



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

**Notice of Public Meeting
Technical Review Committee**

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

**Wednesday, September 18, 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 #24035: 6300 & 6390 Gulf Blvd (Postcard Inn on the Beach)

S. Elise Batsel, Esq. c/o Stearns Weaver Miller for LCP/S POSTCARD INN LLC requests approval to construct a new temporary lodging facility of 49'-11" in height from base flood elevation which contains 87 temporary lodging units, increasing sitewide temporary lodging unit count to 287 and density to 42.3 temporary lodging units per buildable acre (LDC Sec. 35.3.(b)(1)).

2. Unnecessary & Undue Hardship Variance #24057: 6300 & 6390 Gulf Blvd (Postcard Inn on the Beach)

S. Elise Batsel, Esq. c/o Stearns Weaver Miller for LCP/S POSTCARD INN LLC requests to reduce the number of parking spaces required to carry under the development contemplated under associated Conditional Use Permit #23035 from 279 to 264 (LDC Sec. 23.5.).

3. Unnecessary & Undue Hardship Variance #24058: [Formerly 3815, 3855, 3859, 3861] Gulf Blvd [Parcels #07-32-16-07398-001-0230, 07-32-16-07398-001-0170, 07-32-16-18143-001-0020, 07-32-16-18143-001-0010] - Windward Pass Resort

John A. Bodziak for Sungold LLC requests an unnecessary and undue hardship variance to

allow the encroachment of a quiet pool to a 31'-6" side setback, and a feature pool to a 22'-0" side setback, where a 65' side setback is required (LDC Sec. 42.7.).

Next Meeting: October 2, 2024

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

Agenda Report

Action Request:

Strategic Objective:

Date: September 18, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: S. Elise Batsel, Esq. c/o Stearns Weaver Miller for LCP/S POSTCARD INN LLC requests approval to construct a new temporary lodging facility of 49'-11" in height from base flood elevation containing 87 temporary lodging units that will increase total sitewide temporary lodging unit count to 287 and density to 42.3 temporary lodging units per buildable acre (LDC Sec. 35.3.(b)(1)).

Funding: N/A

Attachments:

1. Application Part I - LDC Sec. 4.4 (Exhibit B)
2. Application Front Page (Exhibit F)
3. Application Part II - Sec. 4.12 Responses (Exhibit C)
4. Survey
5. Site, Floor, Landscaping Plans / Elevations / Rendering
6. Owner Authorization & Proof of Ownership (Exhibit G)
7. Insufficiency Letter Response - to Staff
8. Unit Count Clarification Letter
9. Hurricane Plan (Exhibit D)

EXHIBIT B

POSTCARD INN:

LDC Section 4.4

August 23, 2024

Section 4.4. Standards for review.

(a) *Standards applicable to all conditional uses.* 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;

Consistency Finding: The proposed conditional use request to add 87 temporary lodging units is consistent with the Comprehensive Plan's goals, objections and policies listed in Attachment "1" to this section of the application.

(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;*

Consistency Finding: The overall appearance and function of the area will not be significantly affected. The proposed addition for the additional 87 temporary lodging units will be located to the rear of the commercial development fronting on Gulf Boulevard. The temporary lodging units will be located on three floors over two levels of parking with a proposed building height of 49.9 feet above base flood elevation, which is authorized as-of-right by LDC Section 35.3(b)(1), accounting for the definition of building height measured from base flood elevation and is comparable to other resort developments as further discussed in the response to item (c) below. The function of the area will be improved through the proposed beach access, reduced curb cuts along Gulf Boulevard, proposed ten-foot wide sidewalk, new signage and other proposed frontage improvements.

- 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);*

Consistency Finding: 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;*

Consistency Finding: The application is compatible with adjacent development. Commercial uses are located to the north along Gulf Boulevard and to the east across Gulf Boulevard. Other large resort projects are located to the south, including the adjacent, two-story Beachcomber Resort, five-story Hilton Resort and more intensive Tradewinds Resort recently approved with 116-foot towers. The five-story Silver Sands Beach and Racquet Resort is located to the northwest and its recreational uses are directly north of the hotel addition. The scale and uses are compatible with adjacent and nearby development. Compatibility will be further achieved through compliance with setback and buffer standards.

- 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;*

Consistency Finding: The proposed addition will not generate dust, fumes, smoke or odors. Deliveries will occur on the east side of the property and will not change as a result of the addition. Vehicular traffic will increase, but the traffic study confirms the level-of-service and roadway capacity will be acceptable. Existing noise levels associated with the use of the outdoor pool amenity will not change as a result of the proposed addition. New lighting will comply with code requirements to minimize glare.

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);*

Consistency Finding: The transportation study confirms that the project will maintain the adopted level-of-service standards on the impacted road network. In addition, the transportation study proposes access and sidewalk improvements to maintain traffic flow on Gulf Boulevard and improve pedestrian safety. The proposed parking garage ensures that the project will not impact on-street parking.

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);*

Consistency Finding: The proposed site plan provides 95 parking spaces in the parking garage for the proposed addition, which requires 94 parking spaces. LDC Code Section 23.3(d) specifies that where an existing use has fewer parking spaces than required, additional parking spaces are required only for the proposed increase in units or square footage. As summarized by the following table, the existing development includes 141 parking spaces, which is fewer parking spaces than required by code for the existing uses. The proposed plan demonstrates that the proposed parking garage satisfies the minimum required parking for the proposed addition, while increasing parking for the existing uses from 141 parking spaces to 179 parking spaces.

Existing Uses	Parking Standard
196 hotel keys	.9 parking spaces/key = 176.4
2,443 s.f. meeting space	1 parking space/600 s.f. = 4.0
576 s.f. office	1 parking space/300 s.f. = 1.9
6,800 s.f. retail	1 parking space/300 s.f. = 22.7
Minimum Parking Required for Existing Uses = $205 \times .9 = 185$ parking spaces	

10% reduction per LDC Section 23.4(o)
Existing Parking = 141 parking spaces
Existing Parking Deficit = 44 parking spaces
Proposed Parking for Existing Uses = 179 parking spaces

Proposed Additional Uses	Parking Standard
90 hotel keys (includes 3 renovated units)	.9 parking spaces/key = 81
1,817 s.f. meeting space	1 parking space/600 s.f. = 3.0
3,920 s.f. restaurant	1 parking space/200 s.f. = 19.6
Minimum Parking Required for Additional Uses = $103.6 \times .9 = 94$ parking spaces	
10% reduction per LDC Section 23.4(o)	
Proposed Parking Garage = 95 parking spaces	

The proposed parking complies with the minimum parking required for the proposed additional uses and reduces the parking deficit for the existing uses from 44 parking spaces to just 6 parking spaces. This major parking improvement is achieved, even though parallel parking spaces were removed to allow for the proposed public beach access.

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

Consistency Finding: The public health, safety and welfare will be improved as a result of the economic tax base improvement from the addition as well as the proposed public beach access, reduced curb cuts, reduced parking deficit and proposed frontage improvements.

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,*

Consistency Finding: The application demonstrates the financial and technical capacity to complete the improvements and any mitigation determined to be necessary for the project. The documentation regarding financial and technical capacity confirms the property owner is well positioned to obtain loans/fund to the extent required for the construction of the project and the applicant's consultant team provides strong technical support.

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.*

Consistency Finding: The Project complies with the Comprehensive Plan and LDC. No variances for the new development are requested. The application requests a slight reduction in the required front yard setback along 64th Street from 25 feet to 24.3 feet, which may be permitted pursuant to LDC Section 35.9(a)(1).

Attachment 1
Comprehensive Plan Objectives and Policies Applicable to
Postcard Inn Conditional Use Permit Application
Cited from Amendments Adopted by Ordinance No. 2023-10 on May 28, 2024

Future Land Use Element

1. Policy 1.1.1
2. Attachment 1, Table 1, Summary of Future Land Use Classifications
3. Future Land Use Classification Description, Item J
4. Future Land Use Classification Description, Item L
5. Attachment 2, Special Planning Area 1 (SPA-1), limited to (d)
6. SPA-1, under Special Planning Area 1 General Redevelopment Guidelines, Standards and Initiatives, Policy (g) (This policy doesn't properly incorporate by reference per s. 163.3177(1)(b), F.S., but the Conditional Use Permit Application includes a Transportation Management Plan, dated March 2024, prepared by Lincks & Associates.)
7. Under Goals, Objectives and Policies for the GBRD, Objective 1.6: (While all of the objectives under Goal 1 direct City actions, the proposed expansion provides beach access.)
8. Under Goals, Objectives and Policies for the GBRD, Objective 2.2: (While Objective 2.2 does not specify at what stage in the development review process it applies, the Conditional Use Permit Application includes a closure/evacuation plan.)
9. Under Goals, Objectives and Policies for the GBRD, Objective 2.5: (While Objective 2.5 does not specify at what stage in the development review process it applies, the Conditional Use Permit Application includes a Transportation Management Plan, dated March 2024, prepared by Lincks & Associates.)
10. Under Goals, Objectives and Policies for the GBRD, Objective 3.2: (While this objective appears to direct City actions, the Conditional Use Permit Application expands public beach access.)
11. Under Goals, Objectives and Policies for the GBRD, Policy 3
12. Under Goals, Objectives and Policies for the GBRD, Policy 4
13. Under Goals, Objectives and Policies for the GBRD, Policy 5
14. Under Goals, Objectives and Policies for the GBRD, Policy 8
15. Under Goals, Objectives and Policies for the GBRD, Policy 11: (While Policy 11 does not specify at what stage in the development review process it applies, the Conditional Use Permit Application includes a Transportation Management Plan, dated March 2024, prepared by Lincks & Associates.)
16. Under 1.1 Large Resort District (LR), Policy 1
17. Under 1.1 Large Resort District (LR), Policy 3: (Applicability to be determined.)
18. Under 1.1 Large Resort District (LR), Policy 4
19. Under 1.1 Large Resort District (LR), Policy 7
20. Under 1.1 Large Resort District (LR), Policy 8: (While Policy 8 does not specify at what stage in the development review process it applies, the Conditional Use Permit Application includes a closure/evacuation plan).
21. Under Permitted Uses & Standards in the Large Resort District, (a)
22. Under Permitted Uses & Standards in the Large Resort District, (b)
23. Under Permitted Uses & Standards in the Large Resort District, (c)(2)a(i)

- 24. Under Permitted Uses & Standards in the Large Resort District, (c)(2)b
- 25. Under Permitted Uses & Standards in the Large Resort District, (c)(3)a
- 26. Under Permitted Uses & Standards in the Large Resort District, (d)(2) and (5)
- 27. Under Permitted Uses & Standards in the Large Resort District, (e)
- 28. Under Permitted Uses & Standards in the Large Resort District, (f)

Note: Various objectives and policies not listed above direct City actions and/or apply at a later stage in the development review process. The Application nonetheless furthers many of those provisions.

EXHIBIT F



CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: LCP/S POSTCARD INN LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: LCP/S POSTCARD INN LLC c/o LCP GROUP, LP

Name: S. ELISE BATSEL, ESQ. c/o Stearns
Weaver Miller

Address: 50 MAIN STREET, SUITE 1401

Address: 401 E JACKSON STREET, SUITE 2100

City: WHITE PLAINS State: NY

City: TAMPA State: FL

Zip: 10606 Telephone: 914-371-5276

Zip: 33602 Telephone: 813-223-4800

Email: psullivan@lcpgroup.com

Email: ebatsel@stearnsweaver.com
(or swalker@stearnsweaver.com)

SUBJECT PROPERTY:

Address: 6300 and 6390 GULF BLVD.
ST. PETE BEACH, FL

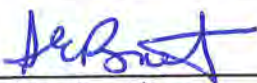
Current Name of Business: POSTCARD INN

Parcel ID: 01-32-15-00000-110-0100

Name of Project: POSTCARD INN ADDITION

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

See initial materials contained in the Conditional Use Application submitted by Katherine Cole
on May 20, 2024 and additional documents and responses submitted by S. Elise Batsel dated
August 23, 2024.



Signature of Applicant/Agent

August 23, 2024

Date

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

EXHIBIT C

POSTCARD INN:
Supplement to address LDC Section 4.12
August 23, 2024

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 service;*

Consistency Finding: As documented by the Comprehensive Plan, the City conducted studies to document the ability to support development at the maximum densities and intensities allowed by the Comprehensive Plan, including 75 units per acre for the LR District. The Application proposes a total of 286 units on 6.79 acres (landward of the Coastal Construction Control Line) for an overall density of 42.1 units per acre or just 56% of the maximum assumed by the City's infrastructure needs study. Sufficient infrastructure capacity is available to serve the proposed redevelopment.

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;*

Consistency Finding: The proposed redesign implements major safety improvements that will also improve traffic flow on Gulf Boulevard:

- reduces the existing three curb cuts that allow ingress/egress to two curb cuts with the central driveway serving as the primary access point, allowing ingress/egress and the south driveway allowing exit only;
- eliminates the uncontrolled parking in front of the existing retail building that previously required customers to back out across the existing sidewalk onto Gulf Boulevard;
- eliminates the uncontrolled parking on the north side of the retail building that previously required customers to back onto 64th Street;
- provides an additional exit for guests from the proposed parking garage to 64th Street;
- provides more efficient parking in front of the existing hotel, while eliminating parking that currently backs directly onto the existing north and central driveways; and
- converts the south driveway to exit only, which eliminates the condition whereby vehicles would back out of existing parking and block motorists entering the site; and

- a new lane is provided on the north side of the parking garage for refuse service and emergency vehicles.

The redesign simplifies and improves internal circulation, allowing guests to check in with a dedicated drop-off lane and then proceed to either the parking garage or the surface parking on the north and south sides of the existing hotel. The existing access gates will remain at their current location, which does not impede ingress to the property.

LDC Section 23.12 requires a loading zone for transient accommodations with 10,000 square feet of total floor area utilized for food service and meeting rooms. The proposed redevelopment includes a total of 8,180 square feet dedicated to food service and meeting rooms and does not require a loading zone. However, the proposed redesign includes a dedicated loading zone near the primary entrance.

The proposed redesign facilitates pedestrian access by providing a 10-foot wide sidewalk along the entire frontage of Gulf Boulevard, a covered walkway between the proposed hotel addition and the existing hotel, and maintaining the interconnected sidewalks that provide pedestrian access to the existing beachside amenities, including the tiki bar, wedding pavilion and swimming pool. The redesign of the frontage will also accommodate transit/shuttle service, allowing ingress via the central driveway and egress via the south driveway.

3. Hydrological features and storm water management infrastructure;

Consistency Finding: The hydrological features and stormwater management will comply with the requirements of the Land Development Code.

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;

Consistency Finding: As previously discussed, the proposed hotel addition incorporates three levels for guests rooms and amenities over two levels of parking with a maximum building height of 49.9 feet, which is permitted as-of-right. The proposed hotel structure will be 132 feet wide and 190 feet long, located to the rear of the existing retail building. As such, the hotel addition massing is not significant and will not impact views of the gulf or bay from other properties or from Gulf Boulevard. The proposed design incorporates aesthetically pleasing architectural features and theming, including variable rooflines/elements, textured facades, projections and recesses, subdued color choices, and lighting effects as presented in the renderings and palettes. Advertising and directional signage will comply with the City's sign code and maintain a consistent design theme.

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

Consistency Finding: The proposed plan documents compliance with impervious surface limitations and includes proposed landscape improvements and specifications.

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;*

Consistency Finding: This application does not request any special operations or functions. The new restaurant and expanded meeting space are located within the hotel addition. All other hotel amenities are existing. Hotel staff will continue to provide required maintenance.

7. *Fire suppression and facility security;*

Consistency Finding: 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; and*

Consistency Finding: The application includes a hurricane evacuation plan that provides guidance for hotel staff in preparing for a pending hurricane and addressing recovery operations. As recognized by the Comprehensive Plan, tourist lodging facilities typically evaluate well in advance of the general evacuation order.

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*

Consistency Finding: The proposed hotel addition will be separated from the nearest 5-story building at Silver Sands Beach and Racquet Resort by approximately 130 feet. Due to the location and limited massing of the proposed hotel addition, the project will not impact adjoining properties in regard to views or shading.

- 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.*

Consistency Finding: The proposed redevelopment does not include any new structures in the vicinity of the beach and will not affect beach views from neighboring properties.

CITY OF ST. PETERSBURG BEACH
PINELLAS COUNTY, FLORIDA

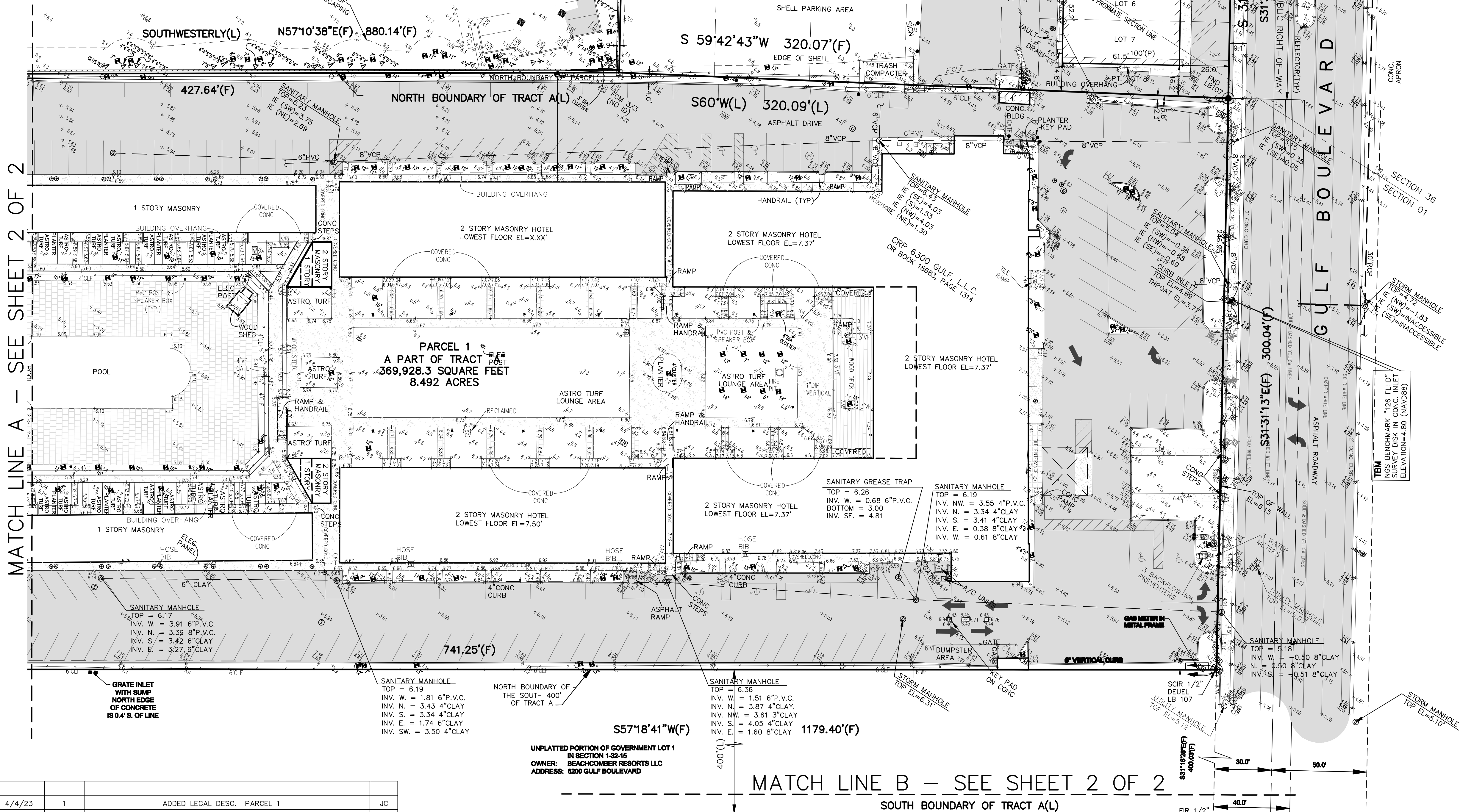
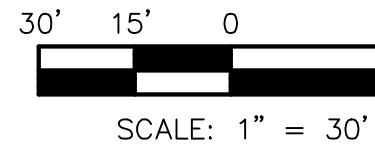
PARCEL 1:
ALL OF "TRACT A," ST. PETERSBURG BEACH FIRST ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 20, PAGE 1, PINELLAS COUNTY RECORDS, LESS THE SOUTHEASTERLY 400 FEET THEREOF TOGETHER WITH ALL RIPARIAN AND/OR LITTORAL RIGHTS THERETO APPERTAINING, SAID "TRACT A" SITUATED IN ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACT "A", A TRACT OF LAND EXTENDING FROM THE WESTERLY LINE OF GULF BOULEVARD TO THE HIGH WATER LINE OF THE GULF OF MEXICO, THE SOUTH BOUNDARY OF WHICH IS PARALLEL TO AND 710 FEET FROM (MEASURED AT RIGHT ANGLES) THE SOUTHEASTERLY LINE OF TEXAS AVENUE AS PLATTED IN PLAT BOOK 20, PAGE 11, PINELAS COUNTY RECORDS, THE NORTH BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING ON THE EASTERLY BOUNDARY OF BLOCK B, 2ND ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, PINELAS COUNTY RECORDS, RUN SOUTH 89 DEGREES 55' 00" WEST, 100 FEET, TO THE POINT OF BEGINNING OF THE SOUTHERLY LINE OF 71ST AVENUE (MISSISSIPPI AVENUE), FROM SAID POINT, RUN SOUTH 60 DEGREES WEST, PARALLEL TO THE SOUTH BOUNDARY OF 71 ST AVENUE, 320.09 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF AFORESAID TEXAS AVENUE, TO THE HIGH WATER LINE OF THE GULF OF MEXICO.

PARCEL 2:

ALL OF LOTS 1 THROUGH 7, INCLUSIVE; AND ALL OF LOTS 27 THROUGH 30, INCLUSIVE; AND THAT PART OF LOTS 8, 11, 12, 13 AND 14, LYING NORTH OF A LINE PARALLEL TO, AND 1.980 FEET SOUTH OF THE SOUTHEASTERLY LINE OF 71ST AVENUE (MISSISSIPPI AVENUE), ALL IN BLOCK 8, ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT OF SA AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH VACATED 20 FOOT ALLEY LYING WITHIN SAID BLOCK 8, BETWEEN THE NORTHWESTERLY BOUNDARY AND THE SOUTHEASTERLY BOUNDARY OF THE HERENAFOVE DESCRIBED LAND, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON AND THEREIN.

SUBJECT TO ALL MATTERS IN THE PLAT OF ST. PETERSBURG BEACH FIRST ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 11, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
CONTAINING 1.148 ACRES, MORE OR LESS.



1. BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD, BEING ASSUMED AS S 31°30'52" E.
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS, UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GUARANTEE OR WARRANT ANYTHING OTHER THAN THOSE TO WHOM CERTIFIED.
5. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE BASED ON FIELD MEASUREMENTS, IF NOT NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT IS THIS SURVEYOR'S NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "126 FLO" HAVING AN ELEVATION OF 4.80 NORTH DATUM 1988 (NAVD 88). THE CERTAIN NATION IS THE CENTER OF THE GULF OF MEXICO. CERTAIN NATIONAL 1929 (NGVD 29) ELEVATIONS, ADDED 0.91 FEET TO THE ELEVATIONS SHOWN HEREON.
11. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY TREE HAS BEEN MEASURED TO THE CLOSEST FEET. THE CENTER OF THE TREE IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
12. THIS SURVEY IS BASED ON S.F. FEET.

A/C = AIR CONDITIONER UNIT
BLDG = BUILDING
(C) = CALCULATED DATA
COR = CERTIFIED CORNER RECORD
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
CPB = CONDOMINIUM PLAT BOOK
C/TB = CURB TIE
(D) = DEED DATA
DB = DEED BOOK
DIP = DIAPHRAGM IRON PIPE
EOMP = ELLIPTICAL CORRUGATED METAL PIPE
EL = ELEVATION
EP = EDGE OF PAVEMENT
EROP = ELLIPTICAL REINFORCE CONCRETE PIPE
(F) = FIELD DATA
FCM = FOUND CONCRETE MONUMENT
FDOIT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD
FND = FOUND NAIL & DISC
FOP = FOUND OPEN PIPE
FPP = FOUND PINCHED PIPE
FRRS = FOUND RAILROAD SPIKE
F/T = FENCE TIE
FXC = FOUND X-CUT
GE = GRATE ELEVATION
IE = INVERT ELEVATION
(L) = LEGAL DESCRIPTION DATA
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MAS = MASONRY
MHW = MEAN HIGH WATER
NP = NORMAL POOL
O/A = OVERALL
OR = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
PB = PLAT BOOK
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
POR = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = PILE
PVC = POLY VINYL CHLORIDE
RPC = REINFORCE CONCRETE PIPE
RLS = REINFORCED LINED SURVEY
R/W = RIGHT-OF-WAY
SEC = SECTION
SHW = SEASONAL HIGH WATER
SIR = SET IRON ROD 1/2" LB #113
SND = SET NAIL & DISC LB #113
SR = STATE ROAD
S/T = SIDEWALK TIE
ST = STORY
SW = SIDEWALK
TBM = TEMPORARY BENCH MARK
(TYP) = TYPICAL
VCF = VITRIFIED CLAY PIPE
W/ = WITH
WFO = WOOD FENCE
W/T = WALL TIE

+ 25.25 = POINT OF ELEVATION
25.2 = DIMENSION FROM BUILDING TO
BOUNDARY / RIGHT-OF-WAY LINE

● = BACKFLOW PREVENTER
● = BOLLARD OR POST
☐ = BOX, CABLE TELEVISION
☐ = BOX, ELECTRIC UTILITY
☐ = BOX, ELECTRIC UTILITY (TRANSFORMER)
☐ = BOX, TELEPHONE
X = DECORATIVE LIGHT POLE
⚡ = ELECTRIC OUTLET
☂ = FLY HYDRANT
☂ = FLAGPOLE
☂ = FLARED END SECTION
☂ = GRATE INLET
☂ = GROUND LIGHT
☂ = LIGHT POLE, CONCRETE
☂ = LIGHT POLE, METAL
☂ = LIGHT POLE, WOOD
☐ = MAILBOX
☐ = MANHOLE, ELECTRIC
☐ = MANHOLE, GREASE TRAP
☐ = MANHOLE, SANITARY SEWER
☐ = STORM SEWER STRUCTURE
☐ = MANHOLE, TELEPHONE
☐ = METER, ELECTRIC
☐ = METER, GAS
☐ = METER, RECLAIMED WATER
☐ = METER, WATER
☐ = METERED END SECTION
☐ = MONITORING WELL
☐ = PEDESTRIAN CROSSING SIGNAL
☐ = SANITARY CLEANOUT
☐ = SCHEDULE B ITEM
☐ = TELEPHONE RISER
☐ = TRAFFIC SIGN
☐ = TRAFFIC SIGNAL BOX
☐ = TRAFFIC SIGNAL POLE
☐ = UNDERGROUND CABLE TELEVISION MARKER
☐ = UNDERGROUND CABLE TELEVISION WARNING SIGN
☐ = UNDERGROUND ELECTRIC MARKER
☐ = UNDERGROUND ELECTRIC WARNING SIGN
☐ = UNDERGROUND FIBER OPTIC MARKER
☐ = UNDERGROUND FIBER OPTIC WARNING SIGN
☐ = UNDERGROUND FOREMAN MARKER
☐ = UNDERGROUND FLECTRIC WARNING SIGN
☐ = UNDERGROUND GAS MARKER
☐ = UNDERGROUND GAS WARNING SIGN
☐ = UNDERGROUND RECLAIMED WATER MARKER
☐ = UNDERGROUND RECLAIMED WATER WARNING SIGN
☐ = UNDERGROUND SANITARY SEWER MARKER
☐ = UNDERGROUND SANITARY SEWER WARNING SIGN
☐ = UNDERGROUND TELEPHONE MARKER
☐ = UNDERGROUND TELEPHONE WARNING SIGN
☐ = UNDERGROUND WATER MARKER
☐ = UNDERGROUND WATER WARNING SIGN
☐ = UTILITY POLE, CONCRETE
☐ = UTILITY POLE, METAL
☐ = UTILITY POLE, WOOD
☐ = VALVE, GAS
☐ = VALVE, RECLAIMED WATER
☐ = VALVE, SANITARY
☐ = VALVE, WATER
☐ = WELL

STORM CURB INLETS

= CONCRETE
 = ASPHALT
 = CONCRETE PAVERS
 = BRICK

= TOP OF BANK
 = TOE OF SLOPE OR CENTER LINE OF DITCH
 = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
 = OVERHEAD UTILITY LINES
 - G - - G - = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
 - W - - W - = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
 - F - - F - = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
 - R - - R - = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
 - 12" PVC - - = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
 - 24" RCP - - = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

52.15 = BACK OF CURB
 51.61 = CLOWN
 = PAVEMENT

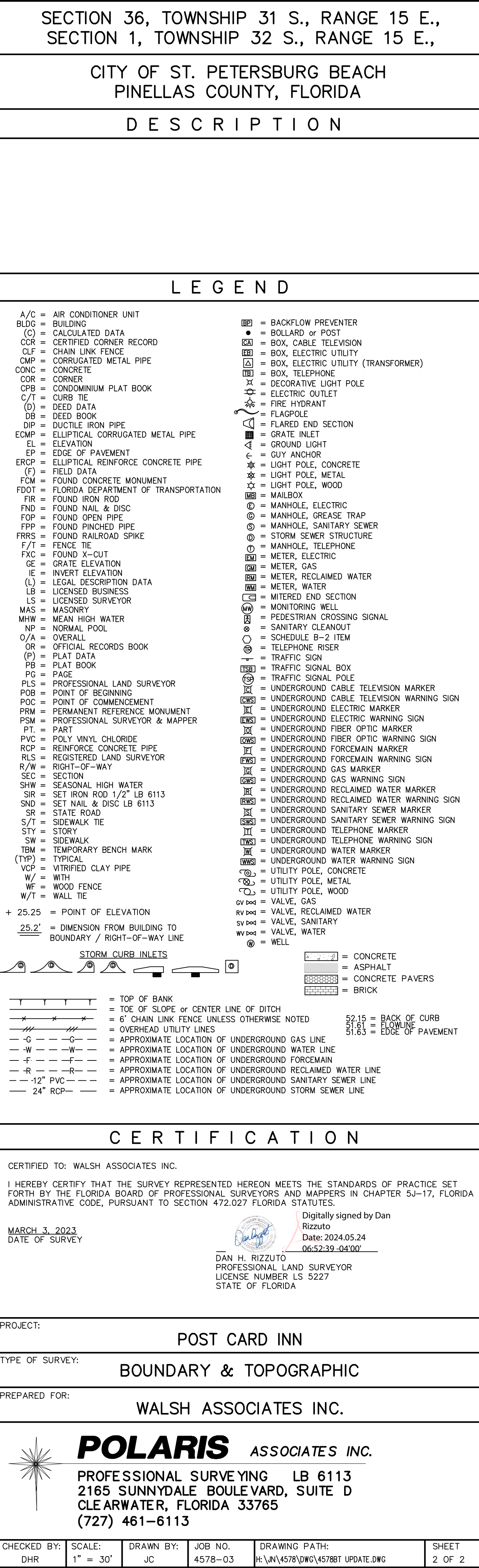
PROJECT:	POST CARD INN
TYPE OF SURVEY:	BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR: WALSH ASSOCIATES INC.



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

CHECKED BY: DHR	SCALE: 1" = 30'	DRAWN BY: JC	JOB NO. 4578-03	DRAWING PATH: H:\N\4578\DWG\4578BT UPDATE.DWG	SHEET 1 OF 1
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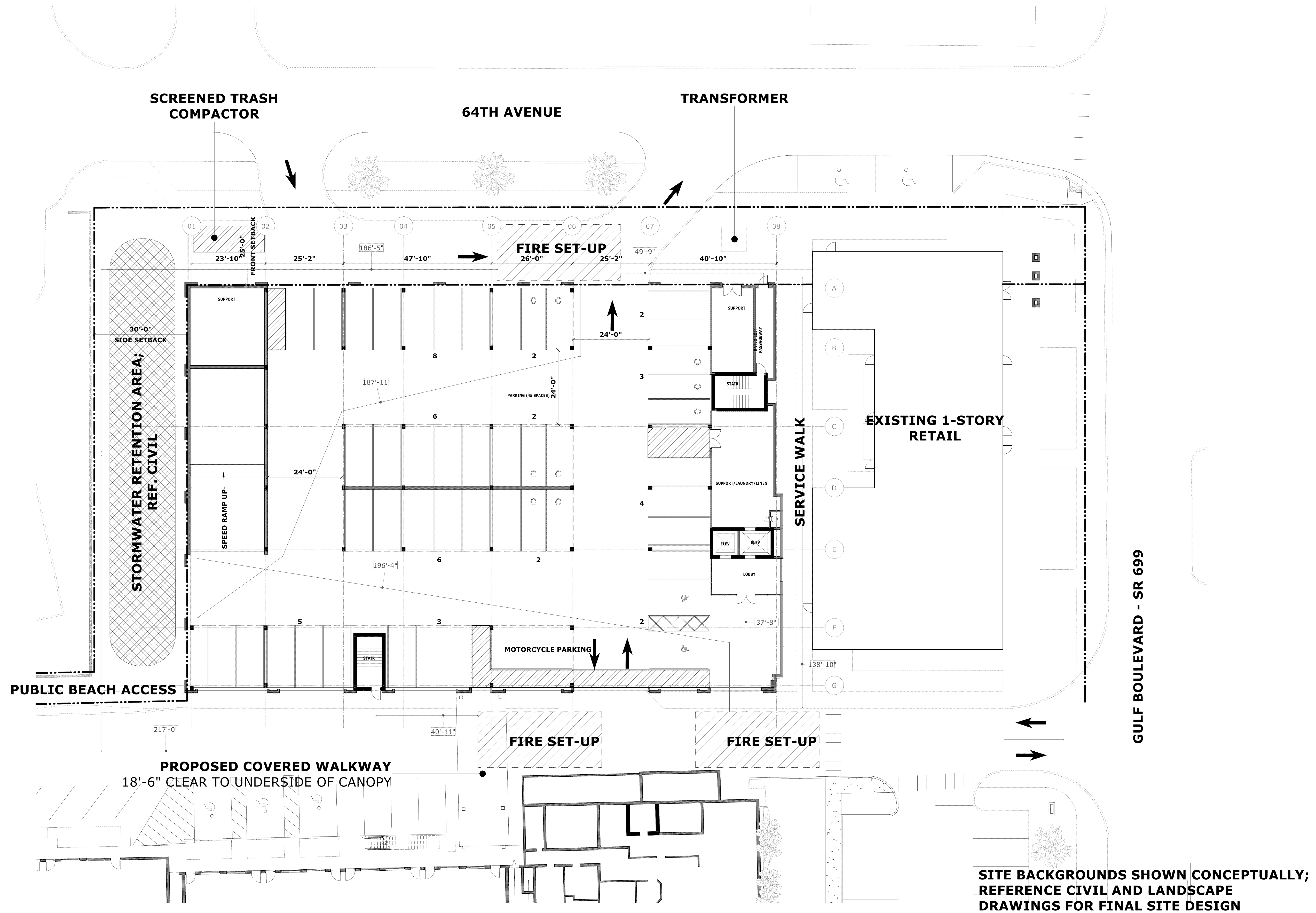
WALSH ASSOCIATES INC. | POSTCARD INN

ST. PETE BEACH, FLORIDA

CUP SUBMITTAL

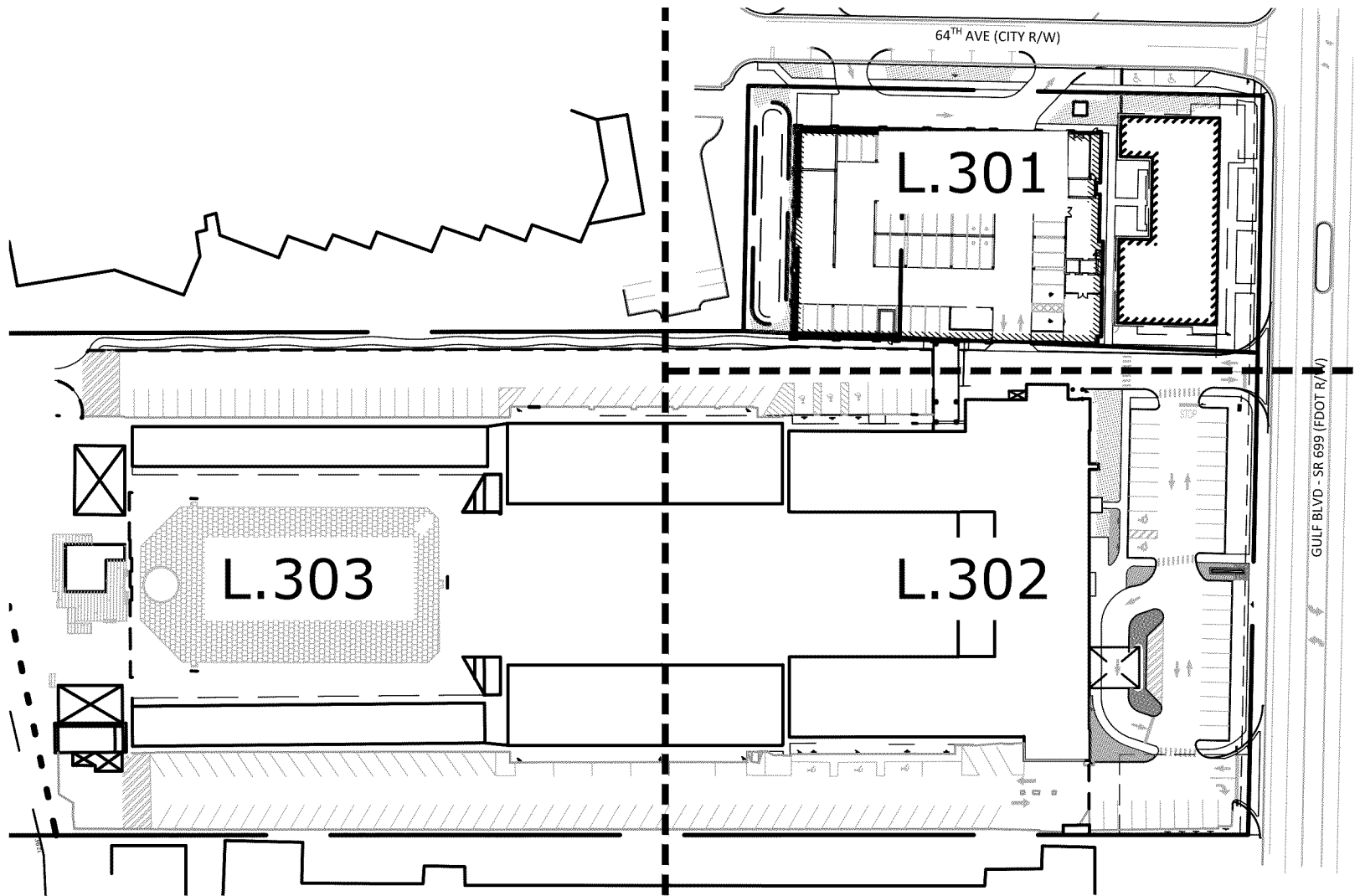
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SHEET INDEX	
SHEET	NAME
GENERAL	
G0-00	COVER SHEET
G1-21	FIRE ACCESS DIAGRAM
CIVIL	
C0-0	PRELIMINARY PLAN
C1-0	CIRCULATION PLAN
C2-0	INFRASTRUCTURE PLAN
LANDSCAPE ARCHITECTURE	
L3-00	LANDSCAPE NOTES, KEY PLAN AND PLANT SCHEDULE
L3-01	ENLARGED PLANTING PLAN
L3-02	ENLARGED PLANTING PLAN
L3-03	ENLARGED PLANTING PLAN
ARCHITECTURE	
A1-01	OVERALL FLOOR PLAN- LEVEL 01
A1-02	OVERALL FLOOR PLAN- LEVEL 02
A1-03	OVERALL FLOOR PLAN- LEVEL 03
A1-04	OVERALL FLOOR PLAN- LEVEL 04
A1-05	OVERALL FLOOR PLAN- LEVEL 05
A2-01	BUILDING ELEVATIONS
A2-02	BUILDING ELEVATIONS
A9-00	PERSPECTIVE FROM GULF BLVD



GENERAL NOTES FOR LANDSCAPE PLANTING

- ALL BASE INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
- CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS
- THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
- ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL MAKE AN INITIAL SELECTION AND TAG THE TREES HE/SHE PROPOSES TO FURNISH THAT MEET ALL THE SPECIFICATIONS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL WITH MEASUREMENTS INDICATING TREE CALIPER, TREE OVERALL HEIGHT AND SPREAD, AND CONTAINER SIZE. TREE TAGS TO BE REMOVED AFTER FINAL PLANTING IS COMPLETE.
- TREES SHALL BE HEALTHY, VIGOROUS, FULL-BRANCHED ON ALL SIDES, WELL-SHAPED, SPECIMEN QUALITY, AND SYMMETRICAL. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT TRUNK. TREE TRUNK WITH A "V" SHAPED CROTCH WILL BE REJECTED. BALL SHALL BE FIRM, NEATH, SLIGHTLY TAPERED AND WELL BURLAPPED. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT THE TIME OF PLANTING WILL BE REJECTED. ALL TREE CALIPER (CAL.) SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO SPECIFIED PLANT SIZE IN THE PLANT LIST.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1' VERTICAL FOR EVERY 3' HORIZONTAL). SEE PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
- SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST. THE CONTRACTOR SHALL LAYOUT PLANT MATERIAL AND SET NECESSARY MARKERS AND STAKES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL MAKE AN INITIAL SELECTION FOR SHRUBS AND GROUND COVERS THAT HE/SHE PROPOSES TO FURNISH THAT MEET ALL THE SPECIFICATIONS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL WITH MEASUREMENTS INDICATING OVERALL PLANTER MATERIAL HEIGHT AND SPREAD, AND CONTAINER SIZE.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
- ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
- CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
- EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SPADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
- FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.



KEY PLAN

LANDSCAPE NOTES

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
- ALL PLANT MATERIAL SHALL CONFORM TO STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY, GAINESVILLE, FLORIDA.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE OF EXISTING TREES.
- TREE BARRICADES MUST BE INSTALLED AROUND EXISTING TREES BEFORE ANY GRADING OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL ACCEPTANCE OF THE JOB.
- ALL PLANT BEDS TO BE MULCHED WITH 3" OF PINE BARK.

IRRIGATION NOTES

- ALL PLANTING MATERIAL TO BE SERVICED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.
- ALL NEWLY PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY A TEMPORARY OR PERMANENT IRRIGATION SYSTEMS UNTIL SUCH TIME AS THEY ARE ESTABLISHED AND SUBSEQUENTLY ON AS-NEEDED BASIS TO PREVENT STRESS AND DIE-OFF IN COMPLIANCE WITH EXISTING WATER USE RESTRICTIONS.
- IRRIGATION SHALL BE PROHIBITED WITHIN NATIVE PLANT COMMUNITIES AND NATURAL FOREST COMMUNITIES, EXCEPT FOR TEMPORARY SYSTEMS NEEDED TO ESTABLISH NEWLY PLANTED MATERIAL. TEMPORARY IRRIGATION SYSTEMS SHALL BE DISCONNECTED IMMEDIATELY AFTER ESTABLISHMENT OF PLANT COMMUNITIES.
- WHERE FEASIBLE, DRIP IRRIGATION OR MICRO-SPRINKLERS SHALL BE USED.

PLANT SCHEDULE OVERALL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
TREES						
	13	Coccoloba diversifolia	Pigeon Plum	Per spec. size	14' Ht. x 6' spd., 3" D.B.H.	
	12	Conocarpus erectus f. sericeus	Silver Buttonwood	Per spec. size	14' Ht. x 6' spd., 3" D.B.H.	
	15	Cocos nucifera	Coconut Palm	Per spec. size	12` CT	
	9	Cordia sebestena	Orange Geiger Tree	Per spec. size	14' Ht. x 6' spd., 3" D.B.H.	
	4	Senna surattensis	Glossy Shower Tree	Per spec. size	14' Ht. x 6' spd., 3" D.B.H.	

EXISTING TO REMAIN

	19	Sabal palmetto	Cabbage Palmetto	Existing		
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PALM TREES

	6	Chamaerops humilis	Mediterranean Fan Palm	Per spec. size	4` ht. x 3` spd.	
	16	Roystonea elata	Florida Royal Palm	Per spec. size	16` G.W., match	

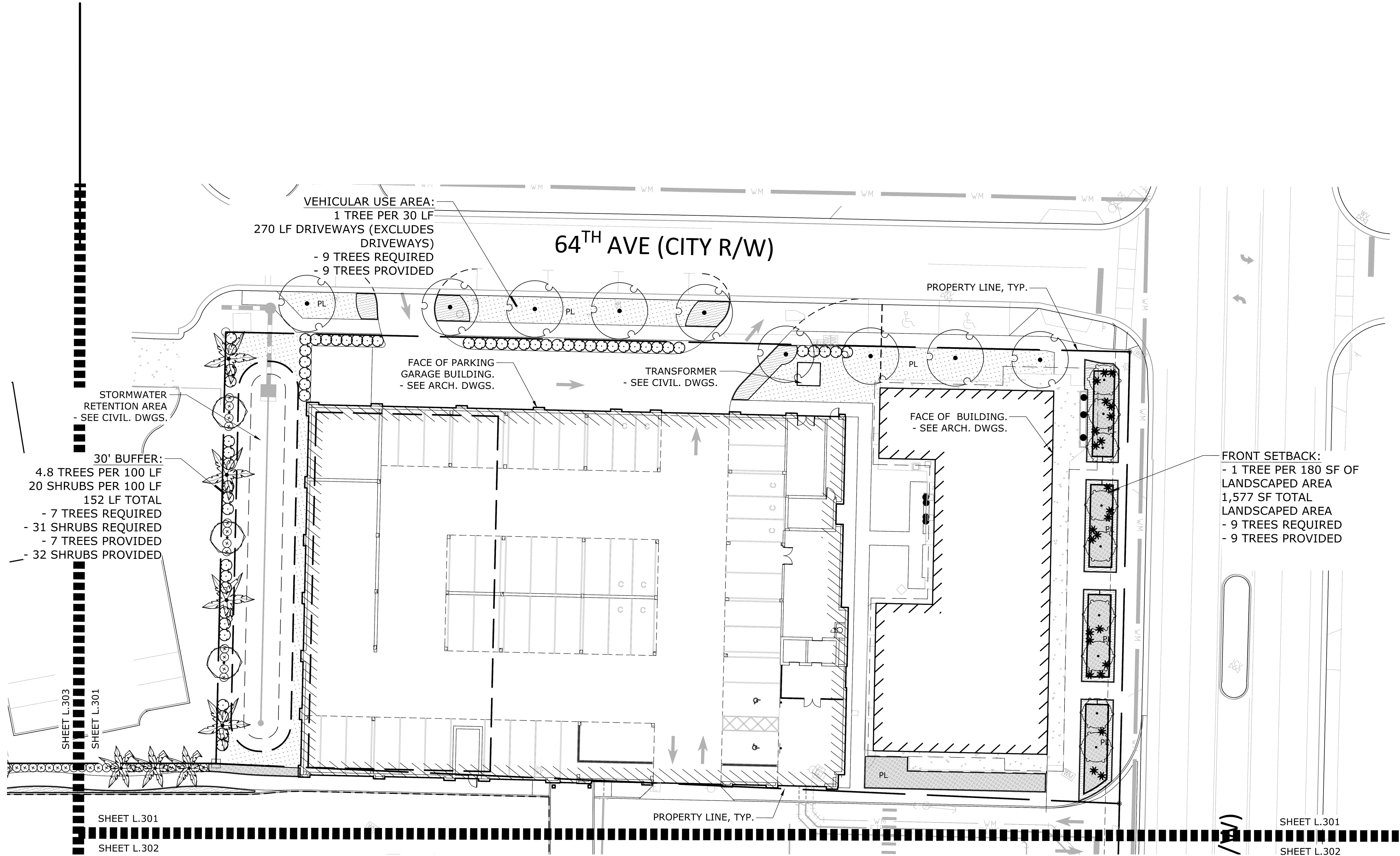
SHRUBS

	39	Caesalpinia pulcherrima	Red Bird Of Paradise	Per spec. size	30"ht x 24"spd	
	75	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Per spec. size	30" Ht. x 24" Spd.	
	74	Clusia guttifera	Small Leaf Clusia	Per spec. size	30" Ht. x spd.	
	30	Sophora affinis	Eve's Necklacepod	Per spec. size	30" Ht. x spd.	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUB AREAS							
	79	Coccoloba uvifera	Sea Grape	Per spec. sze	24"ht x 24"spd	36" o.c.	Full
	604	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	Per spec. sze	24" Ht. x spd.	36" o.c.	
	226	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	24" Ht. x spd.	36" o.c.	Full
	43	Spartina bakeri	Sand Cordgrass	3 gal	24" x 24"	36" o.c.	Full.
GROUND COVERS							
	147	Bougainvillea x `Helen Johnson`	Compact Bougainvillea	Per spec. size	12"-14" Hgt	24" o.c.	Full
	172	Ixora coccinea 'Maui Yellow'	Maui Yellow Dwarf Ixora	Per spec. size	24" O.A.	30" o.c.	
	15	Liriope muscari	Lilyturf	Per spec. size	20" O.A.	18" o.c.	

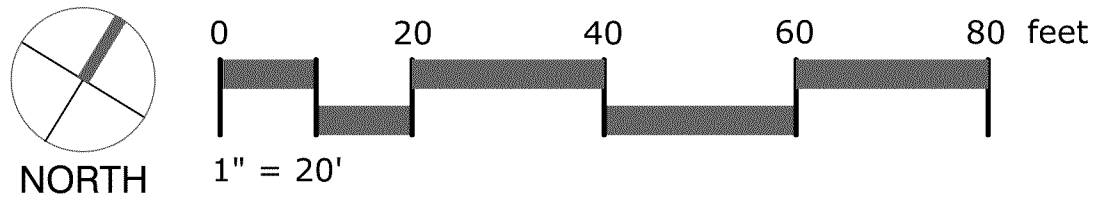
SOD/SEED

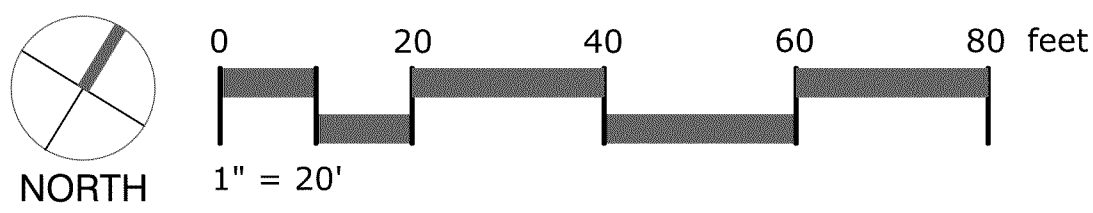
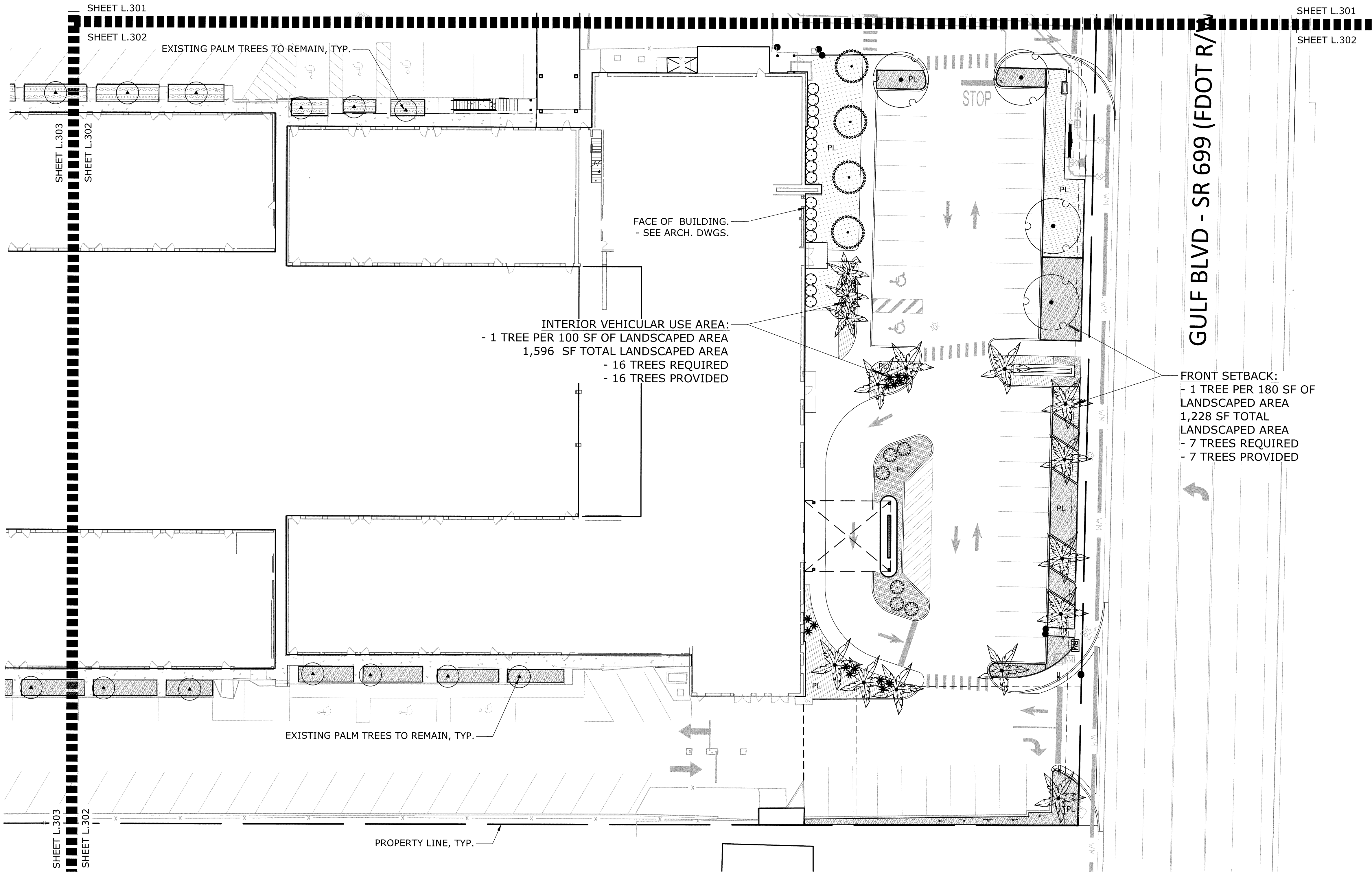
	4,129 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	Solid sod from pallet		
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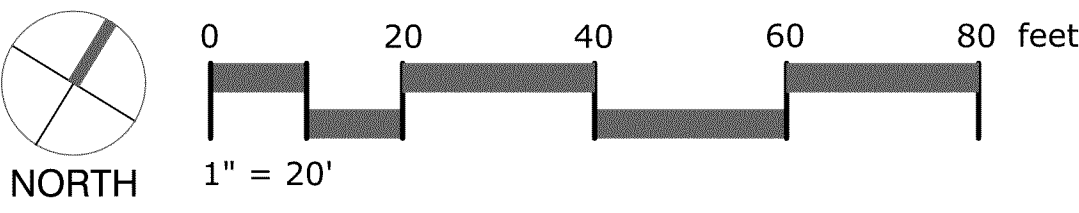
PLANT SCHEDULE OVERALL

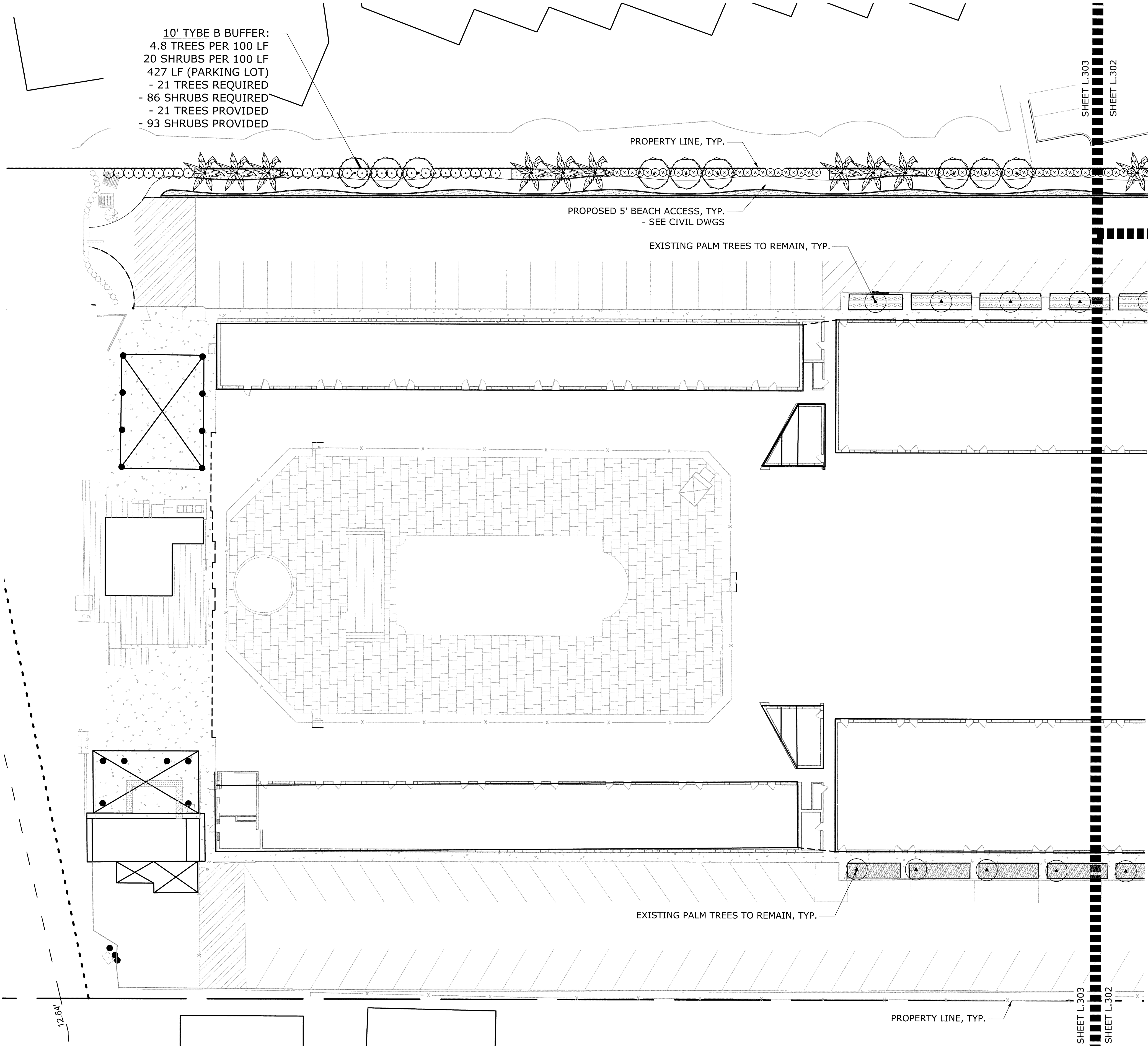
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Coccoloba diversifolia	Pigeon Plum
	Conocarpus erectus f. sericeus	Silver Buttonwood
	Cocos nucifera	Coconut Palm
	Cordia sebestena	Orange Geiger Tree
	Senna surattensis	Glossy Shower Tree
EXISTING TO REMAIN		
	Sabal palmetto	Cabbage Palmetto
PALM TREES		
	Chamaerops humilis	Mediterranean Fan Palm
	Roystonea elata	Florida Royal Palm
SHRUBS		
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum
	Clusia guttifer	Small Leaf Clusia
	Sophora affinis	Eve's Necklacepod
SHRUB AREAS		
	Coccoloba uvifera	Sea Grape
	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	Muhlenbergia capillaris	Pink Muhly Grass
	Spartina bakeri	Sand Cordgrass
GROUND COVERS		
	Bougainvillea x 'Helen Johnson'	Compact Bougainvillea
	Ixora coccinea 'Maui Yellow'	Maui Yellow Dwarf Ixora
	Liriope muscari	Lilyturf
SOD/SEED		
	Stenotaphrum secundatum	St. Augustine Grass





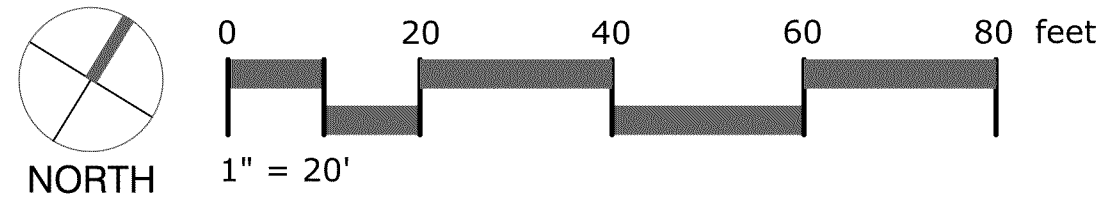
PLANT SCHEDULE OVERALL		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Coccoloba diversifolia	Pigeon Plum
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	Bougainvillea x 'Helen Johnson'	Compact Bougainvillea
	Ixora coccinea 'Maui Yellow'	Maui Yellow Dwarf Ixora
	Liriope muscari	Lilyturf
SOD/SEED		
	Stenotaphrum secundatum	St. Augustine Grass





PLANT SCHEDULE OVERALL

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Coccoloba diversifolia	Pigeon Plum
	Conocarpus erectus f. sericeus	Silver Buttonwood
	Cocos nucifera	Coconut Palm
	Cordia sebestena	Orange Geiger Tree
	Senna surattensis	Glossy Shower Tree
EXISTING TO REMAIN		
	Sabal palmetto	Cabbage Palmetto
PALM TREES		
	Chamaerops humilis	Mediterranean Fan Palm
	Roystonea elata	Florida Royal Palm
SHRUBS		
	Caesalpinia pulcherrima	Red Bird Of Paradise
	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum
	Clusia guttifer	Small Leaf Clusia
	Sophora affinis	Eve's Necklacepod
SHRUB AREAS		
	Coccoloba uvifera	Sea Grape
	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	Muhlenbergia capillaris	Pink Muhly Grass
	Spartina bakeri	Sand Cordgrass
GROUND COVERS		
	Bougainvillea x 'Helen Johnson'	Compact Bougainvillea
	Ixora coccinea 'Maui Yellow'	Maui Yellow Dwarf Ixora
	Liriope muscari	Lilyturf
SOD/SEED		
	Stenotaphrum secundatum	St. Augustine Grass



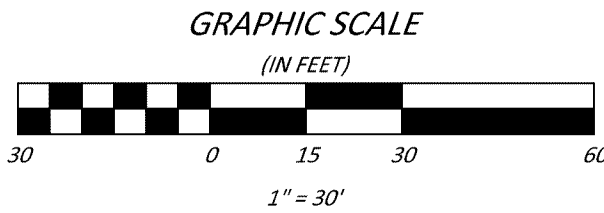
SITE DATA TABLE:

PARCEL ID:	01-32-15-00000-110-0100	
ADDRESS:	6300 GULF BLVD.	
EXISTING LAND USE:	RESORT/RETAIL	
PROPOSED LAND USE:	RESORT/RETAIL	
EXISTING ZONING:	LR (LARGE RESORT)	
SITE AREA:	±9.64 ACRES (±6.79 TO C.C.L.)	
DENSITY MAX:	ALLOWED 75 x 9.64 = 509	PROPOSED 286
INTENSITY MAX:	RESORT: 2.6 x 9.64 = 25.064 AC RETAIL: 0.15 x 9.64 = 1.446 AC	
MAX. BLDG HEIGHT:	116 ABOVE BFE	49.9' ABOVE BFE ⁽¹⁾⁽²⁾ 53.9' ABOVE GRADE
MAX. I.S.R.:	0.85	

NOTES:
(1) BUILDING HEIGHT DOES NOT INCLUDE PARAPET.
(2) ACCORDING TO FEMA PANEL 12103C0276H EFFECTIVE DATE 8/24/2021, THE PROPOSED BUILDING LIES WITHIN ZONE AE (EL 10.0).

PARKING CALCULATIONS:

PARKING REQUIRED:		
EXIST. KEYS:	(199 x 0.9)	= 179.1
EXIST. MEETING:	(2,443/600)	= 4.1
EXIST. OFFICE:	(576/300)	= 1.9
EXIST. RETAIL:	(6,800/300)	= 22.6
NEW KEYS:	(87 x 0.9)	= 78.3
NEW RESTAURANT:	(3,920/200)	= 19.6
NEW MEETING:	(1,817/600)	= 3.1
TOTAL PARKING REQUIRED:		= 309
10% PARKING REDUCTION:		= 279
PARKING PROVIDED:		
EXIST. STANDARD:	133	
EXIST. ADA:	6	
NEW SURFACE STD.	28	
NEW SURFACE ADA	2	
NEW GARAGE STD.	63	
NEW GARAGE COMP.	30	
NEW GARAGE ADA	2	
TOTAL:		264



SILVER SANDS
BEACH & RACQUET

PROPOSED 5' WIDE
PUBLIC BEACH ACCESS

BEACH ENTRY
MONUMENT

ART/SCULPTURE

VEHICLE
TURN-AROUND

EXIST. 1-STORY HOTEL ROOMS

EXIST.
WEDDING
PAVILION

EXIST.
TIKI
BAR

EXIST.
SPA

EXIST. POOL

EXIST. 2-STORY HOTEL ROOMS

EXIST. 2-STORY HOTEL ROOMS

EXISTING POST CARD INN
199 ROOMS (KEYS)

EXIST. 2-STORY HOTEL ROOMS

EXIST. 2-STORY HOTEL ROOMS

EXIST. 1-STORY HOTEL ROOMS

EXIST.
OUTDOOR
STORAGE
AREA

VEHICLE
TURN-AROUND

JIMMY B'S
BEACH BAR

THE BEACH COMBER HOTEL

EMERGENCY VEHICLES
& TRASH SERVICE ONLY

(2) METERED PARKING
SPACES TO BE REMOVED
FOR DRIVEWAY

(1) METERED PARKING
SPACE TO BE REMOVED
FOR DRIVEWAY

(2) PROPOSED
HC SPACES

64TH AVE (CITY R/W)

EXIT ONLY
(GATE CONTROLLED)
**PROPOSED
HOTEL ADDITION
& PARKING STRUCTURE**
87 ROOMS (KEYS) IN 3 LEVELS
OVER 2 LEVELS OF PARKING
49.9' ABOVE BFE OR
53.9' ABOVE GRADE

SERVICE
WALK

EXIST. HOTEL SUPPLEMENTAL
USES TO REMAIN

EXIST. OUTDOOR
SEATING TO REMAIN

PROPOSED 10' S/W
W/SIDEWALK EASE.

EXIST. PARKING
SPACES TO BE
REMOVED

EXPANDED
SIDEWALK

INGRESS/EGRESS
SUBJECT TO FDOT
REVIEW & APPROVAL

WAYFINDING/
ENTER SIGN

APPROX. LOCATION
EXIST. DRIVEWAY
TO BE REMOVED

PROPOSED 10' S/W
W/SIDEWALK EASE.

EXIST. DRIVEWAY
EXIT ONLY

GULF BLVD - SR 699 (FDOT R/W)

EXIST. GATED
ACCESS TO
REMAIN

SECONDARY
ENTRANCE

SEATING
AREA

SECONDARY
ENTRANCE

EXIST. PORTE-
COCHERE
(TO BE REPLACED)

MAIN ENTRANCE

STOP

NEW
HOTEL
SIGN

LOADING
AREA

R5'

R5'

R20'

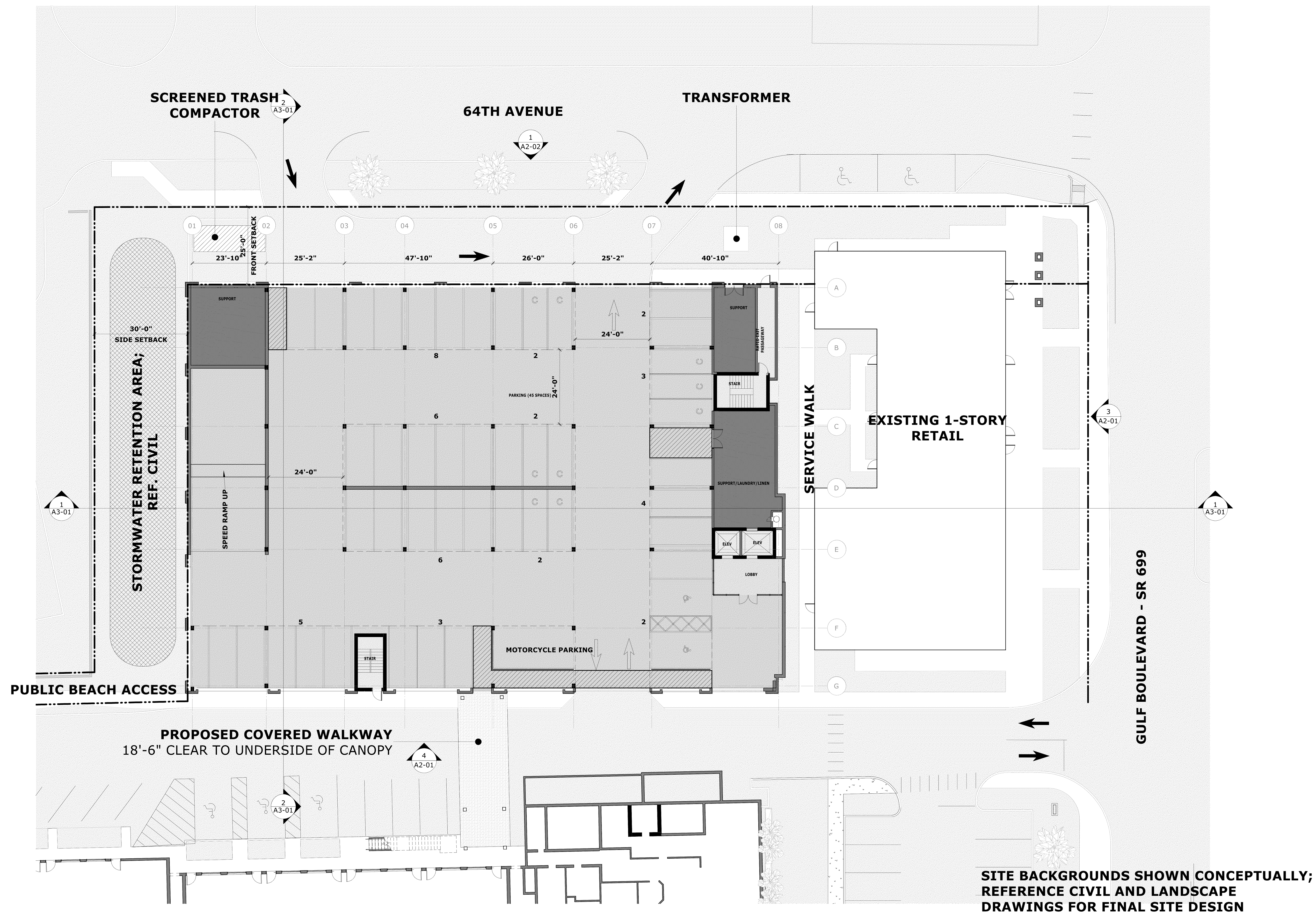
R20'

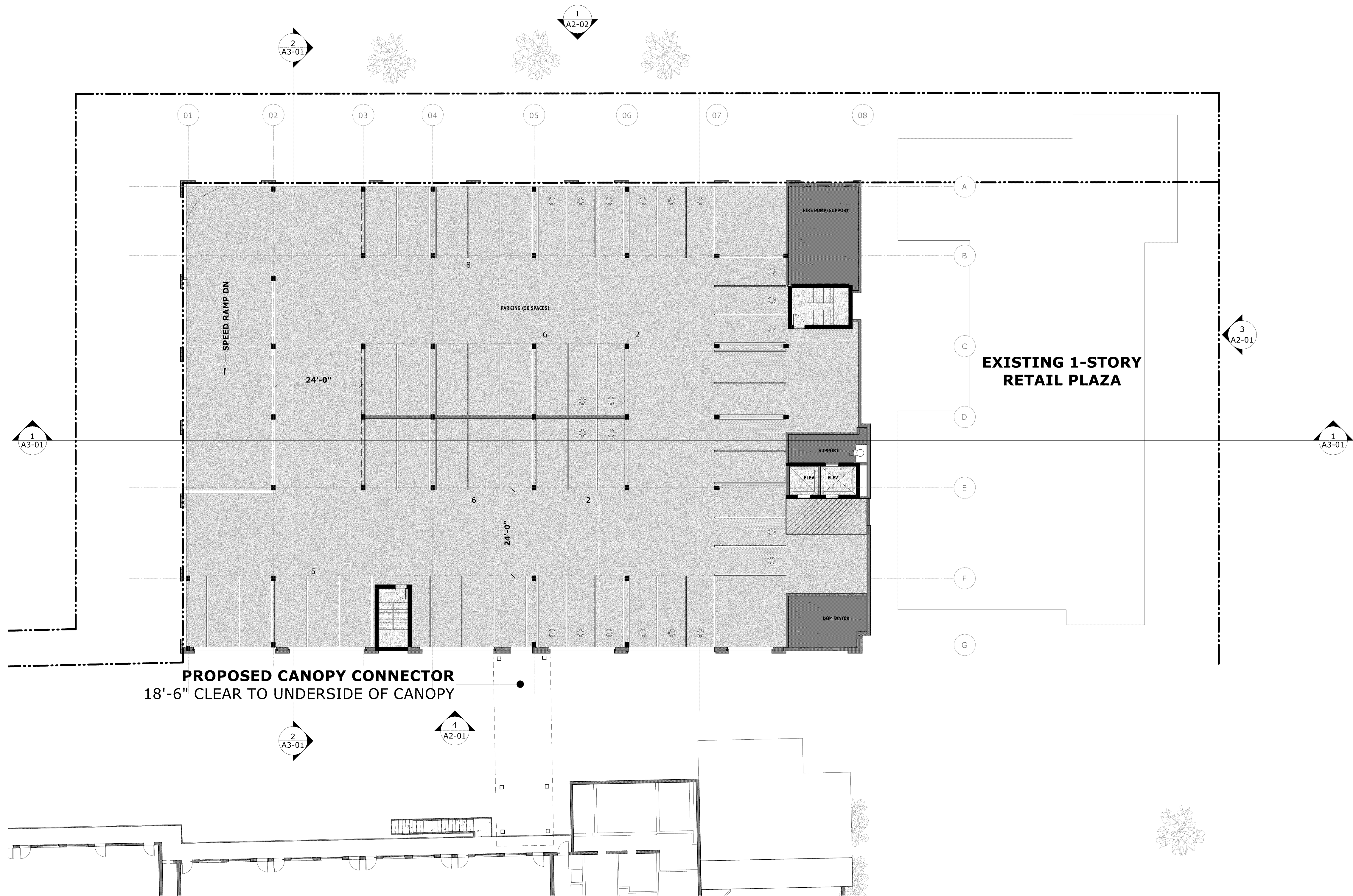
R10'

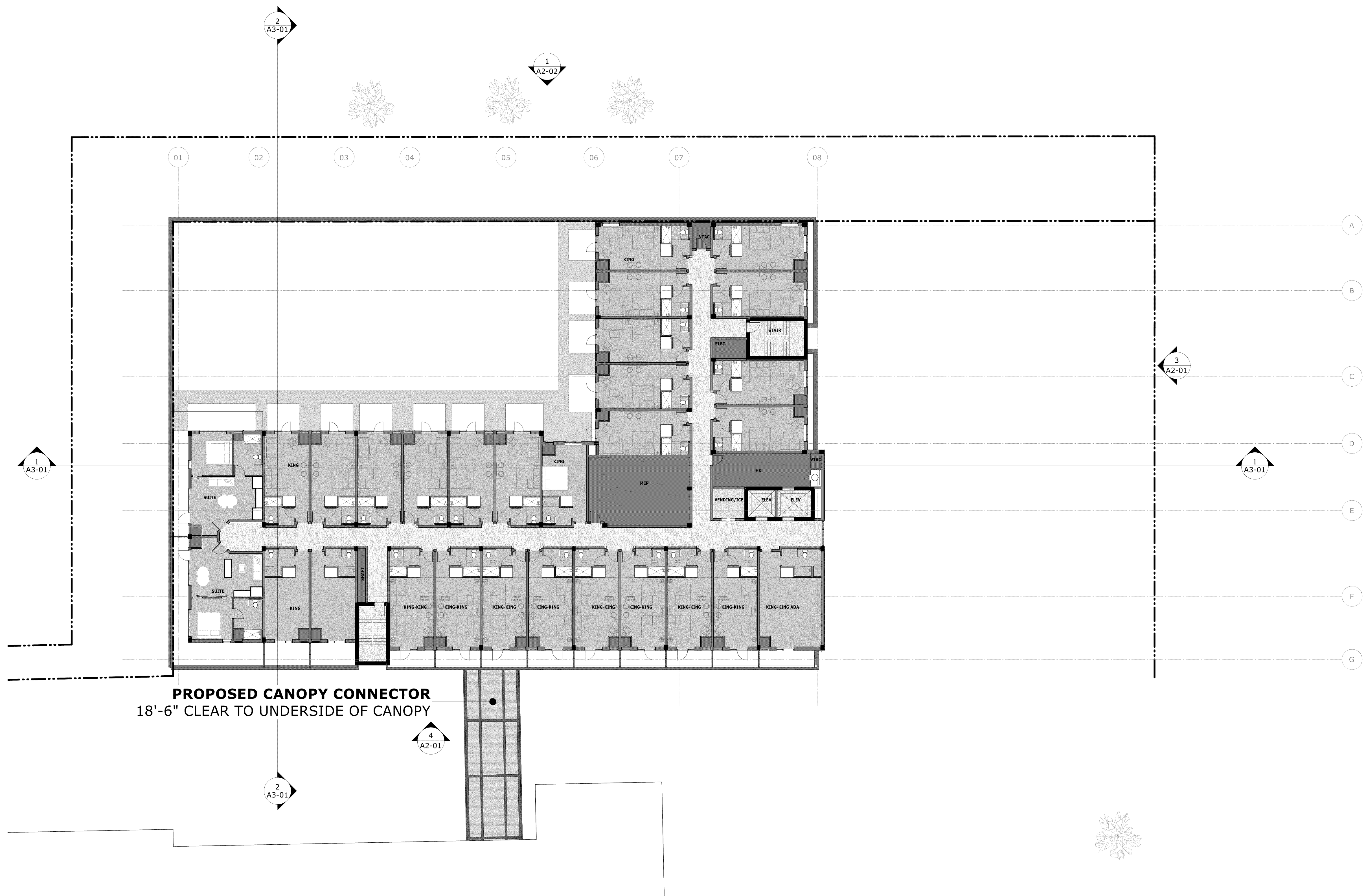
R20'

PROJECT/OWNER NAME:	PROJECT NO. 22010	SHEET NO. C0.0
DATE: JUNE 2023	SHEET TITLE: PRELIMINARY PLAN	
ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 28392		
andersonlane inc. INNOVATIVE SITE DESIGN 2750 N MACALLEN BOOTH ROAD SUITE 104 CLEARWATER, FL 34615 P (727) 797-5895 F (727) 797-5004		
POSTCARD INN SCHEMATIC PRICING SET FOR WALSH ASSOCIATES, INC.		
ENGINEER'S SEAL: [Blank]		
ENGINEER: C/L	DESIGNER: T/LN	NO. DATE DESCRIPTION
THE SIGNATURE OF THE DESIGNER, ARCHITECT, ENGINEER, OR OTHER INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT THE PLANS COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THESE PLANS SHOULD BE USED FOR CONSTRUCTION UNLESS SHOWN IN THE SPACE PROVIDED BY THE CLIENT.		





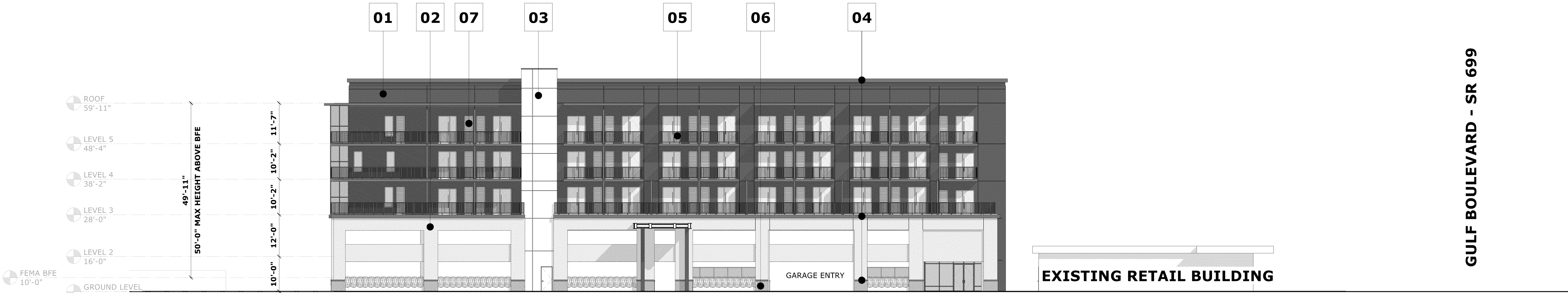






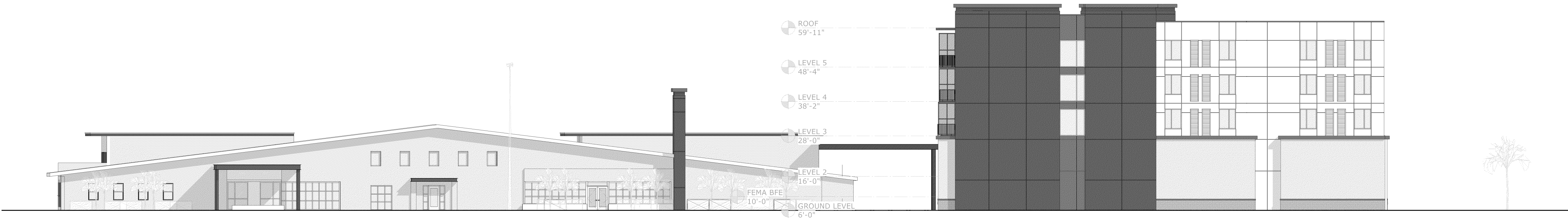


ELEVATION KEYNOTES	
MARK	DESCRIPTION
01	STUCCO; PAINT COLOR: A
02	STUCCO; PAINT COLOR: B
03	STUCCO; PAINT COLOR: C
04	STUCCO; PAINT COLOR: D
05	METAL PICKET RAILINGS; STYLE TO MATCH EXISTING BUILDING
06	MODERN STONE VENEER WITH CAST STONE CAP; 1/2 RUNNING BOND
07	MISC. METALS TO BE ANODIZED ALUMINUM FINISH



PAINT LEGEND	
	PAINT COLOR A SW7614 - ST. BART'S
	PAINT COLOR B SW7551 - GREEK VILLA
	PAINT COLOR C SW7757 - HIGH REFLECTIVE WHITE
	PAINT COLOR D SW2849 - WESTCHESTER GRAY

ELEVATION- EXTERIOR- SOUTH



EAST BUILDING ELEVATION

ELEVATION KEYNOTES	
MARK	DESCRIPTION
01	STUCCO; PAINT COLOR: A
02	STUCCO; PAINT COLOR: B
03	STUCCO; PAINT COLOR: C
04	STUCCO; PAINT COLOR: D
05	METAL PICKET RAILINGS; STYLE TO MATCH EXISTING BUILDING
06	MODERN STONE VENEER WITH CAST STONE CAP; 1/2 RUNNING BOND
07	MISC. METALS TO BE ANODIZED ALUMINUM FINISH

PAINT LEGEND

- PAINT COLOR A**
SW7614 - ST. BART'S
- PAINT COLOR B**
SW7551 - GREEK VILLA
- PAINT COLOR C**
SW7757 - HIGH REFLECTIVE WHITE
- PAINT COLOR D**
SW2849 - WESTCHESTER GRAY



WEST BUILDING ELEVATION



NORTH BUILDING ELEVATION



EXHIBIT G



Owner's Authorization for Agent

I/WE LCP/S POSTCARD INN LLC
(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 Permit; Site Plan; Variance; Zoning and Building Permit
(type of application: variance, conditional use, zoning, etc.)

LCP/S POSTCARD INN LLC, a
Delaware limited liability company

By: [Signature]
Signature of Owner
FRANCIS LIVELY, President

Signature of Owner

Print Name of Owner

Print Name of Owner

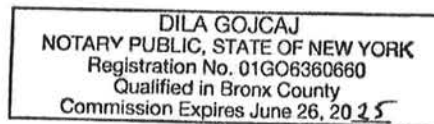
The forgoing instrument was acknowledged before me this 30th day of July 20 24, by Francis Lively** who is personally known ☒ or produced as identification.

**President of LCP/S Postcard Inn, LLC, a Delaware limited liability company, on behalf of said entity

[Signature]
(Notary Signature)

7/30/2024
(Date)

My Commission Expires 6/26/2025



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



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

Detail by Entity Name

Foreign Limited Liability Company
LCP/S POSTCARD INN LLC

Filing Information

Document Number	M22000001795
FEI/EIN Number	87-4188585
Date Filed	02/03/2022
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/21/2022
Event Effective Date	NONE

Principal Address

50 MAIN STREET, SUITE 1410
WHITE PLAINS, NY 10606

Mailing Address

50 MAIN STREET, SUITE 1410
WHITE PLAINS, NY 10606

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MBR

LCP SAFANAD POSTCARD INN JV LLC
50 MAIN STREET, SUITE 1410
WHITE PLAINS, NY 10606

Title P

LIVELY, FRANCIS
50 MAIN STREET, SUITE 1410
WHITE PLAINS, NY 10606

Annual Reports

Report Year	Filed Date
2023	03/15/2023
2024	02/07/2024

Document Images

02/07/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
07/21/2022 -- LC Amendment	View image in PDF format
02/17/2022 -- LC Amendment	View image in PDF format
02/03/2022 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

REVOCATION OF OWNER'S AUTHORIZATION FOR AGENT

I, FRANCIS LIVELY, President of LCP/S Postcard Inn I.L.C, a Delaware limited liability company ("Postcard Inn") hereby revoke the City of St Pete Beach Owner's Authorization for Agent naming Katie Cole, and all employees of Hill Ward and Henderson, in connection with the conditional use permit, site plan variance, zoning and building permit on behalf of Postcard Inn effective immediately.

LCP/S POSTCARD INN LLC, a Delaware limited liability company

By:


FRANCIS LIVELY

Its: President

STATE OF

New York

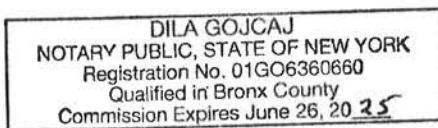
COUNTY OF

Westchester

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30th day of July, 2024, by FRANCIS LIVELY, the President of LCP/S POSTCARD INN LLC, a Delaware limited liability company, on behalf of said entity, who is ☒ personally known to me or ☐ has produced _____ as identification.


NOTARY PUBLIC

[NOTARY SEAL)



Print Name: Dila Gojcaj

My Commission Expires: 6/26/2025

My Commission Number: _____

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

August 23, 2024

VIA –E-MAIL (bberry@stpetebeach.org)

Brandon Berry, Planner II
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Permit 24035 – 6300 and 6390 Gulf Boulevard (the “CUP”)
LCP/S Postcard Inn LLC (the “Applicant”)

Please be advised that Stearns Weaver Miller currently represents the Applicant in connection with the above referenced CUP. I have attached the executed Owner's Authorization, as well as the applicable Revocation of the Owner's Authorization. Attached for your review is the applicant's response to the Application Insufficiency Review dated May 23, 2024.

If you have any questions, or if you need additional information or clarification, please feel free to call me with any questions or comments.

Very truly yours,



S. Elise Batsel

cc: Alec Billiet (via e-mail at abilliet@lcpgroup.com)
Peter Sullivan (via e-mail at psullivan@lcpgroup.com)
William Walsh (via e-mail at wwalsh@walshworks.com)
Kevin B. Reali (via e-mail at kreali@stearnsweaver.com)
Kenneth Metcalf (via e-mail at kmetcalf@stearnsweaver.com)

RESPONSE TO CUP #24035 APPLICATION INSUFFICIENCY
REVIEW OF MAY 23, 2024

1) The property's business tax receipt currently shows 196 rooms as existing, with the site plan showing 87 rooms proposed. This results in a total unit count of 283 units rather than the 286 in the application. Please clarify this difference. Is the business tax receipt undercounting existing rooms?

Applicant's Response: Attached please find the following documentation:

- a. **Current Business Tax Receipt reflecting 200 units;**
- b. **Correspondence from Joanne Boland dated May 29, 2024 confirming that the historical hotel room count for the Postcard Inn was 200 units; and**
- c. **Correspondence from William Walsh dated May 28, 2024 confirming that the current unit count proposed as part of the ongoing renovation is 199 (196 existing plus 3 new keys/existing hotel). Please note that the site data table on the CUP Plan has been updated accordingly.**

(collectively attached as Exhibit "A")

2) Section 4.4 criteria responses were not included in Exhibit B. Please prepare complete responses for all criteria, including listing Comprehensive Plan Goals, Objectives and Policies that are relevant to the subject redevelopment (Sec. 4.4.(a)(1)). **Please see attached Exhibit "B."** Please also find Applicant's supplement to address CUP Section 4.12. **Please see attached Exhibit "C."** Staff also has preliminary comments regarding the following:

- a) Criteria 4.12.(a)(8): Does Postcard Inn currently maintain an evacuation plan? Please submit it if so.

Applicant's Response: The Applicant follows the Crescent Hotel Hurricane Best Practices, Example Notice (sent to guest during a hurricane) attached as Exhibit "D." The Applicant is in the process of updating the plan to ensure compliance with applicable City and County requirements.

- b) Criteria 4.12.(a)(9)b.: This is applicable relative to the views of the abutting residential use, and is relevant to this project. I recognize that the building proposed for construction will not have any meaningful impact on beach views for the abutting residential property, but there should be a statement in this criteria that addresses any associated improvements along the beachfront that are proposed.

Applicant's Response: There will be no modifications to the beachfront in front of the existing Postcard Inn that would impact any views for the abutting residential use to the north.

Please note that the comments above are not comprehensive and additional clarification may be required after complete application review takes place.

Applicant's Response: Acknowledged.

3) Survey is lacking the following requirements:

a) Survey is digitally signed and sealed, and must be sent to staff digitally as an original copy (no scans). Please ensure the signature complies with F.A.C. 5J-17. If a physical survey is to be used to fulfill the minimum code requirement, the survey must contain a raised seal with signature and be submitted in physical form.

Applicant's Response: Please see revised surveys (2) attached as Exhibit "E."

b) Parcel 1's listed land area should differentiate between the portion seaward and landward of the CCCL. This information is available in the application but should be verified by the surveyor on the survey.

Applicant's Response: Please see revised survey attached as Exhibit "E."

c) Note that while a Boundary/Topographic Survey is acceptable at this stage, when submitting for the site plan if the use is approved, the survey must be an ALTA/ACSM land title survey completed within the last twelve months. The survey will need to be updated at that stage.

Applicant's Response: Acknowledged.

4) Application lists a parcel number that appears to encompass both the main resort and the subject site proposed to contain the new development, but to Staff's knowledge the property still has the addresses of 6300 and 6390 Gulf Blvd. Application lists only 6300 Gulf Blvd. Please confirm.

Applicant's Response: The property is one parcel ID but has two (2) addresses: 6300 and 6390 Gulf Blvd. Please see revised application attached as Exhibit "F" reflecting both addresses.

5) Submit evidence that Peter Sullivan is permitted to authorize Bill Walsh as agent. Staff have only verified Francis Lively through the LLC's Sunbiz. Please also revise authorizations to spell out that both agents are authorized to represent the owners in a variance application – "variance" was circled in a different ink color.

Applicant's Response: Please see attached Affidavit to Authorize Agent and Revocation of Affidavit to Authorize Agent executed by Francis Lively pm behalf of LCP/S Postcard Inn LLC attached as Exhibit "G."



August 26, 2024

Brandon Berry
SPB Planning

Re: Postcard Inn Key Count

Dear Brandon,

The hotel was originally constructed and licensed for 200 units. Until recently the hotel was licensed for 196 units because 3 units that had been taken out-of-service because they were in disrepair. They are rooms # 144, 221, and 267.

Finally, room #190 was previously converted from the guestroom to an exercise facility and is in the process of being converted back to a guestroom per Permit #2400784. Therefore, the guestroom count has been updated as set forth below.

So,	
Originally constructed/permitted	200 rooms
Less: out of service & fitness	<u>(4) rooms</u>
Prior Business license	196 rooms

Our submitted/permitted renovation plans include restoring those rooms and putting all 4 back in service, for a total key count of 200 units. Our business license was updated to 200 units on Jul 19, 2024 (attached).

Not knowing exactly how to accommodate for the 4 additional rooms on the plans that we submitted for the Addition CUP, for clarity and simplification on the CUP plans parking calculations we show:

"Existing keys"	196 units
"New keys existing hotel"	<u>4 units</u>
"Total existing keys"	200 units

Any questions, please don't hesitate to call.

Best regards,
Walsh Associates, Inc.

A handwritten signature in black ink that reads 'Wm J. Walsh'. The 'W' is large and stylized, with the 'm' and 'J' following it.

William J. Walsh, President

Walsh Associates, Inc.
44 Redfield Street
Rye, NY 10580
Tel: (914) 548-4772



BTR No.
2024-706

Business Tax Receipt
St. Pete Beach

Receipt Number
4317
Date Paid
07/19/2023
Amount Paid
905.00
Expires:
09/30/2024

Business Address:

POSTCARD INN LLC
6300 GULF BLVD
ST PETE BEACH FL 33706

Mail to:

POSTCARD INN LLC
50 MAIN ST SUITE 1410
WHITE PLAINS, NY 10606

Description of Business: HOTEL

Category	Fee	Notes
Entertainment- No admission Fee	\$100.00	
2ND BUSINESS 1/2 OFF RETAIL	\$25.00	
Merchants/Merchandising	\$50.00	
Apartment/Hotel/Motel/Guest House Transient Occupancy (30 days or less)	\$300.00	200
Unclassified Business & All Home Occupations	\$60.00	unimproved parking
Vending Machines	\$60.00	
Game Machine- Coin Operated, Music Or Otherwise	\$40.00	
Boats- Deep Sea and Pleasure Boats for Hire- 16 ft and under	\$170.00	
Boats- Deep Sea and Pleasure Boats for Hire- Over 16 ft	\$100.00	

This business tax receipt does not permit the holder to operate in violation of any city law, ordinance or regulation. Any change in location or ownership must be approved by city, subject to zoning restrictions. This business tax does not constitute an endorsement, approval or disapproval of the holder's skill or competence or non-competence of the holder with other laws, regulations or standards.

Every person required to have a city business receipt shall at all times from the issuance of such receipt by the city, conspicuously display such receipt in their place of business, and where the receipt holder does not have a place of business they shall be prepared at all times with engaged in their occupation to present their license for inspection by any police officer or representative of the city when requested to do so.

From: Alec Billiet
To: William Walsh
Subject: Fwd: Business Tax Receipt information
Date: Wednesday, May 29, 2024 1:25:15 PM
Attachments: image005.png
image006.png
image007.png
image008.png
image010.png
image011.png
image012.png
image013.png
image015.png
image016.png

This is the email for your reference.

Alec Billiet
Director Investment Management
LCP Group L.P.
607-280.1276

From: Joanne Boland <jboland@stpetebeach.org>
Sent: Wednesday, May 29, 2024 1:16:33 PM
To: Alec Billiet <abilliet@lcpgroup.com>
Subject: RE: Business Tax Receipt information

Hi Alec

We went back to 2002 and found that the unit number was indeed 200. At some point maybe 4 rooms were decommissioned. I have updated the BTR, and it now reads 200.

I will email the placard to you

Thank you,

Joanne Boland
Permit Administrator
Community Development | City of St. Pete Beach

Thank you for your participation in the City of St. Pete Beach business community!

📞 727-363-9214
✉️ jboland@stpetebeach.org
🌐 www.stpetebeach.org
📍 155 Corey Avenue, St. Pete Beach FL 33706



From: Alec Billiet <abilliet@lcpgroup.com>
Sent: Wednesday, May 29, 2024 1:03 PM
To: Joanne Boland <jboland@stpetebeach.org>
Subject: Business Tax Receipt information

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

Joanne,

We own the Postcard Inn On the Beach in St Pete Beach and I am trying to confirm whether there is any track record of the hotel being 200 rooms instead of the current 196. We have people who worked at the hotel for over 30 years that confirm that the hotel used to be 200 units (the rooms exist but have been closed since prior ownership. We also found online articles speaking to 200 rooms at the hotel.

However I would like to see if we can get a historic business tax receipt search going for the entity that was linked to the hotel prior to our ownership.

If you go to the search portal, you can see that there has been another license prior to the current one.

Entity Information

Entity #:
Type:
Business Name

706
Hotel-Motel-Lodging
POSTCARD INN LLC

Business Address:
Business C/S/Z

6300 GULF BLVD
ST PETE BEACH, FL 33706

Property Information

Parcel # 013215000001100100
6300 GULF BLVD
ST PETE BEACH FL 33706

Licenses

Applied Date:	Type:	Issued Date:	Expiration Date:	Description	Status:	Renew:
08/04/2020	Hotel-Motel-Lodging	09/07/2019	09/30/2024		Active	Renew
12/31/1969	Hotel-Motel-Lodging	09/07/2018	09/30/2020		In-Active	Renew

The license number was BUS17-00204 (see below) – can you provide me with some historic receipts that can confirm the hotel was 200 units before?

Thanks

Renew License

Dismiss

License Type:

Hotel-Motel-Lodging

License Number:

BUS17-00204

Description:

Renewal Date:

05/29/2024

Issued Date:

09/07/2019

Expiration Date:

09/30/2021

Alec Billiet
Director, Investment Management



The LCP Group, L.P.
50 Main Street, Suite 1410
White Plains, NY 10606
T: +1 (914) 750-4136
C: +1 (607) 280-1276
abilliet@lcp-group.com
www.lcp-group.com

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).

All government correspondence is subject to the public records laws.



August 26, 2024

Brandon Berry
SPB Planning

Re: Postcard Inn Key Count

Dear Brandon,

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"New keys existing hotel"	<u>4 units</u>
 "Total existing keys"	 200 units

Any questions, please don't hesitate to call.

Best regards,
Walsh Associates, Inc.

A handwritten signature in black ink that reads 'Wm J. Walsh'. The 'W' is stylized with a large loop, and the 'J' is also stylized.

William J. Walsh, President

Walsh Associates, Inc.
44 Redfield Street
Rye, NY 10580
Tel: (914) 548-4772



BTR No.
2024-706

Business Tax Receipt
St. Pete Beach

Receipt Number
4317

Date Paid
07/19/2023

Amount Paid
905.00

Expires:
09/30/2024

Business Address:

POSTCARD INN LLC
6300 GULF BLVD
ST PETE BEACH FL 33706

Mail to:

POSTCARD INN LLC
50 MAIN ST SUITE 1410
WHITE PLAINS, NY 10606

Description of Business: HOTEL

Category	Fee	Notes
Entertainment- No admission Fee	\$100.00	
2ND BUSINESS 1/2 OFF RETAIL	\$25.00	
Merchants/Merchandising	\$50.00	
Apartment/Hotel/Motel/Guest House Transient Occupancy (30 days or less)	\$300.00	200
Unclassified Business & All Home Occupations	\$60.00	unimproved parking
Vending Machines	\$60.00	
Game Machine- Coin Operated, Music Or Otherwise	\$40.00	
Boats- Deep Sea and Pleasure Boats for Hire- 16 ft and under	\$170.00	
Boats- Deep Sea and Pleasure Boats for Hire- Over 16 ft	\$100.00	

This business tax receipt does not permit the holder to operate in violation of any city law, ordinance or regulation. Any change in location or ownership must be approved by city, subject to zoning restrictions. This business tax does not constitute an endorsement, approval or disapproval of the holder's skill or competence or non-competence of the holder with other laws, regulations or standards.

Every person required to have a city business receipt shall at all times from the issuance of such receipt by the city, conspicuously display such receipt in their place of business, and where the receipt holder does not have a place of business they shall be prepared at all times with engaged in their occupation to present their license for inspection by any police officer or representative of the city when requested to do so.

From: [Alec Billiet](#)
To: William Walsh
Subject: Fwd: Business Tax Receipt Information
Date: Wednesday, May 29, 2024 1:25:15 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)
[image016.png](#)

This is the email for your reference.

Alec Billiet
Director Investment Management
LCP Group L.P.
607-280.1276

From: Joanne Boland <jboland@stpetebeach.org>
Sent: Wednesday, May 29, 2024 1:16:33 PM
To: Alec Billiet <abilliet@lcpgroup.com>
Subject: RE: Business Tax Receipt information

Hi Alec

We went back to 2002 and found that the unit number was indeed 200. At some point maybe 4 rooms were decommissioned. I have updated the BTR, and it now reads 200.

I will email the placard to you

Thank you,

Joanne Boland
Permit Administrator
Community Development | City of St. Pete Beach

Thank you for your participation in the City of St. Pete Beach business community!

📞 727-363-9214
✉ jboland@stpetebeach.org
🌐 www.stpetebeach.org
📍 155 Corey Avenue, St. Pete Beach FL 33706



From: Alec Billiet <abilliet@lcpgroup.com>
Sent: Wednesday, May 29, 2024 1:03 PM
To: Joanne Boland <jboland@stpetebeach.org>
Subject: Business Tax Receipt information

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

Joanne,

We own the Postcard Inn On the Beach in St Pete Beach and I am trying to confirm whether there is any track record of the hotel being 200 rooms instead of the current 196. We have people who worked at the hotel for over 30 years that confirm that the hotel used to be 200 units (the rooms exist but have been closed since prior ownership. We also found online articles speaking to 200 rooms at the hotel.

However I would like to see if we can get a historic business tax receipt search going for the entity that was linked to the hotel prior to our ownership.

If you go to the search portal, you can see that there has been another license prior to the current one.

Entity Information

Entity #:
Type:
Business Name:

706
Hotel-Motel-Lodging
POSTCARD INN LLC

Business Address:
Business C/S/Z

6300 GULF BLVD
ST PETE BEACH, FL 33706

Property Information

Parcel # 013215000001100100
6300 GULF BLVD
ST PETE BEACH FL 33706

Licenses

Applied Date:	Type:	Issued Date:	Expiration Date:	Description	Status:	Renew:
08/04/2020	Hotel-Motel-Lodging	09/07/2019	09/30/2024		Active	Renew
12/31/1969	Hotel-Motel-Lodging	09/07/2018	09/30/2020		In-Active	Renew

The license number was BUS17-00204 (see below) – can you provide me with some historic receipts that can confirm the hotel was 200 units before?

Thanks

Renew License

Dismiss

License Type:

Hotel-Motel-Lodging

License Number:

BUS17-00204

Description:

Renewal Date:

05/29/2024

Issued Date:

09/07/2019

Expiration Date:

09/30/2021

Alec Billiet

Director, Investment Management

LCP

The LCP Group, L.P.
50 Main Street, Suite 1410
White Plains, NY 10606
T: +1 (914) 750-4136
C: +1 (607) 280-1276
abilliet@lcp-group.com
www.lcpgroup.com

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).
All government correspondence is subject to the public records laws.

EXHIBIT D



Crescent Hotels and Resorts

HURRICANE PREPARATION - BEST PRACTICES

REVISED May 2023

CONTACTS:

Mike Metcalf, COO: Mike.metcalf@crescenthotels.com 703-342-8629

Thomas Gilliland, EVP Operations tom.gilliland@crescenthotels.com 571-512-8818

Rodney Schunk, VP Risk Management: Rodney.schunk@crescenthotels.com 703-966-8181

Chris Chamblee, SVP Project Management: Chris.chamblee@crescenthotels.com 972-978-1234

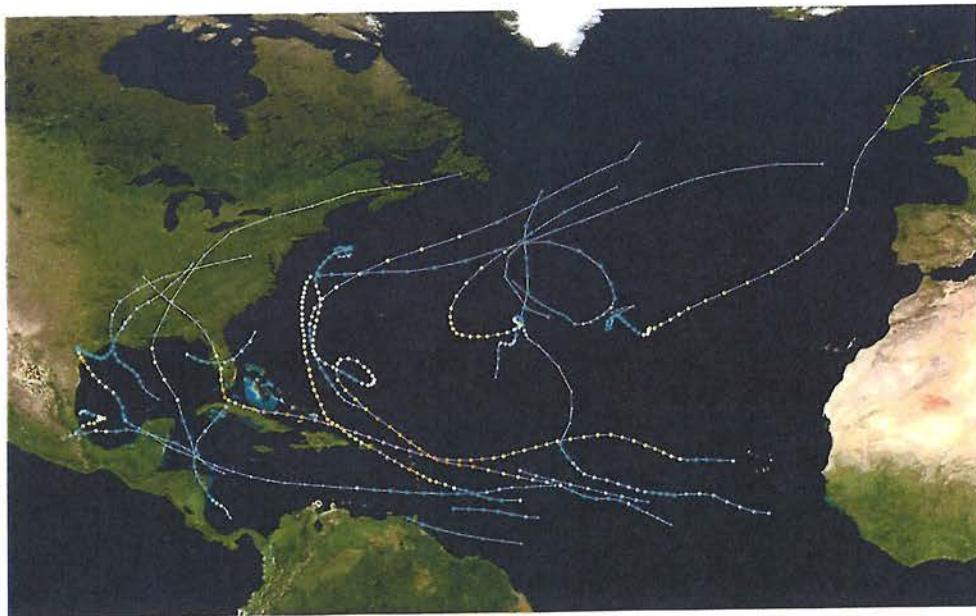


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INTRODUCTION AND DEFINITION OF HURRICANE CATEGORIES

Hurricane season runs from June 1 through November 30. The key to successfully "weathering" these storms is to plan and organize your actions before, during and after the storm.

This guide will assist properties with recommendations regarding the prescribed actions and responsibilities to minimize injuries to guests and associates and assist in controlling damage to the property due to severe destructive weather. This guide is only a piece in the overall policy needed for a property to help minimize the damage incurred from destructive weather and should be used to assist each property in establishing their own respective policy regarding procedures to be followed during a hurricane.

Given the following information, a property can use this as a basis for their individual property-specific policy regarding damage control from destructive weather.

Storm Intensity

Saffir-Simpson Scale

The intensity of a hurricane is measured by the Saffir-Simpson Scale. The scale is based on sustained wind speeds and potential property damage. Hurricanes reaching Category 3 and above are classified as major hurricanes because of their potential for loss of life and property damage.

Category	Wind Speed (MPH)	Storm Surge (Feet)	Estimated Damage
1	74-95	4-5	• No real damage to buildings. • Damage to unanchored mobile homes. • Some damage to poorly constructed signs. • Some coastal road flooding and minor pier damage.
2	96-110	6-8	• Some damage to building roofs, doors and windows. • Considerable damage to mobile homes. • Damage to piers and unprotected small craft. • Some trees blown down. • Coastal flooding.
3	111-130	9-12	• Some structural damage to small residences and utility buildings. • Large trees blown down. • Mobile homes and poorly constructed signs destroyed. • Flooding near the coast destroys smaller structures with larger structures damaged by floating debris.
4	131-155	13-18	• More extensive curtainwall failures with some complete roof structure failure on small residences. • Extensive damage to windows and doors. • Major damage to lower floors of structures near shore. • Major erosion of beach areas. • Terrain may be flooded well inland.
5	155+	18+	• Complete roof failure on many residences and industrial buildings. • Severe and extensive damage to windows and doors. • Some complete building failures with small utility buildings blown away. • Flooding causes major damage to lower floors of structures near coast. • Massive evacuation of residential areas may be required.

GLOSSARY OF TERMS

Tropical Depression: A large area of low pressure in the tropics or subtropics.

Tropical Disturbance: A group of thunderstorms which move together through the tropics for at least 24 hours but have no noticeable circular motion.

Tropical Storm: A storm with distinct circular movement and winds between 39-73 mph.

Hurricane: A circular, tropical windstorm with a defined eye and winds of at least 74 mph.

Storm Surge: A large wall of water up to 50 miles wide and up to and sometimes exceeding 20 feet in height, caused by the negative atmospheric pressure in the center of the storm system. Often the most damaging aspect of a hurricane as it makes landfall into a coastal area.

Tropical Storm Watch: Advisory issued when tropical storm conditions (winds of 39-73 mph) could threaten a coastal area within a period of 24-36 hours.

Tropical Storm Warning: Advisory issued when winds of 39-73 mph are expected.

Hurricane Watch: Advisory issued when hurricane conditions exist as a threat for a period of 24-36 hours.

Hurricane Warning: Advisory issued when hurricane conditions are expected in a specific coastal area within 24 hours. All in the warning zone will likely be affected.

Tornado Watch: Advisory issued when the weather conditions may cause tornadoes in or near your area.

Tornado Warning: Advisory issued when the weather service has a report of an actual sighting and what the location and current directions might be.

PRE-HURRICANE PLANNING

The time to plan for a hurricane is before one "arrives on land." The steps below should be reviewed and implemented as appropriate:

- Ensure Hurricane Supply Checklist is reviewed and materials are on hand or are quickly accessible. (Checklist included in this material.)
- Designate and train an emergency response team whose members are willing to stay on site during a hurricane (if safe to do so, and as provided for in the Hotel Closure Policy on page 22 of this guide.) Membership structure should include engineers and applicable management staff, and establish a clear "chain of command" and responsibilities for all team members.
- Identify members of the hotel executive management team who have the authority to dismiss remaining / non-critical employees during a hurricane or other emergency.
- Identify and designate a "shelter-in-place" location within the hotel (typically an interior room with strong ceiling support, away from windows), to which guests can retreat for increased safety during a hurricane. Consider marking the path to this location with signage.
- Identify a safe off-site rendezvous location safely removed from the property, but as close as possible, for staff and executive management to retreat to in case the property has to be evacuated.
- Identify individuals with critical skill sets likely to be needed in a disaster – first aid, CPR, etc. Consider CPR training for selected staff and management personnel if not already implemented.
- Coordinate with vendors providing critical supplies such as fuel, food, sanitary supplies, etc. and make arrangements to resume deliveries after the storm subsides. If possible, use contractors who are outside the potential hurricane areas. Local contractors may be over-committed, or local authorities' needs for contractors' services and supplies may be given priority. Wherever possible, identify at least one backup for each major supplier, from outside the hotel's immediate geographic area.
- Perform preventative maintenance on all emergency equipment and test same.

- Check fuel levels for all backup generators and emergency equipment, top of the fuel tank no later than June 1st.
- If your hotel does not have an emergency generator, we strongly urge management to consider purchasing a small portable unit to run the front desk, re-charge cell phones and run other essential equipment. There are a number of options available from \$200 to \$1000.
- Identify areas serviced by the emergency generator (if applicable).
- Identify all critical pieces of electronic equipment of the hotel, (i.e., those with cash handling areas, data processing, systems, fire command center, etc). Make sure someone on all shifts knows the proper shutdown procedures and has the authority to shut down equipment. Conduct “refresher” training at least annually.
- Have on hand the telephone numbers and contacts for local offices of emergency preparedness (like civil defense). Contact local authorities to plan and coordinate activities before the need for emergency action. That way, both of you will be better prepared.
- Consider arranging back-up communications such as two-way radios or cellular phones, and have spare batteries and emergency charger on site.
- Determine which company records are vital, and make plans to protect/relocate them to a secure area where they can be stored at least 18 inches off the floor.
- Implement a “back-up system” for keeping records in the event that power is lost:
 - Occupancy record-keeping if the “point of sale” / reservation system becomes inoperable: It is essential that hotel management continue to keep records of who is staying on the property, in what room, for life safety as well as billing and claim functions.
 - Expense records: Many of the expenses incurred in preparation for, and response to, a large hurricane may be covered by insurance, so it is critical to have a system for keeping track of receipts as well as the scope of any cleanup work done.
- Order emergency supplies and maintain them throughout hurricane season. Each spring, take an inventory of existing supplies and discard any items which are expired or no longer viable.
- Have straps, or other means on hand to brace/anchor equipment, furniture, signs, etc.

- Inspect and repair roof coverings and edges, drains, gutters, and flashings in early spring. Repair any active leaks, clear the roofs of all debris and clear all drains and scuppers to ensure proper drainage, and ensure all rooftop antennas, aerials and other equipment are securely fastened to the roof substrate and adequately weighted down.
- Provide pre-fitted hurricane shutters and/or plywood for windows and doorways, where practical. If possible, perform a “dry run” installation at least annually.
- Walk the grounds of your hotel and inspect the condition of the landscaping. Have trees and shrubs pruned as necessary to remove any dead or decaying material. Clear excess mulch away from the façade of the building and clear debris from parking lot and site drains.
- Prepare for hurricane-related flooding with sand bags and an ample supply of mops, squeegees, and absorbents to help remove water. Remember, hurricanes can cause floods far beyond the reach of hurricane-force winds.
- Identify key equipment and stock that will need to be protected with tarpaulins or waterproof covers.
- Have camera and/or video camera on hand to document damage.
- Have plans in place for site /perimeter security and monitoring after a hurricane.
- Have plan in place to address boarding and food/water etc. needs of personnel remaining during storm.
- Re-familiarize your executive management team with the Crescent Property Loss Reporting Guide.
- If there is damage to the hotel and it is necessary to coordinate post storm repairs/cleanup - contact:
 - Project Management: Chris Chamblee 972-978-1234
 - Kustom Restoration:
 - **Call (866) 679-0699**
 - Identify yourself as a “Red Alert” client – **Crescent**, as we have an MSA with Kustom
 - Risk Management:
 - Primary Contact – Rodney Schunk (972) 978-1234
 - Alternate Contact – VP of Ops

- **Conduct a drill exercise with your team - you do not want to learn something does not work on the day of a storm!**

HURRICANE SUPPLY CHECKLIST – ITEMS TO CONSIDER

- Battery operated radio with extra batteries
 - *"Weather Radios" are great and inexpensive.*
- AC/DC television.
- Flashlights with spare batteries.
- Light sticks and reflective tape.
- Megaphone (where applicable.)
- First aid supplies:
 - Wound Closure supplies and blood absorbent dressings, coagulant -"Quik-Clot " or equivalent.
 - Emergency blankets for treating shock victims.
 - Splinting and immobilization equipment.
 - Hygiene /infection control items – sanitizers, disinfectants etc.
 - Anaphylaxis prevention – "Epi-pen" or similar.
 - Snakebite kits.
 - Rechargeable defibrillators.
- Blood borne exposure cleanup kits.
- Cellular telephone(s) and chargers connected to emergency power supply.
- 2-way radios with chargers connected to emergency power supply.
- A satellite telephone, if one can be found cost-effectively.
- Drinking water, clean water storage containers and/or filtration devices.
 - *You may also want to consider iodine water purification "tablets" or backpacker-style charcoal osmosis filters available at local camping outlets.*
 - *Consider filling bathtubs in vacant guest rooms prior to landfall to create a potable water reservoir.*

- Foul weather gear (i.e. rubber boots. Ponchos etc.)
- Keys (failsafe and master sets).
- Fire extinguishers, ideally including at least one Class C extinguisher for electrical fires, and one Class K for combustible-liquid fires.
- Portable generator with extension cords if possible (stored nearby.)
 - Fuel for the generator, stored away from heat or electrical current, in proper fireproof containers.
- Floor plan of designated shelter area (i.e. meal area, sleeping area, etc.)
- Camera with appropriate memory chips
- Flipcharts with markers
- Portable refrigerator for medical usage (i.e. medication storage)
- Office Supplies
- Duct tape & plastic sheets (heavy gauge)
- Rope
- Log and record books
- Plywood for window replacement
- Non-perishable food
- Sandbags & Sand

STEPS FOR HURRICANE WATCH AND HURRICANE WARNING

The following section will address steps to be taken for a Hurricane Watch, and a Hurricane Warning, as well as steps to take after the hurricane.

Hurricane Watch - Advisory issued after hurricane conditions exist as a threat for a period of 24 - 36 hours.

- Track the hurricane's progress and keep up to date on the storm's path. Monitor the weather channel or the local news.
- Check/service all necessary back-up equipment such as emergency generators, boilers, batteries and communication devices.
- Identify employees and staff that are able to stay at the property, if necessary.
- Begin to implement individual department steps regarding arrival of storm, (i.e. supplies needed, staffing, etc.).
- Make assignments to staff for securing the property and services.
- Verify employee phone lists.
- Update occupancy and arrival reports. Note guests with special needs/accommodations.
- Make arrangements for transporting large numbers of guests to airports on short notice if storm intensifies or changes course.
- Department heads/managers: ensure all employees have made personal evacuation plans in case the property must be evacuated entirely, to include transportation, short term food and water, phone trees and timelines for returning to work, etc.
- Update phone lists of roofing, electrical and restoration contractors.
- Identify/gather vital records as necessary and be prepared to relocate them.

- Locate property site maps with location of utility shut-offs for water, gas, etc. Ensure proper tools are available on site to secure shut-off and personnel are knowledgeable of procedures.
- Ensure Hurricane Supply Checklist is in place and current.
- Identify local hurricane shelters to be used, if necessary, and ensure emergency contact numbers are readily accessible.

Hurricane Warning - Advisory issued when hurricane conditions are expected in a specific area within 24 hours. All in the warning zone will likely be affected. In the US, winds move in counterclockwise rotation. This typically causes the most severe flooding and wind damage if the eye hits within 20 miles to the south of your location. If the eye passes directly over you to the north, the flooding may be minimal, but winds will still be high.

- Track the hurricane's progress and keep current on weather alerts. Monitor state & local government response – evacuation orders, highway contra-flow orders, etc.
- **Contact the COO or VP-Risk Management as outlined in the Hotel Closure Policy appended to this guide, and coordinate the “Stay or Go” decision with brand contacts, with guest and employee safety the utmost concern: Remember that if a city-wide or area-wide evacuation is ordered, those prepared to flee immediately have a considerable advantage, as severe traffic jams develop rapidly and emergency personnel and resources quickly become overwhelmed. Do not delay this step.**
- Communicate frequently with team members regarding status and next steps.
- Initiate implementation of your hurricane emergency action plan.
- Clean and make any last-minute emergency repairs to drains, gutters, and flashings.
- Ensure all roof-mounted equipment is properly secured. Remove flags as well.
- Check/maintain all necessary back-up equipment such as emergency generators, communication devices, and lighting supplies.
- Protect/relocate vital records.
- Have cash on hand for post hurricane needs.

- Anchor or relocate anything on the property that could potentially blow away, or blow into and damage the facility, specifically:
 - Remove all loose yard debris
 - Anchor or relocate all non-essential equipment to a safe indoor location
 - Secure yard storage of flammable liquid drums, or move them to a sheltered area (but never move them into main hotel areas)
 - Secure all pool furniture/plants indoors (if applicable)
 - Make sure outdoor signs are properly braced
 - Remove awnings, if possible
 - Inspect all fire protection equipment such as sprinkler control valves and fire pumps.
 - Remove dead tree limbs and any weakly rooted trees.
- Ensure that emergency response team members and appropriate staff have proper supplies and equipment (drinkable water, non-perishable food, medical provisions, flashlights, radio communications, etc.)
- Unplug all non-essential electric & electronic equipment sensitive to power surge.
- Open any air vents leading to the roof to equalize pressure during a storm.
- Disconnect Main power feeds to reduce the possibility of electrical fires.
- Fill the fuel tanks of generators, fire pumps, and all company-owned vehicles.
- Turn off pumps to fountains and pool.
- Cover computers, machinery, and stock with tarpaulins and waterproof covers.
- Relocate any chemicals that may react violently with each other or water.
- Set automatic entry doors to manual, if applicable and warranted.
- Turn off gas to minimize fire loss *when appropriate*. Shut down all non-critical and nonessential electrical equipment as appropriate.
- Confirm all doors and windows are secured. This includes sliding doors in guestrooms.
- Close heavy drapes in guestrooms. If televisions or other electrical equipment are located in proximity to doors or windows, consider moving them.
- Have guests fill their bathtubs with water for use when power is out.

- Charge radios and cell phones.
- Bag ice and place it in freezers.
- Turn walk-in coolers to the coldest temperature.
- Freeze food and other provisions so they will keep longer.
- Store dry consumables in areas that are above level of potential flooding.
- Make sure all first aid kits are fully stocked.
- Secure all master and floor keys.
- Document the Enactment of Civil Authority: If your hotel is within the zone covered by any voluntary or mandatory evacuation order, document when that order was given and how you were made aware of it. If you are ordered or advised to evacuate by law enforcement personnel or other officials, obtain the contact information of the official ordering you to evacuate. This may be critically important for a potential insurance claim.

If Hurricane is Category 3 or more, consider the following:

- Place sand bags in certain areas that are known to flood.
- Trim trees and bushes back if able before the storm.
- Consider draining 1 - 2 ft. of water from pool, if necessary.
- Work closely with local authorities to determine if and when guests will need to be evacuated.
- Coordinate shelter considerations for guests including locations and directions.

DURING THE HURRICANE

- All guests and associates should be evacuated to interior windowless location in hotel (i.e. ballroom, etc.)
- It is strongly recommended that no one leave the building, ***unless it is an extreme emergency.***
- Monitor flooding and sandbag needs and evacuate to higher floor, if necessary.
- Be aware of potential for roof leaks, pipe breakage, fire or structural damage.
- Follow state/local authorities' instructions at all times.
- Do not open doors or windows in an attempt to see what is happening outside.
- Be aware that the "eye" of the storm will provide a short period of calm before high winds resume, and if the eye passes overhead, it may appear the storm has dissipated.
- Avoid unnecessary telecommunications use. Even if telephone infrastructure is still up and running, a high volume of calls may overload the grid and hamper rescue and emergency responders' efforts.

AFTER THE HURRICANE

- Secure the site. Survey for safety hazards such as live wires, leaking gas, etc.
- Survey the damage - physical damage, roofs, equipment, etc.
- If possible, allow local authorities/first responders to verify that the building is structurally sound.
- If safely possible, assist local authorities in clearing adjacent roads & ingress/egress routes to/from the hotel to allow first responders to move about the area.

- To the extent possible, lock up and physically secure the premises from looting and vandalism if the hotel cannot be quickly reopened.
- Report to Crescent Risk Management as to injuries, state of building, impairment of facilities, etc.
 - Call: Rodney Schunk VP- Risk Management (703) 966-8181
- Notify your asset manager and/or owner Rep, VP of OPS and COO within Crescent that require notification.
- Call in key personnel and notify contractors to start repairs. Make sure safety systems are a priority and are operable as soon as possible.
- Repair damage to the automatic sprinkler system and get sprinkler protection back as soon as possible.
- Begin salvage as soon as possible to prevent further damage:
 - Cover broken windows and torn roof coverings immediately
 - Separate damaged goods, but beware of accumulating too much combustible debris inside a building
- Clean roof drains and remove debris from roof to prevent drainage problems.
- Check damaged breaker panels and circuit boards before re-energizing main electrical distribution systems. In case of doubt, call an electrician. **DO NOT TOUCH OR MOVE EXPOSED BARE WIRES** (inside or outside buildings).
- Track all expenses incurred relating to the storm. This includes, but not limited to:
 - Actual expenses (i.e. plywood, generators, clean-up costs, etc.)
 - Labor expense (i.e. pay to associates for overtime needed as a result of the storm, etc.)

- Lost business (Note: Please keep a detailed log of reservations on the books with name, address and telephone number of guests, and a detailed list of cancellations with name, address, date guest called to cancel, etc.) This will assist in the business interruption claim.

SAMPLE DIVISION OF RESPONSIBILITIES

HURRICANE DIVISION OF RESPONSIBILITIES

Note: these are typical; however, duties will vary depending on the Property and staffing at the hotel. These are "best practices" – **NOT ABSOLUTES!**

General Manager

1. Monitor radio and television broadcasts for storm information.
2. Keep department heads posted on storm progress.
3. Monitor the progress of preparations within the hotel.
4. Inform guests through the front desk of the storm's progress and the precautions being taken by the staff.
5. Determine how many employees will be available to work during the storm and make preparations to move them/families into hotel.
6. Consult the Hotel Closure Policy appended to this guide, and contact the COO to discuss whether the situation warrants hotel closure. Make the "Stay or Go" decision for remaining staff.
7. Contact Chris Chamblee @ (972) 778-1234 for pre/post hurricane repairs/cleanup.

Front Desk Supervisor / Rooms Manager / AGM

1. Update/print occupancy report with guest information at each shift (note guests with special needs).
2. Have information regarding storm's status accessible to guests.
3. Relocate guests on upper floors to lower level rooms or protected areas of the hotel.
4. Relocate office machines, etc., to an upper level area.
5. Make sure first aid kit is fully stocked.
6. Be available to assist other departments as needed.
7. Ensure list of local hurricane shelters and emergency numbers in MOD file.
8. Create safe key book
9. Distribute flashlights to guests as needed.

Engineering

1. Fill hotel vehicles with fuel and park in a high, protected area.
2. Move tools (hammers, saws, nails, axes, crowbars, etc.) that may be useful during or after the storm to a safe place.
3. Make sure all first aid kits are fully stocked.
4. Charge radios and cell phones.
5. Check emergency generator, emergency lights, tools, and supplies.
6. Disconnect power to all low-lying portions of the hotel.
7. Secure all rooftop and lower level doors.
8. Begin sandbagging areas that are subject to flooding.
9. Empty all trash prior to storm.

Housekeeping

1. Relocate pool furniture, outside trash cans, etc., to low level rooms that have been emptied of furniture. Secure these rooms.
2. Outside furniture, equipment, or storage sheds that cannot be relocated should be securely lashed in place.
3. Check to see that nothing is stored in electrical rooms, mechanical rooms or sump pump rooms.
4. Move as many towels, laundry supplies, etc., as storage space allows to an upper floor.
5. Fill all tubs and sinks with water for drinking, washing, and sanitation.
6. Bring blankets and pillows to ballroom or other safe area as directed by General Manager.
7. Have your staff ready to aid other departments, if needed.

Food and Beverage

1. Move at least a three-day supply of canned goods and other non-perishable items to an upper floor room. (Meals could include sandwiches, soups, bakery items, etc.)
2. Relocate candles, cooking utensils and sterno to a room near the food items.
3. Purchase and store with the food a three-day supply of paper plates, plastic flatware and trash bags.
4. Clean and sterilize the drinking water containers. Order additional water if needed.
5. Remove all goods from pool bars.
6. Bag ice and place in freezer.
7. Fill water containers and store them with canned goods.
8. Turn freezers and refrigerators to their coldest settings. Do not open these unless absolutely necessary.
9. Move stored goods to the highest shelves away from possible flood waters.
10. Remove inventory from all bars.
11. Move bottled water and sodas to upper floor storage areas.

12. Freeze food and other provisions so it will keep longer.
13. Prepare activities room (if possible) with games, cards, etc.

GLASS REPAIR	CARPET CLEANING	LOCAL UTILITIES Water Power Gas Telephone
ELEVATOR REPAIR	POLICE DEPARTMENT(S)	STATE ATTORNEY'S OFFICE
FIRE ALARM REPAIR	PLUMBING REPAIR	TELEPHONE SERVICE (REPAIR) INTERNAL SERVICE PROVIDER
SHELTERS	HOSPITALS	RED CROSS Local American
ELECTRICIAN	AIRLINES Delta United American US Airways Continental	Contact: Owner Rep/Asset Manager
LOST OR STOLEN CREDIT CARDS Visa MasterCard Discover American Express Carte Blanche	POISON CONTROL	EXPOSURE CONTROL/ CLEAN UP Bloodborne Chemical Fire

Copies to be kept in: Housekeeping, Engineering, Front Desk/PBX, and General Manager's office

CRESCENT HOTEL CLOSURE POLICY – 5/1/2020 REVISION - DRAFT

Policy Name	Crescent Hotel Closure Policy
Origination Date	February 1 st 2019
Applies to:	All Assets
Stored at:	???
Department	???

Purpose:

Keeping our hotels open and operating is a source of pride for our organization. Our record of maintaining continuous operations at our hotels in the face of adversity is a distinguishing factor separating and elevating us above our peers. Our core business is to provide shelter and hospitality, two luxuries in desperate need and short supply when a crisis occurs. Providing shelter to displaced families, first responders and other storm related business is critical for the communities which our hotels support.

Application:

This policy applies to all Crescent Hotels and Resorts.

Policy:

In the event that a crisis rises to the level where a hotel is considering closing its doors, it is imperative to immediately (or as soon as safely possible) notify the Chief Operating Officer (COO) of the situation. The COO will evaluate various factors including, without limitation, those set forth below and have the exclusive right to authorize a hotel closure. On the rare occasion that specific circumstances warrant actions and decisions to be made on the ground prior to the notification required by this policy, the COO should be notified as soon as safely possible. In the event that the COO is unavailable, the VP of Risk Management should be contacted.

Prior to requesting the closure of a hotel, the following information should be prepared and available:

- Has a Mandatory evacuation been issued?
- Has a government agent (police, fire, National Guard) appeared at the hotel and demanded that the hotel be evacuated?
- Can the hotel evacuate safely?
- Are shelters or other hotels available?
- Does the hotel have the ability to provide transportation to alternate locations?
- Does the hotel have adequate safe areas for the type of potential hazard?
- Does the hotel have adequate resources for at least 72 hours?
- How close and severe is the impending storm or event?
- Are sufficient numbers of employees remaining voluntarily to assist?

Questions:

Should there be any questions about this policy or the application of this policy, please contact the VP of Risk Management or your VP of Operations.

Measures taken to protect asset:

- Turn off all non-essential electric (Coolers)
- Turn off gas.
- Turn off water to beach front shack and main bar.
- Pool water lowered.
- Board & seal shack kitchen
- Move all furniture inside guest rooms.
- All windows are rated for hurricane force winds.
- Store & secure all potential projectiles.
- Bring in all POS terminals into main building.
- Photos taken of entire asset.

EXAMPLE NOTICE



Dear Valued Guest,

Thank you for being our guest today! We are preparing for the next few hours for "Invest 93L Aka "Idalia", please note the following for our hotel services and policy during the storm:

1. All balcony furniture has been relocated into the rooms for safety. We ask that you keep the furniture in the rooms until further notice. Once the Tropical Storm passes us, we will relocate all furniture back to the balconies.
 - a. In the event it's needed, we do have a limited supply of glow sticks and bottled water at the front desk to use.
 - b. During loss of electrical power
 - i. You may use the staircase.
 - ii. The rooms have no operable lights and/or air conditioning units.
 - iii. Limited housekeeping service in our guest rooms. This would mean that the sheets and towels would not be changed.
 - iv. Our restaurant and Bar service will be on a limited service.
 - v. We do not anticipate power outage as our power lines run underground.
2. Please be aware of the following:
 - a. Smoking will not be permitted in buildings as we are 100% non-smoking.
 - b. Use of candles or any other flammable items will not be permitted in guest rooms.
 - c. We ask that for your safety and the safety of others, that you remain in your rooms during the worst part of the storm.
 - d. Please stay away from windows during the storm. In case of high winds, leave rooms and move to corridors.
 - e. You may experience water intrusion in your room; please contact the front desk immediately by dialing "0".
 - f. Pool Deck will be closed during the storm for everyone's safety.

For any questions or concern please contact front desk by dialing "0" or (727) 367-2711

At Your Hospitality,

Jeremy DaSilva

General Manager

Hurricane Check List

Hurricane Name:

CAT ____

Date:

Please put initials in the box when task completed

7 Days out (Start of Hurricane Season)

- ☐ Review ***Hurricane Check List***
- ☐ Update Employee master Keys
- ☐ Activate Emergency Room Key Box
- ☐ Update MAPQUEST evacuation routes
- ☐ Contact Sherrif and Fire Department to update contact lists
- ☐ GM to designate who will be first to return and open Hotel back up. GM to issue Master Keys and contact list. A "Special" permit will be issued to those designated to return First. This will allow access thru the road blocks.
- ☐ Engineering/Housekeeping will do a Property walk and make sure all spaces are free of debris etc.
- ☐ Engineering will walk the roof to make sure there are no unsecured items that could blow away.
- ☐ Engineering will fill sand bags and store on a pallet behind SHACK

Voluntary Evacuation

Inform Guests of VE and show them the recommended Evacuation routes if they decide to leave.

..... Pool Area

- ☐ When the State has issued a "Voluntary Evacuation" of the Island
- ☐ Print out Opera Emergency Reports
- ☐ Secure Pool Furniture (zip tie stacks of chairs to the fence line.

DO NOT THROW INTO POOL

- ☐ Place smaller items (umbrellas, cushions etc in the nearest vacant poolside room.
- ☐ Place sandbags around the pool hut vents
- ☐ Take down Volleyball nets and secure beach games.
- ☐ Make sure all seawall drains are clear of debris.
- ☐ Move the 6 Beach Chairs together

..... Tiki Huts

- ☐ Remove all furniture from Tiki1 and secure in a vacant pool side room.
- ☐ F+B to remove all computers and loose items and secure them in the Snack Shack on high grounds. Power down all inside computers and Remove all perishible food items to the Main Kitchen.

..... Snack Shack bathrooms

- ☐ Lock and secure doors. Turn off water , Lights and AC

.....Snack Shack

- ☐ Remove all perishible items
- ☐ Turn off GAS
- ☐ Turn off Water to Shack
- ☐ Turn off Ice machines (water and Power)

- ☐ Make sure are if free of debris
- ☐ Secure floor drains..... Pipe inserts

..... Beach Bar

- ☐ Remove all liquor and items from the Bar
- ☐ Power down all computers Jukebox etc....
- ☐ Secure all furniture in the bar are.
- ☐ Lock doors and SCREW shutdoors and windows

..... Guest Rooms

- ☐ Shut down all ice machines (water + electric)
- ☐ Secure all Garbage cans ,carts etc
- ☐ Check every room and make sure all blinds are closed and everything is turned off.
- ☐ Place tape over lock to indicate that room is secured.
- ☐ Print out room matrix to track progress.

..... Laundry

- ☐ Shut down all equipment (turn off gas and water)
- ☐ Move all carts inside.
- ☐ Secure items in white fence areas

..... Lobby

- ☐ Attach all deadbolts to exit doors that don't have locks.
- ☐ Pull out Emergency Program Keys
- ☐ Print Out Opera reports
- ☐ Power down equipment that is not being used (back computers etc) and put on top of counters/desks

..... Hotel Grounds ETC

- ☐ Remove gate arms and secure
- ☐ Walk area and make sure all items are inside or secure.(items missed from previous walk)
- ☐ Move Beach Cabanas to north lot and secure if instructed by the City.

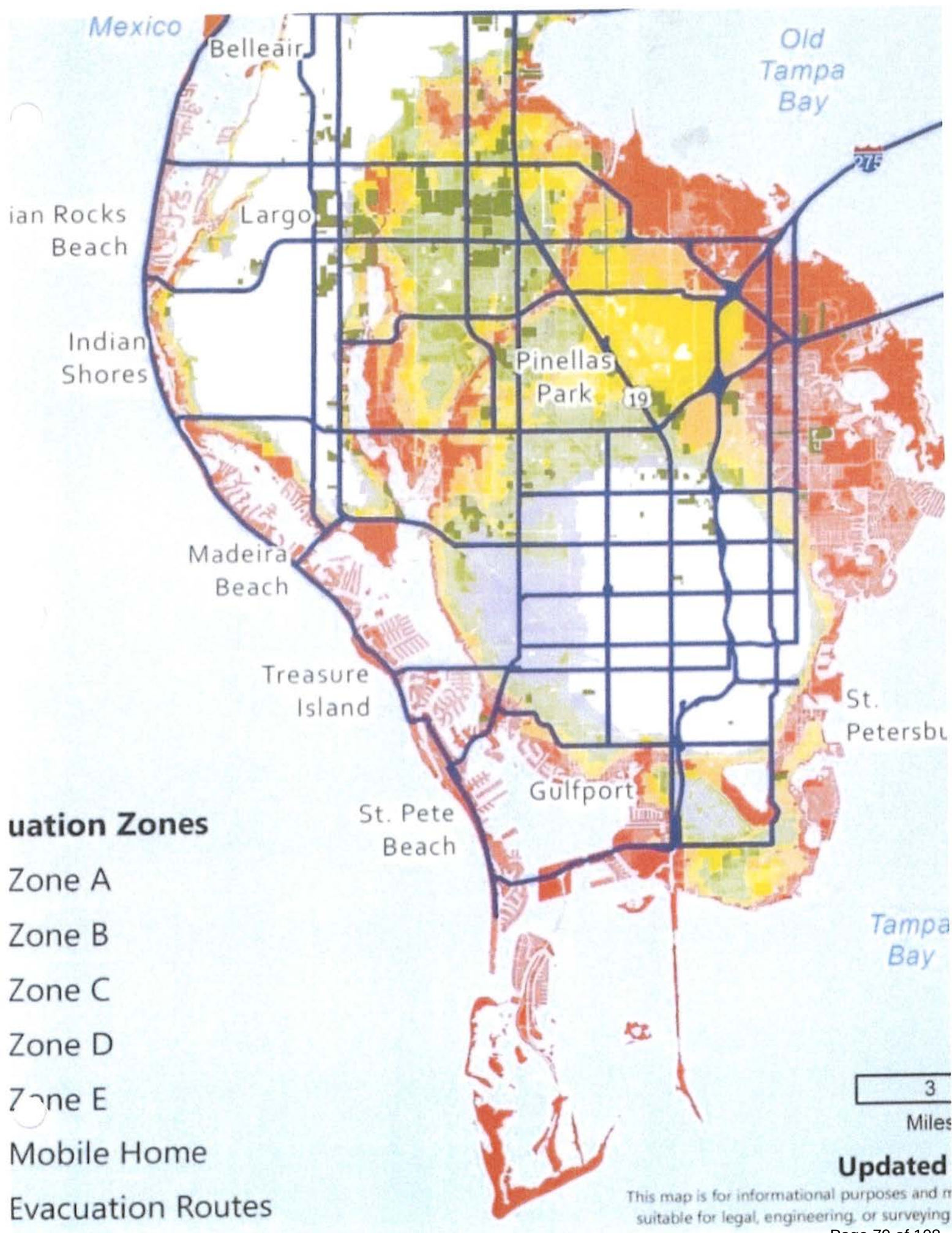
.....Stamps/PS Grind / Kitchen

- ☐ Make sure all liquor is locked and secure
- ☐ Power down computers
- ☐ Turn off all electrical devises
- ☐ Turn of Water to equipment
- ☐ Turn off Gas

Mandatory Evacuation

- ☐ Inform Guests of ME and show them the recommended Evacuation routesand that they must to leave.
- ☐ Housekeeping / Engineering will check the remaining rooms that were NOT previously marked as vacant.
Once all rooms are confirmed vacant (Opera/Matrix)..... Front Desk Will start to shut down Lobby.
- ☐ Engineering / GM will double check and make sure all systems are turned OFF and secured.
- ☐ Contact lists will be distributed and instructions on when to come to work. Once the Island is re-opened..... We are open.

Once we are allowed back on Property..... We will make sure that the Property is save to re-open.



Hurricane Check List

Hurricane Name:

CAT____

Date:

Please put initials in the box when task completed

7 Days out (Start of Hurricane Season)

- ☐ Review ***Hurricane Check List***
- ☐ Update Employee master Keys
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- ☐ GM to designate who will be first to return and open Hotel back up. GM to issue Master Keys and contact list. A "Special" permit will be issued to those designated to return First. This will allow access thru the road blocks.
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- ☐ Engineering will walk the roof to make sure there are no unsecured items that could blow away.
- ☐ Engineering will fill sand bags and store on a pallet behind SHACK

Voluntary Evacuation

Inform Guests of VE and show them the recommended Evacuation routes if they decide to leave.

..... Pool Area

- ☐ When the State has issued a "Voluntary Evacuation" of the Island
- ☐ Print out Opera Emergency Reports
- ☐ Secure Pool Furniture (zip tie stacks of chairs to the fence line.

DO NOT THROW INTO POOL

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- ☐ Lock and secure doors. Turn off water , Lights and AC

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- ☐ Move all carts inside.
- ☐ Secure items in white fence areas

..... Lobby

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- ☐ Print Out Opera reports
- ☐ Power down equipment that is not being used (back computers etc) and put on top of counters/desks

..... Hotel Grounds ETC

- ☐ Remove gate arms and secure
- ☐ Walk area and make sure all items are inside or secure.(items missed from previous walk)
- ☐ Move Beach Cabanas to north lot and secure if instructed by the City.

.....Stamps/PS Grind / Kitchen

- ☐ Make sure all liquor is locked and secure
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Once we are allowed back on Property..... We will make sure that the Property is save to re-open.

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

Agenda Report

Action Request:

Strategic Objective:

Date: September 18, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: S. Elise Batsel, Esq. c/o Stearns Weaver Miller for LCP/S POSTCARD INN LLC requests to reduce the number of parking spaces required under associated Conditional Use Permit #23035 from 279 to 264 (LDC Sec. 23.5.).

Funding:

Attachments: 1. Variance Application

CASE #: 24057

PARCEL #: _____

SUBMITTAL DATE: _____

AMOUNT DUE: 200 - _____PAYMENT DATE: 8/27/24**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

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

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

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	LCP 5 Postcard Inn LLC	50 Main Street, Ste 1410 White Plains NY 10606-2072	
Applicant/ Agent	Katherine E. Cole, Esq./Hill Ward Henderson	600 Cleveland Street, Ste 800 Clearwater, FL 33755	727-259-6791
Owner Email Address:		Applicant/Agent Email Address: katie.cole@hwhlaw.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation LR (Large Resort)	Future Land Use Designation Resort/Retail (R/R)	Lot Area 9.64 ac
Legal Description: See Exhibit "A" attached hereto		
Address: 6300 Gulf Blvd., St. Pete Beach, FL		
Explanation of Request: _____ See Exhibit "B" attached hereto _____ _____ _____ _____		

VARIANCE APPLICATION

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

- ☒ 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 variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.
- ☒ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- ☐ I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☐ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

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

Katherine E Cole as Attorney 5/20/24
Signature of Applicant for applicant Date

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

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

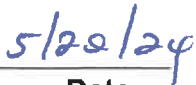
			
Signature of Applicant	Date	Signature of Authorized Agent	Date

EXHIBIT B

VARIANCE REQUEST (as part of conditional use application) 6300 Gulf Boulevard, St. Pete Beach, FL

Description of Variance Request: This request is part of the multi-phased application by the property owner for a conditional use for the expansion of an existing hotel by the addition of transient lodging units thereby exceeding thirty units/acre and necessitating a conditional use approval. Specifically, the Applicant requests a reduction in required parking by fifteen (15) spaces for a total of 264 spaces where 279 would otherwise be required.

An existing surface lot is being redeveloped into a parking structure and hotel rooms while preserving the existing retail along Gulf Boulevard. The addition of these rooms allows for the modification of drive aisles and on site parking to reduce back up parking spaces to Gulf Blvd., add a loading space, and remove parking to allow for an improved pedestrian beach access.

Response to Criteria:

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

The proposed development and associated variance is necessary to allow for greater emergency access to the west and northwest, reduce conflicts of existing parking spaces along Gulf Blvd., and provide additional site improvements while enclosing new parking spaces in a structure parking garage. If the applicant needed to add additional spaces, it would require an additional floor of a parking garage which would negatively increase the height of the proposed building. It is anticipated that the parking provided is more than sufficient based on the room count and internal capture of guests at the hotel using the accessory restaurant.

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

The special conditions of the Property are the long, narrow area and limited width as the development parcel is limited by the existing hotel and the right of way to the north and east.

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

Existing hotels on the beaches allow for reduced parking and internal capture rates for guests as the hotel. The improvement of the overall site contributes positively to the overall beach area and allows for the improvement of existing hotel stock as contemplated in the comprehensive plan.

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

The hardship was not intended to be inconsistent with the Code and is the result of site constraints in an attempt to modernize an existing hotel.

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

The variance does not generate a maximum financial return for the applicant but rather allows for a better design that is compatible with the surrounding properties.

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

The variance application allows for the addition of hotel rooms while not requiring additional parking spaces that would increase the height or reduce setbacks.

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

The requested variance is the minimum variance to allow for safer parking lots, emergency access, pedestrian access, and structured parking based on the size of the lot.

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

The requested parking variance is in harmony with the general intent of the code. It is anticipated that the hotel's additional rooms and renovations will allow for a family-friendly destination which will not require as much parking due to internal capture and the use of onsite restaurants by guests. It also will limit day visitors to the beach which currently utilize the parking area.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

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

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

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

Name(print): Katherine E. Cole

Address: 600 Cleveland St., Clearwater FL 34600

Katherine E. Cole 5/20/24
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 20th day of May, 2021 by:
Katherine E. Cole who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

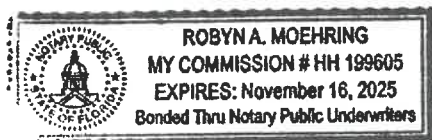
My commission Expires:

NOTARY:

Print Name: Robyn A. Moehring Notary

Public, State of Florida

(Notarial Seal)



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

Agenda Report

Action Request:

Strategic Objective:

Date: September 18, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: John A. Bodziak for Sungold LLC requests an unnecessary and undue hardship variance to allow the encroachment of a quiet pool to a 31'-6" side setback, and a feature pool to a 22'-0" side setback, where a 65' side setback is required (LDC Sec. 42.7.).

Funding:

Attachments:

1. Application
2. Revised Application Narrative
3. Survey
4. Site Plan

CASE #: _____

PARCEL #:

07-32-16-07398-001-0170
 07-32-16-07398-001-0230
 07-32-16-18143-001-0010
 07-32-16-18143-001-0020

SUBMITTAL DATE: 8/23/24

AMOUNT DUE: _____

PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

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

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

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Sungold LLC	3618 El Centro St, St. Pete Beach, FL 33706	Not disclosable
Applicant/ Agent	John A. Bodziak	5665 Central Ave, St. Petersburg, FL 33710	727-327-1966
Owner Email Address: Not disclosable		Applicant/Agent Email Address: jack@jabodziak.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation BAYOU RESIDENTIAL (BR)	Future Land Use Designation BAYOU RESIDENTIAL (BR)	Lot Area 2.678 acres
Legal Description: See Exhibit "A" attached hereto.		
Address: 3815, 3855, 3859 & 3861 Gulf Boulevard, St Pete Beach, FL		
Explanation of Request: _____ Allow encroachment of in-grade pool areas partially within the southern side yard setback (LDC 42.7) _____ _____ _____		

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

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

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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

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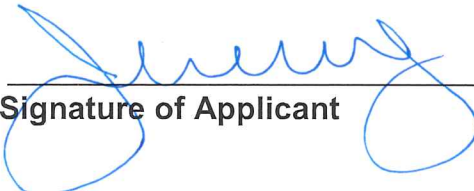
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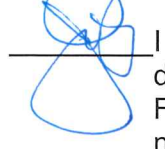
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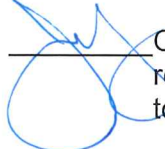
	8-23-2024		
Signature of Applicant	Date	Signature of Authorized Agent	Date

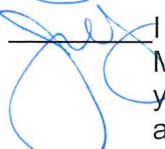
VARIANCE APPLICATION

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

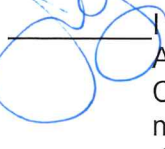
 I understand that the City will not accept or process an incomplete application.

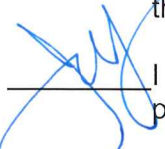
 I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

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

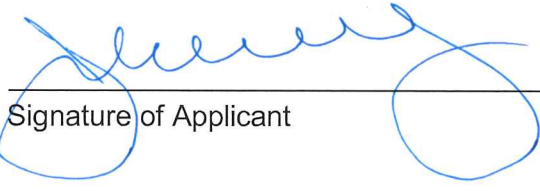
 I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

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

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

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

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


Signature of Applicant

8-23-2024
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

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

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

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

Name(print): John A. Bodziak, AIA

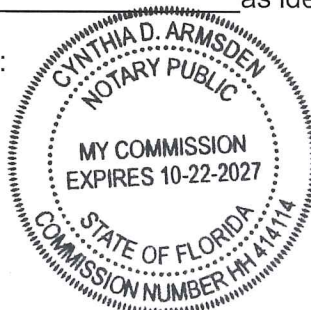
Address: 5665 Central Ave, Saint Petersburg, FL 33710

[Signature] 8-23-2024
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of August, 2024 by: John A. Bodziak who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:



NOTARY:

Print Name: Cynthia D. Armsden Notary

Public, State of Florida

(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot 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.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your 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 representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.

Exhibit A
Unnecessary Undue Hardship Variance Request
(as part of Conditional Use Permit Application)
3815, 3855, 3859 & 3861 Gulf Blvd
St. Pete Beach, FL

Legal Description

PARCEL I

Lots 17 and 18, Block A, less the westerly 10 feet of each lot for State Road Department right of way taking per Official Records Book 1864, page 161, first addition to Belle Vista Beach, according to the plat thereof, recorded in plat book 8, page 28, Public Records of Pinellas County, Florida.

PARCEL II

All of lot 19, in Block A, first addition to Belle Vista Beach, according to the plat thereof, as recorded in plat book 8, page 28, Public Records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described.

As follows:

From the northwest corner of said lot 19, as platted, run east 10.38 feet along the North line of said lot 19, for a point of beginning; thence continue East 78.92 feet along said North line; thence run South 0°03'23" East, 60.00 feet to a point on the south line of said lot 19; thence run West 62.30 feet along said south line; thence North is 15°32'00" west, 62.27 feet along a line 40 feet easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the point of beginning.

Together with an easement for ingress and egress over and across the North 10 feet of the west 1/2 of lot 19, less the right of way for Gulf Boulevard and from the Northwest corner of said lot 19, run East 10.38 feet along the North line of said lot 19; continue thence East 78.92 feet along said North line; thence run South East, 8.50 feet to the point of beginning; thence run West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1.50 feet; thence north 0,03'23" West, 15.00 feet to the point of beginning being a portion of lot 19 in block A, first addition to Belle Vista Beach, plat book 8, page 28, of the public records of Pinellas County, Florida. That part of lot 19, block a, first addition to Belle Vista Beach, according To the plat thereof recorded in plat book 8, page 28, public records of Pinellas county, Florida, less that part lying within 40 feet of the Centerline of Gulf Boulevard described as follows:

From the Northwest corner of said lot 19, as platted, run East 10.38 feet Along the North line of said lot 19, for a point of beginning; continue Thence East 78.92 feet along said North line; thence run South East, 8.50 feet; thence West 1.50 feet; thence South 0°03'23" East, 15.00 Feet; thence East 1/50 feet; thence South 0°03'23" East, 36.50 feet to the Point on the South line of said lot 19; thence run West 62.30 feet along Said South line of said lot 19; thence North is 15°32'00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the point of beginning; Together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said lot 19, lying East of the East line of the above described portion of said lot 19.

Parcel III

Lot 20, Block A, first addition to Belle Vista Beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of state road 699, section 15100 as described in order of taking recorded in Official records book 1533, page 197, as clerk's instrument no 685b, Pinellas County records.

PARCEL IV

Lot 21, block a, first addition to belle vista beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of state road 699, section 15100, as described in order of taking recorded in Official records book 1533, page 197, as clerk's instrument no. 685b, Pinellas County records.

Parcel V

Lot 22, block a, first addition to belle vista beach, according to the plat thereof as recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of state road 699, section 15100 as described in order of taking recorded in Official records book 1533, page 197, as clerk's instrument no. 685b, Pinellas County records.

Parcel VI

Lots 1 and 2, block 1, Corazza subdivision, according to the map or plat thereof as recorded in plat book 113, page 90, public records of Pinellas County, Florida.

PARCEL VII

Lot 23, block A, first addition to Belle Vista Beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part thereof lying within 40 feet of the survey Line of sr 699, section 15100, as it appears in official records book 1851, Page 582 and 583, public records of Pinellas county, Florida.

Parcel VIII

A parcel of land lying east of the east boundary line of the following Parcels and west of the adjacent seawall:

Lots 17 and 18, block a, less the westerly 10 feet of each lot for state road department right of way taking per official records book 1864, page 161, first addition to belle vista beach, according to the plat thereof, recorded in plat book 8, page 28, public records of Pinellas County, Florida;

All of lot 19, in Block A, first addition to Belle Vista Beach, according to the plat thereof, as recorded in plat book 8, page 28, public records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described as follows:

From the northwest corner of said lot 19, as platted, run east 10.38 feet along the north line of said lot 19, for a point of beginning; thence continue east 78.92 feet along said north line; thence run south 0°03'23" East, 60.00 feet to a point on the south line of said lot 19; thence

run West 62.30 feet along said south line; thence north 15°32'00" west, 62.27 feet along a line 40 feet easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the point of Beginning; from the Northwest corner of said lot 19, run East 10.38 feet along the North line of said lot 19; continue thence east 78.92 feet along said North line; thence run South 0°03'23" east, 8.50 feet to the point of beginning; thence run West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1.50 feet; thence north 0,03'23" West, 15.00 feet to the point of beginning being a portion of lot 19 in Block A, first addition to Belle Vista Beach, plat book 8, page , of the Public Records of Pinellas County, Florida. That part of lot 19, Block A, first addition to Belle Vista Beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part lying within 40 feet of the Centerline of Gulf Boulevard described as follows:

From the Northwest corner of said lot 19, as platted, run east 10.38 feet title commitment notes along the North line of said lot 19, for a point of beginning; continue thence East 78.92 feet along said North line; thence run South 0°03'23" East, 8.50 feet; thence west 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1/50 feet; thence South 0°03'23" East, 36.50 feet to the point on the South line of said lot 19; thence run West 62.30 feet along said South line of said lot 19; thence North 15,32'00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the point of beginning; Together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said lot 19, lying East of the East line of the above described portion of said lot 19; Lot 10, Block A, first addition to Belle Vista Beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of state road 699, section 15100 as described in order of taking recorded in official records book 1533, page 197, as clerk's instrument no 685b, Pinellas County records; lot 21, Block A, first addition to Belle Vista Beach, according to the plat thereof recorded in plat book 8, page , public records of Pinellas County, Florida, less that part lying within 40 feet of the Survey Line of State Road 699, section 15100, as described in order of taking recorded in official records book 1533, page 197, as clerk's instrument no. 685b, Pinellas County Records; lot 22, block a, first addition to belle vista beach, according to the plat thereof as recorded in plat book 8, page , public records of Pinellas county, Florida, less that part lying within 40 feet of the survey line of state road 699, section 15100 as described in order of taking recorded in official records book 1533, page 197, as clerk's instrument no. 685b, Pinellas county records; lot 23, block a, first addition to belle vista beach, according to the plat thereof recorded in plat book 8, page 28, public records of Pinellas county, Florida, less that part thereof lying within 40 feet of the survey line of State Road 699, section 15100, as it appears in official records book 1851, page 582 and 583, public records of Pinellas county, Florida.

containing 2.639 acres, more or less.

EXHIBIT B
Unnecessary Undue Hardship Variance Request
(as part of Conditional Use Permit Application)
3815, 3855, 3859 & 3861 Gulf Blvd
St. Pete Beach, FL

Exhibit "B"
Unnecessary Undue Hardship Variance Application

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

Response:

The project 2.67 Acre Property is one of the last and largest remaining Underdeveloped Intracoastal Frontage Sites on the east side of Gulf Blvd., and has approximately 623 front feet on Gulf Blvd., with approximately 665 front feet on McPherson Bayou.

The site was put together from an assembly of smaller parcels that occurred over twenty (20) years ago and unfortunately is a very unusually shaped site in width to length. Most sites on St. Pete Beach are at least a proportion of two (2) to three (3) greater depth to road or water frontage width or 50% to 33% width to depth creating workable rear yards and better site proportions. This site although an average width of 644 feet is only 129.5' deep at its shallow point and an average of only 211.5' feet overall. With the significant lot length and shallow depth this creates a very limited buildable area, and proportionally creates a significant penalty for having significantly unusual proportions.

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

Response:

The unusual proportions of the site predate the Bayou Residential Code Revisions that did not, in our opinion, take a disproportionate site into account. The owner of the site did not take any action that created this imbalance in setbacks imposed by the updated zoning.

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

Response:

Literal interpretation of the land development code does not take into account the highly unusual shape of the Site. The unusual width to depth ratio imposes a larger percentage significantly disproportionate area of the site into side yard setbacks. If for example the site were similarly proportionate to other sites, and of a square or rectangular shape, in this zoning the calculated 10% sideyard setback would be approximately 34 lineal feet (68 lineal feet total) instead of the 65 lineal feet (130 lineal feet total) imposed by the site geometry, and would also result in a significantly lesser area of side setback. This setback standard does not look at site shapes or proportions and unduly penalizes shallow sites of greater width.

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

Response:

Hardship has not been deliberately or knowingly created and commercial regulations for the Boutique Hotel Zone does not specifically address pools as a non-allowable use. We have removed the Tiki Structure from the side yard Setback and the pool is now shown flush with the surrounding grade and by FBC and St. Pete Beach definition not a "Structure".

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

Response:

Applicant is merely attempting to obtain reasonable use of the property within proper application procedures as has been recently granted comparable St Pete Beach properties.

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

Response:

There are no similar properties in size located in this Zoning District.

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

Response:

The requested variance is the minimum variance allowing reasonable use of this exceptionally unusually shaped property that has proportions not common to any other similarly shaped site within the City.

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

Response:

The requested variance is in harmony and general intent and purpose of the comprehensive Plan and Land Development Code and is not only in not injurious to the neighborhood but does not in fact create significant open view corridors and Public Access that Sites of a more typically found proportion do not generate. This requested compromise allows us to share not deny better Public enjoyment, view and access to the Waterfront on a long term basis.

EXHIBIT B
Unnecessary Undue Hardship Variance Request
(as part of Conditional Use Permit Application)
3815, 3855, 3859 & 3861 Gulf Blvd
St. Pete Beach, FL

Exhibit "B"
Unnecessary Undue Hardship Variance Application

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

Response:

The project 2.67 Acre Property is one of the last and largest remaining Underdeveloped Intracoastal Frontage Sites on the east side of Gulf Blvd., and has approximately 623 front feet on Gulf Blvd., with approximately 665 front feet on McPherson Bayou.

The site was put together from an assembly of smaller parcels that occurred over twenty (20) years ago and unfortunately is a very unusually shaped site in width to length. Most sites on St. Pete Beach are at least a proportion of two (2) to three (3) greater depth to road or water frontage width or 50% to 33% width to depth creating workable rear yards and better site proportions. This site although an average width of 644 feet is only 129.5' deep at its shallow point and an average of only 211.5' feet overall. With the significant lot length and shallow depth this creates a very limited buildable area, and proportionally creates a significant penalty for having significantly unusual proportions. The site depth in the buildable area is almost half of the sideyard depth, leaving us with the deepest property within the side setback and very little depth in the buildable area. This is an exceptional hardship.

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

Response:

The unusual proportions of the site predate the Bayou Residential Code Revisions that did not, in our opinion, take a disproportionate site into account. The owner of the site did not take any action that created this imbalance in setbacks imposed by the updated zoning.

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

Response:

Literal interpretation of the land development code does not take into account the highly unusual shape of the Site. The unusual width to depth ratio imposes a larger percentage significantly disproportionate area of the site into side yard setbacks. If for example the site were similarly proportionate to other sites, and of a square or rectangular shape, in this zoning the calculated 10% sideyard setback would be approximately 34 lineal feet (68 lineal feet total) instead of the 65 lineal feet (130 lineal feet total) imposed by the site geometry, and would also result in a significantly lesser area of side setback. This setback standard

does not look at site shapes or proportions and unduly penalizes shallow sites of greater width.

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

Response:

Hardship has not been deliberately or knowingly created and commercial regulations for the Boutique Hotel Zone does not specifically address pools as a non-allowable use. We have removed the Tiki Structure from the side yard Setback and the pool is now shown flush with the surrounding grade and by FBC and St. Pete Beach definition not a "Structure".

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

Response:

Applicant is merely attempting to obtain reasonable use of the property within proper application procedures as has been recently granted comparable St Pete Beach properties.

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

Response:

There are no similar properties in size located in this Zoning District.

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

Response:

The requested variance is the minimum variance allowing reasonable use of this exceptionally unusually shaped property that has proportions not common to any other similarly shaped site within the City.

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

Response:

The requested variance is in harmony and general intent and purpose of the comprehensive Plan and Land Development Code and is not only in not injurious to the neighborhood but does not in fact create significant open view corridors and Public Access that Sites of a more typically found proportion do not generate. This requested compromise allows us to share not deny better Public enjoyment, view and access to the Waterfront on a long term basis.

W.O. 6915

ADDRESS:
VACANT LAND GULF BOULEVARD
ST. PETE BEACH, FLORIDA

LEGAL DESCRIPTION:

PARCEL I
LOTS 17 AND 18, BLOCK A, LESS THE WESTERLY 10 FEET OF EACH LOT FOR STATE ROAD DEPARTMENT RIGHT OF WAY TAKING PER OFFICIAL RECORDS BOOK 1864, PAGE 161, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II
ALL OF LOT 19, IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD AND LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 10 FEET OF THE WEST 1/2 OF LOT 19, LESS THE RIGHT OF WAY FOR GULF BOULEVARD.
AND
FROM THE NORTHWEST CORNER OF SAID LOT 19, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1.50 FEET; THENCE NORTH 0°03'23" WEST, 15.00 FEET TO THE POINT OF BEGINNING BEING A PORTION OF LOT 19 IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, PLAT BOOK 8, PAGE 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND
THAT PART OF LOT 19, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1/50 FEET; THENCE SOUTH 0°03'23" EAST, 36.50 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE OF 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING, TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19.

PARCEL III
LOT 20, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO 685B, PINELLAS COUNTY RECORDS.

PARCEL IV
LOT 21, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS.

PARCEL V
LOT 22, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS.

PARCEL VI
LOTS 1 AND 2, BLOCK 1, CORAZZA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 90, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL VII
LOT 23, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART THEREOF LYING WITHIN 40 FEET OF THE SURVEY LINE OF SR 699, SECTION 15100, AS IT APPEARS IN OFFICIAL RECORDS BOOK 1851, PAGE 582 AND 583, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL VIII
A PARCEL OF LAND LYING EAST OF THE EAST BOUNDARY LINE OF THE FOLLOWING PARCELS AND WEST OF THE ADJACENT SEAWALL:
LOTS 17 AND 18, BLOCK A, LESS THE WESTERLY 10 FEET OF EACH LOT FOR STATE ROAD DEPARTMENT RIGHT OF WAY TAKING PER OFFICIAL RECORDS BOOK 1864, PAGE 161, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND
ALL OF LOT 19, IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD AND LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1/50 FEET; THENCE SOUTH 0°03'23" EAST, 36.50 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE OF 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING; TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19;

AND
FROM THE NORTHWEST CORNER OF SAID LOT 19, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1.50 FEET; THENCE NORTH 0°03'23" WEST, 15.00 FEET TO THE POINT OF BEGINNING BEING A PORTION OF LOT 19 IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, PLAT BOOK 8, PAGE , OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND
THAT PART OF LOT 19, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1/50 FEET; THENCE SOUTH 0°03'23" EAST, 36.50 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE OF 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING; TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19;

AND
LOT 10, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO 685B, PINELLAS COUNTY RECORDS;
AND
LOT 21, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS;
AND
LOT 22, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE , PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS;
AND
LOT 23, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART THEREOF LYING WITHIN 40 FEET OF THE SURVEY LINE OF SR 699, SECTION 15100, AS IT APPEARS IN OFFICIAL RECORDS BOOK 1851, PAGE 582

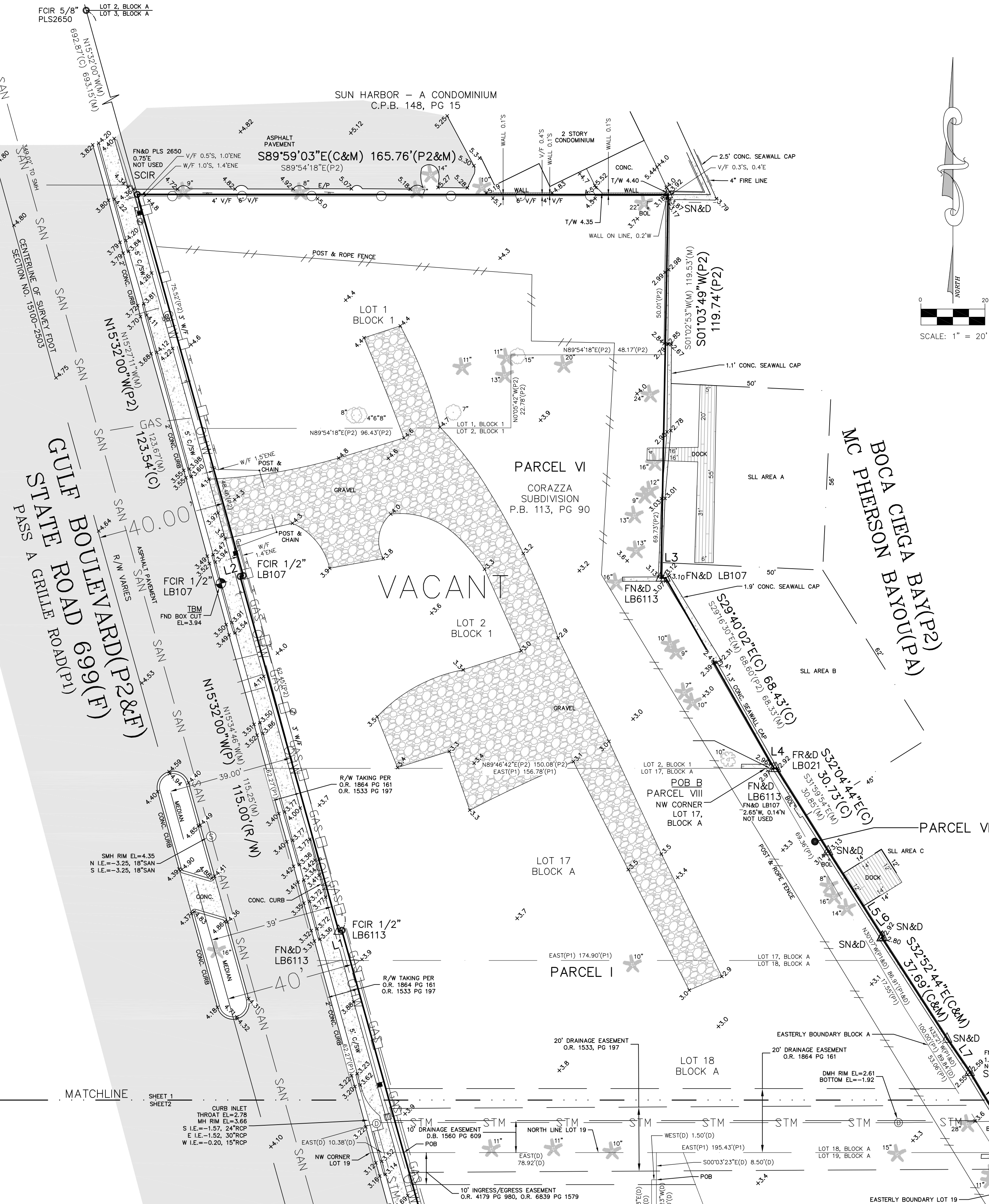
BEING FURTHER DESCRIBED AS FOLLOWS
LAND LYING EAST OF LOTS 17, 18, 19, 20, 21, 22 AND 23, ALL IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, AS PER PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND WEST OF THE ADJACENT SEAWALL BEING FURTHER DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LOT 23, SAID BLOCK A, FOR A POINT OF BEGINNING A; THENCE ALONG THE EASTERLY BOUNDARY OF SAID BLOCK A FOR THE FOLLOWING 2 COURSES: NORTH 39°59' WEST 217.17 FEET, NORTH 11°00' WEST 87.80 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 19 ON THE SEAWALL; THENCE ALONG SAID SEAWALL FOR THE FOLLOWING 15 COURSES: SOUTH 23°05'44" EAST 15.01 FEET, NORTH 66°35'46" EAST 0.41 FEET, SOUTH 23°32'52" EAST 28.33 FEET, SOUTH 21°53'17" EAST 18.49 FEET, SOUTH 18°44'55" EAST 18.49 FEET, SOUTH 32°28'40" EAST 22.37 FEET, SOUTH 30°36'35" EAST 22.37 FEET, SOUTH 30°00'07" EAST 24.63 FEET, SOUTH 41°57'15" EAST 11.89 FEET, SOUTH 41°16'40" EAST 11.89 FEET, SOUTH 40°15'55" EAST 17.83 FEET, SOUTH 38°21'51" EAST 17.83 FEET, SOUTH 38°14'04" EAST 18.68 FEET, SOUTH 40°35'39" EAST 44.99 FEET, SOUTH 38°12'33" EAST 32.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE EXTENDED OF SAID LOT 23; THENCE LEAVING SAID SEAWALL AND ALONG SAID SOUTH BOUNDARY LINE EXTENDED, NORTH 90°00'00" WEST 9.13 FEET BACK TO THE POINT OF BEGINNING.

AND
BEGIN AT THE NORTHEAST CORNER OF LOT 17, SAID BLOCK A, FOR A POINT OF BEGINNING B; THENCE ALONG THE NORTH BOUNDARY LINE EXTENDED OF SAID LOT 17 NORTH 90°00'00" EAST 3.29 FEET TO A POINT ON THE SEAWALL; THENCE LEAVING SAID NORTH LINE EXTENDED AND ALONG THE SEAWALL FOR THE FOLLOWING 8 COURSES: SOUTH 32°04'44" EAST 30.73 FEET, SOUTH 32°29'27" EAST 31.56 FEET, SOUTH 51°05'09" WEST 0.40 FEET, SOUTH 32°52'44" EAST 37.69 FEET, SOUTH 34°19'23" EAST 12.58 FEET, SOUTH 30°49'12" EAST 30.24 FEET, SOUTH 22°40'58" EAST 30.30 FEET, SOUTH 23°05'44" EAST 3.63 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 19; THENCE LEAVING SAID SEAWALL AND ALONG THE EASTERLY BOUNDARY OF SAID BLOCK A FOR THE FOLLOWING 2 COURSES: NORTH 32°21' WEST 89.84 FEET, NORTH 30°07' WEST 86.91 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 115,233 SQUARE FEET OR 2.645 ACRES, MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1(C)	S74°28'00"W	1.00'
L1(M)	S75°28'20"W	0.99'
L2(C)	N74°28'00"E	1.00'
L2(M)	S88°34'28"E	0.95'
L2(P2)	N89°59'51"E	1.04'
L3(P2)	N89°59'51"E	1.45'
L3(M)	S87°13'03"E	1.87'
L4(C)	N90°00'00"E	0.65'
L4(M)	N77°15'43"E	0.64'
L5(C&M)	S32°27'17"E	31.56'
L6(C&M)	S51°05'09"W	0.40'
L7(C&M)	S34°19'23"E	12.58'
L8(C&M)	S30°49'12"E	30.24'
L9(C&M)	S22°40'58"E	30.30'
L10(C)	S23°05'44"E	33.93'
L10(M)	S23°01'12"E	34.01'

LINE TABLE		
LINE	BEARING	LENGTH
L11(C)	N66°35'46"E	0.41'
L11(M)	N81°18'13"E	0.22'
L12(C)	S23°32'52"E	28.33'
L12(M)	S24°02'02"E	28.20'
L13(C&M)	S21°53'17"E	18.49'
L14(C&M)	S18°44'55"E	18.49'
L15(C&M)	S32°28'40"E	22.37'
L16(C&M)	S30°36'35"E	22.37'
L17(C)	S30°00'07"E	24.63'
L17(M)	S29°49'49"E	24.52'
L18(C)	S41°57'15"E	11.89'
L18(M)	S42°11'29"E	12.01'
L19(C&M)	S41°16'40"E	11.89'
L20(C&M)	S40°15'55"E	17.83'
L21(C&M)	S38°21'51"E	17.83'
L22(C&M)	S38°14'04"E	18.68'
L23(C&M)	S40°35'39"E	44.99'
L24(C&M)	S38°12'33"E	32.80'

TREE LEGEND

- OAK
- PALM
- SCHEFFLERA
- UNKNOWN
- AUSTRALIAN PINE
- LONG NEEDLE PINE

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Both Plats
- (P.B.) = Data per P.B. 8, PG. 28
- (P2) = Data per P.B. 113, PG. 90
- (PA) = Data per Property Appraiser
- (RW) = Data per Florida RW Map
- BFE = Base Flood Elevation
- BFP = Backflow Preventor
- BOL = Bolt
- C.P.B. = Condominium Plat Book
- C/C = Covered Concrete
- CS = Concrete Slab
- CSW = Concrete Sidewalk
- COV = Covered
- CONC = Concrete
- D.B. = Deed Book
- DMH = Drainage Manhole
- EP = Edge of Pavement
- EL = Elevation
- FCIR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
 FDOT = Florida Department of Transportation | FPE = Finished Floor Elevation | FIP = Found Iron Pipe | FIR = Found Iron Rod - No Cap | FLA = Florida | FN&D = Found Nail & Disk | FR&D = Found Rivet & Disk | FRD = Found | FPP = Found Pinned Pipe | G.I. = Gate Inlet | GV = Gate Valve | HYD = Fire Hydrant | ID = Identification | IE = Invert Elevation | LB = Corporate Certificate Number | LFE = Lowest Floor Elevation | M/F = Metal Fence | M.O.L. = More or Less | MH = Manhole | N&D = Nail & Disk | OCS = Outfall Control Structure | OVW = Overhead Wire | O.R. = Official Records Book | P.B. = Plat Book | RCP = Permanent Control Point | PG(e) = Page(s) | PLS = Professional Land Surveyor | POB = Point of Beginning | PRM = Permanent Reference Monument | RW = Right-of-Way | RCP = Reinforced Concrete Pipe | RLS = Registered Land Surveyor | SAN = Sanitary Sewer | SCIR = Set Iron Rod & Cap 5/8" PLS #2865 | SN&D = Set Nail & Disk PLS #2865 | SMH = Sanitary Manhole | SL = Submerged Lands Lease | STM = Storm Pipe | TBM = Temporary Benchmark | TG = Top of Grate | TW = Top of Wall Elevation | TYP = Typical | V/F = Vinyl Fence | W = With | W/F = Wood Fence | W.O. = Work Order |

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, 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. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J Eyre
PLS 2865
Date: 2023.10.16
13:12:49 -04'00'

DENNIS J. EYRE, P.L.S., FLA. REG. NO. 2865
DATE: OCTOBER 16, 2023

THIS SURVEY IS COMPOSED OF 2 SHEETS, SURVEY NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET 2 FOR SURVEY NOTES.
AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 6915	FIELD DATE: AUGUST 9, 2023
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: 1"=20'	
FIELD BOOK / PAGE(S): 2-22/63-65	
SHEET 1 OF 2	

GEODATA SERVICES INC.

1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763



LB 7466

W.O. 6915

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

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L24(C&M)	S38°12'33"E	32.80'

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EIP = Edge of Pavement
EL = Elevation
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FCM = Found Concrete Monument
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FIP = Found Iron Pipe
FIR = Found Iron Rod - No Cap
FLA. = Florida
FN&D = Found Nail & Disk
FR&D = Found Rivet & Disk
FND = Found
FPP = Found Pinned Pipe
G.I. = Gutter Inlet
GV = Gate Valve
HYD = Fire Hydrant
ID = Identification
I.E. = Invert Elevation
LB = Corporate Certificate Number
LFE = Lowest Floor Elevation
MF = Metal Fence
M.O.L. = More or Less
MH = Manhole
N&D = Nail & Disk
OCS = Outfall Control Structure
OHW = Overhead Wire
O.R. = Official Records Book
P.B. = Plat Book
PCP = Permanent Control Point
POS = Point of Beginning
PRM = Permanent Reference Monument
RAW = Right-of-Way
RCP = Reinforced Concrete Pipe
RLS = Registered Land Surveyor
SAN = Sanitary Sewer
SCIR = Set Iron Rod & Cap 6/6" PLS #2865
SN&D = Set Nail & Disk PLS #2865
SMH = Sanitary Manhole
SLL = Submerged Lands Lease
STM = Storm Pipe
TBM = Temporary Benchmark
TIG = Top of Gutter
TW = Top of Wall Elevation
TYP = Typical
VF = Vinyl Fence
W = With
W/F = Wood Fence
W.O. = Work Order

TREE LEGEND

OAK
PALM
SCHEFFLERA
UNKNOWN
AUSTRALIAN PINE
LONG NEEDLE PINE

SYMBOL LEGEND

Backflow Preventer
Centerline
Clearcut
Crosswalk Signal
Drainage Manhole
Fire Hydrant
Fire Department Control
Gas Marker
Guy Anchor
Light Pole
Light Post
Mailbox
Power Box
Reclaimed Water Meter
Reclaimed Water Stub
Sanitary Manhole
Sign
Spot Elevation
Telecommunication Box
Utility Pole (Concrete)
Utility Box
Utility Vault
Water Meter
Water Valve

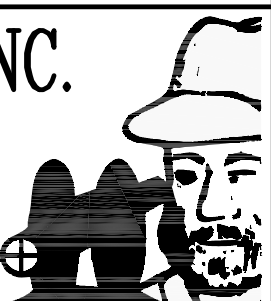
SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD BEING N15°32'00"W, PER PLATS.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0278H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
- ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "196", PID NUMBER AG0101, ELEVATION = 3.24' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
- LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON, ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
- LOCATION OF THE SUBMERGED LANDS LEASE SHOWN HEREON IS APPROXIMATE DUE TO THE SKETCH PORTION OF ATTACHMENT A IN THE SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL, BOT FILE NO. 520032393, CONSISTING OF WHOLE FOOT MEASUREMENTS ONLY WITH NO BEARINGS.
- INFORMATION FROM THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 15100-2503, ROAD NO. 699 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- INFORMATION FROM A SURVEY PREPARED BY POLARIS ASSOCIATES INC., JOB NO. 5436-01, DATED 03/27/23 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY, INCLUDING, BUT NOT LIMITED TO, A DRAINAGE EASEMENT SUBMITTED TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 1560, PAGE 609. (DOCUMENT WAS NOT PROVIDED TO THIS SURVEYOR)

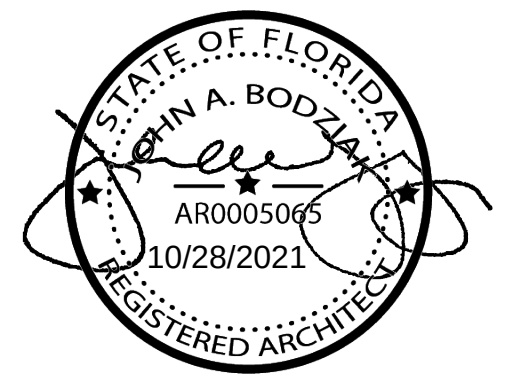
THIS SURVEY IS COMPOSED OF 2 SHEETS. SURVEY NOT COMPLETE WITHOUT BOTH SHEETS.
AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. #6915	FIELD DATE: AUGUST 9, 2023
DRAWN BY: HW	
CHECKED BY: DJE	
SCALE: 1"=20'	
FIELD BOOK / PAGE(S): 2-22/63-65	
SHEET 2 OF 2	

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763



LB 7466



KEY PLAN

UNNECESSARY
UNDUE HARDSHIP
VARIANCE REQUEST

[illegible]

ISSUE TITLE

CONDITIONAL USE PERMIT

PROJECT ADDRESS

WINDWARD PASS
RESORT
3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

OVERALL SITE PLAN

PROJECT

022-032

SCALE
11 - 20/01

DRAWN BY

DRAWN BY
TT

DATE _____

08/23/24

ORIGINAL SH
SIZE : 24" X 3"

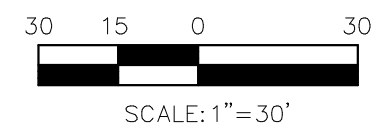
SHEET NUMBER

A1-100

© BODZIAK/HAYES ARCHITECTS, PLLC



- 1 5-STORY HOTEL OVER OPEN PARKING GARAGE
- 2 PARKING GARAGE
- 3 2-STORY GAME ROOM
- 4 CENTRAL PLAZA
- 5 FEATURE POOL
- 6 QUIET POOL
- 7 12 BOAT SLIPS
- 8 PUBLIC SEATING AREA
- 9 ROOFTOP TIKI BAR
- 10 SOUTH PLAZA
- 11 PUBLIC PROMENADE
- 12 MINIATURE GOLF COURSE



1

LEVEL 1 SITE PLAN

1" = 30'-0"