



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

**Notice of Public Meeting
Technical Review Committee**

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

Wednesday, August 28, 2024
10:00 AM

Regular Meeting Agenda

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

Discussion Items

1. Conditional Use Permit #24038: 4200 Gulf Blvd

Katherine E. Cole, Esq. of Hill Ward Henderson for Kevin Bowden of Miramar Resort St. Pete LLC requests a conditional use permit with Boutique Hotel/Condo District temporary lodging unit density pool allocation to develop a new eight-story hotel building (76 feet in height to top of roof and 80-8" feet to top of elevator shaft) containing 30 temporary lodging units, increasing site unit count to 50 (from 30) following partial demolition for a total density of 64.2 units per buildable acre (LDC Sec. 39.6.(p) & 46.4.(c)).

Next Meeting: September 4, 2024

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

Agenda Report

Action Request:

Strategic Objective:

Date: August 28, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Katherine E. Cole, Esq. of Hill Ward Henderson for Kevin Bowden of Miramar Resort St. Pete LLC requests a conditional use permit with Boutique Hotel/Condo District temporary lodging unit density pool allocation to develop a new eight-story hotel building (76 feet in height to top of roof and 80-8" feet to top of elevator shaft) containing 30 temporary lodging units, increasing site unit count to 50 (from 30) following partial demolition for a total density of 64.2 units per buildable acre (LDC Sec. 39.6.(p) & 46.4.(c)).

Funding: N/A

Attachments:

1. Site Plan, Floor Plans, Elevations
2. Renderings
3. Survey
4. Application Responses (Updated)
5. Supplemental Documents

[illegible]

CONDITIONAL USE PERMIT

SHEET TITLE

PROJECT

PROJECT

24-004

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DATE

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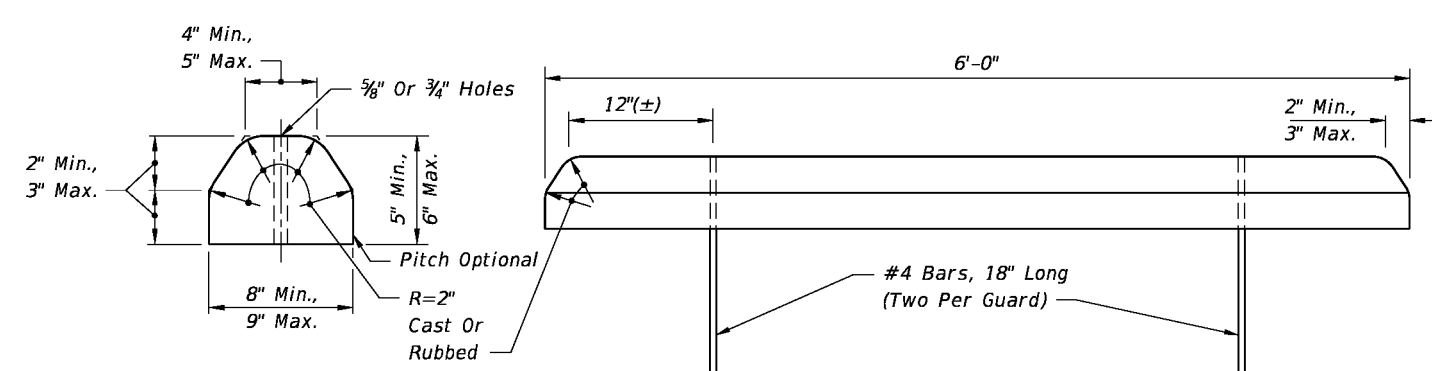
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SIZE : 24"

SHEET NUMBER

A1-01

Page 3 of 5



Actual Panel Dimensions:
72" Tall x 69.5" Wide

Panel Weight: 58 lbs

5" x 5" Post

Post Centers
71.5" Max

Approximate Post Height
102"

Minimum top of post to ground level
74"

Ground Level

Stiffener Length
70.25"

1.5" x 1.5" 18 Gauge Galvanized Steel Stiffener

Concrete footing diameter 10" to 12" min
and 30" to 36" deep min in accordance
with local conditions, codes, and standard
building practices.

30", 36"
Hole Depth

10", 12"
Hole Diameter

Post Cap Details
Caps Included Free With Posts

6.50"

3"

5"
Inside

2"

Good Neighbor Fence
Same Pattern on Both Sides

PARALLEL MOTORCYCLE PARKING TYPE A

5'0"

10'0"

PARKING #

PARKING TYPE

4' TO 6' WIDE STRIPES WHERE REQUIRED

COMPACT PARKING SPACE TYPE A

CONCRETE WHEEL STOP (SEE DETAIL ON THIS PAGE)

5'0"

20'0"

PARKING #

PARKING TYPE

4' TO 6' WIDE STRIPES WHERE REQUIRED

8'0"

COMPACT PARKING SPACE TYPE B

5'0"

20'0"

PARKING #

PARKING TYPE

4' TO 6' WIDE STRIPES WHERE REQUIRED

COMPACT PARKING SPACE TYPE C

CONCRETE WHEEL STOP (SEE DETAIL ON THIS PAGE)

5'0"

20'0"

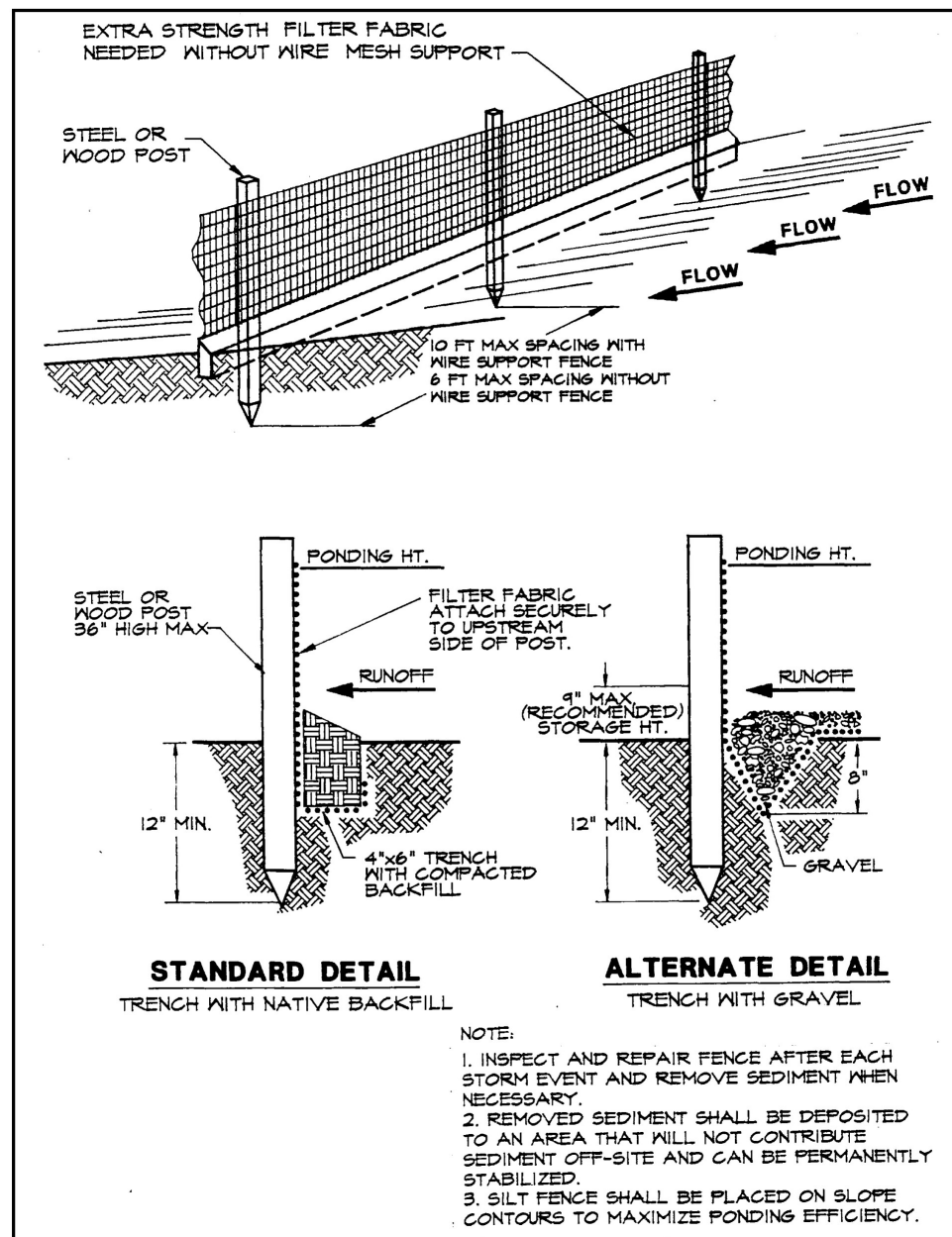
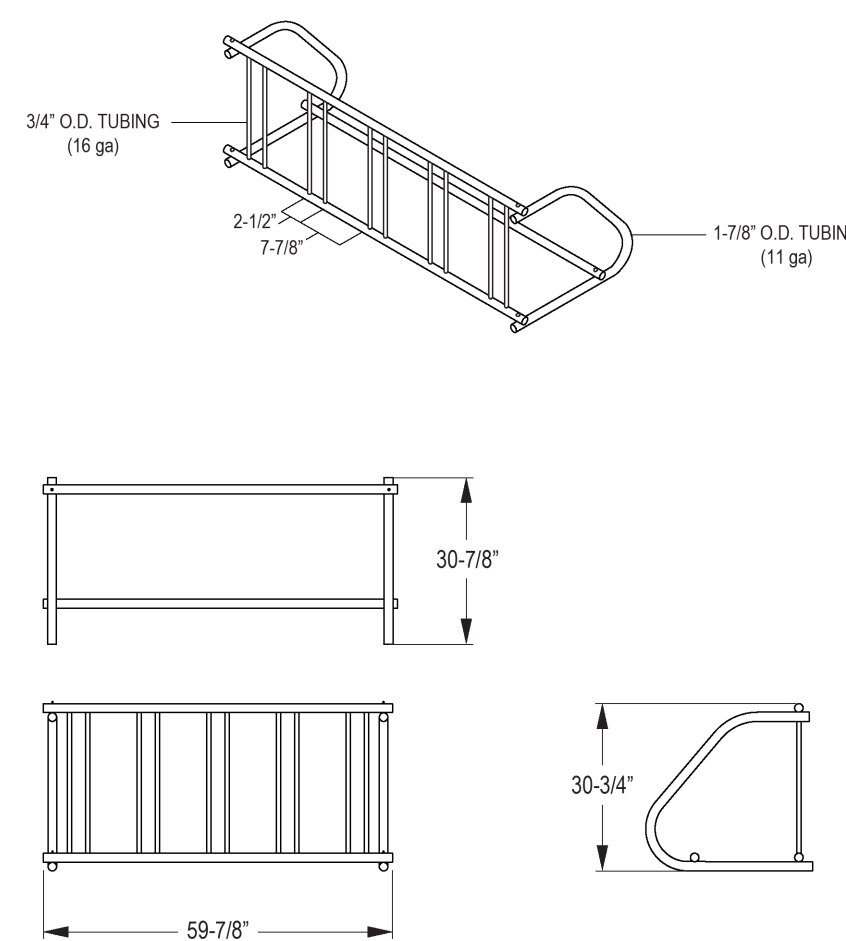
4' TO 6' WIDE STRIPES WHERE REQUIRED

PARKING #

PARKING TYPE

8'0"

SCALE: 1/8" = 1'-0"

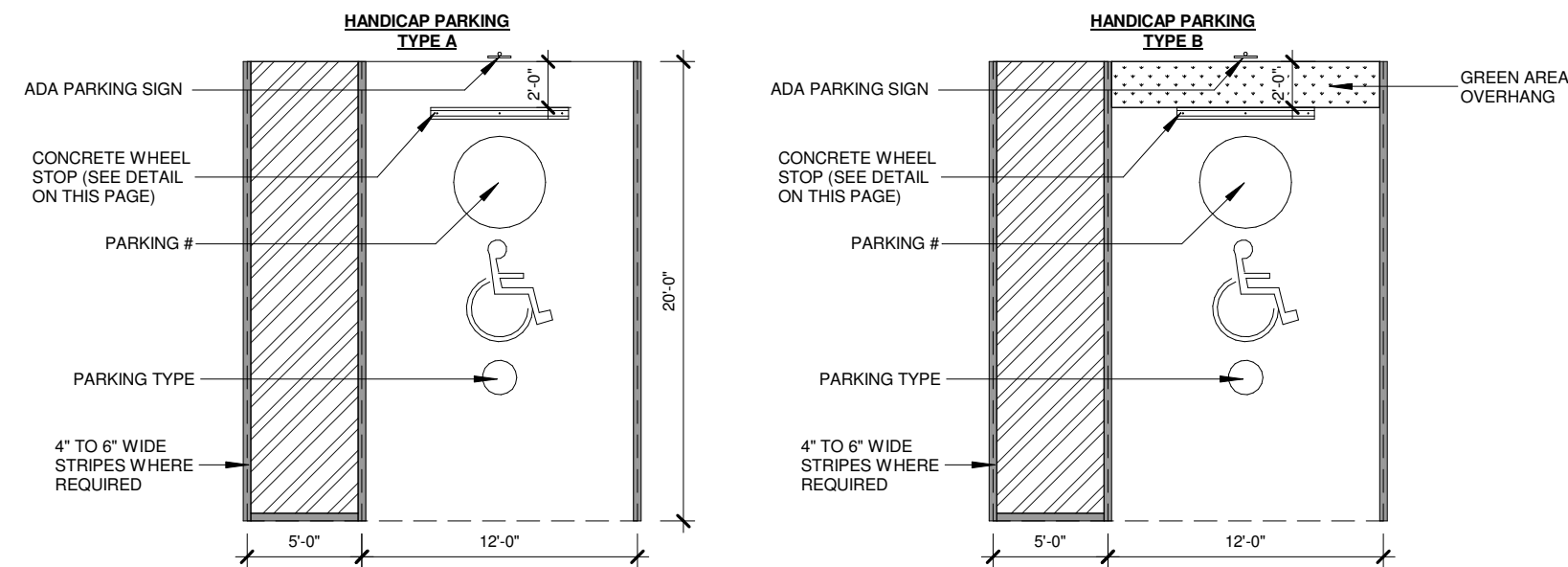


The diagram illustrates three types of parking spaces with their respective dimensions and components:

- REGULAR PARKING TYPE A:**
 - Overall width: 9'-0"
 - Overall length: 20'-0"
 - ADA parking sign: 2'-0" wide
 - Concrete wheel stop: 4" to 6" wide, 2'-0" high
 - Parking #: 4" to 6" wide, 2'-0" high
 - Parking type: 4" to 6" wide, 2'-0" high
- REGULAR PARKING TYPE B:**
 - Overall width: 9'-0"
 - Overall length: 20'-0"
 - ADA parking sign: 2'-0" wide
 - Concrete wheel stop: 4" to 6" wide, 2'-0" high
 - Parking #: 4" to 6" wide, 2'-0" high
 - Parking type: 4" to 6" wide, 2'-0" high
 - Green area overhang: 2'-0" wide
- HANDICAP PARKING TYPE A:**
 - Overall width: 12'-0"
 - Overall length: 20'-0"
 - ADA parking sign: 2'-0" wide
 - Concrete wheel stop: 4" to 6" wide, 2'-0" high
 - Parking #: 4" to 6" wide, 2'-0" high
 - Parking type: 4" to 6" wide, 2'-0" high
 - Green area overhang: 2'-0" wide

CATEGORY		SITE DATA TABLE		NOTES	
ZONING	ALLOWABLE / REQUIRED	EXISTING TO REMAIN		PROPOSED	
	BHC - BOUTIQUE HOTEL CONDO P - PRESERVATION CRD - COMMUNITY REDEVELOPMENT DISTRICT	BHC - BOUTIQUE HOTEL CONDO P - PRESERVATION CRD - COMMUNITY REDEVELOPMENT DISTRICT	BHC - BOUTIQUE HOTEL CONDO P - PRESERVATION CRD - COMMUNITY REDEVELOPMENT DISTRICT	BHC - BOUTIQUE HOTEL CONDO P - PRESERVATION CRD - COMMUNITY REDEVELOPMENT DISTRICT	
FUTURE LAND USE DISTRICT	CRD - COMMUNITY REDEVELOPMENT DISTRICT				
SETBACKS	FRONT: 50 FT REAR: 10 FT FROM C.C.C.L. SIDE: Min. 30% of Lot Width + 36 LF (combined) Min. 10% of Lot Width = 12 LF (one side)	50 FT 10 FT FROM C.C.C.L. 36 LF (combined) 12 LF (one side)	GULF BLVD - 40.9 FT TO P.L. GULF SIDE: 41.1 FT TO C.C.C.L. NORTH SIDE: 36 FT TO P.L. SOUTH SIDE: 4 FT TO P.L.	FRONT (Gulf Blvd): 199'-7" REAR (Gulf of Mexico): 0 FT NORTH SIDE: 29'-0" SOUTH SIDE: 12.0 FT 120 LF	Div. 46 Sec. 46.7 Div. 46 Sec. 46.8 Div. 46 Sec. 46.8 Div. 46 Sec. 46.8
LOT WIDTH	VE/AE-11	133 LF			
BASE FLOOD ELEVATION (B.F.E.)	VE/AE-11 + 2' of freeboard	11.00' N.A.V.D. 13.00' N.A.V.D.			
DESIGN FLOOD ELEVATION (D.F.E.)					
FINISHED FLOOR ELEVATION (1ST LIVING FLR)					
BUILDING HEIGHT/STORIES	76 FT Max. from B.F.E.	89.00' N.A.V.D.	Two (2) Floors	(7) Floors over Parking	16.33' N.A.V.D. Div. 46 Sec. 46.7 (a)
SITE AREA	50,094.00 SF	1.15 acres			
Buildable (Landward from C.C.C.L.)	33,950.50 SF	0.78 acres			
Preparation (Seaward from C.C.C.L.)	16,144.00 SF	0.37 acres			
BUILDING FOOTPRINT / LOT COVERAGE			6,252.31 SF	Total Footprint:	10,126.64 SF
				Existing Buildings:	6,252.31 SF
				New Building:	3,874.33 SF
				Total Units	50 units
				Existing Units:	20 units
				New Units:	30 units
DENSITY	50 units/acre	39 units + 11 TLU Density Pool	20 units (7 units demolished)		Div. 46 Sec. 46.6 (b)
FLOOR AREA RATIO (FAR)	Allowed Transient Units per acre Allowed Max. SF per unit	50 units/acre 750 SF/UNIT			Div. 46 Sec. 46.6 (c)
FAR TOTAL - Transient Units	Allowed SF per acre Maximum SF Allowed	37,500.00 SF 29,226.93 SF	7,189.28 SF 7,189.28 SF	0.63	21,513.32 SF 7,189.28 SF
FAR TOTAL - Common Areas & Indoor Amenities	0.20 max.	6,790.00 SF max.	781.25 SF	0.07	14,324.04 SF 2,244.23 SF
Roof Deck Restaurant (New Building)			781.25 SF		781.25 SF
IMPERVIOUS SURFACE RATIO (ISR)	0.85 max.	28,857.50 SF max.	0.84		1,462.98 SF 28,550.90 SF
LANDSCAPE & GREEN SPACE	15.00%	5,092.50 SF min.	16.27%		5,523.25 SF
FRONT SETBACK AREAS					Div. 22 Sec. 22.7 (a)
Property Frontage Landscape Depth	10% min. of lot width	12'-6" min.	12'-6"		Div. 22 Sec. 22.7 (a) (1)
Tree Requirements	1 Tree / 180 SF of Landscaped Area	794 sf of provided = 5 Tree Required		5 Canopy Trees	Div. 22 Sec. 22.7 (a) (2)
VEHICULAR USE AREAS					Div. 22 Sec. 22.7 (b)
Planting Area	6'-0" from property line to a vehicular use area				Div. 22 Sec. 22.7 (b) (1)
Tree Requirements	1 Tree / 30 LF of Vehicular Use Area			6 Trees	Div. 22 Sec. 22.7 (b) (2)
INTERIOR LANDSCAPING FOR VEHICULAR AREAS					Div. 22 Sec. 22.7 (c) (1)
Minimum Area Per Parking Space	20 SF / Parking Space	920.00 SF Min.		2,488.36 SF	Div. 22 Sec. 22.7 (c) (2) (a)
Separated Landscaped Area Requirements	1 Tree min. / Separated Landscaped				Div. 22 Sec. 22.7 (c) (2) (b)
Tree Requirements	1 Tree / 100 SF of Landscaped Area	2,480 SF = 25 Trees Required		26 Trees	Div. 22 Sec. 22.7 (c) (2) (d)
Walkways, Pedestrian Connections & Additional Landscaped Areas	1 Tree / 50 LF				Div. 22 Sec. 22.7 (c) (2) (d)
LANDSCAPE BUFFERS	Commercial adjacent to Transient Accommodation Use	Type B			Div. 22 Sec. 22.8 (d)
PARKING SPACES (P.S.)					
Required Unit Parking Spaces (50 units)	0.8 P.S. / unit	45 P.S.			Div. 23 Sec. 23.5
Required Lobby Parking Spaces (781.25 SF)	1 P.S. / 620 SF	2 P.S.			Div. 23 Sec. 23.5
	Sub-total	47 P.S.			
Reduction from total required	10%	-5 P.S.			Div. 23 Sec. 23.4 (a)
Total P.S.	Total Required P.S.	42 P.S.		46 P.S.	includes Automobile & Motorcycle PS
Automobile				44 P.S.	
Standard (8' x 20')				30 P.S.	Div. 23 Sec. 23.1 (a) (1) (b)
Compact (8' x 16')	25% Max. of Total Required	11 Compact P.S. Max		12 P.S.	Div. 23 Sec. 23.1 (a) (1) (b)
ADA (17' x 20')	1 P.S. / 25 Required P.S.	2 ADA PS Min		2 P.S.	
Motorcycle (4' x 10')	10% of compact allowed	2 ADA PS		2 P.S.	Div. 23 Sec. 23.1 (a) (1) (b)
Bicycle P.S.	10% Min. of Required P.S.	5 P.S.		15 P.S.	Div. 23 Sec. 23.5 (d)

NOTES:
P.L. = Property Line



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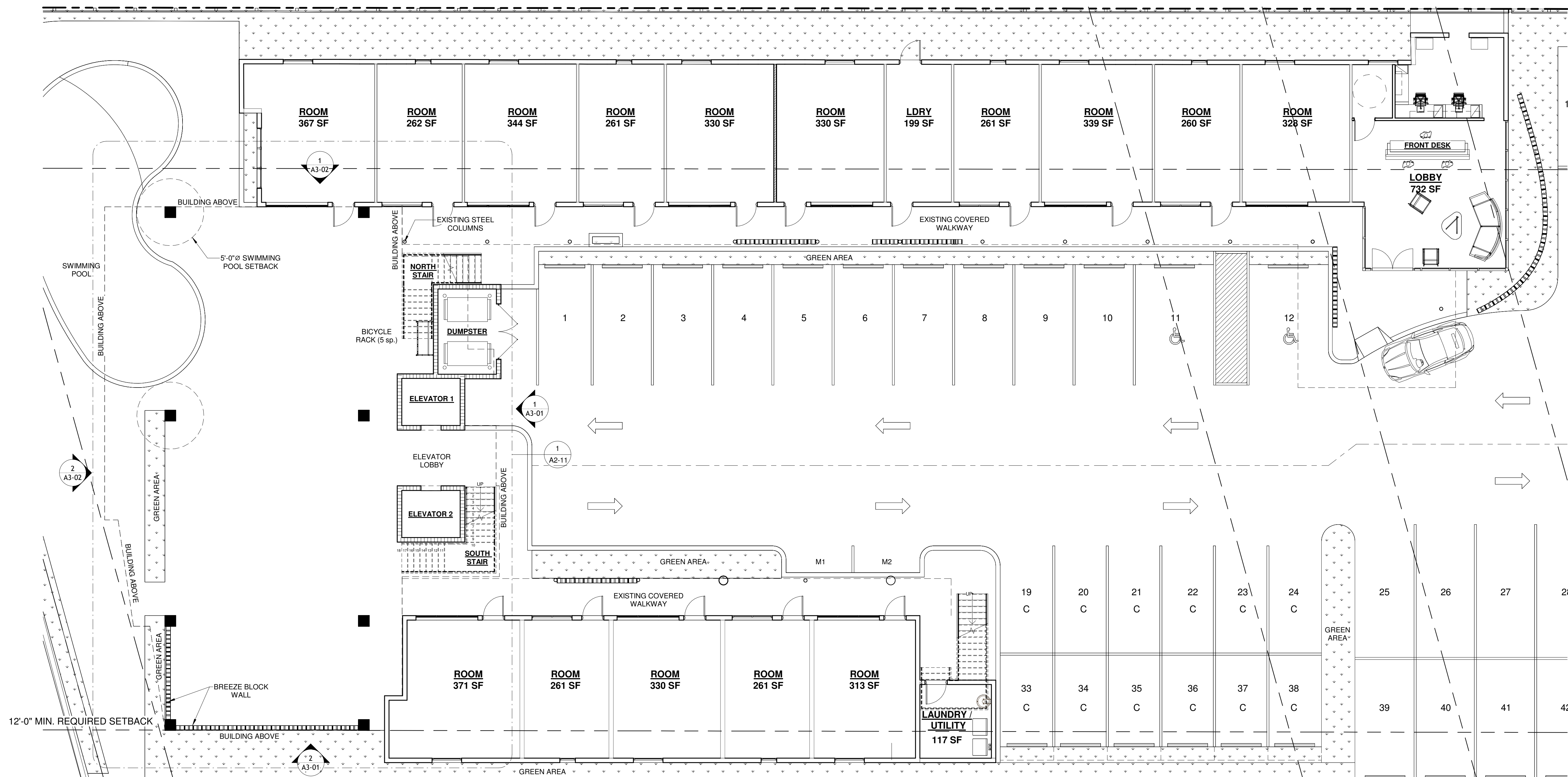
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SHEET TITLE

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DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

| SHEET NUMBER

A2-01



1 OVERALL GROUND FLOOR
1/8" = 1'-0"

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KEY PLAN

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ISSUE TITLE

CONDITIONAL USE PERMIT

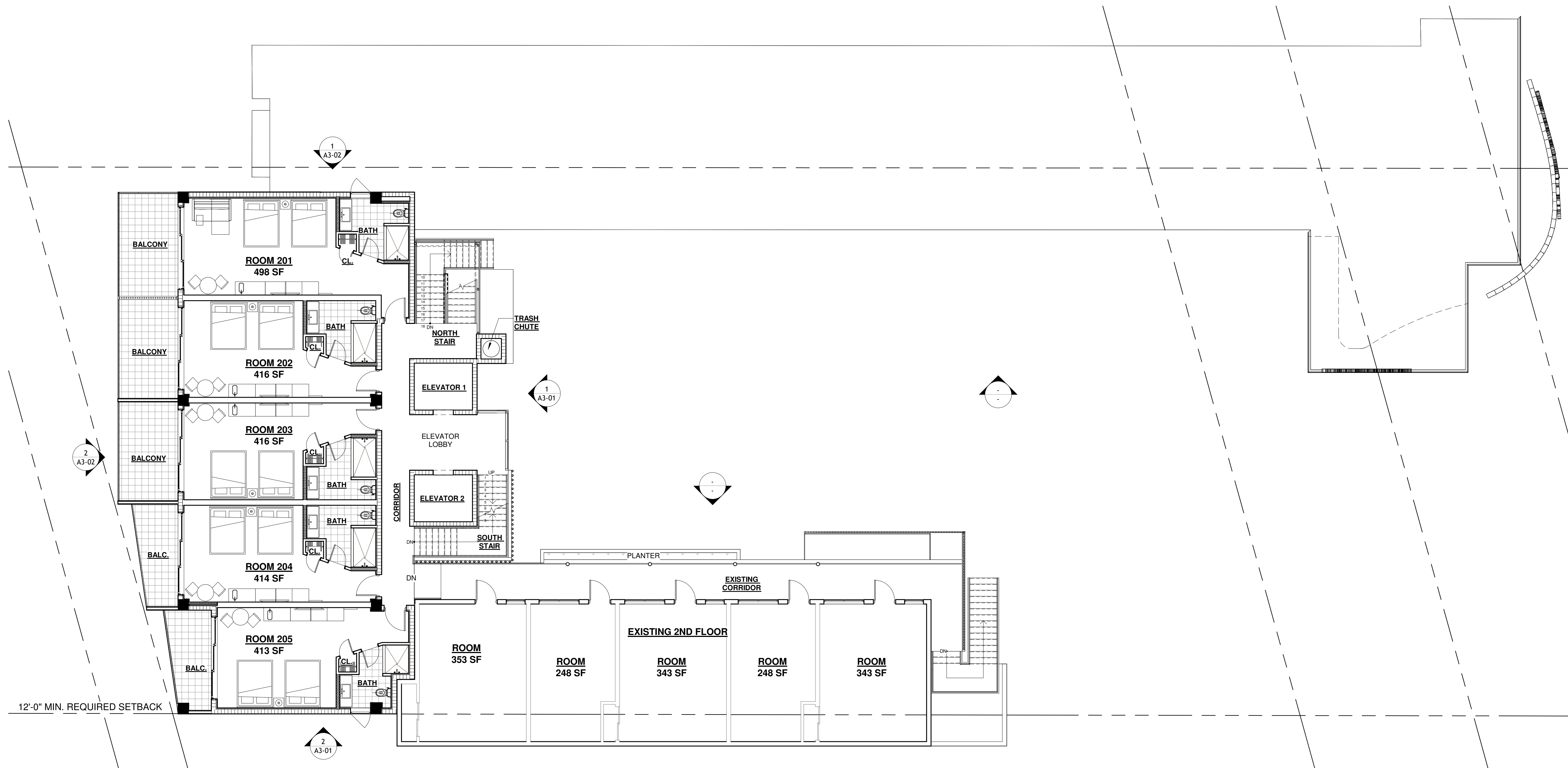
4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

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DATE
07/29/2024
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SIZE : 24" X 36"

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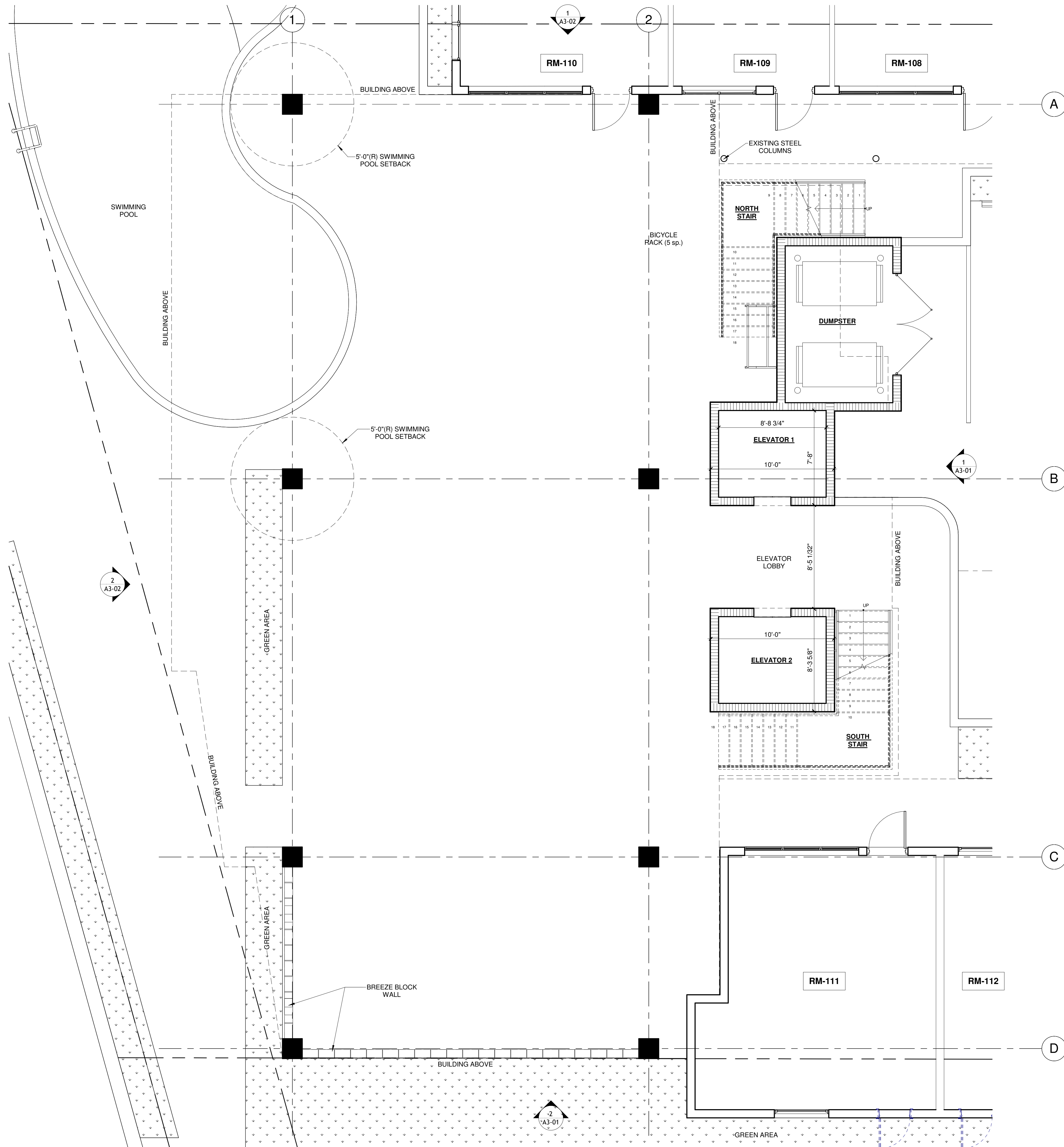


1 OVERALL 2ND FLOOR
1/8" = 1'-0"

[illegible]

SHEET NUMBER

A2-



1 **GROUND FLOOR**
1/4" = 1'-0"



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KEY PLAN

ISSUE TITLE

CONDITIONAL USE PERMIT

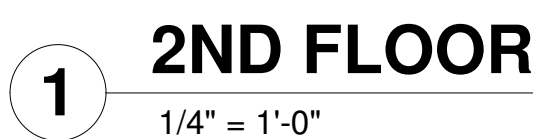
4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

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KEY PLAN

[illegible]

ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

THIRD FLOOR
PLAN

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24-004
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DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A2-

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Page 8 of 8



1

3RD FLOOR

1/4" = 1'-0"



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KEY PLAN

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ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

FOURTH FLOOR
PLAN

SHEET NUMBER

A2-14

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KEY PLAN

ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

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A2-15

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KEY PLAN

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ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

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KEY PLAN

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ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

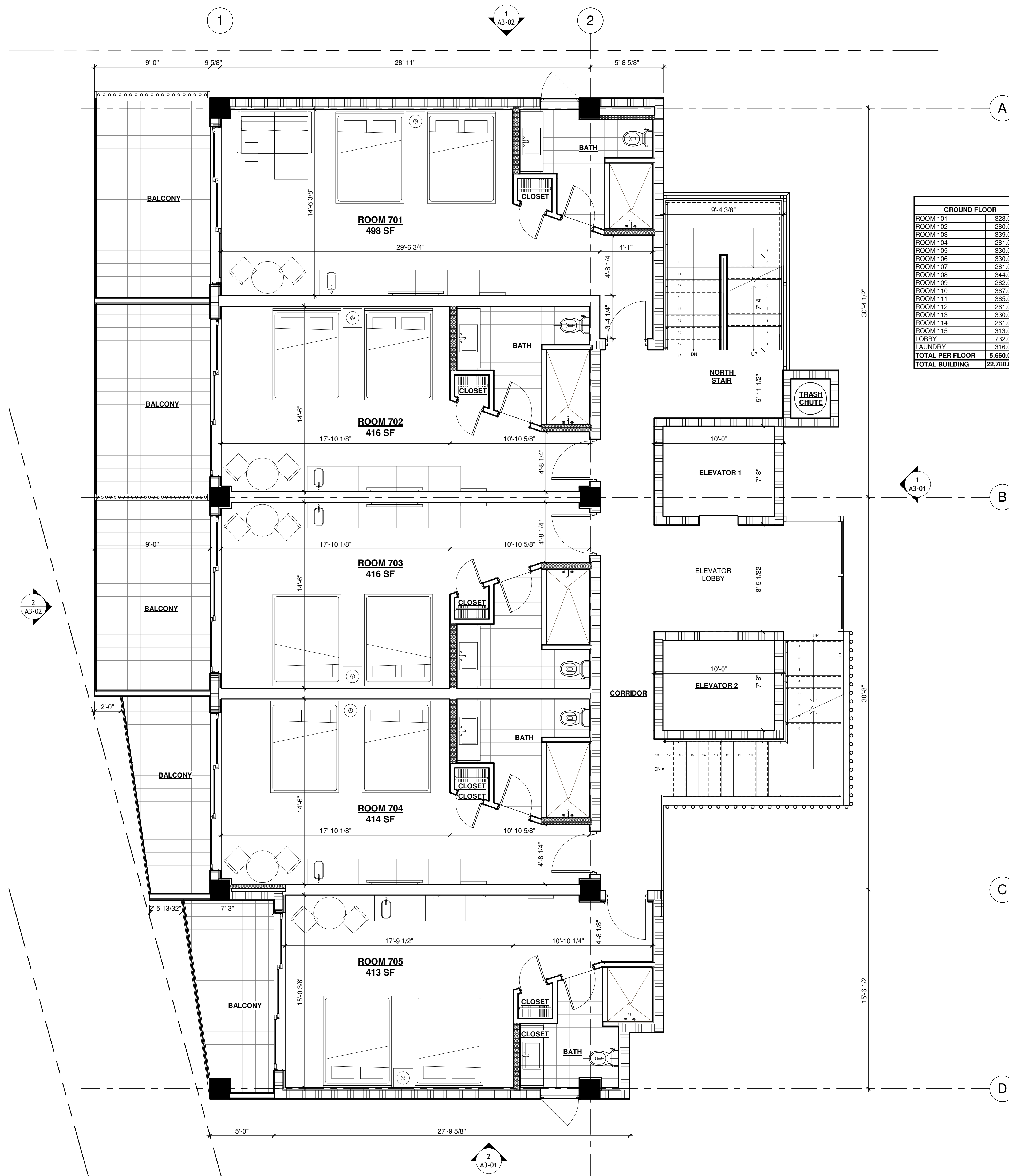
7TH FLOOR PLAN

PROJECT
24-004
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DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A2-

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Page 12 of 12



1 7TH FLOOR
1/4" = 1'-0"



AIR CONDITIONED SPACE														
GROUND FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		SIXTH FLOOR		SEVENTH FLOOR		ROOF DECK
ROOM 101	328.00 SF	ROOM 201	498.00 SF	ROOM 301	498.00 SF	ROOM 401	498.00 SF	ROOM 501	498.00 SF	ROOM 601	498.00 SF	ROOM 701	498.00 SF	2,648.07 SF
ROOM 102	260.00 SF	ROOM 202	416.00 SF	ROOM 302	416.00 SF	ROOM 402	416.00 SF	ROOM 502	416.00 SF	ROOM 602	416.00 SF	ROOM 702	416.00 SF	
ROOM 103	398.00 SF	ROOM 203	416.00 SF	ROOM 303	416.00 SF	ROOM 403	416.00 SF	ROOM 503	416.00 SF	ROOM 603	416.00 SF	ROOM 703	416.00 SF	
ROOM 104	261.00 SF	ROOM 204	414.00 SF	ROOM 304	414.00 SF	ROOM 404	414.00 SF	ROOM 504	414.00 SF	ROOM 604	414.00 SF	ROOM 704	414.00 SF	
ROOM 105	330.00 SF	ROOM 205	413.00 SF	ROOM 305	413.00 SF	ROOM 405	413.00 SF	ROOM 505	413.00 SF	ROOM 605	413.00 SF	ROOM 705	413.00 SF	
ROOM 106	330.00 SF	ROOM 206	348.00 SF											
ROOM 107	261.00 SF	ROOM 207	248.00 SF											
ROOM 108	344.00 SF	ROOM 208	343.00 SF											
ROOM 109	262.00 SF	ROOM 209	248.00 SF											
ROOM 110	367.00 SF	ROOM 210	343.00 SF											
ROOM 111	365.00 SF													
ROOM 112	261.00 SF													
ROOM 113	330.00 SF													
ROOM 114	261.00 SF													
ROOM 115	313.00 SF													
LOBBY	732.00 SF													
LAUNDRY	316.00 SF													
TOTAL PER FLOOR	5,660.00 SF	3,687.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,648.07 SF
TOTAL BUILDING	22,780.07 SF													

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ARCHITECTS / CONSULTANTS STAMP

KEY PLAN

[illegible]

ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

8TH FLOOR
(RESTAURANT)

PROJECT
24-004
SCALE
As indicated
DRAWN BY
TT
DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A2-18

[illegible]

ISSUE TITLE

CONDITIONAL USE PERMIT

4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

SHEET TITLE

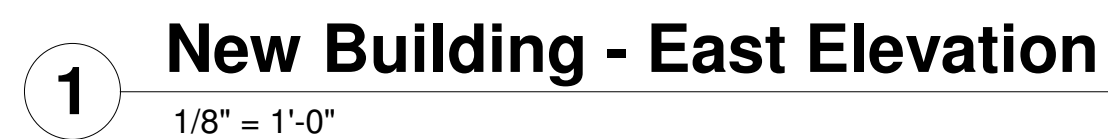
NEW BUILDING -
SOUTH & EAST
ELEVATION

PROJECT
24-004
SCALE
1/8" = 1'-0"
DRAWN BY
TT
DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A3-

Page 14 of 14



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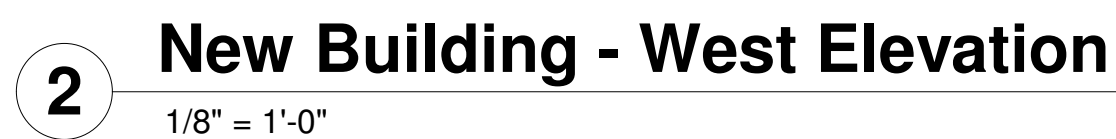
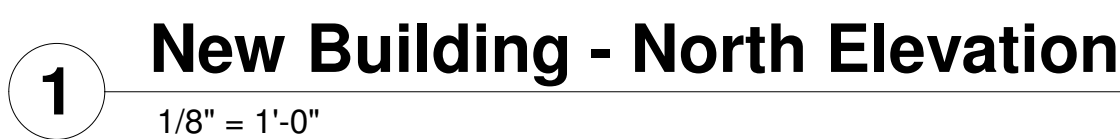
4200 GULF BLVD.
ST. PETE BEACH,
FLORIDA

NEW BUILDING -
NORTH & WEST
ELEVATION

PROJECT
24-004
SCALE
1/8" = 1'-0"
DRAWN BY
TT
DATE
07/29/2024
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A3-1





*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from Gulf Boulevard*



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Motor Court



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach,
Florida *1950's Modernism Inspired - View from the Motor Court*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Beach*



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - Pool View from the North



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Beach*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from Gulf Boulevard*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - Aerial View from Gulf Boulevard*

Legend of Symbols & Abbreviations

●	Set P.K. Nail & Disk	⊗	Gas Meter
(F)	Field Measurement	⊗	Yard Drain
(P)	Plat Reference	⊗	Fire Hydrant
(C)	Calculated Measurement	⊗	Water Meter
P.S.M.	Professional Surveyor and Mapper	⊗	Water Valve
TYP.	Typical	⊗	Reclaim Water Valve
Id.	Identification	⊗	Electrical Pull Box
LB	Licensed Business	⊗	Electric Transformer
OR	Official Records	⊗	Electric Vault
No.	Number	⊗	Guy Wire
#	Number	⊗	Light Pole
⊕	Temporary Benchmark	⊗	Power Pole
TBM	Temporary Benchmark	⊗	Round Post
YD	Yard Drain	⊗	Back of Curb Elevation
FDOT	Florida Department of Transportation	⊗	Edge of Pavement Elevation
⊗	Cleanout	⊗	Spot Elevation
⊗	Irrigation Control Valve	⊗	Spot Elevation on Hard Surface
⊗	Sign	⊗	Fence
⊗	Telephone Pull Box	⊗	Guardrail
FFE	Finished Floor Elevation	⊗	Overhead Utility Line
⊗	Sign	⊗	Gate
⊗	Air Conditioning Unit		
⊗	Square Post		
⊗	Gas Valve		

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	18
HANDICAP	0
TOTAL	18

FLOOD NOTE:

By graphic plotting only, this property is in Flood Zones "VE" & "AE"
Flood Insurance Rate Map: 12103C
Panel No.: 0278 G
Community Name/No.: City of St. Pete Beach/125149
Effective Date: September 3, 2003

Subject Property is in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

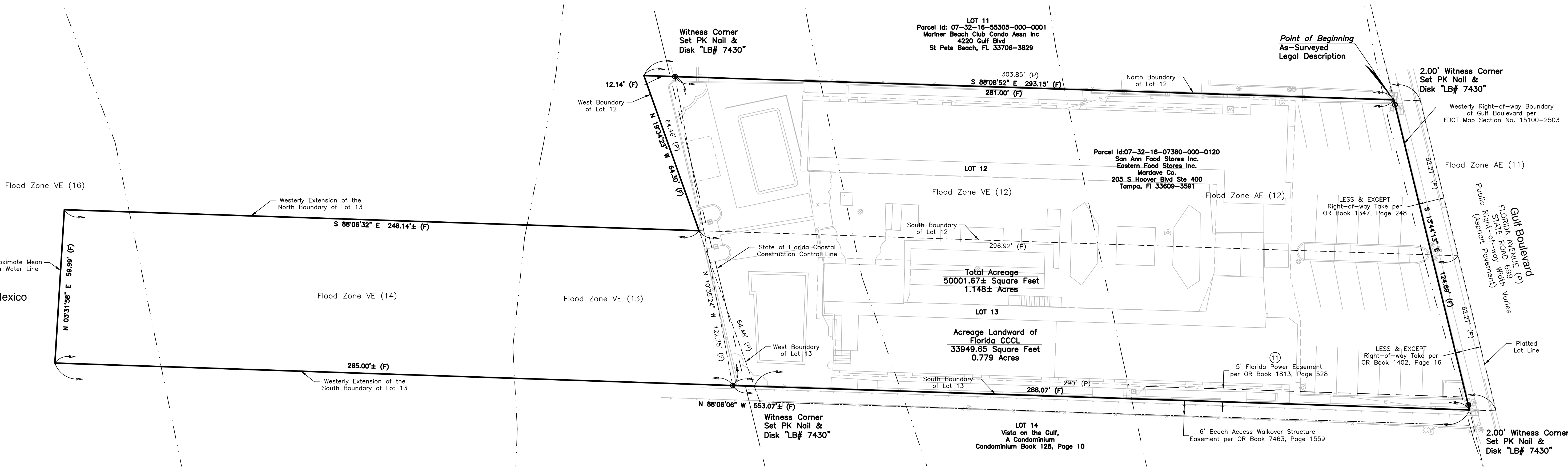
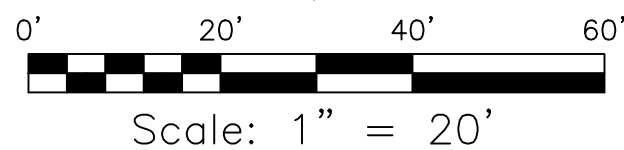
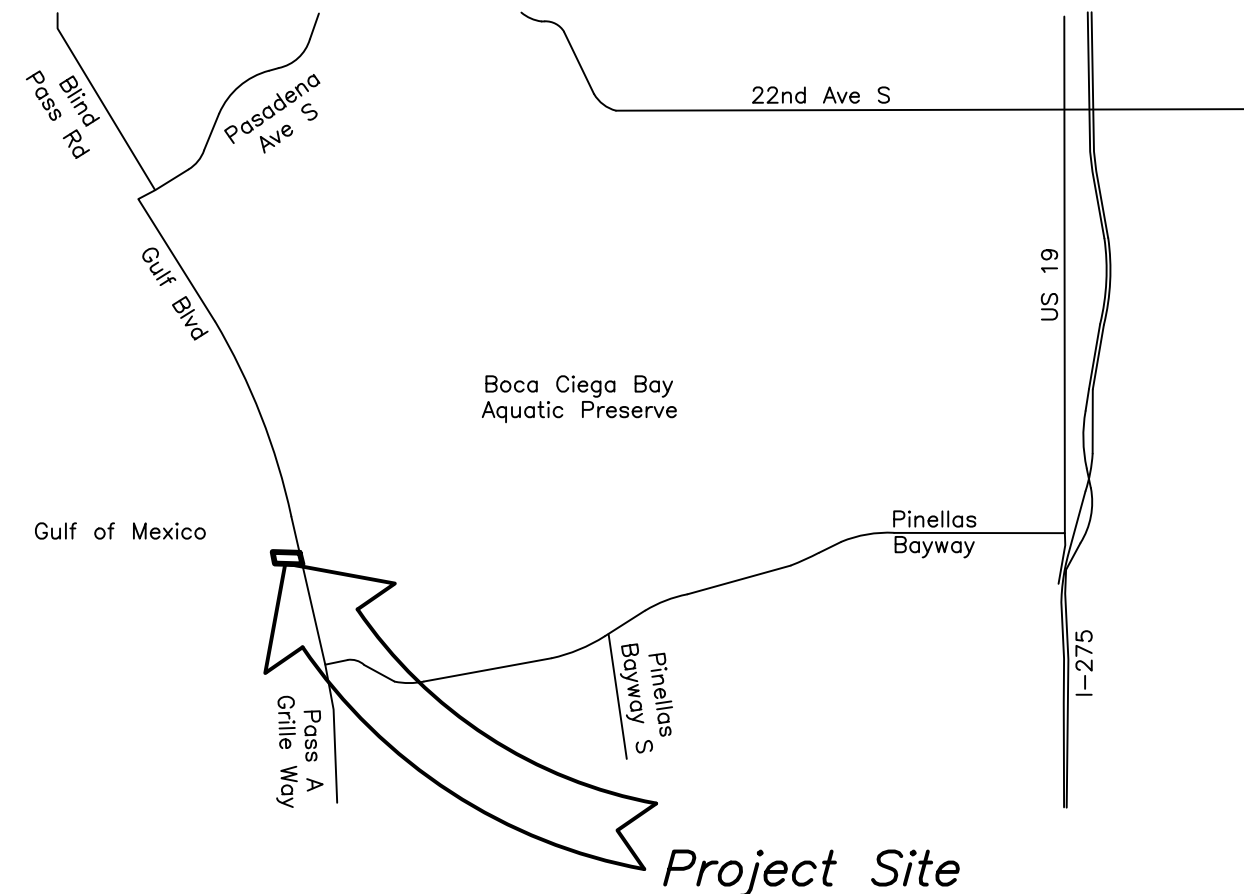
ALTA/NSPS Land Title Survey

Miramar Resort

Section 7, Township 32 South, Range 16 East

Pinellas County, Florida

Vicinity Map



Schedule B-2 Exceptions

per Title Commitment Order No. 6190576 issued by Fidelity National Title Insurance Company, bearing an effective date of April 6, 2017 at 5:00 PM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Easement granted to Florida Power Corporation recorded in Official Records Book 1813, page 528. (Parcel II) Affects subject property as depicted hereon.
- CATV Service Agreement recorded in Official Records Book 5082, page 1743. (Parcel II) Document does not provide a legal description of the premises. Surveyor is unable to determine if the document pertains to subject property. However, document is blanket in nature.
- Memorandum of Agreement by and between Paragon Communications and Milos Coso d/b/a Miramar Hotel recorded in Official Records Book 6990, page 707. (Parcel I) Affects subject property. Lot 12 only. Blanket in nature, not plotted.

Legal Description

PARCEL I

Lot 12, Bellevista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida by Deed recorded in Official Records Book 1347, page 248, Public Records of Pinellas County, Florida.

PARCEL II

Lot 13, together with all land lying between the West lot line and the high water mark of the Gulf of Mexico and between the Northerly and Southerly lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida in Deed recorded in Official Records Book 1402, page 16, Public Records of Pinellas County, Florida.

The above description is the same as the one described per Title Commitment Order No. 6190576 issued by Fidelity National Title Insurance Company, bearing an effective date of April 6, 2017 at 5:00 PM.

As-Surveyed Legal Description

A parcel of land being a portion of Lot 12 and Lot 13, Bellevista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida.

TOGETHER WITH all land lying between the West lot line of Lot 13 and the high water mark of the Gulf of Mexico and between the Northerly and Southerly lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida.

All being more particularly described as follows:

BEGIN at a point marking the intersection of the North line of Lot 12, Bellevista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida and the Westerly right-of-way line of Gulf Boulevard (State Road No. 699) per Florida Department of Transportation Map Section No. 15100-2503; thence coincident with said Westerly right-of-way line, S 13°44'13" E a distance of 124.69 feet to a point coincident with the South line of Lot 13 of said Plat of Bellevista Beach; thence departing said Westerly right-of-way line, coincident with said South line and the Westerly extension thereof, N 88°06'06" W a distance of 553.07 feet more or less to a point coincident with the mean high water line of the Gulf of Mexico; thence coincident with said mean high water line, N 03°31'58" E a distance of 59.99 feet to a point coincident with a line being the Westerly extension of the North line of the aforesaid Lot 13; thence departing said mean high water line, coincident with the Westerly extension of said North line, S 88°06'32" E a distance of 248.14 feet more or less to a point coincident with the West line of said Lot 12; thence coincident with said West line, N 19°34'23" W a distance of 64.30 feet to a point coincident with the North line of said Lot 12; thence departing said West line, coincident with said North line, S 88°08'52" E a distance of 293.15 feet to a to the POINT OF BEGINNING.

The above description is the same as the one described per Title Commitment Order No. 6190576 issued by Fidelity National Title Insurance Company, bearing an effective date of April 6, 2017 at 5:00 PM.

REVISION	DATE	INITIALS
1 Added Beach Access Easement and Surveyor Note #9	4/18/17	M.R.
2 Added certification names	4/19/17	S.B.
3 Added "LESS & EXCEPT" to right-of-way take calls	4/20/17	S.B.
4 Added certification entity	3/30/21	S.B.
5 Added topo sheets	9/15/22	S.B.
6 Added metes and bounds legal description	10/26/22	S.B.
7 Added acreage for the property landward of CCCL	06/11/24	S.B.

Statement of Potential Encroachments

- Metal Shed encroaches over the South property line. (See Survey for extents)
- Concrete wall is on the property line. (See Survey for extents)
- Concrete wall is on the property line. (See Survey for extents)
- Concrete wall at southeast corner of the property is over the line 0.1 foot.

Surveyor's Notes

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 13°44'13" E for the Easterly Boundary of Subject Property, also being the Westerly right-of-way boundary of Gulf Boulevard.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- No underground foundations or footers were excavated or located for this survey.
- Per Table A of the ALTA/NSPS requirements:
 - Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted hereon.
 - Item 11: All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
 - Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
 - Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
- Subject property has direct access to Gulf Boulevard, being a publicly dedicated Right-of-way.
- Parking spaces depicted hereon are shown only for reference.
- SurvTech was unable to find any property corners on site but was able to re-establish the property boundary by finding property corners along the right-of-way and using a previous survey, supplied by the client, to place the boundary. SurvTech also reviewed Condo Book 61, Page 4 and Condo Book 128, Page 11, for the adjoining properties, as a check.
- The public beach access per OR Book 7463, Page 1559, depicted hereon, and lying adjacent to the South boundary of the subject property lies entirely within Lot 14, BELLE VISTA BEACH. No portion of said easement falls within the subject property. Said document states that the easement is for construction and maintenance of a beach access dune walkover structure over the northerly 6 feet of said Lot 14.

ALTA/NSPS Land Title Survey

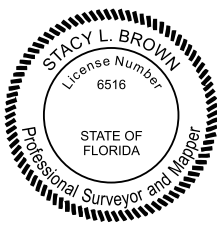
Miramar Resort
4200 Gulf Boulevard
St. Pete Beach, Florida 33706

Surveyor's Certification:

This is to certify to Miramar Resort St. Pete LLC, a Florida limited liability company; DCR Mortgage 7 Sub 2, LLC, a Delaware limited liability company, its successors and/or assigns as their interests may appear; San Ann Food Stores, Inc., a Florida corporation, Eastern Food Stores, Inc., a Florida corporation; Charles G Palmer Trustee of the Charles G Palmer Inter Vivos Trust u/g dated March 12, 1993 and Mardove Company, a Florida corporation as their interest may appear; Fidelity National Title Insurance Company; Bryan W. Sykes, PA and Greg Hughes that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1-4, 6(a), 6(b), 7(a), 7(b)(1), 8-9, 11, 13, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Stacy L. Brown
Florida Professional Surveyor and Mapper No: 6516
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340

Digitally
signed by
Stacy L Brown
Date:
2024.06.11
06:59:45
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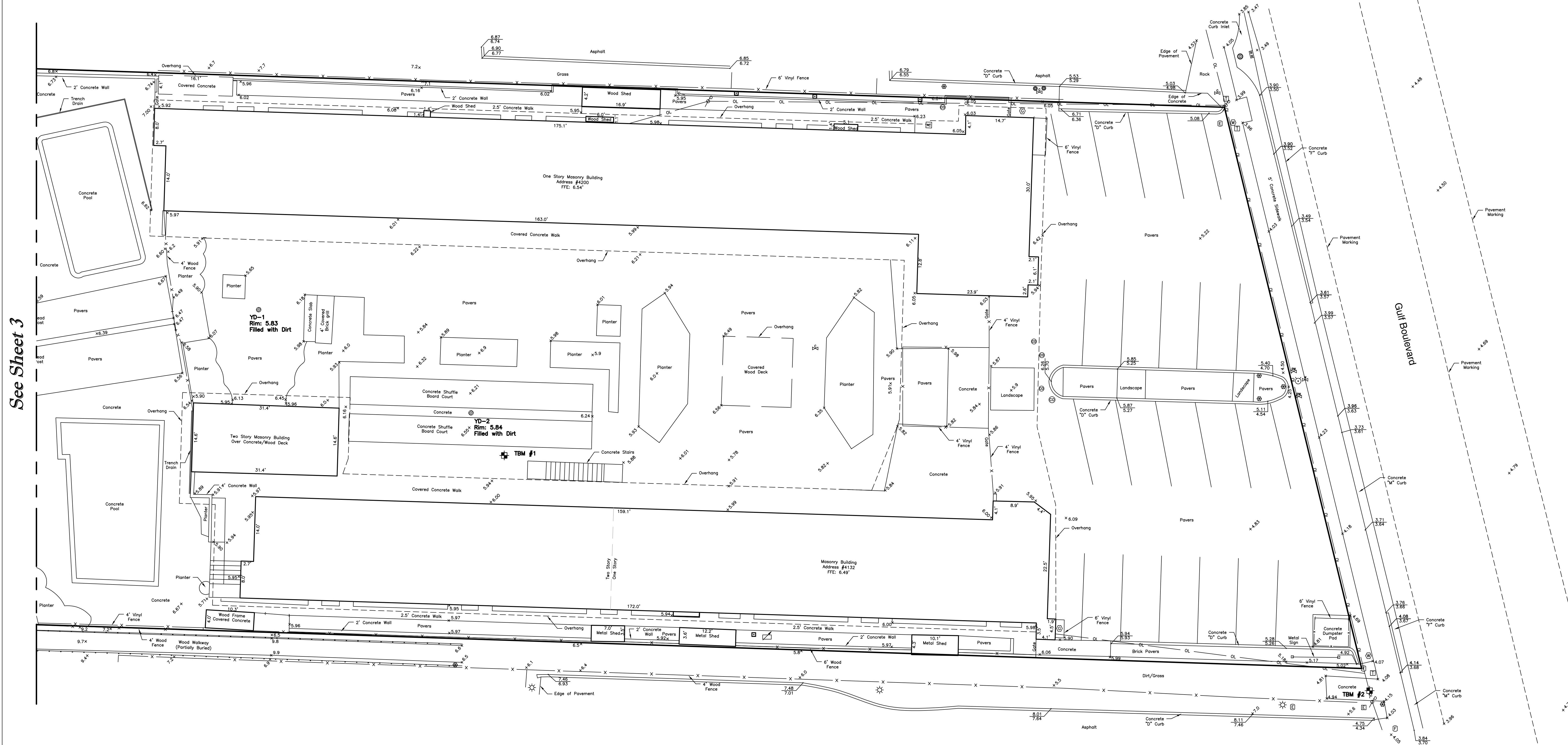
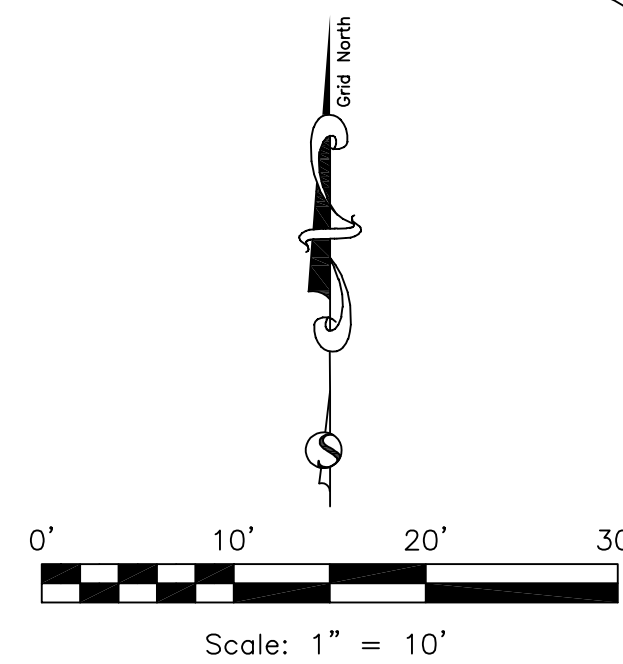
SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: M. Rook
Date Drafted: 3/30/16
Approved By: S. Brown
Date Approved: 3/31/17
Drawing Name: 20170067_1A
Phase: 1
Field Date: 3/29/17
Field Book/Page: 17-08/36

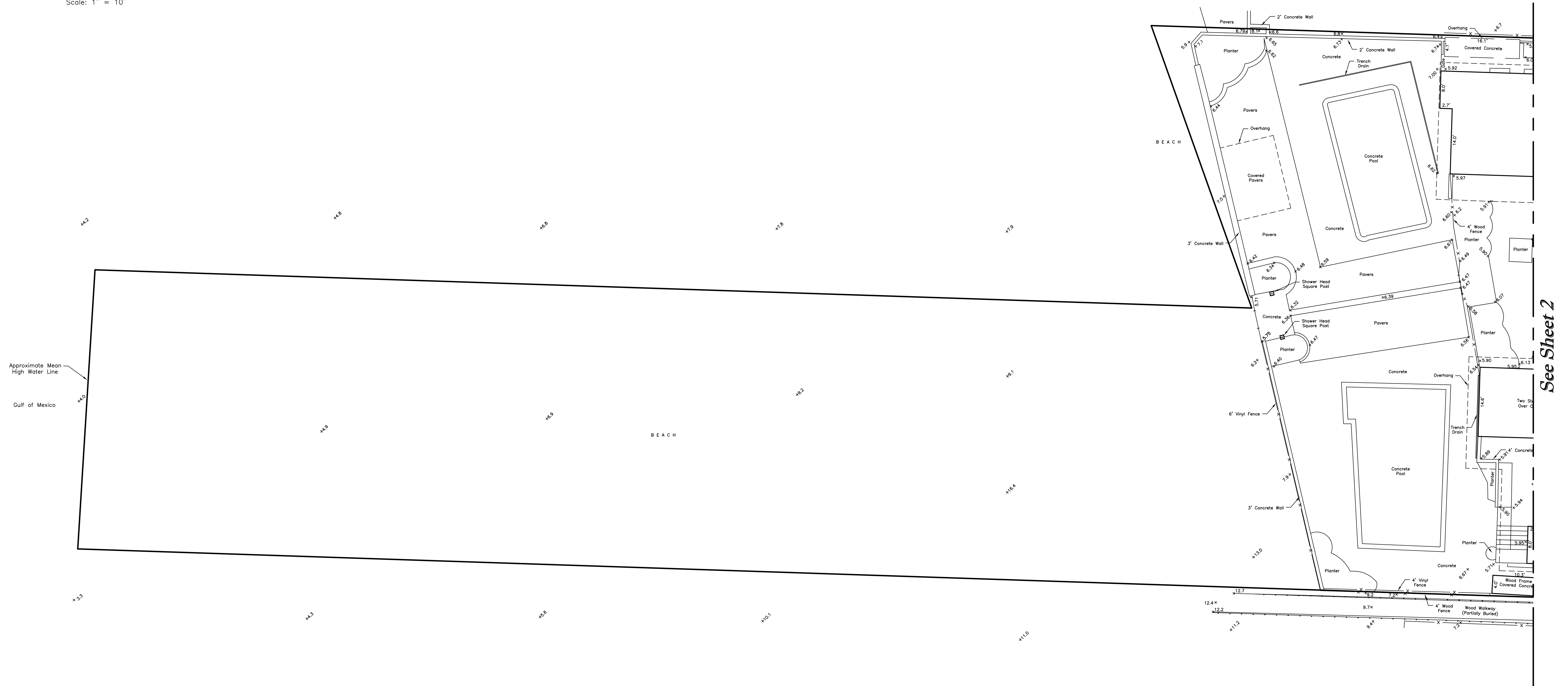
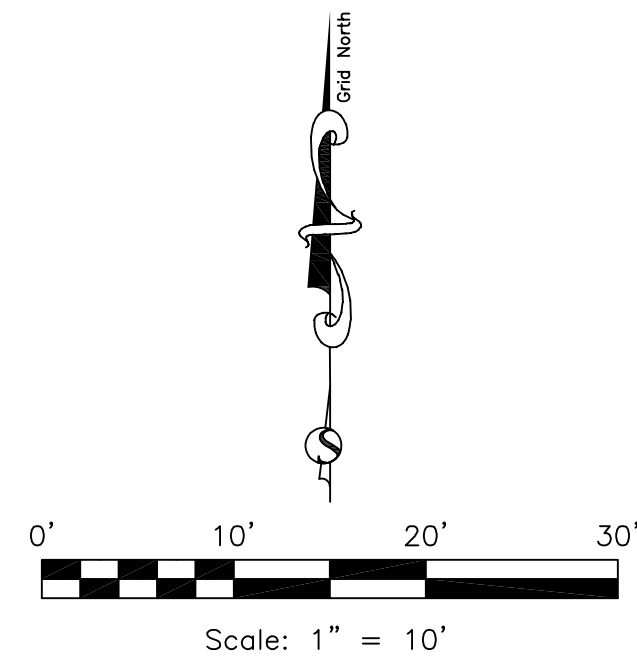


SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Topographic Detail



Topographic Detail



See sheet 2



CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: Miramar Resort St. Pete LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: Kevin Bowden

Name: Jack Bodziak - Bodziak Hayes Architects

Address: 4200 Gulf Blvd.

Address: 5665 Central Ave. N.

City: St. Pete Beach State: Fl

City: St. Petersburg State: Fl

Zip: 33706 Telephone: _____

Zip: _____ Telephone: 727.327.1966

Email: _____

Email: Jack@JABodziak.com

SUBJECT PROPERTY:

Address: 4200 Gulf Blvd

Current Name of Business: Miramar Resort

Parcel ID: 07 - 32 - 16 - 07380 - 000 - 0120

Name of Project: Miramar Resort

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

See Exhibit "A" & "B" & "C" attached here-to


Signature of Applicant/Agent

7-17-2024
Date

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

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

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.

This Conditional Use Request proposes a significant reduction in the Intensity, Scale and Scope of an existing Project with standing Approval by the City of St. Pete Beach.

The property is located within the Boutique Hotel/ Condo Zoning District and revised submittals attempt to restore existing elements of the resort and provides a significantly reduced new building element on the site.

The Owner/Developer is attempting to seek Approval of this Redevelopment Plan which significantly reduces the Intensity, Scale and Scope of a newly proposed Development and requiring less units from density pool Elements by:

- *preserving and upgrading a major portion of the existing Buildings (significantly reducing the previously proposed Structure)*
- *relocating the newly proposed mid-rise Construction away from Gulf Blvd*
- *restoring a significant number of the existing Units in a Nouveau/Deco design reflecting historically traditional beach resort elements.*

The new Design is of a Nouveau Art Deco Style, reminiscent of much of the original 1960's St. Pete Beach Heritage.

This major Redesign of the currently Approved Project is a significant Design compromise attempting to recognize a desire of the City Commission and many Residents to encourage Design Schemes which acknowledge and preserve some of the Historic Elements that once were a predominant part of the St. Pete Beach, while compromising and incorporating current luxury Design elements and current Code compliance features that create an updated Facility with current Design and comfort features.

Please also see Exhibit "B" & "C" 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:
The proposed Redesign is in fact a significant attempt at redirecting a major, Approved Project, into a Facility that is a compromise of preservation, and upgrading the Historic Character of the existing Facilities, while proposing new Construction of a less imposing Design Volume and Nature.
- 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;

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

The "overall appearance and function" will be to upgrade and preserve twenty (20) of the twenty-seven (27) existing Units. This new proposed plan Redevelopment will preserve and enhance existing Elements that are rapidly disappearing from the Historic Character of St. Pete Beach, all the while downplaying the size and location On- Site of the new Facilities which will incorporate similar existing Design Features, complimentary to the redesigned existing units, and presenting a uniform Function and cohesive Design.

Please also 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);
The proposed Design preserves and in fact, although not Historically designated, enhances restores Historic Character and Cultural Elements or the existing units to remain which were once prevalent in many of the Florida Beach Communities.

Please also 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;

The Project as Revised will preserve and enhance many of the existing elements and introducing a significantly reduced midrise structure compatible in Size, Building Style and Scale to many adjacent Structures while significantly reducing the Approved size and the visual impact on the surrounding Beach Community. Redevelopment impacts are significantly mitigated by the sheer volume of reduced Design Features. The currently proposed Structures significantly reduces visual impact on adjacent properties, reducing by in excess of 60% of the current building Design as presently Approved in Scale and Volume.

Please also 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;

The Revised Building Plans are designed to significantly reduce visual impact of the proposed new structure on the adjacent properties and in fact preserves Elements of the existing Building's Historic Character and Nature on a major portion of the site. During Construction, the Contractor will evaluate and make all reasonable attempts to reduce noise, dust, fumes, smoke, glare from lights, late-night operations, odors, also controlling Subcontractors vehicular traffic, truck and delivery trips, including the amount, location, and nature of any outside activities, and potential for increased litter, while keeping in mind privacy and safety issues.

Please also see Exhibit "B" attached hereto

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

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);
The impact on Transportation Systems is again equal to or possibly significantly reduced with the reduction in Scope and size of the previously approved Facilities which are significantly reduced in scope and impact on arterial roads, utilities, transit and services.
 Please also 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);
The off-street Parking as required is proportionately less due to the reduction in Size, Scope and number of On-Site Facilities open to public use with:
 - *Forty-four (44) Parking Spaces (existing)*
 - *Three (3) Bicycle Racks = Fifteen (15) P. S. (one existing)*
 - *Two (2) Motorcycle Parking Spaces (none existing)**Building Size, Volume, and functions which are reduced in number, size, and physical volume and the new proposed design.*
The proposed Redesign being requested here-in has eliminated the need for:
 - *extensive eliminated elevated Pool & Sun Decks,*
 - *Significantly reduced for service facilities and public areas*
 - *a covered Parking Garage with lifts to accommodate the existing Approved Facilities and*
 - *allows for the preservation of existing ground level Open Space for Parking and loading and unloading properly and safely.*
 - *Preserves and updates major elements of existing low rise buildings immediate to Gulf Blvd.*
 Please also 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;
The proposed Redesign does more reasonably preserve desired public health, safety and welfare elements with what is a significantly reduced and reasonable compromise Redesign proposed, improving safety of Gulf Blvd access.
 Please also 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,

The Applicant's Team presently owns and operates the facility and previously has demonstrated Financial and Technical Capacity for Development of the significantly larger, and previously Approved Beach Projects. The Team has a

significant history of Design, Construction, Development and Management of similar Projects in the Gulf Beaches, throughout the State and Nationally.

Please also 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.
The proposed Redesign complies with all additional standards imposed on it by the particular provisions of the regulations authorizing such use, and all other applicable requirements of the regulations of the City of St. Pete Beach. The significant reduction in Size, Scope and Volume on the Revised Project Design proposed here-in was recognized with an overwhelmingly positive reaction in the Neighborhood Meeting of April 30, 2024 as a "welcome alternative Design Proposal".

Please also 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:

Requirements mentioned are acknowledged and intend to be incorporated as required prior to a Revised Building Permit Application as follows:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.
Understood. The significant reduction of utility and service requirements by this reduced impact project will be addressed upon the new redesign permit submittal.
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.
Understood. The significant redesign improves the ingress egress to current standards and further review requirements will be addressed upon confirmation of CUP approval.
3. Hydrological features and storm water management infrastructure.
Understood. The proposed redesign of the approved project significantly reduces required system design and will meet the requirements of the SWFWMD, FDEP and City of St. Pete Beach for storm water management infrastructure.

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.
Understood. Site layout, building height, massing are in fact significantly reduced in the new redesign and scale with several of the surrounding properties. The design and appearance of the building facades, exterior building materials, appearance and directional signage in the new Design, will be of a Nouveau Art Deco Style, reminiscent of much of the original 1960's St. Pete Beach Heritage. Many factions of existing Gulf and Bay views and vistas are to be maintained.
5. Site landscaping, open space provision and impervious surface limitations.
Understood. All landscape and open space provisions and ISR limitations have been significantly improved in a proposed redesign.
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.
All operational and functional requirements related to amenities, lighting, and noise abatement including the hours of operation will be professionally managed and compliant with all city of St. Pete Beach regulations and codes.
7. Fire suppression and facility security.
Requirement is acknowledged and included in the scope of work, fire sprinklers, alarms, and on site security will be provided.
8. Emergency management and hurricane evacuation provisions.
Emergency management and hurricane evacuation provisions will be addressed and provided.
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
Separation provided for proposed new building meets code requirements while preserving and improving set backs and separation of existing units to remain and new facilities. The proposed redesign is significantly less intrusive and on adjoining properties, sunlight, and views.
 - 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.

Proximity to Florida coastal construction control line is code compliant and conforms to previously approved and proposed new temporary lodging units to conform to and provide improved open view for neighboring properties.

EXHIBIT A

VARIANCE REQUEST
(as part of Conditional Use Application)
4200 Gulf Boulevard,
St. Pete Beach, FL

LEGAL DESCRIPTION

Exhibit "A"

Legal Description

Parcel I

Lot 12. Bellevista Beach, according to the Plat thereof as recorded in Plat Book 7, Page 34. Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida by Deed recorded in Official Records Book 1347, Page 247, Public Records of Pinellas County. Florida.

Parcel II

Lot 13. together with all land lying between the West lot line and the high-water mark of the Gulf of Mexico and between the Northerly and Southerly Lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida in Deed recorded in Official Records Book 1402, page 16, Public Records of Pinellas County. Florida.

EXHIBIT B
CONDITIONAL USE REQUEST

4200 Gulf Boulevard, St. Pete Beach, FL

Description of Conditional Use Request: This request is part of the application by the property owner to modify an existing conditional use approval and grant of density units approved by the City Commission on April 27, 2021. In Ordinance 2021-04, the City approved the allocation of fifteen (15) units from the Boutique Hotel/Condo Temporary Lodging Unit Density Pool in conjunction with the conditional use approval for a hotel of fifty-four (54) total units and a height of 76 feet and a nonhabitable overrun of 85 feet.

The Property is 0.78 acres easterly of the CCCL has a future land use of Resort/Retail and a zoning of Boutique Hotel/Condo (BH/C) for the majority of the Property which lies east of the Coastal Construction Control Line (CCCL) with the balance of the Property holding a designation of Preservation. The Conditional Use is necessary due to the proposed density landward of the CCCL.

The 2021 approvals were extended pursuant to the Governor's Executive Orders and notice to the City of St. Pete Beach.

Conditional Use Criteria (sec. 4.2) 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:

(l) Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunications services;

The existing hotel units being remodeled, with proposed additional significantly reduced new units and reduced facilities operates with a capacity of sewer, water and other utilities that will not be seen as demanding as the existing approved project. Many functions on the previously approved plan have been removed or significantly reduced. The proposed additional units do not inordinately burden capacity as was accommodated for in the City's study related to the creation of the previous design. The proposed revised plan will also require four (4) less boutique hotel/ density pool units as previously approved.

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

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- (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 proposed plan modifies the existing parking areas to eliminate parking that backs onto Gulf Blvd., limiting access to Gulf Blvd to one ingress/egress instead of the existing two (2) access points. This allows for the improved safer accessibility to and from the site
- (3) Hydrological features and storm water management infrastructure;
The proposed expansion will comply with City stormwater management requirements.
- (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 proposed expansion maintains the unique character of the Boutique Hotel district by renovating an existing product and including a moderate expansion of this motel with modern amenities. The plans include the renovation of the existing rooms and the addition of the "tower" which is a moderate, 76 ft above BFE tall building. The exterior building materials will be on the existing hotel and create a unified visual plan. The newly proposed plan will require four (4) fewer density units.
- (5) Site landscaping, open space provision and impervious surface limitations;
The expansion does not increase existing impervious surface ratios nor does it exceed any limitations of same as previously approved, and will reduce impacts.
- (6) Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance;
The hotel operations will continue as provided. The development of the new rooms on an existing surface lot, and reduction in parking spaces will result in fewer publicly accessible parking spaces.
- (7) Fire suppression and facility security.
The expanded hotel area will implement current fire code requirements and provide code compliant fire sprinkler and alarm systems.
- (8) Emergency management and hurricane evacuation provisions; and

The Miramar Resort will continue to safely manage guest evacuation as required by Pinellas County emergency management.

- (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 proposed portion of the Property taller than fifty feet is nestled on the center of the lot toward the rear of the property allowing for sufficient separation between the existing uses to the north and south.

Additional provisions in the Comprehensive Plan are reflected in the overall development plan both because of the already permitted renovation of the existing hotel and the proposed expansion to the north. Pursuant to Policy 3 of the Comprehensive Plan, there is an existing beach access along the southerly portion of the parcels. Which we are committed to expanding with a dedication of an additional five (5) foot easement to the existing public beach access.

EXHIBIT C
CONDITIONAL USE REQUEST
Comprehensive Plan Goal & Objectives
4200 Gulf Boulevard, St. Pete Beach, FL

In Response the LDC 4.4.(a)(1) request to cite actual goals, objectives or policies of the Comprehensive Plan that the project supports.

4200 Gulf Boulevard is within the Boutique Hotel/Condo zoning district, which is within the Gulf Boulevard Redevelopment District of the Community Redevelopment District.

C. Gulf Boulevard Redevelopment District

General Provisions

- (a) Location and Character. The Gulf Boulevard Redevelopment District contains approximately 148.20 acres of land shown on Map 2. This District represents approximately 11.5% of the total land area of the City.
- (b) Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:
 - 1. Encourage revitalization and redevelopment of primarily:
 - i. Temporary lodging uses -resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard; and
 - ii. Commercial and mixed-use retail/residential projects on the east side of Gulf Boulevard with an emphasis on the central core Activity Center character district.
 - 2. Discourage residential condominium development on the west side of Gulf Boulevard.
 - 3. Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC.

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.

Response:

This Project is a redevelopment within the Gulf Boulevard Redevelopment District and furthers the goals, objectives and policies of the Community Redevelopment District.

This Project located in the Boutique Hotel/Condo District (B-HC) complies fully with the design guidelines and the applicable Land Development Regulations for this character district.

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.

Response:

There are no High-rise Residential Condominiums proposed for this site.

This project is for Resort Area Hotel Transient Units.

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.

Response:

This Project will maintain the waterfront recreation available at the existing facility, and by creating an updated Facility with current Design and comfort features, it allows for the enjoyment of natural and man-made resources by residents and visitors alike, while maximizing the potential for economic benefit by better servicing Resident and Visitors resulting in increased tourist trade.

Objective 1.4

The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Response:

A safe environment for both residents and visitors is always at the forefront of our minds.

By addressing improved lighting, improved pedestrian circulation on the east by removing backout parking onto Gulf Boulevard and crossing Gulf Boulevard, providing bicycle and motorcycle parking, we further hope to encourage safer circulation for all modes of vehicular and non-vehicular transportation, and improved traffic flow improvements to assist in daily traffic flow onto and off of Gulf Blvd. through improved access road improving emergency evacuation.

Objective 1.5

The City shall recognize the unique features of Gulf Boulevard and shall implement the Gulf Boulevard Improvement Program or develop a Master Boulevard plan that promotes uniform beautification landscape standards, provides a pedestrian and bicyclist-friendly

and safe environment that minimizes pedestrian-vehicular conflict and bicycle-vehicular conflict.

Response:

The improved access to Gulf Blvd. eliminating backout parking traffic and the dedication by this project of additional width to the beach significantly improves the integrity and quality of life of the St. Pete Beach Community which will be improved with this Project redevelopment promoting beautification landscape standards, and improving Public Beach Access while also providing a pedestrian and bicyclist-friendly and safe environment that minimizes conflict with Automobile Traffic.

Objective 1.6

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

Response:

Public beach access will be preserved and expanded through the redevelopment of a 5'-0" easement expansion.

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.

Response:

Acknowledged. All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations.

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.

Response:

This project is not a high-rise development but is a proposed preservation and renovation of twenty (20) existing with thirty (30) new transient hotel units while also dedicating an additional five (5) feet to the existing sub-standard beach access, and consolidation the

obsolete existing two (2) driveway access into one (1) FDOT access and the elimination of parking backing out directly onto Gulf Blvd.

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.

Response:

Acknowledged and proposed redevelopment under new FDOT standards significantly improves access and safety for pedestrians with the elimination of one (1) of the two (2) existing vehicular accesses and the space that backs out onto Gulf Blvd. The proposed vehicular curb cut will be upgraded in compliance with current FDOT standards.

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.

Response:

Acknowledged. This Project, as a Temporary lodging redevelopment will 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.

Objective 2.3

A Master Boulevard Plan shall be implemented to enhance the pedestrian and vehicular environment, invite residents and visitors into the Gulf Boulevard Redevelopment core resort area, improve traffic circulation and encourage private reinvestment and investment, subject to FDOT approval.

Response:

This redevelopment Project is designed to enhance the pedestrian and vehicular environment and provide safer access with parking removed from Gulf Blvd, and also invites residents and visitors into the Project itself and the surrounding Beach Community, with an improved beach access, maximizing the potential for economic benefit resulting from the increased tourist trade.

Objective 2.4

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

Response:

A variety of parking solutions for motorized and non-motorized vehicles is proposed in this redevelopment. The Off-street Parking as required is proportionately less due to the reduction in Size, Scope and number of On-Site Facilities in this as significantly reduced project with:

- *Forty-four (44) Parking Spaces*
- *Three (3) Bicycle Racks = Fifteen (15) P. S.*
- *Two (2) Motorcycle Parking Spaces*

being located and designed so as to enhance safety by providing improved off-street parking and loading areas and by separating pedestrian and vehicular traffic.

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.

Response:

N/A. This Project is not a large-scale temporary lodging redevelopment and is in fact significantly reduced from the presently approved project of significantly larger scope and impact.

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.

Response:

This Redevelopment Plan creates and contributes to pedestrian and bicycle linkages being provided throughout the Gulf Boulevard Redevelopment District, by providing three (3) Bicycle Parking Racks (= 15 Parking Spaces) and two (2) Motorcycle Parking Spaces, for safety. Further improvements to Gulf Blvd access eliminates one (1) of the two (2) existing driveways and removing parking presently backing out onto Gulf Blvd

Objective 2.7

Development of on-site and off-site public parking, as well as additional and enhanced trolley stops, shall be pursued in proximity to public beach access points, pedestrian crosswalks and major retail and entertainment areas.

Response:

Providing additional width to existing inaccessible beach access, and improved parking further enhances the proposed project of reduced in scale, size, and volume.

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 3.1

The existing parks shall be improved to provide residents and visitors a memorable experience.

Response:

Our enhanced beach access significantly contributes to providing an improved visitor access and experience.

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.

Response:

Public beach access points will be preserved, expanded and improved through the projects expanded beach access, and proposed redevelopment which will endeavor to coordinate pedestrian crosswalks, bike lanes, sidewalks, and trolley availability to the maximum extent practical and feasible.

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.

Response:

The proposed reduction in size, scope, and the new building volume; along with preservation and upgrading of existing facilities, and with the enlarged beach access are a direct effort at heritage and open space preservation.

Policies**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.

Response:

Agreed and as stated above, the proposed reduced and redesigned project meets or exceeds all guidelines and quality standards, will significantly reduce the previously Approved size, scope and impact of the newly proposed Resort.

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.

Response:

The reduced size, scope, and volume of the proposed project from the previously Approved building structures, combined with a design complementary to the original facility, contributes positively to the vision and character of the district.

Policy 3:

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

Response:

The reduction in access driveways and parking backing onto Gulf Blvd. with the implementation of a dedication increasing the existing beach access, all combine with a vastly improved on-site parking and access within the site, and internal access within the greatly reduced facility.

Policy 4:

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

Response:

Any existing or proposed overhead utilities will be placed underground.

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 pathway.

Response:

Any required utility easements will be provided, and updated Code Compliant new sidewalk, driveway, and parking along Gulf Blvd. are shown.

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.

Response:

Meeting occurred on April 30th, 2024 with neighborhood associations businesses and residences and proposed new project reduction in scope, scale, and new building volume was well received and in fact, commended.

Policy 7:

Residential developments shall provide on-site recreational opportunities wherever possible.

Response:

Not a residential development.

Policy 8:

Shared parking for commercial, office and mixed uses shall be accomplished wherever possible.

Response:

Not applicable.

Policy 9:

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

Response:

New design will mitigate potential flood, hurricane and tropical cyclone hazards.

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.

Response:

One (1) of two (2) exiting entry/exit driveways and existing parking backing onto Gulf Blvd. are being removed. Beach access is being widened by our site.

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.

Response:

Agreed and considered as it will be significantly reduced from the presently approved project.

Policy 12:

Pedestrian bridges over Gulf Boulevard shall be pursued at critical intersections along Gulf Boulevard to ensure safe and continuous pedestrian linkages between major activity core areas such as Dolphin Village and the County Park/Resort Districts as well as East and West Corey Avenue shopping, business and entertainment districts.

Response:

Not applicable per city.

Policy 13:

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

Response:

No existing buildings taller than seventeen (17) feet in height are within 100 feet of Gulf Blvd. and setbacks from Gulf Blvd. are being further Approved by partial removal of existing units. Proposed new thirty (30) hotel building is setback approximately 209' from Gulf Blvd.

Policy 14:

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

Response:

Not applicable.

Policy 15:

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

Response:

Agreed and presently under review.

- **Boutique Hotel/Condo District (B-HC)**

- (a) **Location and Character.** The Boutique Hotel/Condo District contains 22.5 acres and less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. Several multifamily residential condominiums exist and several more are currently under construction or have been recently constructed in this District. It is anticipated that only approximately two or three boutique hotel projects potentially could be developed or redeveloped in the Boutique Hotel/Condo District that will qualify for increased height and density under this proposed plan and map amendment.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents.** The following policies shall govern development and redevelopment in the Boutique Hotel/Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Policies

Policy 1:

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

Response:

New project greatly reduces all impacts from the currently approved project, and new proposed design features greatly improve aesthetic and visual composition and better relate to human scale.

Policy 2.1:

At least one functional public beach access a minimum of seven (7) feet average width shall be provided on all new development projects that redevelop more than 75% of the buildable site unless a hardship exists resulting from a property width that is less than 150 feet.

Response:

We are proposing an additional dedication of five (5) feet maximum to the existing beach access that is presently inaccessible.

Policy 2.2:

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.

Response:

We are proposing an additional access easement of 5'-0" maximum.

Policy 3:

All development and redevelopment projects 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.

Response:

Improvement is provided in the proposed plan with enlarged public beach access.

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site for new development that exceeds 75% of the buildable site, with particular emphasis on the Gulf Boulevard frontage and screening from any adjacent low-rise residential use that may include landscaping and privacy walls. Landscape design, including the type and quantity of plant material as well as creative tropical hardscape designs, shall be consistent with the quality and character of a high-quality tropical resort destination.

Response:

Professional Landscape Plan Designed within all LDC Standards is proposed

Policy 5:

Increased building setbacks from Gulf Boulevard shall be required for increases to building height allowed for temporary lodging uses.

Response:

Building setbacks are met and improved over prior project approval.

Policy 6:

Temporary lodging uses 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.

Response:

Agreed and acknowledged.

Policy 7:

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.

Response:

The existing and proposed re-design is presently and will comply to all applicable rules and regulations.

Permitted Uses and Standards

- (a) **Primary uses** - Temporary lodging use - hotel, motel, resort condominium; medium density residential.
- (b) **Secondary uses** - None.
- (c) **Density/Intensity and Height Standards** - shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

- 1. Density - Shall not exceed the following:

- a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or
- b. 18 residential units per acre; and
- c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and
- d. Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.

Response:

The proposed updated and revised temporary lodging facility meets or exceeds all of the above uses, secondary uses, density, intensity and height standards.

- 2. Temporary Lodging Unit Density Pool ("TLU Density Pool") - The City shall establish a TLU Density Pool not to exceed a total of 125 units for the entire Boutique Hotel/Condo district and the following shall govern the allocation of density from the TLU Density Pool:
 - a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner on a case-by-case basis, with evaluation through criteria specified in the Land Development Code; and
 - b. Such allocation may be up to but shall not exceed twenty (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) units per development project; and
 - c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the Boutique Hotel/

Condo District shall be allocated to any subsequent temporary lodging use project; and

- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

Response:

The revised project reduces project need for previously approved fifteen (15) "TLU Density Pool Units" as now proposed, this revised project will require only eleven (11) "TLU Density Pool Units".

(d) Intensity Standards.

1. Temporary lodging use shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined.

For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

Response:

The proposed revised temporary lodging units do not exceed 750 Sq. Ft./ unit or maximum accountable density.

2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

Response:

Not requested, proposed plan is a reduced F.A.R.

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

1. Seventy-six (76) feet above base flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of one hundred (100) feet from Gulf Boulevard; or
2. Sixty-five (65) feet above based flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or
3. Fifty (50) feet above base flood elevation for any buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and
4. Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

Response:

All of above height standards are met and compliant.

(f) **Impervious Surface Ratio Standards** - shall not exceed:

1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or
2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and
3. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.

Response:

- *Impervious ratio is 84%*
- *No residential units proposed*
- *No variances requested*

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.

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

 X 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.

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

X 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.

X 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.

X 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

Signature of Applicant 5/16/24
Date

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



Owner's Authorization for Agent

I/WE Miramar Resort St. Pete LLC
(print name of property owner)

hereby authorize Katherine E. Cole, Esq., Hill Ward Henderson
(print name of agent)

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

[Signature]
Signature of Owner *manager*

Signature of Owner

Kevin R Bowden
Print Name of Owner

Print Name of Owner

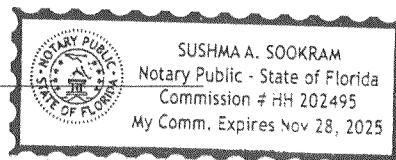
The forgoing instrument was acknowledged before me this 17th day of May 2024 by Kevin Bowden
FL Owners license who is personally known _____ or produced _____
as identification.

[Signature]
(Notary Signature)

5/17/24.

(Date)

My Commission Expires _____



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



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Miramar Resort St. Pete LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing 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): Miramar Resort St Pete LLC Kevin R Bowden manager

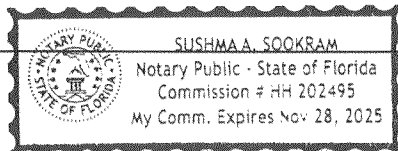
Address: 4200 Gulf Blvd St Pete Beach FL 33706

[Signature] 5/16/24
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 17th day of May 20 24 by Kevin Bowden, who appeared before me, and is personally known to me, or has produced FL Drivers License as identification, and did take an oath.

My commission expires:



NOTARY:

Print Name: Sushma Sookram.
Notary Public, State of Florida
(Notarial Seal)

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

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, 2024 THRU DECEMBER 31, 2024

Name Miramar Resort St. Pete LLC Phone _____ Email kbowden077@gmail.com

Mailing Address 4200 Gulf Blvd., St. Pete Beach, FL

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

- 1) Name Kevin Bowden
- 2) Name _____
- 3) Name _____
- 4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐ Yes ☒ No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name Miramar Resort St. Pete LLC

Address 4200 Gulf Blvd., St. Pete Beach, FL

General Area of Legislative Interest: Approval of CUP, Site Plan and Permits for Miramar Resort

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

Be advised:

- 1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
- 2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
- 3) The registration fee is \$50.00, in compliance with the City's Code of Ordinances.
- 4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

Signature _____

Printed Name _____

Title

Date _____

Submit form with registration fee made payable to the City of St. Pete Beach.

Scanned forms may be emailed to cityclerk@stpetebeach.org

Notice: Cash or Check ONLY. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial _____