace within the fourth floor of the Building ("Fourth Floor Airspace") and certain interior infrastructure improvements therein, which Fourth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Fourth Floor Airspace as more particularly depicted on Page 667 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the fourth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the fourth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Fourth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and

Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Fourth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded February 9, 2015 in Official Records Book 18672, Page 260, and thereafter subjected to the Declaration by the Third Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded February 9, 2015 in Official Records Book 18672, Page 265 (the "Third Amendment"), as depicted and described in Exhibit "A" to the Third Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 4:

That certain airspace and certain non-excluded infrastructure contained within the fifth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Fifth Floor Airspace Description:

The "Property" consists of certain airspace within the fifth floor of the Building ("Fifth Floor Airspace") and certain interior infrastructure improvements therein, which Fifth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Fifth Floor Airspace as more particularly depicted on Page 672 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the fifth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the fifth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Fifth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Fifth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 7, 2015 in Official Records Book 18840, Page 2594, and thereafter subjected to the Declaration by the Fourth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 7, 2015 in Official Records Book 18840, Page 2599 (the "Fourth Amendment"), as depicted and described in Exhibit "A" to the Fourth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 5:

That certain airspace and certain non-excluded infrastructure contained within the sixth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Sixth Floor Airspace Description:

The "Property" consists of certain airspace within the sixth floor of the Building ("Sixth Floor Airspace") and certain interior infrastructure improvements therein, which Sixth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Sixth Floor Airspace as more particularly depicted on Page 677 of the Declaration of Condominium of Breckenridge

Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the sixth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the sixth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Sixth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Sixth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded May 3, 2016 in Official Records Book 19178, Page 1823, and thereafter subjected to the Declaration by the Fifth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 3, 2016 in Official Records Book 19178, Page 1828 (the "Fifth Amendment"), as depicted and described in Exhibit "A" to the Fifth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 6:

That certain airspace and certain non-excluded infrastructure contained within the seventh floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Seventh Floor Airspace Description:

The "Property" consists of certain airspace within the seventh floor of the Building ("Seventh Floor Airspace") and certain interior infrastructure improvements therein, which Seventh Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Seventh Floor Airspace as more particularly depicted on Page 681 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the seventh floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the seventh floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Seventh Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Seventh Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 12, 2017 in Official Records Book 19700, Page 2598, and thereafter subjected to the Declaration by the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604 (the "Sixth Amendment"), as depicted and described in Exhibit "A" to the Sixth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 7:

That certain airspace and certain non-excluded infrastructure contained within the first floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet;

thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

First Floor Airspace Description:

The "Property" consists of certain airspace within the first floor of the Building ("First Floor Airspace") and certain interior infrastructure improvements therein, which First Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the First Floor Airspace as more particularly depicted on Pages 685 and 690 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the first floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the first floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the First Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the First Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 12, 2017 in Official Records Book 19700, Page 2598, and thereafter subjected to the Declaration by the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604 (the "Sixth Amendment"), as depicted and described in Exhibit "A" to the Sixth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 8:

That certain airspace and certain non-excluded infrastructure contained within the first floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean

high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

First Floor Airspace Description:

The "Property" consists of certain airspace within the first floor of the Building ("First Floor Airspace") and certain interior infrastructure improvements therein, which First Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the First Floor Airspace as more particularly depicted on Pages 685 and 690 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the first floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the First floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the First Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the First Floor Airspace.

PARCEL 2 (Amenities Easement)

TOGETHER WITH non-exclusive easements as created by Amenities and Facilities Access Easement and License Agreement, recorded December 5, 2012 in Official Records Book 17809, Page 259, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Building Easement)

TOGETHER WITH non-exclusive easements for the benefit of Parcel 1 as created by Reciprocal Easements with Covenants to Share Costs for the Breckenridge Building, recorded December 5, 2012 in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 4 (Declaration Easements)

TOGETHER WITH non-exclusive easement rights created by the Declaration of Condominium of BRECKENRIDGE BEACH VILLAS CONDOMINIUM, as recorded December 5, 2012 in Official Records Book 17809, Page 602, Public Records of Pinellas County, Florida, and all amendments thereto.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement in favor of Florida Power Corporation, a Florida corporation, recorded November 14, 1973 in Official Records Book 4103, Page 87, Public Records of Pinellas County, Florida.

3. 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 Grantee'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 January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

4. Amenities and Facilities Access Easement and License Agreement by and between RIA-Breckenridge, Inc., a Florida corporation and RIA-Tradewinds, Inc., a Florida corporation, and Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc., recorded December 5, 2012 in Official Records Book 17809, Page 259 and together with the First Amendment to Amenities and Facilities Access Easement and License Agreement recorded August 13, 2019 in Official Records Book 20652, Page 2093, all of the Public Records of Pinellas County, Florida.

5. Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments, by and among RIA-Breckenridge, Inc., a Florida corporation; Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc. recorded December 5, 2012, in Official Records Book 17809, Page 293 and together with the First Amendment to Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded April 3, 2014 in Official Records Book 18359, Page 192, as affected by Assignment and Assumption of Reciprocal Easement Agreement by and between RIA-Breckenridge, Inc., a Florida corporation, as assignor, and 5700 Gulf Blvd. BR LLC, a Delaware limited liability company, as assignee, recorded on even date herewith, all of the Public Records of Pinellas County, Florida.

6. Amended and Restated Declaration of Architectural and Design Review recorded December 5, 2012 in Official Records Book 17809, Page 411, Public Records of Pinellas County, Florida.

7. Easements, Covenants, Conditions and Restrictions, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments and D. a right of first refusal, contained in that certain Declaration of Condominium of Breckenridge Beach Villas Condominium dated December 5, 2012, recorded on December 5, 2012, in Official Records Book 17809, Page 602, as Amended in Official Records Book 18070, Page 699 and together with the Second Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 16, 2014 in Official Records Book 18405, Page 2047 and together with the Third Amendment to Declaration of Condominium of Breckenridge Beach Villas

Condominium recorded February 9, 2015 in Official Records Book 18672, Page 265 and together with the Fourth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 7, 2015 in Official Records Book 18840, Page 2599 and together with the Fifth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 3, 2016 in Official Records Book 19178, Page 1828 and together with the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604, all of the Public Records of Pinellas County, Florida. (affects Parcels 2, 3 and 4)

8. Lease Agreement dated May 27, 1994, as amended by that certain First Amendment to Lease Agreement dated March 24, 2006, a Second Amendment to Lease Agreement dated October 1, 2009, a Second Amendment to Lease Agreement dated August 18, 2011 (chronologically the Third Amendment) and a Fourth Amendment to Lease Agreement dated March 31, 2015 as evidenced by and together with the Memorandum of Lease by and between RIA-Breckenridge, Inc., a Florida corporation, Grantor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, Grantee, recorded May 11, 2015 in Official Records Book 18774, Page 1296, Public Records of Pinellas County, Florida.

9. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

10. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

06-32-16-00000-230-0300

Owner Name
5500-5600 GULF BLVD IG LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5600 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
PT OF GOVT LOT 1 IN NW 1/4 OF SEC 6 & PT OF GOVT LOT 1 IN NE 1/4 OF SEC 1-32-15 DESC AS LOT 2, BRIGHTWATER BEACH HOTEL REPLAT & THAT TRACT 448FT(S) WI

Current Tax District
ST PETE BEACH (SPB)

Year Built
1957 | 1951 | 1956 | 1951 | 1970 | 1970 | 1952 | 1952 | 1952 | 2013

Heated SF	Gross SF	Living Units	Buildings
130,379	147,389	93	10

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0436		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$18,000,000	$16,967,500	$16,967,500	$18,000,000	$16,967,500

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$18,250,000	$18,250,000	$18,250,000	$18,250,000	$18,250,000
2019	N	$16,100,000	$16,100,000	$16,100,000	$16,100,000	$16,100,000
2018	N	$21,235,177	$17,569,385	$17,569,385	$21,235,177	$17,569,385
2017	N	$22,800,000	$15,972,168	$15,972,168	$22,800,000	$15,972,168
2016	N	$15,525,000	$14,520,153	$14,520,153	$15,525,000	$14,520,153

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$30,500,000	QM	I	RIA TRADEWINDS INC	5500 5600 GULF BLVD IG LLC	20743/0436
14-Dec-2011	$0	U	I	FLORIDA INT IMP TRUST FUND	RIA TRAFEWINDS INC	17446/0218
05-Nov-2004	$64,397,300	U	I	RESORT INNS OF AMER INC	RIA-TRADEWINDS INC	13930/1948
31-Dec-1969	$1,470	U				03182/0364

2022 Land Information

Land Area: 10.1662 acres | 442,840 sf Frontage and/or View: Gulf of Mexico Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	750x580	$125	328,442	SF	1.0000	$41,055,250
Wasteland/Marsh/Sand Dunes	0x0	$45,000	1.0800	AC	1.0000	$48,600

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1957
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	18
Effective Age	36

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	46,029	46,029
Canopy(only or loading platform) (CAN)	0	2,830
Open Porch (OPF)	0	3,779
Total Area SF	**46,029**	**52,638**



2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	20
Roof Cover	Cement Tile
Year Built	1951
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	63
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	4,662	4,662
Open Porch (OPF)	0	3,513
Total Area SF	**4,662**	**8,175**



2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	0
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Cement Tile
Year Built	1956
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,060	1,060
Total Area SF	**1,060**	**1,060**



2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	1
Roof Cover	Cement Tile
Year Built	1951
Building Type	Recreational/Clubhouses
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	2,609	2,609
Open Porch (OPF)	0	465
Total Area SF	**2,609**	**3,074**



2022 Building 5 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Reinforced Concrete
Living Units	24
Roof Cover	Built Up/Composition
Year Built	1970
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	72
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	9,205	9,205
Open Porch (OPF)	0	3,878
Total Area SF	**9,205**	**13,083**



2022 Building 6 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Cement Tile
Year Built	1970
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	10
Effective Age	53

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	11,448	11,448
Open Porch (OPF)	0	2,545
Total Area SF	**11,448**	**13,993**



2022 Building 7 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	48
Roof Cover	Built Up/Composition
Year Built	1952
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	30,456	30,456
Total Area SF	**30,456**	**30,456**



2022 Building 8 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	0
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Metal Shingle
Year Built	1952
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,690	1,690
Total Area SF	**1,690**	**1,690**



2022 Building 9 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Corrugated Metal
Year Built	1952
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	10
Effective Age	66

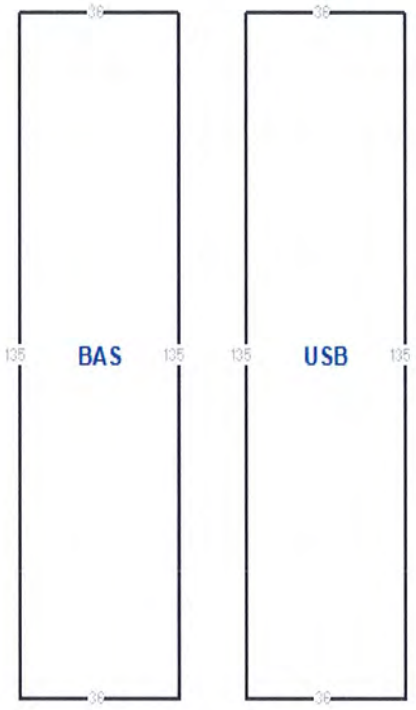
Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	13,500	13,500
Total Area SF	**13,500**	**13,500**



2022 Building 10 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Built Up/Composition
Year Built	2013
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	26
Effective Age	10

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	4,860	4,860
Upper Story (USB)	4,860	4,860
Total Area SF	**9,720**	**9,720**



2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	125,000.0	$500,000	$500,000	0
ASPHALT	$4.00	100,000.0	$400,000	$400,000	0
ELEV PASS	$55,000.00	1	$55,000	$22,000	1980
ELEV PASS	$55,000.00	1	$55,000	$22,000	1980
ELEV STOP	$18,000.00	3.0	$54,000	$21,600	1980
ELEV STOP	$18,000.00	6.0	$108,000	$43,200	1980
ELEV STOP	$9,000.00	4.0	$36,000	$14,400	1980
FENCE	$18.00	120.0	$2,160	$864	1980
FIRESPRINK	$4.00	1,690.0	$6,760	$2,704	1952
FIRESPRINK	$4.00	46,029.0	$184,116	$73,646	1957
FIRESPRINK	$4.00	9,205.0	$36,820	$14,728	1970
FIRESPRINK	$4.00	2,609.0	$10,436	$4,174	1951
FIRESPRINK	$4.00	1,060.0	$4,240	$1,696	1956
FIRESPRINK	$4.00	4,662.0	$18,648	$7,459	1951
FIRESPRINK	$4.00	30,456.0	$121,824	$48,730	1970
FIRESPRINK	$4.00	9,720.0	$38,880	$33,437	2013
GAZEBO	$120.00	81.0	$9,720	$6,026	2009
KIOSK	$222.00	144.0	$31,968	$12,787	1980
PATIO/DECK	$13.00	10,000.0	$130,000	$52,000	1980
POOL	$200,000.00	5.0	$1,000,000	$400,000	1980
SPA/JAC/HT	$28,000.00	2	$56,000	$22,400	1980

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2200836	TPP USE	04/18/2022	$2,000
2001278	ELECTRICAL	07/01/2020	$12,500
2000790	WINDOWS/DOORS	04/28/2020	$400,000
1901924		11/12/2019	$3,852
BLD18-01455	ADDITION/REMODEL/RENOVATION	08/08/2018	$18,000
BLD18-00847		05/16/2018	$20,000
BLD18-00158	PATIO/DECK	02/09/2018	$26,000
BLD17-01552	HEAT/AIR	12/18/2017	$4,800
BLD17-00573	ADDITION/REMODEL/RENOVATION	07/14/2017	$60,000
20161506		10/13/2016	$35,010

I#: 2019341617 BK: 20743 PG: 436, 10/23/2019 at 11:58 AM, RECORDING 7 PAGES $61.00 D DOC STAMP COLLECTION $213500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID Nos.: 06-32-16-00000-230-0300
06-32-16-43555-000-0002

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17th day of October, 2019, by RIA-TRADEWINDS, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5500-5600 GULF BLVD. IG LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $30,500,000 (the "**Purchase Price**"). The Property is encumbered by a mortgage that secures a Florida only loan in the current principal amount of $41,586,900.00 (the "**Loan**"), which mortgage also encumbers other properties being conveyed to affiliates of Grantee by separate deeds being recorded on or about the date hereof. The total amount of consideration being paid to Grantor and affiliates of Grantor for all the properties is $81,400,000, inclusive of the indebtedness secured by the mortgage related to the Loan. In connection with these transfers, the Grantees are assuming the Loan. Florida documentary stamp tax due on the Loan assumption described herein, is being paid upon the recording in the public records of Pinellas County, Florida of a Notice of Assumption of even date herewith as set forth with more particularity in that Notice of Assumption. The proportionate amount of the total consideration (inclusive of the indebtedness secured by the mortgage related to the Loan) allocated to the Property being conveyed hereby in connection with this transaction is represented by the Purchase Price for which documentary stamp taxes are being paid hereon pursuant to Section 201.02, Florida Statutes.

A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price (i.e., consideration), which includes the amount of indebtedness secured by a mortgage encumbering the property transferred. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, *Florida Statutes*, in the amount of **$213,500.00** has been paid upon the recording of this Deed ($30,500,000.00 x $.0070) = $213,500.00.

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**") (provided this reference shall not preserve or re-impose same), that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-TRADEWINDS, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Tradewinds, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093966
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Jacaranda*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A:

Lot 2, BRIGHTWATERS BEACH HOTEL REPLAT, according to the plat thereof recorded in Plat Book 31, Page 33, of the Public Records of Pinellas County, Florida.

Tract B:

That certain tract of land lying between the mean high water line of the Gulf of Mexico and the Westerly boundary of State Road #699 (Gulf Boulevard), the Northerly boundary of said tract being 299.92 feet at right angles Southerly of and parallel with the Southerly line of Texas Avenue (58th Avenue), as recorded in PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, according to the plat thereof recorded in Plat Book 20, Page 11, and the Southerly boundary of said tract being the North line of said Lot 2, BRIGHTWATERS BEACH HOTEL REPLAT, of the Public Records of Pinellas County, Florida.

Portions of Parcel 1 are now known, designated and described as follows:

Units CU-1, CU-2226, CU-3226, CU-4226, CU-5226, CU-6226 AND CU-7226, JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, Phase I, together with the undivided interests in the Common Elements of the Condominium, and any Limited Common Elements appurtenant to said Units, and

Units CU-2, CU-3, CU-4, CU-2210, CU-2237, CU-2238, CU-2252, CU-3210, CU-3234, CU-3237, CU-3238, CU- 3252, CU-3257, CU-4210, CU-4220, CU-4234, CU-4237, CU-4238, CU-4248, CU-4252, CU-4257, CU-5210, CU-5234, CU-5237, CU-5238, CU-5248, CU-5252, CU-5257, CU-6210, CU-6220, CU-6234, CU-6237, CU-6238, CU-6249, CU-6252, CU-6257, CU-7210, CU-7220, CU-7234, CU-7237, CU-7238, CU-7248, CU-7252, CU-7257 and CU-8248, JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, Phase V, together with the undivided interests in the Common Elements of the Condominium, and any Limited Common Elements appurtenant to said Units;

The foregoing condominium units are each a "Condominium Unit" and collectively the "Commercial Units," as defined in and in accordance with the Declaration of Condominium recorded in Official Records Book 13930, Page 2178, as amended by First Amendment, recorded in Official Records Book 13984, Page 1879; Second Amendment, recorded in Official Records Book 14238, Page 826; Third Amendment, recorded in Official Records Book 14405, Page 1725, and Fourth Amendment, recorded in Official Records Book 14541, Page 918, Public Records of Pinellas County, Florida, and all amendments thereto.

LESS AND EXCEPT FROM PARCEL 1:

All Units, other than the Commercial Units, within JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 13930, Page 2178, as amended by First Amendment, recorded November 5, 2004 in Official Records Book

13984, Page 1879; Second Amendment, recorded in Official Records Book 14238, Page 826; Third Amendment, recorded in Official Records Book 14405, Page 1725, and Fourth Amendment, recorded in Official Records Book 14541, Page 918, and all amendments thereto, Public Records of Pinellas County, Florida.

All being a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

PARCEL 2 (Amenities Easement)

TOGETHER WITH non-exclusive easements for the benefit of Owners of Commercial Units described in Parcel 1 within Jacaranda Beach Villas Condominium as created by Amenities and Facilities Access Easement Agreement as recorded November 5, 2004 in Official Records Book 13930, Page 2078, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Building Easement)

TOGETHER WITH non-exclusive easements for the benefit of Parcel 1 as created by Reciprocal Easements with Covenants to Share Costs for the Jacaranda Building, recorded November 5, 2004 in Official Records Book 13930, Page 2130, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 4 (Declaration Easements)

TOGETHER WITH non-exclusive easement rights for the benefit of Owners of Commercial Units described in Parcel 1 within Jacaranda Beach Villas Condominium as created by the Declaration of Condominium of JACARANDA BEACH VILLAS CONDOMINIUM, as recorded November 5, 2004 in Official Records Book 13930, Page 2178, Public Records of Pinellas County, Florida, and all amendments thereto.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement reserved in Warranty Deed recorded November 5, 1952 in Deed Book 1400, Page 149, Public Records of Pinellas County, Florida.

3. Easement in favor of Florida Power Corporation, a Florida corporation, recorded August 16, 1963 in Official Records Book 1741, Page 118, Public Records of Pinellas County, Florida.

4. 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 Grantee'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 January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

5. Amenities and Facilities Access Easement Agreement by and between RIA-Tradewinds, Inc., a Florida corporation and Mariner Marketing Services & Development Company, LLC, a Florida limited liability company, recorded November 15, 2004 in Official Records Book 13930, Page 2078, Public Records of Pinellas County, Florida.

6. Reciprocal Easements with Covenants to Share Costs for the Jacaranda Building, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments by and among RIA-Tradewinds, Inc., a Florida corporation and Mariner Marketing Services & Development Company, LLC, a Florida limited liability company, recorded November 5, 2004 in Official Records Book 13930, Page 2130, as affected by Assignment and Assumption of Reciprocal Easement Agreement by and between RIA-Tradewinds, Inc., a Florida corporation, as assignor, and 5500-5600 Gulf Blvd. IG LLC, a Delaware limited liability company, as assignee, recorded of even date herewith, all of the Public Records of Pinellas County, Florida.

7. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions, including provisions for private charges or assessments, of Declaration of Condominium of Jacaranda Beach Villas Condominium and all exhibits thereto, recorded November 5, 2004 in Official Records Book 13930, Page 2178; as amended by Assignment of Developer Rights recorded November 5, 2004 in Official Records Book 13931, Page 114; as amended by First Amendment to Declaration of Condominium recorded December 7, 2004 in Official Records Book 13984, Page 1879; Second Amendment to Declaration of Condominium recorded April 12, 2005 in Official Records Book 14238, Page 826; Third Amendment to Declaration of Condominium recorded June 24, 2005 in Official Records Book 14405, Page 1725; and Fourth Amendment to Declaration of Condominium recorded August 18, 2005 in Official Records Book 14541, Page 918, all of the Public Records of Pinellas County, Florida. (Affects the Commercial Units within Parcel 1 only)

8. Amenities and Facilities Access Easement and License Agreement by and between RIA-Breckenridge, Inc., a Florida corporation and RIA-Tradewinds, Inc., a Florida corporation, and Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc., recorded December 5, 2012 in Official Records Book 17809, Page 259 and together with the First Amendment to Amenities and Facilities Access Easement and License Agreement recorded August 13, 2019 in Official Records Book 20652, Page 2093, all of the Public Records of Pinellas County, Florida.

9. Amended and Restated Declaration of Architectural and Design Review recorded December 5, 2012 in Official Records Book 17809, Page 411, Public Records of Pinellas County, Florida.

10. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

11. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

DIVISION OF CORPORATIONS



Detail by Entity Name

Foreign Limited Liability Company
5500-5600 GULF BLVD. IG LLC

Filing Information

Document Number	M19000007906
FEI/EIN Number	84-2873300
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

5500 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN ST
C/O 1754 PROPERTIES LLC
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022

2023 01/26/2023

Document Images

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03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/15/2019 -- Foreign Limited	View image in PDF format

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Detail by Entity Name

Foreign Limited Liability Company
5700 GULF BLVD. BR LLC

Filing Information

Document Number	M19000007898
FEI/EIN Number	84-2873555
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER LLC
1825 MAIN STREET
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022
2023	01/26/2023

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03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/15/2019 -- Foreign Limited	View image in PDF format

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Detail by Entity Name

Foreign Limited Liability Company
5750 GULF BLVD. CR LLC

Filing Information

Document Number	M19000008319
FEI/EIN Number	84-2935905
Date Filed	08/27/2019
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/22/2021
Event Effective Date	NONE

Principal Address

5900 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 05/12/2021

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN STREET
WESTON, FL 33326

Title AMBR

SMITH, JOSEPH C
5900 GULF BLVD
ST PETE BEACH, FL 33706

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022
2023	01/26/2023

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01/26/2023 -- ANNUAL REPORT	View image in PDF format
02/25/2022 -- ANNUAL REPORT	View image in PDF format
12/22/2021 -- LC Amendment	View image in PDF format
03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/27/2019 -- Foreign Limited	View image in PDF format

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DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
6000 GULF BLVD. SP LLC

Filing Information

Document Number	M19000007905
FEI/EIN Number	84-2884870
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

6000 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN ST
C/O 1754 PROPERTIES LLC
WESTON, FL 33326

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Detail by Entity Name

Foreign Limited Liability Company
GULF BLVD ENTITY MANAGER, LLC

Filing Information

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Date Filed	08/13/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Registered Agent Name & Address

AGENTS AND CORPORATIONS, INC.
539 FIFTH AVENUE SOUTH
SUITE 330
NAPLES, FL 34102

Address Changed: 09/13/2021

Authorized Person(s) Detail

Name & Address

Title MBR

SMITH, JOSEPH
1825 MAIN STREET
WESTON, FL 33326

Annual Reports

Report Year	Filed Date

2021	03/04/2021
2022	02/25/2022
2023	01/26/2023

Document Images

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DIVISION OF CORPORATIONS



Detail by Entity Name

Foreign Limited Liability Company
GULF BLVD ENTITY MANAGER, LLC

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Date Filed	08/13/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

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Registered Agent Name & Address

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539 FIFTH AVENUE SOUTH
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Address Changed: 09/13/2021

Authorized Person(s) Detail

Name & Address

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SMITH, JOSEPH
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WESTON, FL 33326

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03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/13/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

TradeWinds Hurricane Policy and Procedure

June 1st

2023

Hurricane Terms

A Hurricane is a tropical storm that has reached winds of 74 mph or more. In 2009, Visit St. Pete/Clearwater created a special website that will be activated when a named storm is predicted so that its partners can update room availability before, during and after a named storm. Marketing and Revenue have the unique log in and password information to enter the information.

Phase I - Hurricane Alert

A Hurricane Alert is the first notice of the beginning of a storm or hurricane.

Phase II - Hurricane Advisory

A Hurricane Advisory is a message issued approximately seventy-two (72) hours prior to the storm by the hurricane center, usually at 6 - hour intervals, updating information on the storm or hurricane, including watches and warnings whenever they are in effect. Implementation of the Hurricane Preparedness Plan and Activation of the Command Center will begin at this time.

A special advisory is a message given any time there is a significant change in weather conditions or change in warnings previously released.

An intermediate advisory updates information in advisories at 2 to 3 - hour intervals, whenever a watch or warning is in effect.

Phase III - Hurricane Watch

A Hurricane Watch is issued approximately twenty-four (24) to thirty-six (36) hours prior to the storm. A first notice; means the eye of a hurricane may threaten an area. Appropriate implementation of the plan continues.

9/6/2017 Note: According to the NOAA National Hurricane Center website; “Because outside preparedness activities become difficult once winds reach tropical storm force, ***watches are issued 48 hours in advance of the anticipated onset of tropical-storm-force winds***.” Site: http://www.nhc.noaa.gov/prepare/wwa.php

Once a “Hurricane Watch” has been issued, next listen for an Evacuation Order and which evacuation levels will be affected.

The evacuation level for St. Pete Beach is Zone A. Even if the Resort is not in one of the ordered evacuation levels, securing the buildings, records, and equipment is strongly recommended.
Once an evacuation order is issued, you will have approximately 10 - 12 hours to coordinate with your employees, to secure the buildings, records, equipment and evacuate St. Pete Beach. After that time, deteriorating weather conditions may make such actions unsafe.

Phase IV - Hurricane Warning

A Hurricane Warning is issued approximately twenty four (24) hours prior to the eye of a hurricane striking the area with sustained winds of 74 mph or more accompanied by heavy rain and high waves. Plan implementation continues.

9/6/2017 Note: According to the NOAA National Hurricane Center website; “Because outside preparedness activities become difficult once winds reach tropical storm force, ***warnings are issued 36 hours in advance of the anticipated onset of tropical-storm-force winds***.” Site: http://www.nhc.noaa.gov/prepare/wwa.php

Category Two Hurricane:

Winds of 73 to 95 mph. Expected damage includes inundation of low-lying coastal roads, small crafts in exposed anchorages torn from moorings, and pier damage.

Category Three Hurricane:

Winds of 111 to 130 mph. Damages to include low-lying escape routes located inland will be cut off by rising water three to four hours before the center of the hurricane arrives. Mobile homes destroyed. Some structural damage to small buildings. Serious coastal flooding.

Category Four Hurricane:

Winds 131 to 155 mph. Low-lying escape routes located inland will be cut off by rising water three to five hours before the center of the hurricane arrives. Major damage to the lower floors of buildings near shores because of flooding and battering by waves and debris. Collapse of roof on many small residences.

Category Five Hurricane:

Winds of more than 155 mph. Low-lying escape routes located inland will be cut off by rising water three to five hours before the center of the hurricane arrives. Small buildings will be overturned or blown away. Extensive shattering of glass in windows and doors. Collapse of roofs on many residential and industrial buildings will occur.

Phase V - Stand fast

Stand fast will be declared if evacuation is not possible due to flooding or destruction of roads and bridges. Beach properties usually have mandatory evacuations. In the event of Stand fast being declared, employees and guests will be directed to the Breckenridge building, 3rd floor and higher.

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI - Post Disaster

This phase implements those portions of the plan governing actions necessary to restore the Resort to full operational capability.

Corporate Departments

Because many corporate staff members live in an evacuation zone it is important to stay informed about a storm's status and prepare offices and homes accordingly. All Management staff and any other designated staff members shall be "on call" and must provide a phone number for contact at all times and return to the resort on extremely short notice should the storm status deem it necessary. Management requires all employees to contact the office each day (even on weekends) for work schedule and instructions.

The following corporate positions shall sit on the Command Post Team (CPT) and shall attend all CPT meetings as noticed by the CPT Coordinator (please review the manual's Management Overview for CPT details):

- Managing Director
- Hotel Manager
- VP of Sales/Marketing
- VP of Accounting
- VP of Revenue

Phase I – Hurricane Alert (within 96 hours)

Department heads shall assign special duties to appropriate staff members. Each corporate area's Executive Administrative Assistant shall complete the following pre-storm planning task:

All Corporate Departments:

- Pack and move any vulnerable items as necessary (location TBD).
- Move computer files from the desktop (C drive) to the "P" drive for company back up.
- Prepare all necessary written materials and start approval process (e.g., website updates).
- Make available the necessary contact information for vendors, etc.
- Update employee emergency contact information if necessary.
- Monitor emails from General Manager, Human Resources, IT, etc., regarding procedures and storm status to report to department management as necessary.
- Print any necessary documents.

Phase II – Hurricane Advisory (within 72 hours)

Management may defer some tasks to a later Phase based on particular storm characteristics and location.

All Corporate Departments:

- Obtain packing materials for phones, computers, files, etc.
- Begin packing and moving all unnecessary equipment, papers, etc. Once staff unplugs computers and phones put them in plastic bags or wrap supplied by Housekeeping (do not leave any computer equipment on the floor).

Phase III – Hurricane Watch (within 48 hours)

All Corporate Departments:

- Complete any Phase II deferred tasks.
- Leave the following message on your voicemail and email: "Office is closed due to forecasted Hurricane landfall and is expected to reopen on ---".
- Finish packing up offices.

- Unplug and move all equipment off the ground and away from windows (when feasible). Remember to put computers and phones in plastic supplied by Housekeeping.
- Review responsibilities and ensure everything is on track for possible evacuation.
- Set thermostat to 75° before evacuating.

Phase IV – Hurricane Warning (within 36 hours)

Management shall release all non-essential staff members and remaining corporate staff shall complete any activities listed above not yet finished.

Post-Storm

After the hurricane passes, employees must check the phone message box, website or other options provided by the CPT Information officer on a daily basis to determine return to work status. If the phone system is down the resort's spokesperson shall notify local television and radio stations of the resort's operational status, and the resort expects employees to tune into these resources for up-to-date information.

REMINDER:
The resort prohibits any employees from speaking "off the record" to members of the media. Only the official spokesperson shall speak with the media. Refer all media calls to the spokesperson.

Accounting

Accounting Offices

Each day, starting at 4 days out, run hard copies of the following reports and save each to a file in the computer system.

- General ledger for the month
- Trial Balance
- Accounts Receivable Detail
- Account Payable Detail
- Guest Ledger Detail
- Advance Deposit Detail
- Time Card Report

All computer terminals, phone equipment and other electronic equipment (calculators, desk lamps, etc.) should be unplugged and each tightly wrapped in plastic bags and labeled. No computer equipment will be left on the floor.

All A/P, A/R, Payroll and individual files (that have not been scanned) for the current year should be boxed, bagged and set on top of the desks. All stat books should be wrapped and placed on shelves. Coupons, checks and gift cards should be locked in the closet.

Double check emergency phone numbers with the employees so if necessary we can contact them. Have an emergency phone chain set up for communication.

Check access for remote login into PMS, POS, Accounting and Payroll. Meeting with EC concerning upcoming payroll and how we will handle it (prepay, estimate hours, estimate gratuities, etc.).

Reset phone messages and out of office assistance with a hurricane message/warning.

Drape/tape windows in case of glass breakage.

General Cashiers Office

All computer terminals, phone equipment and other electronic equipment (calculators, desk lamps, etc.) should be unplugged and each tightly wrapped in plastic bags and labeled. No computer equipment will be left on the floor.

Wrap all storage boxes very tightly and put on the highest shelves.

Order cash from the bank for emergency purchases (amount TBD by EC).

Remove all cash and bring to the Accounting Offices to store.

When all the cash is removed the setting of the alarm is not necessary (don't need it going off due to flooding).

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
- Stay in sheltered areas unless instructed to do otherwise.
- Stay away from windows at all times.
- Do not start fires or use candles.
- Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
- Keep strict supervision of children.
- Be aware of surroundings and stay calm.
- Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have "restart" procedures.

Human Resources

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

The VP of Human Resources is responsible for monitoring of weather patterns and coordinating the appropriate response, pursuant to the procedure below.

Key Responsibilities of Human Resources in a Weather Emergency:

- **Payroll:** Ensure that Employees are paid on time and correctly,
- **Insurance:** Ensure that employees have access to their Insurance benefits,
- **Communications:** Maintain open lines of communication for Employees and Managers,
- **Records Security:** Secure and protect all Human Resources and Payroll records, and
- **Property Security:** Secure and protect TradeWinds property.

Planning Phase Responsibilities:

- Update Hurricane Manual – Human Resources Section
- Train HR Team Members on these procedures
- Payroll: Do a general communication to all employees advocating Direct Deposit as a means of getting paid in the event of a Weather Emergency.
- Insurance: Put together and make ready a general communication to all Employees on how they can and should contact the team should they have benefits issues if HR should be evacuated.
- Communications:
    - Distribute a general communication to all Employees to explain how the Company will communicate with Employees in the event of a Weather Emergency.
        - Prepare a similar announcement to have on stand-by to trigger in the event of a Weather Emergency
    - Test the emergency communication channels to ensure viability.
        - Check the emergency voice mail box to ensure it is still active.
    - General Communication to Employees: Prepare and make ready a general communication to Employees things they need to consider in the event of a weather emergency. To include the following:
        - Payroll: Consider Direct Deposit
        - Insurance: How to contact about Benefits
        - Communications: How the Company will communicate with employees during the emergency.
        - Community: Evacuation Routes, etc.
        - Family: Person emergency preparedness steps.
        - Get a ton of these printed to hand out early and in the event of an emergency.
        - Obtain general Hurricane preparedness information for Employees (Evacuation routes, etc.) and have in place a plan for distribution if needed.
- Records Security:
    - Inspect higher floor storage and make room for personnel file storage if required.

In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June – November). The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.

Phase I - Hurricane Alert (within 96 hours)

- General Duties
  - Monitor the storm for developments.
- Payroll
  - No activity required at this stage.
- Insurance
  - No activity required at this stage.
- Communication
  - Provide general Hurricane Preparedness resources to Employees.
- Records Security
  - No activity required at this stage.
- Property Security
  - No activity required at this stage.

Phase II - Hurricane Advisory (within 72 hours)

- General Duties
  - Monitor the storm for developments.
  - HR Management will attend Hurricane Preparation Meetings
  - On-site team obtain cash and personal supplies for duration.
- Payroll
  - No activity required at this stage.
- Insurance
  - Contact appropriate parties and alert them to the fact that we are under a Hurricane Advisory and that if conditions continue to deteriorate employees will be instructed to direct all questions to them while we are off-line.
  - Communicate with Employee that should they have benefits or coverage questions during the emergency and while HR is off-line, whom/how they can and should contact.
- Communication
  - Run Communication Reports from ADP
  - Run Emergency Contacts report from ADP
  - Download reports to USB storage drives
  - Populate E-Mail Lists
    - Managers
    - Employees
  - Populate electronic Text Message Address lists
    - Company Phones
    - Employees

- Records Security
  - Backup HR Access Databases
- Property Security
  - No activity required at this stage.

Phase III - Hurricane Watch (within 36 Hours)

- General Duties
  - Monitor the storm for developments.
- Payroll
  - Coordinate with Accounting to alert ADP that we are under a Hurricane Watch and obtain payroll processing support should that become necessary.

- Insurance
    - No activity required at this stage.
- Communication
    - Communicate general instruction to Employee on how they should keep in touch with the Company to get status updates, etc.
    - Distribute Employee Communication lists:
        - Managing Director
        - Hotel Manager
        - HR Management
    - Secure e-mail and test lists to Drop Box Account and backup to thumb drives for VP of HR and HR Manager
- Records Security
    - Backup HR Access Databases (If not already completed)
- Property Security
    - Charge laptop computers.

Phase IV: Hurricane Warning (within 24 hours)

- General Duties
    - On property Hurricane Team reports to high level guest rooms.
- Payroll
    - Coordinate with Accounting to alert ADP that we are under a Hurricane Warning and obtain payroll processing support should that become necessary.
    - In the event of an evacuation, coordinate with Accounting to ensure all Payroll functions can be accomplished remotely and by whom.
- Insurance
    - Alert of our status if instructed to evacuate.
- Communication
    - Provide specific communication plan instructions to Employees.
- Records Security
    - Backup HR Access Databases (If not already completed)
    - Personnel File Drawers: Transport higher level storage
    - Other Files and personal items: Placed in plastic bags and stored at highest point in the office.
- Property Security
    - Desktop Computers secured
        - Unplugged
        - Placed on desks or secured in higher floor storage
        - Covered in Plastic Bags
        - Terminals turned to face protected surfaces if possible.
    - Ready laptop computers & USB drives for travel
    - Phones
        - Disconnect
        - Place in plastic bags

Phase V – Stand Fast

- General Duties
- Payroll
    - Coordinate with Accounting to alert ADP that we are under a Hurricane Warning and obtain payroll processing support should that become necessary.
    - In the event of an evacuation, coordinate with Accounting to ensure all Payroll functions can be accomplished remotely and by whom.

- Insurance
    - No activity required at this stage
- Communication
    - Make ready employee communications for:
        - Evacuation
        - Recovery
- Records Security
    - Make secure all employee files
- Property Security
    - Once HR property is secured, assist operations as needed

Phase V-Stand Fast

HR team members should assist operations with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
    - Stay in sheltered areas unless instructed to do otherwise.
    - Stay away from windows at all times.
    - Do not start fires or use candles.
    - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
    - Keep strict supervision of children.
    - Be aware of surroundings and stay calm.
    - Avoid fallen or hanging wires.

Phase VI – Post Disaster

- General Duties
    - Make the office and the property safe for normal business by assisting in the cleanup process as needed.
    - Staff and open the HR office for normal business as soon as it is safe to do so
- Payroll
    - Coordinate with Accounting to ensure payroll functions resume normal administration.
- Insurance
    - Coordinate disaster recovery and/or crisis management services through the EAP
- Communication
    - Alert Employees through all communication means when it is safe to return to the property. Advise Employees to reach out to their manager for department specific instructions.
- Records Security
    - Secure all records in their original location
    - Restore any records that were edited during the downtime
    - Destroy any records that were made portable – after they are restored on the network
        - USB drives
        - Access or network backups
        - Information local to any laptop computer
- Property Security
    - Assemble workstations and test all systems to make sure they are functioning normally.

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Standard Response Procedures Outline.
    - HR department computers should be connected through a battery backup system, so outages should not be a surprise
        - Following an outage, save all work, and close any open programs
        - Notify the HR Management of the outage
- Restart Procedures Outline
    - Do NOT attempt to restart until it is safe to do so
    - Do NOT attempt to restart until given the all clear by management or IT
    - Once given the all clear from Management or IT, inspect the system to make absolutely sure there is no standing water, severed wires, or hazards of any kind.

Information Technology

Phase I - Hurricane Alert (within 96 hours)

- Send E-mail to Departments going over proper methods on storing computer equipment
- Check backups and verify that all are current and functional
- Offer assistance to department heads with backing up E-mail and other departmental data
- Organize paperwork for IT and ensure that all mission critical documents are together and placed in protective bagging and placed on shelving
- Test Restore

Phase II - Hurricane Advisory (within 72 hours)

- Send an E-mail to staff offering help securing systems
- Check backups and verify that they are current
- Perform a test of backups

Phase III - Hurricane Watch (within 36 Hours)

- Check backups and verify that they are current and functional
- Establish an off-site meeting location and/or Shipping for On-Site Response Team
- Perform a FULL Backup of company data
- Remove all mission critical documents to a more secure site
- Offer assistance to all onsite staff in backing up data
- Verify that all equipment onsite is secured with bags and/or other methods

Phase IV: Hurricane Warning (within 24 hours)

- Check backups and verify that they are current and functional
- Secure all IT equipment in bags
- Ensure that all equipment in office is unplugged and off the ground
- Start all replication of most recent company data to the Disaster Recovery option
    - Current Disaster Recovery Option is the Backup Server on-site
- Final check of all paperwork, and removal of any critical documents
- Onsite team will be directed further based on information
    - Secure the following servers:
        - TWESX03, BACKUP, TWDC03
    - Start shutting down any non-mission critical servers
    - Ensure TWDATA is functional as DC within environment
    - All non-mission critical staff are dismissed
- Based on the on-site response team's discretion, evacuation of paperwork and hardware will proceed as follows:

Currently TradeWinds does not have a disaster recovery location; the removal of all data (residing on paper or within servers) must be performed manually. This will involve either shipping the information or driving it in person. The onsite team will consist of the IT Director and Systems Engineer. All other IT staff will be dismissed at 12 hours, or earlier, before the storm makes landfall.

Below are two different options for the relocation of TradeWinds hardware and/or paperwork in IT. If the Executive committee chooses to keep the servers running and to store hardware onsite, the below options don't apply.

1. Shipping the Hardware/Paperwork:
    a. Secure all paperwork within separate boxes by category
    b. Secure all servers for shipment as best as possible
    c. Send to a location not affected by threat facing TradeWinds
    d. Fly/Drive to location where paperwork/equipment was shipped to begin setup
2. Use of a company or personal vehicle for Hardware/Paperwork
    a. Designated staff for IT would report to property and secure a vehicle
        i. If no vehicle is available a personal vehicle will be used
        ii. If a personal vehicle is used, only equipment that fits will be taken
            1. Priority will be given to the Server equipment over paperwork
    b. Vehicle would be loaded up with boxed paperwork separated by category
    c. Servers would be boxed and loaded into the vehicle for best protection possible
    d. Location would be pre-determined by on-site response team
    e. Establish an off-site location when able

Phase V – Stand Fast

- Assess time before impact/landfall.
- Contact other departments to ensure they are okay.
    - Helpdesk will perform this task
- Break down IT
    - Systems shut down
    - Systems removed from floor
    - UPSs turned off
- Help transfer Front Desk to backup location
- Store backup server in safest possible location
- Contact FD about usable guest rooms until the incident passes

Phase VI – Post Disaster

- Evaluate server rooms
    1. Check for leaks
    2. Check outlets for damage
    3. Verify A/C functionality
        - Includes backup unit
- Server room conditions
    1. No damage <functional server room>
        - Move any affected equipment into server racks
        - Ensure all mission critical servers/services are running
        - Check all IDFs impacting guest liabilities and hotel services
    2. Damaged <non-functional server room>
        - If necessary, remove affected equipment to prevent further damage
        - Check all IDFs impacting guest liabilities and hotel services
        - Contact vendors to locate off-site facilities <dependent upon Exec Committee/Imminent need>
        - Contact vendors to replace any damaged hardware
        - Rebuild Infrastructure
        - Restore any backup data
        - Test Environment

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
    - Contact FD to begin relocating to backup location
        - Backup location is Concierge
    - Check IG/GHO IDF locations for UPS/Generator functionality
    - Turn off any systems that are not on UPS/Generators
    - Wait for power to be restored

Marketing

Media Policy
The TradeWinds Resort Marketing Department, along with the resort's Executive Committee, will prepare and handle ALL communications with the media, beginning with a HURRICANE ADVISORY and continuing through the POST DISASTER phase. They will appoint an official spokesperson to handle all media inquiries through the Post Disaster phase to whom ALL media inquiries must be directed. The name of the appointed spokesperson shall be communicated to the resort operators.
Resort employees must be instructed that only the designated spokesperson is authorized to respond to reporters. Resort employees are not to permit members of the media to tour the property unescorted – direct these requests to the media spokesperson. Employees are not permitted to speak "off the record" to members of the media nor are they permitted to post unauthorized images or information via their personal social media accounts.
A log of all media calls and property visits will be kept by the telephone operators and the Marketing department.

Phase I - Hurricane Alert (within 96 hours)

- Confirm Visit St. Pete/Clearwater contact information and procedures, including the special website that they activate when a named storm is predicted. The website will allow the Revenue Department to update room availability before, during and after a named storm.
- Ensure that Reservations, Front Desk and any other department has all necessary maps, letterhead, etc., that may be needed.
- Prepare all necessary written materials and start approval process (e.g., website updates). All emails, notices, etc. will be written by and/or approved by Marketing. See Appendix at the end of the document for samples.
- Prepare the Hotline Emergency Messages for guests and employees (see appendix at end of document).
- Marketing will update all social media sites with current information as the storm progresses.
- Notify website provider of situation.
- Ensure that the necessary contact information for vendors, etc. is readily available.
- Pack and move any vulnerable items as necessary (location TBD).
- Move computer files from the desktop (C drive) to the "P" drive for company back up.
- Make available the necessary contact information for vendors, etc.
- Update employee emergency contact information if necessary.
- Monitor emails from General Manager, Human Resources, IT, etc., regarding procedures and storm status.
- Print any necessary documents.

Phase II - Hurricane Advisory (within 72 hours)

- Update website to show current storm status.
- Disable order processing for other websites (e.g., justletgoshop, cabanamenu, reservemycabana, swimwithourfish).
- Monitor all social media channels for questions and concerns regarding the storm and post updates where applicable.

- Notify appropriate vendors of resort and storm status.
- Ensure that the Resort Hurricane Information Center's information is readily available to refer vendors, guests, etc., to for storm and property status.
- Email a notice to all guests (whose email address we have) arriving within the next few days.
- Obtain packing materials for phones, computers, files, etc.
- Begin packing and moving all unnecessary equipment, papers, etc.

Phase III - Hurricane Watch (within 36 Hours)

- Complete any Phase II deferred tasks.
- Send an email notification for incoming reservations (for the next 72 hours).
- Update website information.
- Continue to monitor relevant social media channels for questions and concerns, post updates on the status of the resort as it relates to the storm.
- Leave the following message on your voicemail and email: "Office is closed due to forecasted Hurricane landfall and is expected to reopen on ---".
- Finish packing up offices. Do not leave anything on the floor. Remember that once you unplug your computer, your phone also will not work.
- Unplug and move all equipment off the ground and away from windows (when feasible). Remember to put computers and phones in plastic supplied by Housekeeping.
    - PCs: if it's being taken away from that desk or office. Otherwise, as long as it's bundled together and the outside of the wrapping labeled wiwth a piece of tape, it should all stay together.
    - Be sure to back up all documents to the P drive to ensure they don't disappear.
    - Macs: Follow the above steps but put your name and ext. on each of the components before wrapping in plastic.
    - Unless told differently, leave at your desk. Someone may move them to a different location. This will ensure you get everything back.
- Review responsibilities and ensure everything is on track for possible evacuation.
- Set thermostat to 75° before evacuating.

Phase IV - Hurricane Warning (within 24 hours)

- Management shall release all non-essential staff members and remaining corporate staff shall complete any activities listed above not yet finished.
- Continue to respond to and update guests about the status of the resort, their safety and the progression of the storm via social media.

Phase V - Stand Fast

- Continue to respond to and update guests about the status of the resort, their safety and the progression of the storm via social media.

Phase VI - Post Disaster

- The resort's spokesperson shall notify local television and radio stations of the resort's operational status.

- Notify website provider of situation.
- Return website to normal pre-storm state.
- Email a notice to all guests (whose email address we have) arriving within the next few days.
- Send email update to database on the status of the resort.
- Enable order processing for other websites (e.g., justletgoshop, twmenu, cabanamenu, reservemycabana, swimwithourfish).
- Update all relevant social media with status of resort (Facebook, Twitter, and Instagram).
- Post a live video to social media platforms from beach.

Navis/Narrowcast Voicemail Connections in Case of Emergency
Navis Account Number 14603, User Name & Password Required
ENTER the following link: https://ncdb.hil.us.thenavisway.com/GCApp/TempLogin.aspx
Administrative (very hard to see menu)
System Settings (very hard to see menu)
Dial Main Access Number 1.855.643.2171 and it will walk you through prompts for setting up. Listen to the entire prompt.

- To send a prerecorded system message Press 1
- To record a system message Press 2
- **Prompt #3 To Record the Guest Hotline Message Press #3**
    - Guest Access Number 855.651.3002 (guest calling for information during an emergency situation such as a hurricane evacuation) for Island Grand & Rumfish Beach Resort main numbers.
- **Prompt #4 To Record the Owner Hotline Message Press #4**
    - Employee Access Number 855.643.6177 (employees calling for information during or after an emergency situation such as a hurricane evacuation)
- To record the introduction message Press 5
- To listen to a message Press 6 (only after Navis has “loaded” message and given a four digit code, even though it has not necessarily been activated)
- To listen to this menu again Press 7
- To send a onetime message Press star *
    - Caller I.D. 855.850.6526 – This number is assigned as CID Emergency Guest Connections in Narrowcast and is used in the event we want to upload our guests phone numbers, record a message (or speak live) and have it auto dialed to leave them information regarding an emergency/evacuation. Number of retries would be assigned and other specifications/variables as noted in this section.

Narrowcast Reservations Voicemail Prompts (6)

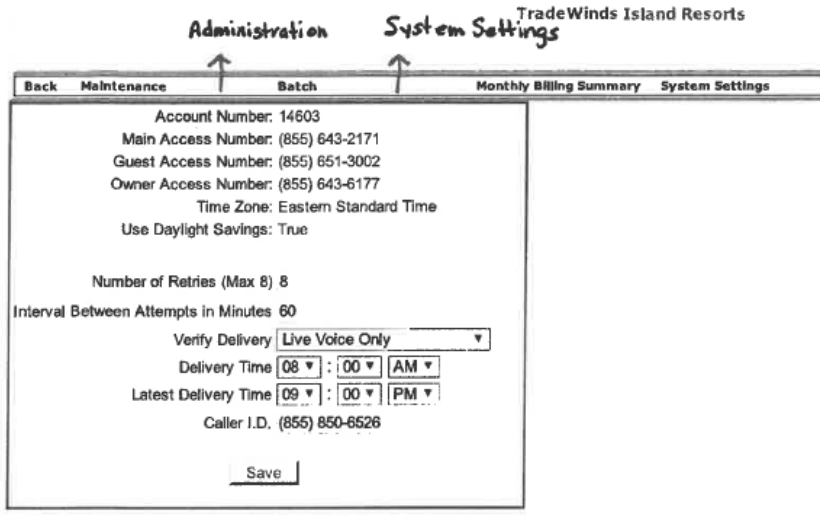
- To make a new room reservation for a group or conference, or change an existing group reservation **Press 1**
- To make a new resort reservation only **Press 2**
- For questions about an Existing reservation or to make a payment **Press 3**
- If you would like to plan a group meeting or wedding **Press 4**
- Or to speak with a guest in house or for the operator **Press 5** for RumFish Beach Resort or **6** for Island Grand

NOTE: Prepare statement for Rez Force if applicable

NAVIS TECH SUPPORT: 888.706.1415
NAVIS CLIETN ADVOCATE: Ryan Rodger, cell 407.494.8734, RJRodger@TheNavisWay.com

Appendices

Settings



https://ncdb.hil.us.thenavisway.com/GCApp/Admin/SystemSettings.aspx?UltimateMenu1B=SystemSetting

Samples

Reservations Agents To Use For Calls And Inquiries

As always, the safety of our guests and associates is our top priority. The resort is currently open and operating as usual, and we are closely monitoring information provided by the national weather services and local emergency management offices. We're encouraging everyone to check www.weather.gov for the most current information available on the storm. If you do eventually decide to reschedule your stay with us, there is no penalty for cancelling or changing reservations at this time.

Mandatory East Coast Evacuation

Availability Update from TradeWinds Island Resorts
Hurricane (enter name) is forecast to touch down along the East Coast of Florida on (immediately/start date), and TradeWinds Island Resorts is prepared to host evacuees of the storm. St. Pete Beach is located a safe distance from the projected path, as indicated by www.weather.gov/. We offer a limited number of pet-friendly rooms at both TradeWinds Island Grand and RumFish Beach Resort, as well as a satellite pet-boarding facility on premises for all other guests wishing to bring their companions. We urge you to please stay safe during this time and contact us should you need shelter.
To check availability and rates, call 855-850-6526.

Mandatory Pinellas Evacuation

Use one of the signage images for the background:
Headline: Severe Weather Update from TradeWinds Island Resorts
As Hurricane (enter name) progresses along its predicted path, the Governor of Florida has issued a mandatory evacuation of the Pinellas County area, effective (immediately/start date). To ensure the safety of both our guests and employees, TradeWinds Island Resorts will be (closed to guests/operating minimally) and (there is no penalty for cancelling or changing reservations at this time/all reservations will be cancelled at this time). We're encouraging everyone to continue to check http://www.weather.gov/ for the most current information available on the storm.

For more information, visit www.weather.gov/

After Mandatory Pinellas Evacuation
Use a shot of the property (preferably one from the south lawn perspective)
Headline: Property Update from TradeWinds Island Resorts
We would like to take this opportunity to let you know that our properties are up and running. TradeWinds Island Resorts and St. Pete Beach will not endure any long-term effects or damage from the storm. Thank you for your continued support and concern, we look forward to seeing you on our sunny shores soon.





Managing Director/Hotel Manager

Phase I - Hurricane Alert (within 96 hours)

Management “On-Call” Procedure

Upon notification from the General Manager’s office that a storm is 72 hours from CPA, all Management staff, designated runners, security staff and any other designated staff members considered “key” personnel by department heads shall be “on-call”.

Management and staff personnel designated “on-call” shall be required to give a telephone number where they may be reached. “On-call” staff should be prepared to embark for the resort on extremely short notice should the status of the storm deem it necessary.

Phase II - Hurricane Advisory (within 72 hours)

Phase III - Hurricane Watch (within 36 Hours)

Phase IV: Hurricane Warning (within 24 hours)

NOTE: ONLY THE PRESIDENT, CHIEF OPERATIONS OFFICER, GENERAL MANAGER OR AN EXECUTIVE COMMITTEE MEMBER CAN ORDER AN EVACUATION OF THE ENTIRE HOTEL.

See Appendix H – Sample Emergency Evacuation Letter

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have “restart” procedures.

Appendices:

The President is responsible for updating the following appendices at least annually or as required:

Appendix H – Sample Evacuation Letters

Purchasing

- Director of Purchasing will work with Director of Engineering to update Appendix F.

Phase I - Hurricane Alert (within 96 hours)

- Director of Purchasing will verify inventory of Appendices E

Phase II - Hurricane Advisory (within 72 hours)

Phase III - Hurricane Watch (within 36 Hours)

Phase IV: Hurricane Warning (within 24 hours)

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.

- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.

Appendices:

The Director of Purchasing is responsible for updating the following Appendices at least annually or as required:

E - Suggested Equipment and Supplies for Command Post Operations

F – Engineering Council Vendor List (co-responsibility with Director of Engineering)

Revenue and Reservations

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

- In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June-November). The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.

- Visit St. Pete/Clearwater Website: In 2009, Visit St. Pete/Clearwater created a special website that will be activated when a named storm is predicted so that its partners can update room availability before, during and after a named storm. Marketing and Revenue have the unique log in and password information to enter the information.

Phase I - Hurricane Alert (within 96 hours)

Phase II - Hurricane Advisory (within 72 hours)

- Notify all possible incoming groups and guests with reservations of potential hurricane situation.
- Prepare vital records and equipment for evacuation.
- Internet department will send an email notification for incoming reservations that have an email address. Notice will be placed on website. Group contact and wholesalers will be notified (see Revenue/Reservations section)
- Future reservations for the next 72 hours should be notified of the Watch.

Phase III - Hurricane Watch (within 36 Hours)

- All canceled reservations should be coded with “Act of God” cancellation code in order to track cancellations for lost revenue.

Phase IV: Hurricane Warning (within 24 hours)

Reservations Responsibilities

Instruct all staff to use the appropriate code when cancelling. (for Insurance purposes)

Reservation Manager

- Check with I.T. to ensure recording is placed on incoming reservation lines.

- Have staff set up that will return once the storm is passed.

- Change voice mail and email.

- Change all reservation incoming arrival dates as necessary.

Reports to Run:

- Daily arrivals, each property, every day for the week.
- Daily departures, same as above.
- Availability reports for 12 months out each resort (Continue to run as the weather deteriorates and do final run before leaving_)
- Run in house guest list. (each property)
- Run Cancellation reports.
- Time Travel for the month per property.
- Have res forms made up to take reservations manually if necessary

Assistant Reservation Manager

- Stay in contact with all incoming groups and have group pick up room lists in all group files for incoming groups. (change voice mails & e mails)
- Change all incoming arrival dates as necessary or cancel depending upon what is decided for incoming groups.

Internet Responsibilities

Internet Sales & Marketing Manager

- Email all incoming reservations with a notice. (For anyone that has an email address and arriving within the next few days)
- Post notice on our website
- Notify web site provider of situation
- (Make sure emails, notices etc. are written and/or approved by Marketing.)

- Change voice mail and email

Revenue Responsibilities

Revenue Manager

- Close out available rooms based on evacuation, our site and all dot coms, If necessary (24 hours, 48 hours etc.)
- Notify contacts at dot coms.
- Change voice mail and emails.
- If server is still up and running we can sign in from home to open up if we cannot get back to work. Keep communication open with reservations and front office staff with regards to availability.

Director of Revenue:

- Assist Managers with report running, contact etc.
- Make sure all Managers have phone list of all employees, and the “Return Team” of those individuals that will return first to reopen the office is established and have passes.
- Distribute phone lists.
- Check with RumFish Beach Resort & Island Grand Management & assist if necessary.

Before Leaving:

- Make sure all terminals, phones, calculators etc. are bagged and unplugged.
- All files, binders etc. should be moved to the highest storage bin, cabinet etc.
- Check phone recording. (Before leaving)
- Change all voice mail and emails.

Tour & Travel Responsibilities:

Tour & Travel Manager

- Send out notification to all of our Tour and Travel partners.

- Change voice mail and email to advise the office is closed.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Revenue and Reservations managers as well as any employee designated with a pass to get back on the island will come in when it is deemed safe.

- Computers will start to be put back together at work stations.

- Notify NAVIS/RZF we are opening our phone lines

- Start back to business as usual

- call in staff as needed

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.

- Each Department should have Standard Response Procedures Outline.
    - Notify RZF of no power and they will be taking our calls
- Each Department should have “restart” procedures.
    - Notify RZF the power is back and we will be taking calls

Instruct all staff to use the appropriate code when cancelling. (for Insurance purposes) (act of god)

Director of Reservations:

- Check with I.T. to ensure recording is placed on incoming reservation lines.
- Contact Navis CA and advise of situation. Transfer calls lines before Evac for new calls only. Have them advise all Rezforce agents of the situation.
- Contact Rezforce Manager and advise of the situation.
- Have staff set up that will return once the storm is passed.
- Change voice mail and email.
- Change all reservation incoming arrival dates as necessary.

Reports to Run:

- Daily arrivals, each property, every day for the week.
- Daily departures, same as above.
- Availability reports for 12 months out each resort (Continue to run as the weather deteriorates and do final run before leaving_)
- Run in house guest list. (each property)
- Run Cancellation reports.
- Time Travel for the month per property.

- Print copy of current Bluegreen room list.
- Run attendee list for ALL Bluegreen bookings
- Have Angel contact Amy and/or internet to post statement on Condo Owner website if necessary.
- Have res forms made up to take reservations manually if necessary

Assistant Reservation Manager & Group Agents

- Stay in contact with all incoming groups and have group pick up room lists in all group files for incoming groups. (change voice mails & e mails)
- Change all incoming arrival dates as necessary or cancel depending upon what is decided for incoming groups.

Internet Responsibilities:

Internet Sales & Marketing Manager, Cathy Claesson

- Email all incoming reservations with a notice. (For anyone that has an email address and arriving within the next few days)
- Post notice on our website
- Notify web site provider of situation
- (Make sure emails, notices etc. are written and/or approved by Marketing.)
- Change voice mail and email

Revenue Responsibilities

Revenue Manager, Patty Pierce

- Close out available rooms based on evacuation, our site and all dot coms, If necessary (24 hours, 48 hours etc.) As far out as 5 days
- Notify contacts at dot coms.
- Change voice mail and emails.
- If server is still up and running we can sign in from home to open up if we cannot get back to work. Keep communication open with reservations and front office staff with regards to availability.

Vice President of Revenue, Shelly Palmquist:

- Assist Managers with report running, contact etc.
- Make sure all Managers have phone list of all employees, and the “Return Team” of those individuals that will return first to reopen the office is established and have passes. Also Managers Work Mobile phone list.
- Distribute phone lists.
- Check with Rumfish Beach Resort & Island Grand Management & assist if necessary.
- Notify all Bluegreen Management, Local and Corporate
- Reconfirm Rezforce is notified and ready
- Confirm message posted on website.

Before Leaving:

- Make sure all terminals, phones, calculators etc. are bagged and unplugged.
- All files, binders etc. should be moved to the highest storage bin, cabinet etc.

- Check phone recording. (Before leaving)

- Change all voice mail and emails.

- Take most recent hard copy of pace report & 6 year budget.

Sales and Conference Services:

Phase I - Hurricane Alert (within 96 hours)

All Corporate Departments:

- Confirm Convention & Visitors Bureaus contact information and procedures.
- Pack and move any vulnerable items as necessary (location TBD).
- Move computer files from the desktop (C drive) to the "P" drive for company back up.
- Provide all necessary maps, letterhead, etc. to Reservations, Front Desk and any other department as necessary.
- Prepare all necessary written materials and start approval process (e.g., website updates).
- Make available the necessary contact information for vendors, etc.
- Update employee emergency contact information if necessary.
- Monitor emails from General Manager, Human Resources, IT, etc., regarding procedures and storm status to report to department management as necessary.
- Print any necessary documents.

Phase II - Hurricane Advisory (within 72 hours)

All Corporate Departments:

- Obtain packing materials for phones, computers, files, etc.
- Begin packing and moving all unnecessary equipment, papers, etc. Once staff unplugs computers and phones put them in plastic bags or wrap supplied by Housekeeping (do not leave any computer equipment on the floor).
- Corporate Office agrees that they can use personnel from other departments if they qualify for assistance when announcement of closure is made, if other personnel agree to assist another department in preparation.
- Staff will be given an 800 number to call. Staff should call daily to hear if they should return.

- Director will attend all pre-hurricane meetings; if not available a manager will be chosen.

- Each convention service manager is responsible for keeping up on the status of their groups affected and report to assistants continuously. We will put status of all groups affected in writing and distribute to reservations and the front desk on a regular basis.

- Director will attend all pre-hurricane meetings; if not available a manager will be chosen.

Phase III - Hurricane Watch (within 36 Hours)

All Corporate Departments:

- Complete any Phase II deferred tasks.
- Leave the following message on your voicemail and email: “Office is closed due to forecasted Hurricane landfall and is expected to reopen on ---”.
- Finish packing up offices.
- Unplug and move all equipment off the ground and away from windows (when feasible). Remember to put computers and phones in plastic supplied by Housekeeping.
- Review responsibilities and ensure everything is on track for possible evacuation.
- Set thermostat to 75° before evacuating.
- The following reports need to be run at the last possible moment however if there is a threat or loss of power the reports should be run and then rerun closer to the time the system will go down.
    - **Snap Shot of GRC – 3 years out**
    - **Pace Report**
    - **Countdown for ITY-FTY and 2 years out**
    - **Vacation/Sick Time Report**
    - **Board Meeting Notes**
    - **Expense Report**
    - **Sales Manager travel schedule**
    - **Snap Shot of Function Diary – 3 years out**
    - **General Avail Snap Shot – 3 years out**
    - **Proposal Templates**

Phase IV: Hurricane Warning (within 24 hours)

Management shall release all non-essential staff members and remaining corporate staff shall complete any activities listed above not yet finished.

- Group reservations should stay in touch with contacts for date changes or group cancels.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.

- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

All employees must be ready to restore the Resort to full operational capability.

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
  - Inform Engineering Managers of power outages.
- Each Department should have “restart” procedures.
  - Restart computers when given the OK by the Engineering/IT Managers

After the hurricane passes, employees must check the phone message box, website or other options provided by the CPT Information officer on a daily basis to determine return to work status. If the phone system is down the resort’s spokesperson shall notify local television and radio stations of the resort’s operational status, and the resort expects employees to tune into these resources for up-to-date information.

Activities

Phase I - Hurricane Alert (within 96 hours)

- **Adventure Center**
  - -Computers/ POS System/ phones, TV's will be removed by IT.
  - -Snow cone machine and supplies will be properly secured in a safe designated room.
  - (JAC Room, 4th Floor or higher)
  - -Snow cone machine will be covered in a bag.
  - -Snow cone supplies, cups/ spoons/ straws/ napkins, placed in a sealed box.
  - (JAC Room, 4th Floor or higher)
  - -Merchandise will be placed in sealed containers, and properly secured in a safe designated room.
  - (JAC Room, 4th Floor or higher)
  - **+**At the completion of above list Adventure Center will be empty.
  - Consider organizing some recreational activity for those guests who stay so that they will not become distraught or wander outside the facility.
- **Poolside Storage**
  - -Food products i.e. snow cone supplies, nachos, chips, snacks, sodas will be placed in a sealed container and placed in a safe secured room.
  - (JAC Room, 4th Floor or higher)
  - -Merchandise will be removed and placed in a sealed container. Containers will be stored and secured in a safe designated room.
    (JAC Room, 4th Floor or higher)
  - **+**At the completion of the above list poolside storage will be empty.
- **Paddleboats**
  - -Cabinets at paddleboat hut will be emptied and items will be placed in a sealed container. Container will be stored in a safe secured room.
  - (JAC Room, 4th Floor or higher)
  - -Paddleboats will one by one be removed from the waterway, placed on a wheeling cart and stacked in Banyan Breezeway.
  - (location subject to change)
  - - Once Paddleboats are stacked they will be tied, and locked together.
  - **+**At the completion of the above list Paddleboats will be secure
- **Mining Sluice**
  - -Tower will be taken apart, and drained.
  - -Tower pieces will be stored in The Banyan Breezeway
  - (location subject to change)
  - -Sluice will be taken into the Banyan Breezeway.
  - (location subject to change)
  - -Cabinets will be emptied of product, and placed in a sealed container. Container will be stored in a safe secured room.
  - (JAC Room, 4th Floor or higher)

Phase II - Hurricane Advisory (within 72 hours)

- **Tennis Courts (At RBR)**
  - -Nets will be removed from both courts, rolled, wrapped in plastic, and placed in a sealed container.
  - -Black mesh will be removed from surrounding fencing, folded, wrapped in plastic, and placed in a sealed container.
  - -Coolers/ stand will be removed from the courts. Coolers will be sealed with tape, put in plastic bags, and placed in sealed in containers
  - -Storage shed will be emptied, and items will be stored in a sealed container
  - Above items will be placed in a safe and secure designated room
  - (JAC Room, 4th Floor or higher)
  - **+**At the completion of the above list Tennis Courts will be secure
- **Surf Wipeout**
  - -Surfboards/ Bases will be wrapped in tarps
  - -Inflatable material will be rolled, and folded. The Material will be wrapped in manufacturer issued tarp, and secured with bungee cords.
  - -Blowers will be wrapped in plastic, and placed in a sealed container.
  - -Operator console will be wrapped in plastic/tarp
  - Above items will be placed in a safe and secure designated room
  - (RumFish Beach Resort Room, 4th Floor or higher)
  - **+**At the completion of the above list Surf Wipeout will be secure

Phase III - Hurricane Watch (within 36 Hours)

- **KONK Club**
  - -TV, POS, and other electronics will be removed and secured by the IT department
  - -Crafts supplies will be separated according to crafts and placed in sealed containers and stored in a safe secure room
    - (JAC Room, 4th Floor or higher)
  - -Ceramics will be individually wrapped in paper and placed in a sealed container and stored in a safe secure room
    - (JAC Room, 4th Floor or higher)
  - -Pets (Fish/Hermit Crabs) will safely be transported to an offsite location
  - -Food items will be placed in a sealed container and stored in a safe secure room
    - (JAC Room, 4th Floor or higher)
  - -Tables and chairs will be stored in a safe room
    - (JAC Room, 4th Floor or higher)
      - **+**At the completion of the above list KONK will be clear and secured
- **Office**
  - -Computers and Electronics will be removed, and secured by the IT department
  - -Paperwork/ Documents will be secured in a sealed container, and stored in a safe secure room
    - (JAC Room, 4th Floor or higher)
  - -Anything left in the office will be placed on top of desks and tables.
    - **+**At the completion on the above list the Office will be secured

Phase IV: Hurricane Warning (within 24 hours)

- **Breck Storage**
  - All items in Breck Storage that are already in boxes will be sealed.
  - -All items in Breck Storage that are not in boxes will be placed in sealed containers and labeled.
  - Items that are two large for containers will be wrapped and secured in plastic.
  - Above items will be placed in a safe and secure designated room
  - (JAC Room, 4th Floor or higher) and 3rd floor pompano
  - -Items that can with stand the storm will be placed on the top shelving unit. (14ft above ground)
  - **+**At the completion on the above list Breck Storage will be secured

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.

- Each Department should have “restart” procedures.

Beach Services:

Phase I - Hurricane Alert (within 96 hours)

Follow up with Command Post Team to determine how many beach services staff will stay to continue preparing resort and release any non-essential staff from duty according to the Command Post Team's procedures. Remaining beach services staff shall begin preparing department/resort using the following checklist:

- Reserve 24 foot Truck with Budget or Enterprise to store the Slide-To be taken to Freestyle Slides Warehouse.
- Contact Ron with Freestyle Slides (727-278-2612) to let them know plan.
- Update Employee phone lists
- Contact 3rd party vendor w/beach fork lift to be on standby
- Hire 3rd party w/beach for lift to remove cabanas.

Obtain Flashlights/raincoats/boots/goggles for the staff helping with prepping to use.

Phase II - Hurricane Advisory (within 72 hours)

Continue to monitor the weather and maintain contact with the Command Post Team. Continue preparing department/resort using the following checklist:

- Contact Ron at Freestyle Slides to organize assistance with moving the slide off the beach.
- Contact United Rentals to help secure a LULL for the High Tide Slide.
- Prepare the South Lot to store the Cabanas.
- Move Cabana's off the beach and store them in the South Lot. They will be stored on southernmost part of South Lot against wall. Stacked 5 cabanas high, and zip tied together. (IG South Lot and RBR Coral Reef)

Phase III - Hurricane Watch (within 36 Hours)

Continue to monitor the weather and maintain contact with the Command Post Team. Continue preparing department/resort using the following checklist:

- Secure and move the Beach Trailer to an offsite location. (Director of Beach Services)
- Secure the Water Park into the rented truck.
- Secure all of the Life Jackets into the Water Sports Trailer.
- Lock Out and Tag Out of all electrical panels needed for Beach Operations.
- Move the Cabana Hut's off the beach and store in the South Lot.
- Move the white bins off beach and store them in South Lot.
- Remove the Trippo Slide and take to Freestyle Slides.
- Remove all Blowers and Consoles from the Cabana Hut and store in the Water Sports Trailer.
- Move all cushions into the Valet Lot next to the cabanas. Zip tie to pallet
- Move all wooden pods to South Lot. Stack 3 pods high and zip tie together.
- Contact Scuppers to determine their plan. Assist if necessary.
- Remove Volleyball nets and boundaries.

- Remove Decelerator from beach zipline in to the tower.

Phase IV: Hurricane Warning (within 24 hours)

Continue to monitor the weather and maintain contact with the Command Post Team. Finish preparing department/resort using the following checklist:

- Evacuate all non-essential personnel.
- Secure all computers, monitors, and copiers. IT will let us know if they need to take our computers, monitors, and copiers.
- Move the Tractor to the second floor of the RBR Parking Garage.
- Move the Polaris' to the second floor of the RBR Parking Garage.
- Take Zipline Trailer to offsite location

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
  - Each Department should have "restart" procedures.
- Need to have a plan for getting staff back onto the island/back to work.

Engineering:

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

- In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June-November). The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.
- Order scissor lift, bob cats and extra pump and carpet extractors
- Get bridge passes from Director of Security
- Initiate Flood Control procedure
- Hurricane panels from storage

Phase I - Hurricane Alert (within 96 hours)

- 3 critical questions must be asked and answered with the potential storm a week away. A decision must be made early if we plan to utilize the Hurricane Flood Panels for the Jacaranda Building, the Bluegreen Sales Center Hurricane Panels, the Breckenridge AC Flood Panels, The Hurricane Panels are very heavy and will require 8 men, preferably temp labor.
- US Tent must be called with the storm a week out to make the necessary arrangements for the Pavilion removal or any portion they may help with. Without prior notification, they may not be available.
- The Jacaranda Flood Panels are stored in a trailer and stored off property. They include Banyan inside & outside doors, Citrus, Jac Foyer doors, BG Back door, BG/GPC doors, and Sawgrass doors. Arrangements must be made for pick-up, delivery, and install. Timing TBD.
- Bluegreen Sales Center east side Hurricane panels. These panels are to eliminate storm surge damage to the building. These panels are stored at our off property storage facility. Arrangements must be made for pick-up, delivery, and install. Timing TBD.
- A decision must be made with Blue Green approval to utilize the Breckenridge AC Flood

Panels for the Breckenridge PTAC units. On the east side, west side, or both. These panels are to eliminate wind driven water intrusion through the AC sleeves. They may be installed on one side of the building or both. They are stored in the secured closet on the 4th floor Breckenridge Linen closet.

- Meet with Emergency Response Team to determine the time period that we have from the alert to the possible time of the hurricane's arrival in our area.
- Meet with all Front Desk staff that are on duty. Explain the current situation with the possibilities of what may happen in the next few days. Call off-duty staff and inform them of situation.
- Obtain boxes from purchasing. Have these boxes labeled for the following: the next few days.
- "Before Team" will be established
- Generators Inspections/Test
    - Alamanda: There is a 15-gallon tank on the diesel generator and a 5-gallon container for extra fuel.
    - Jacaranda Fire System: This diesel fire pump generator runs from 12:30 p.m. to 1 p.m. every Sunday. There is an 80-gallon tank on the generator with no spare tank, which should be filled.
    - Breckenridge: This natural gas generator runs from 12 noon to 12:30 p.m. every Tuesday.
    - Estimates are that we can expect the generators to average 5 to 6 gallons per hour.
- Pull emergency generators – run them and fill them with gas and stage them for use
- Engineering will contact Diesel Company and arrange for diesel tanks to be filled - before and after the storm for emergency generators.
- Stock breakers BK? – backup should be on-hand
- Currently there are spare breakers on property that fit the panels connected to the emergency generators. Spares designated for the emergency generators should be on-hand.
- Jet Age Fuel 727-441-1706 has 24-hour service and could deliver any time depending on access to the beach.
- Stairwell - battery power. Ensure emergency lights have good batteries with spares on-hand.
- The stairwell lighting with battery backup is tested annually and again at the beginning of September.
- Pavilion -
    - Call US Tent 1-941-727-3311 to make arrangements to remove the Pavilion and liner if necessary. This call must be done no later than Phase1.

- Banyan Breezeway – should be prepped for storm
- Remove Breezeway vinyl windows and store inside Jac Hall meeting rooms.
- Once a Hurricane alert is issued the following actions should be taken to minimize the amount of damage to items stored in the Banyan Breezeway.
- Begin elevating items by order of dollar value and “damageability”. Use the following list as a guideline.
- Arrange for AV rooms 3rd floor or above
- Artwork
- Televisions
- Microwaves
- New Refrigerators
- Furniture
- Power Tools (May be moved to different locations)
- Vendor files and current invoices
- Computers
- Elevators - Eliminate rain intrusion. Install protective covers over vents.
- Elevators - Sump pumps – must be on hand to remove any water intrusion.
- Fuel any vehicles and fork lift
- Start saving cardboard – lots of cardboard for protection
- Waterway
- Distribute Hurricane passes
- Remove Marlins at RBR front drive stored in vacant Guest room at RBR.
- Classroom boxes (with wheels) locked down and stored in Breezeway – strapped together
- If Pavilion is dropped - lighting, liner, doors and gutters must be removed first and stored in Horizons. All Pavilion lighting MUST be stored in Horizons.
- Remove awnings and store in Horizons– make sure they are marked what location so they are re-installed properly
- Salty’s sun sails removed and identified and stored in Horizons

- Salty's TVs and bandstand awning / curtains removed and stored in Horizons
- Salty's bandstand deck removed in 2 pieces and stored in Breezeway / Jac Hall meeting rooms
- Saltys' beach furniture stored in Horizons
- Walk all roofs and prep storm – secure chaise covers & boiler boors

Phase II - Hurricane Advisory (within 72 hours)

- Remove and store all beach hammocks – Jac Hall meeting rooms / Horizons / RBR rooms
- Prepare portable box files for movement and storage of all files
- Insurance information, financial information, guests and vendor databases, personnel files.
- Back up GRE computer on removable or external drives - one to go with the files, one to go with manager.
- Change voice mail to reflect current weather status and availability of employees also on TW Way app.
- Secure items on all roofs, this includes all satellite dishes counting those on the GPC roof. Remove windsock on Breck roof. Hang construction tape as visual aid
- Remove Beach cameras
- Notify Guest Rooms Department to check all vacant rooms as guests depart.
- secure patio doors and windows , all should be closed and locked (after Housekeeping has moved balcony furniture in)
- pull drapes closed
- fill bath tubs with water for emergency supply (3rd floor and above)
- place all small articles (lamps, clock radios, artwork, etc.) in bathrooms
- shut off all lights
- throw main breaker in room to off position
- tag/tape the room as vacant and secured- Security then should e-key
- assemble in one area all post storm cleanup equipment – shop vac / extractors
- Make arrangements with employees to return to the Resort after the storm. – TW Way app
- Release all unnecessary personnel from duties so they can go home and prep for storm.

- Post storm headquarters Jac rooms on upper floors
- Supplies Depot - see structural integrity
- Cypress Villa - electric information systems - w/Security/Front Office. Procedures for shut down and going back up.
- Establish Post Storm Command Center
- Prep for water procedures for shut down.
- As things are removed and stored a detailed list of what was stored where and who removed. This info is critical to a quick return after the storm.
- All A/C units for guest rooms as well as outlets, etc., should be simply put on 75 degrees to maintain air temperature and reduce the chance of mildew – if we get to a point where power has to be cut off, then we can scramble and turn all the breakers off in these areas.
- Arrange transportation of plywood to Palm Court, Red Beard's, Flying Bridge and Pizza Hut – (F&B engineering), if necessary.
- Place inside outlets for use during and after the storm to board up broken windows (F&B engineering)
- Room by room all switches off - breakers off (Engineering).
- Water - off at all stations, if necessary
- Outlet and meeting room A/C units prep for shut down.
- Beach cabanas and TVs removed and stored in vacant Guest Rooms at RBR
- Power for VIP cabanas should be terminated
- Beach Huts stored in IG valet lot – power and IT terminated and bagged
- Map signs, all signage must be protected and identified with location stored in Jac Hall meeting rooms
- All gate arms removed must be identified with exact location and stored in Jac Hall meeting rooms or Guest room at RBR / Sandpiper.
- Plan in action to protect the swans – ample food and hay needed
- Plan for new Palm Court umbrellas and storage
- Plan for Rumfish umbrellas and storage
- Bungees upside down and sandbagged – Gyro off property
- Blue Green outdoor furniture

- Make sure all outdoor TVs are removed
- Clear parking lots of anything that could become airborne
- Install hurricane panels if storm is eminent

Phase III - Hurricane Watch (within 36 Hours)

- Remove map signs and protect before storing – Jac Hall meeting room – extra and protection – identify exact location
- Remove property signage and protect before storing – Jac Hall meeting room– extra and protection- identify exact location
- A decision needs to be made if necessary….. To tape/board Gulf side doors and windows on first floor of all buildings. Also board-up Laundry openings , if Staff is available and if deemed necessary
- Move all goods and materials to a location to be determined above the 3rd floor in upper Jac.
- Board up Breck PTAC with Hurricane covers.
- Log what items are placed where for after the storm. – select the right personnel to replace things
- Ensure all flammable and hazardous materials are stored in safe location
- Continue to secure guest rooms as described in Phase II
- Transport all goods stored in cage area to a level above 3rd floor.
- Inquire with Laundry if assistance is needed.
- Release all unnecessary personnel from duties and order them to prepare their own homes and family for the storm
- Advise all personnel of plans, responsibilities and arrange for their return to the Resort after the storm.
- Add Hurricane panels install
- Contact contractors and vendors to arrange for repairs and services after the storm.
- Confirm delivery of diesel fuel after the storm.
- Red Beard’s - board windows and doors with 5/8th” to ¾” plywood, if necessary.

- Set coolers and freezers to coldest setting.
- Palm Court - board windows and doors with 5/8th" to ¾" plywood, if necessary.
- Set coolers and freezers to coldest setting.
- Pizza Hut - board windows with 5/8th" to ¾" plywood, if necessary.
- Set coolers and freezers to coldest setting
- Flying Bridge - board windows and doors with 5/8th" to ¾" plywood, if necessary.
- Set coolers and freezers to coldest setting.
- Natural Gas shut down: internal procedures, if necessary.
- Remove all TV's in outdoor areas – Saltys, Sand Bar, Rumfish, Pizza Hut , RBR cabanas
- Coolers: Water tight & disinfected (department managers).
- Prep utility disconnects (engineering).
- Confirm Rumfish outside furniture indoors.
- Prep Gas - procedures for shut down (Engineering).
- Shut off gas at Flying Bridge on outlet is closed for good

Phase IV: Hurricane Warning (within 24 hours)

- Shut down all utilities to the hotel as needed. May want to leave power on and let Duke Power make the call. Same for gas and water
- **ALWAYS SHUT DOWN UTILITIES FROM CAPILLARIES TO MAIN**
- May want to elevate all elevators to the 4th floor or higher and shut down.
- Obtain release from Operations Committee for remaining personnel to evacuate.
- Building mains off at all stations if Beach is evacuated.
- Gas procedures for shut down if Beach is evacuated.

Front Office:

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

- In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June-November). The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.

- Have copies of the Hurricane Plan Letter (Appendix A) and the Weather Update Letter (Appendix B) at the front desk.

Phase I - Hurricane Alert (within 96 hours)

- Meet with all Front Desk staff that are on duty. Explain the current situation with the possibilities of what may happen in the next few days/ Call all off-duty staff and inform them of situation.
- Obtain boxes from purchasing or from Night Audit supplies. Have these boxes labeled for the following:
- Current reports, e.g., 7 days of arrivals, current day's departures, with the following 2 days expected departures. Contingency report should also be added to the box but should be updated every 3 to 6 hours during the last 48 hours before estimated arrival of the storm.
- Office Supplies ~ for all everyday items and materials that are in the office.
- Past reports/guest history reports, D-reports and all Night Audit reports.

- Computer supplies (office) ~ computer terminals, keyboards and printers. The computers that would be disconnected and would not be set up for use during or up to the hurricane would be disconnected and kept together, e.g., monitor T36 with its keyboard and printer.
- Advise in-house guests that we have a chance that the area that the hotel is in may be at risk of being in the path of a hurricane.
- In the event of a storm warn guests not to go outside or onto balconies and advise them to stay away from windows.
- Inform all guests to stay close by or check in with the hotel for updates on the hurricane.
- Make it clear that we have a plan and that we are prepared for the event of a hurricane.
- Make sure front desk and concierge are familiar with the evacuation route maps from the hotel and are able to explain to the guests on how to use this information.
- Check with V-1 on if they have any steps that we must follow leading up to the hurricane.

Phase II - Hurricane Advisory (within 72 hours)

- Start boxing up things that should not be needed and relocate to a higher floor
- Back-up supplies
- Past accounting Information
- Personnel files Forms/master copies
- Keep up-to-date lists of who is still in house and keep them posted as to storm's status and evacuation/shelter routes.

Phase III - Hurricane Watch (within 36 Hours)

- Start disconnecting and relocating equipment that we can do without.
- Computers/terminals
- Copier
- Phones
- Calculators
- Pack up remaining supplies and relocate.
- Have guests pay up to date.

Have at least 1 PBX, 1 phone, 1 computer, 1 computer terminal and last-minute paper work (pits and current reports relocated to higher floor tight before final evacuation.

Phase IV: Hurricane Warning (within 24 hours)

- Run 4 copies of the Occupied Rooms List (by room number).
- 2 PBX Operator, 1 to M.O.D. and 1 to Security.
- Run 2 copies of the Occupied Rooms List (by alphabet).
- 1 copy to the M.O.D. and 1 copy to Security.
- Prepare Guest Folios for payment.

PBX Operator

- (on-going as needed)
- Contingency
- 14-Day Forecast
- In-House List
- Guest Arrivals up to 7 days
- Departures
- Make sure last of office equipment has been moved.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.

- Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have “restart” procedures.

RBR Aquarium

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

All tasks to be performed by Marine Exploration Center staff, or RumFish Beach Resort staff directed by MEC staff.

In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June-November). The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.

Phase I - Hurricane Alert (within 96 hours)

- Both 3,000 gallon aquarium water reservoirs (located at ground level adjacent to the RBR parking garage ramp) should be filled completely with purified water (purifiers process <100gph). Tap water is acceptable only if it is expected that both towers will not be fill by projected landfall. Full tanks (~12ft tall) are less likely to float or shift in position, which can break and damage connected PVC plumbing.
- Any 12VDC automotive or marine batteries (currently three in inventory, stored in quarantine area) should be fully charged (charge outdoors in quarantine area) and stored in the aquarium office.
- If space allows, move any salt boxes on the ground level onto the salt storage deck.
- Automatic battery backup air pumps to be installed on the Lionfish and Juvenile aquaria in Rumfish Grill. Each aquarium should receive four air stones, two at each end of each aquarium. Extension cords will be required; borrow from aquarium office and/or QT heaters.

Phase II - Hurricane Advisory (within 72 hours)

- The two pumps connected to the purified water reservoirs (also on ground floor of RBR parking ramp; accessible via ground floor laundry cart area) should be disconnected, and moved to the second floor of the parking deck to protect from flooding. Pumps must be disconnected from power (hard-wired), and are easily detached from PVC plumbing by their double-union ball valves. **The entire pump skid can also be removed with a pallet jack and relocated to the second floor protected from storm surge**.

Phase III - Hurricane Watch (within 36 Hours)

- All fish feedings are suspended.
- Swim program rinse tubs should be fully filled with water, and all outdoor gear associated with the SWF program should be moved into the aquarium office (boots, masks and snorkels, gloves, etc.).
- The following additional equipment should be moved into the aquarium office: scuba tanks, various gear on outdoor storage shelf (weight belts, scrub brushes, etc.).
- Outdoor trash cans, recycling and towel bins, and storage shelves/cabinets should be stored inside the parking garage filtration area or elsewhere is space does not allow.

Phase IV: Hurricane Warning (within 24 hours)

- All aquarium filtration equipment should be left running, such that when power is restored, filtration equipment can resume function.

Phase V – Stand Fast

- All aquarium filtration equipment should be left running, such that when power is restored, filtration equipment can resume function.

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

- **For all aquaria,** dead and dying animals should be removed and recorded as soon as possible. Any aquarium without fully-functioning filtration should be monitored for free ammonia immediately upon aquarium staff return and treated sparingly with Seachem Prime (half-doses) to neutralize ammonia. For systems treated with Prime, ammonia should be retested after one hour to ensure all free ammonia has been neutralized. If more than two doses are required, contact the aquarium curator before administering any further doses. All aquaria should be monitored for ammonia at three hour intervals until full filtration is restored.
- Feeding should be suspended for any aquarium without fully-powered filtration for up to 72 hours. After which time if power has not been restored, minimal feeding can be performed at the discretion of the aquarium curator.
- If portable generators are available, the following essential elements of the smaller Rumfish Grill and RumFish Beach Resort aquaria (Outfitter Shop) should be powered to mitigate losses. Equipment is listed in order of importance:
    A. *Juvenile* and *Predator (Lionfish)* tanks (Rumfish Grill): the large circulation pumps (marked "MAIN" on power cord) below each tank should be powered. One per tank. Approximate draw: 3.6 amps each
    B. *Juvenile* and *Predator* aquarium protein skimmer pumps – marked "SKIMMER" on power cord. Approximate draw: 0.5 amps (*Juvenile*), 1.0 amps (*Predator*)
    C. *Touch Tank* (RBR Outfitter Shop): the return pump (connected to PVC returns below aquarium) and skimmer pump should be powered. Approximate draw: 1.15 amps
    D. *Juvenile* and *Predator* aquaria: if adequate power is available, the recirculation pumps (marked "RECIRC" on power cords) and chillers (marked "chiller") should be powered to maintain aquarium temperature. One pump and one chiller per aquarium. Approximate draw: 8.7amps each aquarium. **Do not power RECIRC pumps unless chillers can also be powered.**
    E. *Middle School Tank* (RBR Outfitter Shop): both circulation pumps (connected to a red extension cord) should be powered. Approximate draw: 2amps
- If portable generators are not available, the following steps should be taken to mitigate loss:
    A. *Juvenile* and *Predator* aquaria: each should be aerated by two battery-powered air pumps connected to a large 12VDC battery. Each air pump should have two airlines and air stones for a total of four air stones per aquarium. Ideal position for air stones are: one pair at each end of each tank.
    B. *Touch Tank:* the third remaining 12VDC battery (smallest size) should be used to power two battery-operated aerators, totaling four air stones. One air stone should be positioned in each of the outer sections, two air stones in the center section.
    C. *Middle School* aquarium: if more battery operated air pumps are available, apply at least two air stones to the system.

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
    - MEC staff should check that all aquarium filtration equipment has powered back on successfully. Susceptible equipment that may require power or break resets include:
        - Main tank and QT heat pumps; reset associated circuit breakers if temperature displays are blank.
        - Main tank and QT filter skids operating Hz – adjust to 50Hz for Main, 60Hz for QT.
        - Main tank ozone generator – check that screen is showing normal data, unplug from power and plug back in to reset if screen is blank.
        - Juvenile and Lionfish tank chillers – may require power cycle to restart properly.
- Each Department should have "restart" procedures.
    - n/a for aquaria

Housekeeping:

Phase I - Hurricane Alert (within 72 hours)

Recovery Team & Staff
Establish the recovery team and the policy for the all clear (when to expect staff to return to work for business as usual). Compile an Emergency Contact List with 24-hour telephone contact numbers of essential employees and establish a tentative roster for cleanup efforts.

- Establish necessary rotation schedule for backup.
- Establish employee work priorities by revising duty lists as necessary.
- Establish a protocol for volunteers that will remain on duty until property returns to business as usual.
- Determine form of transportation available to staff to get to and from the property for the recovery process.

Materials
Inventory hurricane emergency supplies and restock if necessary. Ensure there is sufficient supply of the following materials and as well as the manpower to accomplish preparation for the storm:

- Banding
- Clips
- Duct tape
- Tarps
- Sandbags

Additional vital materials for housekeeping are:

- Zip ties
- Fuel (for equipment)
- Rain gear (for staff)

- Flash lights
- Batteries
- Ropes

Note: it is important to coordinate with Engineering on these supply lists and staff duties because some of these areas overlap and we want to ensure we are all on the same page in terms of our efforts and goals.

Phase II - Hurricane Advisory (within 48 hours)

Distribute Guest Emergency procedures once the front desk and management give the direction. Use the following checklists to prepare resort.

Rooms

- Close all doors in unoccupied rooms.
- Place all small damageable items in unoccupied rooms in closets, for example lamps, bed linen, etc.

Grounds

- Secure and store all loose objects indoors if possible.
- Remove all loose objects and pieces of equipment from the grounds.
- Tie down any objects remaining outdoors that may blow about by hurricane winds.
- Secure or place indoors in convention center all outdoor (pool/ deck) furniture.
- Remove and store on the second floor Jacaranda tables, benches, trashcans, etc.
- Place sandbags in critical areas where required.
- Conduct a final check of storm drains for blockages.

Phase III - Hurricane Watch (within 24 hours)

Guest Rooms Attendant

- Place balcony chairs inside the guest rooms

Floors/ Houseman

- Ensure all carts are locked inside the linen / storage rooms with the doors securely closed and locked

Pool Decks/Property (Groundkeeper):

- Examine areas for remaining potential missile hazards.
- Remove umbrellas and secure them in a storage room
- Remove all tables and store them in a storage room
- Collect all lounges and stack them, secure them in a convention space or secure location.
- Secure all laundry carts in enclosed location
- Check supplies of materials/equipment necessary to perform all planned tasks.

Compactor Area

Secure all items left for open top dumpster.

Office

Identify and maintain lists of communication contacts for essential personnel including selected housekeeping staff that will help with the recovery. The list should include all contact phone numbers and clearly identify whether the number is a cell phone or landline essentially to facilitate mass text communication. The list will include ALL staff and identify emergency contact staff.

- Maintain up – to – date list with phone numbers for employees
- Ensure we check all emergency communication plans in place prior to the storm, evacuation.
- Know how we will communicate with staff after the storm

- Ensure that operations-essential emergency communications equipment is checked and maintained in a ready condition
- Check and charge all radios, cellphones and chargers
- Check the first aid kit- A first aid kit, including latex gloves; sterile dressings; soap/cleaning agent; antibiotic ointment; burn ointment; adhesive bandages in small, medium and large sizes; eye wash; a thermometer; aspirin/pain reliever; anti-diarrhea tablets; antacids; laxatives; small scissors; tweezers; petroleum jelly.
- Monitor weather forecast: Stay alert for extended rainfall and subsequent flooding even after the hurricane or tropical storm has ended.
- Schedule trash dumpsters to be emptied
- Deliverer Guest Information Letter (if necessary)

Recovery and Restoration

Immediately after a hurricane, staff must attend to many tasks to ensure the resort returns to normal operations as soon as possible. Use the following TASK/ RESPONSIBILITY checklists to guarantee staff completes all necessary tasks towards full recovery and restoration.

Immediate Post Hurricane Hours

- Determine emergency measures needed to facilitate business restoration in the interim short-term period prior to full recovery.
- Activate the Communications Plan
- Provide staff with information regarding resumption of duties.
- Use the emergency contact forms to call/text employees and inform them they can resume work. Get up-to-date bus schedule (PSTA) and beach access information (City) and make available to staff.
- Provide transportation if necessary for movement of key personnel and supplies back to the property.
- Determine overall ability to provide service to guests, based on available resources.
- Deploy staff available into teams with responsibility for assessing damage.
- Prioritize safety aspect; wait until authorities declare an area safe before entering to secure the site and survey the damage. First, look for structural damage, downed power lines and other immediate safety factors that create an unsafe working environment.
- Report any safety concerns; clearly mark and blockade all hazardous areas on property.
- Be on the alert for damages in the area and record and photograph damages before discarding damaged materials.
- Stay up to date on the storm's progress via radio, TV NOAA or any other phone of available media outlet.

Clean Up and Salvage

- Assemble recovery crews, including pre-planned labor
- Initiate clean-up of the property
- Dispose of damaged material (after documenting/photographing)
- After the all clear, return all furniture including (balcony furniture, tables, chair, loungers, etc.) to appropriate location.
- Clean-up facilities; utilize housekeeping staff and any other available employees.
- All other employees must return to work according to staffing schedule.

Laundry:

Phase I - Hurricane Alert (within 96 hours)

- Meet with the Risk Management Team
- Disseminate information to all Laundry employees
- Update employee phone lists

Phase II - Hurricane Advisory (within 72 hours)

- Continue to monitor weather. Maintain contact with Risk Management Team.
- Inform all personnel of recall procedures. Recall personnel as necessary.
- Cover lattice work of Laundry with the assistance of Landscaping Department.
- Prepare for operations to be conducted in Phase III.
- Make sure the Laundry Truck has a full tank of gas.

Phase III - Hurricane Watch (within 36 Hours)

- Implement linen overstocking plan and begin moving all processed linen to available linen closets
- Make sure that the Laundry Department gets old pool towels/flag towels to use for flood control (if needed) for Island Grand/RumFish Departments.
- Notify key personnel of possible requirement to remain on duty, including: Director of Laundry, all laundry managers, and laundry engineer. Notify staff of evacuation and return-to-work plans.
- Sandbag boiler room exit doors [Ice Machine side]
- Cover the entrance door to the boiler room [tennis court side] with vinyl plastic. Sandbag entry door.
- Remove all tarp or plastic covers, and remove or secure loose drainage components.
- Start moving all empty carts/processed linen to the higher floors in the Breckenridge hallway/Ironing Room. These carts cannot block ANY doors. No carts are to be stored in the outside areas (Towel Room/Covered Area).
- Cover the ironing room exhaust fan with vinyl.
- Place the golf cart (fully charged) inside the Laundry corral.

- Ensure access to the laundry electrical closet is not blocked.
- Cover towel folders.
- Move all RumFish pool towels to RumFish. Make sure the RumFish Linen order is completed (they need to order heavy), so they have enough linen to get through the next several days.
- All the linen needs to be processed before the Laundry Department can be shut down. All the dirty linen must be washed. All wet sheets/pillowcases must be processed through the ironer. Any wet terry products must be dried.
- Sandbag outside openings to the laundry, and cover hallway lattice work with vinyl plastic.
- Stage all small linen carts beside Washer #5 inside the washroom. Close and lock the south laundry door by the elevator.
- Stage all large transport carts inside the washroom beside Washer #1. Ensure a walkway is available between the Breckenridge kitchen and the corral exit.
- Lock down the Breckenridge linen chute and ensure chute doors are closed and locked on floors 2-4. Leave soiled linen in the chute until all-clear is activated.
- Stage three large linen carts inside the Jacaranda linen chute room and ensure chute doors in both the (Jacaranda/Breckenridge) are closed and that chute doors are locked on floors 2-6.

Phase IV: Hurricane Warning (within 24 hours)

- Implement laundry shut-down procedures:
- Turn off the boiler and implement cool-down procedures.
- Turn off main boiler steam valve, and valves to hot water system and ironer.
- Shut down building power at the circuit breaker panel. Ensure power is off to boiler, water recirculation system, compressors, ironer room, and washroom.
- Turn off power to the chemical feed system, remove chemical feed probes, and replace bungs on all chemical drums.
- Shut off main power to all washers, dryers, ironer and feeders, and compressors.
- Close off natural gas valves to the washroom and boiler room.
- Turn off 3-phase current to all equipment.
- Evacuate all non-essential personnel.

- Close the washroom and ironer room storm doors
- Cover the feeder, ironer, and folder with a tarp/old bedspreads. Tie down these items.
- Cover other equipment exposed to water through roof-top exhaust fans.
- Place computer, monitor, and printer inside a plastic bag.
- Move the Laundry Truck under the Breckenridge/Pavilion Building, make sure all the passenger doors, are locked and back door is in locked position.
- Director of Laundry to return to the Risk Management Team

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have “restart” procedures.

Retail:

Phase I - Hurricane Alert (within 96 hours)

- Command post team will meet at Body Works
- Check mobile equipment/caddies for pulling goods and merchandise
- Fuel company van for transportation off property if necessary
- Preparation for sewage in seeable containers /bags by purchasing
- Order ample supply of boxes for packing/moving merchandise
- Secure guest room on the 4 floor for storing equipment's and retail merchandise

Phase II - Hurricane Advisory (within 72 hours)

- Beakers Tropical Outfitters Retail store
- Begin moving any and all products for storage off property or assigned rooms on high floors
- Remove all garbage and put in dumpster
- Secure all computers and POS equipment for storage.
- Police all area and secure all loose items that could fly away.
- Provide assistance to other departments
- Staff needed

Body Works Salon and Spa

- Store all liquid items in locked cabinets
- Pack and securely-remove POS and Computer system and store in assigned area.
- Secure tables chairs in assigned areas
- Remove and store all Facial, Nails and massage equipment in secure facility
- Staff needed

Fitness Center (Breckenridge BLDG.)

- Secure rental truck for transporting fitness equipment off property or higher floor
- Extra labor where necessary for heavy lifting
- Police and lock down all loose items in place.
- Lock and store all chemicals in closed cabinets
- Move retail items, all license's and legal documents to higher floor.

RumFish Beach Resort Retail Store.

- Begin moving any and all products/ merchandise for storage off property or assigned rooms on higher floors.
- Coordinate with Zack and activities on preparation for handling the touch tanks and move see life to secure facility
- Lock up all chemicals and liquids for touch tanks in closed cabinets.
- Remove all garbage and put in dumpster
- Secure all computers and POS equipment for storage.
- Police all area and secure all loose items that could fly away.
- Provide assistance to other departments
- Staff needed-

RumFish Grill Retail Store

- Get all bags and boxes container prepared for storage.
- Begin moving any and all products for storage off property or assigned rooms on higher floors
- Remove all garbage and put in dumpster
- Secure all computers and POS equipment for storage (IT)
- Police all area and secure all loose items that could fly away.
- Provide assistance to other departments as necessary
- Staff needed-

Phase III - Hurricane Watch (within 36 Hours)

- Store all computer and POS systems on 4th floor.
- Move all clothing merchandise to 4th floor
- Secure supplies of dried and canned food, water, plates, silverware and toilet paper ETC place in assigned area of command post.
- Move all Facial Equipment to 4th floor
- Release all necessary personnel from duties and order to evacuate (Managers)
- Advise all personnel of plans, responsibilities and arrangements for their return to the resort after the storm.
- Once the individual outlets are shut down, it must be communicated to our division to cut off external utilities, water and electric would wait until the final phase.

Phase IV: Hurricane Warning (within 24 hours)

- Obtain release from operation committee for remaining personnel to evacuate (each Manager)
- Inspect all retail outlets external areas. Secure all windows doors, and make sure all power and water is shut off.
- After receiving clearance from the general Manager, release all unnecessary personnel from duty.
- There will be a list provided with all individual names and numbers of people needed to run each outlets.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have “restart” procedures.

Safety Manager:

Monitor/Preparation Phase - 1 June through 30 November (Hurricane Season)

- In order to have ample time to respond to the threat of hazardous weather, Management staff should remain aware of general weather conditions throughout the peak hurricane season (June-November).

The essential information for which you are listening is the issuance of a HURRICANE WATCH for the Tampa Bay Area.

- Coordinate with the City of St. Pete Beach to obtain passes authorizing certain personnel to return to St. Pete Beach after a disaster. **Update Appendix D – Authorization to Return to St. Pete Beach.**

- **Update Appendix C – Emergency Contact List.**

- Upon notification of threatening weather conditions, notify all Management staff to locate and review their individual responsibilities.

- Ensure that this Hurricane Manual is posted on the company intranet and maintained in a manner that it is immediately accessible to all.

- The best way of monitoring is to have a NOAA (National Oceanic and Atmospheric Administration) weather alert radio. Other good methods of monitoring information from the National Weather Service include TV, radio and a good weather app.

- Once notified of storm activity, initiate tracking the hurricane on the tracking map (appendix).

- ~~Plans must be prepared/reviewed to protect employees, families, guests and the facility. Hurricane home packets to be distributed to all employees through the Human Resources Department.~~

- Ensure that copies of the Hurricane Plan Letter (Appendix A) are at the front desk.

- **Locate Appendix H – Sample Evacuation Letter in the President's Sub-Manual and update as necessary.**

Phase I - Hurricane Alert (within 96 hours)

- Continue to operate interior restaurants and outlets.

- Work with the Front Office and Marketing to warn guests not to go outside or onto balconies and advise them to stay away from windows.

- Command Center - begin preparation of flood plan; Magnolia, second floor.

- Guide Committee members and Department Managers to secure family and property - then return to hotel as soon as possible.

- Ensure all company vehicles have diesel or gas tanks topped off.

- Management "On-Call" Procedure

  Upon notification from the Managing Directors office that a storm is 72 hours from CPA, all Management staff, designated runners, security staff and any other designated staff members considered "key" personnel by department heads shall be "on-call".

  Work with Management to designate staff personnel. Staff personnel designated as "on-call" shall be required to give a telephone number where they may be reached. "On-call" staff should be prepared to embark for the resort on extremely short notice should the status of the storm deem it necessary.

Phase II - Hurricane Advisory (within 72 hours)

- Activate the TradeWinds Island Grand Resort Hurricane Command Center, to be determined by the Managing Director.

- On or near the 72-hour closest point of approach (CPA) Hurricane Advisory, the Command Post Team shall be activated and will meet in the command post center. The purpose of this meeting is to determine the current state of preparedness. Each department director will evaluate the status of the department prior to the meeting in order to give a report concerning staffing and supply needs.

- **During this meeting, review preparedness of the following factors with the Command Post Team:**

  1. Advise staff to check and prepare their plan at home within the next 12 –24 hours
  2. Danger imposed (from flooding, winds, etc.)
  3. Date/time of greatest danger (example, if the storm is expected during nighttime, then more time may be needed for preparation).
  4. Number of guests in the facility.
  5. Condition of facility and equipment (projects in progress).
  6. Transportation available.
  7. Staff on call. Update department phone lists. Forward a copy to HR.
  8. Financial considerations (example, having enough cash on hand for guest check requests).
  9. Legal considerations.
  10. Emergency support available (police, fire, medical).
  11. Assignment of responsibilities for management and staff.
  12. Review departmental sections of the Hurricane Manual with department heads.
  13. Notification of guests.
  14. Notification of Convention & Visitors Bureau.

15. Storage and receiving of food, supplies and equipment for emergency use.
16. Preparation of hotel grounds and buildings.
17. Designated areas to be used if the decision is made to stay with the facility.
18. Staff scheduling for 24-hour emergency operations.
19. Operations of emergency generators.
20. Obtaining supplies, fuel, batteries, etc.
21. Organize preparation of box files for movement and storage of all files – i.e., personnel, Accounts Receivable, Guest and Vendor Databases.
22. Providing information about situation at facility – during and after storm.
23. Place recording on our incoming phone lines for employees as well as information on the website.
24. Telephone Information line for employees to call in for post storm work.
25. Determining what equipment will be needed and when
26. Plan for post storm cleanup.
27. Plan for storing food and feeding the cleanup crews.
28. Security concerns after storm passes.

- The Resort Hurricane Information Center will also be established. The purpose and function of the Resort Information Center is to provide information to guests as to the present status of the storm and to provide the guests evacuation, lodging, and transportation information.

- The Security Manager shall be responsible for the establishment of the Resort Hurricane Information Center (RHIC) and shall provide staff members with updated information for release as is it becomes available. A member of the Front Desk with AT&T Language Line knowledge, a manager from the Convention Services Department and a member of the Human Resources Department will staff the RHIC.

- Once the RHIC is established, all staff members should refer any guest inquiries regarding the status of the storm and any other information they may require to the Information Center. This includes all vendors providing services to the Resort. COMMAND POST TEAM

- The following personnel are members of the Command Post Team/Risk Management Team/Emergency Response Team. Each will be responsible for a specific area.

<u>Command Post Team</u>

DEPARTMENT	NAME	EXT.	HOME	CELL

The location of the Command Post and an alternate location shall be determined by the Managing Director. Command Post meetings will be held with each change in hurricane warning stages issued by the National Hurricane Center.

Phase III - Hurricane Watch (within 36 Hours)

- Initiate plan upon issuance of Hurricane Watch for Pinellas County by the National Hurricane Center.
- Call in both Steering Committee and Executive Committee and Emergency Coordinator and all Divisional Managers.
- Initiate log of actions taken to implement hurricane plan.
- Staff who live in evacuation zones or mobile homes should be released for 4 - 6 hours to prepare their families and homes for the storm.
- All property guests will be advised of the watch by notice.
- Schedule for possible guest evacuation.
- Schedule evacuation transportation if necessary.

Phase IV: Hurricane Warning (within 24 hours)

When an evacuation order is issued, all internal preparedness plans must be completed as soon as possible.

Review responsibilities and all actions taken to identify any shortfalls and to ensure all preparations have been made.

Security to distribute Authorization to Return to St. Pete Beach Identification Cards (Appendix)
Ensure that all guests are aware of the situation and be prepared to assist and support them in every way possible.

Secure excess baggage and equipment to higher floors of the facility.

Implement guest evacuation plan.

Secure facility.

In the event of a storm's intensity not reaching levels requiring total evacuation, the following staffing requirements should be maintained through landfall of the storm:

- Ideally shifts shall not exceed 12 hours.

- Each shift shall consist minimally of one Front Desk Receptionist, one Telephone Operator, one Safety Officer, and two Maintenance Mechanics.

- A member of the Executive Committee shall also be present to oversee resort operations during this period.

- To facilitate and increase effectiveness of our employee notification system during and after the storm, the following flow chart will be implemented:

    - Assuming normal telephone communication systems are undamaged during this period, it is the responsibility of each department Head to remain in communication with their staff as developments occur.

    - The TW General Manager (or a designated Manager in his absence) will disseminate updated information, as it becomes available.

    - In the event telephone communications are impaired, the hotel manager will contact local television and radio stations to advise staff of Resort operations status. During this period, rumors will abound, and these rumors will distort the current situation. Be sure to use only official news for current information.

Phase V – Stand Fast

Phase VI - Post Disaster

Security:

Phase I - Hurricane Alert (within 96 hours)

- Videotape property.
- Update staff “Authorization to Return” master list and identification cards.
- Update fire extinguisher inspection list and inventory locations.

- Update hurricane emergency stand fast survival kits.
- List contents:
- Restock all first supplies.
    - Assist Human Resources in listing:
    - Employees by evacuation levels.
    - “Host” shelters for co-workers.
    - Public shelters both in Pinellas and Inland.
    - Re-distribute Hurricane Home Preparedness Packets to those in need.
    - Update emergency procedures.
    - Fire
    - Power outage
    - Evacuation.
- Update inventory of all communication systems.
    - Radios (2 way
    - Batteries/chargers
    - Portable TV w/ batteries (backup)
    - Portable AM/FM radio w/ batteries (backup)
    - List cell phones available
- Establish communication with city officials to determined planned location for central headquarters if storm becomes watch/warning.

Phase II - Hurricane Advisory (within 72 hours)

- Post Storm Command Center to be established area of property that is defined SAFE (direction of storm needs to be assessed).
- Prepare portable box files for movement and storage of all files – Personnel, Accounts Receivable, and Guest and Vendor Databases.

- Pre-arranged files have been determined for storage in safe areas of Resort.
- Records Preservation (Security & Operations Committee)
- Insurance information, financial information, guest and vendor data bases, personnel files
- Accounts receivable need to be preserved.
- All information should be stored on 2 drives and 2 hard copies - one to remain on property and one to be transported off property.
- Implement plan to shut down computers and other essential office equipment and transport to higher ground (4th floor or higher, preferably 7th floor).
- Ensure Front Desk, Accounting, Sales, Food & Beverage, and Human Resources computer equipment are properly stored including copy machines, fax machines and any other equipment essential to restore operations quickly.
- IT has established procedures for back-up process.
- Assign official radio station for information. Each station may give out different information and employees will only be adding to the confusion.
- Coordinate with Building Utility Manager time of shut down (all depts.)
- Elevate - designated guest room will be chosen at a safe portion of property deemed safe (direction of storm)
- Post hurricane map and advisory bulletin in the main lobby and keep updated. Concierge staff will adjust with advisory bulletin.
- Put evacuation procedures in a visible location for employees to see (break rooms and by time clocks).
- Secure all 2-way radios and cellular telephones for emergency use. Radios will be charged in designated areas until hurricane warning has been reached.
- Secure essential office supplies for emergency operations and place in command center.

Phase III - Hurricane Watch (within 36 Hours)

- Inform Steering Committee members of evacuation.
- Recommend statement to give to guests.
- Security will review the in-house guest list and pinpoint any guests with special needs.

- Check all outlets to ensure evacuation is in progress.
- Responsible for guest and employee/owner's accountability.
- Deter anyone from going back to their room until all is clear/safe.
- Initiate all logs of actions taken.
- Secure Reservations and Front Desk records for possible storage.
- Report to Operations Committee for plans and arrangements to release all unnecessary personnel from duties and order them to evacuate. Advise all personnel of plans, responsibilities, and arrangement for their return to the Resort after the storm.
- Ensure safety and security throughout all phases of Threat Level 3

Phase IV: Hurricane Warning (within 24 hours)

- Deliver Hurricane Evacuation route maps to Concierge desk.
- Obtain release from Operations Committee for remaining personnel to evacuate.
- Identify structurally safe portions of buildings. Prepare with Landscaping (prior) to be coded with warning (direction of storm will help us determine).
- Conduct a property-wide search of all facilities to ensure everyone has evacuated Guest rooms will be E-keyed and record kept to ensure that rooms are free of guests/employees.
- After receiving clearance from Hotel Manager, release all unnecessary personnel from duty.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.
- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.

- Avoid fallen or hanging wires.

Phase VI – Post Disaster

Power Outage During Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have a Standard Response Procedures Outline.
- Each Department should have "restart" procedures.
    - **Security Department**
- All guestroom engineers, security, and landscaping move to channel 2 on the radio. Notify each department by telephone, radio or in person of the extent of in-operation.
- Check all elevators to ensure no guests are stuck.
- Call the Police and Fire Department (alarms) to inform of any problems.
- Depending on the status of emergency, advise the departments on the need to close, vacate, stand-by, etc.

Recovery Issues

1. The re-entry policy for Pinellas County into evacuation areas consists of the following phases:

    - Search and Rescue - Teams of emergency response, utility and public works personnel will enter damaged areas to search for those who stayed behind. They will also be assessing utility damage and developing initial emergency access to evacuated areas.

    - Damage Assessment - Teams of people will enter the damaged area to determine the extent and magnitude of damage to homes, businesses and public facilities. They also will be determining how safe it is to return to evacuated areas and what will have to be done to make dangerous areas safe for those living or working there.

- Limited Reentry - Those people living or having business in damaged areas will be allowed to return once health and safety concerns are addressed. It is at this point where you can go back and determine the extent of your facility's damage. Efforts to repair or rebuild damaged facilities will also commence at this time.

- Full Reentry - Once the damage has been repaired, those who do not live or work in the damaged area will be allowed to reenter. This would include tourists and seasonal visitors.

2. Assume working conditions will be primitive. Electricity and telephone service may be out for a while, and you may also lose water, sewer and road access.

3. Establish procedures for notifying your staff on when you want them to return to work. Consider this that telephone service may not be working.

4. If necessary, establish a policy on layoffs in case your facility is damaged extensively and may be out of operation for an extended period.

5. Establish who will conduct a damage assessment of your facility.

6. Identify who will handle insurance claims. This includes notification of insurance companies.

7. Establish procedures for repairing damaged facilities. Remember that selecting contractors for repair or restoration is your responsibility - not the insurance companies. An accurate damage assessment and the use of local contractors will help speed up the restoration of your property.

8. Establish backup procedures for purchasing equipment and supplies needed to recover. If you use a computer for record-keeping, think about a backup if the electricity is out. Count on delays in procuring local equipment and building supplies.

9. Establish criteria to determine when your facility can be reopened. Work closely with the CVB so that they can help promote your availability to outside markets.

Damage Assessment and Recovery

Initially, authorities will begin allowing only limited reentry into evacuated areas. It is possible that reentry will only be allowed during daylight hours. During this time, Property owners may begin to assess the damage to their business and homes and to begin the cleanup process.

As a part of your plan, you will need to decide which person will be responsible for assessing the damage to your business and for completing a damage assessment report (see form). The report should provide enough information to help you make the recovery decisions as outlines on the "Recovery Consideration Checklist".

Power Outage during Any Hurricane Threat Level

- Notify all Engineering Department Managers of power outage.
- Each Department should have Standard Response Procedures Outline.
- Each Department should have "restart" procedures.

Appendices:

HR and the Manager of Safety and Security is responsible for updating the following appendices at least annually and more often as required.

C – Emergency Contact List

D – Authorization to Return to St. Pete Beach

G – Maps of Both Properties

I – Helpful Agencies

Food and Beverage Hurricane Procedure

Phase I - Hurricane Alert (within 96 hours)

- Emergency Response Team will meet in F & B office.
- Company Van- Purchasing - fuel up (John Clementson).
- Preparation for sewage in sealable containers/bags by Director of Purchasing.

Phase II - Hurricane Advisory (within 72 hours)

All Outlets

- Double check crash kits for manual charging/recording check ability

Convention Center FOH & BOH

- Removal of all outdoor tables and chairs to ballroom inclusive of furniture behind Deli and Palm Court. All to be stored in Jac Foyer and GPC.
- All Golf Carts to be stored in Ballroom
- All Racks queen Mary's and carts to be removed from back fenced area to be stored in ballroom
- Remove all items from the Pavilion and store in Horizons, table storeroom and lobby as needed. This space is in conjunction with Beach items to be stowed in same area.
- Police back area of RumFish kitchens for loose items and stow in kitchen.
- All garbage to be removed to dumpster
- All milk crates to bestowed by purchasing
- Back area behind kitchen to police for anything that could fly away.
- Back door to be locked
- Assist in establishing a command center for emergency help. This includes sending precooked foods, snacks, beverages, water, plastic ware, butane, gas stoves. Napkins and whatever else determined to pre-determined room.
- Assistance to other depts. As needed.
- All radios to F & B Office.

RedBeards

- All liquor and loose items to be stored in locked cabinets
- Remove POS system and store in Blue Heron
- All loose items to be stowed.

Awakenings

- All loose items to be locked in cabinets or Deli store room.

Palm Court

- All loose items behind Palm Court to be stored in kitchen or FOH
- All outdoor cabinets to be secured.

Bermudas/ Beefs

- Stow all of beef's outdoor tables in beef's

Flying Bridge

- Removal of all liquor to be stored in Blue heron as needed.
- Removal of POS System to be stored in Blue Heron
- Chairs and tables to be stored in ballroom
- All loose kitchen items to be stored and locked into walk in refrigerator.

Salty's

- Remove all liquor and store in liquor cabinet in hallway
- Remove POS system and store in Blue Heron
- Barstools to be stored in Bermudas

Sand Bar

- Remove all liquor and store in liquor store room
- Barstools to be stored in Convention ctr.
- POS system to be stored in Toucan
- Remove all exterior plastic wind coverings

Gulfside Grill

- All outdoor furniture to be stored in Convention Center
- POS systems to be stored in Toucan
- All loose items in Grill to be stored in Kitchen

Perks Up

- All loose items to be stored in cabinets

Purchasing

- Ensure butane, bleach and water gallons supplies are ample.
  - Beverage - Each outlet manager.
  - Prepare portable box files for documentation movement and storage.
  - All Departments are responsible for delivery of guest charges to the Front Office on an hourly basis. Guest folios will be updated in order hourly. One person will be assigned at the desk to keep accounts consistently updated (outlet managers).
  - Release all unnecessary personnel from duties and order to evacuate (managers).
  - Report to Operations Committee for plans and arrangements to return to the Resort after the storm (all managers).

- Electronic information systems- w/security.

- Procedures to shut down and recover.
  - Cleaning supplies for return (Purchasing).
  - Check back door (outside kitchen) for any loose items (Engineering, Kitchen Manager)
  - Receivable, and guest and vendor databases.

Phase III - Hurricane Watch (within 36 Hours)

- Salty's -move all equipment into Bermuda's (beverage manager).
- Move equipment to middle of room (outlet managers).
- Kitchens - set all coolers to coldest setting and secure turn off and secure all kitchen equipment (Chef, Outlet Manager).
- Food Purchasing - set all coolers and freezers to lowest setting (purchasing manager).
- Beverage - set all coolers and freezers to lowest setting (beverage manager).
- Secure all areas.
- Set coolers and freezers to coldest setting.
- Transport all goods to a level above the 2nd floor convention center (all managers oversee their areas).
- Secure supplies of dried and canned foods, water, plates, silverware, toilet paper, etc., and place in 7256 or F & B Engineering office (whichever is decided to be Command Center) (each Manager).

- Ensure that there are ample frozen foods for either STANDFAST situation or for use on return to Resort (Purchasing).

- Store all unnecessary equipment. Raise compressors where possible (Engineering).

- Ensure all sound equipment and instruments are secured (AV).

- Store all liquor supplies; secure Liquor Room (beverage manager).

- Transfer food where possible to coolers and freezers (each outlet under Chef's direction).

- Release all unnecessary personnel from duties and order them to evacuate (each manager).

- Advise all personnel of plans, responsibilities and arrangement for their return to the Resort after the storm (Each manager after consultation with Emergency Response Team)

- Once F&B has shut down an outlet, it must be communicated to our division for external utilities and we shut off the main lines of gas primarily – water and electric would wait until final phase.

Phase IV: Hurricane Warning (within 24 hours)

- Obtain release from Operations Committee for remaining personnel to evacuate (each manager).

- Inspect all buildings and outside areas under responsibility of Food & Beverage Department. Secure all windows, doors and shut off all power and water.

- Lock all food storage areas, including coolers and freezers (watertight, flood lights). Provide for easy access to food to be used in STANDFAST situation. Turn all freezers and coolers to coldest settings.

- After receiving clearance from General Manager, release all unnecessary personnel from duty.

Phase V – Stand Fast

Employees should assist guests with the following items:

- Supply guests with comfort items, i.e. food, beverages, pillows, blankets, etc.

- Fill as many bathtubs as possible with clean water for use after the storm abates.
- Inform guests of following safety tips:
  - Stay in sheltered areas unless instructed to do otherwise.
  - Stay away from windows at all times.
  - Do not start fires or use candles.
  - Use all supplies sparingly. It will be unknown as to when the utilities will come back on line.
  - Keep strict supervision of children.
  - Be aware of surroundings and stay calm.
  - Avoid fallen or hanging wires.

Phase VI – Post Disaster

Appendices

Appendix A - Hurricane Plan Communication Letters for Guests

Hurricane Evacuation Plan For:

Tradewinds Resort
5500 Gulf Blvd.
St. Pete Beach, FL 33706
Pinellas County Hurricane Evacuation Zone

The TradeWinds Island Grand Resort is in a Hurricane Evacuation Zone.

If a Hurricane were to affect our area during your stay, you will be informed of the threat by the following means:

1. By phone message light on your telephone

2. A note on your door

3. Personal contact by our staff

4. The notices you will receive during the approach of a hurricane will be given when a “Hurricane Watch” is issued and when a “Hurricane Warning/Evacuation Order” is given.

During the “Watch” phase, you will be asked to keep in close touch with the front desk. Because of Pinellas County’s limited evacuation routes and public shelters, you might consider checking out and seeking shelter well inland. It is suggested that you notify friends or relatives of your plans.

When a “Hurricane Warning/Evacuation Order” is issued, you will be required to check out as quickly as possible. The Evacuation Route from our property is shown on the attached map. Also shown are the Red Cross Shelters for Hurricane Evacuations. These shelters should only be used as a last resort. If time permits, you should leave the area altogether and seek shelter inland.

If you do go to a Red Cross Shelter, you should bring everything you need except for food and water. Don’t forget important items as medication and special dietary needs.

Red Cross Shelters do not have cots, blankets or pillows, so be prepared to rough it. You will not be allowed to bring pets, firearms or alcohol into the shelter.

Appendix B - Weather Update Handout

Example:
September 23, 2009 - 10 am

(Situation) A hurricane watch has been issued for Pinellas County as of 8 am this morning.

(Actions) Keep in close touch with the front desk. If you decide to check out and move well inland, notify friends and relatives of your plans.

(Available Assistance) Maps of the area are available at the front desk. Rental cars are available at Hertz for transportation to the airport, call extension 43.

Sample Letter 1

September 23, 2009
5:00 p.m.

As you know, Hurricane Georges has been moving in a northerly direction through the Caribbean for the last few days. The National Weather Service is projecting that it will affect the Florida Keys in some way Friday morning. Please rest assured that we are working together with local authorities to ensure all precautionary measures are taken with regard to safety of both our guests and employee/owners.

No hurricane advisories are currently in place for the Tampa Bay Area. Should Hurricanes threaten our area, we will inform you with a note placed in your room, as well as communicating through our telephone voice mail system.

In the event an evacuation should occur, and you do not wish to leave the State of Florida, we do strongly recommend that you relocate into the center of the state. If you choose to travel inland, the Chamber of Commerce in Orlando can arrange for your accommodation when you dial 407-425-1234. There is limited transportation to the Central Florida area. A list of rental car agencies and airlines is on the reverse side. Transportation to the airport can be arranged through Resort Transportation by dialing 727-343-3303 or by contacting our local taxi service, BATS, by dialing 727-367-3702.

Please stay tuned to your local weather advisory and heed their instructions.

If you have any concerns or need assistance with your travel arrangements, please telephone the Concierge Department at extension 6051.

Sincerely,

Appendix C -Emergency Contact List

Agencies

Company	Area	Contact Name	Phone	Fax
Road Closure Information			800-342-3557	
Citizen Info. Center	During Hurricane Only		464-4333	
Emergency Hotline	Operational during actual disaster		893-7790	464-4024
Emergency Management	Pinellas County		464-3800	
FEMA	Washington, D.C.			
Fire Dept.	St. Pete Beach	Fred Golliner	363-9207	
Florida Dept. of Insurance			800-528-7094	
TECO	Gas		826-3333	
Progress Energy	Electric	Dianna Volpe	562-5623	562-5681
Hurricane Hotline	Pinellas County		462-0500	
PCSO	Pinellas County		582-6200	
Police Advisory Line			582-6200	
American Red Cross	North Pinellas		446-2358	
American Red Cross	South Pinellas		898-3111	
Utilities	Pinellas County		464-4714	

TradeWinds Island Grand Resort

Department	Name	Extension	Home	Cell
Managing Director	Bob LaCasse	2235		561-400-2673
Hotel Manager	Travis Johnson	2278		727-776-0624
Director of Front of the House	Shana Peconga	2273		727-363-3233
Engineering	Todd McGinnis	2337		727-776-0694
Engineering	Robb Russman	2337		727-295-8850
Food & Beverage	Armando Monterosso	2250		615-568-9660
Room Revenue	TBD	2325		
Human Resources	Jim McKenna	2317		727-244-9824
Sales	Rob Ferguson	2245		
Accounting	Elda Vaso	2267		727-687-3140
Information Systems	Isaac Blanco	2333		203-819-6785
Reservations	Jennifer Northcott	2652		727-776-0351
Laundry	Kate Lerch	2365		727-687-3341
Security (All Properties)	Matthew Marie	2217		727-390-7118
Island Grand Security Guard (24 hours)	Scheduled			727-239-9645
RumFish Security Guard (24 hours)	Scheduled			727-776-0649
Island Grand FDM	Laurie Puckett	2314		727-631-7396
RumFish Beach Resort FDM	Stephen Witts	3651		727-686-4428

Radio Broadcast Stations

Information Systems	AM	FM
Prime Disaster Info. Channel		WWRM - FM94.9
Secondary	WRBQ - AM1308	
Secondary	WFLA - AM970	
National Weather Service		FM162.5
Bay News Nine Radio	AM620	
Emergency Broadcast System Pinellas Cty		WYNF - 95

Other Information Systems

Television Station	Phone	Website
FOX 13	813-461-2828	
WTSP 10	727- 577-1010	
NBC 8	813- 461-5835	
Channel 28	813- 623-2828	
Channel 32	813- 626-3232	
Channel 44	813- 576-4444	
Bay News 9	813- 437-2000	
The Weather Channel		Http://www.weather.com
IntelliCast		Http://www.intellicast.com
AOL		Keyword: News
Typhoon Cyclone Center		Http://www.typhoon.org.hk
Storm Chaser Home Pg		Http://taiga.geog.niu.edu/chaser/chaser.html
Hurricane Tracking Map		Http://lumahai.soest.hawaii.edu/
William Gray		www.typhoon.atmos.colostate.edu/forcasts/index.html

Appendix D - Authorization to Return to St. Pete Beach

Property	Department	# of Authorized Passes
IG & SP	Engineering	
IG & SP	Food & Beverage	16
IG & SP	Housekeeping	
IG	Front of the House	
SP	Front of the House	
IG	Laundry	
Corp	Accounting	
Corp	Executive Committee	
Corp	I.T.	
Corp	Reservations	
	Total Passes:	

Appendix E – Suggested equipment and Supplies for Command Post Operations

Material Supplies Kept in Operations Committee Room

Item	Quantity	Storage Location
Building plans for your property		Operations Room
Flip charts with markers		Operations Room
Hurricane evacuation plan and supporting procedures		Operations Room
Hurricane Lamps with Fuel		Operations Room
Hurricane tracking map		Operations Room
Plastic milk containers to be sanitized and stored in crates		Operations Room
Portable emergency lights		Operations Room
Chairs		Operations Room

Hurricane Command Room F&B Checklist

To be delivered by purchasing and F&B manager on duty

Item	Quantity
Plastic cups	300
Styro coffee cups	300
Coffee bags	15
Tea bags	50 each
Plastic plates	300
Paper napkins	3 boxes
Plastic forks, knives, spoons	1 box ea.
Trash bags	1 roll
Water	8 cases
Assorted sodas, Powerades, etc.	5 cases
Milk	2 gallons
Fruit juices	4 cases
Large coolers filled with ice	3 ea.
Fresh fruit	60-70 pieces
Butane burners	3 each
Butane gas	2 cases
PC condiments, to include mayonnaise, mustard, relish, sugar, nondairy creamers	
Assorted cold cuts	15-20 #

Assorted breads and Kaiser rolls	75 portions
PC jams, butter PCs, danishes. bagels, cream cheese, assorted breakfast cereals	
Hard boiled eggs	2 flats
Can opener	one each
Lighters	
Dish soap and green scrubbies	
Asst small pots and pans	
Nonperishable food items to include tuna, beans, vegetables	
Perishable foods to be determined at the time of stocking and stored in refrigerators (i.e., hot dogs, burgers, prepared salads etc.)	

Hurricane Tools Supply List

Item	Advance Order	Stock	Quantity	Storage Location
100', 12 gauge Extension Cords			12	Cabinet
Axes (double blade)			4	Cabinet
Batteries, AA, AAA, C, D, 9 Volt	X			Shop Stock / Cage Stock
Bleach (55 gal. Drum in HK storage)			1	Housekeeping Stock
Bobcat w/ 220', 1" chains w/hook & fork			X	United Rental
Burnsmatic – Plumbing – Turbo			1	AC Shop
Butane Lighters, long stem			12	Cabinet
Candles - Citronella			2 doz.	Cabinet
Candles, Tea			6 doz.	Cabinet
Carpet Extractors – Rent	X			
Chain Saws (16") w/chain oil			1	Cabinet
Charcoal			4 Bags	F & B Stock
Chlorine / Acid	X Next Day Delivery		24 barrels ea.	Pool Supplies SPP or MW
Compressor, Gas			1	United Rental
Crow Bar			3	Shop Stock
Decontamination Supplies				F&B Purchasing
Duct Tape 2"			2 cases	Cage Stock
Emergency Kits - Duffel Bags			4	Security Stock
Fire Extinguishers				Security Stock
Fire Wood				F & B Stock
First Aid Kits				Security Stock

Flashlights 12 volt, all weather, w/batteries			120	Shop Cabinet
Floor Squeegee			10	Cage
Foul Weather Gear (Jackets, Pants, Boots)				Uniform Stock
Fuel Canisters - Unleaded / Diesel			4 x 10 gal. / 2 x 75 gal. / (4 x 10 gal.)	
Generators - Back Office / Landscaping			1 ea.	
Hammer Drill w/bits				Cage
Hammers				Cage
Hand Saws			2	Cage
Hard Hats			1 doz.	Cabinet
Hilti Gun			1	Cabinet
Hilti Shots and nails			400	Cabinet
Life jackets			10	Security
Lighter Fluid				F & B Stock
Lumber Supplies / 2 x 4 x 8 / Plywood 3/4"			100 Sheets ea.	Home Depot
Measuring Tapes				Shop Stock
Nails - 12 D, galv., 16 D, galv.			100 lbs.	Shop Stock
Oil - 10W30 Motor, 2 Cycle			1 case each	
Plastic 100 ft. 6 mil., 20 ft. wide	X		48 boxes	Cabinet
Port - O - Let			2	Advance Notice Required
Portable Gas Pump			1	Shop Stock
Roof Patch Material			pkg.	Shop Stock
Rope 3/8” nylon			1000’	Cabinet
Safety glasses			case (24)	Cabinet
Sandbags			8 Pallets / 35 per pallet	
Sealable Containers for Waste				F & B Stock
Shovels, Spaded	X		24	Shop Stock
Soap, bar			case	HK Stock
Spray Bottles			24	HK Stock
Sterno			100	F & B Stock
Toilet Paper			200 rolls	HK Stock
Torch/Welding Material				Shop Stock / Cabinet
Traffic tape - Orange			48 Boxes	
Traffic tape - Caution			24 Boxes	
Utility Knives			10	Cabinet
Waders, Size 12			2	
Water purification Kit			4 boxes	F & B Stock
Window Tape: VS90mph			12 cases	Cabinet

Zip-Lock Plastic Bags				F & B Stock

Appendix F - Engineering Council Vendor List

	Vendor	Phone	Contact	Supplies
	Air 15	441-1515	Frank	
	Armchem intn'l corp.	643-6059	Dave	
	Daybo sprinklers	727-430-1980	Paul Varga	
	CES	322-9191		
	Central Glass	544-8828		Glass
	Critical System Solutions - CSS	813-618-0486	Bill	
	Duke	877-342-5372		
	Frontier Lighting	791-7003	Mike	Lighting supplies
	Fuel (Generator gas) Jet age	727-441-1706		
	Gator Gymsum,inc.	573-4331		
	Gemaire	522-3133		
	Goodman	573-2772		
	Grainger	941-753-3904		
	Gunn's Welding	393-5238		Welding shop
	Home Depot	384-7402		Building & hardware
	Kron & West	345-0317	Mark	
	Perry' Nursery	423-1962	Victor	
	PGM	813-874-2434	Gary	
	Service Master	813-623-1111		Restoration
	So. Pinellas Pool Supply - SPP	531-8981		Pool supplies
	Southern Roofing	813-251-5252		
	Suburban	813-241-4397		
	Sunbelt	239-209-3511		
	HD Supply	813-545-7239	Dan	
	Taw	621-5661		
	Teco	826-3333		
	Sunbelt	813-205-6682		50 KW Generator - Fred
	Doanes	727-804-5786	Doug	
	Clear tech	937-397-4426		


GULF OF MEXICO
W
S
N
E
Cabana Hut
Scuppers Watersports
Adventure Center
Salty's Beach Bar
Breck Deck North
ADULT POOL
The Cabana Beach Bar
SandBox
Sandbar
Towels
South Beach Lawn
Jacaranda Beach
Flying Bridge
SeaBreeze Terrace
Poinciana
Breckenridge Bldg.
Horizons
West
East
Portico
TradeWinds Parking
WAHOO
MARLIN
Gulfside Grill
Lobby
Parks Up
Allamanda Bldg.
Jacaranda Bldg.
Conclave
Garden Courtyard
Pet Play Zone
Banyan Breezeway
Hibiscus
Palm Court
Island Ballroom
Grand Palm Colonnade CONFERENCE CENTER
Bluegreen Sales Office
Jacaranda Hall
Paddleboat Landings
Pirate Island
POOL AREA
Activities
The Pavilion
Cypress Villa
Magnolia Offices
Admin Offices (5600)
Parking
North Parking
South Parking
CORAL REEF
POMPANO
MAHI
LOGGERHEAD
Tennis Courts
Parking Garage
RUMFISH GRILL
HERTZ CAR RENTAL
GULF BLVD.
ISLAND GRAND
A TRADEWINDS BEACH RESORT
RumFish
BEACH RESORT

Appendix H – Sample Evacuation Letter

NOTE: ONLY THE PRESIDENT, CHIEF OPERATIONS OFFICER, GENERAL MANAGER OR AN EXECUTIVE COMMITTEE MEMBER CAN ORDER AN EVACUATION OF THE ENTIRE HOTEL.

Sample Letter To Employees

TO: All Employees
FROM: General Manager
DATE: September 24, 2009
RE: HURRICANE UPDATE

A mandatory evacuation has been issued for St. Pete Beach effective at 6:00 a.m. Friday morning, September 25th. We have sent notice to our guests advising them that they must vacate the hotel by no later than 12:00 noon on Friday. The only change in hotel operations for this evening that will affect the guests is that the Flying Bridge will be closing at 7:00 p.m. Please remember that tonight and tomorrow we still have guests in need of traditional service.
Everyone scheduled to work tomorrow will be required to report to work prior to 6:00 a.m., as access to St. Pete Beach could be prohibited after that time. We expect to be able to release employees who are working tomorrow morning once the property has been secured and all guests have been released.

Currently we are planning and expect to be open for business Sunday morning. Of course, this may change based on the hotel's condition after the storm, but guest reservations are current and planned as normal for Sunday.

Please do not forget to follow important employee information updates using one of the following lines of communication:

Company E-mail, Personal E-mail,TW Way App, on line at **http://tradewinds**.com from a company computer, from anywhere on the internet, directly on your cell phone or desk top**,** by voice mail message at 855.643.6177.

Sample Letter To Guests

September 24, 2009
2:00 p.m.

Dear Guest:

The authorities have issued a mandatory evacuation of St. Pete Beach beginning Friday morning, September 25th, at 6:00 a.m. All hotel guests will be required to vacate St. Pete Beach by no later than 12:00 noon, Friday, September 25th, without exception.

The only change in hotel operations for Thursday, September 24th, will be that the Flying Bridge restaurant will close at 7:00 p.m. Tomorrow morning Bermudas restaurant will be the only food and beverage outlet open to hotel guests. The last seating will be at 11:00 a.m.

If you have not arranged for relocation, we recommend that you begin to do so this evening. Currently, accommodations in the Orlando area are scarce. The number for citywide accommodations reservations in Orlando is 407-425-1234 (currently there is a 15-minute hold time). A list of rental car agencies and airlines is on the reverse side. Additionally, most accommodations from Orlando to Jacksonville are booked. Attached is a list of lodging accommodations in the Jacksonville area.

Sincerely,

Transportation Services
ON-SITE SEDAN SERVICE
Resort Transportation ~ 727-343-3303

TAXI CAB SERVICES
Bats ~ 727-367-3702
St. Pete Taxi ~ 727-327-3600
Yellow Cab ~ 727-821-7777

AIRPORT SHUTTLE SERVICES
Super Shuttle. ~ 800-258-3826

LIMO SERVICES
All Star Limousine ~ 727-345-6614
Millennium ~ 800-998-6155

BUSES (not directly available from Resort)
Greyhound Bus ~ 1-800-231-2222

Appendix I - Helpful Agencies

Name	Number
Florida Emergency Information Line (FEIL) (Road closures/alternate routes, status of emergency shelters)	1-800-342-3557
Life safety issues	911
Small Business Administration (SBA)	1-800-359-2227
FEMA Tele-registration hot-line	1-800-462-9029
FEMA National Flood Insurance Program	1-800-358-9616
Florida Department of Insurance	1-800-528-7094
Pinellas County Emergency Management	727-464-5550
	727-464-4024
Red Cross Tampa Bay	813-348-4820
	813-348-4830

Table 2
Distribution of Taxes Levied by Property Type
County and Municipal Governments
Fiscal Year 2022-23

County: PINELLAS

Taxing Authority	2022-23 Taxes Levied	Percent of Taxes Levied by Property Type										
		Real Property								Tangible Personal Property	Centrally Assessed Property	Percent of Taxes Levied on New Construction
		Residential			Non-Residential							
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other			
PINELLAS COUNTY BCC												
Pinellas County BCC	$ 525,356,068	36.6%	37.8%	1.0%	14.5%	4.0%	1.1%	0.0%	0.3%	4.7%	0.0%	1.0%
Belleair Bluffs Fire	$ 676,564	70.6%	27.7%	1.6%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.2%
Clearwater Fire	$ 3,755,246	42.6%	39.0%	0.6%	12.0%	5.3%	0.4%	0.0%	0.1%	0.0%	0.0%	0.6%
Dunedin Fire	$ 953,879	44.7%	25.3%	2.4%	21.1%	3.1%	3.4%	0.0%	0.0%	0.0%	0.0%	0.3%
East Lake Library Services	$ 915,762	67.0%	26.0%	0.6%	3.9%	0.1%	0.5%	0.1%	0.2%	1.7%	0.0%	0.1%
East Lake Recreation Services District	$ 915,762	67.0%	26.0%	0.6%	3.9%	0.1%	0.5%	0.1%	0.2%	1.7%	0.0%	0.1%
Emergency Medical Services*	$ 92,905,380	38.3%	39.7%	1.1%	15.3%	4.2%	1.1%	0.0%	0.3%	0.0%	0.0%	1.1%
Feather Sound	$ 286,976	51.7%	38.3%	0.0%	8.4%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.1%
Gandy Fire	$ 77,939	3.5%	5.5%	2.4%	53.6%	16.5%	0.0%	0.0%	18.5%	0.0%	0.0%	0.1%
Health Deparment	$ 8,867,106	36.6%	37.8%	1.0%	14.5%	4.0%	1.1%	0.0%	0.3%	4.7%	0.0%	1.0%
Highpoint Fire	$ 2,698,044	31.0%	33.9%	0.5%	13.3%	16.3%	0.4%	0.0%	4.6%	0.0%	0.0%	1.2%
Largo Fire	$ 2,415,926	30.4%	28.4%	1.6%	21.9%	16.5%	0.9%	0.1%	0.1%	0.0%	0.0%	0.5%
Library Services	$ 7,655,341	42.6%	30.0%	0.9%	9.6%	6.3%	0.7%	0.0%	0.6%	9.2%	0.0%	0.5%
Mun Srvc Tax Dist	$ 51,885,367	48.4%	29.7%	0.9%	9.1%	4.2%	0.9%	0.0%	0.4%	6.4%	0.0%	0.4%
Palm Harbor Comm Svc	$ 2,980,845	52.0%	31.3%	1.0%	11.0%	1.3%	1.6%	0.0%	0.1%	1.8%	0.0%	0.4%
Pinellas Park Fire	$ 1,076,920	48.5%	18.4%	0.6%	5.2%	25.9%	0.8%	0.1%	0.4%	0.0%	0.0%	0.2%
Pinellas Planning Council	$ 2,216,776	36.6%	37.8%	1.0%	14.5%	4.0%	1.1%	0.0%	0.3%	4.7%	0.0%	1.0%
Safety Harbor Fire	$ 200,801	43.2%	28.5%	3.6%	24.3%	0.4%	0.0%	0.0%	0.1%	0.0%	0.0%	0.6%
Seminole Fire	$ 6,612,501	55.1%	31.2%	0.5%	6.4%	6.0%	0.6%	0.0%	0.3%	0.0%	0.0%	0.5%
South Pasadena Fire	$ 65,084	53.9%	44.1%	1.1%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Tarpon Sprgs Fire	$ 644,743	42.6%	24.2%	3.3%	15.5%	13.6%	0.0%	0.1%	0.7%	0.0%	0.0%	0.4%
Tierra Verde Fire	$ 2,557,427	61.4%	35.5%	2.0%	0.9%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.4%
City of Belleair Beach	$ 1,489,924	47.5%	46.6%	2.8%	2.8%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.2%
City of Belleair Bluffs	$ 1,694,752	36.9%	41.5%	0.2%	18.4%	0.0%	0.3%	0.0%	0.0%	2.7%	0.0%	0.4%
City of Clearwater	$ 89,371,349	27.6%	43.9%	0.7%	21.1%	1.7%	1.0%	0.0%	0.3%	3.6%	0.0%	1.6%
City of Dunedin	$ 15,428,357	43.1%	39.4%	0.8%	11.3%	1.0%	0.9%	0.0%	0.5%	3.1%	0.0%	0.8%
City of Gulfport	$ 5,550,485	47.4%	44.7%	1.2%	4.3%	1.1%	0.2%	0.0%	0.2%	1.0%	0.0%	0.5%
City of Indian Rocks Beach	$ 3,045,477	27.5%	61.9%	2.3%	7.8%	0.0%	0.0%	0.0%	0.1%	0.5%	0.0%	1.6%
City of Largo	$ 37,375,767	22.8%	36.0%	0.9%	21.8%	7.1%	4.0%	0.0%	0.2%	7.1%	0.0%	0.8%
City of Madeira Beach	$ 4,908,615	24.1%	56.5%	1.3%	16.1%	0.5%	0.0%	0.0%	0.2%	1.1%	0.0%	0.8%
City of Oldsmar	$ 7,438,665	30.0%	17.2%	0.5%	20.0%	16.8%	0.4%	0.0%	0.1%	15.1%	0.0%	0.3%
City of Pinellas Park	$ 28,344,257	19.7%	26.7%	0.4%	17.7%	24.6%	0.9%	0.1%	0.2%	9.7%	0.0%	1.5%
City of Safety Harbor	$ 6,936,642	55.8%	25.2%	1.3%	10.4%	2.5%	1.5%	0.1%	0.2%	3.0%	0.0%	0.5%
City of Seminole	$ 4,925,168	38.8%	31.5%	0.3%	21.2%	1.8%	2.6%	0.0%	0.2%	3.6%	0.0%	0.3%

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		Residential			Non-Residential							
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other			
City of South Pasadena	$ 4,052,352	28.3%	45.6%	0.2%	13.2%	1.4%	7.2%	0.0%	0.1%	4.1%	0.0%	0.1%
City of St Pete Beach	$ 12,998,865	30.6%	46.6%	1.3%	19.5%	0.0%	0.1%	0.0%	0.1%	1.9%	0.0%	0.5%
City of St Petersburg	$ 185,158,948	36.9%	38.7%	1.0%	14.9%	2.9%	1.0%	0.0%	0.3%	4.4%	0.0%	1.6%
City of Tarpon Springs	$ 13,345,236	43.5%	30.1%	2.5%	15.5%	3.9%	0.8%	0.0%	0.3%	3.4%	0.0%	1.2%
City of Treasure Island	$ 9,732,769	33.1%	45.5%	1.6%	18.7%	0.1%	0.2%	0.0%	0.0%	0.8%	0.0%	0.3%
Town of Belleair	$ 7,024,556	63.7%	29.4%	2.8%	2.7%	0.2%	0.0%	0.0%	0.1%	1.1%	0.0%	3.1%
Town of Belleair Shore	$ 128,227	39.7%	55.6%	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.9%
Town of Indian Shores	$ 2,468,918	16.6%	75.4%	1.1%	6.4%	0.0%	0.0%	0.0%	0.1%	0.5%	0.0%	0.1%
Town of Kenneth City	$ 1,307,716	33.7%	40.6%	0.2%	14.5%	2.5%	5.0%	0.0%	0.0%	3.7%	0.0%	0.3%
Town of North Redington Beach	$ 681,973	30.4%	57.8%	1.0%	10.2%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.3%
Town of Redington Beach	$ 1,216,914	42.7%	47.4%	3.4%	0.8%	0.0%	0.0%	0.0%	0.0%	5.7%	0.0%	0.7%
Town of Redington Shores	$ 1,611,491	33.2%	60.6%	1.1%	4.0%	0.0%	0.0%	0.0%	0.1%	1.2%	0.0%	0.2%

BakerHostetler

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JMelicharek@bakerlaw.com

March 14, 2017

Mr. Timothy Bogott
Tradewinds Resort
5600 Gulf Blvd.
St. Pete Beach, Florida 33706

Re: Vacation of Texas Avenue

Dear Tim:

You have asked us to review the title documents for Coral Reef Resort acquired in 2014 from 5800 Gulf Holdings, LLC regarding the vacation of Texas Avenue.

Based upon our review of the title insurance policy, survey, search documents and the listed exceptions to title, Texas Avenue was vacated in May 1954 pursuant to a Resolution by the City of St. Petersburg Beach. A copy of the Resolution which was recorded in the Public Records on July 19, 1954 is attached hereto.

Your title insurance policy issued by First American Title Insurance Company insures the property described on Schedule A as attached to this letter, which is the property as shown on the survey, also attached to this letter. A review of the survey and the legal description insured by First American confirms that your entity acquired title to the land depicted on the survey, including any and all portions of that land which were formerly a part of Texas Avenue. The title insurance company did not take any exceptions or note any reservations with respect to any right, title or interest of any party in and to Texas Avenue. The Resolution specifically "relinquishes and quit claims to the adjoining owners all right, title, interest or easement in and to the portions of said streets or avenues hereby vacated." The time period for challenging the Resolution has long passed.

If you have any questions concerning this matter, please feel free to call me.

Sincerely,

John Melicharek, Jr.

Attachments

RESOLUTION

A RESOLUTION RELATING TO THE VACATION OF ALL OF THAT PORTION OF TENNESSEE AVENUE, also known as 72nd Avenue, LYING WESTERLY OF THE WESTERLY BOUNDARY OF SUNSET AVENUE and ALSO VACATING ALL PARTS OF TEXAS AVENUE NOT ALREADY VACATED LYING WESTERLY OF THE WESTERLY BOUNDARY OF STATE ROAD 699, ALSO KNOWN AS GULF BOULEVARD AND FORMERLY KNOWN AS FIFTH STREET.

BE IT RESOLVED BY THE CITY OF ST. PETERSBURG BEACH, A MUNICIPALITY OF THE STATE OF FLORIDA:

1. That the following described streets or avenues lying and being within the limits of the City of St. Petersburg Beach and particularly described as all of that portion of Tennessee Avenue, also known as 72nd Avenue, which lies westerly of the westerly boundary of Sunset Avenue; also all parts of Texas Avenue not already vacated lying westerly of the westerly boundary of State Road 699, also known as Gulf Boulevard and formerly known as Fifth Street be, and the same are hereby, vacated and the said City of St. Petersburg Beach does hereby relinquish and quit-claim to the adjoining owners all right, title, interest or easement in and to the portions of said streets or avenues hereby vacated.
2. That all ordinances, or parts of ordinances, laws or parts of laws in conflict herewith be, and the same are, hereby, repealed.
3. That this Resolution shall become effective as prescribed by law.

The foregoing Resolution passed on motion made by Commissioner Al W. Furen, seconded by Commissioner Willard Johnson, on roll call vote, as follows: Commissioners Al W. Furen, Willard Johnson, Virginia Neel and Mayor-Commissioner Lawrence J. Bloomfield -- yes; Commissioner C. D. Andrest -- passed.

I, the undersigned, being the duly qualified and appointed Clerk of the City of St. Petersburg Beach, Florida, do hereby certify that the foregoing is a true and correct copy of Resolution passed at the regular meeting of the Board of Commissioners of the City of St. Petersburg Beach, Florida, held on the 10th day of May, A. D. 1954, as shown by the minutes of said meeting.

WITNESS my hand and the official seal of the City of St. Petersburg Beach, Florida, this 28th day of May, A. D. 1954.

Lessie Mould (SEAL)
Lessie Mould, CITY CLERK

Filed for record July 19, 1954 at 8:30 a.m. in the book noted above and the record verified. AVERY W. GILKERSON, Clerk of the Circuit Court, Pinellas County, Florida. By [signature] Deputy Clerk.

First American	Owner's Policy of Title Insurance
Schedule A	ISSUED BY **First American Title Insurance Company** POLICY NUMBER **PROFORMA**

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

Agent File Number: 2037-3213155 (36536-0015)

Address Reference: 5800 Gulf Blvd., St. Pete Beach, FL (Pinellas County)

Amount of Insurance: $9,500,000.00 Premium: $25,200.00

Date of Policy: Date and Time of Recording of Deed

1. Name of Insured:

   RIA-Coral Reef, Inc., a Florida corporation

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   RIA-Coral Reef, Inc., a Florida corporation, by virtue of that certain Special Warranty Deed recorded December _____, 2014 in Official Records Book _____, Page _____, in the Public Records of Pinellas County, Florida.

4. The Land referred to in this policy is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

SHUTTS & BOWEN LLP

By: ***PROFORMA***
Authorized Countersignature for
Shutts & Bowen, LLP
(This Schedule A valid only when Schedule B is attached.)

First American	Owner's Policy of Title Insurance ISSUED BY **First American Title Insurance Company** POLICY NUMBER **PROFORMA**
Exhibit A	

Agent File Number: 2037-3213155 (36536-0015)

Address Reference: 5800 Gulf Blvd., St. Pete Beach, FL (Pinellas County)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I (FEE SIMPLE):

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

AND

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

LESS

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE

N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 83.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR 94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

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

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

PARCEL II (EASEMENT ESTATE):

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

First American	Owner's Policy of Title Insurance
Schedule B	ISSUED BY **First American Title Insurance Company** POLICY NUMBER **PROFORMA**

Agent File Number: 2037-3213155 (36536-0015)

Address Reference: 5800 Gulf Blvd., St. Pete Beach, FL (Pinellas County)

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation recorded August 28, 1963 in Official Records Book 1749, Page 37, in the Public Records of Pinellas County, Florida.

3. Perpetual Beach Storm Damage Reduction Easement granted to Pinellas County recorded October 25, 2004 in Official Records Book 13902, Page 2118, in the Public Records of Pinellas County, Florida.

4. All of the terms and provisions set forth and contained in that certain Lease/Short Form Lease between Coral Reef Partners, LLC, a Florida limited liability company, lessor, and Reef Resort Condominium Association, Inc., a Florida corporation not for profit, lessee, a Memorandum of which is recorded April 25, 2006 in Official Records Book 15079, Page 859, in the Public Records of Pinellas County, Florida.

5. Declaration of Reciprocal Easements, Restrictions and Covenants by and between Reef Resort Condominium Association, Inc. and 5800 Gulf Holdings LLC recorded July 22, 2014 in Official Records Book 18469, Page 2578; as assigned by that certain Assignment and Assumption of Declaration of Reciprocal Easements, Restrictions and Covenants, recorded December _____, 2014 in Official Records Book _____, Page _____, both in the Public Records of Pinellas County, Florida.

6. Rights of the United States Government to that part of the Property, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

7. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Property lying between the water abutting the Property and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

8. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Property that is, as of the date of this Special Warranty Deed or was at any time previously, under water (submerged).

9. Any claim regarding title to any part of the Property lying below the ordinary high water mark of any abutting body of water.

10. Any claim regarding riparian and/or littoral rights with respect to the Property.

11. Any claim regarding title to any part of the Property lying seaward of: (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line, if any, established inland of the Mean High Water Line as to said land pursuant to Chapter 161, Florida Statutes.

12. The Coastal Construction Control Line, if any, affecting the Property established pursuant to Section 161.052and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the Disclosure and Survey requirements pursuant to Section 161.57, Florida Statutes.

13. Guaranty, Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, recorded December _____, 2014 in Official Records Book _____, Page _____, in the Public Records of Pinellas County, Florida.

14. Any and all matters reflected on that certain ALTA/ACSM Land Title Survey dated September 16, 2014 and last revised December 16, 2014, as prepared by William C. Ward, PLS, Professional Land Surveyor, under Job No. 14168.

Agent File Number: 2037-3213155 (36536-0015)

Address Reference: 5800 Gulf Blvd., St. Pete Beach, FL (Pinellas County)

Note: All of the recording information contained herein refers to the Public Records of Martin County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

Schedule A (Continued)

Agent's File No.: **36536-0015**

PARCEL I (FEE SIMPLE):

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

AND

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

LESS

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 83.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR

94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

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

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

PARCEL II (EASEMENT ESTATE):

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

CORAL REEF RESORT

5800 GULF BOULEVARD, ST. PETE BEACH, FLORIDA
ALTA/ACSM LAND TITLE SURVEY

PID 01-32-15-00000-110-0600

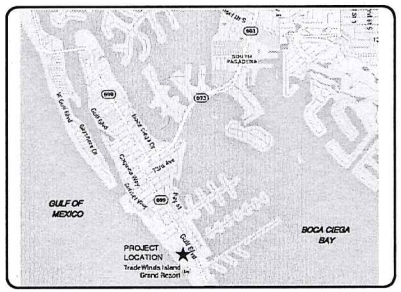
PREPARED FOR:
FORTUNE HOTELS, INC.

EXCEPTION LIST:

1. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NO POSSESSION DETERMINED**
2. ANY RIGHTS, INTEREST OR CLAIMS AFFECTING THE LAND WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **ALL MATTERS OF SURVEY ARE SHOWN HEREON**
3. ANY LIEN FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
4. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **COASTAL CONSTRUCTION AND EROSION CONTROL LINES ARE SHOWN HEREON**
5. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIEN IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT A MATTER OF SURVEY**
6. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **NOT A MATTER OF SURVEY**
7. TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A MATTER OF SURVEY**
8. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED AUGUST 28, 1963 IN BOOK 1749, PAGE 37. **SHOWN HEREON**
9. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT GRANTED TO PINELLAS COUNTY RECORDED OCTOBER 25, 2004 IN BOOK 13902, PAGE 2118. **SHOWN HEREON**
10. ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE/SHORT FORM LEASE BETWEEN CORAL REEF PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND REEF RESORT CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, LESSEE, A MEMORANDUM OF WHICH IS RECORDED APRIL 25, 2006 IN BOOK 15079, PAGE 859. **PARKING EASEMENT SHOWN HEREON**
11. DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS BY AND BETWEEN REEF RESORT CONDOMINIUM ASSOCIATION, INC. AND 5800 GULF HOLDINGS LLC RECORDED JULY 22, 2014 IN BOOK 18469, PAGE 2578. **SHOWN HEREON SEE PAGE 4 OF 5**
12. RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. **NO SUCH LANDS OBSERVED. PROPERTY IS GULF FRONT**
13. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. **COASTAL CONSTRUCTION AND EROSION CONTROL LINES ARE SHOWN HEREON**
14. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED). **NO SUCH LANDS OBSERVED. PROPERTY IS GULF FRONT**
15. THIS POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE ORDINARY HIGH WATER MARK OF ANY ABUTTING BODY OF WATER. **MEAN HIGH WATER MARK NOT ESTABLISHED AS PART OF THIS SURVEY.**
16. RIPARIAN OR LITTORAL RIGHTS ARE NOT INSURED. **NOT A MATTER OF SURVEY**
17. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND DESCRIBED IN SCHEDULE A LYING SEAWARD OF: (A) THE MEAN HIGH WATER LINE OF THE ABUTTING BODY OF WATER, OR, (B) THE EROSION CONTROL LINE, IF ANY, ESTABLISHED INLAND OF THE MEAN HIGH WATER LINE AS TO SAID LAND PURSUANT TO CHAPTER 161, FLORIDA STATUTES. **EROSION CONTROL LINE IS SHOWN HEREON**
18. THE COASTAL CONSTRUCTION CONTROL LINE, IF ANY, AFFECTING THE LAND DESCRIBED IN SCHEDULE A ESTABLISHED PURSUANT TO SECTION 161.052 AND SECTION 161.053, FLORIDA STATUTES, TOGETHER WITH THE STATUTORY RESTRICTIONS AND REQUIREMENTS IMPOSED IN CONNECTION THEREWITH, INCLUDING THE DISCLOSURE AND SURVEY REQUIREMENTS PURSUANT TO SECTION 161.57, FLORIDA STATUTES. **COASTAL CONSTRUCTION CONTROL LINE IS SHOWN HEREON**
19. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT A MATTER OF SURVEY**

LEGEND

(C)	CALCULATED	NCF	NO CORNER FOUND	SYMBOLS	
CHD	CHORD BEARING	OHW	OVERHEAD WIRE		CLEAN OUT (SANITARY)
CH	CHORD	O.R.	OFFICIAL RECORDS		FIRE HYDRANT
℄	CENTERLINE	(P)	PLAT		GRATE INLET
CLF	CHAIN LINK FENCE	P.B.	PLAT BOOK		GUY WIRE
CMP	CORRUGATED METAL PIPE	℄	PROPERTY LINE		LIGHT POLE
CONC.	CONCRETE	POB	POINT OF BEGINNING		MANHOLE (AS NOTED)
COV.	COVERED	POC	POINT OF COMMENCEMENT		MITERED END SECTION
C.R.	COUNTY ROAD	PCSD	PINELLAS COUNTY SURVEYING DEPT.		SIGN
CSW	CONCRETE SIDEWALK	PVC	POLYVINYL CHLORIDE		UTILITY POLE
(D)	DEED REFERENCE	(R)	RECORD INFORMATION		WATER ASSEMBLY (BFP)
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE		WATER METER
ERCP	ELLIPTICAL RCP	S.R.	STATE ROAD		WATER VALVE
FN&D	FOUND NAIL & DISK	TBM	TEMPORARY BENCH MARK	TREES	
FCM	FOUND CAPPED IRON ROD	TOB	TOP OF BANK		CITRUS TREE
FCM	FOUND CONCRETE MONUMENT	TOE	TOE OF SLOPE		CYPRESS TREE
FDOT	FL DEPT. OF TRANSPORTATION	WF	WOOD FENCE		DEAD TREE
FIP	FOUND IRON PIPE	WM	WATER MAIN		MAPLE TREE
FIR	FOUND IRON ROD	Δ	DELTA ANGLE		OAK TREE
FRR	FOUND RAILROAD SPIKE	○	FOUND CORNER (AS NOTED)		PALM TREE
(M)	MEASURED	●	SET CM LB #6711		PINE TREE
MES	MITERED END SECTION	□	FOUND C.M. (AS NOTED)		TREE (AS NOTED)
MH	MANHOLE				



LOCATION MAP
NOT TO SCALE

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST
ST. PETE BEACH
PINELLAS COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD AS SHOWN HEREON PER LEGAL DESCRIPTION.
2. UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED. ALL SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN HERON.
3. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS EMBOSSED WITH THE UNDERSIGNED SURVEYOR'S SEAL.
4. FIELD WORK COMPLETED SEPTEMBER 15, 2014
5. BASE MAP GRAPHICS PER ENGINEERS FILE
6. LEGAL DESCRIPTION SHOWN HEREON PER TITLE COMMITMENT.
7. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS, RIGHTS OF WAY OR OTHER MATTERS OF PUBLIC RECORD IN THE PREPARATION OF THIS SURVEY.
8. THIS SURVEY HAS BEEN PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT FILE NO. 36536-0015, HAVING AN EFFECTIVE DATE OF AUGUST 04, 2014 @ 8:00AM. AND IS INTENDED TO DEPICT ALL PLOTTABLE ITEMS CONTAINED IN SCHEDULE BII EXCEPTIONS. SEE EXCEPTION LIST HEREON.
9. BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12103C 0276G DATED 9-03-03, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "AE (EL12), VE (EL13), VE (EL14). SEE FLOOD ZONE BOUNDARIES PLOTTED HEREON.
10. THE CORAL REEF BEACH RESORT, A CONDOMINIUM (PHASES I AND II), WHICH IS REFLECTED ON THE SURVEY BUT NOT INCLUDED WITHIN THE LEGAL DESCRIPTION OF THE PROPERTY, CONTAINS 1.1496 ACRES MORE OR LESS ABOVE THE STATE CCCL.

LEGAL DESCRIPTION: PER TITLE COMMITMENT

"PARCEL I (FEE SIMPLE):

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

AND

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

LESS

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 76.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 83.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

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

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

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

CONTAINING 2.7560 ACRES MORE OR LESS ABOVE STATE CCCL AND 1.5271 ACRES MORE OR LESS BELOW STATE CCCL

CERTIFIED TO:

FORTUNE HOTELS, INC. AND ITS ASSIGNS
R1A-CORAL REEF, INC. A FLORIDA CORPORATION
FIFTH THIRD BANK, AN OHIO BANKING CORPORATION
SHUTTS & BOWEN, LLP
BAKER & HOSTETLER, LLP
5800 GULF HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1,2,3,6,7(a & b),8,9,10,11(a), AND 13 OF "TABLE A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 12-16-14

WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA

WILLIAM C. WARD, PLS
Professional Land Surveyor
SURVEYING & MAPPING
810 PAGLIA BAYOU, SUITE 500, ST. PETERSBURG, FLORIDA 33715
PHONE: 813-317-1115 CWARD@MCWLLC.COM

NO.	REVISION	DATE	BY

DRAWN BY: TS
CHECKED BY: WCW
DATE: 9-16-14
JOB NUMBER: 14168
FILE: C:\MCW\2014\14168\CORAL.DWG

CORAL REEF RESORT
5800 GULF BOULEVARD, ST. PETE BEACH, FL.
PID 01-32-15-00000-110-0600
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: FORTUNE HOTELS, INC.

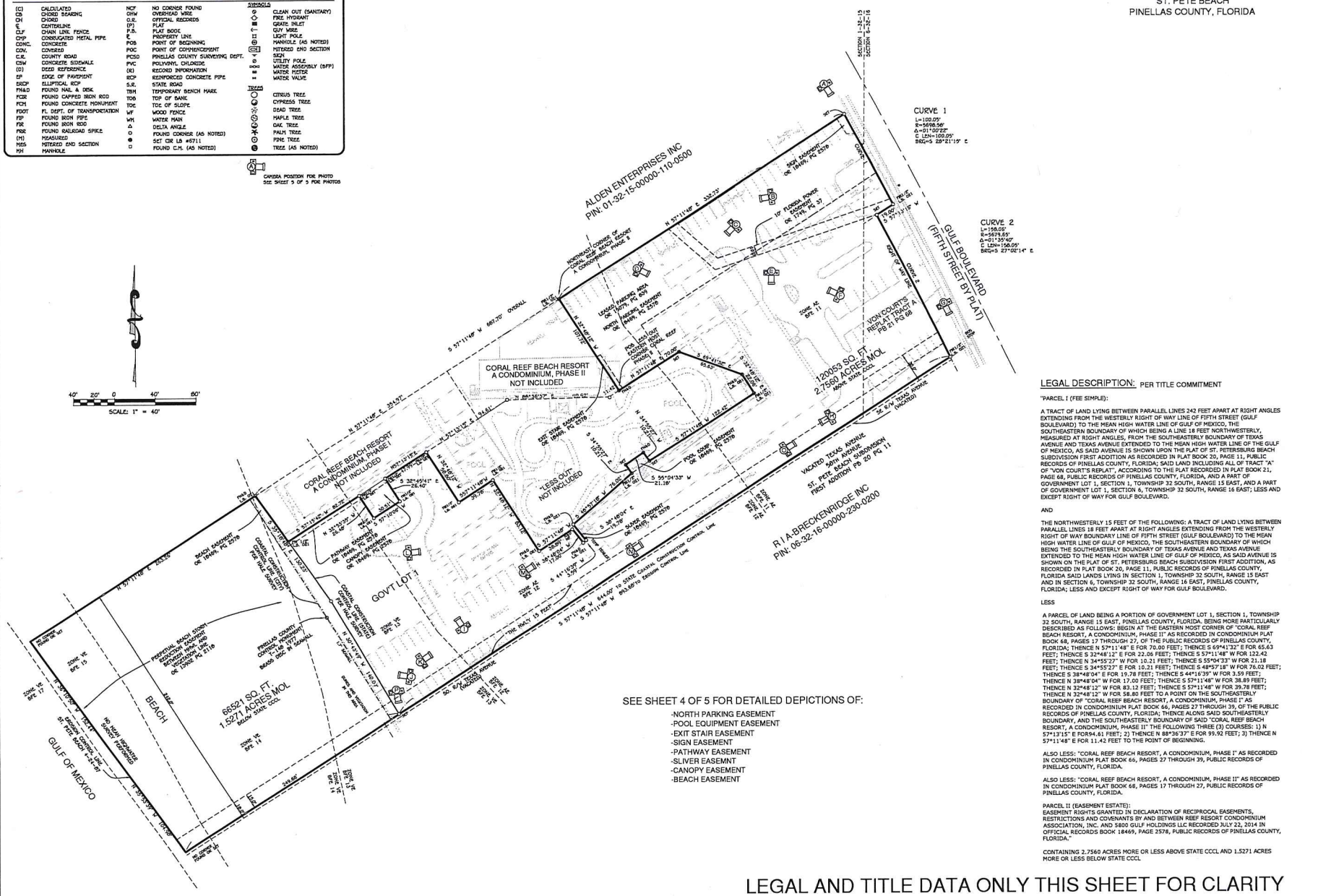
SHEET NO. 1 OF 4

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST
ST. PETE BEACH
PINELLAS COUNTY, FLORIDA

LEGEND

(C)	CALCULATED	NCF	NO CORNER FOUND	SYMBOLS	
CB	CHORD BEARING	OHW	OVERHEAD WIRE		CLEAN OUT (SANITARY)
CH	CHORD	O.R.	OFFICIAL RECORDS		FIRE HYDRANT
℄	CENTERLINE	(P)	PLAT		GRATE INLET
CLF	CHAIN LINK FENCE	P.B.	PLAT BOOK		GUY WIRE
CMP	CORRUGATED METAL PIPE	℄	PROPERTY LINE		LIGHT POLE
CONC.	CONCRETE	POB	POINT OF BEGINNING		MANHOLE (AS NOTED)
COV.	COVERED	POC	POINT OF COMMENCEMENT		MITERED END SECTION
C.R.	COUNTY ROAD	PCSD	PINELLAS COUNTY SURVEYING DEPT.		SIGN
CSW	CONCRETE SIDEWALK	PVC	POLYVINYL CHLORIDE		UTILITY POLE
(D)	DEED REFERENCE	(R)	RECORD INFORMATION	DCVA	WATER ASSEMBLY (BFP)
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE		WATER METER
ERCP	ELLIPTICAL RCP	S.R.	STATE ROAD		WATER VALVE
FN&D	FOUND NAIL & DISK	TBM	TEMPORARY BENCH MARK	TREES	
FCIR	FOUND CAPPED IRON ROD	TOB	TOP OF BANK		CITRUS TREE
FCM	FOUND CONCRETE MONUMENT	TOE	TOE OF SLOPE		CYPRESS TREE
FDOT	FL DEPT. OF TRANSPORTATION	WF	WOOD FENCE		DEAD TREE
FIP	FOUND IRON PIPE	WM	WATER MAIN		MAPLE TREE
FIR	FOUND IRON ROD	Δ	DELTA ANGLE		OAK TREE
FRR	FOUND RAILROAD SPIKE	○	FOUND CORNER (AS NOTED)		PALM TREE
(M)	MEASURED	●	SET CM LB #6711		PINE TREE
MES	MITERED END SECTION	□	FOUND C.M. (AS NOTED)		TREE (AS NOTED)
MH	MANHOLE				

CAMERA POSITION FOR PHOTO
SEE SHEET 5 OF 5 FOR PHOTOS



SCALE: 1" = 40'

LEGAL DESCRIPTION: PER TITLE COMMITMENT

"PARCEL I (FEE SIMPLE):

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

AND

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

LESS

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S 32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 83.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR 94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

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

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

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

CONTAINING 2.7560 ACRES MORE OR LESS ABOVE STATE CCCL AND 1.5271 ACRES MORE OR LESS BELOW STATE CCCL

LEGAL AND TITLE DATA ONLY THIS SHEET FOR CLARITY

NO.	REVISION	DATE	BY

WILLIAM C. WARD, PLS
Professional Land Surveyor
SURVEYOR — MAPPER — PLANNER
810 RIVER REACH DRIVE, SUITE 1 — LAKELAND, FL 33815
PHONE: 813-817-1115 — CWARD@MCWARD.COM

DRAWN BY: TS
CHECKED BY: WCW
DATE: 9-15-14
JOB NUMBER: 14168
FILE: C:\WORK\2014\14168\CORAL REEF

CORAL REEF RESORT
5800 GULF BOULEVARD, ST. PETE BEACH, FL.
PID 01-32-15-00000-110-0600
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: FORTUNE HOTELS, INC.

SHEET NO.
2
OF 4

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST
ST. PETE BEACH
PINELLAS COUNTY, FLORIDA

LEGEND

(C)	CALCULATED	NCF	NO CORNER FOUND
CB	CHORD BEARING	OHW	OVERHEAD WIRE
CH	CHORD	O.R.	OFFICIAL RECORDS
℄	CENTERLINE	(P)	PLAT
CLF	CHAIN LINK FENCE	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	ℙ	PROPERTY LINE
CONC.	CONCRETE	POB	POINT OF BEGINNING
COV.	COVERED	POC	POINT OF COMMENCEMENT
C.R.	COUNTY ROAD	PCSO	PINELLAS COUNTY SURVEYING DEPT.
CSW	CONCRETE SIDEWALK	PVC	POLYVINYL CHLORIDE
(D)	DEED REFERENCE	(R)	RECORD INFORMATION
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ERCP	ELLIPTICAL RCP	S.R.	STATE ROAD
FN&D	FOUND NAIL & DISK	TBM	TEMPORARY BENCH MARK
FCIR	FOUND CAPPED IRON ROD	TOB	TOP OF BANK
FCM	FOUND CONCRETE MONUMENT	TOE	TOE OF SLOPE
FDOT	FL DEPT. OF TRANSPORTATION	WF	WOOD FENCE
FIP	FOUND IRON PIPE	WM	WATER MAIN
FIR	FOUND IRON ROD	Δ	DELTA ANGLE
FRR	FOUND RAILROAD SPICE	○	FOUND CORNER (AS NOTED)
(M)	MEASURED	●	SET CIR LB #6711
MES	MITERED END SECTION	□	FOUND C.M. (AS NOTED)
MH	MANHOLE		

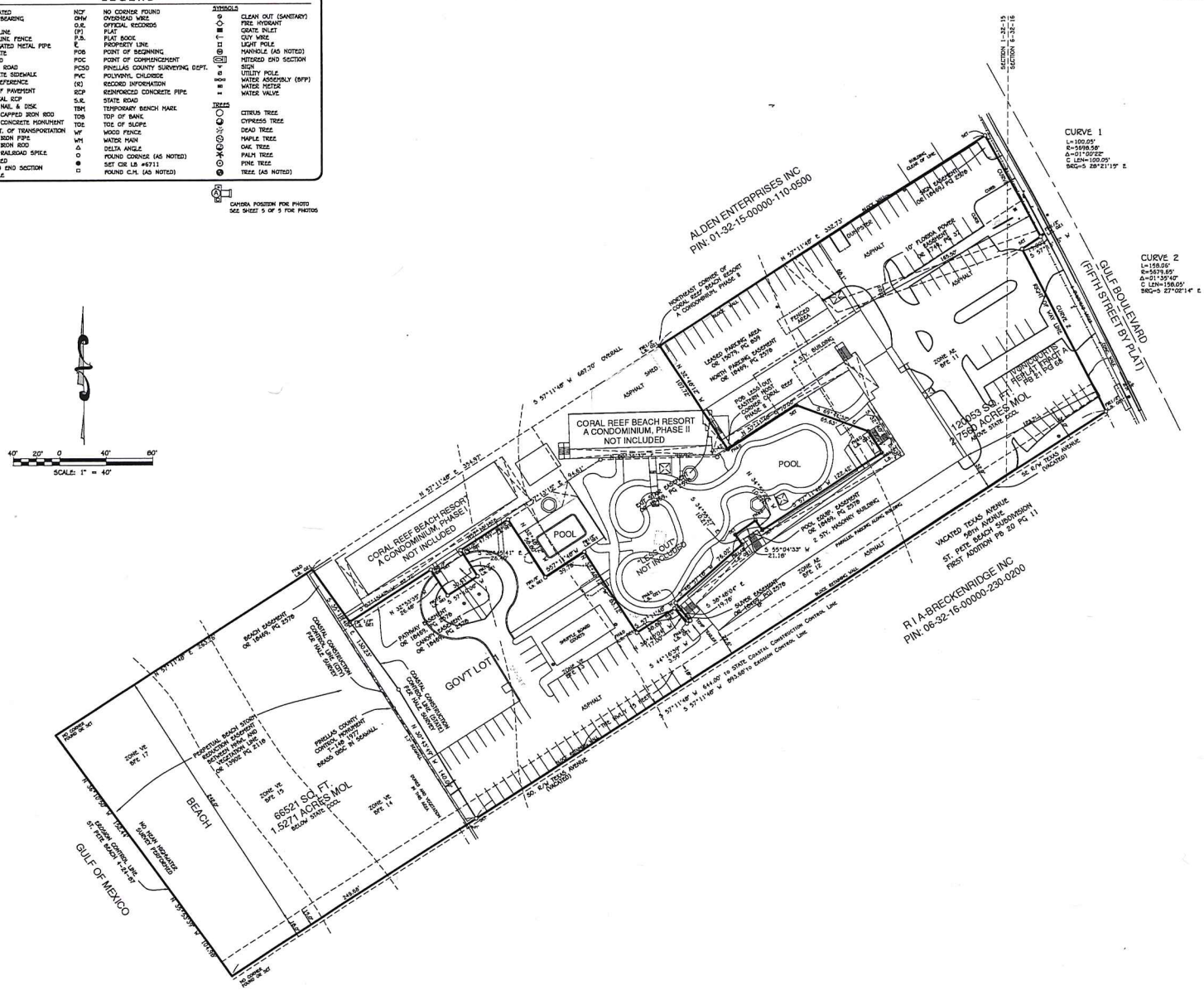
SYMBOLS

- CLEAN OUT (SANITARY)
- FIRE HYDRANT
- GRATE INLET
- GUY WIRE
- LIGHT POLE
- MANHOLE (AS NOTED)
- MITERED END SECTION
- SIGN
- UTILITY POLE
- WATER ASSEMBLY (BFP)
- WATER METER
- WATER VALVE

TREES

- CITRUS TREE
- CYPRESS TREE
- DEAD TREE
- MAPLE TREE
- OAK TREE
- PALM TREE
- PINE TREE
- TREE (AS NOTED)

CAMERA POSITION FOR PHOTO
SEE SHEET 5 OF 5 FOR PHOTOS



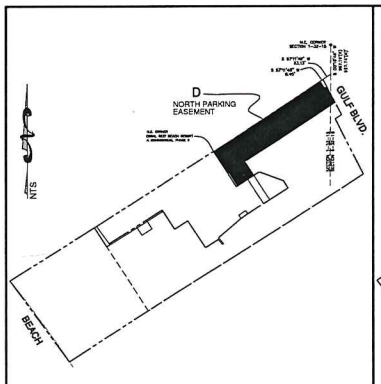
WILLIAM C. WARD, PLS
Professional Land Surveyor
SURVEYOR - MAPPER - PLANNER
610 PINELLAS PAYWAY, SUITE 2201, ST. PETERSBURG, FLORIDA 33715
PHONE: 813-817-1115 CWARDWMCWARD.COM

NO.	REVISION	DATE	BY

DRAWN BY:	TS
CHECKED BY:	WCW
DATE:	9-16-14
JOB NUMBER:	14168
FILE:	C:\WCW\2014\14168\CORAL REEF

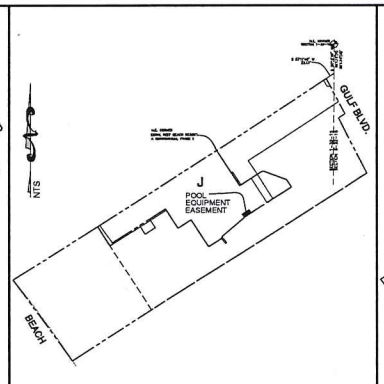
CORAL REEF RESORT
5800 GULF BOULEVARD, ST. PETE BEACH, FL.
PID 01-32-15-00000-110-0600
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: FORTUNE HOTELS, INC.

SHEET NO.
3
OF 4



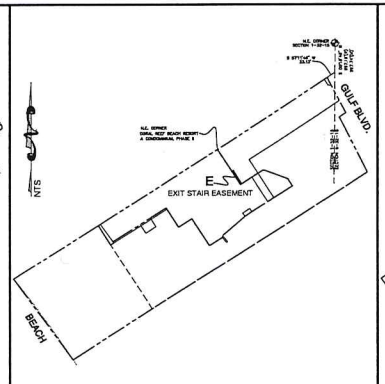
BENEFITS "ASSOCIATION"

EXHIBIT D - NORTH PARKING EASEMENT



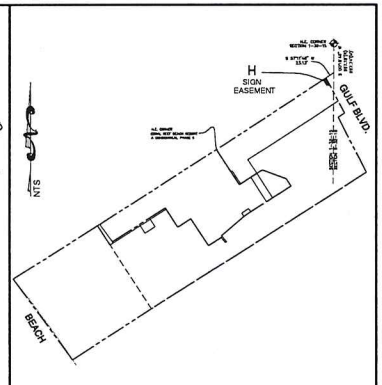
BENEFITS "ASSOCIATION"

EXHIBIT J - POOL EQUIPMENT EASEMENT



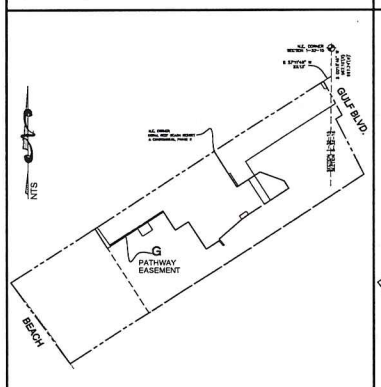
BENEFITS "ASSOCIATION"

EXHIBIT E - EXIT STAIR EASEMENT



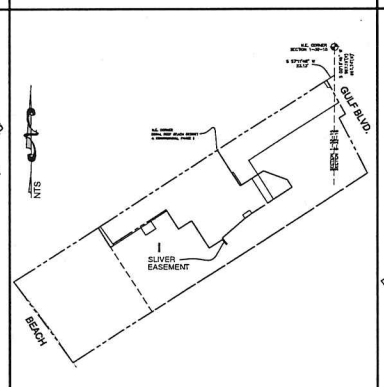
BENEFITS "ASSOCIATION"

EXHIBIT H - SIGN EASEMENT



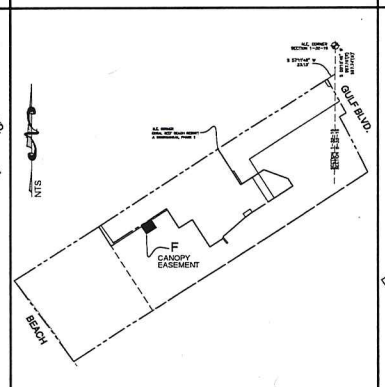
BENEFITS "ASSOCIATION"

EXHIBIT G - PATHWAY EASEMENT



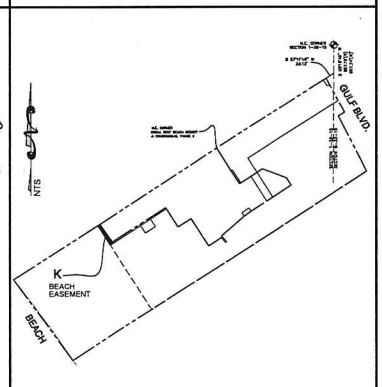
BENEFITS "DEVELOPER"

EXHIBIT I - SLIVER EASEMENT



BENEFITS "DEVELOPER"

EXHIBIT F - CANOPY EASEMENT



BENEFITS "ASSOCIATION"

EXHIBIT K - BEACH EASEMENT

EASEMENTS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS PER OR BOOK 18469, PAGE 2578

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST
ST. PETE BEACH
PINELLAS COUNTY, FLORIDA

NO.	REVISION	DATE	BY

WILLIAM C. WARD, PLS
Professional Land Surveyor
SURVEYOR - MAPPER - PLANNER
610 PINELLAS BAYWAY, SUITE 5201, ST. PETERSBURG, FLORIDA 33715
PHONE: 813-817-1115 CRAIG@WCWARD.COM

DRAWN BY:	TS
CHECKED BY:	WCW
DATE:	9-16-14
JOB NUMBER:	14168
FILE: C:\WCW\2014\14168\CORAL REEF	

CORAL REEF RESORT
5800 GULF BOULEVARD, ST. PETE BEACH, FL.
PID 01-32-15-00000-110-0600
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: FORTUNE HOTELS, INC.

SHEET NO.
4
OF 4

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA
SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

BOUNDARY SURVEY

LEGAL DESCRIPTION:

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

AND

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

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A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N 57°11'48" E FOR 70.00 FEET; THENCE S 69°41'32" E FOR 65.63 FEET; THENCE S32°48'12" E FOR 22.06 FEET; THENCE S 57°11'48" W FOR 122.42 FEET; THENCE N 34°55'27" W FOR 10.21 FEET; THENCE S 55°04'33" W FOR 21.18 FEET; THENCE S 34°55'27" E FOR 10.21 FEET; THENCE S 48°57'18" W FOR 76.02 FEET; THENCE S 38°48'04" E FOR 19.78 FEET; THENCE S 44°16'39" W FOR 3.59 FEET; THENCE N 38°48'04" W FOR 17.00 FEET; THENCE S 57°11'48" W FOR 38.89 FEET; THENCE N 32°48'12" W FOR 83.12 FEET; THENCE S 57°11'48" W FOR 39.78 FEET; THENCE N 32°48'12" W FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) N 57°13'15" E FOR 94.61 FEET; 2) THENCE N 88°36'37" E FOR 99.92 FEET; 3) THENCE N 57°11'48" E FOR 11.42 FEET TO THE POINT OF BEGINNING.

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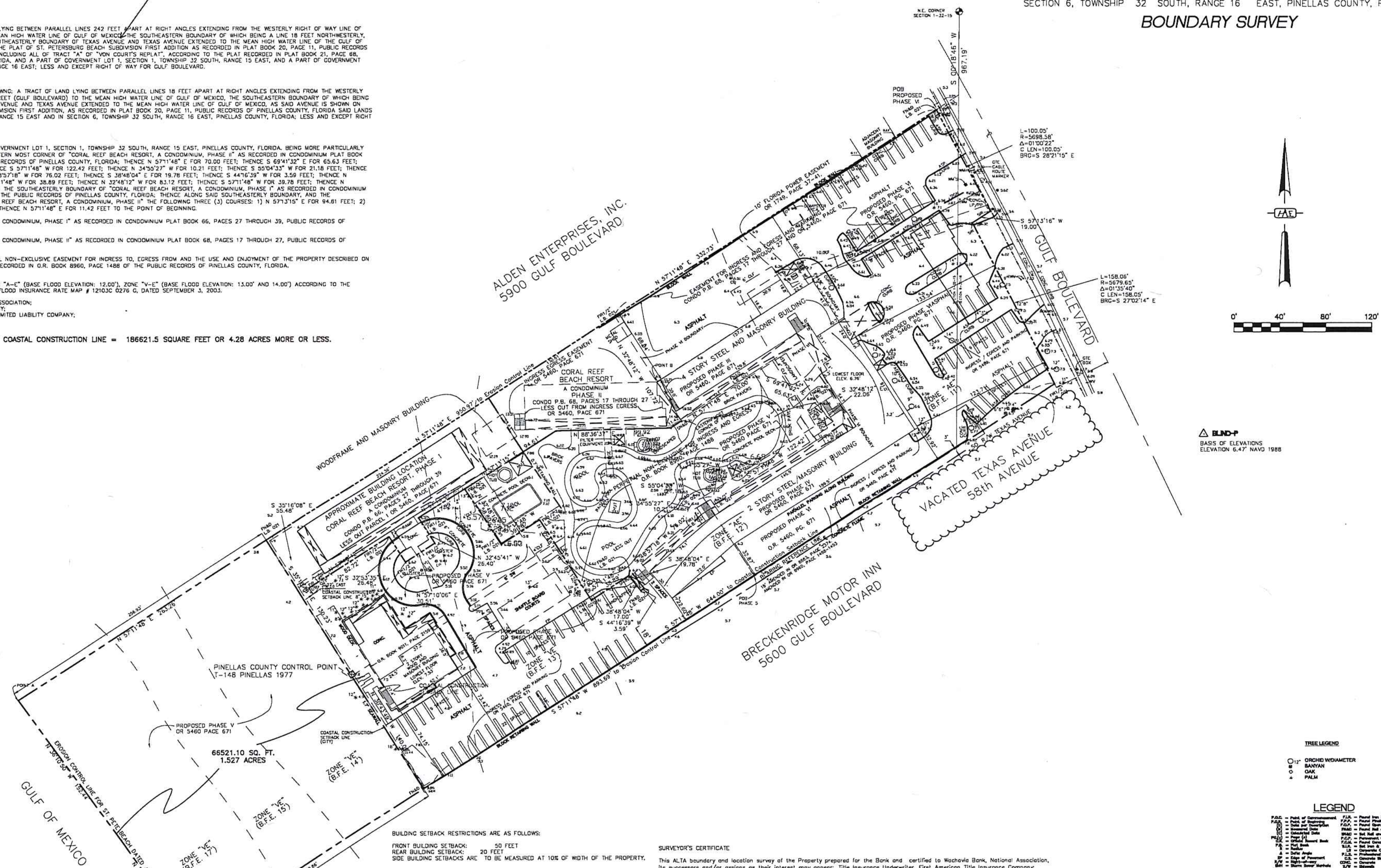
PARCEL II (EASEMENT ESTATE): A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS TO, EGRESS FROM AND THE USE AND ENJOYMENT OF THE PROPERTY DESCRIBED ON EXHIBIT "A" AS SET FORTH IN INSTRUMENT RECORDED IN O.R. BOOK 8960, PAGE 1488 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD STATEMENT:
THIS PROPERTY IS LOCATED IN FLOOD ZONES "A-E" (BASE FLOOD ELEVATION: 12.00'), ZONE "V-E" (BASE FLOOD ELEVATION: 13.00' AND 14.00') ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12103C 0276 G, DATED SEPTEMBER 3, 2003.

CERTIFIED TO: WACHOVIA BANK, NATIONAL ASSOCIATION;
FIRST AMERICAN TITLE INSURANCE COMPANY;
CORAL REEF PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
HOLLAND & KNIGHT LLP

TOTAL AREA EAST AND WEST OF COASTAL CONSTRUCTION LINE = 186621.5 SQUARE FEET OR 4.28 ACRES MORE OR LESS.



TREE LEGEND

- ○12" ORCHID W/DIAMETER
- BANYAN
- OAK
- PALM

BUILDING SETBACK RESTRICTIONS ARE AS FOLLOWS:

FRONT BUILDING SETBACK: 50 FEET
REAR BUILDING SETBACK: 20 FEET
SIDE BUILDING SETBACKS ARE TO BE MEASURED AT 10% OF WIDTH OF THE PROPERTY.

INGRESS AND EGRESS ORIGINALLY RECORDED IN O.R. 5460, PAGE 671
AMENDED IN O.R. 5510, PAGE 1383
AMENDED IN O.R. 5510, PAGE 1385
AMENDED IN O.R. 5510, PAGE 1391
AMENDED IN O.R. 5557, PAGE 507
AMENDED IN O.R. 6215, PAGE 1717
AMENDED IN O.R. 6877, PAGE 1803
AMENDED IN O.R. 7295, PAGE 1003
AMENDED IN O.R. 8883, PAGE 2374
AMENDED IN O.R. 8960, PAGE 1488
AMENDED IN O.R. 8967, PAGE 1347
AMENDED IN O.R. 9034, PAGE 186
AMENDED IN O.R. 9291, PAGE 740

INGRESS AND EGRESS ORIGINALLY RECORDED IN O.R. 9011, PAGE 2159
AMENDED IN O.R. 9089, PAGE 225

FLORIDA POWER UTILITY EASEMENT
ORIGINALLY RECORDED IN O.R. 1749, PAGE 37
AMENDED IN O.R. 5557, PAGE 507

SURVEYOR'S CERTIFICATE

This ALTA boundary and location survey of the Property prepared for the Bank and certified to Wachovia Bank, National Association, its successors and/or assigns as their interest may appear; Title Insurance Underwriter, First American Title Insurance Company; Holland & Knight, LLP, and the Borrower, Coral Reef Partners, LLC, a Florida limited liability company, as title is to be held; insurable by Title Insurer, in Title Commitment Number: 803-6448T, dated October 12, 2004 and by a land surveyor licensed in the state of Florida where the Property is located and acceptable to Bank. This survey does comply with the Bank's minimum standards for surveys and all state-required mininum standards of the American Land Title Association and American Congress on Surveying and Mapping (ALTA/ACSM) and does include, without limitation: (i) the boundary of the Property by courses and distances, together with a metes and bounds description corresponding to such survey; (ii) the location of all improvements; (iii) the location and width of all easements, utility lines, rights-of-way and buildings setback lines descriptions and notes referencing the book and page numbers for the instruments granting the same; (iv) the location of all encroachments and restrictions, if any, affecting the Property; and (v) the certification of the surveyor as to (A) the roads abutting are publicly dedicated and there is pedestrian and vehicular ingress and egress to the property, (B) the total acreage of of the Property east and west of the coastal construction line equals 186621.5 square feet of 4.28 feet more or less, (C) that the parcels comprising the Property is contiguous and without any gores, gaps, overlaps or strips of land separating them, (D) certification that the lands lie in flood zones "A-E" and "V-E" (base flood elevations: 11.00', 12.00', 13.00' and 14.00'), and (F) such other matters requested by the Bank or its counsel.

Guy D. Hale,
Professional Land Surveyor, P.L.S. # 4626

BASIS OF BEARINGS ARE PLAT AND DEED, UNLESS OTHERWISE STATED.
NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

CERTIFICATION:

I, GUY D. HALE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS IN SECTION 472.027, FLORIDA STATUTES (OR RULE CHAPTER 61G17-6..., F.A.C.) SURVEY NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

GUY D. HALE PLS # 4626
JOB NUMBER: 2004238 *DATE: 11/05/2004*

LEGEND

P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
(D) = Data per Description
(M) = Measured Data
(C) = Calculated Data
PG.(s) = Page (s)
O.R. = Official Record Book
P.B. = Plat Book
R = Radius
Δ = Delta Angle
EP = Edge of Pavement
R/W = Right-of-way
SMH = Storm Sewer Manhole
M.E.S. = Mitered End Section
T.O.B. = Top of Bank
T.O.S. = Toe of Slope
WM = Water Meter
L/P = Light Pole
RWM = Reclaimed Water Meter
F.I.R. = Found Iron Rod & Cap
F.P.P. = Found Pinched Pipe
F.O.P. = Found Open Pipe & Cap
FN&D = Found Nail and Disk
SN&D = Set Nail and Disk L.B. 4626
P.C.P. = Permanent Control Point
F.C.M. = Found Concrete Monument
S.I.R. = Set Iron & Cap 1/2" L.B. #4626
LB = Corporate Certificate Number
P.L.S. = Professional Land Surveyor
C.S. = Concrete Slab
CONC. = Concrete
S/W = Sidewalk
℄ = Centerline
D/W = Driveway
WV = Water Valve
SSMH = Sanitary Sewer Manhole
GV = Gate Valve
OHW = Overhead Wires
FHA = Fire Hydrant Assembly

GUY HALE LAND SURVEYING

1110 OVERCASH DRIVE SUITE C
DUNEDIN, FLORIDA 34698
(727) 734-4266 FAX (727) 734-3228

SHEET C-2

CORAL REEF BEACH RESORT		
DRAWN BY RB/CH	SURVEY DATE 11/05/04	5800 GULF BOULEVARD ST. PETE BEACH, FL
APPROVED BY CH	REVISED DATE 11/05/04	
SCALE 1" = 40'	SHEET NO. 1 OF 1	PROJECT NO. 2004238

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

April 25, 2023

VIA HAND DELIVERY

RECEIVED
APR 25 2023
COMMUNITY DEVELOPMENT

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Application (the "**CU**")

Dear Sir or Madam:

Re: Conditional Use Application (the "**Application**") for certain real property located in the City of St. Pete Beach, Florida

Dear Sir or Madam:

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 Exhibits "A" and "B;"
3. Public Hearing Sign Posting Affidavit ;
4. Owner's Authorization for Agent, along with the appropriate Sunbiz.org company information;
5. Copies of the vesting deeds
6. Two copies (11x17) of the Survey; and
7. Two copies (11x17) of the Site Plan.

Also enclosed is the application fee in the amount of $1,241.19 made payable to the City of St. Pete Beach. Please let me know if you have any questions or comments.

Very truly yours,

S. Elise Batsel

SEB/sjw
Enclosures

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

Kevin B. Reali
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5059
Email: kreali@stearnsweaver.com

September 22, 2023

VIA E-MAIL (bberry@stpetebeach.org)

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

Re: CUP Application No. 23033
5500-5600; 5700; 5750; 6000 Gulf Boulevard, St. Pete Beach, Florida
Technical Review Committee ("TRC") Response Letter and Additional Documentation

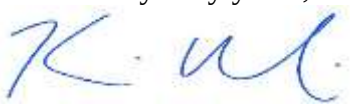
Dear Brandon:

Attached for your review, please find the following documents:

1. Applicant's response to the TRC comments dated July 31, 2023 as updated on August 2, 2023;
2. Updated documents included in the original submission, which include:
   i. Building Floor Plans,
   ii. Landscape Plan,
   iii. Architectural Renderings,
   iv. CUP Site Plan,
   v. Civil Site Plan,
   vi. Elevations, and
   vii. Narrative; and
3. Supplemental materials, which include:
   i. Wind Assessment,
   ii. Will Serve Letter (Pinellas County),
   iii. Will Serve Letter (Duke Energy),
   iv. Soil map,
   v. Concurrency Estimate (Sanitary Sewer),
   vi. Concurrency Estimate (Potable Water),
   vii. Fiber Soils Information Packet, and
   viii. 1754 Properties Company Profile.

Once you and your staff have the opportunity to review, please feel free to call me with any question or comments at (813) 222-5059.

Very truly yours,



Kevin B. Reali

KBR/sjw
Attachments
cc: S. Elise Batsel via e-mail
Joseph Smith via e-mail
Marco Casillas via e-mail
Brandon Duquette via e-mail
Scott Eisenhart via e-mail